

VILLAGE OF MONTGOMERY COMPREHENSIVE PLAN

VILLAGE OF MONTGOMERY, NY



PREPARED BY THE VILLAGE OF MONTGOMERY COMPREHENSIVE PLAN COMMITTEE
WITH PLANIT MAIN STREET, INC. [DRAFT UPDATE MARCH 17, 2017](#)



ACKNOWLEDGEMENTS

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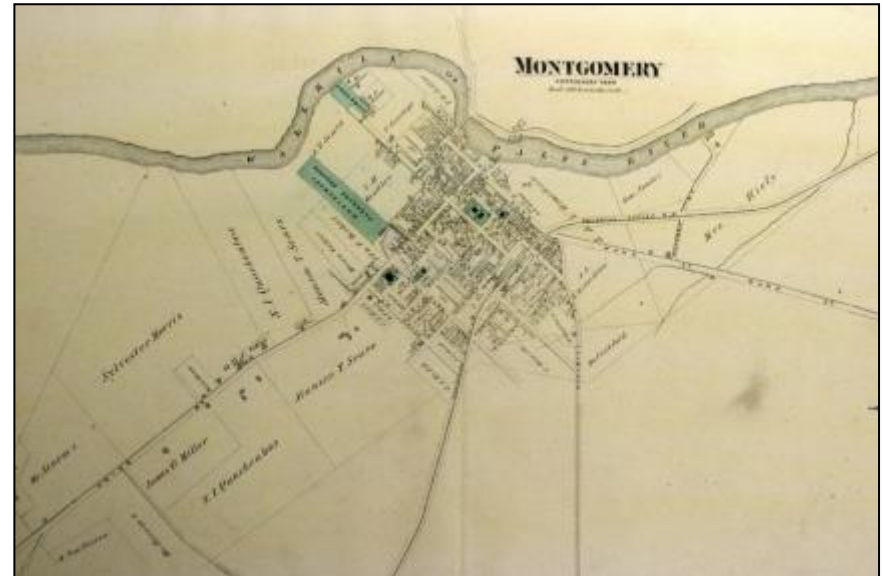
PLANIT MAIN STREET, INC.
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BY FAR THE
GREATEST AND
MOST ADMIRABLE
FORM OF WISDOM IS
THAT NEEDED TO
PLAN AND BEAUTIFY
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Geographic Information Systems (GIS) maps were prepared by Planit Main Street, Inc. except for the water resources maps that were prepared by staff members from the Orange County Planning Department.

FUNDING

The Hudson River Valley Greenway and Orange County Planning Department provided funding, in part, for the creation of this Comprehensive Plan. The Village of Montgomery wishes to acknowledge the generous contribution from these agencies.

AERIAL PHOTOS

Planit Main Street, Inc.



PREFACE

The Village of Montgomery adopted its last Comprehensive Plan in 2008. That plan recognized that community planning is an ongoing process and recommended additional actions, plans and detailed studies to pursue the recommendations of the Comprehensive Plan. The 2008 Plan also recommended periodic updating of the Comprehensive Plan to incorporate the results of subsequent plans and studies and to reflect any unanticipated events or new issues.

This draft of the 2016 update of the Village of Montgomery Comprehensive Plan is not a new departure. Rather it incorporates and builds upon the recommendations and land use policies set forth in the 2008 Plan. Therefore, it should not be viewed as a change of direction but, rather, as a refinement of the course already established.

VISION STATEMENT

In our Vision for the Village of Montgomery in the future, our community character is preserved, civic pride sustained and quality of life enhanced. In the coming years, we carefully manage new growth and development to *protect* the integrity of our village, its historic districts, neighborhoods, downtown business district, cultural & civic institutions, public parks, and other natural resources; *preserve* historic buildings, open space, a vibrant business community and scenic vistas to and from the Wallkill River; *enhance* the convenience of pedestrian access to services and facilities within our walkable community; *provide* sustainable public infrastructure and services to meet growing community needs in a cost-effective manner; provide housing opportunities for a range of household incomes; and set quality design standards to ensure that new growth and redevelopment enriches our community aesthetics and is in harmony with the existing fabric of the Village of Montgomery.

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EXECUTIVE SUMMARY

The Village of Montgomery’s Comprehensive Plan was last updated in 2008. Nine years have passed since the 2008 Plan was adopted and some issues discussed have either come to pass or are no longer relevant to the challenges facing the Village today. For these reasons, and others, the Village Board formed a Comprehensive Plan Review Committee in 2014 to lead the effort to update the adopted 2008 Comprehensive Plan for the Village of Montgomery, New York.

The Comprehensive Plan update forms the basis for future land use regulations and subsequent zoning or subdivision revisions that may be necessary to implement the recommendations contained within this Plan. It is also intended to help guide other Village policies related to recreation, open space preservation, housing, historic preservation and business development. This Plan is intended to respond to challenges facing the Village today and during the next five to ten years.

The Committee created specific future land use policies intended to achieve the broad goal of preserving the character of the Village including its traditional neighborhoods, central business district, historic districts and overall quality of life. These policies are discussed in the context of specific goals and recommendations that are discussed in greater detail below. The process of implementing these goals is discussed in Chapter 12 – Implementation.

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Comprehensive Plan Committee



Above (top to bottom): Old Fashioned Deli in the Downtown Business District; historic house within the Union Street- Academy Hill Historic District, circa 1800; and View of Wallkill River from the vicinity of Ward Street (Route 17K).

1.0 INTRODUCTION

The Village of Montgomery’s Comprehensive Master Plan was last updated in 2008. Since that time certain land use activities (e.g. home wind and solar generation) and planning concepts such as complete streets have emerged, which warrant an update of the 2008 Comprehensive Plan. In 2014, the Village Board retained the services of Planit Main Street, Inc. to work with a Village Board-appointed Comprehensive Plan Review Committee to lead the effort in updating the 2008 Comprehensive Plan. The purpose of the new Comprehensive Plan is to develop the land use policies needed to guide future land use decisions so that our community character is preserved, civic pride sustained and quality of life enhanced. It is also intended to respond to emerging trends so the Plan remains relevant.

This Comprehensive Plan Update was prepared in accordance with New York State Village Law, §7-722(2)(a) that states that the plan will “identify the goals and objectives, principals, guidelines, policies, standards, devices, and instruments for the immediate and long-range protection, enhancement, growth and development of the Village.” While the creation of a Comprehensive Plan is not required under New York State Village Law, §7-722(2)(a), once one is adopted, all subsequent land use regulations must be in accordance with a community’s adopted Comprehensive Plan. The Comprehensive Plan will help to guide land use policies within the Village of Montgomery.

Three distinct phases were involved in the update of the Village of Montgomery’s Comprehensive Plan: 1) preparation of baseline data including population, housing, natural resources, community facilities, open space, and infrastructure, etc., 2) identification of issues facing the Village based upon baseline data, a review of existing land use regulations, monthly Comprehensive Plan Committee meetings, along with public input, and 3) the creation of broad goals, objectives and policies. An analysis of baseline conditions along with public input was used to identify a list of challenges facing the Village. These include:

- Protecting the integrity of the Village’s historic districts;
- Preventing overcrowding and overdevelopment;
- Traffic congestion along major arterials including Route 17K and Route 211;
- Appearance and maintenance of commercial properties;
- Natural resource protection and open space preservation;
- Declining enrollment in the school district;
- Sustaining a vibrant business community within the historic downtown;
- Maintaining the pedestrian-friendly feel and expanding the sidewalk network;
- Providing community services to serve growing community needs; and
- Housing opportunities for a range of household incomes in the Village.



Above (top to bottom): Patchett House, that was an Early Inn on the Cochection Turnpike (NYS Route 17K), circa 1881; scene from General Montgomery Day; and picture of Village Hall, circa 1818.

Photo of Tractor Courtesy Donna Dolan Jacke

1.1 Purpose of the Plan

This Comprehensive Plan is meant to build upon the 1965 and 2008 Comprehensive Plans and is intended to guide the Village’s growth for the next 5 to 10 years. The Comprehensive Plan serves as the Village’s official policy document, providing a general set of planning principals relating to land use; natural, and historic resources; housing, economic development, downtown revitalization and other related issues. The purpose of the Comprehensive Plan is to realize the community’s vision for the future and to guide growth in a manner that fosters orderly, coordinated and beneficial development. It should also be periodically reviewed and updated to ensure that it continues to reflect the long-range goals of the community.

1.2 Implementation

In order for this Comprehensive Plan to be effective, the Village of Montgomery must actively apply the policies that are contained within this 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 in order to enact recommended revisions to the Zoning Code and other land use regulations such as the Village’s sign regulations or subdivision regulations and/or the creation of design guidelines for commercial development.

Other actions such as the preservation of historic resources, transportation improvements, or the development of linear parks or bicycle travel lanes will require the collaboration between the Village, Town, County, State and not-for-profit entities. These actions are outlined in Chapter 12 – Plan Implementation of this Plan along with the party responsible for taking a leadership role in the implementation of the policy or program.

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

The Village of Montgomery has a long-established tradition of respecting its history and protecting its historic resources. Its rich sense of history is defined by its residents, neighborhoods, institutions, parklands, business community, and community events such as General Montgomery Day that define its unique sense of place today.

If we are to properly plan for our future, we must have an understanding and appreciation for our past. In Chapter 2 – Historic & Regional Context a brief summary of the Village’s history and its relationship to the surrounding region is provided to help set the stage as we plan for the future of the Village of Montgomery.

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Comp Plan Committee

CHAPTER 2.0 - HISTORIC & REGIONAL CONTEXT

During the *Colonial Era (1700-1783)*, the Wallkill Valley began to be settled by Europeans of German, English, Scots, and Irish origin. These settlers established small farms on the fertile lands in the river valley helping to build a strong agricultural economy. As the agricultural economy grew, so too did agricultural-related industries including grist mills, logging mills, blacksmith shops and mercantile stores. Over time, settlers came together to form the first churches, schools and service organizations.

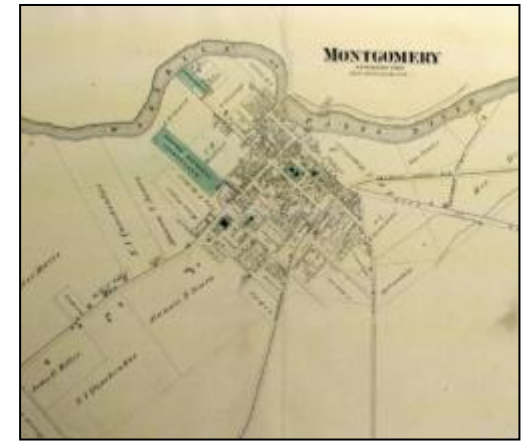
Around 1730, the waterpower of the Wallkill River began to be harnessed for larger industries. About this time, Johannes Mingus established a grist mill on the northern banks of the Wallkill River (across the river from where the Village of Montgomery sits today). In 1744, the mill was purchased by James Ward who constructed a bridge across the Wallkill River to improve access to the mill. A small settlement grew up on the southern banks of the Wallkill River that became known as Ward's Bridge.

The first streets in Ward's Bridge (today's Village of Montgomery) were Bridge Street, Clinton Street (as it ran from Bridge Street to Goodwill Road) and Union Street (leading to Goshen). These roadways also defined early settlement patterns. For example, many of the earliest houses were built along these streets.

Following the Revolutionary War, a company formed by a local group of men and a woman purchased the mill and a 200-acre tract of land that was owned by James Ward. They hired James Clinton, a surveyor from Little Brittain, to create a master plan (that became known as the Clinton Map) for a village. Clinton created a master plan with a rectangular grid street pattern, a village green, a site for an academy and even a common area for a public spring or water supply.

The street pattern for the village was integrated into the existing layout of Bridge Street, Clinton Street and Union Street. James Clinton defined the street pattern and named many of the streets that exist in the Village today. Some time after the Clinton Map was created, Ward's Bridge was renamed Montgomery in honor of General Richard Montgomery, a Revolutionary War hero who died in the Battle of Quebec in 1775.

During the *Early Republic Era (1784-1825)* a number of the institutions and architectural styles that define the Village of Montgomery today were established. In 1787, early founders of the village erected a two-story academy building and petitioned the Board of Regents of the University of New York to grant a charter school where science and language could be taught. In 1791, the Academy was incorporated under the N.Y.S. Board of Regents. The Village of Montgomery was formally incorporated as a village in 1810. In 1818, the original Academy building was replaced with a new two-story Federal style brick building that is home to Village Hall today.



Above (top to bottom): Historical map of Village of Montgomery, circa 1800's and Photo of J. Haskin Horse Shoeing & Jogging, circa late-1800's.

In that same year, the Montgomery Fire Department was also established making it one of the first fire departments in New York State. The predominant architectural styles during this period were Federal, Colonial Revival and Gothic Revival. Houses that were constructed during this period can be found throughout the Village’s historic districts. These buildings help to define the Village’s unique sense of place.

Early transportation routes helped to define the Village of Montgomery. During the Early Republic Era, there was unprecedented growth in the development of turnpikes in New York State that were a vast improvement over pioneer roads and trails. Turnpikes provided a more direct travel route and better roads on which to move goods and people more effectively. In 1801, the *Newburgh & Cochection (N&C) Turnpike* was one of the first chartered turnpikes in the Hudson Valley. The N&C Turnpike (today’s Route 17K) ran through the Village of Montgomery and crossed the Wallkill at Ward’s Bridge.

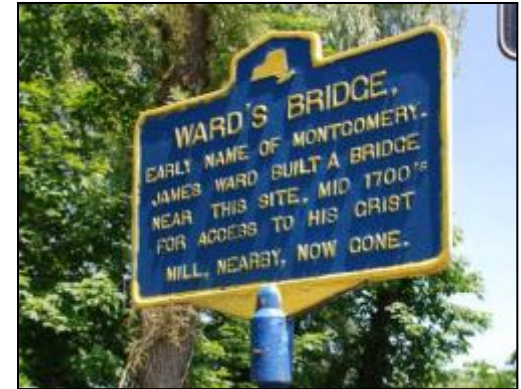
While the City of Newburgh was the main port for the turnpike, the Village of Montgomery was an important stopping place. Stagecoaches made daily trips on the turnpike with stops in the Village of Montgomery. The construction of the *Newburgh and Cochection Turnpike* played an important role in the early growth of the Village. The construction of the turnpike spurred growth in blacksmith shops, stores, taverns and inns that provided services to the traveling public as well as growth in the Village’s population.

In 1809, the *Minisink and Montgomery Turnpike* was chartered. It ran from the New Jersey State Line in the Town of Minisink and intersected the Newburgh and Cochection Turnpike at Union Street in the Village of Montgomery. These turnpikes helped to make the Village of Montgomery an important center of commerce within the surrounding region.

As the nation grew, so too did its means of transportation. The D&H canal, which ran from Honesdale Pennsylvania to Kingston, New York, played a role in the Village’s growth. To save costs in shipping from Wurtsboro to Kingston, many goods from Pennsylvania were picked up in Wurtsboro and transported through the Village of Montgomery on their way to Newburgh. This activity brought commerce to the Village and helped it to continue to grow.

The Romantic Era (1826-1865)

This era is defined by the conflict between the political interests in New York City and those interests of the agricultural community in upstate. During this period, a distinctive country style of architecture emerged. Predominant housing styles of this era include Greek Revival, Gothic Revival and Italianate styles. This was a period of steady growth. Many houses, commercial businesses and institutional buildings were constructed during this time. In 1831, the Neo-classical First Presbyterian Church on the southwest corner of Clinton Street and Wallkill Avenue was constructed.



Above (top to bottom): Historic Marker at site of Ward’s Bridge; former Academy that is now home to Village Hall, Library, and Village Museum circa 1818; and the Mead Tooker Bed & Breakfast on Clinton Street circa 1800.

A few years before, in 1823, the Methodist Church on the northeast corner of Clinton Street and Wallkill Avenue was constructed (Wesley Hall). These churches still stand today which contributes to the Village’s rich sense of history. During the Romantic Era, there were modest improvements in transportation. This would change following the Civil War due to proactive measures by Village business leaders.

National Era 1866-1920

Following the Civil War, the nation went through a period of industrialization and with it came the predominance of the railroad as the primary transportation mode for industry and passengers. In 1866, Montgomery businessmen came together to form the *Montgomery & Goshen Railroad*. It opened in 1867 and ran 10.2 miles from Montgomery to Goshen.

The creation of the railroad ensured the Village’s place as a center for commerce for the surrounding region. Passengers could take the train from Montgomery to Goshen. From there they could transfer to the Erie Railroad that would then take them into New York City. Rail service also opened up the opportunity for area dairy farmers to ship their milk to New York City rather than solely producing cheese and butter. The construction of the railroad spurred growth in the dairy industry (within the Wallkill Valley) that in turn spurred growth in the Village’s business community through the sale of goods and services to area dairy farmers.

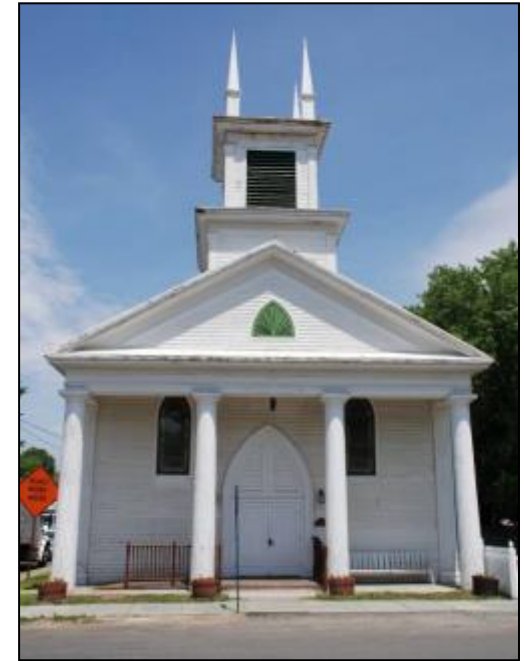
Village of Montgomery, New York

The railroad had several sidings within the Village that directly served feed stores that sold grain to area dairy farmers. The importance of the Village as a center for the agricultural industry is further reflected in the establishment of the Grange on Wallkill Avenue in 1900.

Shortly after it opened, the Montgomery & Goshen railroad was extended to provide service from Montgomery to Kingston. It was renamed the *Wallkill Valley Railroad* and provided service from Kingston to Goshen by 1872. Completion of the Wallkill Valley Railroad also created growth in a new industry – tourism. “But to a greater benefit of Montgomery, the railroad allowed the city people to reach the Wallkill Valley more easily. The whole valley became a summer resort, and every farmer’s wife, a boarding house keeper” (Emma C. Locke – *A Short History of Montgomery, NY*).

Industry also played an important role in the growth of the Village. In 1880, *Crabtree & Patchett* established the Worsted Yarn mill on Factory Street along the banks of the Wallkill River. The mill harnessed the power of the Wallkill River and was a major industry in the Village well into 20th Century.

Many of the Italianate commercial buildings in the Downtown Business District were constructed during this time. Dominant architectural styles constructed in the Village during the National Era were Queen Ann,



Above (top to bottom): Wesley Hall circa 1827 and Presbyterian Church, circa 1831 at the corners of Clinton Street and Wallkill Avenue.

In 1905, the National Bank of Montgomery opened in the Mead Building on Clinton Street - adding finance as an important industry in the Village. This was still a period of time when most people walked to stores, churches or to work. As a result, neighborhoods were densely developed and in close proximity to these local institutions or businesses. This pattern of growth began to change during the Modern Era.

Modern Era (1921-1944)

The Modern Era was a period of time that marked the growing dominance of the automobile and gradual decline of the railroad as the primary form of passenger transportation. Improvements to State roadways during this period of time ensured that the Village continued to have excellent transportation access to the surrounding region. The former Newburgh & Cohecton Turnpike became State Highway Route 17K. State Highway Route 211 was also constructed linking the Village of Montgomery to the City of Middletown. These improvements helped to ensure that the Village remained an important place of commerce within the region.

Many of the homes constructed during this time reflected the prototypical Colonial Revival and Craftsman style houses. These homes were built on larger lots as people became less dependent on walking due to the invention of the automobile. After World War II, suburban development (characterized by single-family houses on large lots) became more common.

Post WWII Era (1945-present)

Following WWII, the Village’s population grew dramatically. In 1960, the population was 1,312 persons. Today, the population is 4,238 persons. The housing styles after WWII differ from previous eras in its form and style. Post WWII, suburban ranch style housing was developed on larger lots and multi-family housing became more common in the Village. However, recent trends in housing (such as new-urbanism) would better respect the traditional residential development pattern that exists within the Village’s Historic Districts.

Today, the Village has retained its place as a residential, educational, industrial and commercial center. Montgomery Elementary School is located on Union Street in the heart of the community. The former Worsted Yarn Mill on Factory Street still produces yarn and the building looks as it did when it was constructed over 120 years ago. Chambers Tractor & Supplies sells tractors & equipment to the surrounding farming community – although horse farms, nurseries and vegetable farms have largely replaced dairy farming.

Today, there are a variety of banks, restaurants, personal service establishments, shops and bed & breakfasts in the Downtown Business District. The Village’s historic districts, *Chamber Music Series*, *General Montgomery Day* and museums attract visitors from throughout the Hudson Valley and the surrounding region.



Above (top to bottom): Union Station and turntable circa 1900 (no longer existing); Orange County Firefighters Museum (formerly the Montgomery Firehouse), circa 1913; and the Senior Department Store circa late 1800’s (destroyed by fire). The latter building was replaced with a one-story building.

For every season there is a turn. Village residents’ can look fondly upon the past and learn from it as they plan ahead for the future of the community. There is a unique opportunity in the 21st Century to reconnect the community to the Wallkill River through passive recreation along the river. It can encourage infill development on vacant lots and undeveloped parcels in a manner that complements the more densely developed and walkable development pattern within the Village’s historic districts. It can also explore the feasibility of again having passenger rail service within the Village to strengthen its transportation access to New York City. This during a time when passenger rail service is increasing in popularity as a result of rising fuel costs and area roadways become even more congested.

This Column Reserved.

The Village of Montgomery has a rich history and many competitive advantages such as an excellent highway system, well-respected educational system, vibrant Downtown Business District, niche industries, historic districts, excellent park system and well-kept residential neighborhoods. Having an understanding of the Village’s history is important as we plan for its future growth.

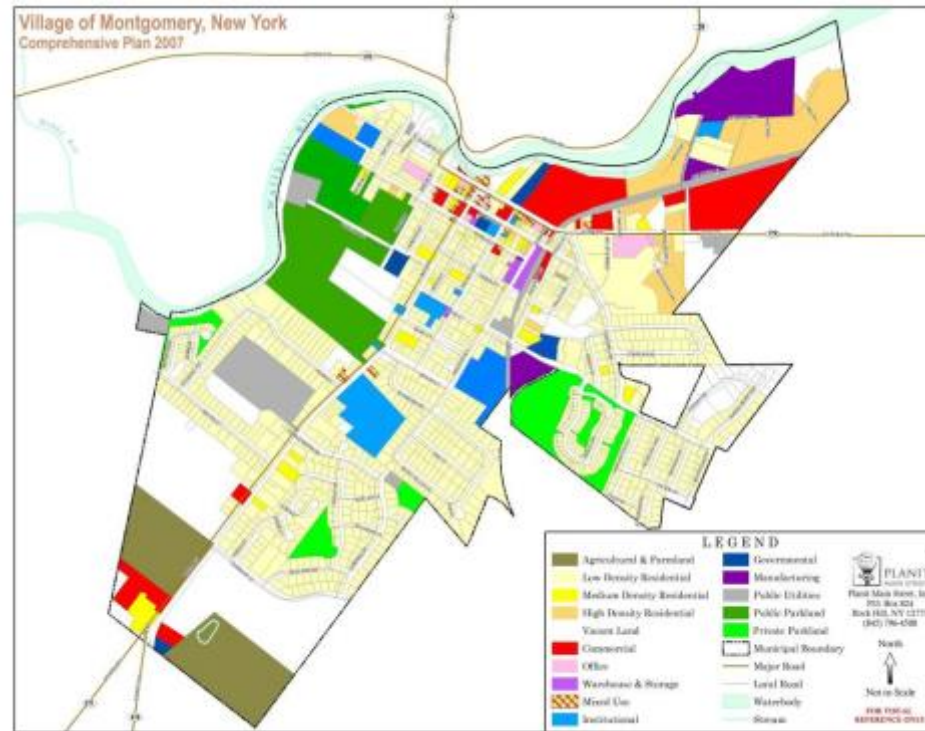
There is much to build upon within the Village. Chapter 3.0 – Population & Housing, which follows, provides an overview of population, housing, educational attainment, occupation and employment trends from 2000 to 2010.

CHAPTER 3.0 - POPULATION & HOUSING

3.1 Population Characteristics

Between 1960 and 2010, the Village’s population increased from 1,312 to 3,814 persons – more than a three-fold increase. This was significantly higher than the two-fold population increase of Orange County during period of time. Between 1990 and 2000, the Village population increased 34.9%, more than three times the Orange County rate of increase of 11.0%. The 2010 Census population count showed the Village’s population grew by 4.8% between 2000 and 2010 – the County rate of growth was 9.2%. The Town’s population grew by 10.6%, the Village of Maybrook by -0.4% and the Village of Walden 13.2% (see Table 3-3). [Between 2010 and 2015, the U.S. Bureau of the Census projected the Village’s population grew to 4,311 persons - a growth rate 13.0% - far greater than the County growth rate of 0.6%.](#)

The Village’s population by age group is comparable to that of Orange County (see Table 3-2). Twenty-five percent (25%) of the Village’s population is 55 years of age or older. As this population ages, the need for services to meet the needs of the Village’s senior population will increase. In 2010, 27.4% of the Village’s population was 19 years of age or younger suggesting the need to provide services for children and young adults as well.



Year	Village of Montgomery		Orange County	
	Population	Change	Population	Change
1960	1,312		183,734	
1970	1,533	16.8%	221,657	20.6%
1980	2,316	51.1%	259,603	17.1%
1990	2,696	16.4%	307,647	18.5%
2000	3,636	34.9%	341,367	11.0%
2010	3,814	4.8%	372,813	9.2%
2015	4,311	13.0%	375,384	0.6%

U.S. Census Bureau American Factfinder 2010 Census and 2015 Population Estimate.

Looking ahead, the Village of Montgomery is likely to continue to experience modest population growth during the next decade. Over the last forty-five (45) years, the Village has done an effective job of managing new development in a manner that has respects the character of the Village. However, the need to focus on the design of new development will grow increasingly important as the few remaining vacant sites in the Village are developed. How these sites are developed will determine the future character of the Village.

Population growth will also increase the likelihood that existing sites will be redeveloped. This is because there are relatively few vacant sites within the Village that are suitable for development. When this occurs, it will be very important that the design of new buildings complement the historic buildings that surround them. Further discussion regarding design is provided in Chapter 11 – Land Use & Zoning.

	Village of		Orange	
Years	Montgomery	%	County	%
+0-4	210	5.5%	26,488	7.1%
5-9	272	7.1%	27,965	7.5%
10-14	288	7.6%	29,030	7.8%
15-19	276	7.2%	29,466	7.9%
20-24	188	4.9%	24,724	6.6%
25-34	456	11.9%	41,671	11.2%
35-44	534	14.0%	52,325	14.1%
45-54	612	16.1%	58,112	15.6%
55-59	247	6.5%	23,099	6.2%
60-64	237	6.2%	18,948	5.1%
65-74	259	6.7%	22,454	6.1%
75-84	170	4.5%	12,943	3.4%
85+	65	1.7%	5,588	1.5%
Total	3,814	100.0%	372,813	100.0%

“LOOKING AHEAD, THE VILLAGE OF MONTGOMERY IS LIKELY TO CONTINUE TO EXPERIENCE MODEST POPULATION GROWTH DURING THE NEXT DECADE, BUT IT MUST STILL BE PREPARED TO MANAGE THIS GROWTH IF IT IS TO RETAIN ITS COMMUNITY CHARACTER.”

	1960	1970	%Chg. '60-70	1980	%Chg. '70-80	1990	%Chg. '80-90	2000	%Chg. '90-00	2010	%Chg. '00-10	Persons per Sq. Mi.
New York State	16,782,30	18,236,967	8.7%	17,558,165	-3.7%	17,990,778	2.5%	18,976,457	5.5%	19,378,102	2.1%	402
Orange County	183,734	221,657	20.6%	259,603	17.1%	307,647	18.5%	341,367	11.0%	372,813	9.2%	418
Village of Maybrook	1,330	1,536	15.5%	2,007	30.7%	2,802	39.6%	3,084	10.1%	2,958	-0.4%	3,664
Village of Montgomery	1,312	1,533	16.8%	2,316	51.1%	2,696	16.4%	3,636	34.9%	3,814	4.8%	2,628
Village of Walden	4,851	5,277	8.8%	5,659	7.2%	5,836	3.1%	6,164	5.6%	6,978	13.2%	3,129
Town of Montgomery*	11,672	13,995	19.9%	16,576	18.4%	18,501	11.6%	20,891	12.9%	22,606	8.2%	472
Town of Montgomery**	4,179	5,649	35.2%	6,594	16.7%	7,167	8.7%	8,007	11.7%	8,856	10.6%	190

Source: U.S. Census *Town Population Count Includes Villages **Reflects Town of Montgomery Population less the Village Population.

The Village of Montgomery is a fairly homogeneous community with respect to Race & Hispanic Origin. According to the 2010 Census; 85% of the Village’s population was white, 7% black, 0.1% American Indian, 1.1% Asian, and 4.5% some other race. This mirrored the Town of Montgomery’s population. The County is more heterogeneous (see Table 3-5). According to the 2010 Census, 13% of the Village’s population is of Hispanic Origin. This again mirrors statistics for the Town of Montgomery were 14% were of Hispanic origin in 2010. In 2010, 18% of County residents were reported to be of Hispanic origin.

**Table 3-4
Village of Montgomery, New York
Population by Age 2000 & 2010**

Age Cohort	2000		2010	
	Population	%	Population	%
0-4	259	7.1	210	5.5%
5-14	622	17.1	560	14.7
15-24	398	11.0	464	12.1
25-44	1,183	32.5	990	25.9
45-54	517	14.2	612	16.1
55-64	300	8.2	484	12.7
65+	357	9.8	494	12.9
Total	3,636	<i>100.00</i>	3,814	<i>100.00</i>
Median Age	35.3		39.5	

Source: U.S. Census Bureau 1990 & 2000
*Age cohorts recorded varied between 1990 & 2000

“THE VILLAGE OF MONTGOMERY IS A FAIRLY HOMOGENEOUS COMMUNITY. ACCORDING TO THE 2000 CENSUS; 85% OF THE VILLAGE’S POPULATION WAS WHITE, 7% BLACK, 0.1% AMERICAN INDIAN, 1.1% ASIAN, AND 4.5% SOME OTHER RACE. THIS MIRRORED THE TOWN OF MONTGOMERY’S POPULATION.”

**Table 3-5
Race and Hispanic Origin Year 2010**

	Village of Montgomery		Town of Montgomery		Orange County	
	Population	%	Population	%	Population	%
Total	3,814	100.00	22,606	100.00	372,813	100.00
White	3,243	85.0	19,133	84.6	287,802	77.2
Black	268	7.0	1,620	7.2	37,946	10.2
American Indian	2	0.1	44	0.2	1,748	0.5
Asian	41	1.1	322	1.4	8,895	2.4
Native Hawaiian or PI	0	0.0	3	0.0	125	0.0
Some Other Race	173	4.5	842	3.7	24,615	6.6
<i>Hispanic**</i>	<i>497</i>	<i>13.0</i>	<i>3,167</i>	<i>14.0</i>	<i>67,185</i>	<i>18.0</i>
<i>Average Household Size</i>	2.60		2.78		2.86	

*Source: U.S. Census Bureau *Town Population Including Village **Description of ethnicity not race. A person may consider them self white/Hispanic, black/Hispanic, or other combination thereof. The percentages of all racial categories will add up to 100%.*

The Village has a well-educated population and recent trends show a growing level of educational attainment among local residents between 2000 and 2010. In 2010, the U.S. Bureau of the Census reported that 94.1% of Village residents had at least a high school diploma. The Orange County rate was slightly lower at 87.3%.

Between 2000 and 2010, the percent of Village residents with a Bachelors Degree or higher decreased slightly from 26.8% to 25.8%. During this time period, the County rate increased from 22.5% to 28.7% - showing a higher level of educational attainment in the Village versus the County. Between 2000 and 2010, the percentage of Village residents with a Bachelor’s Degree decreased from 14.8% to 13.2% , but the number grew from 332 to 404.

The most dramatic trend in educational attainment related to the percentage of persons possessing some college, no degree in the Village. Between 2000 and 2010, the number of persons with some college, no degree increased from 440 to 807, a 83.4% increase. The number of residents with a graduate or professional degree was almost unchanged between 2000 and 2010, increasing from 270 to 272 persons.

There are two factors influencing educational attainment within the Village. The first factor is residents who may have pursued higher education between 2000 and 2010. The second factor is the educational attainment of new residents who have moved into the Village between 2000 and 2010. Both factors have contributed to a highly educated population in the community.

“PERCENT OF RESIDENTS WITH A BACHELOR’S DEGREE - 15.4%.

PERCENT OF VILLAGE RESIDENT’S WITH A GRADUATE OR PROFESSIONAL DEGREE 10.4% - WITH A PERCENT INCREASE OF 0.7% BETWEEN 2000 AND 2010.”

Table 3-6 Trends in Educational Attainment

Educational Attainment	Village of Montgomery, New York Trends from 2000-2010				Orange County Trends from 2000-2010				Percent Change	Percent Change
	2000		2010		2000		2010		VILLAGE	COUNTY
		%		%		%		%		
Total Persons 25 Years and over	2,245	100.0%	2,620	100.0%	212,816	100.0%	235,732	100.0%	16.7%	10.7%
Less Than 9th Grade	62	2.8%	45	1.7%	11,942	5.6%	10,136	4.3%	-27.4%	-15.1%
9th-12th, no diploma	209	9.3%	110	4.2%	26,687	12.5%	18,858	8.0%	-47.3%	-29.3%
High school graduate	648	28.9%	749	28.6%	66,119	31.1%	69,069	29.3%	15.6%	4.5%
Some college, no degree	440	19.6%	807	30.8%	42,767	20.1%	49,503	21.0%	83.4%	15.7%
Associate’s degree	284	12.7%	233	8.9%	17,348	8.2%	20,744	8.8%	-17.9%	19.6%
Bachelor’s degree	332	14.8%	404	15.4%	28,169	13.2%	39,602	16.8%	21.6%	40.6%
Graduate or professional	270	12.0%	272	10.4%	19,784	9.3%	28,052	11.9%	0.7%	41.2%
Percent high school graduate or higher		87.9%		94.1%		81.9%		87.3%		
Percent Bachelors Degree or higher		26.8%		25.8%		22.5%		28.7%		

Source: U.S. Census Bureau STF3 Data

3.1.1 Employment by Industry

In 2010, the largest industry in Montgomery was in Educational & Health Services, representing 24.6% of all village employment. This was slightly lower than the County where 26.3% of all workers were employed in this industry. The second largest industry was in Retail Trade -

comprising 11.2% of the local economy. The number of jobs in the Manufacturing Industry increased from a 83 in 2000 to 163 in 2010, representing a 96.4% increase. The sectors with the largest percentage growth were Other Services, Manufacturing and Transportation - increasing by 253.8%, 96.4%, and 17.3% respectively.

“BETWEEN 2000 AND 2010, THE VILLAGE SAW A 96.4 PERCENT INCREASE IN MANUFACTURING.”

Table 3-7 Labor Force & Employment by Industry										
Employment Characteristics (Age 16 and over)	Village of Montgomery Trends from 2000-2010				Orange County Trends from 2000-2010				Percent Change	Percent Change
	2000	%	2010	%	2000	%	2010	%	VILLAGE	COUNTY
Total										
In Labor Force	1,874	72.3%	2,017	68.8%	164,858	65.2%	191,163	66.9%	7.6%	16.0%
Civilian Labor Force	1,874	72.3%	1,991	67.9%	159,946	63.3%	186,406	65.3%	6.2%	16.5%
<i>Employed</i>	1,784	68.8%	1,842	62.8%	151,744	60.1%	170,981	59.9%		
<i>Not Employed</i>	90	3.5%	149	5.1%	8,202	3.2%	15,425	5.4%		
Not In Labor Force	718	27.7%	914	31.2%	87,810	34.8%	94,400	33.1%		
Industry										
Educational & Health Services	485	27.2%	453	24.6%	36,167	23.8%	45,042	26.3%	-6.6%	24.5%
Retail Trade	189	10.6%	206	11.2%	20,399	13.4%	23,148	13.5%	9.0%	13.5%
Construction	199	11.2%	203	11.0%	10,297	6.8%	10,645	6.2%	2.0%	3.4%
Public administration	182	10.2%	197	10.7%	11,457	7.6%	11,601	6.8%	8.2%	1.3%
Manufacturing	83	4.7%	163	8.8%	15,404	10.2%	12,034	7.0%	96.4%	-21.9%
Finance, Insurance & Real Estate	115	6.5%	128	6.9%	9,702	6.4%	10,344	6.0%	11.3%	6.6%
Transportation, warehousing & utilities	98	5.5%	115	6.2%	9,081	6.0%	10,846	6.3%	17.3%	19.4%
Wholesale Trade	96	5.4%	94	5.1%	6,146	4.1%	5,618	3.3%	-2.1%	-8.6%
Other Services (except public admin).	26	1.5%	92	5.0%	6,332	4.2%	7,519	4.4%	253.8%	18.7%
Professional services	118	6.6%	82	4.5%	11,579	7.6%	14,651	8.6%	-30.5%	26.5%
Communications and Information	81	4.5%	62	3.4%	5,255	3.5%	4,434	2.6%	-23.5%	-15.6%
Arts, Entertainment & Recreation	112	6.3%	47	2.6%	8,379	5.5%	13,124	7.7%	-58.0%	56.6%
Agriculture, forestry and mining	0	0.0%	0	0.0%	1,546	1.0%	1,985	1.2%	NA	28.4%

Within the Village, eighty (80) jobs were gained in the Manufacturing Industry from 2000 to 2010. This shift bucked national declines in the Manufacturing Industry. Between 2000 and 2010, there was also an increase in the Other Services Industry – increasing 253%. Retail trade experienced a gain of 17 jobs between 2000 and 2010 – a 9% increase. The increase in retail trade was impressive given the growing competition from big-box retailers that were developed along Route 208 and Route 17K outside of the Village of Montgomery.

The Village has been able to retain a vibrant Downtown Business District in the face of growing competition due to the quality of its establishments and its unique sense of place. The Village Board has assisted in this endeavor by investing in public infrastructure such as the new bandstand, which is situated in the heart of Downtown. If the business district is to remain competitive, public/private efforts to promote and market downtown to customers and businesses alike must be sustained in the future.

Between 2000 and 2010, there were a number of industries that increased their employment numbers in the Village. Jobs in Public Administration grew from 182 jobs in 2000 to 197 jobs in 2010 – a 15-job increase. Employment in Finance, Insurance and Real Estate grew from 115 jobs in 2000 to 128 in 2010 – a 13-job or 11.3% increase. The historic character of the Village lends itself to continued growth in the Arts & Entertainment Industry.

Other industries that saw an increase in the number of jobs were in the Public Administration; Wholesale Trade; Finance, Insurance and Retail Estate; Professional Services; Transportation & Warehousing industries (see Table 3-7). In 2000, the top three industries in the Village comprised 48.93% of all employment. In 2010, the top three industries provided 46.80% of employment opportunities in the Village. These trends show a diversification of the local economy.

While a number residents’ work within the Village, a large percentage commute to work each day. The mean travel time to work for local residents is 38.7 minutes, slightly higher than the average for Orange County which was 33.3 minutes according to the 2010 Census.

3.1.2 Occupation

Table 3-9 provides a breakdown of the Village of Montgomery’s workforce (persons 16 years of age and over) by occupation. Thirty-seven percent of Village resident’s are employed in Management or Professional occupations. This reflects the educational attainment of the community as reported in Table 3-6.

A total of 577, or 31.3% of residents were employed in Sales and office jobs and another 11.3% in Service jobs. A total of 11.1% of village residents worked in Construction with another 9.0% employed in Production and Transportation occupations.

Table 3-8
Mean Travel Time to Work 2010

	Village	County
Mean Travel Time - Minutes	38.7	33.3

Table 3-9
Village of Montgomery
Occupation 2010

	#	%
Management, professional	687	37.3
Service	208	11.3
Sales and office	577	31.3
Construction, extraction	204	11.1
Production, transportation	166	9.0
Total	1,842	100



Above: The new Village of Montgomery Bandstand, which is situated on the site of the former Post Office. This Plan supports such public investments in the downtown business district as a means of sustaining a socially and economically vibrant center.

3.2 Housing Characteristics

In 2010, the Village of Montgomery had a total of 1,428 housing units. The majority of these housing units, 57.6%, are single-family dwelling units (see Table 3-10). Of all dwelling units, 96.8% were occupied and 3.2% were vacant. In 2010, the vacancy rate for the Village was significantly lower than the County rate that was recorded at 9.0%. The higher rate for the County is, in part, due to the higher percentage of second homes in the County that are counted as vacant when the Census is taken in April. The higher percentage in 2010 also reflected the residue of the housing crises. The Village was less affected by the economic downturn than the County.

The 2010 Census showed a slight shift in owner versus renter occupied housing units within the Village. In 2000, 73.0% of all *occupied* housing units were *owner occupied*. By 2010, this number decreased to 67.0%. The County owner occupancy rate in the Year 2010 was of 69.2% (see Table 3-11 and Table 3-12).

Housing Units In Structure 1990 - 2000	Village of Montgomery, New York				Orange County 2000		
	Year Round	2000 Units	%	2010 Units	%	2010 Units	%
1-unit detached		866	68.2	823	57.6	85,507	62.1
1-unit attached		100	7.7	115	8.1	8,876	6.4
2-4 units		170	13.1	259	18.1	19,540	14.2
5-9 units		48	3.7	31	2.2	9,157	6.6
10 or more units		95	7.3	200	14.0	11,324	8.2
Mobile Home		0	0.0	0	0.0	3,287	2.4
Boat, RV, Van, Etc.		0	0.0	0	0.0	12	0.0
Total		1,299		1,428		137,703	

Source: U.S. Census Bureau

Year Round	Village of Montgomery, New York Tenure by Occupied Units 2000 - 2010				Orange County, New York Tenure by Occupied Units 2000 - 2010			
	2000		2010		2000		2010	
	Units	%	Units	%	Units	%	Units	%
Owner Occupied	952	73.0%	920	66.5%	76,959	67.0%	86,713	69.2%
Renter Occupied	352	27.0%	463	33.5%	37,829	33.0%	38,604	30.8%
Total	1,304	100%	1,383	100%	114,788	100%	125,317	100%

Source: U.S. Census Bureau SFT1 Data

Housing Characteristics	Village of Montgomery, New York Trends from 2000-2010				Orange County, New York Trends from 2000-2010				Percent Change	Percent Change
	2000		2010		2000		2010		TOWN	COUNTY
	Units	%	Units	%	Units	%	Units	%		
Total	1,338	100%	1,428	100%	122,754	100%	137,703	100%	6.7%	12.2%
Occupied	1,304	97.5%	1,383	96.8%	114,788	93.4%	125,317	93.4%		
<i>Owner Occupied</i>	952	71.2%	920	64.4%	76,959	62.7%	86,713	62.9%		
<i>Renter Occupied</i>	352	25.5%	463	32.4%	37,829	30.8%	38,604	28.0%		
Vacant	34	2.5%	45	3.2%	7,966	6.5%	12,386	9.0%		
<i>Seasonal</i>	3	0.0%			2,215	1.8%				

Source: U.S. Census Bureau * Seasonal units are part of the vacant unit count.

Summary

As the Village's population continues to grow, so too will the demand for community services such as fire, police, ambulance, water, and sewer services. New residential construction will likely increase the demand for public education that may necessitate capital improvements in the Valley Central School District. Continued growth in regional retailers will require ongoing cooperation between the Village and the local business community to maintain a vibrant Downtown Business District.

As the community's population grows so too will the demand for parks & recreational services. It is important that the increase in demand for such services are anticipated and carefully reviewed during the environmental review process for development projects. The Village can use the State environmental review process to assess such impacts and to ensure that appropriate measures are put in place to mitigate potential adverse impacts to the community.

As is the case in most communities, the most suitable sites for development in the Village of Montgomery were the first to be developed. These sites are becoming increasingly scarce - leaving less desirable sites (i.e. those with environmental or other site constraints) for development. Development on such sites will require careful review to protect natural resources such as steep slopes, wetlands, and water resources.

Care must also be taken to protect important vistas that help to define the small-town character of the Village. Infill development and redevelopment of parcels within or near the Village's historic districts must be carefully reviewed in order to protect the integrity of these districts.

The desirability of the Village (demonstrated by its population growth) will also continue to put pressure on the housing market. Looking ahead, policies to ensure that housing opportunities are made available to meet the needs of a variety of household incomes in the community (including volunteer ambulance corps members, teachers, and its growing workforce) may be necessary.

The Village has many assets and with careful planning it is well-positioned to grow in a manner that will strengthen the community's economic and social vitality for years to come.

The following chapters provide a broader discussion of natural resources, transportation, recreation, community facilities, downtown revitalization, historic preservation and economic development. Each of these chapters will frame the challenges facing the Village in the years ahead as well as policies that it can put in place to help the Village to meet these challenges.

CHAPTER 4.0 - NATURAL RESOURCES

The Village of Montgomery has a total land area of 1.45 square miles. Of this area, 1.39 square miles is comprised of land and 0.6 square miles are lands under water. The Village is located within the Wallkill River Valley and immediately southeast of the Wallkill River.

The physical characteristics of land are some of the most important factors that influence land development. Physical characteristics such as topography, drainage, or soil conditions will control or limit both the rate and intensity of growth. It is for these reasons that the Village of Montgomery's natural resources need special consideration in helping to determine the manner in which development should be controlled or limited in various areas of the Village. One of the key goals of this Comprehensive Plan shall be to avoid disturbance of environmentally sensitive lands, to preserve important vistas and other natural resources and to guide growth in areas that are best suited for development.

This chapter provides a brief overview of the Village's many natural resources and those areas with environmental constraints. It also includes a variety of policy recommendations to guide Village decisions concerning land use in order to conserve these natural resources while allowing for growth. We begin with a discussion of elevation and terrain.

4.1 Elevation and Terrain

Topography is defined as the relief of land surface describing terrain, elevation and slope. An important measure of topography is range of elevation. In the Village of Montgomery, the range of elevation is less than 100 feet. The lowest point is 359 feet above mean sea level (msl) in the vicinity of Factory Street along the Wallkill River. The highest point is 455 feet above *msl* in the vicinity of Chandler Lane. Within the Village, it is elevation that separates those areas that lie within the floodplain and those that are safe from flooding.

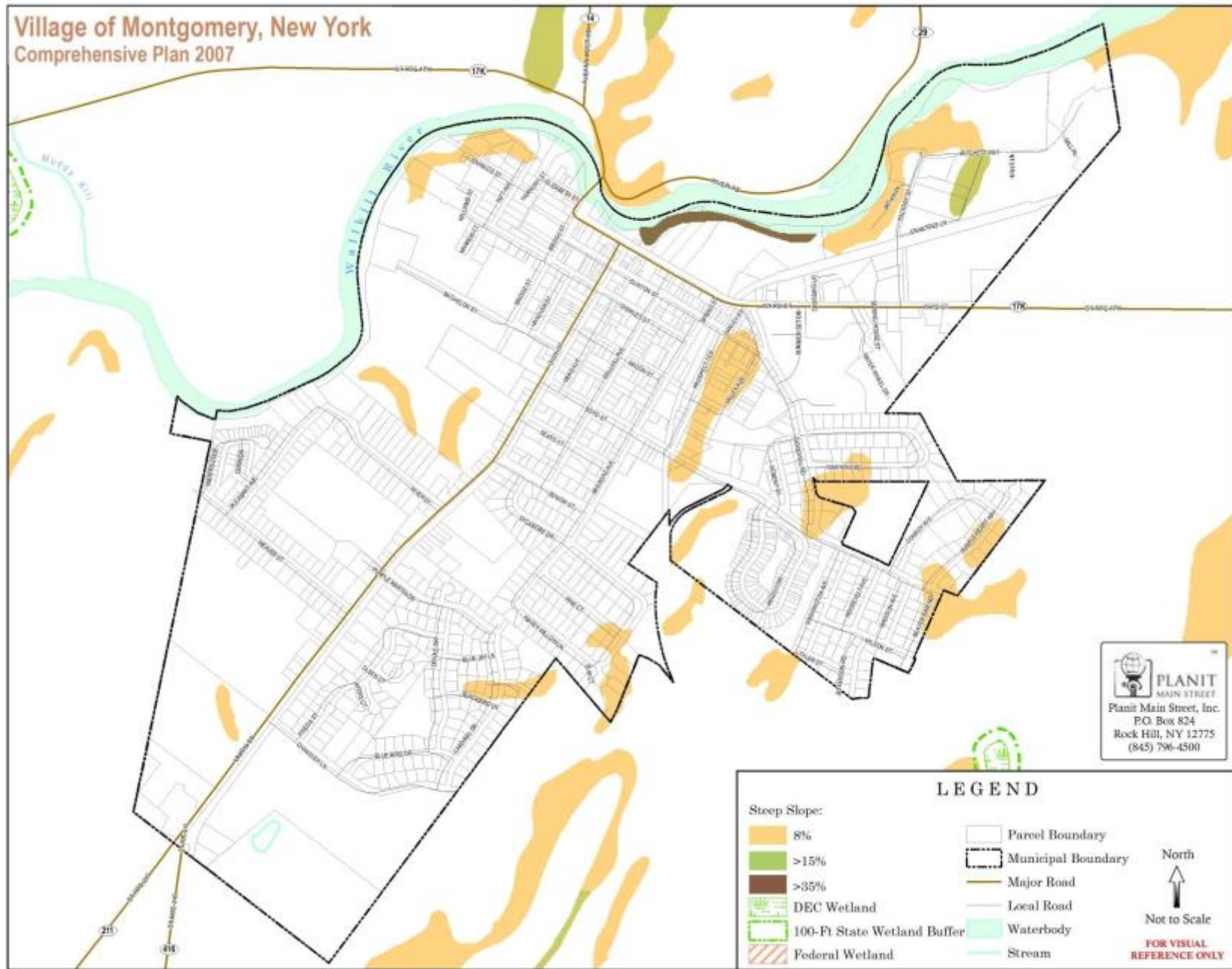
4.2 Steep Slopes

Comprehensive slope information is an essential element in the planning process. Relating land use to topography can help to minimize damage to the environment and to avoid extensive site alterations that can cause destabilization of banks and erosion. Development on slight slopes usually presents the fewest limitations allowing land to be developed with few engineering problems or harm to the environment. In contrast, development on steep slopes can mean higher construction costs, unstable soils and sewage disposal problems. Development on steep slopes should be avoided to mitigate the potential for erosion and impacts on water quality due to erosion and sediment runoff. This is particularly important as it relates to steep slopes in the riparian areas along the edge of the Wallkill River.



“A RIVER IS MORE THAN AN AMENITY. IT IS A TREASURE. IT IS A NECESSITY OF LIFE THAT MUST BE RATIONED AMONG THOSE WHO HAVE POWER OVER IT.”

Oliver Wendell Holmes



Slope indicates the percentage of incline of the land. Those areas with a slope of greater than 8.5° or 15% are generally considered to be too steep for development purposes.

Within the Village of Montgomery, there are few areas with slopes that are greater than 15%. These are found along Crabtree Lane in the northeastern corner of the Village and are shown in orange on the Steep Slope Map on the preceding page. Those areas with slopes greater than 35% are found along the Wallkill River. Disturbance of this area, including existing vegetation, should be avoided. Three of the most common difficulties associated with disturbance of steep slopes are:

- 1) Sewage disposal – soils on steep slopes are shallow, making it impractical to install subsurface disposal systems;
- 2) Drainage – the removal of trees, grading, and erection of buildings will destabilize the bank while increasing runoff. These factors contribute to erosion and sediment control problems; and
- 3) Driveway and street layout – as a general rule, the slope of driveways and roadways should not exceed 6.8° or 12%. Development on steep slopes makes alignments and safe intersections very difficult. They also may result in rapid runoff onto adjoining roads causing erosion and icing problems in the winter.

4.3 Water Resources

The Village's groundwater resources are located within the Wallkill Valley Aquifer that consists of sand and gravel deposits along the Wallkill River. These deposits recharge by stream runoff caused by precipitation and have a direct hydraulic contact with the Wallkill River. The Village's public water supply is derived from wells that are drilled into these sands and gravels that yield up to 300 gallons per minute.

It is important that the Village wells be protected and that any development in the vicinity of its wells is carefully reviewed to ensure that its wells are not contaminated. It is equally important that stormwater runoff be managed to avoid potential impacts on aquifer recharge areas. The Village can take proactive measures to protect its water resources through stream course or wetland buffers and/or the creation of wellhead and/or aquifer protection zones.

4.3.1 Flood Hazard Areas

The Federal Emergency Management Agency has identified potential flood hazard areas in the Village of Montgomery. Areas in the Village that are subject to flooding include those lands adjoining the Wallkill River where flooding results from snow melt, heavy rains or other weather conditions. By identifying these areas, it is possible to restrict development to open space uses, including recreation, which are tolerant of flooding and do not obstruct the flow of water.

“AMERICA IS A GREAT STORY AND THERE IS A RIVER ON EVERY PAGE.”

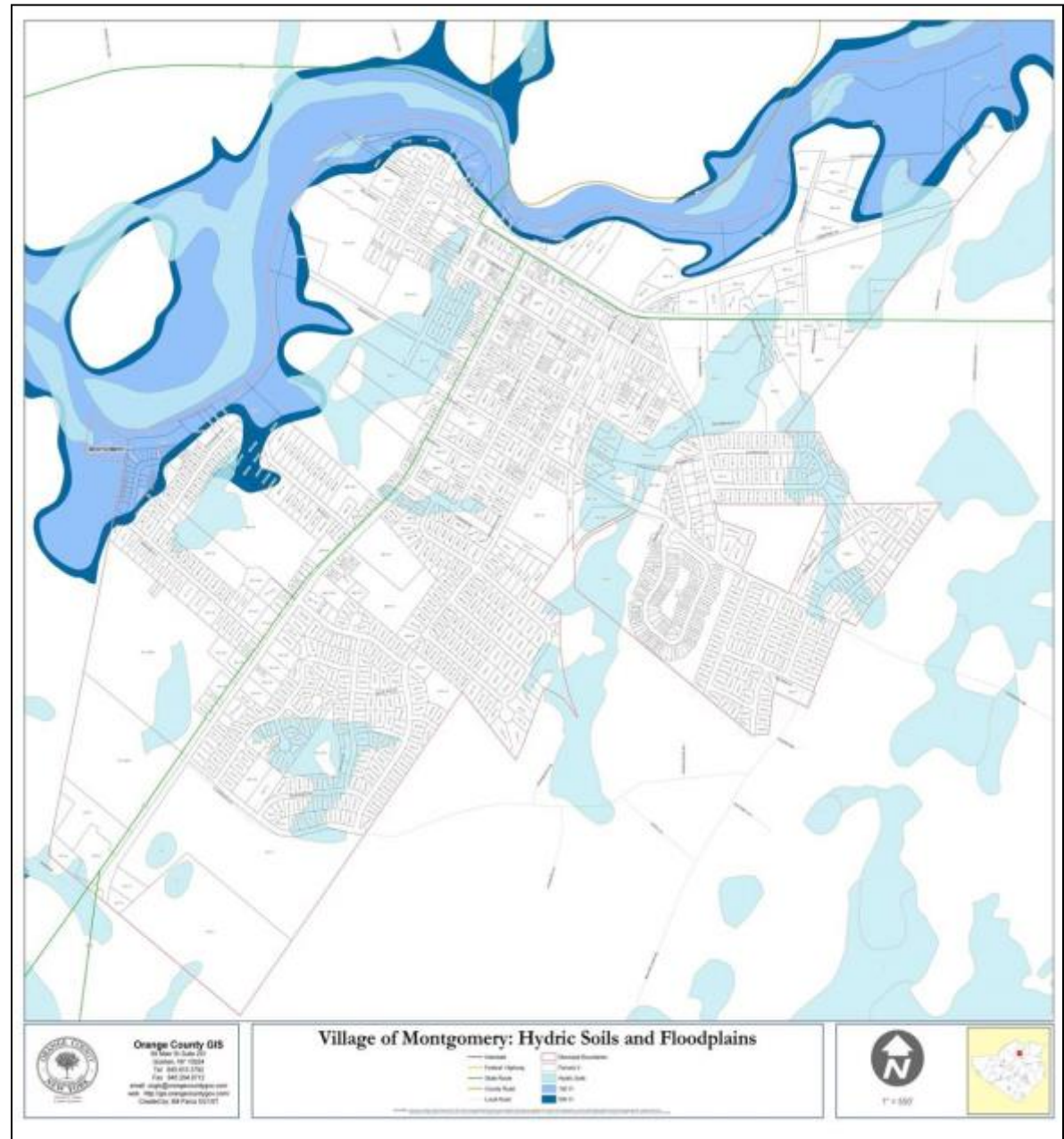
Charles Kuralt

It is important to do this in order to mitigate both financial loss and the potential loss of life that might occur as the result of periodic flooding. FEMA defines the likelihood of flooding into two broad categories: 1) lands within the 100-year floodplain; and 2) those within the 500-year floodplain. Lands within the 100-year floodplain have a 1% probability of a flood exceeding a certain depth in any given year. Where the threat exists, the construction of houses and other buildings should be avoided.

It is recommended that the Village Planning Board factor in the presence of floodplains when they review site plans and subdivision applications. The Planning Board must insist on appropriate mitigation measures for any development within floodplains.

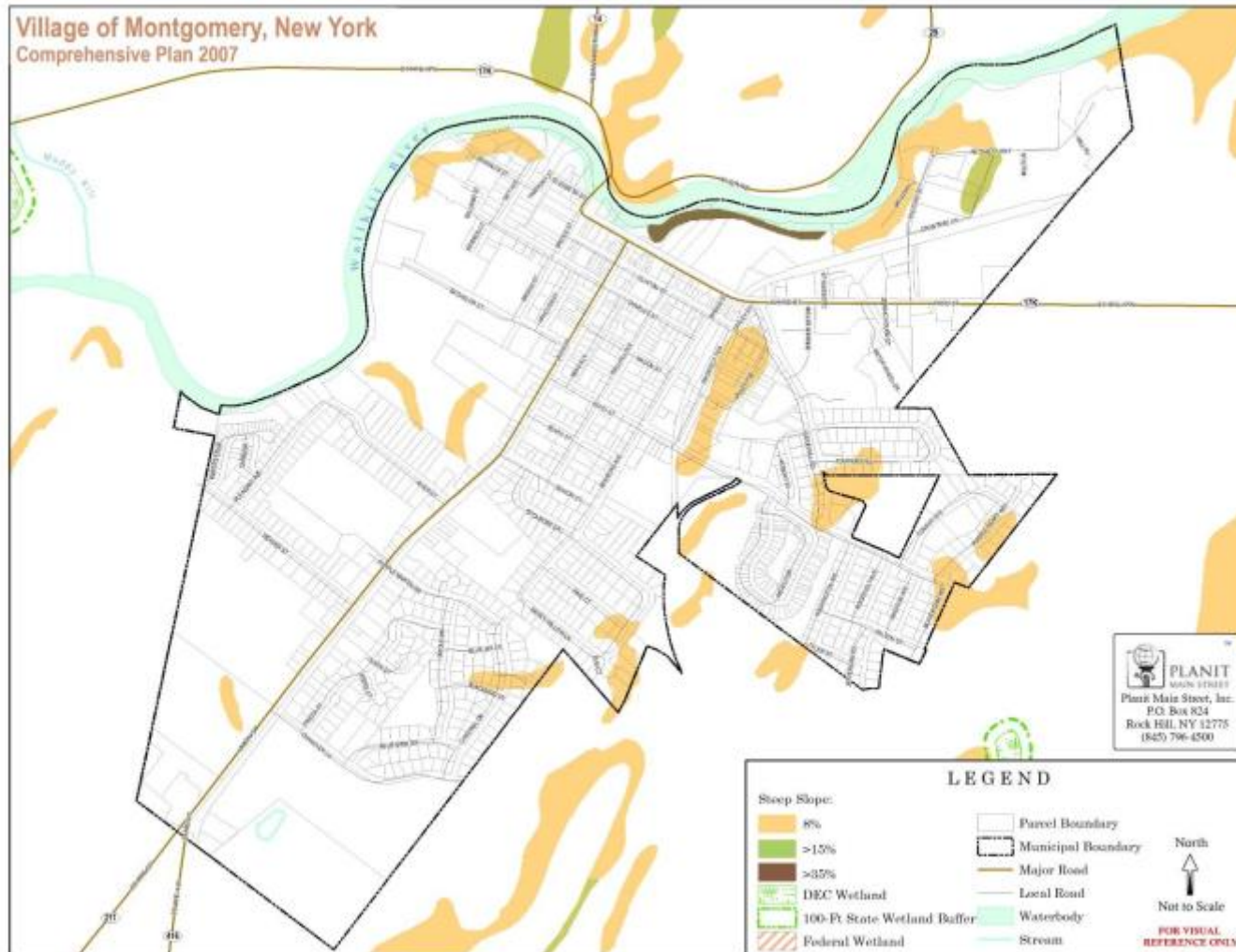
4.3.2 Wetlands

Wetlands are perhaps the most critical of all water resource considerations due to their extreme sensitivity to development. These areas are subject to periodic or continual inundation by water and are commonly referred to as bogs or marshes. The New York State Department of Environmental Conservation has mapped these resources and regulates these water resources. In addition to NYSDEC wetlands, there are also Federal wetlands in the Village that are protected under Section 404 of the Federal Clean Water Act. These are regulated by the Federal Army Corps of Engineers and are shown on the National Wetland Inventory maps.



Wetlands serve an important function cleansing water. 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. All proposed development within the vicinity of DEC and

federal wetlands must comply with the regulation of the respective authority. Within the Village there are only federal wetlands. The Planning Board must ensure that applicants adhere to these standards when reviewing site plans or subdivision proposals that are in the vicinity of wetlands.



Above (top to bottom): Views of Walkkill River from Veteran's Memorial Park and an aerial view of Walkkill River looking toward Veteran's Memorial Park.

4.3.3 Stormwater Management

Stormwater is water that accumulates on land as a result of storms or melting snow. The porous and varied terrain of natural landscapes like forests, wetlands, and grasslands trap rainwater and snowmelt and allow it to slowly filter into the ground. Runoff tends to reach receiving waters gradually. In contrast, nonporous landscapes like roads, bridges, parking lots, and buildings don't let runoff slowly percolate into the ground. Water remains above the surface, accumulates and runs off in large amounts.

The Village'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.

Runoff gathers speed once it enters the storm sewer system and when it leaves the sewer system and empties into the Wallkill River. During storm events, large volumes of high velocity runoff can erode streambanks, damage streamside vegetation and widen stream channels. In turn, this will result in lower water depths during non-storm periods, higher than normal water levels during wet weather periods, increased sediment loads and higher water temperatures. It is thus important to control stormwater runoff associated with development.

In New York State, any construction operation that will disturb or expose one or more acres of soil requires a State Pollutant Discharge Elimination System (SPDES) Permit for Stormwater Management Discharges from Construction Activity. Soil disturbance includes clearing vegetation, grubbing, filling, grading, excavation, demolition and any current or proposed construction activity. If the proposed action is anything other than a single-family home it will also require the development of a Stormwater Pollution Prevention Plan (SWPPP).

A SWPPP addresses both construction and post-construction activities. During construction activities, erosion & sediment control devices such as silt fences are used to prevent silts from soils from be carried off the site during storm events. Detention and retention basins are used to ensure that post-development runoff rates from a site do not exceed pre-development rates.

Detention basins are dry basins that fill with water during a storm event. They work by delaying the storm water so that it is released at a rate that mimics predevelopment flow. Retention basins hold water in a pool and release water through an overflow spillway during storm events. These basins provide for the release of runoff at controlled rates to protect the quality of surface waters and to prevent flooding during storm events.

“A STORMWATER POLLUTION PREVENTION PLAN, IN ACCORDANCE WITH NYSDEC REGULATIONS, IS REQUIRED FOR ANY CONSTRUCTION OPERATION THAT WILL DISTURB ONE OR MORE ACRES IF CONSTRUCTING SOMETHING OTHER THAN A SINGLE-FAMILY RESIDENCE.”

Detention and retention basins are also important stormwater treatment systems. Stormwater treatment is the capture and reduction of pollution in stormwater runoff prior to discharge into receiving waters such as the Wallkill River and groundwater aquifer. By capturing the runoff, the basins allow particulates to settle to the bottom that removes pollutants from the runoff before it is discharged.

Within off-street parking areas, catch basins are used to retain and filter contaminants before they leave the site. Other measures that can be employed include the use of infiltration trenches that capture runoff and treat it through a pea gravel or sand filter layer before it is discharged into receiving waters. An increasingly common means of retaining stormwater runoff on residential home sites is the use of an underground cistern that captures the runoff from the gutters. The water that is captured is stored underground and the water subsequently used to water gardens or lawns. This approach to stormwater management serves two purposes. First it reduces stormwater runoff. Secondly, it stores rainwater for irrigation, which reduces the demand on groundwater resources.

As the Planning Board reviews site plan, planned development district and subdivision 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.

4.4 Soils

Proper siting of development must include an analysis of soil types within a community. Soils differ according to variations in composition, particle-size gradation, and compaction; factors which control permeability, porosity and strength. Each of these factors and depth to bedrock is important in determining how much and what kind of development the land is capable of supporting. It is useful to consider the specific soil conditions in a community in directing growth to areas that can support development without high construction costs.

Soil porosity and permeability is a major consideration in determining development capability. Within the Village there are areas with Ca – Carlisle muck soils that are hydric soils that are not well-suited for development (see map page 19).

These soils are characterized as very deep, nearly level and very poorly drained soils in depressions. The seasonal high water table is above or near the surface in fall, winter and spring with a depth to bedrock of more than 60 inches. Such soils are prone to seasonal high water table and ponding of surface runoff. Hydric soils have poor potential for building site development. Wetness and frequent ponding are severe problems that are difficult and costly to overcome. Lower density and less intensive development should be directed to these areas with severe building constraints.

“IT IS USEFUL TO CONSIDER THE SPECIFIC SOIL CONDITIONS IN A COMMUNITY IN DIRECTING GROWTH TO AREAS THAT CAN SUPPORT DEVELOPMENT WITHOUT HIGH CONSTRUCTION COSTS.”

4.5 Riparian Zones

A riparian zone is the border between land and a flowing surface water body that is densely populated with plant species. There is a well-defined riparian zone along the Wallkill River within the Village of Montgomery.

Perhaps one of the most important qualities of the riparian buffer zone is its ability to control erosion, and thus, to prevent sediment pollution. In a stream surrounded by a riparian zone, sediment pollution is controlled. Riparian zones are densely populated with plant species and thus have intricate root systems that prevent erosion and undercutting of banks. In addition, the woody stems and grasses help to physically trap sediment by slowing down the water runoff from the surrounding area, allowing the sediment to settle out.

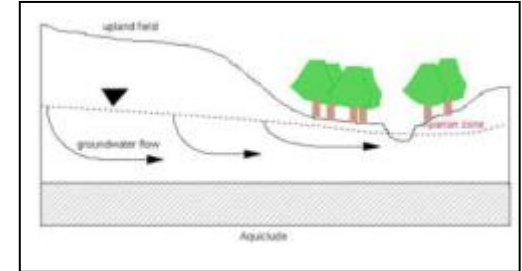
The branches, stems and leaves of these plants absorb the impact of raindrops. Decaying leaves and low-growing vegetation form a ground cover that further lessens the erosive force of raindrop impact. This ground cover slows runoff, increasing the amount of water that is absorbed into the soil and then released slowly into the stream, reservoir, groundwater or atmosphere. The water that is absorbed may contain nutrients, pesticides, and other pollutants that will eventually be taken up by plants or broken down over time.

By slowing runoff, trapping sediments, and increasing absorption, these plants act as a living filter to protect water quality. The riparian zone along the Wallkill River thus plays a vital function in helping to retain the water quality from the Village’s wells that are located in close proximity to the river.

Waterfront vegetation enhances habitat for wildlife and increases opportunities for wildlife viewing. Plants along waterways provide food and shelter for a variety of insects, amphibians, reptiles, songbirds, mammals and fish.

Maintaining or developing an attractive riparian zone can:

- Increase property values;
- Reduce property loss from excessive erosion;
- Protect water quality;
- Enhance wildlife habitat;
- Contribute to the natural beauty of the land;
- Dissipate noise from traffic, roads, and nearby properties;
- Reduce maintenance time and related costs;
- Provide privacy;
- Screen unsightly views; and
- Enhance scenic views.



Above (top to bottom): Illustration of process through which rainfall is absorbed into groundwater and aerial views of riparian zone along the Wallkill River within the Village of Montgomery. The riparian zone along the Wallkill River plays a very important role in protecting the Village’s wells by acting as a natural filter.

Research shows riparian zones are instrumental in water quality improvement for both surface runoff and water flowing into streams through subsurface or groundwater flow. Particularly the attenuation of nitrate or denitrification of the nitrates from fertilizer. Riparian zones can play a role in lowering nitrate contamination in surface runoff from agricultural fields, which runoff would otherwise damage ecosystems and human health. Since agriculture is a predominant land use along the Wallkill it is important to maintain the riparian zone along the Wallkill River to protect the quality of the Wallkill River Aquifer and the Village’s wells.

4.6 Tree Preservation & Conservation

Trees, shrubs and other plant materials add four-season living color, texture and visual interest to the landscape of the Village of Montgomery. There is an abundance of street trees, lawn trees, shrubs and other plantings throughout Village that help to define its small town charm and make it an attractive community in which to live and visit. It is thus important that the Village play an active role in conserving this natural resource and encouraging new tree plantings.

Throughout the Village, mature street trees are the most prominent form of plantings along the street. Street trees help to soften the hard surfaces of sidewalks, off-street parking areas and streets and help to define the pedestrian right-of-way by providing a buffer between the street and the sidewalk.

Over time the Village has lost a number of street trees due to age, disease and excessive pruning of branches away from overhead utilities. This Plan recommends that the Village pursue conservation measures to conserve its existing inventory of street trees and that it also continue its ongoing street tree replacement program for both residential streets and the commercial streets within the Downtown Business District.

Within the Downtown Business District, the Village has planted street trees (Cherry Trees) that provide brilliant flowers in the spring, an effective shade canopy in the summer, and visual interest during the stark winter months. These trees are appropriately sized for the Downtown Business District taking into consideration overhead wire and underground utilities. Street tree replacement within the Downtown should continue as well as efforts to replace street trees in residential neighborhoods within the Village.

On residential streets, street trees should be planted within a planting strip between the sidewalk and the curb. When selecting a tree species, consideration must be given to the size of the mature canopy and root system, so that trees will not compete for light or nutrients. Species must also be selected that are hardy and tolerant of road salts deposited during the winter months. Street trees on commercial streets can be planted within a planting strip, containers, or within the sidewalk when surrounded by water-permeable tree base covers that protect the tree and allow pedestrians to walk on the covers.

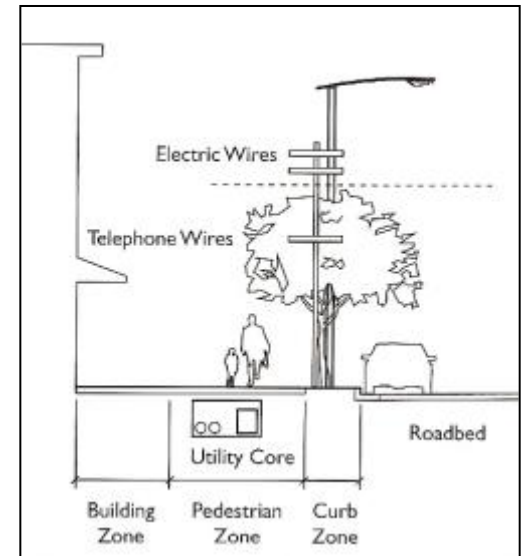


Illustration: Street tree placement should take into consideration the presence of utilities underneath or electric wires overhead. Trees should be selected such that mature tree height is less than the height of any wires, or trees should be pruned below wires. *Source:* Planning & Urban Design Standards.

Within the Downtown Business District, the existing buildings are in close proximity to the sidewalks and/or planting strips. It is important that the shape of the mature crown of the tree is taken into consideration to avoid the tree canopy from growing into the building wall and requiring severe pruning over time.

Street trees provide many community benefits. There are studies that show that drivers tend to drive slower on streets that are lined with street trees. The trees provide a canopy that encloses the street that creates a calming effect. Street trees also help to protect air quality by absorbing carbon dioxide from automobiles and releasing oxygen. A large mature canopy of leafy deciduous trees also helps to absorb noise generated from traffic that in turn reduces ambient noise levels within the Village. Trees

Street trees also provide a physical and psychological buffer between the sidewalk and the street that makes pedestrians feel safer which encourages walking.

In summary, street trees provide these benefits:

- Calm traffic;
- Protect air;
- Encourage walking;
- Contribute to Village’s natural beauty
- Reduce noise; and
- The International Society of Arboriculture estimates the improvement in curb appeal due to street trees increases real estate values by 20%.

Specific recommendations for conserving trees and encouraging new plantings is included in the summary of this chapter.

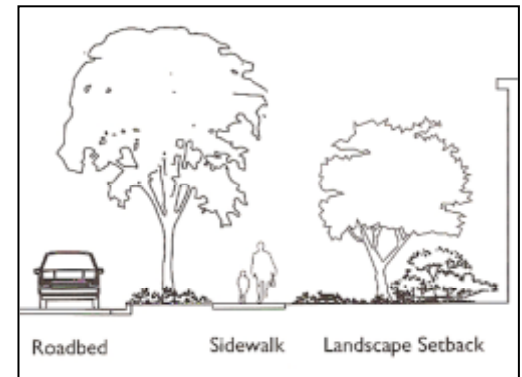
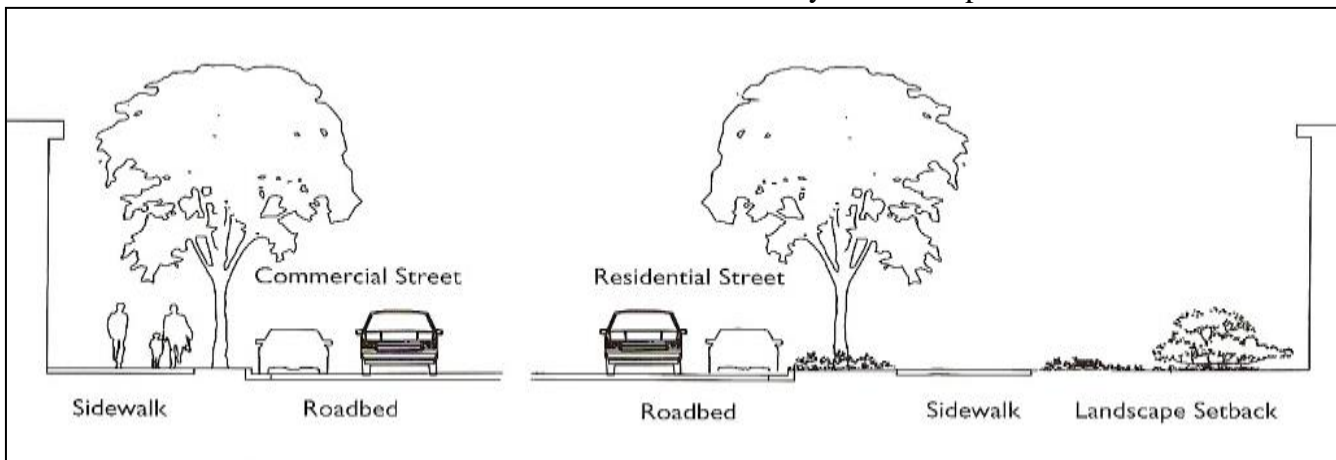


Illustration: Street trees on residential streets are typically located in a planting strip between the sidewalk and the curb. The top photo shows Mead Alley that is lined with street trees and the bottom photo a section Clinton Street without street trees. Source: Planning & Urban Design Standards.



also add to the natural beauty of the Village.

4.7 Energy Conservation

The Leadership in Energy and Environmental Design (LEED) Green Building Rating System is a voluntary standard for developing high-performance, sustainable buildings. Members of the U.S. Green Building Council (USGBC), representing all segments of the building industry, developed LEED. LEED standards have been developed for the following:

- New commercial construction and major renovation projects;
- Existing building operations; and
- Commercial interior projects.

LEED defines quantifiable measures for rating development projects based upon the number of points achieved by a project, out of a 69 possible. The scale is as follows:

LEED certified: 26 to 32 points;
Silver level: 33 to 38 points;
Gold level: 39 to 51 points; and
Platinum level: 52 plus points.

Within the rating system six (6) general LEED categories: Sustainable sites, water efficiency, energy and atmosphere, materials and resources, indoor environmental quality, and innovation in design. Each of these categories impacts the overall LEED score. The following is a brief summary of each category.

Sustainable sites. Development on prime farmland, lands less than five feet above the floodplain, or closer than 100 feet from a wetland or stream are not considered sustainable. Credits are given for infill development, development near existing infrastructure and redevelopment of brownfield sites.

Water efficiency. Points are given for water-efficient fixtures and landscaping that reduces the need for irrigation.

Energy and atmosphere. Emphasis is on energy savings through insulation, efficient mechanical systems, alternative energy sources and renewable energy.

Materials and resources. Focuses on the environmentally preferable materials.

Indoor environmental quality. Focus is on low or no volatile organic compounds materials.

Innovation in design. Given to performance above the five other categories.

The Village should encourage the use of LEED technologies in the design of new buildings. The Planning Board when reviewing developments should ask applicants to consider the placement of new buildings in a manner that maximizes energy efficiency and sustainability. The Village should provide education and outreach regarding LEED techniques in order to raise community awareness of its benefits.

“THE VILLAGE SHOULD ENCOURAGE LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN (LEED) IN NEW DEVELOPMENTS THAT ARE PLANNED WITHIN THE COMMUNITY AS WELL AS ALTERATIONS TO ITS EXISTING BUILDINGS IN ORDER TO CONSERVE ENERGY.”

4.8 Recommendations

There are a variety of land use policies that the Village can employ to protect its natural resources including the following:

4.8.1 Steep Slopes

Restrict development on slopes that are greater than 15% (steep slopes). When a developer proposes to disturb a portion of a site with steep slopes a sediment & erosion control plan should be required by the Planning Board.

4.8.2 Water Resources

Strictly enforce NYSDEC requirements to maintain a 100-foot setback between development and adjacent watercourses. During the site plan and special permit review process, applicants must be required to show existing watercourses and required setbacks on their site plans. Such features must also be shown on subdivision plats. Early identification of natural resources will help the Planning Board in its review and ensure protection of these resources.

Restrict the development of buildings and impervious surfaces within the 100-year floodplain. The Village must carefully review applications for development on lands within the 100-year floodplain. This will help to prevent future loss of property and life due to flooding.

Require Storm Water Pollution Prevention Plans (SWPPP) in accordance with the NYSDEC State Pollution Discharge Elimination System (SPDES) general permit for commercial developments or major subdivision applications. SWPPP’s helps to ensure that post-development runoff rates from a site do not exceed the rates that existed pre-development. Such plans also provide for the treatment of runoff and the release runoff at controlled rates to protect the quality of surface waters and prevent flooding from storm events. The NYSDEC regulations require basic SWPPP for single-family developments that disturb between 1 and 5 acres of topsoil. A full SWPPP is required for commercial developments that disturb one or more acres of soil.

Encourage the use of retention/detention basins that are an integral part of the overall site plan or subdivision plan. Detention and retention basins should be used to ensure that post-development runoff from sites is not increased.

Create wellhead protection and aquifer protection overlay districts. The Village obtains its water supplies from wells within the Wallkill Valley Aquifer. Presently, there is a 200-foot buffer area designated around the Village’s wells. The Village can take additional steps to protect its potable water supply by limiting certain land uses within close proximity to its wells and/or developing additional standards for land uses within its aquifer recharge areas.

“REQUIRE STORM WATER POLLUTION PREVENTION PLANS (SWPPP) IN ACCORDANCE WITH THE NYSDEC STATE POLLUTION DISCHARGE ELIMINATION SYSTEM (SPDES) GENERAL PERMIT FOR COMMERCIAL DEVELOPMENTS, PLANNED DEVELOPMENTS OR MAJOR SUBDIVISION APPLICATIONS.”

4.8.3 Soils

Where proposed development involves grading of the site or cutting and filling operations require a Sediment & Erosion Control Plan. Generally, development on sites should work with the topography of the site and avoid excessive grading of the site. Where grading is proposed, a sediment & erosion control plan should be provided.

4.8.4 Riparian Zones

Restrict the cutting of trees along the banks of the Wallkill River. The cutting of trees along the banks of the Wallkill River should be prohibited.

Create a public information brochure regarding the importance of retaining the riparian zone along the Wallkill River. The Village should take proactive measures to educate the public about the importance of retaining mature trees within the riparian zone along the Wallkill and the conservation of mature trees along the banks of the river promoted.

4.8.4 Tree Preservation & Conservation

Enlist the services of an arborist to develop a coherent long-term plan for street tree conservation in the Village. Such a plan would identify existing trees with diseases, areas where trees are needed, techniques pruning trees, the species of trees that are desirable and tree planting schedule for the Village.

Develop standards for the planting of street trees associated with new developments. The Village requires that developers provide a tree survey showing all trees with a caliper of over six (6) inches when seeking site plan, subdivision or planned development district approval. It should use this tool to conserve as many mature trees on site as possible and should take the additional step of developing standards for the planting of street trees associated with all new development. Street trees should be planted outside of the Village right-of-way.

4.8.6 Encourage Leadership in Energy Conservation and Design (LEED). The Village should encourage the use of LEED technologies in the design of new buildings. The Planning Board when reviewing developments should ask applicants to consider the placement of new buildings in a manner that maximizes energy efficiency and sustainability. The Village should provide education and outreach regarding LEED techniques in order to raise community awareness of its benefits.

4.8.7 Require strict Fire Code compliance for new construction and the renovation of older buildings. Ensure Fire Code compliance for all new buildings and renovated buildings in order to protect the public. When building use is changed, a careful review is needed to determine if Fire Code improvements are warranted such as the installation of sprinklers.

“GIVEN A LIMITED BUDGET, THE MOST EFFECTIVE EXPENDITURE OF FUNDS TO IMPROVE A STREET WOULD PROBABLY BE ON TREES. MOREOVER, FOR MANY PEOPLE TREES ARE THE MOST IMPORTANT SINGLE CHARACTERISTIC OF A GOOD STREET.”

Allan B. Jacobs