

## Town of Lloyd

### *Comprehensive Plan Update Committee Meeting #2* *Lloyd Town Hall – 7:00p.m. Monday, November 21<sup>st</sup>, 2022*

#### AGENDA

<b>I. Overview of Meeting</b>	5 Minutes
<b>II. Project Status</b> <ul style="list-style-type: none"> <li>• Notes of October 24, 2022 Kick-off Meeting</li> <li>• Review of Workbook Responses – 5 received</li> </ul>	10 Minutes
<b>III. Project Scope of Work and Project Timeline</b> <ul style="list-style-type: none"> <li>• Phase 1 Project Schedule</li> </ul>	10 Minutes
<b>IV. Community Outreach</b> <ul style="list-style-type: none"> <li>• Anything else on Public Participation Plan (PPP) Distributed for 10/24/22</li> <li>• Review Draft Survey</li> <li>• Design of Visioning Public Workshop (Public Meeting #1) – Jan. 23, 2023</li> <li>• Stakeholder Interviews/ Roundtables</li> <li>• Website</li> <li>• Smart growth principles</li> </ul>	30 Minutes
<b>V. Draft Community Profile Overview</b>	30 Minutes
<b>VI. Next Steps</b> <ul style="list-style-type: none"> <li>• Visioning Public Workshop - January 23, 2023</li> <li>• CPC Meeting February 27, 2023</li> <li>• Any other assorted business</li> </ul>	5 Minutes

*This project is funded in part by a Grant from the Hudson River Valley Greenway*

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## Town of Lloyd Comprehensive Plan Update

### Committee Kick-Off Meeting Summary October 24, 2022: 6:00 P.M.-7:30 P.M.

**Attendees:** David Plavchak, *Supervisor, Town of Lloyd*  
Eric Norberg, *Lloyd Comprehensive Plan Committee (CPC) Member*  
David Mendelson, *Lloyd CPC Member*  
Thomas Rozzi, *Lloyd CPC Member*  
Charles Glasner, *Lloyd CPC Member*  
Scott Anzalone, *Lloyd CPC Member*  
Michael Rosincki, *Lloyd CPC Member*  
David Barton, *Lloyd Chief Building Inspector*  
Leonard Auchmoody, *Lloyd Town Board Member*  
Nicole T. Allen, AICP, *Laberge Group*  
David P. Gilmour, AICP, *Laberge Group*

- I. **Introductions** - There were introductions of the Town Supervisor, members of the CPC, and Laberge Group planning consultants. There was a briefing on elements of a comprehensive plan and ways to ensure collaboration for successful implementation.
  
- II. **Project Status** - There was an overview actions completed, including an interview on Building and Zoning Codes with the Town of Lloyd Chief Building Inspector on October 6, 2022. There was identification that CPC workbooks can still be submitted.  
  
It was discussed that comprehensive planning can involve efforts to bring town policies, including zoning, into line with the plan. Mr. Gilmour also suggested a capital improvement plan is an excellent way to link infrastructure needs with the comprehensive plan and zoning. Also touched on were aspects the elements of a comprehensive plan, plus ways a plan can be structured in order to provide for ongoing implementation. There was an expressed interest in defining metrics and a system tracking of objectives and their achievement.
  
- III. **Project Scope of Work and Project Timeline** - Ms. Allen went over the scope for the comprehensive plan update. The approximate duration of Project Phase 1 is five months. There was review of the draft public participation plan (PPP), an overview of the public survey and its purpose, and there is a call to help identify stakeholders to involve in interviews and roundtables that will be done in conjunction with Visioning Public Workshop #1 when it is set. There was identification that there should be involvement of municipal planning bodies and the Ulster County Planning Department.
  
- IV. **Planning Committee Organization** - The potential roles of the committee members were discussed. There is a need to establish the newspaper of record. It was discussed that it would be advantageous to not only hold meetings in Town Hall as there are other available meeting places. Also, the CPC was asked to review the existing 2013 comprehensive plan (update).

- V. **Community Outreach** - Delving further into the PPP, matters discussed included:
- It was suggested to publicize updates concerning the comprehensive plan and process on Channel 22, as a majority of the community utilizes Optimum cable services.
  - There will be a project website created with content uploaded from time to time.
  - The Town Supervisor will publicize various key project actions at the Town Board meetings.
  - CPC members supported participation steps that endeavor to engage and reach everyone.
  - There was highlighting of community-based organizations and local nonprofits to involve which could assist project awareness through participation of their members, or by providing extension into the community. The groups mentioned included: Rotary; Highland Landing stewardship group; and HVRTA Board.
  - It was noted there is not a lot of involvement between the Town Administration and the School District, so a connection between them for this project is advantageous. It is also potentially desirable to have some involvement in community engagement by a history or other subject teacher, such as at the high school, as they can help promote the project and process to students. It was also discussed that it may be advantageous to have the involvement of some high school or college students in the process, such as through participation at meetings.
  - Lastly, Town Supervisor does want to add-on to the outreach process to utilize mobile “pop-ups” as an plan publicity and engagement technique. The way this would work, the CPC/ Consultants may go to a community event, or a community group’s meeting, and publicize this planning process and take actions like distribute the project survey questionnaire, when it is ready.
- VI. **Next Steps - CPC Meeting #1: Monday, November 21, 2022 – 7PM.**

## **Town of Lloyd Smart Growth Comprehensive Plan** **Phase I Vision Report – Proposed Project Schedule**

MILESTONE	SCHEDULE POINT OR PERIOD	NOTES
<b>1. Project &amp; Comprehensive Plan Committee (CPC) Setup</b>	Start mid-July to Sept. 2022	
<b>2. CPC Kick-off Meeting</b>	October 24, 2022	
<b>3. CPC Meeting #2</b>	November 21, 2022	
<b>4. Public Outreach Efforts</b>	Ongoing	
<b>5. Website Live</b>	December 14, 2022	
<b>6. Publicity &amp; Roundtable Invitations</b>	December 28, 2022	Press releases, flyer, letter/ email invitations, etc.
<b>7. Community Survey Online</b>	January 6, 2023	
<b>8. Visioning Public Workshop</b>	January 27, 2023	<ul style="list-style-type: none"> <li>• This is the first of three (3) scheduled Public Outreach Meetings (#1), at this point, not including hearings or Town Board meetings.</li> <li>• Stakeholder Roundtables/ Key informant Interviews targeted for this day, prior to the later night meeting.</li> </ul>
<b>9. CPC Meeting 3</b>	February 27, 2023	
<b>10. Visioning Report</b>	March 2023	Committee submits to Town Board for Review (no formal adoption required for Phase 1).



## Town of Lloyd

### Comprehensive Plan Update Draft Community Survey

The Town is excited to begin visioning for its future as it updates the Town's 2013 Comprehensive Plan. This update will provide long-range planning. It will explore the community's desired future as a guide to local policies. Your input is vital to understand the vision of Lloyd and develop a blueprint for guiding growth that will serve the community's future generations.

#### **1. Desired Future Types of Development - What type of development do you feel is needed, or would you like to see in Lloyd in the future? (Check all that apply)**

- a. Arts venues/ cultural attractions
- b. Diversity of housing types (for singles, families, workforce/blue collar, empty-nesters, seniors, etc.)
- c. Educational (schools/higher education facilities/ training facilities)
- d. Industrial (light industrial and manufacturing)
- e. Institutional (space for nonprofits or health services)
- f. Mixed-Residential/Commercial (buildings that house both apartments and stores/restaurants)
- g. Offices (medical and professional, etc.)
- h. Retail destinations, such as in hamlet core
- i. Retail/Commercial (stores that provide for daily and weekly shopping needs)
- j. Other – Please specify:

#### **2. As applicable, categorically assign the importance of why you choose to live in the Town of Lloyd:**

[Very important; Somewhat important; Not very important; Not applicable]

- a. Civic environment
- b. Distance to employment options
- c. Grew up here
- d. Housing costs
- e. Investment opportunities
- f. Local employment opportunities
- g. Natural beauty/open space
- h. Parks and recreation opportunities
- i. Proximity to surrounding higher education institutions/ colleges
- j. Quality of life
- k. School district
- l. Sense of community
- m. Transportation and access
- n. Walkway Over the Hudson / Hudson Valley Rail Trail
- o. Waterfront/ waterfront access
- p. Other (Please specify)

#### **3. What portion of your shopping/personal service needs/entertainment takes place in the Town of Lloyd?**

[Assign a category: Almost all; Some; Very Little; None]

- a. Automotive
- b. Banking/financial
- c. Discount/thrift retail
- d. Festivals and concerts
- e. Groceries
- f. Health and fitness
- g. Home repair/hardware
- h. Medical/dental
- i. Personal service (barber, beauty/nail salon, etc.)
- j. Professional services (business services, accounting, legal, etc.)
- k. Restaurants/food establishments
- l. Retail – locally-owned
- m. Other, please describe:

**4. Would you describe the Town of Lloyd is in need of more: [Yes/No]**

- a. Arts and culture
- b. Business and shopping opportunities
- c. Community events
- d. Early childhood care or education
- e. Emergency preparedness
- f. Employment opportunities
- g. Fire emergency services
- h. Housing choices
- i. Linear trails
- j. Parks
- k. Police services
- l. Public information actions
- m. Public transportation choices/ transit options
- n. Recreational programs
- o. Senior services
- p. Traffic calming
- q. Youth, teen programs and facilities
- r. Other – please specify:

**5. Housing**

- a. Please rank in order of priority the need for the following housing types in the Town of Lloyd:
  - i. Single-family dwellings
  - ii. Two-family dwellings
  - iii. Townhouses
  - iv. Apartments
  - v. Condominiums
  - vi. Senior housing
- b. Would you support for the allowance of Accessory Dwelling Unit's (ADU) to be permitted as part of or alongside single-family residential dwellings? (a small separate dwelling unit) YES/NO
- c. If no, what are your concerns with these types of dwellings? (Open ended)

**6. Would you prefer to see development in the Town conditioned upon the following?  
(Very important; Somewhat important; Not very important; not applicable)**

- a. Assigning open space and/or recreation space as part of development
- b. Fitting with available infrastructure like water or sewer service
- c. Helping establish vibrant commercial nodes
- d. Maintaining scenic views
- e. Producing consistency with character of surrounding area
- f. Protecting agriculture/ agricultural resources
- g. Protecting the Town's natural features
- h. Providing a percent of housing set aside for middle- and lower-income households, or available to volunteers like firefighters
- i. Supporting walkability – providing sidewalks and trail connections
- j. Use of energy efficient technology
- k. Other:

**7. Climate Change / Resiliency**

Since 2013, two major hurricanes have caused extensive flooding, and a third resulted in significant storm surge. As we consider climate change and resiliency, should the Town:

- a. Require greater minimum green infrastructure requirements in development, covering techniques like enhanced landscaping and tree planting, or onsite stormwater management? YES/NO
- b. Incentivize high-performance buildings/ energy efficient buildings? YES/NO
- c. Should the Town code have requirements that reduce the potential harmful effects to buildings from heavy rains and flooding, such as higher first floor elevations, or greater setbacks from streams? YES/NO
- d. Aid in local food systems planning, through support for agriculture and agricultural economic development or by pursuing an Agricultural and Farmland Protection Plan? YES/NO
- e. Help guide growth and conservation with an Open Space & Recreation Plan? YES/NO
- f. Promote a micro-grid that can provide and distribute power despite a regional outage?
- g. Other:

**8. Solar**

- a. Should the Town allow large-scale (utility) solar projects to be located in the Town? YES/NO
- b. If yes, where should they be sited /not be sited?
- c. If yes, please identify any specific issues and/or concerns you feel the Town should address while preparing zoning regulations for large-scale solar projects:
  - i. Preserve farmland.
  - ii. Address visual impacts.
  - iii. Manage impacts on neighboring properties.
  - iv. Limit the size of the facilities.
  - v. Need to provide for complimentary infrastructure, like battery storage

- vi. Regulate potential clearcutting associated with solar projects.
- d. If no, please identify the reason(s) why the Town should not allow large-scale solar projects.

**9. What do you enjoy most about living in Lloyd?** (Open-ended)

**10. What other improvements/changes would you like to see in the Town of Lloyd?** (Open-ended)

**Demographics** – While these following questions are optional, you are encouraged to answer them as it will help us better understand survey responses and the targeting of potential improvements in our Town. All individual survey results will remain anonymous.

**11. What is your gender?** Female/Male

**12. How long have you lived in Lloyd?** 0-5 years; 6-10 years; 11+ years; Part time; Not a resident.

**13. What is your age?** Under 19; 20-34; 35-44; 45-64; 65+

**14. How many people live in your household?** 1; 2; 3; 4; 5; 6+

**15. Check all that apply:** Homeowner; Renter; Local commercial property owner; Local commercial property tenant; Non-resident employee; Visitor.

**16. If you own a business in the Town of Lloyd, how long has your business been open?** \_\_\_\_\_

**17. For Lloyd residents, what type of structure is your home:** Single-family; 2-3 Family; Senior housing; Condo; Mobile/manufactured home; Apartment building (4+ units); Townhouse; Other: \_\_\_\_\_

**18. Do you live in the Highland Hamlet?** Yes/No

**19. Zip Code:** 12804; 12827; 12828; 12839; Unknown; Other \_\_\_\_\_

**20. Please provide any additional comments:** \_\_\_\_\_



## Town of Lloyd Smart Growth Comprehensive Plan

### Potential Interest Categories & Stakeholders

CATEGORY	GROUPS
<b>1. Education</b>	Highland School District Superintendent; Highland School Teacher(s)?; SUNY New Paltz interests, such as Departments, or MBAs or engineers in training; UCCC
<b>2. Agriculture</b>	Ulster County Soil & Water; U.C. Cooperative Extension; Hurd's; Others?
<b>3. Highland Businesses, &amp; Commercial &amp; Manufacturing Entities</b>	Highland Business owners; Key Bank? Ulster County Economic Development; UC IDA; Ulster County Chamber of Commerce Others? Lodging establishments?
<b>4. Community Groups</b>	Highland Rotary; American Legion Lloyd; Lions; Others?
<b>5. Arts, History, Culture &amp; Tourism</b>	Town Historical Society; Walkway Over Hudson; Walkway Over Hudson Park Superintendent; Lloyd Historical Society; Theater on 299; Rocking Horse Ranch(?); Ulster County Economic Development; Ulster County Chamber of Commerce; County Tourism
<b>6. Real Estate &amp; Development</b>	Hello Dolly; Ulster County Planning Dept.; Ulster County Economic Development; Zoning Board members; Planning Board members; local property owners; local developers; engineers or surveyors who work frequently in community; Water &/or Sewer Superintendent; Deegan-Collins
<b>7. Recreation</b>	Highland Landing; Apple Greens; Hudson Valley Rail Trail Association; John Burroughs Association; Little or other sports Leagues? Recreation staff?
<b>8. Environmental</b>	Scenic Hudson; Clearwater; Ulster Co. Dept of the Environment; Ulster County Soil & Water; John Burroughs Association; Wallkill Valley Rail Trail; Wallkill River Watershed Association
<b>9. Transportation</b>	Town Highway Superintendent; NYS Bridge Authority; Ulster County Transportation Council; Highland Bike shop?; Walkway Over Hudson; Walkway Over Hudson Park Superintendent; NYSDOT Ulster County Resident Engineer;
<b>10. Housing &amp; Community Development</b>	RUPCO; Ulster County Planning Department; Cooperative Extension; Others? Ulster County Department of Aging; Mid-Hudson Senior Citizen's group – Highland Chapter
<b>11. Public Safety</b>	Ulster County Emergency Management; Town of Lloyd Police; Ulster County Sheriff; Highland Fire District; Volunteer Fire Department(s)? Ambulance Corp(s)?
<b>12. Other</b>	Bruderhof community in Esopus? Others?



# Smart Growth Comprehensive Plan

Town of Lloyd  
Draft Vision Report



NEW YORK  
STATE OF  
OPPORTUNITY.

Hudson River  
Valley Greenway

Funded in part by a Grant from the Hudson River Valley  
Greenway



Laberge  
ENGINEERING  
ARCHITECTURE  
Group  
SURVEYING  
PLANNING

# Town of Lloyd Vision Report

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Appendix A: TBD

## COMMUNITY PROFILE

### Location

Encompassing 33 square miles, the Town of Lloyd sits at the western edge of the main stem of the Hudson River, one of New York State's most significant waterbodies. The Town is located in the southeast section of Ulster County, ½ mile west of the City of Poughkeepsie, which is on the opposite end of the Hudson River. The two municipalities are linked by the Mid-Hudson Bridge and the Walkway over the Hudson.

The Town is bounded to the east by the border of Dutchess County, the Town of New Paltz to the west, the Town of Esopus to the north and the Towns of Plattekill and Marlborough to the south. The Town is roughly 68 miles north of the Manhattan Borough of New York City.



Major State transportation routes that run through the Town and set locational context include:

- U.S. Route 9W;
- U.S. Routes 44/ NY 55; and
- NY 299 (Route 299).

Route 9W runs north and south in the eastern part of the Town, Route 44 and NY 55 run concurrently and pass through the southeastern corner of the Town, while NY 299 also runs east-west across town. Route 299 connects beyond the Town's western Boundary with the New York State Thruway (I-87), which is a major regional north-south running interstate. The Hudson Valley Rail Trail also sets the transportation context of this location as converted rail right of way that extends from the Walkway Over the Hudson in the east and runs generally westerly along Route 299.

## Historical Development

As described in the 2005 Comprehensive Plan, the Town of Lloyd was formed from the Town of New Paltz on April 15, 1845. It was created by an act of the New York State Legislature.

Historically, the development of the Town of Lloyd has been influenced by transportation/ transportation routes, including by water (Highlands Landing) and by rail. The Town started at the waterfront, in and around the landing near the Twaalfskill stream outfall.



But in the early 20th century, automobile and truck transport eclipsed water traffic and West Shore Railroad passenger service gave way to freight trains that speed through the Town without stopping.

The Town center then moved up the hill to its current location, where the greater Highland hamlet evolved to serve as the center of commercial, institutional and cultural activities and activity along the waterfront languished until all that was left of Highland Landing commerce was one restaurant and a private marina. However, since the adoption of the 2005 Comprehensive Plan, Lloyd is again focusing on its riverfront, but to a different purpose. The Bob Shepard Highland Landing Park was created to provide public access to the river, increase use of the river for educational and recreational purposes, and promote tourism.



In addition to its proximity to the Hudson River, agrarian roots influenced the history and patterns of settlement. Orchards and vineyards were situated more primarily in the southern tier of Town. Places like the nearby/ adjacent Clintondale hamlet/ crossroads evolved in conjunction with agriculture. Agricultural trades were a source of influence for travel and broad settlement along the plateau above the Hudson's shoreline and generally between Esopus hamlets and the Kingston port in the north, and Marlborough's historic hamlets and its associated broad historic agricultural realms there and which linked with the major historic Newburg urban core and port south of there.

## Demographic & Growth Trends

The Town of Lloyd is a steady growing municipality in Ulster County, with an estimated growth rate of 2.5% since the 2010 US Census. As of 2020, the Town of Lloyd is home to 11,130 residents according to US Census direct count of population and a 10,863 population per the 2010 Census. Important demographic and growth trends in the Town of Lloyd are listed below:

- The number of housing units increased 4.1% between 2010 and 2020. It is encouraging that there is some growth in the housing supply.
- Over the last decade, the number of infants, young children, and young adults declined. Residents in the 45-54 age cohort experienced the most dramatic rise, climbing from 494 persons in 2010 to 1,250 persons in 2020, a 153% increase.
- Approximately 92% of Lloyd residents over the age of 25 have a high school degree or higher and 39.4% have attained a Bachelor's degree or higher.
- The median household income was \$75,387 as of the 2020 Census American Community Survey.
- Approximately 40% of Town residents in the workforce travel less than 20 minutes to work while 60% travel greater than 20 minutes to work.
- Approximately 45% of civilian employed residents work in professional or management positions, 14.7% work in sales or office and administrative support, 12.3% work in natural resources, construction or maintenance positions, 9.6% work in production, transportation or material moving jobs, and 18.4% work in the service industry.



Highland High School. [www.highlandschools.org](http://www.highlandschools.org)

## Land Use

Based on categorizations created using property assessment data, Lloyd’s nine land use classifications in 2020 include: 1) Agriculture, 2) Commercial, 3) Community Services, 4) Industrial, 5) Public Services, 6) Recreation & Entertainment, 7) Residential, 8) Vacant, and 9) Public Parks, and Wild, Forested and Conservation.

**Table 1: 2020 Parcel Counts by Use Category**

Use Category	Description	Parcel Count
100	Agricultural Properties	68
200	Residential Properties	3,310
300	Vacant Land	584
400	Commercial Properties	328
500	Recreation and Entertainment Properties	9
600	Community Service Properties	54
700	Industrial Properties	8
800	Public Service Properties	71
900	Public Parks, Wild, Forested and Conservation Properties	7
<b>Total Parcels in All Use Categories</b>		<b>4,439</b>

Source: New York State Office of Real Property Tax Services

Using the above categories, based on parcel counts, the primary land uses in the Town are residential (74.6%), vacant (13.2%), and commercial (7.4%). Residential land uses are spread out all across the Town as allowed by zoning. Vacant land uses are concentrated more centrally in the Town. Commercial land uses are more prevalent along the eastern edge of Town within the hamlet of Highland and along major corridors, such as Route 9W, Route 299, and U.S. 44/55.



Professional Office Space on State Route 299

**Table 2: Land Uses by Acreage/Percent**

<u>Land Use Category</u>	<u>Acreage</u>	<u>Percentage</u>
Residential	78,040	36.8
Vacant	68,653	32.4
Agriculture	17,303	8.2
Commercial	17,182	8.1
Unknown	9,788	4.6
Public services	6,274	3.0
Recreation & Entertainment	4,439	2.1
Wild, Forested, Conservation, & Public Parks	1,769	0.8
Industrial	502	0.2
	<b>211,864</b>	<b>100.0%</b>

Source: New York State Office of Real Property Tax Services

Shown as acreage, and as depicted on **Land Use Map**, which displays streets and the distribution of general land uses within the Town, residential land uses cover 36.8% of the Town. It shows residential clusters found in and around Highland hamlet, the south-east portions of the Town, and north of Route 299. Parcels that are classified as vacant lands make up a slightly smaller percentage (32.4%), but a review of this map and attendant table also shows that well over 1/3 of the community comprises open space lands which define community character. Besides vacant parcels, there are also open space uses within Agricultural lands (8.2%) and Wild, Forested, Conservation, & Public Parks (0.8%).



Dubois Farms, Highland. [www.duboisfarms.com](http://www.duboisfarms.com)



# Legend

## Layer

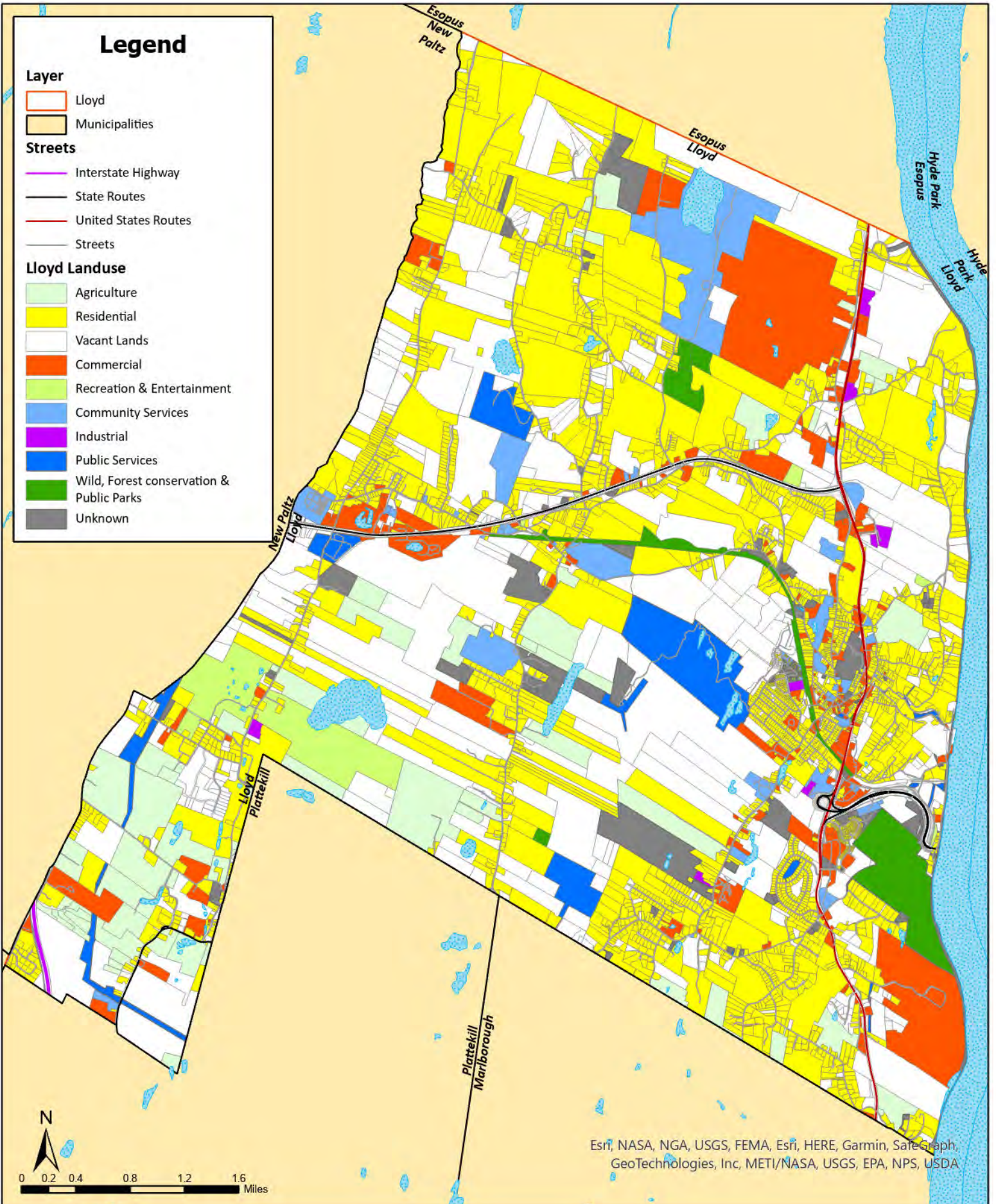
- Lloyd
- Municipalities

## Streets

- Interstate Highway
- State Routes
- United States Routes
- Streets

## Lloyd Landuse

- Agriculture
- Residential
- Vacant Lands
- Commercial
- Recreation & Entertainment
- Community Services
- Industrial
- Public Services
- Wild, Forest conservation & Public Parks
- Unknown



Esri, NASA, NGA, USGS, FEMA, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA

## Development Trends

According to the Building Inspector during a Personal Interview with consultants Laberge Group on October 6, 2022, a focus for growth is on primary corridors. These include State highways and around the Hudson Valley Rail Trail including by the Walkway Over the Hudson and Haviland Road which parallels the Rail Trail. In addition, the enhanced access to and from the City of Poughkeepsie via the Walkway Over the Hudson Bridge and the Rail Trail (and the Mid-Hudson Bridge) has primed the Highland Hamlet environment, the Route 9W corridor, and points adjacent to the rail trail for sustained economic growth and activity.

Examples of trending recent development has included:

- Vineyard Commons - senior housing community, 182 units, on Route 44/55;
- Phased buildout of Mountainside Woods, which overall will establish 162 single family homes and streets in the R1 and R1/4 Districts generally westerly of the hamlet core;
- A new Bank and restaurant near Haviland Road;
- Commercial infill and rehabilitation fronting on Route 9W, like a new liquor store, and substantial new multifamily residential development in the rear of retail service uses fronting this highway, with access to these apartments by service roads, such as that run behind the new Dollar General.

The Subdivision Regulations (Town Code Chapter 90) were updated in 2010. The law appears adequate and achieves typical purposes, inclusive of standards for providing recreation opportunity in developments. As is common in New York State communities, there is not a complete streets design approach, which addresses intermodalism, and multiple road types and contexts. A more comprehensive street code could provide for fuller use of streets/ rights of ways by more fully addressing factors such as: sidewalk specifications, lane widths, on-street parking, bicycle access, curbs and curb radius, accessibility, tree planting, stormwater management specifications, trails connections, and street furnishings, including lighting or transit stops.

The Zoning framework for the Town is a combination of base zoning districts and overlay districts. There is a mix both in terms of standard zoning districts that are based on lot size and Form-Based Code treatments. These latter design- and place-based Form-based techniques focus on achieving reuse of properties and infill development that is walkable and traditional scale. The form-based code technique prescribes the quality of buildings organization and placements, the characteristics of building facades, and the design and arrangement of attendant streetscapes.

As shown in *Error! Not a valid bookmark self-reference.*, and on the **Zoning Map** supplied by the Building Inspector, the Town has 18 zoning districts identified on the map. Large areas of the community are assigned R-1: Single-Family Residence, 1 acre; A-Agricultural (2 acre); or R-2 Single-Family Residence, 2 acres.

**Table 3: Zoning Districts**

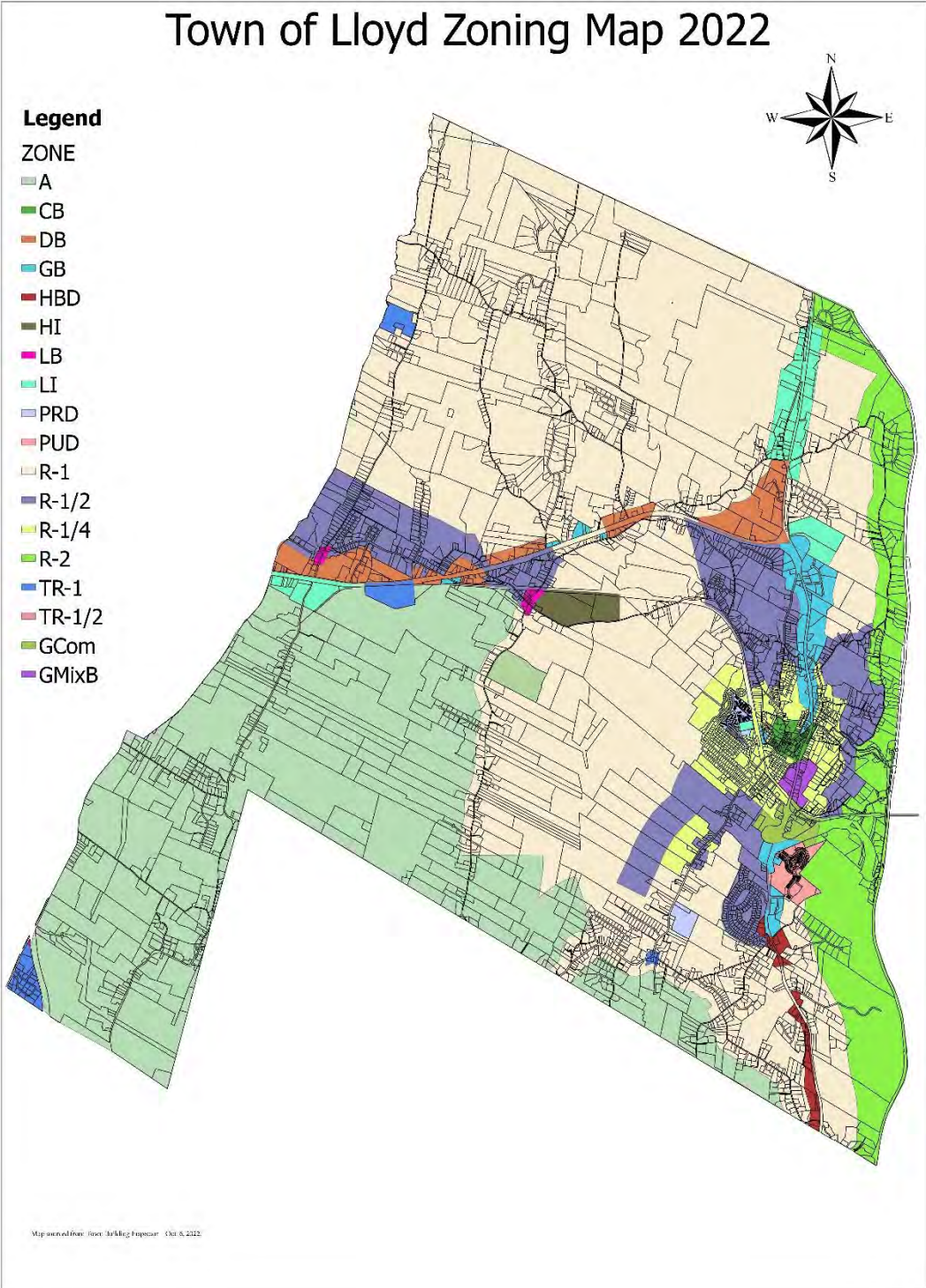
<u>District Label</u>	<u>Zoning District Per Zoning Map</u>
CB	Central Business
DB	Designed Business
GB	General Business
HI	Heavy Industrial
LB	-
LI	Light Industrial
HBD	Highway Business District
WGD-CC_SD	Walkway-Gateway District: Gateway Commerce Subdistrict
WGD-GMU_SD	Walkway-Gateway District: Gateway Mixed-Use Subdistrict
A	Agricultural
R-1/4	Single-Family Residence, 1/4 acre
R-1/2	Single-Family Residence, 1/2 acre
R-1	Single-Family Residence, 1 acre
R-2	Single-Family Residence, 2 acres
TR-1	Trailer-1 acre
TR-1/2	Trailer-1/2 acre
PRD	Planned Residential District (Designated)
UD	Planned Unit Development (Designated)
<i>Note: WB - Waterfront Business District is shown in Zoning Art. III Establishment of Districts, but is not further referenced in zoning text or on zoning map</i>	

Source: 2022 Town of Lloyd Zoning Law

At the same time, there are a large number of parcels assigned within R-1/2 Single-Family Residence, 1/2 acre, and the R-1/4 Single-Family Residence, 1/4-acre zones. These higher density, smaller lot zones are situated in and around the Highland hamlet core. There is also R-1/2 zoning assigned along portions of Route 44/55, Route 9W, New Paltz Road, and North Road.

Meanwhile there is DB - Designed Business along long segments of Route 299 and north of its intersection with Route 9W on the east side of the State Highway up to North Riverside Road. The other nonresidential zoning districts assignments vary and are most often located along Route 9W or a few other strategic corridor or cross-road locations.

# Town of Lloyd Zoning Map 2022



Map prepared from: River Valley Paperwork - Oct 8, 2022

0 0.5 1 2 Miles

**Table 4: Overlay Zoning Districts**

District Label	§100-9 District Classification
SC-O	Stream Corridor Overlay
WBO	Waterfront Bluff Overlay
TND	Traditional Neighborhood Development
MUD	Mixed Use Development
TRR-F	Tourism/Recreational Resort Floating
AB-O	Agricultural Business Overlay
AU-O	Adult Use Overlay
BPMF	Blue Point Multi-Family
BPC	Blue Point Commercial
BPI	Blue Point Industrial

There are additional overlay zoning districts identified in the Town Zoning Code, or which can be assigned for placement on the Zoning Map according to the Town Board’s formal designation. Overlay zoning districts can establish additional standards and criteria that are applicable in addition to or in place of those of the underlying, base zoning district. These approaches can be used to help ensure that sensitive natural resources are provided protection. They are also used to establish buffering for particular uses.



Since the 2013 Comprehensive Plan update, the Town amended its sign regulations and it provided design standards and guidelines for the Highway Business District. More recently, it also made changes to repeal the definition of “Adaptive Reuse Building” and refine “Adaptive Reuse Project” as part of the approach for reusing buildings and properties and to promote public health, welfare and safety in the Town. The Town also in 2022 amended its zoning code to add a provision for special use permits for “Cannabis/Marijuana Retail Sales and Lounges” in order to capitalize on a growing and profitable cannabis industry in New York State. As this profile report is being prepared, there is also zoning being considered for the regulation of short-term rentals.

## Economic Base/ Economic Development

The Town of Lloyd has many assets, including a broad set of amenities that supports recreation and tourism, including the Town's most famous attraction -- Walkway Over the Hudson -- which towers across the Hudson River drawing visitors from all over the world. Originally the first railroad bridge to cross the Hudson, the Walkway is now a state park and the world's largest pedestrian bridge. Along the Lloyd side of the bridge exists Hudson Valley Rail Trail, which is a major segment of the Empire State Trail system and it hosts the Walkway's adjacent gateway with a pavilion, restrooms, and interpretative materials and landscaped event space. This non-motorized paved trail runs generally westward from the Hudson River toward New Paltz and the intersecting Wallkill Valley Rail Trail. The Hudson Valley Rail Trail also hosts a repurposed Caboose Gallery with exhibits.

Other outdoor tourist attractions in-Town include Illinois Mountain Park, Franny Reese Park and Bob Shepard Highland Landing Park which all offer scenic views of the Hudson River. There are also both canoe/ kayak as well as walking or hiking trails on and around Black Creek. Orchards like Wiklow's and Hurd's draw significant visitors and form a unique part of the economic and land base, as does the Apple Greens Golf Course (27 holes). Nearby are more orchards and recreational and lodging uses like Rocking Horse Ranch Resort, the Hudson House & Distillery, shopping, dining, and the Hudson Valley Sportsdome.

There are limited water and sewer services within the Town. The sewer service centers on Highland, extending around Route 9W by and just south of Route 299 and overlaying part of Old New Paltz Road, while sewers also serve areas south of the Hamlet on Route 44/55 (southerly to Vineyard Commons) and on Route 9W down to Chapel Hill Road and Macks Lane.

The Town has a mix of businesses, industries and institutions that serve as regional employers. Nonresidential uses appear most concentrated along Route 9W, in the Highland Hamlet, and along Route 299. In the Route 9W and Route 299 corridors there are highway-related retail services inclusive of a large-scale grocery and regional home and construction goods stores, banks, and other retail services. The Hamlet has multiple restaurants and service businesses. There are manufacturing and trades businesses evident on the north segment of Route 9W, while existing agriculture is spread all around Town, but especially in the south and east.

The industries that employ the most Town residents, according to the 2020 American Community Survey by the US Census, include: educational, health, and social services (31%), professional, scientific and technical (11.6%), and public administration (8.4%). Major employers identified within the boundaries of the Town include:



*Lowe's Home Improvement on State Route 299. Google Earth*

- Highland Central School District.
- Lowe's Home Improvement.
- Hannaford.
- Town of Lloyd.

Regional efforts have also stimulated development in the Town of Lloyd. Close proximity of the City/Town to Poughkeepsie, New York City, and New Paltz, as well as its multimodal transit offerings, enhance access to the area and position it for strategic and aligned growth.

Efforts have also been made to grow the Mid-Hudson region's skills and talent base for priority industries. The 2017 3D initiative at SUNY New Paltz welcomed leaders in state government, business and higher education to break ground on a new Engineering Innovation Hub, a state-of-the-art facility that will help support and diversify the College's rapidly growing engineering program and support collaboration between the College and local industry.

DRAFT

## Environmental Framework

The Town of Lloyd is known for its scenic beauty and abundant natural resources. The Town's most vital natural resource is the Hudson River. Seven miles of the Hudson River shoreline are situated inside the Town boundary.

The Town's topography is characterized by the undulating landscape that rises up from the Hudson River to the highpoint on Illinois Mountain. There are generally two north-south running basins on each side of this and set within them are numerous State Regulated Freshwater Wetlands, Freshwater Emergent Wetlands, and Freshwater Forested/Shrub Wetlands. The streams and water bodies that serve as vital ecological resources in-town include:

- Black Creek,
- Twaalfskill Creek,
- Pancake Hollow Brook,
- Marx Pond,
- Chodikee Lake, and
- Lily Lake.

The whole Town is within the Hudson River Watershed and all of its three main sub-watersheds eventually flow there. In the east, roughly just over 1/3 of Town is within the watershed flowing directly to the Hudson. Another slightly over 1/3 of the Town's central land area is situated in the south to north flowing watershed for Black Creek and Chodikee Lake. Running roughly south to north along South Street and South Elting





Corners Road as watershed divide is the Wallkill River watershed which covers west of that location and occupies roughly ¼ of the Town land area.

The 2017 Ulster County Open Space Plan recommends seven (7) strategies for open space protection in the region. These strategies center on protecting and managing open space and water resources. They include enhancing the viability and protection of working landscapes, protecting the County's valuable landforms and natural features, developing priority biodiversity areas and ensuring that land use decisions incorporate habitat protection and species diversity, promoting stewardship of historic and cultural resources, and creating, preserving, enhancing and providing managed access to parks, hiking trails, active and passive recreation facilities, and historic resources.

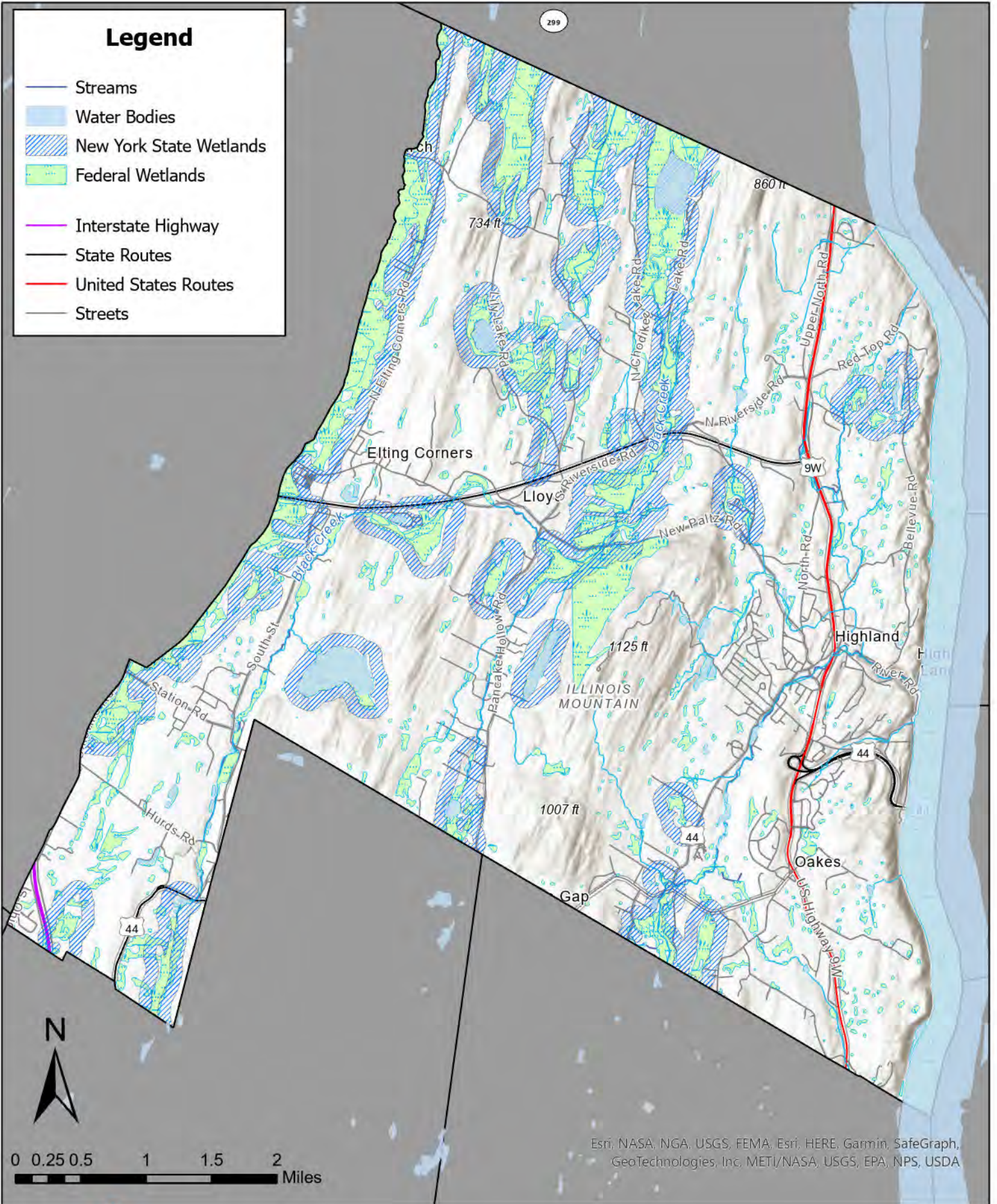
***Natural & Environmental Resources Map*** portrays select natural and environmental resources in Town. It includes the general layouts of New York State wetlands and Federal wetlands, as well as the streams and waterbodies in the Town. There are extensive wetland areas in Lloyd. As depicted, there are 3,488 acres of New York State regulated wetlands. These are situated all around, but especially in the western side and especially in the northwest quadrant broadly around Chodikee Lake and Black Creek as well as around the Swakill Creek environments.

The same map also highlights the elevation contours of hills and steeper slopes in Town which center on and around Illinois Mountain. It is possible to discern the ridge that runs from the north to the south and which forms an easterly boundary of Black Creek's main channel. Illinois Mountain is a defining geographic feature of this community.

One associated natural and recreational resource not specifically called out on that map is the proposed Burroughs Black Creek Trail and resource environment, which passes through the Town of Lloyd and extends to the mouth of Black Creek in the Town of Esopus, and also extends to the City of Poughkeepsie. This is roughly coterminous major portions of the Esopus/ Lloyd Wetland and Ridges unique habitat area that is a recommended priority conservation area per the New York State Department of Environmental Conservation. The Burroughs Black Creek Trail is envisioned to overlay this important ecological swath and offer a mix of recreational possibilities ranging from hiking to paddling, and bicycling that can be compatible with efforts to sustain large areas of contiguous forests and open spaces extending around Black Creek, Chodikee Lake and the State's Forest lands nearby in Esopus. The notion for the Burroughs Black Creek Trail has been promoted by Scenic Hudson which envision this priority conservation area as underpinning the greater Hudson Valley community as a viable place to live, work, and play.

# Legend

-  Streams
-  Water Bodies
-  New York State Wetlands
-  Federal Wetlands
-  Interstate Highway
-  State Routes
-  United States Routes
-  Streets



Esri, NASA, NGA, USGS, FEMA, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA

## Parks & Recreation Resources

The Town contains seven properties classified as Public Parks, or Wild, Forested and Conservation. Importantly, it also owns a major segment of the Empire State Trail's component Hudson Valley Rail Trail. The latter is a major regional nonmotorized linear recreational resource that links with the Walkway Over Hudson State Historic Park and international attraction.

Many of these recreational resources are situated in eastern parts of Town. They offer a variety of recreation outlets, including: walking, bicycling, nature viewing and picnicking. Certain parks also support sports like tennis, basketball and baseball. There are also locations offering hiking, and fishing and boating access.



Amongst these are five designated public parks and recreation areas that are operated by the Town:

- Berean Park,
- Bob Shepard Highland Landing Park
- Hudson Valley Rail Trail (<https://hudsonvalleyrailtrail.net/about.php>)
- Tony Williams Field, and
- Village Field.

Other outdoor parks available to visitors and residents and visitors are:

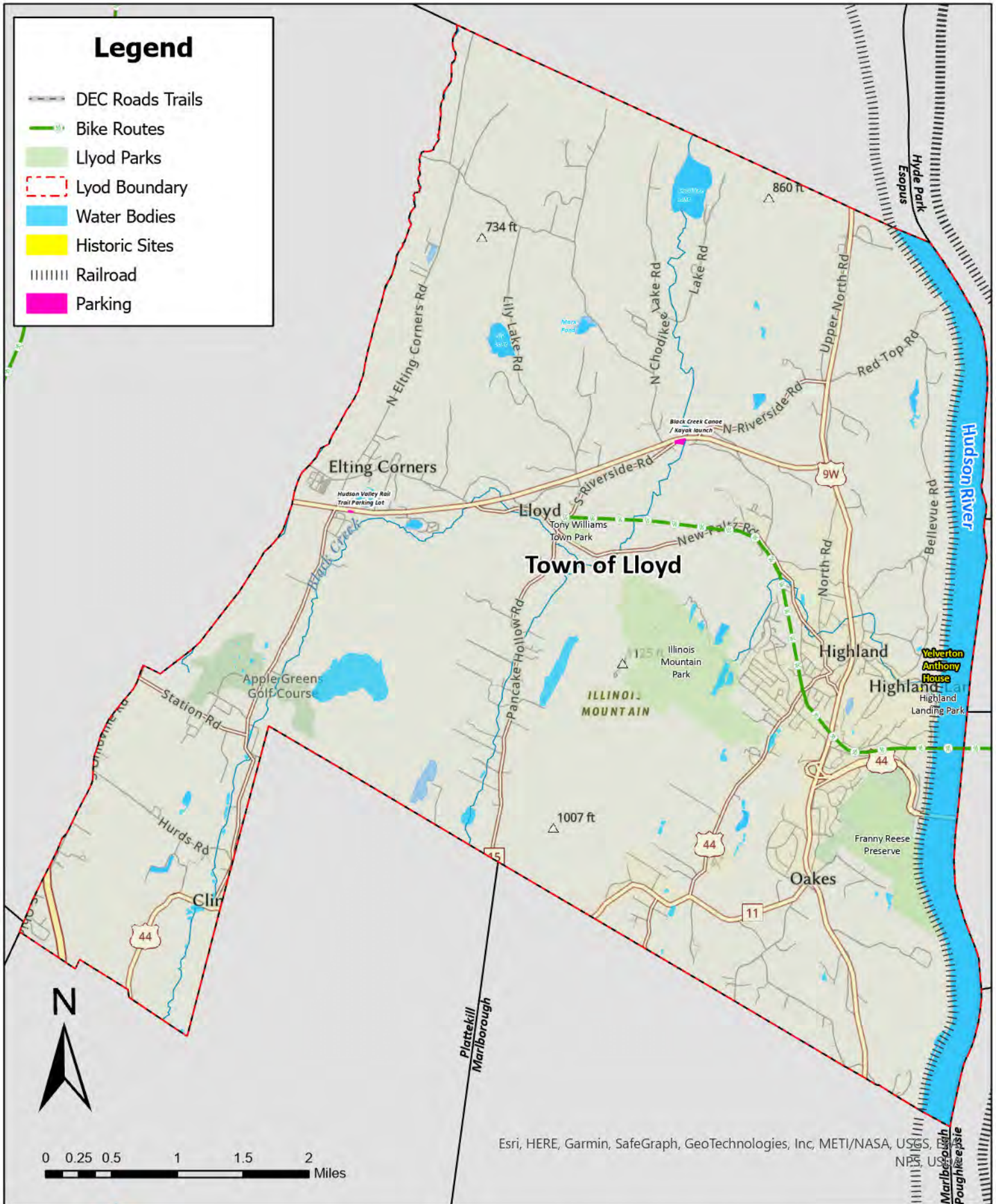
- Illinois Mountain Park which is the highest point along the Hudson River;
- Franny Reese State Park, and
- Walkway Over the Hudson State Historic Park (which is a major recreation amenity and destination on the Hudson Valley Rail Trail and the Empire State Trail).

The **Parks, Recreation & Historic Resources Map** shows the locations of the Hudson Valley Rail Trail including the parking access area added in 2018 along the new segment of the trail that connects this trail with the Walkkill Valley Rail Trail in New Paltz and which is also part of the State-crossing Empire State Trail. It also shows the Apple Greens Golf Course which is one three-season recreation and tourism destination in-town.

There are limited historic structures that are on the National Register of Historic Places in Lloyd besides the Walkway bridge. Yet, the map does show by the Yelverton Anthony House in Highland. There are also many buildings that are greater than 100 years of age distributed around the Town, including many vernacular structures associated with the agricultural history which continues in this Town today and is exemplified by its orchards including around the Pancake Hollow and Ohioville areas, as well as other parts of the community.

# Legend

-  DEC Roads Trails
-  Bike Routes
-  Llyod Parks
-  Llyod Boundary
-  Water Bodies
-  Historic Sites
-  Railroad
-  Parking



## Parks, Recreation & Historic Resources

Draft of 11/16/22  
Town of Lloyd, Ulster County, NY

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## Previous Planning Efforts

In recent times, extreme weather events as well as population surges and continued background population growth have applied mounting pressure to Town infrastructure and resources. In order to shape new development in a way that will preserve the unique qualities of the Town, a number of plans and studies have been conducted. These local and regional plans have been used to manage the development of major corridors, protect farmland and open space, and maintain and reinforce existing land uses and patterns.

Significant local or regional planning efforts identified that affect planning in the Town of Lloyd are listed below in chronological order:

- Ulster County Agriculture and Farmland Protection Plan 1997.
- 2005 Town of Lloyd Comprehensive Plan.
- Ulster County Open Space Plan 2007.
- A Three-County Regional Housing Needs Assessment: Ulster, Orange and Dutchess Counties 2009 (From 2006 – 2020).
- Town of Lloyd Comprehensive Plan 2013 (this effort in ways involved adjustments and updates to the 2005 approved plan).
- Town of Lloyd Local Waterfront Revitalization Program, 1995.
- Ulster County Planning Board Community Design Manual 2017.
- Ulster County Carbon Neutral Government Operations Report 2018, 2019 & 2021.
- Ulster County Climate Action Plan 2019.
- Ulster County 2040 Economic Development Strategy (2020).
- Ulster County Green New Deal 2021.
- Ulster County Housing Action Plan 2021.
- Ulster County Transportation Council Road Safety Plan 2021.
- Mid-Hudson Regional Economic Development Council Annual Report 2021.
- Ulster County 2045 Transportation Council Long Range Transportation Plan (for the periods October 1, 2020 – September 30, 2024).

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# Town of Lloyd Comprehensive Plan Update

## Smart Growth Principles

*“Smart Growth is an approach to community planning and development that integrates what are known as the “3 Es” – Economy, Equity, and Environment, with an emerging fourth E – Energy” - New York Department of State.*

Smart Growth embodies land use planning principles that can influence the creation of livable, sustainable, and equitable communities. The 15 principles promoted by the Department of State in 2021 are as follows:

1. **Mixed Land Uses:** A mix of land uses can convey substantial fiscal and economic benefits by placing commercial uses near residential areas as critical component of achieving viable places to live for those who use and depend upon the area’s commerce.
2. **Range of Housing Opportunities and Choices:** Provide quality housing with efficient access to jobs, resources and amenities for people of all income levels, ages and races.
3. **Development and Redevelopment in Existing Communities:** Smart Growth directs development towards existing communities already served by infrastructure, seeking to utilize the resources that existing neighborhoods offer, and to conserve open space and irreplaceable natural resources on the urban and metropolitan fringe.
4. **Distinctive, Attractive Communities with a Strong Sense of Place:** Smart Growth encourages communities to set standards for development and construction that respond to community values of architectural aesthetics, neighborhood-friendly design and human-scale planning, as well as expanded choices in housing and transportation.
5. **Density:** Compact communities are more land- and energy-efficient; provide the critical mass for neighborhood retail, commercial development and mass transit; protect natural resources; and promote walkability. Concentrating and directing growth in designated centers reduces the demand for sprawling development of greenfields on the metropolitan fringe, thus saving open space and farmland and protecting natural resources. Growth in centers maximizes the use of existing infrastructure, avoiding costly municipal expenditures on the extension and maintenance of new infrastructure.
6. **Clean Energy:** The inclusion of clean energy siting and development into planning, zoning, building and infrastructure, including, but not limited to, solar, wind, geo-thermal and micro-grids.
7. **Climate Change:** Concentrating residential, commercial, office and recreational land uses provides the density and critical mass necessary to sustain mass transit, reducing automobile dependency, vehicle miles travelled and transport-based greenhouse gas emissions. Denser communities are also more energy-efficient.

8. **Resiliency:** Land use, development and infrastructure that is adaptive to climate change impacts and is resilient and resistant to extreme storm events.
9. **Green Infrastructure:** Smart Growth incorporates green buildings – energy conservation measures, renewable energy, sustainable site location and maintenance, locally produced materials and food – well-maintained and well-placed parks, trails, linked open spaces, child accessible, environmental and ecological education areas, sustainable storm-water management and urban forestry.
10. **Social Diversity and Integration:** Communities designed on Smart Growth principles allow people of diverse ages, incomes, races and physical abilities to interact more regularly, easily and safely by encouraging walkable communities, accessible public spaces and a variety of age-, income- and race/ethnic-integrated housing opportunities.
11. **Regional Planning and Coordination:** We conduct our daily lives on a regional, multi-jurisdictional basis – in many cases living in one local government, working in another and recreating in yet another. And economic, ecological and transportation systems also operate regionally. It is therefore imperative that municipal planning also align and coordinate with regional objectives, systems and plans, as represented, for example, in NYSERDA Regional Sustainability Plans, REDC Strategic Plans, countywide plans and plans developed by Regional Planning Councils. Regional planning and coordination allow stakeholder to more effectively collaborate across jurisdictional lines to leverage resources and achieve mutual goals and objectives – environmental, social and economic.
12. **Walkable/Bikeable Neighborhood Design:** Walkable/bikeable communities make pedestrian activity possible by mixing land uses, building densely and connecting streets in a gridded pattern, thus expanding transportation options and creating streetscapes that better serve a range of users, including pedestrians, bicyclists, transit riders, and automobiles.
13. **Variety of Mobility Choices:** Providing people with efficient and varied mobility choices – walking, biking, public transit – fosters greater community opportunities for housing, shopping, and jobs compliant with Smart Growth principles.
14. **Well-Planned and Well-Placed Public Spaces:** The public realm plays a prominent role in the Smart Growth paradigm. Smart public spaces increase walkability, social interaction, livability, a sense of place and neighborhood aesthetics.
15. **Community and Stakeholder Collaboration in Planning:** Collaborative efforts can lead to creative resolutions of development issues and greater community understanding of the importance of good planning and investment which results in great places to live, work, shop and play.