



## Plan Summary

**T**he Town of Lloyd offers a distinct sense of community and a high quality of life. The Town's rural character, its sense of openness, safety and simplicity, is coupled with the benefit of accessibility to larger urban areas. Community assets in the Town include the traditional neighborhood of Highland, proximity to the Hudson River, scenic vistas of working landscapes, a good school system, and a diversity of people with strong community pride. However, there is also concern that the quality of life residents have come to expect is under challenge.

Lloyd's proximity to urban areas such as Poughkeepsie and New Paltz is a double-edged sword. The benefit of accessibility to cultural and commercial amenities in these more urbanized areas is coupled with land use challenges that must be recognized and addressed. The danger of becoming a regional bedroom community with commercial activity lining the main highways is a clear concern to Lloyd residents. Of equal concern is the lack of opportunities for youth to work or live in Lloyd. The planning process that resulted in preparation of this *Comprehensive Plan* revealed that Lloyd is home to many individuals who are proud of their community and have a strong desire to improve its quality of life. However, the low expectation of local high school students that they will stay in the Town after graduation is an indication that Lloyd's future as a quality community must be carefully planned.

This *Comprehensive Plan* involved a 15 year planning process resulting in consensus on the Town's future direction. This process resulted in the following vision statement:

Vision Statement:

**Preserve the rural, residential and agricultural character of the community and the Town's rich tapestry of environmental resources while keeping a watchful eye on commercial development so as to protect and enhance the tax base without**

**deducting from the Town's historic settlement pattern and quality of life.**

1.1 NEED FOR A NEW COMPREHENSIVE PLAN

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The current *Town of Lloyd Comprehensive Plan* was adopted in 1981. That plan was itself an update of a previous *Development Plan* prepared by Frederick P. Clark Associates in 1966. In the late 1980's, the Town recognized a need to update the *Comprehensive Plan*. Since the adoption of the previous plan, innovative new planning techniques have emerged, and recent amendments to the New York State Town and other enabling laws affecting planning and zoning have been enacted that provide greater flexibility in the way land use is controlled. These changes can help Lloyd accommodate new growth while retaining the rural character that provides a high quality of life.

From 1988 to 1990, Matthew D. Rudikoff Associates, as consultants to the Town Planning Board, developed a set of goals that became the prelude to the current *Comprehensive Plan* update. Other recent innovative planning projects in the Town include:

- The Local Waterfront Revitalization Plan, conducted over a 10-year study period, was formally adopted as part of the Town of Lloyd Code in 1994, together with a zoning overlay entitled Waterfront Bluff Overlay District.
- A Waterfront Feasibility Study, conducted in 1996-1997, resulted in the Historic Highland Landing plan for obtaining Hudson River frontage for the Town and developing a public park and river access.
- A Highland Hamlet Plan, conducted in 1997, included a façade study and plans to make the hamlet more walkable.

The 2005 *Comprehensive Plan* has evaluated the recommendations of these previous planning efforts to ensure that they are complementary, and has incorporated them into a single document.

1.2 THE LLOYD COMPREHENSIVE PLAN PROCESS

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In recent years, Town of Lloyd officials have been interested in taking a fresh look at the Town's land use planning goals with an eye towards gaining public consensus on how these goals could be updated and implemented. In 1996, the Town Board designated the Planning Board as the Comprehensive Plan

Study Committee<sup>1</sup> to spearhead this effort. The Study Committee recognized that the *Comprehensive Plan* belongs to the community, and that it was essential to involve the community from the very beginning in the planning process. Toward this end, from 1997 to 1998, the Study Committee, assisted by the New York Planning Federation and with additional funding from the Hudson River Valley Greenway, designed and completed a series of outreach efforts to gather public opinion on planning, zoning and land use issues. More than just conventional public hearings and comment periods, this multi-month process included a variety of interviews, community planning workshops, meetings with constituents, and a public opinion survey to ensure that everyone who wanted to comment on land use issues in the Town could do so.

Two broadly promoted community planning meetings were held at the American Legion Hall in Highland on April 12 and April 17, 1997. At these meetings, Town officials and New York Planning Federation staff explained the status of planning work in Lloyd and outlined some progressive planning techniques used in other communities in New York and nearby states. Over 100 residents attended these meetings and offered questions and comments during open discussion periods with representative Town officials. Additional public meetings were held on April 11, 1997 (focusing on the needs and interests of agricultural land owners) and May 1, 1997 (focusing on environmental issues with the Town's Environmental Conservation Council). Follow-up sessions focused on special interest groups expressing a desire to be heard on their particular issues. These included meetings with the farming community, local businesses, and the school district. During a series of meetings in April and May of 1997, some 43 high school students at Highland High School were also interviewed and surveyed about the qualities of the Town that they liked and disliked the most. The information gathered during these public participation sessions became the basis for the goals, objectives and actions outlined in this *Comprehensive Plan*.

Preparation of the *Comprehensive Plan* also included a review of numerous planning reports, socio-economic studies, background studies of population and housing, historic preservation, natural resources, community facilities, transportation, land use, and regional plans, which contained information pertinent to the Town and other Southern Ulster municipalities. These include the Town's 1981 *Comprehensive Plan*, the *Community Planning Report: An Amendment to the Town of Lloyd Comprehensive Plan*, prepared for the Town of Lloyd Planning Board by the New York Planning Federation in 1998, the *Town of Lloyd Local Waterfront Revitalization Plan*, adopted in 1994, the *Master Plan for the Historic Highland Landing*, prepared for the Town by The Cavendish Partnership in 1997, the Ulster County Plan, and many others.

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<sup>1</sup> A special board under § 272 of NYS Town Law.

New York State Town Law states that:

*“Among the most important powers and duties granted by the [State] legislature to a town government is the authority and responsibility to undertake town comprehensive planning and to regulate land use for the purpose of protecting the public health, safety and general welfare of its citizens.” [Section 272-a]*

This *Comprehensive Plan* assumes that responsibility by providing a guide to the development and redevelopment of the Town in the near future. The *Plan* provides a basis for land use and policy decisions based on the community’s expressed goals.

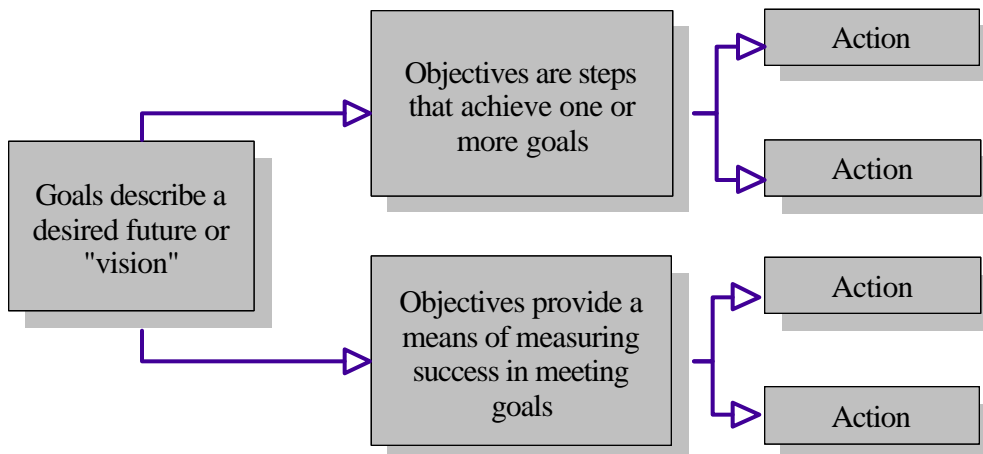
1.3 GOALS, OBJECTIVES, AND ACTIONS

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The success of any municipal planning process depends upon reaching a consensus on community goals. Objectives bring the community closer to achieving its goals, while actions assist in implementing objectives. Their interrelationships can be expressed as follows:

- A Goal is a broad policy description of community desires for the future. It is a long-term end toward which programs or activities are directed.
- An Objective is a specific intermediate end that is achievable in the short-term and progresses towards a goal.
- An Action is a specific program or project designed to implement an objective and ultimately achieve a goal.

The relationship between goals, objectives, and actions can be seen in the following illustration:



The goals presented below and discussed throughout the *Town of Lloyd Comprehensive Plan* were developed over a period of four years by the Comprehensive Plan Study Committee. These goals were developed through a planning process that considered the responses to a public opinion survey, through committee meetings and other public input, and through various planning studies. During the planning process, these goals were periodically revised to provide continuous guidance in developing the *Comprehensive Plan*. The overall goals for the Town of Lloyd are:

1. **Preserve rural character and enhance quality of life.** Lloyd has a unique sense of community provided by its rural places coupled with easy accessibility to commercial and cultural amenities, and a diversity of housing choices. These aspects of Lloyd are of prime importance to its residents and must be protected and enhanced.
2. **Maintain the hamlet of Highland as center of the Town.** The historic role of Highland as the center of commercial, institutional and cultural activities in the Town should be maintained as a preferred alternative to scattered highway development.
3. **Maintain agriculture as an important economic activity that contributes to the community's character.** The Town should reaffirm and establish policies and regulations to encourage farming as a positive and valued land use reflected in existing "right-to-farm" legislation.
4. **Enhance the efficiency and safety of the Town's transportation networks, and preserve the scenic quality of rural roads.** Efficient and safe accessibility within Lloyd and to locations outside the Town is important. Along residential neighborhoods and corridors in the small hamlets and in Highland, improvements should be made for pedestrians and bicyclists, not just cars and trucks. In addition, rural roads offer important scenic qualities that should be maintained.
5. **Protect and enhance the quality of the Town's natural, cultural, historic, and scenic resources.** Town of Lloyd policies, including zoning, planning and regulation of development, should ensure the protection of the Town's unique natural resources, especially water, scenic resources, and open space. The Town should identify and protect such resources and adopt effective land use regulations to ensure that development complements their importance.

6. **Encourage economic development, consistent with Lloyd's small town character, to stabilize the tax base.** The public believes in a mix of land uses that, when well designed, can contribute to the quality of life and stabilization of the tax base. A variety of commercial pursuits is desirable if consistent with the other goals outlined here.
7. **Develop a comprehensive water and sewer expansion plan.** The Town should continue to develop and expand the central water and sewer system, incorporating innovative conservation and re-use strategies, and facilitating commercial mixed use expansion and redevelopment of the hamlet area.
8. **Protect the visual quality and aesthetic character of the Town.** A high standard of development quality should be demanded in order to assure that visual and aesthetic characteristics of the Town are achieved and maintained.
9. **Encourage implementation of the most recent Town recreation plan to address the growing demand for services and facilities.** The Town of Lloyd should utilize its resources to provide year-round, high quality active and passive recreation programs and improve the quality of life for individuals of all ages.

Objectives and actions were added to these goals as they were recommended by committee members, residents, business people, planners, and other interested parties. The objectives and actions to implement the goals for the Town of Lloyd appear in Table 1.1 at the end of this chapter. The underlying themes embodied in the goals and objectives resulted in the Vision Statement for the Town.

#### 1.4 VISION STATEMENT

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A vision statement is a formal expression of the overall image of how a community wishes to present itself in the future. The goals and objectives formulated during the planning process provide the basis from which the vision statement emerges. The Town's vision statement appears at the beginning of this chapter.

#### 1.5 ORGANIZATION OF THE PLAN

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The *Comprehensive Plan* begins in Chapter 2 with a description of existing conditions, including the historic background of the Town, its regional setting,

and its socio-economic, demographic, and housing conditions. Chapters 3 to 11 present the *Comprehensive Plan* elements, which correspond to each of the community's nine major goals. These chapters describe existing problems and challenges and present specific recommendations to achieve the goals. Chapter 12 recommends implementation strategies and priorities. The Proposed Zoning Map appears as Figure 39 at the end of the *Comprehensive Plan*, along with other maps referenced in the *Plan*. An illustrated Guide to Cluster Subdivision Design appears in the back pocket of the *Comprehensive Plan*.

The Metropolitan Conservation Alliance (MCA), a program of the Bronx-Zoo based Wildlife Conservation Society (WCS), is currently conducting a biodiversity study for the Town of Lloyd. The forthcoming report on the study will constitute an addendum to *Comprehensive Plan* once it has been reviewed by the Town Board.

**TABLE 1.1: TOWN OF LLOYD: GOALS, OBJECTIVES, AND ACTIONS**

<b>RURAL CHARACTER AND QUALITY OF LIFE</b>		
<b>Goal</b>	<b>Objectives</b>	<b>Actions</b>
<b>Preserve rural character and enhance quality of life.</b>	Preserve the Town’s rural atmosphere.	<ul style="list-style-type: none"> <li>• Reduce rural densities, where appropriate, in relation to environmental constraints throughout various portions of the Town.</li> <li>• Amend the Town’s cluster subdivision regulations to promote conservation subdivision design, streamline the cluster review process, and include a list of environmental resources whose protection is required or recommended.</li> <li>• Protect open space by providing incentives for clustering, such as increased allowable densities.</li> <li>• Establish a standard of at least 60 percent protected open space in new clustered rural subdivisions as a precondition for achieving full density.</li> <li>• Adopt a GEIS with thresholds to streamline the environmental review process for cluster subdivisions and other “smart growth” techniques.</li> <li>• Amend the Zoning to include provisions for establishing Homeowners Associations.</li> <li>• Amend the Zoning to recognize secondary conservation areas and recommended management practices for these areas.</li> <li>• Consider amending the Zoning to permit conservation density subdivisions, limited development subdivision design, and average density zoning as alternatives to conventional subdivisions.</li> <li>• Adopt guidelines for siting single-family homes, particularly on ridgelines, near open fields, and in forested areas, to integrate them into the rural and agricultural landscape.</li> </ul>
	Ensure continuance of existing housing diversity and increase the stock of affordable homes.	<ul style="list-style-type: none"> <li>• Encourage development of two-family homes within the water and sewer district.</li> <li>• Permit apartments above commercial structures in the hamlet.</li> <li>• Adopt incentive zoning that would grant a density bonus to developers in exchange for providing affordable housing.</li> <li>• Coordinate housing policies and develop a statement of housing objectives with Ulster County Planning Department.</li> <li>• Adopt Senior Citizen housing districts, and encourage the location of senior citizen housing in the hamlet.</li> </ul>
	Encourage compatible uses	<ul style="list-style-type: none"> <li>• Amend the PRD regulations to permit small-scale retail businesses that provide local conveniences.</li> <li>• Amend the PUD and PRD regulations to deduct environmental constraints prior to calculating permitted density, to regulate building height, and to include smart growth guidelines and protection of natural resources and scenic vistas.</li> <li>• Amend the Zoning to allow for walkable compact mixed-use developments (such as PUDs and PRDs) in appropriate areas.</li> <li>• Amend the Zoning to eliminate the TR-1 District in the northeast section of the Town and replace it with a single-family district.</li> </ul>
	Encourage regional coordination with adjacent communities to address issues that cross municipal boundaries.	<ul style="list-style-type: none"> <li>• Maintain membership in: Southern Ulster Alliance, Association of Towns, New York Planning Federation, American Planning Association, Hudson River Valley Greenway.</li> <li>• Encourage participation in the Community Leadership Alliance Program.</li> </ul>

<b>HAMLET OF HIGHLAND</b>		
<b>Goal</b>	<b>Objectives</b>	<b>Actions</b>
<b>Maintain the hamlet of Highland as the commercial, institutional and cultural center of the Town.</b>	Keep civic institutions, expand community services, and promote commercial growth in the hamlet.	<ul style="list-style-type: none"> <li>• Retain civic institutions in the hamlet, such as the Library, Town Hall, and Police Department, in the hamlet.</li> <li>• Expand the hamlet’s Commercial Business District.</li> <li>• Encourage the location and development of community services in the hamlet, such as a community center for youth and senior citizens, and a day care center.</li> <li>• Identify vacant buildings and parcels for new or adaptive reuse and market these sites to prospective businesses and entrepreneurs.</li> <li>• Amend the Zoning to permit civic uses, professional services and small-scale retail in the hamlet only.</li> </ul>
	Beautify the hamlet.	<ul style="list-style-type: none"> <li>• Continue to display the façade improvement recommendations in Town Hall, and encourage new businesses to improve existing façades during the site plan review process.</li> <li>• Assist businesses in securing financing for façade improvements.</li> <li>• Encourage restoration of historic properties in the hamlet.</li> <li>• Expand Planning Board responsibilities to include architectural reviews of historic structures and new commercial development.</li> <li>• Establish design standards for architectural review of new development and for renovation of existing commercial buildings in the hamlet.</li> <li>• Develop a comprehensive beautification plan for the hamlet, and continue to support the efforts of the Beautification Committee.</li> <li>• Implement the landscaping recommendations of the Plan to Make Highland More Walkable.</li> <li>• Develop improved signage, lighting and landscaping standards in Zoning.</li> <li>• Develop a plan to phase burial of utility lines in the hamlet area.</li> <li>• Encourage the Economic Development Committee to partner with the Downtown Business Association to hire a downtown manager.</li> </ul>
	Improve transportation flow and parking availability in the hamlet.	<ul style="list-style-type: none"> <li>• Encourage the State to re-route trucks from Route 44/55 to Chapel Hill Road.</li> <li>• Expand the existing parking lot near Village Field.</li> <li>• Install signs directing drivers to municipal parking lots.</li> <li>• Encourage businesses to direct employee to park in public lots rather than on the street.</li> <li>• Ensure that parking lots are appropriately screened and/or landscaped.</li> <li>• Improve existing parking areas with attractive human scale lighting, paving and striping.</li> <li>• Encourage existing and new development to provide off-street parking available to the public.</li> <li>• Encourage sharing of lots by businesses with different hours of operation.</li> <li>• Delineate parking spaces on main roads with curb markings.</li> </ul>

<p><b>Maintain the hamlet of Highland as the commercial, institutional and cultural center of the Town.</b></p>	<p>Improve pedestrian and bicycle accessibility in the hamlet.</p>	<ul style="list-style-type: none"> <li>• Implement the recommendations of the Plan to Make Highland More Walkable.</li> <li>• Apply for TEA-21 funding for sidewalk improvements.</li> <li>• Require sidewalks in areas of concentrated residential development and in proximity to educational facilities and other major activity centers.</li> <li>• Require that new commercial development install or repair sidewalks.</li> <li>• Consider installing sidewalks on North Road to connect the hamlet with the Post Office.</li> <li>• Place “Yield to Pedestrian” signs at all major intersections.</li> <li>• Place benches and other pedestrian amenities on sidewalks.</li> <li>• Place and maintain bike racks in designated areas.</li> <li>• Continue to pursue traffic calming measures in the hamlet to further encourage pedestrian movements.</li> </ul>
	<p>Increase allowable density in certain residential areas adjacent to the hamlet.</p>	<ul style="list-style-type: none"> <li>• Permit transfer of development rights from farmland and other important open spaces to areas designated for increased residential density.</li> <li>• Adopt a Traditional Neighborhood Overlay District with illustrated design standards for areas of the hamlet served by public water and sewer and immediately adjacent areas where mixed-use is feasible.</li> </ul>
	<p>Coordinate use of school and community facilities with targeted community needs.</p>	<ul style="list-style-type: none"> <li>• Continue to coordinate use of the schools, churches and firehouses for after-hours community programs and meetings.</li> <li>• Continue to fund the program establishing law enforcement presence in the schools.</li> </ul>

<b>AGRICULTURE</b>		
<b>Goal</b>	<b>Objectives</b>	<b>Actions</b>
<b>Maintain agriculture as an important economic activity that contributes to community character.</b>	Seek input from local farmers on agricultural issues.	<ul style="list-style-type: none"> <li>Appoint a Farmland Protection Committee to advise the Town on agricultural issues and to prepare a Town Agricultural and Farmland Protection Plan.</li> </ul>
	Purchase or transfer development rights from farms to permanently protect agricultural land and compensate landowners for the equity in their land.	<ul style="list-style-type: none"> <li>Secure State and Federal funds to purchase development rights from participating farmers.</li> <li>Conduct a fiscal impact study of the cost of community services associated with different land uses in the Town, and consider establishment of Town-based purchase of development rights programs.</li> <li>Amend the Zoning to permit a voluntary transfer and possibly leasing of development rights from farmland to areas of the Town where greater density is desired.</li> <li>Amend the Zoning to permit incentive zoning.</li> <li>Establish a “resource bank” for funds derived from incentive zoning to be allocated to purchase development rights from farmland.</li> <li>Adopt density standards of 4 acres per unit for conventional subdivisions and calculated at 2 acres per unit for clustering.</li> </ul>
	Encourage the economic viability of local agriculture by promoting agriculture as an industry.	<ul style="list-style-type: none"> <li>Review Zoning to ensure the laws regulating agriculture are “farm-friendly.”</li> <li>Amend the Zoning to permit accessory retail businesses and recreational uses on farms.</li> <li>Amend the Zoning to provide farmers greater flexibility in the use of accessory farm buildings such as cold storage facilities, historic barns, and other farm structures.</li> <li>Encourage owners of historic barns to take advantage of the NYS barn restoration tax credit and OPRHP’s Barns Restoration and Preservation Program.</li> <li>Promote “agri-tourism” and support continued production of an Ulster County map listing farm stands, farm products, wineries, pick-your-own farms, and other farms available for visits.</li> </ul>
	Reduce land use conflicts between farms and residential development.	<ul style="list-style-type: none"> <li>Adopt a local “right-to-farm” law.</li> <li>Require new development adjacent to farmland to be clustered, and provide adequate buffer strips and windbreaks to minimize the potential for conflicts between agricultural and adjacent non-agricultural land uses.</li> <li>Require a disclosure notice and a legally binding disclaimer for homebuyers adjacent to farms and agricultural uses; require this notice on subdivision maps and in deeds of new subdivisions in proximity to agricultural areas.</li> <li>Require the removal of abandoned orchards to reduce the possibility of infestation.</li> <li>Prevent extension of municipal services into prime and statewide significant agricultural soil areas.</li> </ul>
	Promote community awareness of the importance of agriculture in the Town.	<ul style="list-style-type: none"> <li>Encourage the School District to incorporate “ag in the classroom” in the elementary school and to develop an Agricultural Education Program for the higher grades.</li> <li>Encourage community awareness of the economic and tax benefits of preserving farms and farmland in the Town.</li> </ul>

TRANSPORTATION		
Goal	Objectives	Actions
<b>Enhance the efficiency and safety of the Town's transportation networks, and preserve the scenic quality of rural roads.</b>	Minimize the traffic impact of commercial and industrial development on major roads.	<ul style="list-style-type: none"> <li>• Coordinate and limit curb cuts on major roads.</li> <li>• Encourage development of interior access and service roads in new and existing commercial and industrial development.</li> <li>• Create pedestrian access to commercial areas from nearby residential areas.</li> <li>• Require developers along Routes 9W and 299 analyze potential impacts of their projects on L-O-S for a design year horizon (3-5 years) beyond the project completion date.</li> <li>• Ensure that offsite improvements or developer contributions are proportionate to development proposals when those proposals affect current transportation flow.</li> <li>• Work with DOT and adjacent communities to conduct corridor studies of Routes 9W and 299 to address long term transportation needs and design issues.</li> </ul>
	Reduce traffic congestion by encouraging alternative modes of transportation	<ul style="list-style-type: none"> <li>• Authorize the Transportation Safety Committee to encourage alternatives to the automobile, such as walking, bicycling, public transportation, car-pooling, and telecommuting, to reduce vehicular traffic congestion.</li> <li>• Ensure that bicycling and walking are integrated into the Town transportation system, and provide safe circulation for these alternative modes of transportation throughout the Town.</li> <li>• Require sidewalks in all new major subdivisions.</li> <li>• Seek TEA-21 funding for streets needing new or repaired sidewalks.</li> <li>• Require roadway connections to existing streets and discourage cul-de-sacs.</li> <li>• Include the Rail Trail in all future trans-Lloyd transportation reviews and studies.</li> <li>• Enforce speed limits on secondary roads and promote these as scenic byways.</li> <li>• Work with DOT to install the paved shared use trailway setback within the Rt. 299 R-O-W.</li> <li>• Provide a 3' to 5' wide shoulder for pedestrians and bicyclists on the Town's main roads when repaved.</li> <li>• Create off-street walking and bike paths, as opportunities arise, to link new subdivisions to each other and to the hamlet of Highland.</li> <li>• Install "Bikes Share the Road" signs along bike routes.</li> <li>• Consider requesting bike racks in the review of site plans.</li> <li>• Identify bike and pedestrian routes in a Pedestrian and Bicycle Master Plan Brochure.</li> <li>• Coordinate with Ulster County Rural Transportation (UCRT) and other bus companies to increase the number of bus stops in the Town.</li> <li>• Adopt an Official Town Map showing the location of all existing and proposed streets, highways, bike paths and trails, including the Rail Trail and the proposed Ridge Trail.</li> </ul>
	Improve transportation efficiency in the Town.	<ul style="list-style-type: none"> <li>• Develop a new north/south connector road by requiring the development of Hilltop Lane during all pertinent site plan and/or subdivision reviews, and design the road as a boulevard with street trees.</li> <li>• Coordinate transportation plans with the County, State, and Bridge Authority.</li> <li>• Petition DOT to permit crossing Rt. 9W north from North Road.</li> </ul>
	Minimize road lengths	<ul style="list-style-type: none"> <li>• Require clustering in outlying areas of the Town where appropriate.</li> </ul>
	Preserve and enhance the scenic quality of rural roads.	<ul style="list-style-type: none"> <li>• Designate roads with significant natural, cultural and scenic resources, and adopt a Scenic Roads Program to protect and enhance these corridors.</li> <li>• Amend the Town's Highway Specifications to conform to the recommendations of <i>Residential Streets</i> published by the Institute of Traffic Engineers, American Society of Civil Engineers, National Association of Homebuilders, and Urban Land Institute.</li> </ul>

<b>NATURAL AND CULTURAL RESOURCES</b>		
<b>Goal</b>	<b>Objectives</b>	<b>Actions</b>
<b>Protect and enhance the quality of the Town’s natural, cultural, historic, and scenic resources.</b>	Protect all areas with significant natural and cultural resources in the Town.	<ul style="list-style-type: none"> <li>• Adopt Conservation Overlay Districts for areas with identified significant natural and cultural resources.</li> </ul>
	Maintain the Hudson River Shoreline as an important scenic resource, and develop and protect riverfront access and activities.	<ul style="list-style-type: none"> <li>• Continue to support the Hudson River Valley Greenway’s goals consistent with the Town’s LWRP and WBOD.</li> <li>• Create an inventory of all cultural and historic resources along the river.</li> <li>• Promote pedestrian access to riverfront parks.</li> <li>• Continue to participate with neighboring municipalities to develop the Ridge Trail.</li> </ul>
	Develop a preservation plan for Illinois Mountain.	<ul style="list-style-type: none"> <li>• Designate Illinois Mountain a Critical Environmental Area (CEA).</li> <li>• Adopt a Conservation Overlay District on Illinois Mountain.</li> <li>• Adopt a telecommunications law to protect scenic resources of the ridge.</li> <li>• Encourage conservation easements to protect open spaces, steep slopes, and sensitive mountain resources.</li> <li>• Target land acquisitions and work with local land trusts to seek easements or purchase properties.</li> <li>• Secure funding from the Hudson River Valley Greenway to develop a Greenway Trail on Illinois Mountain.</li> </ul>
	Preserve and protect groundwater for current and future needs.	<ul style="list-style-type: none"> <li>• Develop an aquifer overlay zone to protect aquifers and recharge areas.</li> <li>• Require innovate stormwater management techniques for new developments.</li> <li>• Monitor the cleanup of the Inactive Hazardous Waste Disposal site on the Mead Property.</li> </ul>
	Protect wetlands, surface waters, floodplains, the watershed and other environmentally sensitive areas.	<ul style="list-style-type: none"> <li>• Adopt a local wetlands law, and protect all wetlands with a 100 foot buffer area or greater (if justified).</li> <li>• Amend the Zoning to require site plan approval for all development within 100’ of wetlands, surface waters, and other environmentally sensitive areas.</li> <li>• Reduce density in environmentally sensitive areas, particularly in the northwest area of the Town where substantial wetlands are located.</li> <li>• Work with neighboring municipalities to develop an intermunicipal corridor management plan for the Swarte Kill, Black Creek, and Twaalfskill, and their designated wetlands and tributaries.</li> <li>• Continue to support the ECC’s efforts to develop a watertrail on the Black Creek.</li> <li>• Recommend designation of the Black Creek to the NYS Wild, Scenic and Recreational Rivers system.</li> <li>• Amend the Zoning to establish appropriate setbacks for new development and other techniques to maintain and improve water quality of Chodikee and Lily Lakes.</li> <li>• Allow the Planning Board to require conservation subdivision design (clustering) in and adjacent to environmentally sensitive areas.</li> <li>• Establish a Town-wide tree protection law that is cognizant of individual property and environmental concerns, and create a replacement, supplementation, and management plan for street trees and trees on Town property.</li> </ul>

<p><b>Protect and enhance the quality of the Town’s natural, cultural, historic, and scenic resources.</b></p>	<p>Maintain biodiversity by striking a balance between economic growth and ecological health.</p>	<ul style="list-style-type: none"> <li>• Adopt WCS/MCA’s forthcoming report on biodiversity in Lloyd as an addendum to the Comprehensive Plan, subject to Town Board review.</li> <li>• Adopt Biodiversity Assessment Guidelines.</li> <li>• Adopt conservation area overlay zones in portions of the Town identified by WCS/MCA as ecologically important or sensitive.</li> <li>• Integrate biodiversity issues into the recommended Open Space Plan.</li> <li>• Consider forming an inter-municipal council with Esopus and New Paltz to plan for the protection of resources that cross municipal boundaries.</li> <li>• Adopt a GEIS for ecologically important and sensitive areas.</li> <li>• Encourage land use decision makers to attend training workshops on biodiversity.</li> <li>• Revise density yield calculations to exclude environmental constraints before calculating density.</li> <li>• Require use of native species for projects reviewed by the Planning Board.</li> <li>• Make information about native and invasive plant species available at Town Hall and on the Town’s website.</li> <li>• Require use of natural landscaping that enhances the Town’s rural character for new plantings and stormwater treatment features.</li> <li>• Refer to WCS/MCA publications during review of development proposals.</li> </ul>
	<p>Strengthen the Town’s sense of place by preserving and commemorating significant historic and archaeological structures and sites.</p>	<ul style="list-style-type: none"> <li>• Verify OPRHP’s database of historic properties and cultural resources in the Town, and supplement if necessary.</li> <li>• Identify structures built prior to 1850 that are of historic significance.</li> <li>• Establish an Historic Preservation Committee to review development proposals that involve historically significant structures built prior to 1850.</li> <li>• Encourage historically sensitive rehabilitation of historic properties.</li> <li>• Permit a wider variety of uses in historic structures, including agricultural buildings, to encourage adaptive reuse of these structures and maintain the Town’s cultural heritage.</li> <li>• Carefully consider information on potential archaeological sites in the Town during SEQR reviews of proposed developments.</li> <li>• File newly discovered archaeological sites with the State archaeological survey for inclusion in their database.</li> </ul>
	<p>Protect scenic resources such as open space, ridgelines, and scenic viewsheds.</p>	<ul style="list-style-type: none"> <li>• Inventory the Town’s natural, cultural and scenic resources and map the visual qualities that residents most value.</li> <li>• Prepare an Open Space Plan as an element of the Town’s <i>Comprehensive Plan</i>.</li> <li>• Encourage cluster development, conservation subdivision design, and other “smart growth” techniques.</li> </ul>
	<p>Preserve topsoil and existing topography.</p>	<ul style="list-style-type: none"> <li>• Adopt regulations on tree and topsoil removal, grading and excavating.</li> </ul>

<b>ECONOMIC DEVELOPMENT</b>		
<b>Goal</b>	<b>Objectives</b>	<b>Actions</b>
<b>Encourage economic development consistent with Lloyd’s small town character to stabilize the tax base.</b>	Encourage development of small-scale retail and service businesses and light industry in character with the Town’s largely rural environment.	<ul style="list-style-type: none"> <li>• Encourage alternatives to typical modern highway oriented commercial development.</li> <li>• Amend the Zoning to include a maximum impervious surface coverage requirement in the commercial districts.</li> <li>• Extend water and sewer mains north on Route 9W to permit light industry to locate here.</li> <li>• Adopt special use permit provisions and design standards for light industry to ensure it does not have adverse impacts on natural resources or community character.</li> <li>• Actively market properties in the LI District to attract viable light industries.</li> <li>• Adopt a GEIS for commercial and light industrial development to streamline the review process.</li> <li>• Set a size limit threshold of 50,000 square feet in the GEIS for new retail development to discourage “big box” retail establishments and encourage small-scale businesses.</li> <li>• Encourage use of geothermal heating and cooling in the GEIS.</li> <li>• Amend the Zoning to include a Land Use Mediation section to provide an alternative method to conflict resolution than costly and time-consuming litigation.</li> </ul>
	Encourage a wide variety of home occupations to promote economic vitality and diversity in the community.	<ul style="list-style-type: none"> <li>• Amend the Zoning to a two-tier structure that distinguishes between home occupations that require a special permit (Class 2) and those that do not (Class 1), based on impact not use.</li> <li>• Adopt performance standards for Class 2 home occupations to protect the residential quality of neighborhoods in which they are established.</li> </ul>
	Promote agriculture and tourism	<ul style="list-style-type: none"> <li>• Include agri-business and tourism in all future economic development plans in the Town.</li> <li>• Promote farmers markets and pick-your-own operations.</li> <li>• Amend the Zoning to encourage development of inns, bed-and-breakfasts and other facilities serving tourists.</li> </ul>
<b>WATER AND SEWER</b>		
<b>Goal</b>	<b>Objectives</b>	<b>Actions</b>
<b>Develop a comprehensive water and sewer expansion plan.</b>	Expand water and sewer services in appropriate areas with minimal expense to taxpayers and users.	<ul style="list-style-type: none"> <li>• Expand municipal water and sewer mains north on Route 9W from the hamlet to the Town’s border to permit light industry in this area.</li> <li>• Coordinate district expansion plans with private development plans to minimize costs incurred to the district, and require that private developments assist in additional infrastructure costs created by their proposals.</li> <li>• Permit only light industry, not commercial strip development, along Route 9W north.</li> </ul>
	Continue to maintain and upgrade existing systems.	<ul style="list-style-type: none"> <li>• Enlarge mains within the district in areas where extensive development is to occur.</li> <li>• Promote water conservation measures and require that new developments use water saving fixtures.</li> <li>• Continue to use reed beds, where feasible, to treat wastewater.</li> <li>• Secure a State grant to acquire an ultra-violet system to replace chlorination at the sewage treatment plant.</li> <li>• Secure grants to purchase properties to expand the sewage treatment plant and to upgrade the digesters.</li> <li>• Reduce inflow and infiltration from leaky pipes and individual house drains.</li> </ul>

<b>VISUAL AND AESTHETIC CHARACTER</b>		
<b>Goal</b>	<b>Objectives</b>	<b>Actions</b>
<b>Protect the visual quality and aesthetic character of the Town.</b>	Provide standards for new and renovated development to encourage development that is compatible with the Town's rural and historic character.	<ul style="list-style-type: none"> <li>• Expand the Planning Board's responsibilities to include architectural reviews.</li> <li>• Adopt illustrated design standards for planning, siting and construction of all new development, including such features as architecture, landscaping and buffering, signage, parking and lighting, to encourage innovations in design that reflect vernacular site layout and architectural styles.</li> <li>• Amend the Zoning to include more detailed requirements for signage, and include these in a separate section of the Code.</li> <li>• Amend the Zoning to include lighting regulations based on the Illuminating Engineering Society and International Dark Sky Association recommendations.</li> <li>• Amend the parking standards in the Zoning based on recommendations from the National Parking Association.</li> <li>• Increase buffer requirements for commercial and industrial uses when adjacent to residential uses outside the hamlet.</li> <li>• Establish generous landscaping or retain natural buffers as setbacks from highway right-of-ways in areas not slated for compact mixed use development.</li> </ul>
	Improve the existing visual character of the Town	<ul style="list-style-type: none"> <li>• Eliminate billboards in the Town by amortizing them over a 5 to 10 year period, at which time the billboard must be removed.</li> <li>• Continue strong enforcement of the existing regulations to ensure Lloyd remains an attractive locality.</li> <li>• Actively seek to attract occupants to abandoned or underutilized properties to encourage adaptive reuse of these buildings and improve their visual appearance.</li> </ul>

<b>RECREATION</b>		
<b>Goal</b>	<b>Objectives</b>	<b>Actions</b>
<b>Encourage implementation of the most recent Town recreation plan to address the growing demand for services and facilities.</b>	Encourage greater utilization of existing recreational facilities.	<ul style="list-style-type: none"> <li>• Secure funding to rebuild the dismantled bridge over Vineyard Avenue, and work with the DOT to create an underpass through Route 9W to Haviland Road to connect trails in the Town.</li> <li>• Expand parks and recreation programs as recommended by the Town Recreation Commission's Strategic Recreation Plan.</li> <li>• Improve directional signs to parks and playing fields.</li> <li>• Coordinate School and Town recreational facilities.</li> </ul>
	Expand recreational facilities and programs to meet demand as the Town grows.	<ul style="list-style-type: none"> <li>• Develop a recreation center for seniors.</li> <li>• Work with DOT to install a paved trailway along the R-O-W of Route 299, set back from the highway.</li> <li>• Coordinate with the Dutchess County Department of Public Works and the Hudson Valley Greenway to ensure that the Rail Trail eventually links with planned trails in Dutchess County.</li> <li>• Continue to seek funding to develop the Highland Landing waterfront park.</li> <li>• Keep the Town Recreation Commission updated on the progress of the Highland Landing waterfront park.</li> <li>• Continue to support development of the Black Creek Water Trail.</li> <li>• Support development of a waterfront trail on Franny Reese Preserve, and encourage extension of this trail southward along the Hudson River bluffs during review of development proposals in this area.</li> <li>• Develop a Greenway Trail on Illinois Mountain.</li> <li>• Encourage the Recreation Commission to work closely with the Planning Board when it drafts its recreation survey to ensure that the survey can be used as the basis for a Recreation Needs Analysis that will allow the Town to adjust its recreation fee.</li> <li>• Review the Town's recreation fee schedule and update it to mitigate the impacts of new residential development on the Town's recreational facilities.</li> <li>• Require open space preservation linkages in the design of new subdivisions wherever potential linkages are possible.</li> <li>• Establish a dedicated fund for recreation fees for trail and new park development.</li> <li>• Utilize conservation easements for hiking and walking trails and adopt a local law so the Town can be a recipient of conservation easements.</li> </ul>

