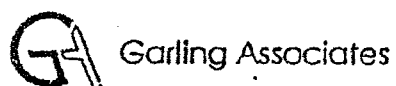


# Master Plan TOWN OF MT. HOPE Orange County, New York

ADOPTED: JUNE 10, 1991



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MARCH 1991

TOWN OF MOUNT HOPE

MASTER PLAN

March 1991

Adopted June 10, 1991

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Master Plan  
Town of Mount Hope  
March 1991

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## INTRODUCTION

The first Master Plan or Comprehensive Development Plan for the Town of Mount Hope was prepared during 1967-69 as part of the Middletown Regional Plan which involved the City of Middletown; Village of Otisville and Unionville; and Towns of Greenville, Minisink, Mount Hope, Wallkill and Wawayanda. A copy of the map of that document representing the 1969 Plan for Mount Hope has been displayed at public presentations during the course of the preparation of this Plan. Following the acceptance of that Plan, which showed much higher densities and greater potential growth than is proposed in 1990's Plan, the current Zoning Ordinance was prepared and adopted.

A Master Plan or Comprehensive Development Plan is a text and series of maps containing the policy statement of the Planning Board and Town Board on which the towns growth and development is based. Thus, the Plan is intended to serve as the basis for all future development decisions. It is used primarily as a guide for future zone changes, but can also be used to establish policy on sewer plant locations, subdivision regulations, locations for recreational and municipal facilities, road relocations and other decisions the Town must make on its general physical development.

The current plan has been prepared over a period of two years with the assistance of town, planning, and zoning board members, the general public, town officials, employees and consultants. This plan represents the currently proposed policy statement as refined following public hearings held during April and October, 1990. A substantial reduction in density is shown in this Plan as compared to either the current plan or to the Plan presented in April.

In comparison to current zoning, the proposed plan provides for commercial land uses around the Village of Otisville and moderate densities east of Otisville rather than south of the Village. Development is concentrated east of Otisville along Route 211 and Mount Hope Road. The balance of the Town is generally intended to remain in low density, single family residential use, farming, open space, scenic vistas and watershed area.

I.  
STATEMENT OF OBJECTIVES

The objectives set forth by this Master Plan are as follows:

1. To guide the appropriate future use of all lands in the Town of Mount Hope in a manner which will promote the public health, safety, morals, and general welfare.
2. To secure safety from fire, flood, panic and other natural and man-made disasters.
3. To provide adequate light, air and open space.
4. To ensure that the development of the Town of Mount Hope not conflict with the development and general welfare of neighboring municipalities, the County, and the State as a whole.
5. To promote the establishment of appropriate population densities and concentrations that will contribute to the well-being of persons, neighborhoods and communities, and the preservation of the environment, and the desire of the current residents.
6. To encourage the appropriate and efficient expenditure of public funds by the coordination of public development with land use policies.
7. To provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial and industrial uses and open space, both public and private, according to their respective environmental requirements, in order ensure a balanced local economy and a balanced tax base.

8. To encourage the location and design of transportation routes which will promote the free flow of traffic while discouraging location of such facilities and routes which result in congestion and blight.
9. To promote a desirable visual environment through creative development techniques and good civic design and arrangements.
10. To promote the conservation of open space and valuable natural resources and scenic areas, to protect historic sites, and to prevent urban sprawl and degradation of the environment through improper use of land.
11. To encourage planned developments which incorporate the best features of design and relate the type, design and layout of residential, commercial, industrial and recreational development to the particular site.
12. To encourage senior citizen community housing construction.
13. To encourage coordination of the various public and private procedures and activities shaping land development with a view of lessening the cost of such development and to the more efficient use of land.
14. To promote the conservation of energy through the use of planning practices designed to reduce energy consumption and to provide for maximum utilization of renewable energy sources.

15. To maintain the Town of Mount Hope as a predominantly single family residential and agricultural community at relatively low density throughout the Town.

## II. LAND USE PLAN

In an inventory of existing land use compiled by the Orange County Department of Planning in 1985, the Town of Mount Hope was found to have the following number of acreages according to generalized categories:

<u>category</u>	<u># of total acres</u>	<u>% of total area</u>
Agriculture	3,542.5	24.2
Residential	4,118.6	28.2
Commercial	88.2	0.6
Industrial	0.0	0.0
Public Community Services	896.1*	6.1
Parks and Recreation	19.1	0.1
Total in Use	8,664.5	59.2
+ Total Vacant	5,959.6	40.8
TOTAL	14,624.1	100.0

\* a portion of the State and Federal lands used as correctional facilities is classified as vacant by this survey.

Translating the total acreage into square miles, the resulting figure is 22.8, placing Mount Hope as the third smallest town in the County in area (larger only than Monroe and Minisink). Comparing the town's percentages of total area in various land use categories with those of the County as a whole, we find that the agricultural category is fairly well matched, while the Town has a smaller proportion of land devoted to commercial, industrial, public community services and parks and recreation. On the other hand, the residential category and land categorized as vacant have a larger proportion of land devoted to them than does the County as a whole. This assignment of lands to different categories results in a lower total per cent of Town land in use (59.2%) than the County as a whole (69.8%), accounting for the overall rural appearance of the municipality, more rural than the County as a whole. In fact, Mount Hope has the eighth lowest density (204 people per square mile) of any municipality in Orange County. The County as a whole averaged a density of 351 people per square mile. Thus,

while over 4,000 acres has residence as its principal use, that residential use is often on large acreage lots which could be further subdivided at some later date, leading to increased density.

A new base map at a scale of 1" = 1000' has been prepared for the Orange County Planning Department. It is up to date as to the lot lines of newly created parcels. Also shown are roads, water courses and water bodies. This is the basic reference map upon which other information has been superimposed to produce the mapping utilized in the Master Plan.

Fifteen different major categories of land use are color coded on a large one-of-a-kind presentation map, which is photo-reduced to produce the copies appearing within the Master Plan, and to indicate the current primary utilization of each and every parcel in the municipality. This is Map A, Existing Land Use. The source of this information was the real property tax assessment records. (see Table 2 for a list of land uses by number of parcels, total acreage, and total assessed valuation). A legend identifies each land use and its representative pattern or color. This information was generally field checked through a windshield survey of the Town.

The existing land use categories are:

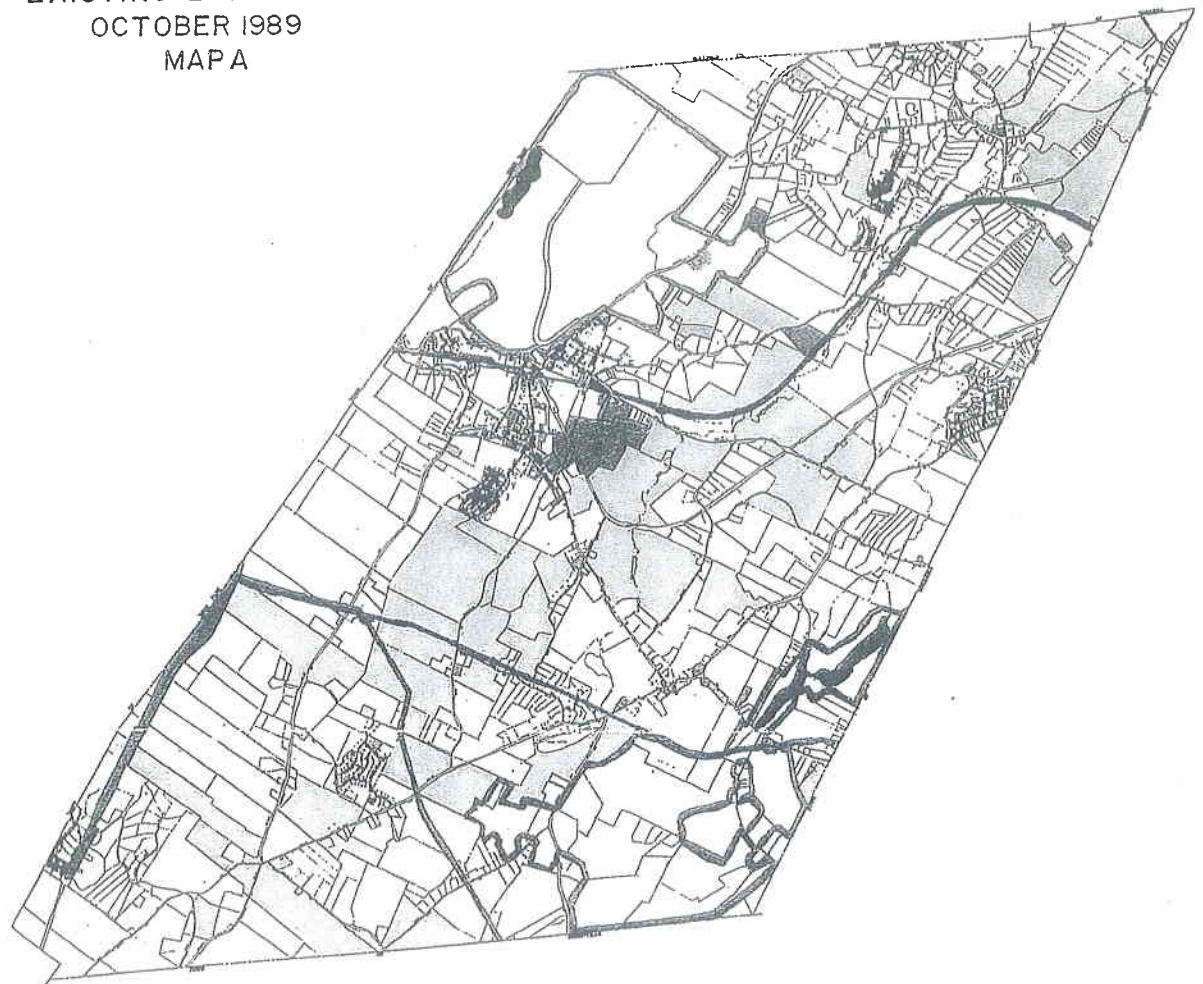
1. low density residential (1 d.u./more than 2 Ac.);
2. low density residential (1 d.u./1 - 2 Ac.);
3. medium density residential (1 d.u./0.4 - 0.9 Ac.);
4. medium density residential (1 d.u./less than 0.4 Ac.); including mobile homes in group parks;
5. offices;
6. commercial uses - retail;
7. utilities;
8. schools; religious, public and quasi-public uses;

9. parks and recreation;
10. agricultural uses;
11. wild and forested lands;
12. vacant.












For descriptive purposes, these land uses can be further generalized as occupying the land in four basic ways in the Town of Mount Hope.

First of all, there is the Village of Otisville and the area immediately around the village. Located in the west central portion of the Town, the Village is the stable commercial and residential core of the Town, which has remained relatively unchanged over the past quarter of a century. It is the location of train and bus stops, as well as having a post office, limited shopping and service facilities, and community institutions such as school, churches, fire and ambulance headquarters. In 1970 Otisville was home to half the Town's population. Today, it represents only a quarter of the Town's population, not because the Village has lost population, but because the Town outside the Village has grown. Reinforcing the village center it is proposed that the Town area south and east of the Village provide the setting for low-medium density residential, commercial and light industrial uses which will require central services. This area is served by New York State Route 211 and Mount Hope Road (County Road #11), as well as the main line of Conrail, which has both daily passenger and freight service. Underneath this area and running northward from Otisville toward New Vernon, east of the railroad right-of-way and the Shawangunk Kill, is a large unconsolidated aquifer. If this aquifer is to continue to supply potable water to this developing area of Mount Hope, it must be protected from groundwater pollution, including that from numerous individual septic systems. This is another reason

TOWN OF MOUNT HOPE  
EXISTING LAND USE  
OCTOBER 1989  
MAP A



LEGEND:

- |   |                                      |
|---|--------------------------------------|
|  | SINGLE FAMILY RESIDENCE              |
|  | SINGLE FAMILY RESIDENCE WITH ACREAGE |
|  | TWO FAMILY RESIDENCE                 |
|  | MULTIPLE FAMILY RESIDENCE            |
|  | PUBLIC/QUASI-PUBLIC FACILITIES       |
|  | UTILITIES (PUBLIC & PRIVATE)         |
|  | COMMERCIAL                           |
|  | AUTOMOTIVE FACILITIES                |
|  | INDUSTRIAL                           |
|  | RECREATION                           |
|  | AGRICULTURAL                         |

  
 SCALE: 1" = 3000 FEET  
 0 1000 2000 FEET  
 Prepared by:  
 Planning and Development  
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 100 Main St., Mount Hope, N.J. 08040  
 Prepared for:  
 Mt. Hope Township, N.J.  
 Mount Hope, New York

reinforcing the recommendation for central sewerage treatment in this area.

A second distinct type of development is the area occupied by institutions. What began as a tuberculosis sanitarium has undergone transformations as the needs of society have changed. At one time a training school for delinquent boys and an anti-toxin laboratory, then a drug abuse rehabilitation center, the northeastern corner of the Town (occupying 1452 acres and representing approximately 9.9 percent of the Town) presently houses two correctional facilities, one state and the other federal, while the anti-toxin lab has become a private diagnostic pharmaceutical manufacturing facility. These institutions are major employers within the Town.

Thirdly, there are the lake communities: Lake Linda, Lake Claire, Lake Hills and, of smaller scale, that portion of Lake Guymard that spills over from the Town of Deerpark into Mount Hope. These properties were developed over the past half century as second home communities, with each small homesite dependent on its own well and septic system. For the most part, roads were not well built, and community facilities and amenities are minimal or non-existent. Many of the homes have been converted into year-round residences, putting added strain on the septic systems and roads, already inadequate. Remedial attention is needed and is addressed separately in this Master Plan (see Housing Plan).

Fourth, and lastly, the balance of the town is very sparsely developed, albeit there is one large (100 single family homes) residential development - Hidden Valley - about twenty years old, with central facilities (although the sewage treatment plant is presently malfunctioning). There are several smaller residential clusters in old hamlet centers throughout the twenty or so square miles that

comprise this category, namely New Vernon, Finchville and Mount Hope. The southeastern quadrant of the Town contains watershed lands serving the City of Middletown reservoir system and Orange County's proposed Indigot Branch Creek Reservoir. To safeguard these reservoir systems it is proposed that this area remain as low density, large lot, rural residential, with densities averaging up to two acres per dwelling unit. Similarly, it is proposed that the rural area in the northeastern corner of the Town between the hamlets of New Vernon and Howells remain low density in recognition of the scenic agricultural and large lot residential uses which dominate this area; and that the mountainside properties west of Mountain Road also remain low density in recognition of their fragile slopes and the conspicuous nature of anything other than carefully sited, well blended large acreage residences. A combination of environmental and land use regulations will be utilized to insure the preservation of the rural qualities of the area.

Concerning proposed developments, there is no pattern to their location. They are not focused on any one area of the town, but are pretty widely scattered about. On the Existing Land Use map contained herein are displayed those properties that are the subject of major subdivision proposals pending before the Planning Board. There are 6 or 7 residential development proposals pending before the Planning Board at the time of this writing. Most of those current proposals are speculative in nature. In total, they propose less than 250 lots. Most of these are larger lots, except for Mill Pond and Hidden Valley. To the knowledge of the planning consultants, no actual medium density developments (and certainly no high density ones) are proposed at this time.

The existing zoning of the Town of Mount Hope makes use of six zoning districts; five of these are residential and the

sixth is commercial. The commercial category is called Local Business, and has locations in four places: immediately east of Otisville around the Town Hall and railroad station; on NY State Route 211 near Lake Claire; on County Road #18 in New Vernon; and on Mount Hope Road in the hamlet of Mount Hope.

Future zoning based upon this proposed Master Plan would continue to utilize six zoning districts, but four would be residential and two would be commercial. An outline of the scope of each follows:

TABLE 1  
TOWN OF MOUNT HOPE  
PROPOSED ZONING DISTRICTS

ZONE	USES
RP - Resource Preservation	Residential uses at a density of one dwelling unit for every two acres; increased lot widths at road frontage to limit curb cuts on existing State, County and Town roads; with additional controls to help preserve scenic roads, vistas, and slopes.
RA - Residence Agriculture	Residential uses at densities of one dwelling unit for every one to two acres, with additional controls similar to those mentioned above. Average density resulting would be one unit per two acres with a minimum lot size of 40,000 square feet. <u>Two family dwellings would be allowed on lots of 80,000 square feet.</u>
SR-1 Suburban Residence*	Residential uses at densities of <u>up to two dwelling units per acre</u> , when served by central sewer and water facilities. Such zoning would allow developments similar to the existing Hidden Valley and the proposed Mill Pond projects. Residences would be limited to single family detached structures on individual lots.

SR-2 Suburban  
Residential

This district is to be located within this SR-1 area in the future, in limited enclaves, as the need arises. The Plan encourages uses in this zone to be utilized only for senior citizen or special affordable housing projects at the discretion of the Planning Board and Town Board at densities up to four units per acre. Throughout this report the term "senior citizen housing" is intended to refer only to retirees and/or those 65 years of age or older. It is not intended to refer to adult or age oriented communities which intend to exclude school aged children. This zoning would be located around Lake Linda and east of Otisville along Mount Hope Road. This future district would allow mobile homes, mobile home parks, senior citizen housing uses, as well as single family homes on smaller lots, but would not be zoned for such use or mapped at this time. Until Town Board action would rezone these areas for specific uses it is recommended to keep this area SR-1 with two units per acre as maximum density.

LB - Local  
Business

The present LB zones in Mount Hope and in New Vernon would be retained and, perhaps, expanded slightly to accommodate older homes and the adaptive reuse of properties. The LB zone east of Otisville would be modified and expanded to provide room for a shopping facility large enough to serve the present population of the Town, as well as anticipated growth. A supermarket, junior department store, and numerous satellite stores could be sited as market demands materialize in the future. Also, as the need arises in the future, commercial development enclaves may be justified along County roads near Finchville or Route 211 east of Otisville.

ORIP - Office,  
Research,  
Industrial Park

Two areas, one located around the Alliance property on Sanitarium Road, Industrial Park and the other along the railroad and NY State Route 211 east of Otisville, would provide for limited office uses and for light industry, to increase local employment opportunities and rateables. Of primary concern is that such uses be developed and sited with sensitivities that will protect the rural environment, maintain the scenic vistas and open space, and discourage truck traffic.

The SR-1 Zone is proposed to allow 15,000 to 30,000 square foot single family residential lots by right at densities not exceeding two dwelling units per acre.

Similarly, the SR-2 zone would allow a 'by-right' density of 2.5 to 4 dwelling units per acre at the discretion of the Town Board and Planning Board in the future for specified uses and projects only.

If the Town of Mount Hope were to be fully developed according to its present Zoning Ordinance (which is highly unlikely), the resulting number of dwelling units would be somewhere between 11,312 and 14,745. These numbers could generate a population outside the Village of Otisville of 27,000 to 42,700 depending upon average family size in years to come. These numbers were arrived at by analyzing all available land and reducing that amount by 20 to 25 percent for roads, larger lots and minor environmental constraints.

The original Master Plan provided for higher densities in certain areas through the transfer of development rights (TDR) from low density rural areas to serviced areas around or east of Otisville. In that plan there was a potential

for 8,254 dwellings or a population of between 19,800 and 24,000. Again, these numbers are highly unlikely, but are used for comparative purposes only.

The revised Master Plan eliminates multifamily uses and other higher density uses at 6 units per acre which is currently allowed. It also, however, increases densities in rural areas over the original plan, but leaves them at current densities as compared to zoning. Under the revised plan the number of dwelling units rises to 10,098 for a potential (but again unlikely) population of 26,200 to 31,600.

In each case the proposed plan represents a reduction from the current zoning. When the soils based zoning and subdivision regulation requirements are added to calculate maximum land use in the rural unserviced areas such as the RA and RP zones the current figures will be reduced from 10,908 dwellings to 7,500 or 8,000 for a maximum population of 23,000 outside the Village of Otisville.

TABLE 2  
TOWN OF MOUNT HOPE  
1989 TAX ROLL

Land Use Code	Land Use	# of parcels & parts	Assessed Valuation (\$)
		(T = Town outside Village) (V = Village)	
100	Agriculture - unspecified	2T	706,500
105	Vacant land	13T	1,374,800
111	Poultry & poultry products	1T	378,300
112	Dairy products	15T	3,786,700
113	Beef, Cattle, Calves, Hogs	2T	1,068,600
116	Other livestock - Horses	2T	632,000
120	Field Crops	4T	812,199
170	Nursery & Greenhouse	1T	257,700
210	One Family Year-round Residence	780T	104,501,900
		272V	26,045,000
220	Two Family Year-round Residence	7T	1,037,900
		9V	982,100
230	Three Family Year-round Resid.	3T	475,200
		3V	361,500
240	Rural Residence with Acreage	57T	12,140,300
260	Seasonal Residences	97T	4,964,100
		3V	203,900
270	Mobile Home	62V	4,199,700
		8V	378,500
311	Residential Vacant Land	725T	12,794,280
		86V	1,264,100
312	Residential Land - including a small improvement not being used for living accommodation	6T	507,100
		7V	199,000
314	Vacant - Rural Lot	15T	430,400
315	Underwater Land	1T	4,000
320	Rural - Vacant Land	60T	2,825,500
		1V	94,400
321	Rural - Abandoned Agriculture	20T	1,887,400
322	Residential Vacant - 10+ Ac.	65T	5,109,700
		1V	24,700
323	Vacant - Other Rural	16T	1,149,300
		3V	76,600
330	Vacant - Commercial	3T	105,500
		4V	63,300
411	Commercial Living Accommodations: Ap't. other than Condo/Co-op	2T	433,800
		6V	1,030,300
417	Camps, Cottages, Bungalows	2T	652,100
418	Inns, Lodges, Boarding & Rooming Houses, Tourist Homes	1T	186,100
425	Bar	1T	126,100
			137,400
432	Service & Gas Stations	1T	122,800

		1V	120,400
441	Gasoline, Fuel Oil, Liquid Petro-	2V	44,500
	leum Storage and/or Distribution	2T	401,700
449	Other Storage, Warehouse & Distri-	6V	984,600
	bution Facilities	1V	178,700
462	Drive-in Branch Bank		
481	Multiple Use or Multi-purpose		
	- downtown row type	1T	100,000
	with common wall	2V	377,300
482	" " " - downtown row type		
	detached	4V	426,800
483	" " " - partially devoted to		
	residential use	4T	627,800
485	" " " - One Story Small		
	structure		
	- multi-occupant	1T	52,000
514	Auditoriums, Exhibition &		
	Exposition Halls	1T	202,000
555	Riding Stables	1T	43,300
600	Community Services - general	5T	563,300
		10V	2,425,100
632	Benevolent & Moral Associations	1V	232,500
642	Health Facility (other than	1T	1,800,000
	Hospital)		
682	Recreational Facilities	1T	15,900
695	Cemeteries	2T	22,200
810	Electric & Gas	2T	853,400
811	Electric	1T	98,900
817	Electric Transmission & Distrib-		
	ution	3V	171,000
822	Water Supply	9T	1,062,400
		1V	48,400
831	Telephone	3T	525,100
		1V	7,900
836	Telephone	2T	906,571
842	Ceiling Railroads	9T	6,150,064
		3V	6,347,285
843	Non-ceiling Railroads	9T	570,000

861	Special Franchise Property	- electr	3V	184,000
			1T	2,074,416
		& gas	2V	589,074
866	" " " " " "	- teleph	1T	1,372,602
869	" " " " " "	- telev	1T	277,295
			1V	96,737
971	Conservation Land		1T	1,200
			2,022T pcs.	180,390,127T
			445V pcs.	43,095,096V
		TOTAL:	2,467T pcs.	\$223,485,223

III.  
HOUSING PLAN  
(INCLUDING POPULATION GROWTH)

The population of the Town of Mount Hope, including the Village of Otisville was 5,971 (4,398)<sup>1</sup> persons according to the 1990 census, of which 1,078 (953) persons inhabit the Village of Otisville. The 1980 population had a median age of 29.6 years, the sixth lowest in the County (only higher than the Towns of Highlands, Monroe, Chester and Woodbury, and the City of Newburgh). 17% of the Town's population and 24% of the Village's population was 55 years of age or older, whereas that figure was 19.66% for the County as a whole. Thus, the population of the Town of Mount Hope was somewhat younger than the population of the County as a whole, while that of the Village of Otisville was somewhat older. The division between males and females was closely matched in the Village (469 and 484), but not in the Town, due to the institutionalized population, which is largely male. In the Town females accounted for 45% of the population, while males accounted for 55%. By racial characteristics, the Town is 82% White (compared to 77% for the County as a whole). Among minorities of color, there were 949 Blacks, 54 Asian and Pacific Islanders, and 92 others. Persons of Hispanic origin were identified as 780, mostly classified as Other.

In the Town, the 1980 Census identified 1281 persons three years of age and older enrolled in public and private schools (with only 3% in the private school category as compared to 14.5% for the County as a whole). Of those persons 25 years of age and older, 14.6% had completed no more than an eighth grade education, while 14.1% had completed four or more years of college level studies.

These figures compare to 9.7% and 8.6% respectively, for the County as a whole. Thus, the population of the Town of

1. 1980 Census figures are in brackets.

Mount Hope has both a higher percentage of less well-educated and more well-educated residents than the population of the County as a whole.

By location of residence, 64 persons (a small number) were identified as living on farms, the balance of the Town's population (4334) being classified as rural (non-farm). The Town of Mount Hope had an overall population density of 204 persons per square mile in 1986, making it the eighth lowest of the County's twenty towns. Densities in other County towns (not including the three cities) ranged from 61 persons per square mile in Tuxedo to 898 persons per square mile in Monroe, and 351 persons per square mile for the County as a whole. Current density is 260 persons per square mile.

When this Plan was last revised in early 1991 the detailed 1990 Census figures were not available. It is anticipated that these detailed figures will not be finalized, until after the Plan has been adopted. Thus, all information on detailed population and housing breakdowns in the Plan reflects 1980 Census information while general population figures reflect current 1990 final Census counts.

The preliminary Census figure for Mount Hope in 1990 is 5,971 including the Village of Otisville. The growth over the past decade was 125 persons in the Village and 1,448 in the Town outside the Village. These figures confirm our original comments, made in an earlier edition of this Plan, that projections by others in the middle 1980's were low.

Earlier projections anticipated 24 new dwellings a year through 2010 to reach their population of 6,300. The Town was averaging only a quarter of that number of building permits for new residential units in the early '80's (owing to wide fluctuations in interest rates, and price and availability of gasoline); but residential building activity has increased greatly since then, to a current average of 50 dwelling units per year. If that level of residential building activity maintains itself, which is the belief of the preparers of this Master Plan, the Town could come closer to doubling its 1980 population by the year 2010. This represents a 2% annual growth rate. The Town grew by 4.2% annually during the 1980's according to final 1990 Census figures.

Combining both Town and Village data, the 1980 Census found 3541 persons living in 979 family households, thus averaging 3.6 members per family. Family households are thus slightly larger in Mount Hope than in the County as a whole, which average 3.5 members. Another 241 persons (5.5% of the Town's population) lived in 222 non-family households, a smaller percentage than that of the County as a whole (8.5%). The institutionalized population of the Town is 463, while another 153 persons lived in group quarters of one sort or another.

The number of persons per household in Mount Hope roughly corresponded, percentage-wise, to that of the County as a whole, except that the Town of Mount Hope tended to have a greater proportion of people living in six or more person households, and a smaller proportion of people living in households with one and five members. The median size of a Mount Hope household was 2.85 persons (slightly larger than the 2.62 average for the County as a whole); and the median number of rooms per household was 5.9 (also slightly larger than the 5.6 rooms per household average for the County as a

whole). Thus, the Town of Mount Hope tended to have slightly larger households, both in average number of occupants and in average number of rooms.

The overall housing density in the Town is 56.58 dwelling units per square mile, in contrast to 116.16 for the County as a whole. Among the towns, densities range from 26.23 units per square mile in Tuxedo to 249.39 units per square mile in Monroe, with Mount Hope being eighth from the lowest.

The 1980 Census found the Town of Mount Hope with a total of 1,290 dwelling units. This represents a increase of 333 units from 1970, a change of 34.8 percent, the eighth highest of the twenty towns in the County. In contrast, the Town of Wallkill experienced a 75.9 percent increase (the highest), while the Town of Woodbury experienced only a 1.4 percent increase (the lowest). The County, as a whole, experienced a 21.5 percent increase in total number of dwelling units between 1970 and 1980, for a decade gain of 16,521 dwelling units.

The year-round housing units in the Town of Mount Hope tend to be slightly older than those throughout the balance of the County. Only 37.5% of that housing stock is pre-World War II (exactly the same as the County as a whole). For the newer housing, the major building spurt took place during the first half of the 70's (19%).

According to the 1980 census, conventionally-built single family detached units predominate in the Town of Mount Hope, representing 72 percent of all year-round housing stock, while mobile homes/trailers are present in modest numbers (5%), the latter not being allowed on individual lots but only in mobile home parks. The balance of the year-round housing units in the Town are either single-family attached

or multi-family (13%), which is a much smaller percentage for that form of housing than that for the County as a whole (35%), in keeping with its rural character.

One hundred and twenty-two dwelling units have been constructed on the 263 parcels under separate, non-contiguous ownership within the three major lake communities that are located in the Town of Mount Hope, namely Lake Claire, Lake Hills, and Lake Linda. Together they represent nearly ten percent of the residences in the Town.

Land in the Lake Claire development was originally laid out and marketed as lots with a size of approximately 50' by 200', although one section has 50' by 150' lots, and some lots are irregular in shape and are larger. Most people bought multiple lots, generally one and a half or more. At the present time there are 94 parcels under separate, non-contiguous ownership. On those 94 parcels, there are twenty-four year-round single family homes, two two-family homes, four mobile homes and twenty-six seasonal single family homes, generally described as bungalows or cottages. In addition to the two-family home sites, six parcels contain more than one structure: four parcels contain two single-family homes; one parcel contains two mobile homes; and one parcel contains both a year-round single family home and a seasonal home. Of the 56 residential structures that have been built, 45 are sited on nearly level through sloping soils that have developed in medium sands and silts influenced by bedrock and surface stones. Such soils are underlain by a dense glacial till and have an impermeable fragipan (hardpan) that, combined with surface stoniness and shallow depth to bedrock, require the careful design and siting of septic systems. Another four are on nearly level to gently sloping soils developed in silts, clays and very fine sands that are wet because of a seasonal high water table and slow permeability, rendering the functioning of

septic systems difficult. Yet seven others are on nearly level soils developed in very fine sands and silts that flood, rendering septic systems inoperable during those periods of flooding. There are forty-three vacant parcels, of which six are, by size (the largest of which is approximately five acres in size) and soils characteristics, conducive for residential development dependent on individual wells and septic systems. Of the total 94 parcels, 57 are lots of one-half acre or less in size; 18 are between one-half to one acre in size, and the balance (19) are larger than an acre in size. By width, none are narrower than 50'; 32 are 50' to 75' in width; 28 are 75' to 100' in width, 12 are 100' to 150' in width; and 22 are over 150' wide. All of Lake Claire's internal lots (not fronting on N.Y. State Route 211; Tally Ho Road, a County road; and Reservoir Road, a Town road) are served by unpaved, undedicated roads.

Land in the Lake Hills development was originally laid out and marketed as 25' x 100' lots. Despite its name, the community does not encompass a lake. Most people bought multiple lots, generally four or more. At the present time there are 58 parcels under separate, non-contiguous ownership. On those 58 parcels, there are six year-round single family homes and 37 seasonal single family homes, generally described as bungalows or cottages. Of the 43 residences that have been built, 18 are sited on level sand and gravel soils that are well drained (conducive to well-functioning septic systems); one is on well-drained soils that range from 15 to 25 percent in slopes, making placement of a septic system drainage field difficult; and 24 are on soils that are shallow in depth to bedrock and have surface stoniness, rendering the functioning of septic systems difficult. There are fifteen vacant parcels, of which five are, by size (the largest of which is nearly 30 acres in size) and soils characteristics, conducive for residential

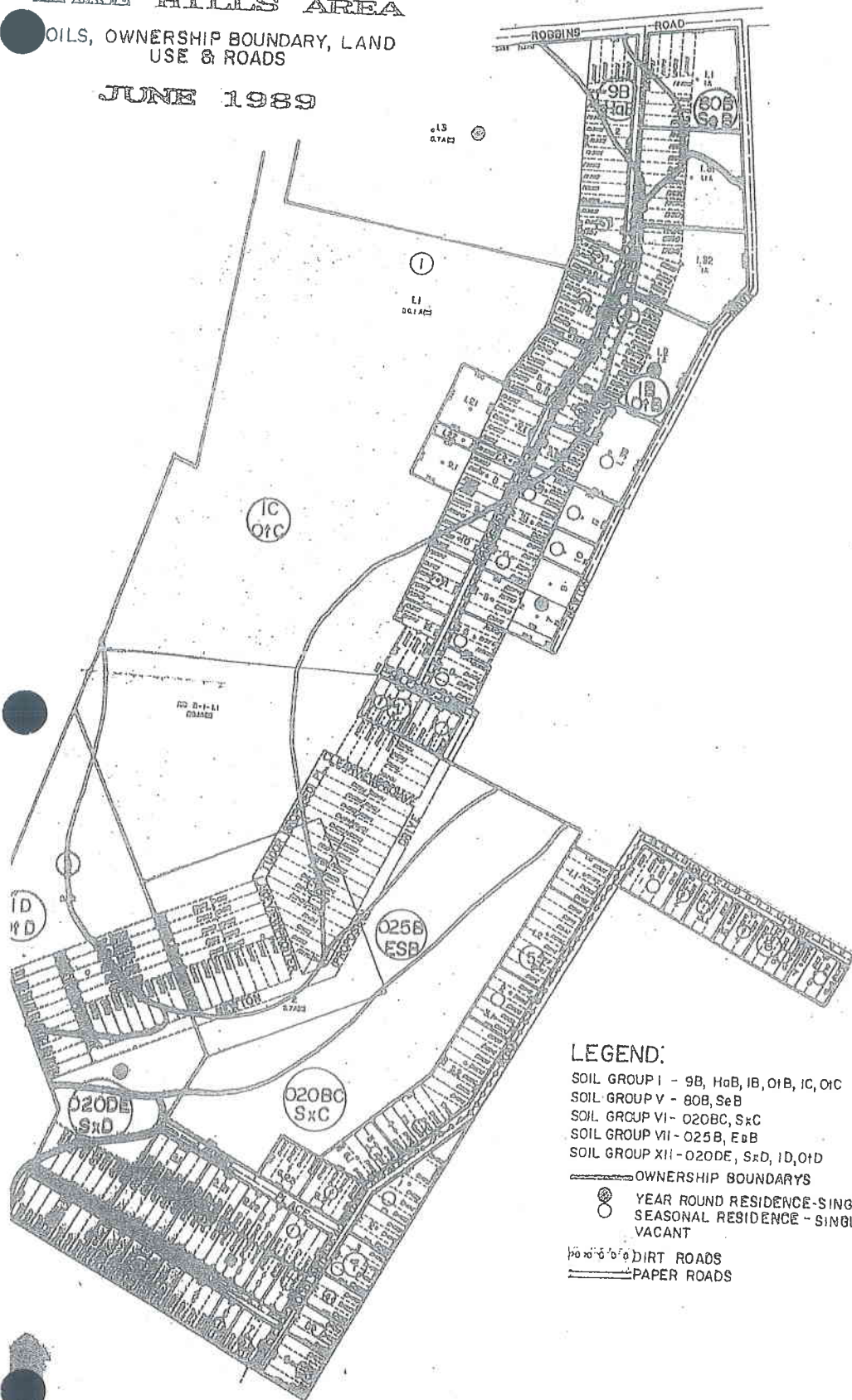
# MASTER PLAN

## TOWN OF MOUNT HOPE

### LAKE HILLS AREA

SOILS, OWNERSHIP BOUNDARY, LAND  
USE & ROADS

JUNE 1989



#### LEGEND:

SOIL GROUP I - 9B, HaB, IB, 01B, 1C, 01C

SOIL GROUP V - 80B, SeB

SOIL GROUP VI - 020BC, SxC

SOIL GROUP VII - 025B, ESB

SOIL GROUP XII - 020DE, SxD, 1D, 01D

OWNERSHIP BOUNDARIES



YEAR ROUND RESIDENCE-SINGLE FAMILY



SEASONAL RESIDENCE-SINGLE FAMILY



VACANT

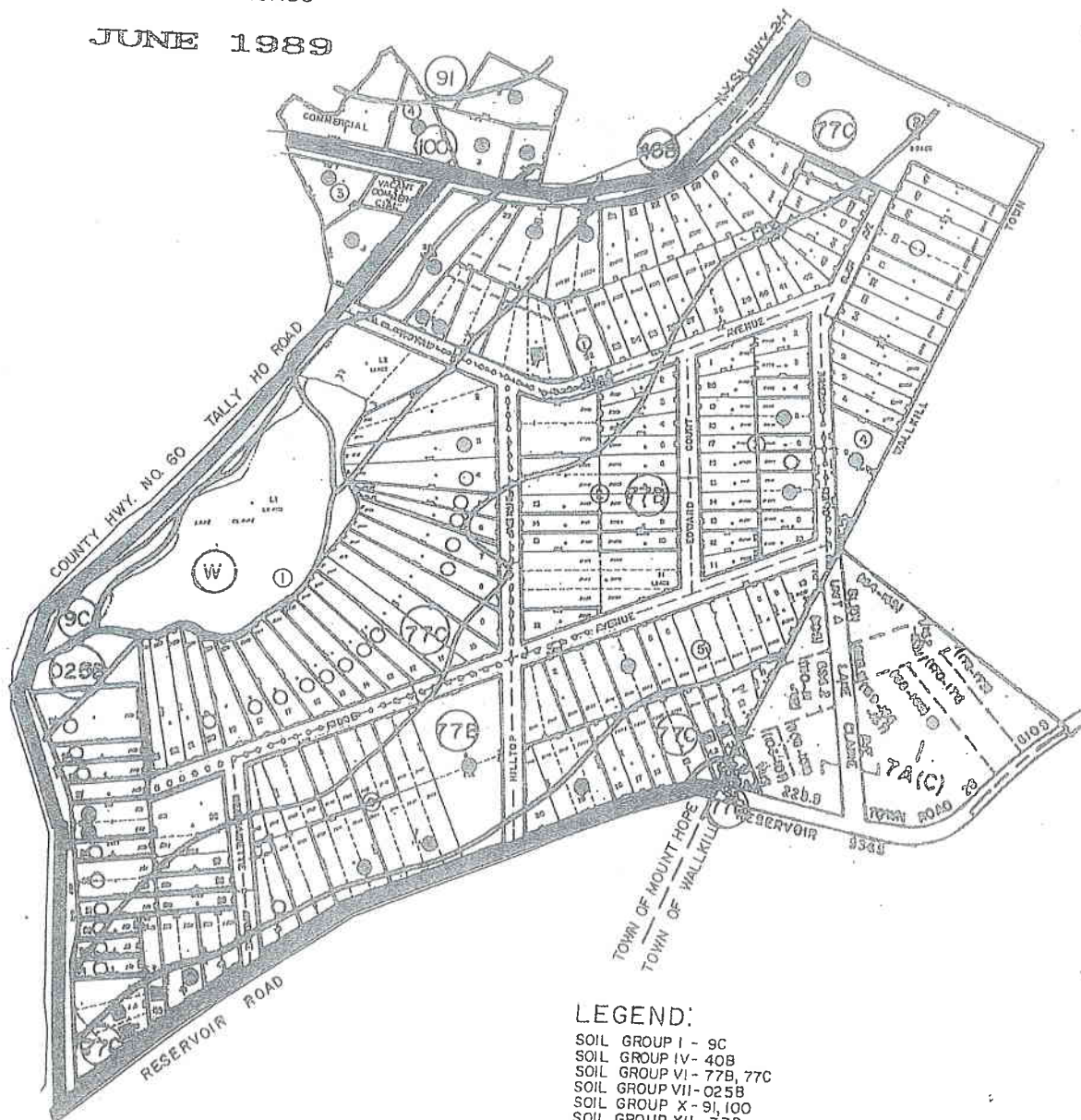
DIRT ROADS

PAPER ROADS

# MASTER PLAN TOWN OF MOUNT HOPE LAKE CLAIRE AREA

SOILS, OWNERSHIP BOUNDARY, LAND  
USE & ROADS

JUNE 1989



## LEGEND:

SOIL GROUP I - 9C  
SOIL GROUP IV - 40B  
SOIL GROUP VI - 77B, 77C  
SOIL GROUP VII - 025B  
SOIL GROUP X - 91, 100  
SOIL GROUP XII - 77D

OWNERSHIP BOUNDARIES

YEAR ROUND RESIDENCE - SINGLE-FAMILY  
YEAR ROUND RESIDENCE - TWO-FAMILY  
SEASONAL - SINGLE-FAMILY  
MOBILE HOME

PAVED ROADS  
DIRT ROADS  
PAPER ROADS

0 300

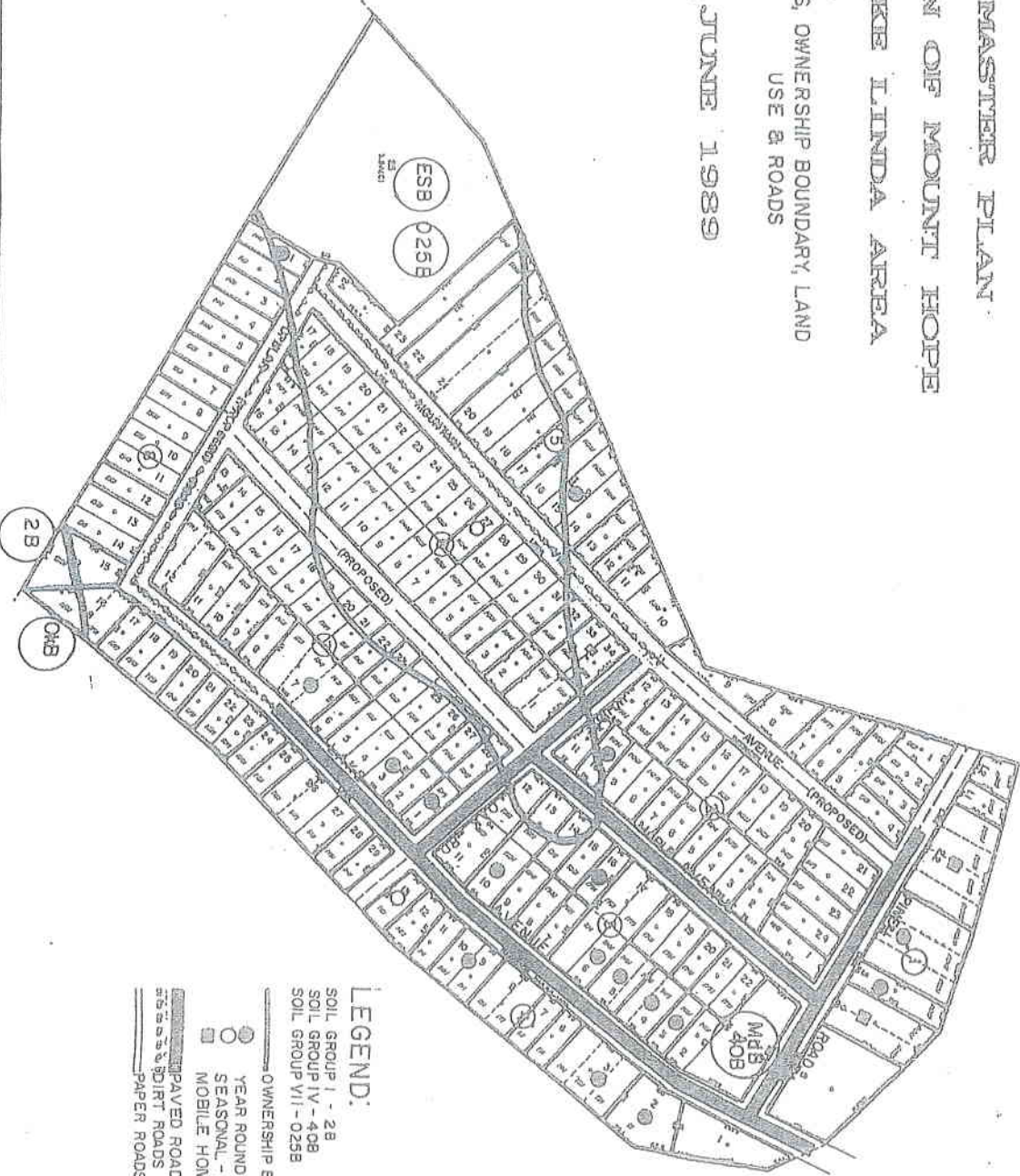
# MASTER PLAN

TOWN OF MOUNT HOPE

LAKE LINDA AREA

SOILS, OWNERSHIP BOUNDARY, LAND  
USE & ROADS

JUNE 1989



## LEGEND:

- SOIL GROUP I - 2B
- SOIL GROUP IV - 40B
- SOIL GROUP VII - 025B
- OWNERSHIP BOUNDARIES
- YEAR ROUND RESIDENCE - SINGLE - FAMILY
- SEASONAL - SINGLE - FAMILY
- MOBILE HOME
- PAVED ROADS
- DIRT ROADS
- PAPER ROADS

The Town of Mount Hope has a fairly stable, settled population, more so than the balance of Orange County. Of all persons five years of age and over, 2544 (63%) were found by the 1980 census to have lived in the same house five years previous (1975). Of the remaining 1484 persons (37%), 31% lived in the same county, and 57% lived in the same state. Most of the balance lived in the Northeast (7%), and 1% lived abroad.

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RECOMMENDATIONS:

1. Moderate income housing to serve locally employed workers should be provided in a future SR-2 district that accommodate single-family homes on smaller lots, mobile home parks, and senior citizen housing.
2. In order to allow the use of "close-in" lots at Lake Linda which cannot be developed without central water and sewer services, that area should be zoned SR-1 or SR-2, and central services should be provided in the near future. A road district could then be created, through which instrumentality the roads could be brought to dedication standards following the excavation necessary to install utility lines.
3. Lake Claire should be provided with central sewer and water services when sewers are extended to the Howells area as planned by the Town of Wallkill. Another option is connection to a system to be developed by Mount Hope in the future along the Shawangunk Kill. In the interim, property owners will have to resort to innovative engineering technology to design on-site systems.
4. Lake Hills, with its larger lots and excellent soil conditions in most areas, can be developed with individual septic systems sited on the well-drained

soils if a central water system is provided. A road and water supply improvement district should be created to finance these improvements.

#### IV. CIRCULATION PLAN

While the Town of Mount Hope is the third smallest town in the County in land area, it is ahead of eight other towns in total miles of public roads. As of 1985 there were 38.38 miles of town roads; 4.59 miles of village roads; 19.91 miles of county roads (those routes being #11, 18, 24, 35, 60, 61, 73, 90, and 94); and 10.24 miles of state roads (that route being # 211). These categories combined yield a total of 73.12 miles of public roads (which represents 3% of the County road total serving 2.8% of the total County land mass, on which lives 2% of the County's population). These figures further document the low density, rural nature of the Town, making roads more expensive to maintain per capita.

The traffic counts for those state and county highway routes, according to the NYS Department of Transportation and the Orange County Department of Public Works, are as follows:

TABLE 3  
TRAFFIC COUNTS ON MAJOR ROADS

Route	Vicinity	Estimated Average Annual Daily Traffic (by Year)			
		'68-71	'72-78	'79-83	'84-89
NYS#211	- Deerpark line to Wallkill line	920	1120	1900	4100
OC#11	- 400' S. of Otisville	2183	2151	2537	3244
OC#11	- Bet. CR 24 & CR 60	1602	3435	3726	4872
OC#11	- 300' S.E. of CR 60	1688	2570	3586	4852
OC#18	- Wallkill Town line	1940	1960	1975	2346
OC#18	- 200' N. of Pine Grove Rd	-	-	1611	-
OC#18	- 100' S. of County line	635	652	683	894
OC#24	- 200' N.E. of Hill Rd	693	1049	1058	1100
OC#24	- 300' N.E. of CR 94	-	-	1931	-
OC#35	- 400' S.W. of Finchville	848	920	940	1207
OC#60	- 400' N.E. of CR 11	285	260	430	476
OC#60	- 300' S.W. of Rte 211	-	440	500	435
OC#61	- Deerpark Town line	769	900	1100	1103
OC#73	- Otisville Vill limits	546	542	470	-
OC#73	- 300' N. of CR 35	-	437	354	470
OC#90	- Otisville Vill limits	459	1300	1090	1638
OC#90	- 300' S.W. of County line	425	350	570	626
OC#94	- 300' N. of Town line	-	800	670	867
OC#94	- 400' S. of CR 24	-	658	782	983

Sources: Orange County DPW Traffic Counts  
New York State DOT Traffic Counts

There are 95 identifiable thoroughfares within the town, ranging from stretches of two-lane state highway to unnamed, unsurfaced private roads. All of these roads were driven to acquaint the consultants with the problems and opportunities they pose relative to present and future circulation and development.

TABLE 4  
ROADS IN THE TOWN OF MOUNT HOPE

Name	Location by Tax Map Section	Mainten- ance	Functional Classification
Beech Road	22	T	local or minor
Birch Street	4	P	" " " " "
Briarwood Drive	21	T	" " " " "
Brola Road	1	T	" " " " "
Bull Road	6	T	local
Carboy Road	5,7	T	" "
Cedar Lane	22	T	" "
Charles Road	18	P	" "
Clearview Avenue	4	P	" "
Deer Trail Road (County Road #94)	14,17	C	minor collector
Edward Court	9	P	local

Elm Road	21,22	T	" "
Emboden Avenue	6	T	" "
Erie Avenue	18	P	" "
Finchville Turnpike	10,13,16	T	connector
Franklin Lane	20	T	local
Gardner Lane	20	T	" "
Glen Avenue	8,9	P	" "
Graham Avenue	18	P	" "
Grange Road	10,12,13,14	T	" "
Guyard Road	18	P	" "
Guyard Turnpike	14,16,15,18,19	T(pt)	major collector
(County Road #24)	21	C(pt)	
Heather Lane	21,22	T	local
Hermanette Avenue	9	P	" "
Highland Lakes Road	14	T	" "
Hill Road	16,21,22	T	" "
Hillside Avenue	3,4	P	" "
Hilltop Avenue	9	P	" "
Homestead Lane	16,22	T	" "
Howells Turnpike	1	T	" "
Jean Ridge	1	T	" "
Kelly Hill Road	10	T	" "
Kohler Road	16,17,19	T	" "
Lake Avenue	11	T	" "
Lake Linda Road	10	P	" "
Lake Road	18	P	" "
Lakeview Terrace	4	P	" "
Laurel Place	4	P	" "
Ledge Road	1	T	" "
Madden Avenue	6	P	" "
Manning Road	14,17	T	" "
Mapes Road	12	T	" "
Maple Avenue	11	T	" "
Maple Lane	2,4	T	" "
Mark Drive	1	T	" "
Maureen Lane	1	T	" "
Mill Pond Road	13,14	T	" "
Mine Hill Road	19	T	" "
Mount Hope Avenue	18	P	" "
Mount Hope Road	10,13,14,15	C	minor arterial
(County Road #11)			
Mountain Road	10,13,16,19	C	major collector
(County Roads #35 & 73)			
Mountain View Avenue	11	P	local
Murray Road	14	T	" "
New Vernon Road	5	C	major collector
(County Road #18)			
New York State Hwy. #211	7,8,10,12	S	minor arterial
Newton Drive	3,4,5	P	local
Oak Terrace	22	T	" "
Old Stage/Tower Road	19	T	" "
Otis Circle	10	T	" "
Otis Road	7	T	dirt road
Otisville Road	10	C	major collector

(County Road #61)			
Overlook Terrace	4	P	local
Pierson Hill Road	7,12	T	" "
Pine Grove Road	1	T	" "
Pine Road	11	T	" "
Pine Street	4	P	" "
Poplar Road	11	P	" "
Quigley Road	12	A	dirt road
Reservoir Road	7,9	T	local
Ridge Avenue	9	T	" "
Ridge Drive	17	P	" "
Robbins Road	1,2,3,5	T	" "
Rose Lane	5	T	" "
Royal Oaks Avenue	8,9	P	" "
Sagamore Drive	20	T	" "
Sanitarium Road	6	C	major collector
(County Road #90)			
School House/Pine Grove Road	5,7	T	local
Shale Drive	19	T	" "
Shawangunk Road	12,14	T	" "
Shoddy Hollow Road	5,6,20	T	" "
Spruce Road	1	T	" "
Tally Ho Road	7,8,9,12,14	C	minor collector
(County Road #60)			
Thistle Lane	21	T	local
Timothy Collard/Glen Road	1	T	" "
Tudor Place	4	P	" "
Valley View Road	19	T	" "
Van Burenville Road	1	T	" "
Wedgewood Lane	22	T	" "
White Bridge Road	12	T	minor collector
White Oak Road	11	T	local
Whitlock Road	5,20	T	" "
Wine Hill Road	14	P	" "
Witte Drive	1	T	" "
Woodcrest Drive	3	P	" "
Woodland Road	4	P	" "

P = Private Road maintained by Homeowners' Association or developer.  
T = Town Roads maintained by the Town of Mount Hope Highway Department.  
C = County Roads maintained by the Orange County Department of Public Works.  
S = State Roads maintained by the New York State Department of Transportation.  
A = Abandoned.

CIRCULATION MAP

MAP B

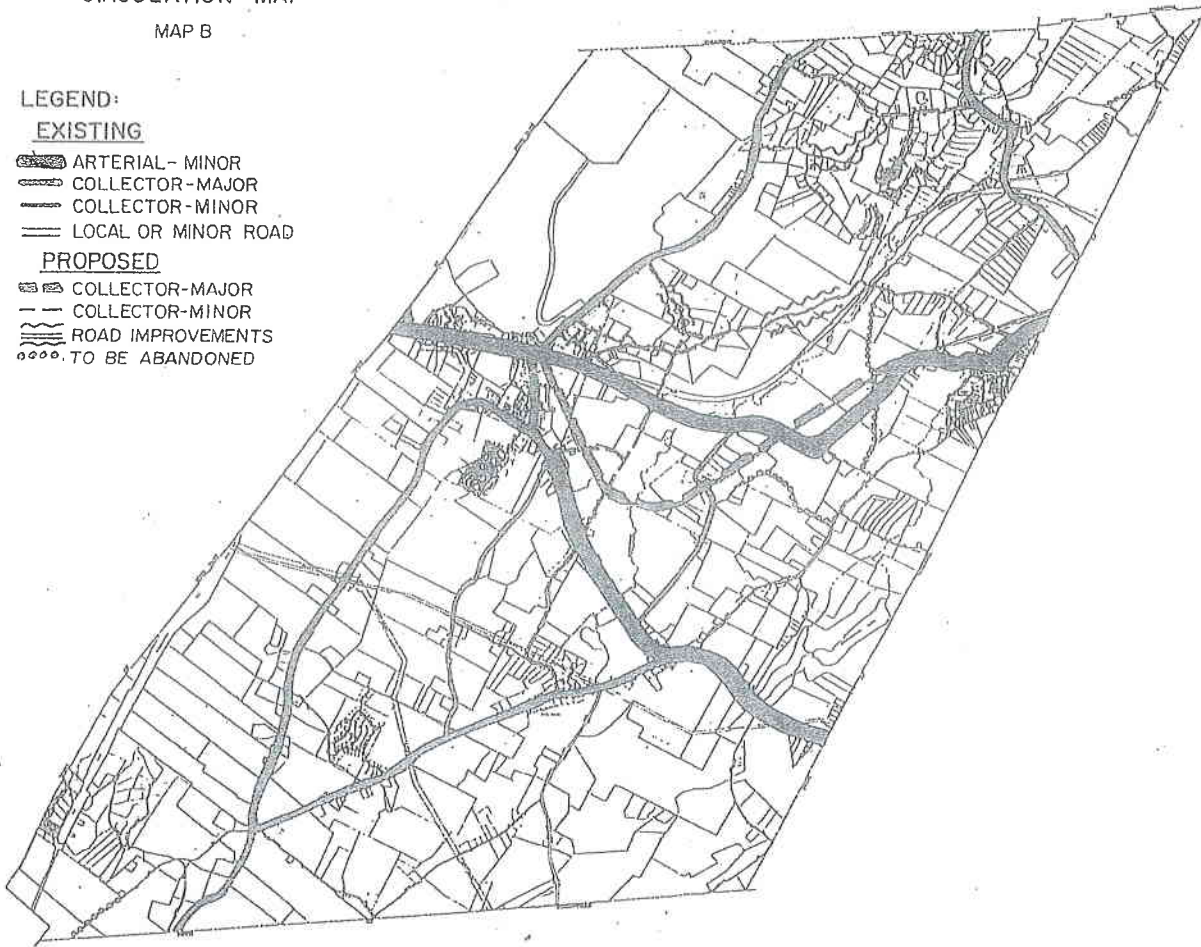
LEGEND:

EXISTING

- ARTERIAL - MINOR
- COLLECTOR - MAJOR
- COLLECTOR - MINOR
- LOCAL OR MINOR ROAD

PROPOSED

- COLLECTOR - MAJOR
- COLLECTOR - MINOR
- ROAD IMPROVEMENTS
- TO BE ABANDONED



## Road Improvements

The Master Plan calls for most development to occur immediately to the east of the Village of Otisville between Mount Hope Road and Route 211. As a result, most of the road improvements, expansions and additions are proposed for this area to serve future development, the Village of Otisville and the employment concentrations centered around the federal and state prisons on Sanitarium Road.

### A. Intersections

Intersections throughout the Town contain problems of limited sight distance. In most cases, unfortunately, little can be done to improve safety due to horizontal and vertical curves which would require considerable cost to overcome. In these areas we recommend additional signage until development occurs which could mandate road improvements either through normal budgetary process or through a development related environmental statement. Other intersections can be improved more simply by cutting back grass, shrubbery, berms and trees. In these instances action should be taken as soon as possible.

The problem of sight distance is one that is normally addressed during the subdivision process. The problems we have uncovered, however, predate most subdivision regulations and concern intersections created prior to the automobile when traffic and high speeds were not a problem. When people traveled shorter distances away from home and when communities grew more slowly the local residents were more aware of these problems and more alert to their dangers. Now, as growth is more rapid and more newcomers are present, the dangers increase. The inconveniences and concerns of yesterday become problems and dangers as we move into the end of this century with its increased growth.

Intersections involved with minor clearance problems are:

1. Kohler Road looking to the east on County Road 24.  
Brush and trees should be cleared from the lot at eastern corner of the intersection.
2. Briarwood Drive looking south on Hill Road. Trees should be removed to improve sight distance around a curve.

Intersections involved with more major clearance problems are:

3. County Road 11 (Mount Hope Road) at Shawangunk Road.  
Sight distance to right for vehicles exiting Mount Hope Road is a problem. Warning signs should alert motorists to this problem.
4. County Road 11 (Mount Hope Road) at Guymard Turnpike.  
This intersection is one of the most dangerous in the Town because of extremely limited sight distance combined with high traffic volumes. Policing, signing and the shaving down of CR 11 are all necessary and plans should be prepared for improvements. A new signal and modifications made recently by Orange County may have to be readdressed as traffic volumes increase.
5. Mill Pond Road and Guymard Turnpike. Traffic improvements have been proposed by the County and should be scheduled for construction by the Town in the near future.
6. Ledge and Spruce Roads. Construction plans have been prepared by the County and construction should be scheduled by the Town in the near future.

7. Valley View Road at Guymard Turnpike.
  8. Wedgewood Lane looking west at Homestead Lane.
  9. Homestead Lane looking south at Mountain Road (County Road 73).
  10. Mine Hill Road looking southeast onto Mill Pond Road.
  11. Carboy Road looking right or south onto Route 211.
  12. Carboy Road looking southwest (to left) onto Shoddy Hollow Road past railroad overpass.
  13. Whitelock Road and Robbins Road.
  14. Whitlock Road and Sagamore Drive.
  15. Bull Road looking north on Sanitarium Road.
  16. County Road 18 at Spruce Road. This is also an extremely dangerous corner, particularly for school buses, and requires improvements.
- B. Road Realignment.
1. Grange Road should be extended across Mount Hope Road and the abandoned railroad to Route 211 to open up the area to the east of Otisville for development. In the more distant future consideration should be given to extending this road across the railroad to intersect with a realigned Bull Road. Such a road would open the area to development, provide for an easterly by-pass of Otisville and connect Guymard Turnpike and Mount Hope Road to Route 211 and Sanitarium Road.

2. Finchville Turnpike should be extended to Route 211 via the proposed Grange Road extension.
3. The Abandoned O & W right-of-way should be used as a by-pass and/or parallel road to Route 211 east of Otisville.

C. Road Abandonment.

1. Bull Road Once Bull Road is improved and realigned at Shoddy Hollow Road, the present intersection of Bull Road and Shoddy Hollow Road should be eliminated and the first 600 feet of Bull Road should be abandoned.
2. Ledge Road Ledge Road should intersect Pine Grove Road at generally right angles. After Ledge Road's intersection is realigned any excess roadway should be abandoned.
3. Old Stage Road into Greenville off the Guymard Turnpike should be abandoned as a Town Road eliminating responsibility for this paper street in the future. However, before it is abandoned it should be considered for use as part of the hiking trail known as Long Path, which is discussed elsewhere in this report.
4. Quigley Road This driveway, dirt road and paper street should be abandoned between Tally Ho Road and the houses it serves off White Bridge Road.
5. Otis Road This driveway/dirt road should be abandoned wherever it no longer serves area residences.

D. Road Upgrade.

Safety and road widening and realignment improvements should be made to the following roads where indicated as shown on the Traffic Circulation Plan:

1. Bull Road - approximately 1,700 feet including a softened curve, plus an extension to Shoddy Hollow Road.
2. Shoddy Hollow Road - approximately 2500 feet.
3. Robbins Road - approximately 2800 feet.
4. CR 18 - shave down north of Spruce Road.
5. CR 11 - where it intersects with Route 24 at Mount Hope.
6. NYS Route 211 - from Pierson Road east to the Town of Wallkill. This upgrade is now planned to be completed in 1991. This project is basically one of repaving or resurfacing, with culvert, guard rail and shoulder improvements, but no realignments.
7. Railroad bridge on Guvnard Turnpike over Conrail tracks not scheduled for reconstruction in the near future.

A special concern is the plight of the residents and property owners of Lake Claire, Lake Hills and Lake Linda, the several lake communities throughout the Town. These private roads could be taken over by the Town and brought to Town specifications by the Town Highway Department. Such remedial action could be financed through special purpose assessment districts created just for this purpose. These districts would go out of existence when the bonded

indebtedness was retired. In similar fashion, other groups of land-locked, or poorly-accessed, land-owners might be encouraged to petition the Town Board for similar relief.

As elsewhere in the County, the favored means of transportation to work (68.9%) in the Town of Mount Hope was driving alone in a private car, but 19.5% carpooled. Very small numbers (and percentages) utilized public transportation, walked, worked at home or utilized other means. For those workers not working at home the travel time averaged 24.05 minutes. A slightly fewer number of households maintained one vehicle (36%) as did two vehicles (40%), while 19% maintained three or more vehicles, and 5% owned none. Given those percentages, there were approximately 2,184 registered motor vehicles in the Town of Mount Hope at the time of the 1980 census. With increases in the numbers of households and of relative affluence, the number of motor vehicles can only be expected to rise.

Located in Otisville is a railroad station of the Metro-North Rail Service, part of the Conrail system, with commuter and off-peak trains linking Port Jervis and New York City (via transfer to PATH at Hoboken, N.J.)

Passenger bus service is available through the Short Line Bus system, which runs between the Port Authority Terminal in New York City and many Orange County communities, as well as considerable local service incidental to its through service. The central Short Line terminal in the County is located in the Village of Monroe.

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RECOMMENDATIONS:

1. The Town should create special road improvement districts to bring the roads of Lake Claire, Lake Hills and Lake Linda to Town specifications and dedication to the Town.

2. Improvements are needed at certain intersections to provide better sight distance. These improvements should be performed immediately where they are limited to minor brush or tree clearance. In areas where road realignments or other major actions are necessary to solve the problem, warning signs should be installed until further analysis and/or reconstruction is possible.

## V. UTILITY PLAN

Property serviced by private centralized systems of water supply and sewage treatment are identified on the Special Districts Map, Map C, so that major draws of ground water, and point sources of discharge of treated effluent, can be taken into consideration in the planning for neighboring uses. In Mount Hope, these centralized facilities are confined to the Village of Otisville, a major industry, two correctional facilities, and several developments of single family homes. Ridge lines between watersheds are important to know when planning utility systems (such as water and sewer) that depend on gravity flow (unless expensive pumping stations are introduced). Also, it is important to consider the ultimate development of lands at a higher elevation when it comes to sizing of culverts and other structures required to facilitate storm water runoff.

The Town of Mount Hope was inventoried as having a total of 1269 housing units, of which 1201 (1.4% of the County total) were occupied, year-round residences, and 68 were vacant. By source of water, 61% of those housing units were serviced by either drilled or dug wells, 38% by public systems or private companies, and 1% by other sources. The public water systems serve the Village of Otisville, including the Federal Correctional Institution, and New York State's Otisville Correctional Facility and former Laboratory (served by Bear Swamp Reservoir and groundwater wells), and four residential subdivisions (New Vernon Farms, Whitlock Farms, Lake Linda, and Hidden Valley Estates.

For sewage disposal, 94.5% depended upon septic systems or cesspools, while 5.5% depended on public sewer. The public sewage systems serve two correctional facilities (federal and state), an industry (Otisville Biotech) and a

residential subdivisions (Hidden Valley). Thus, the vast majority of Mount Hope residents live on lots having both individual wells and septic systems. The sewerage flows from the State and Federal prisons currently go into a tributary of the Shawangunk Kill or down the west side of the mountain to the Basha Kill.

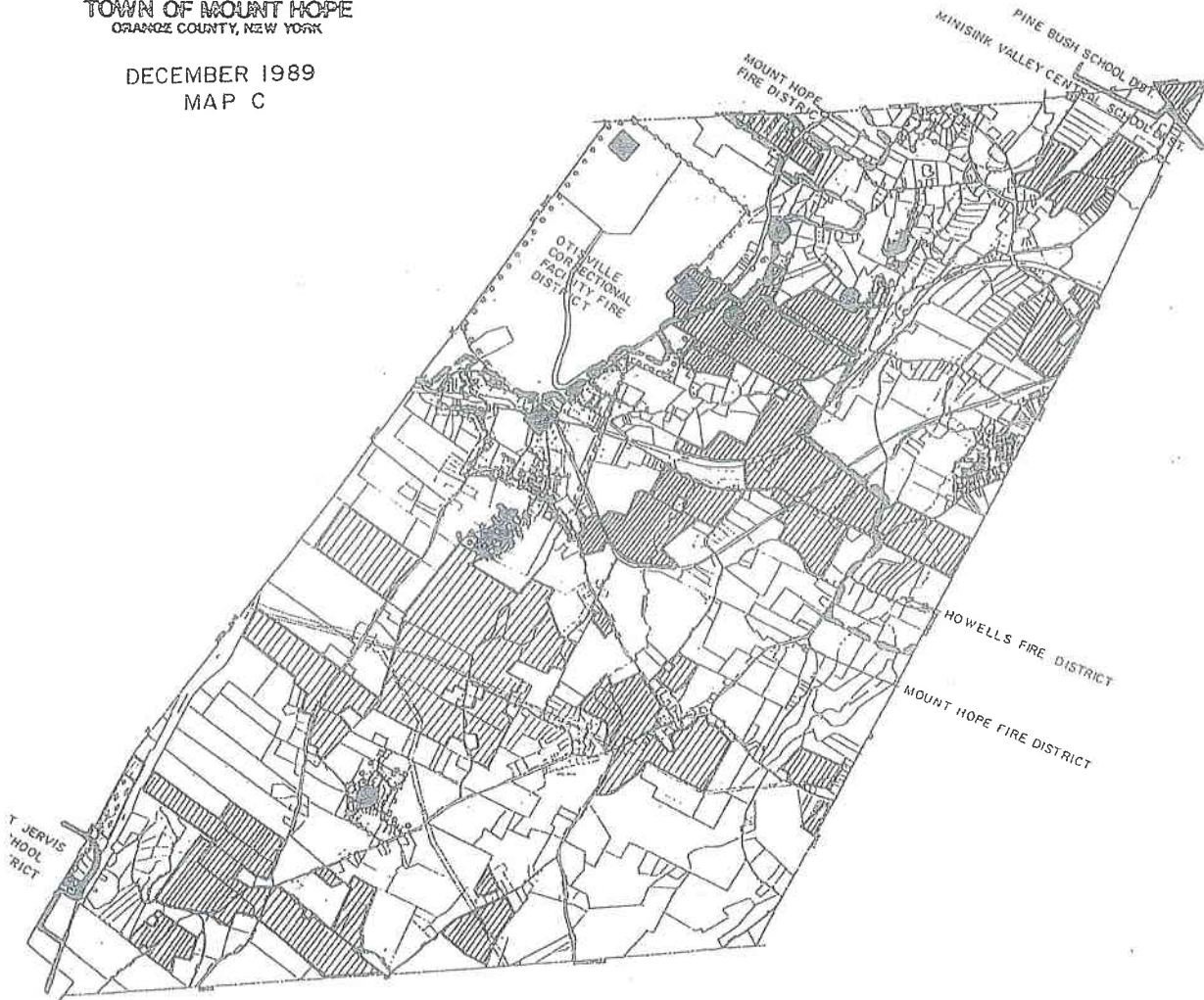
In total there are four private and one public water systems; and four private sewage systems in operation throughout the Town.

The Village of Otisville is not served by any central sewage treatment system, a limiting factor on its growth and development, and an endangerment to the purity of the aquifer on which it draws for water. The potential flow from Otisville is 75,000 - 90,000 gallons per day (population of 1,000 x 75 to 90 gallons a day per person). Assuming an additional 15,000 gallons a day for commercial users and 10,000 a day for infiltration, the Village would require a treatment capacity of 100,000 to 125,000 gallons per day.








This plan calls for the Village of Otisville, the two correctional facilities and the developing area of the Town of Mount Hope adjacent to the Village to be served by a central sewerage treatment plant to be located on the Shawangunk Kill where it crosses under NY State Route 211, or further north. While no specific site has been selected, the probable locations are limited in number. If, however, a sewage treatment plant were not to be directly located on the Shawangunk Kill, one sited elsewhere could take place, so long as it had an outfall line to the Shawangunk Kill in this approximate location. The NYSDEC stream classification along this stretch of the Shawangunk Kill is 'B', meaning that stream quality must not be allowed to deteriorate below the standards for contact recreation (swimming).

SPECIAL DISTRICTS MAP  
TOWN OF MOUNT HOPE  
ORANGE COUNTY, NEW YORK

DECEMBER 1989  
MAP C



LEGEND:

-  AGRICULTURAL DISTRICTS
-  FORESTED DISTRICTS
-  FIRE DISTRICTS
-  SCHOOL DISTRICTS
-  CENTRAL WATER DISTRICTS
-  CENTRAL SEWAGE TREATMENT PLANTS
-  FIRE HOUSE LOCATION

SCALE 1"=500 FEET  
0 100 200 FEET  
0 100 200 METERS  
Map prepared by  
Orange County Planning Board  
in cooperation with  
the Town of Mount Hope  
and the Town of Minerva  
Orange County, New York  
December 1989

EA Science and Technology, who specialize in environmental analyses, are working together with Hazen and Sawyer and Stetson Harza on a county sewer study. EA Science and Technology has the role of performing waste assimilative capacity (WAC) analyses on the various streams in the county.

EA's analysis of the Shawangunk Kill was performed at a point on the Kill north of the Route 211 bridge. This is approximately the same location as Garling Associates tentative location for a sewage treatment plant to serve Otisville, the Correctional Facilities and potential development areas in the Town of Mount Hope. At this point, or somewhere downstream along the railroad, the Shawangunk Kill should be capable of handling the treated sewage from a 500,000 to 750,000 gallon per day sewage plant. Of primary concern was the ammonia concentration of the sewage necessary to meet A/B stream standards. Concentrations of ammonia would be approximately 2.3 to 2.5 milligrams per liter during the summer months and 5.5 to 6.0 milligrams per liter during the winter months.

It was assumed by Hazen and Sawyer that the Village of Otisville with its 900 to 1,000 people would be sewered along with the correctional facilities future population of 2,200 prisoners plus correctional officers. This is a total sewered population of 3,200 to 4,000. This leaves capacity for some commercial and limited office development plus 2,500 to 3,000 people in the town. These numbers mean the Master Plan concepts which propose housing requiring central water and sewer systems are totally supportable. However, the plan would be limited to a maximum of approximately 1,000 to 1,500 additional dwelling units in the Otisville area which would be sewered by central water and sewer facilities. At a maximum density of two units per gross

acre the housing would be a maximum of approximately 750 acres. At the current development pace for the area 1,000 to 1,500 units in the serviced area could take between 20 to 30 years to be developed. Therefore, a staged sewer plant, expandable over time to accommodate new residential and commercial growth would be most desirable to both provide for the growth while protecting the areas water supply (aquifer).

A sewage treatment plant (or plants) is necessary to:

1. Protect from groundwater pollution the large unconsolidated aquifer which is the existing water supply of the Village of Otisville and much of the surrounding area of the Town;
2. Allow that Village's continued growth, however minimally;
3. Allow development in the Town at reasonable densities as well as commercial, retail, office and industrial park uses, together building a stable economic base.

The treatment plant or plants should be owned and operated either by the Town or by a private utility corporation with experience in this area, but not by a developer, development company or homeowners' association. Ownership by the Town or a utility company will allow for professional oversight and proper operation of these facilities as well as offering the greatest assurance of institutional stability, reliability and continuity. Since the primary objectives are the protection of the aquifer and the maintenance of the stream quality standards of the Shawangunk Kill, the Town must have some control of this facility. If a sewer plant is initially part of a development, its design must be such that it is capable of being expanded, accepted for take-over by the Town, and contains machinery for which parts and service can be obtained with reasonable assurance well into the future. The immediate needs of the state and federal

correctional facilities for expanded sewage treatment facilities might allow the Town to form a sewer district composed of those two sites, build a sewage treatment plant with state and federal contributions, and later expand the plant to include other areas designated by this Master Plan for central utilities. Toward these ends, a wastewater assimilative capacity (WAC) analysis should be performed by a professional engineer on behalf of the Town to determine the capacity of the Shawangunk Kill to accept treated sewage, the degree of treatment that might be required, and the acceptable gallonage.

It should be the stated policy of the Town to disallow any new privately owned and operated sewage treatment plants and central water supply systems, and to encourage all such existing systems to hook into municipal systems as soon as they become available, and as soon as their present systems are depreciated in cost.

Electric power is available through Orange & Rockland Utilities, Inc. Natural gas is not available. Telephone service is provided by Continental Telephone Company of New York, Inc. The vast bulk of the Town is served by the 386 (Otisville) exchange. The northwest corner is served by the 392 (Howells) exchange, while the small Guymard Lake area is served by the 754/856 (Port Jervis) exchange.

Solid waste is collected at roadside from individual property owners throughout the Town by private scavengers/haulers operating independently and competitively without franchises. Solid waste is transported to a transfer station operated by the Orange County Department of Public Works, and located within the Town of Deerpark off the D & H Canal Towpath just north of the City of Port Jervis. From there it is transported to the Orange County Sanitary Landfill located in New Hampton.

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RECOMMENDATIONS:

1. The Village of Otisville, the two correctional facilities and the developing area of the Town of Mount Hope adjacent to the Village should be served by a central sewerage treatment plant to be located on the Shawangunk Kill where it crosses under NY State Route 211, or further north. The treatment plant or plants should be owned and operated either by the Town or by a private utility corporation with experience in this area, but not by a developer, development company or homeowners' association.
2. In the future a wastewater assimilative capacity (WAC) analysis should be performed by a professional engineer on behalf of the Town to determine the capacity of the Shawangunk Kill to accept treated sewage, the degree of treatment that might be required, and the acceptable gallonage. A WAC analysis prepared by EA Consultants in 1990 indicates the Kill can handle up to 750,000 gallons of treated wastewater (treated sewerage) per day.

3. It should be the stated policy of the Town to disallow any new developer owned and operated sewage treatment plants and central water supply systems, and to encourage all such existing systems to hook into municipal systems as soon as they become available, and as soon as their present systems are depreciated in cost.
4. Should the Village of Otisville, or the correctional facilities, choose not to become involved in the development of a new sewer plant, this plan calls for the Town to work with a private developer within a potential service area who would construct a plant for immediate needs but on a site large enough and of a design capable of being expanded at a later date by the Town.

## VI. COMMUNITY FACILITIES PLAN

On a Special Districts Map, Map C, the boundaries of school, fire and agricultural districts are displayed, as well as properties subject to forestland exemption, reservoir property, uses serviced by centralized water and/or sewage treatment facilities, and the location of fire companies.

School and fire districts each have separate tax rates that generate revenue. Thus it is important to know the particular districts that service a property in order to project annual property taxes, as well as for developers of major projects to perform a cost/benefit analysis relative to additional services required in the light of taxes generated. The mapping of such districts also facilitates study of routes for busing of school children, and for emergency vehicles.

The Minisink Valley Central School District encompasses the whole of the Towns of Minisink and Greenville, most of the Town of Wawayanda, a small portion of the Town of Wallkill (the Howells area), a portion of the Town of Mamakating in Sullivan County, and virtually all of the Town of Mount Hope. To serve this area with its public school student population of 3,323, the district operates four school buildings, plus two satellite facilities. Three of those four buildings are located in the Town of Wawayanda, those being the Minisink Valley Elementary School (K-4), the Minisink Valley Middle School (5-8), and the Minisink Valley High School (9 - 12), which share a campus located on Route 6 in the hamlet of South Centerville. The other building is located in the Village of Otisville, that being the Otisville Elementary School (K-4). The two satellite

facilities house Kindergarten classes. The Brennan facility is located in Otisville and the Boxelaar Hall facility is located in South Centerville. Enrollments per building are as follows:

TABLE 5  
CHARACTERISTICS OF MINISINK VALLEY SCHOOL BUILDINGS

Building	Grade	Enroll ment	Maxim- Cap.	Prof. Staff
M.V. Sr. High Sch.	9-12	872	1,200	68
M.V. Middle Sch.	5-8	982	900	77
M.V. Elem. Sch.	K-4	896	850	59
Boxelaar Hall	K	83		
Otisville Elem. Sch.	K-5	383	400	24
Brennan	K	78		
	K-12	3,264	3,350	228

By grade level, the Minisink Valley Central School District enrollment, and professional staff figures, are as follows:

TABLE 6  
STUDENT ENROLLMENT AND PROFESSIONAL STAFF BY GRADE  
LEVEL

STUDENT ENROLLMENT: (as of February 1991)

Kindergarten	267
Grade 1	276
Grade 2	275
Grade 3	282
Grade 4	274
TOTAL K-4	1374
Grade 5	269
Grade 6	246
Grade 7	272
Grade 8	261
TOTAL 5-8	1048
Grade 9	256
Grade 10	235
Grade 11	181
Grade 12	202

TOTAL 9-12	874
TOTAL K-12	3296
Special Categories (off campus)	52
GRAND TOTAL	3348

The 848 students who are resident in the Town of Mount Hope and the Village of Otisville presently comprise 26.5% of the total pupil population of the Minisink Valley Central Schools. In comparison, the Town of Wawayanda contributes 845 students (26.5%); Greenville, 613 (19%); Minisink, 586 (18%); Wallkill, 171 (5%); and Mamakating, 126 (4%). With the Town of Mount Hope projecting a growth rate averaging 2% and the Minisink Valley School District projecting an annual growth rate averaging 3%, it must be assumed that the Town's share of the total district pupil population will be comparable with the average for the District.

Total enrollment in the Minisink Valley school district has been slowly climbing over the past five years, during which time the district has averaged a 1.9% annual growth rate. Projections for the next five year period made by the professional firm Information Management Systems has the district continuing its growth at an increased annual growth rate of 3.0%, 3.1% or 3.2%, depending upon which of three different methodologies is utilized (the average of which is 3.1%). When the "baby-boom" peaked in 1973, the school district enrolled 2,904 students, only 414 fewer students than are presently enrolled. It has taken fifteen years for

enlarged offering of instructional programs for enrichment, all contributing to rendering existing facilities inadequate for the growing student population. Thus the Board of Education of the Minisink Valley Central School District, with approval of the voters, has embarked upon a new building program that will add a third building to the South Centerville campus, a new Early Secondary (Middle) School housing grades 6 through 8. When that building is completed in 1991, the present double building housing the elementary and middle schools will be devoted to grades Kindergarten through 2, and Grades 3 through 5.

The Port Jervis City Central School District is composed of all of the City of Port Jervis, almost all of the Town of Deerpark, a small part of the Town of Mount Hope accessed via Deerpark, parts of the Towns of Forestburgh and Mamakating (in Sullivan County), and students 7th grade and above from the Town of Montague, New Jersey (a contracting, sending district). Within Mount Hope there are 83 parcels of land totaling 85.096 acres, owned by 39 separate owners, containing 29 residences (both seasonal and year-round), 53 pieces of vacant land (including one under water), and one stretch of railroad tracks. Without public sewer and water it is highly unlikely that this Mount Hope portion of the Port Jervis Central School District will develop many more residences than it presently supports.

The Pine Bush Central School District is composed of parts of the Towns of Crawford, Montgomery, and Wallkill, as well

of those parcels, so the impact on the Pine Bush Central School District by development in Mount Hope will be extremely minimal.

For the non-traditional student, the Orange-Ulster Board of Cooperative Educational Services (BOCES) can supply one- and two-year vocational or occupational programs. Some of the courses include auto mechanics, cosmetology and commercial food trade. BOCES offers the programs both to high school students on a half day basis, and to adults through an evening program, as well as many other educational support services to the school districts in the two county region.

To inventory the historical, cultural and archaeological resources of the Town of Mount Hope would require special expertise and a special study in itself. A cursory glance by the preparers of this Master Plan uncovered ample evidence that the Town of Mount Hope has a rich and significant history worth documenting. A single municipal body, designated a Cultural Resource Commission, could serve as an Architectural Review Board and also serve as an Historic Commission, inventorying and studying local cultural resources and ways of maintaining them.

The current Town Historian, new to her position, had no files or materials turned over to her by her predecessor. No known history has been written of the Town. Clearly, the Town should prepare such a history in advance of some forthcoming anniversary or celebration, and before any more older residents and their memories are no longer available

in 1921, other hamlets with identifying names are Finchville, Guymard, Mount Hope and New Vernon.

Within the office of the Orange County Historian are files documenting the following structures within the Town of Mount Hope as being of architectural and historical significance.

J. W. ELLIS HOUSE - northwest side of Shoddy Hollow Road, south of Bull Road. A c. 1860 brick Victorian country farm house.

T. H. UPTEGROVE HOUSE -north side of Spruce Road, west of New Vernon Road. A c. 1850 clapboard Greek Revival house with a freestanding early blacksmith shop.

DISTRICT #4 SCHOOLHOUSE - south side of Mount Hope Road, east of the main intersection in the hamlet of Mount Hope. A Greek Revival brick schoolhouse serving the Mount Hope district, built in 1867.

D. T. BOYD HOUSE -south side of Murray Road, north of the Manning Road intersection. An 1830 clapboard salt box with hints of Greek Revival and Federal elements.

JOHN PENNY HOUSE - west side of White Bridge Road, north of abandoned railroad bed. An early 1800's squat vernacular clapboard farmhouse, built by one of Mount Hope's early town officers.

ELIAB HAWKINS HOMESTEAD - east side of Finchville Turnpike, north of the Guymard Turnpike intersection. A c. 1800-1820 vernacular clapboard farmhouse, later relegated to a tenant house.

NATHAN HALLOCK HOUSE - west side of Deer Trail Road, south of Guymard Turnpike intersection. An early (c.1800-1820) country Federal house of clapboard with a later Greek Revival addition, and a former home of an early Mount Hope town officer.

JOSIAH PIERSON HOMESTEAD (EVERGREENS) - north side of Route 211, between White Bridge Road and Pierson Hill Road. An early 1800's Federal style clapboard home, built to supplant the original house, which was relegated to house tenants.

JOSIAH PIERSON HOUSE/TENANT HOUSE - north side of Route 211, at intersection with Pierson Hill Road. A c. 1790 vernacular clapboard salt box style house, used as a tenant house after being replaced by a larger structure.

IRA MCBRIDE HOUSE - southwest corner of intersection of Guymard Turnpike and Mountain Road. A 1790-1800 vernacular clapboard farmhouse with Georgian and Federal elements; it contains fireplaces of both periods.

BENJAMIN DODGE HOMESTEAD - north side of Mount Hope Road, directly opposite the 1867 Schoolhouse. A clapboard Federal style house dating from the 1790's, with Greek Revival elements in the larger section added in the 1820's. Built by the co-founder of Mount Hope, a community leader and a prominent merchant. Served as the manse of the Mount Hope Presbyterian Church from 1869 - 1922.

DAVID GODFREY HOUSE - west side of Sanatorium Road, south of Maple Lane. A sturdy c. 1770 square vernacular clapboard house with a square center chimney. It had provisions as a fort with two channels cut at angles through the outer walls for gun barrels.

S. S. KETCHAM HOUSE - west side of Ridge Road, between Kohler and Deer Trail Roads. A c. 1850 brick Greek Revival house with a wooden Victorian addition.

SILAS G. CORWIN HOUSE - private drive off west side of Mount Hope Road, between Mount Hope and Otisville. A two-story brick farmhouse dating between 1820-1830 with Greek Revival and Federal elements.

W. H. MAPES HOUSE - north side of Mapes Road, one mile from the Tally Ho Road intersection, in an area originally known as Mapestown. A simple 1800-1810 country clapboard vernacular house with Federal elements.

built in 1790 by Wilmot Moore; main section and a free-standing meeting house added by Erastus Mapes, chief spiritual leader of the Mapes clan which settled the area, establishing a congregation in 1792 that has evolved into the Howells Congregational Church.

AMOS H. KETCHAM/LITTLE GRIST MILL - north side of Guymard Turnpike, west of Deer Trail Road intersection, on the Shawangunk Kill. Standing ruins (a cellar hole with walls) marking the location of the flour mills first built by Isaac Ketcham in the early 1800's, later becoming the Mount Hope Flouring Mills and the Ketcham Feed Mill.

TUTTLE-BORLAND HOUSE - west side of Mount Hope Road, north of the center of the hamlet of Mount Hope. A small c. 1850 Greek Revival clapboard house.

CHARLES S. WOODWARD HOUSE - east side of Mount Hope Road, north of the center of the hamlet of Mount Hope. A c. 1840 Greek Revival style clapboard homestead.

A. S. DODGE HOMESTEAD - south side of Route 211, north of old railroad bed, just north of Otisville. A c. 1850-1860 clapboard Gothic Revival style home with a shed and carriage house of complementary architecture.

STRICKLAND/WHEAT HOMESTEAD - 12 Highland Avenue, Otisville. A c. 1840 one and a half story clapboard Greek Revival

DANIEL OSBORNE HOMESTEAD - 39 Mount Hope Road. A simple one and a half story clapboard house built in 1793 in the salt box style.

ERIE RAILROAD GRAHAM LINE TUNNEL - eastern terminus is located below Route 211 in Otisville. Built for a freight line running from Guymard (Graham) to Harriman. Designed by Engineer Albert Gray Norton, who was also engineer for Union Station in Washington, D.C. One of the first tunnels of its kind to use concrete reinforced with stone as its main building material.

W. A. BROWN HOUSE - end of Craig Lane, off Sanatorium Road, north of Otisville. A c. 1850-1860 Greek Revival style house constructed of brick made on the site. Most unusual in that the entire house is constructed of brick, including the columns.

LEWIS A. SEYBOLT HOMESTEAD - north side of Seybolt Avenue, west of Highland Avenue intersection in Otisville. A simple c. 1800 clapboard salt box house, formerly used for local court meetings by its then owner, a town justice.

The town has a municipal buildings located on Route 211, just to the east of the Village of Otisville. This building, built in 1976, houses all Town government functions, including municipal offices and meeting space for governing and appointed bodies, and for municipal courts, the Police Department.

space for other municipal functions, namely meeting space for community groups, and allowing the surrounding grounds to be improved to site active recreational facilities. The Master Plan commends those plans.

There are three daily newspapers which serve the Orange County area, emanating from the County's three cities. The two most likely to generate a readership from Mount Hope are The Times Herald Record (and the Sunday Record, its Sunday edition) published in Middletown; and the Tri-State Gazette, published in Port Jervis.

Seven radio stations are based in the County, the most local coverage being provided by WALL-AM (and its sister station WKGL-FM) broadcasting from Middletown; and WDLC-AM (and its sister station WTSX-FM) broadcasting from Port Jervis. A cable television station (Channel 6) with local coverage transmits from Middletown.

The town does not have a municipal library. Would-be borrowers have access to the collection at the Port Jervis Free Library (in one direction) and to the Thrall Public Library in Middletown (in the other direction), and through both facilities to the resources available from the Ramapo Catskill Library System, often described as a 'library's library'.

The Town of Mount Hope is divided into two fire districts, each served by a volunteer fire company: the Howells Fire

the City of Middletown, and those servicing the Town of Wallkill, namely the Pocatello, Mechanicstown, Silver Lake, Circleville, Washington Heights and Bloomingburg companies, they form a mutual aid district. For ambulance service the Town and Village rely on the Otisville-Mount Hope Volunteer Ambulance Corps headquartered in Otisville, as well as the emergency services of the two volunteer fire departments. The closest hospitals servicing the Town are Mercy Community located in Port Jervis, a result of the merger of St. Francis Hospital and Doctors Sunnyside Hospital, and the larger Elizabeth A. Horton Memorial Hospital located in Middletown. The Village of Otisville has a police department as does the Town of Mount Hope, the latter's composed of 15 part-time personnel (including the chief), utilizing three vehicles.

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**RECOMMENDATIONS:**

1. A single municipal body, designated a Cultural Resource Commission, should be formed and appointed to serve as an Architectural Review Board and also serve as an Historic Commission, inventorying and studying local cultural resources and ways of maintaining them. This board could be advisory both to the Town Board and the Planning Board.
2. No known history has been written of the Town. Clearly, the Town should prepare such a history in advance of some forthcoming anniversary or celebration, and before

## VII. OPEN SPACE PLAN

Two special elective or voluntary environmental districts are mapped on the Special Districts Map, Map C, one being agricultural and the other forest management. Both have as incentives a reduction in property taxes in return for maintenance of the land in agricultural or timber production. Development of the land for other purposes prior to the expiration of the period of enlistment results in a penalty in the form of payment of several times the differential between taxes paid and taxes that would have been due were no special status conferred, for a specified number of previous tax years. Both special taxing districts have the effect of preserving open space and maintaining the rural character of the Town. But this comes at a cost to the balance of the Town. By reducing the tax burden on the participants in these programs, the tax burden on non-participants is increased. If the real intent of the participant is to lower carrying costs until the land is ripe for ultimate sale and development, then the public gain is illusory and expensive.

Of greater and more long-lasting benefit is the sale of transferable development rights. Large land-holders such as commercial farmers, forest land managers, and fishing and hunting preserves, would sell their development rights to the owners of more developable properties. Thereby, the latter can be permitted a higher number of dwelling units on the development site than the zoning law would ordinarily

16-1-37.1	Kleiman, Kenneth	65,600	354,300	240	20.3
16-1-37.2	Kleiman, Kenneth	23,700	23,700	322	23.7
16-1-45	Seid, Clarence	161,400	161,400	105	100.6
16-1-46	Bayway Bldg Corp	110,000	110,000	322	52.4
16-1-56	Seid, Clarence	51,400	51,400	311	5.3
16-1-57	Seid, Clarence	52,100	52,100	311	5.5
17-1-14.12	Skye, Stephen	33,200	33,200	311	1.2
17-1-26	MacLean, Penelope	85,200	85,200	240	71.8
17-1-27.8	Skye, Stephen	69,500	147,500	210	12.3
17-1-27.9	Skye, Stephen	48,300	48,300	311	5.4
19-1-4.2	Hosking, David	160,800	192,300	112	113.4
19-1-5.2	Hosking, Blanche	35,800	35,800	105	31.0
19-1-7.2	Hosking, Lester	189,400	270,500	112	148.1
19-1-12.2	Hosking, David	100,000	155,500	240	76.6
TOTALS:		\$6,001,300	\$10,411,199		3,561.5 acres

Enrolled as beneficiaries of preferential agricultural assessment are 45 parcels totaling 3,397 in acres with \$2,714,610 in exemptions in 1988, according to the New York State Department of Agriculture and Markets.

#### A. RECREATION

Besides the Otisville public school site with its schoolyard (which occupies 5 acres and helps serve the municipal recreational needs), there is a 2.4 acre recreational parcel in Town ownership located between Shoddy Hollow Road and the Shawangunk Kill. The developed facilities include a ballfield, a soccer field, ice skating, playground, and a place of indoor recreation, including a room for handicrafts.

The combination of these school and municipal recreational areas is not sufficient to serve the town residents, based on a standard of space requirements per population for various activities cited in the manual Urban Planning and Design Criteria by De Chiara and Koppelman. That source suggests the guidelines for basic community recreation facilities listed in column a below. Based on a total present population in Mount Hope of approximately 6000 persons, these guidelines would generate a need for recreation space as set forth in column b.

TABLE 8  
NEED FOR RECREATION SPACE

	a.	b.	c.
	<u>Standard</u>	Area req. for <u>Mount Hope</u>	Existing <u>Area</u>
Children's play area	0.5 acre/1,000 pop.	3.0 acres	5.0 acres
Field Play areas for young children	1.5 acres/1,000 pop.	9.0 acres	
Sports activities- older children and adult	1.5 acres/1,000 pop.	9.0 acres	2.4 acres
Tennis, basketball and other courts	1.0 acre/5,000 pop.	<u>1.2 acres</u>	<u>          </u>
	Total	22.20 acres	7.4 acres

The development of active recreational facilities in the location of the Town's municipal building will help make up the deficit in recreational facilities that the Town is presently experiencing.

If and when sizable new residential concentrations are created (major subdivisions, cluster developments and planned unit developments), it would be in the best interest of the Town to require on-site recreational facilities to serve the new residents close to home. A recreational commission should be created to produce and implement a master plan for recreational development. Such a commission could also make recreational plans for those existing concentrations of residential development that might be poorly served with accessible space for active recreational pursuits, through the provision of smaller, decentralized parks and playgrounds. The residential communities recommended for study are the following:

1. Hidden Valley Estates
2. Lake Claire
3. Lake Hills
4. Lake Linda

Long Path is a hiking trail which has its southern terminus at the New Jersey side of the George Washington Bridge. From there it extends northward through the Palisades Interstate Park into Orange County through Cornwall and Woodbury. It continues northwest around Schunemunk Mountain across Blooming Grove and Montgomery into Ulster County and on into the Catskills. In Orange County the trail runs along vehicular roadways, which is not desirable. Because of this, the New York-New Jersey Trail Conference, the NY State Department of Parks and Recreation and the National Park Service are seeking to relocate the trail from that point in the Palisades Interstate Park where it intersects with the Appalachian Trail. Their proposal is to have the Long Path join the Appalachian Trail from that point westward to High Point, New Jersey. From High Point, New Jersey they propose a new alignment north along the Kittatinny-Shawangunk ridge through Greenville, Mount Hope, and Deerpark into Sullivan County in Mamakating, and then into Ulster County where it would pick up its present routing in the vicinity of Sam's Point.

The proposed alignment of Long Path through Mount Hope and Deerpark is shown on the proposed Master Plan. Either the National Park Service or the NY-NJ Trails Conference would seek a right-of-way of indeterminate width in the general area shown on the proposed Plan. No location is precise at this time except those locations where the trail would cross the railroad in the vicinity of existing roads and bridges.

## B. CONSERVATION

The Town of Mount Hope roughly assumes the shape of a parallelogram, the longer sides of which are the eastern and western borders measuring approximately seven miles in length, and the shorter sides of which are the southern and northern borders measuring approximately four and a half miles in length. Only the western border is shaped by natural landforms, that being the Shawangunk Mountains. The southern boundary, dividing the Town from the Towns of Greenville and Wawayanda; the eastern boundary, dividing the Town from the Town of Wallkill; and the northern boundary, dividing the Town from the Town of Mamakating in Sullivan County; are all straight surveyor's lines. The highest points in the Town (1300 feet above sea level) are along the ridge line of the Shawangunk Mountains, one being the Graham Lookout Tower, and the other being points on the correctional facility property in the northwest corner of the Town. The lowest points of the Town (a little less than 600 feet above sea level) are in the northeast corner of the Town, where the Shawangunk Kill exits the Town.

Depicted on an Environmental Constraints Map, Map E, are the NYS DEC regulated wetlands (shown with their alpha-numeric designation); FEMA flood plains; steep slopes (those in excess of 15%), as identified by the Soil Conservation Service. In addition, the ridge line that separates the Indigot Creek watershed from the main Shawangunk Kill watershed is displayed.

Jersey line that same mountain chain is known as the Kittatinny range. Being the predominant feature of the Town, the Shawangunks form the scenic backdrop from almost every point of view. Mountain Road, part-way up its slopes, offers scenic views to the east toward the Wallkill River valley.

Besides the reservoirs, human intrusions on the natural terrain take major form in the mile-long tunnel serving the main line of the Erie-Lackawanna Railroad (now part of the Conrail system), with commuter trains linking Port Jervis and New York City (via transfer to PATH at Hoboken, N.J.) and freight trains traversing the same tracks and traveling even further west to and through Pennsylvania; in several underground natural gas pipelines; in the Marcy South 345 kilo volt transmission lines of the New York State power grid; and in several quarry and gravel pits.

Because of the numerous scenic vistas from so many roads and properties throughout the Town there will be a need to insure height limites on all uses. Limitation of heights has been a concern of the Zoning Ordinance which currently limits building heights to 35 feet. This height limit is recommended to be retained in the revised Zoning Law.

## 2. Water Bodies

There are numerous natural and man-made lakes and ponds, the largest of which is Shawangunk Lake, one of the three reservoirs of the City of Middletown water supply. Another

water supply standards (Class A); north of that point (toward Mill Pond) the stream quality must meet contact recreation (swimming) standards (Class B).

The southeastern corner of Town forms the headwaters of the Indigot Branch Creek, a southerly flowing stream. These headwaters lend themselves to future impoundment for purposes of creating a water supply reservoir for a future Orange County system.

The reservoir properties of the City of Middletown are displayed in order to anticipate possible effects of development occurring in proximity to them, as well as upstream of their surface water sources.

### 3. Agricultural Uses

Most if not all of the farms in the Town of Mount Hope are included in the County's Agricultural District #2. Agricultural Districts are certified by the State Commissioner of Environmental Conservation and established by County government under Article 25-AA of the New York State Agriculture and Markets Law. Within certified and established agricultural districts, four major provisions of the law apply: (1) eligibility for agricultural value assessments; (2) limitation on local and state regulations which might unreasonably restrict commercial agriculture; (3) modification of eminent domain procedures; and (4) restriction on the use of public development funds and special assessments.

planning, sketch plan layouts, etc. However, as subdivisions are prepared by engineers, planners and surveyors who make more detailed site by site analyses, it is possible that this information can be modified. Soils surveys can be modified by information taken from percolation and deep test pits. Slope information can be modified via recently flown 2 foot contour maps. Flood information can be modified by a combination of detailed drainage and contour studies. Wetlands, in all cases, will be modified, as the State DEC will walk each site and stake actual wetland locations. Finally, even rocky soils with a generally shallow depth to bedrock will have smaller locations (called inclusions) where isolated, well drained soils can be found. Thus, the information displayed is useful at the scale utilized for general planning purposes. Detailed site planning, however, requires more exacting measurements and testing.

The Soil Conservation Service of the U.S. Department of Agriculture has mapped and classified soil types throughout the town. Among other characteristics, they have identified those soils that have a seasonal high water table (three feet or less from the surface). Such soils make poor locations for septic systems, for saturated soils cannot drain leaching fields; besides, they make poor sites for homes with basements, causing wetness that requires a sump pump to evacuate. Another characteristic displayed on the mapping of the Soil Conservation Service is the degree of slopes. When there is a grade to the land resulting in a

LEGEND:

 WETLANDS RIDGE LINE

SCALE 1" = 2000 FEET

Bike Route

Proposed Route

University of Maryland

University of the District of Columbia

Potomac River

Washington Monument

The Soil Conservation Service has summarized the general characteristics of the more than seventy soil types that appear in the Town, assigning them to fifteen different groups according to their common characteristics. This information appears in the Table of Soils Groups, which appears on the following pages. On the basis of the common characteristics of the various soil types, the Soil Conservation Service has made recommendations regarding the use and requirements for each group, particularly as they relate to on-site septic systems, buildings with and without basements, and erodibility. For purposes of recommending a minimum lot size according to soil capabilities/constraints, these fifteen different groups are further reduced to six different classifications. Three of the six are hospitable to residential development dependent on individual wells and septic systems, while three are not. The latter three have severe development constraints, consisting of poor drainage, susceptibility to ponding and flooding, erosion and sluffing, and steep slopes (in excess of 15%) with rapid surface runoff. The following table depicts those six classifications, and the minimum lot sizes recommended for residential development when dependent on individual wells and septic systems. The six classifications of soils are also displayed on Map G - Soils.

TABLE 9  
MINIMUM LOT SIZES BASED ON SOIL CHARACTERISTICS

<u>Soil Classification</u>	<u>Minimum Lot Sizes</u>	
	<u>Sq. Ft.</u>	<u>Acres</u>
Soil Group I (Well Drained Soil)		

Soil Groups IX, XI, and XIII (Steep Slopes)	256,235	6.00
Soil Groups X, XIV, and XV (Flooding & Ponding Soils)	435,600	10.00

TABLE 10  
TABLE OF SOIL GROUPS

GROUP I.

SOILS DEVELOPED IN SANDS, GRAVEL, NEARLY  
LEVEL THROUGH SLOPING

- A. Characteristics: The soils in this group are excessively well through well-drained, medium and coarse-textured and are formed in glacial outwash plains, terraces and stream valleys. They are underlain by water deposited beds of sand, or sand and gravel. These soils have moderately rapid to very rapid permeability. The seasonal high water table and bedrock are below 6 feet. Slope ranges from 0 to 15 percent.

Soils included in this group are:  
OtB, OtC (1B, 1C) - Otisville gravelly sandy loam;  
OkB (2B) - Oakville loamy fine sand;  
HoA, HoB, HoC (9A, 9B, 9C) - Hoosic gravelly sandy  
loam;  
CnA, CnB, CnC (10A, 10B, 10C) - Chenango gravelly silt  
loam;  
and RhB, RhC (13B, 13C) - Riverhead sandy loam.

B. Use and Requirements:

- 1.) These soils may be used for on-site septic systems that are adequately designed. These soils have slight limitations for septic systems on "A" and "B" slopes and moderate limitations on "C" slopes.

2.) Buildings with and without basements may be installed on these soils. These soils have slight limitations for homesites with and without basements on "A" (0 - 3%) and "B" (3 - 8%) slopes and moderate limitations on "C" (8 - 15%) slopes.

3.) Erodibility on these soils is low to medium but may be a problem on the steeper "C" slopes.

#### 5. Floodplains

The United States government seeks to maintain the safety of its populace through mapping of floodplains and floodways that result from storms that occur at various frequencies. It is their policy that habitable structure not be built in such flood plains/ways. To promote this, they offer through the Federal Emergency Management Agency low cost flood damage insurance to owners of existing structures within mapped flood plains/ways on the condition that the local municipality prohibit any further construction within such flood plains/ways; and on the condition that habitable structures destroyed by floods not be rebuilt within flood plains/ways.

Flood hazard areas throughout the Town have been mapped. Most of these are areas adjacent to the Shawangunk Kill, a tributary of the Wallkill River which, in turn, is a tributary of the Hudson River, into which it flows just south of Kingston. No principal use or concentration of residences are presently so affected. The Federal Flood

than if both sites had been developed to the full allowance of the zoning law.

However, until central services are established in an area of the Town for that area to act as a receiving zone, the TDR mechanism for open space preservation cannot be considered.

The immediate beneficiaries, as stated above, are commercial farmers, forest land managers, and fishing and hunting preserves, large land owners who need help in preserving their land in open space type of usage. But the public is also a beneficiary of the transfer of development rights, in that it enjoys the preservation of large land holdings as open space at no public cost, and development, rather than taking formless sprawl, is steered into designated public service areas that depend on higher densities to be economically efficient. As knowledge and experience grow relative to this form of land use control, as enabling legislation and case law develop, and after central services are provided, this tool (further explained in the Chapter on Effectuation, Chapter XI, Section I.) should be further explored for implementation in the Town of Mount Hope.

The Town of Mount Hope has a foresting ordinance which sets a minimum lot size of five acres relative to lands that can be logged. Although a comparatively small amount of land in the Town of Mount Hope is subject to forest exemption (2 parcels with \$71,376 in exemptions), a large amount of acreage is subject to agricultural exemption (59 parcels with \$1,127,015 in exemptions).

TABLE 7  
MOUNT HOPE  
LANDS MAPPED WITHIN ORANGE COUNTY AGRICULTURAL DISTRICT #2  
1989-2000

S-B-L	Owner	Land Value	Total Value	Prop- erty Class	Acre- age
1-1-46.1	Silver, Leonard	28,000	28,000	322	27.1
1-1-51.2	Stellingwerf, R	191,300	335,400	112	134.4
1-1-105	Stellingwerf, R	63,800	63,800	105	44.1
1-1-112	Sumner, Kevin	2,700	2,700	311	1.7
2-1-40.2	Lachmann, Erich	78,900	78,900	323	32.6
2-1-40.3	Lachmann, Erich	28,200	28,200	322	19.9
5-1-21	Vignola, Jerry	92,600	164,500	240	19.0
5-1-28.1	Topp, William	99,000	99,000	105	82.6
5-1-58.22	Topp, William	105,200	105,200	321	81.2
6-1-2	Otisv'le Biotech	262,200	1,800,000	642	168.6
6-1-4	Wessels Poultry	3,700	3,700	311	3.7
6-1-6	Wessels Poultry	182,600	378,300	111	36.2
6-1-15	Sweetman, Samuel	75,800	162,600	112	60.0
6-1-16.1	Topp, William	180,700	286,500	240	114.1
6-1-19.21	Sweetman, Samuel	158,900	158,900	120	96.3
6-1-19.22	Sweetman, Samuel	49,400	49,400	311	5.7
7-1-23.1	Foley, Timothy	168,500	334,000	240	108.4
7-1-27.23	Pierson, Stephen	129,200	129,200	105	36.9
7-1-27.25	Pierson, Stephen	186,500	337,800	112	133.7
10-1-51.2	Vreeland, Edwin	35,700	50,599	120	23.8
12-1-2.221	Perez, Robert	141,300	417,500	112	73.0
12-1-15.22	Pierson, Stephen	133,000	133,000	105	104.9
12-1-42.3	Petrillo, John	53,200	138,500	210	10.8
12-1-51	Weinert, Alfred	234,300	395,700	120	122.9
13-1-4.1	Willis, John	49,300	99,300	210	8.4
13-1-4.2	Willis, John	248,800	344,800	112	179.7
13-1-5	Bilinski, Andrew	60,000	269,900	112	82.2
13-1-21	Vreeland, Rich	106,100	184,100	112	52.7
13-1-25.22	Weinstock, Wm	55,900	55,900	321	36.8
13-1-29.21	Weinstock, Wm	35,800	35,800	105	28.0
13-1-29.222	Weinstock, Wm	235,200	341,500	112	175.3
13-1-38	Capetta, Ernest	275,300	275,300	322	136.3
13-1-41	Weinstock, Wm	110,600	110,600	105	104.2
14-1-13	Miller, George	21,600	21,600	105	13.5
14-1-36.22	Sunshine & Rose	100,500	100,500		

## 6. Wetlands

The protection of freshwater wetlands has recently become an important policy issue of the U.S. Army Corps of Engineers, Environmental Protection Agency and the U.S. Fish and Wildlife Service. The concern for freshwater wetlands protection is based on the dramatic losses of wetland resources over the past one hundred years. Freshwater wetland provide important functions for water quality enhancement, flood storage and plant and wildlife habitat. Current New York State regulations concerning freshwater wetlands only apply to wetlands greater than 12.4 acres in size. The DEC is in the process of developing stricter protection measures for wetlands to address the federal no-net-loss policy. The Town of Mount Hope can expect in the next several years to see a more stringent wetland protection stratagem implemented.

Wetlands are currently regulated by the Federal government through the US Army Corps of Engineers (Corps), and by the State through the Department of Environmental Conservation (DEC). The wetlands regulated under these two agencies differ both in terms of how they are defined and how they are regulated. This difference creates a great deal of confusion in the minds of most people. Only the professional who is experienced with these regulations and/or deals with them on a regular basis fully understands the regulations and how they are dealt with at the State and Federal levels. Within a year, or by mid 1991, it is expected there will be more

buffer area surrounding them. Both are regulated by the State DEC, and a permit under Article 24 of the Environmental Conservation Law (ECL) is needed in order to develop any portion of these wetlands or their buffer. There is no limit on how much of the buffer or wetlands can be developed. That is determined on a case by case basis by the DEC. Factors involved are: demonstration of need to disturb the wetland; classification, function or quality of the wetland; and alternatives to disturbing the wetland. No matter how important or desirable a wetland may be, if it is under 12.4 acres, the DEC does not have jurisdiction over it and, for purposes of the ECL and DEC, it is not a 'designated wetland'. On the other hand a wetland of lower water quality but in excess of 12.4 acres is 'designated' and falls under the jurisdiction of the DEC.

The process under which DEC wetlands are regulated is understandable and regularly used since the areas are mapped and are therefore known; DEC staff is available to check, comment on, remap, and discuss these areas; the SEQR process ties the DEC into the local approval process; and local professionals and agencies are fully aware of the process.

Legislation to reduce the 12.4 acres to as low as 1 to 5 acres has been prepared and discussed, but the proposed bill is somewhere in committee and its passage is not imminent at this time.

US Army Corps of Engineers Jurisdiction over Wetlands

wetlands since 1972. The applicable regulations set forth a permitting process by which the Corps administers its jurisdiction. Under the Nationwide Permits, there are a series of activities within navigable and other waterbodies that are permitted on a nationwide basis. Included in the Nationwide permit process are activities which may result in dredging or filling less than 1 acre of waterbodies, including wetlands. This even includes wetlands that are not tributary to navigable interstate waters. The regulations outline a set of conditions and best management practices that must be followed in order for the Nationwide permit to be valid, and the Corps may also add further conditions for a particular activity. The Corps has a great deal of latitude to condition, modify, or revoke the nationwide permit. For actions which would cause loss of between 1 to 10 acres of waterbody, an Individual Permit is required and the district engineer must be notified, pursuant to section 330.7 of the regulations. Section 330.7 involves review and comment by several other federal agencies regarding the environmental effects of the proposed activity, and may result in the issuance or denial or an individual permit.

The Federal 0-1 acre, Federal 1-10 acres and DEC 12.4 acres cannot be compared and should not be confused. The Corps discusses these numbers in terms of total disturbance of wetland in acres and the DEC's number is the minimal wetland area under their regulations. There is no such thing as an area that is under no one's control (10-12.4 acre areas) since it is almost certain that if the Corps were to allow 10 acres of wetland to be disturbed, the overall wetland area would be far in excess of 12.4 acres.

Areas characterized by seasonal high water tables (between 0" and 18" below the ground surface are evident throughout the Town. This is in keeping with the many small wetland

areas found in the Town. Where soils indicate such high water tables the Planning Board should be alerted to the fact that these may be hydric soils subject to U.S. Army Corps of Engineers review.

7. (SEQR) State Environmental Quality Review Act

Furthermore, the State of New York has formally recognized that the public interest is served through the integrated review of the potential environmental impacts of proposed development. The New York State Environmental Quality Review (SEQR) process requires the applicant to reveal all appropriate information to the lead (coordinating) governmental agency (normally the town planning board) which, in turn, must assess those potential impacts and the actions proposed by the applicant to mitigate those impacts. That open review process is designed to expose all aspects of a development to public and governmental scrutiny, and is the community's safeguard against significant and avoidable adverse impacts.

It is in the interest of the Town of Mount Hope to invoke one additional element of the State's Environmental Conservation Law, which is the ability to designate specific "critical environmental areas" within the Town. The Town is well-served by the federal designation of floodplains and by the state's designation of wetlands, but is relatively unprotected relative to lands characterized by steep slopes, of which the Town has many fragile areas. The Town could and should designate all lands in excess of 25% slope, along the Shawangunk Ridge as a "critical environmental area", within which no removal of vegetation, no alteration of terrain, and no removal of topsoil or any other form of excavation, can take place without a special permit from the Town, following a full review under SEQR.

## 8. Aquifers

A sand and gravel aquifer in the valley of the Shawangunk Kill extends 5 miles from the mid-point between the hamlet of Mount Hope and the Village of Otisville to the point where the Shawangunk Kill exits the Town at the Sullivan County border. Its location is displayed on Map F - Ground Water. It averages three-quarters of a mile wide. This aquifer is virtually unexplored in terms of its storage capacity. It varies in its depth, thickness, and permeability. A United States Geological Survey Report entitled Ground Water Resources of Orange and Ulster Counties, New York (the so-called Frimpter Report), which addresses the ground-water resources of Orange County, estimated that the safe dependable daily yield of that aquifer is between 1 and 2 million gallons, with individual wells yielding as much as 300 gallons per minute.

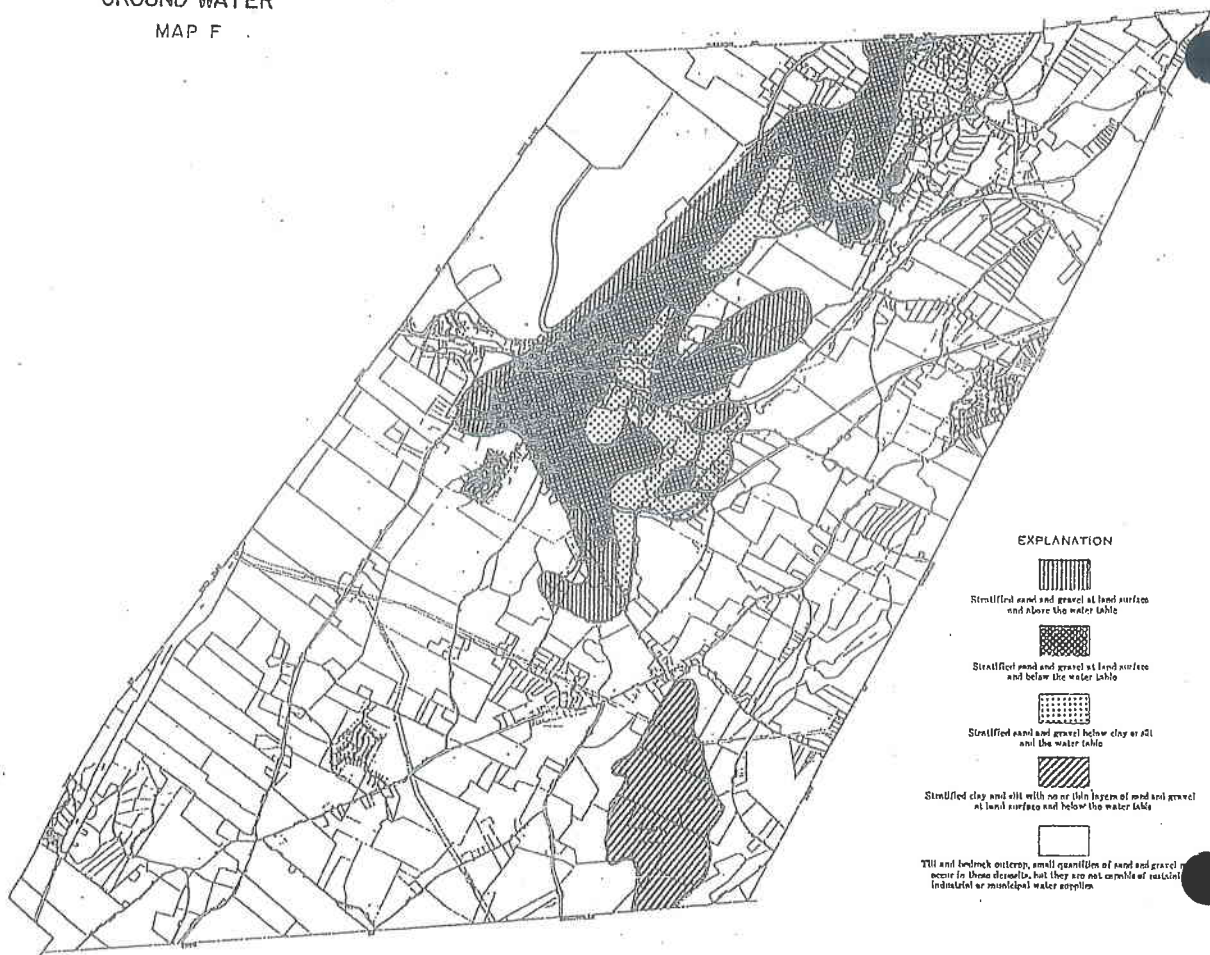
Because of the extremely valuable nature of that natural resource, the area represented by the Shawangunk Kill aquifer should be protected. Aquifer protection is essential to the health and well-being of the present and future residents of the Village of Otisville and the Town of Mount Hope. The primary means of protection is the development of a central sewer plant to serve Otisville and the adjacent area in the Town that drains into the aquifer. That recommendation is discussed elsewhere in this Plan [see Chapter V., Utility Plan.] However, there are a number of other protective measures that must be employed:

1. Storm water runoff must be controlled to prevent oils, gasoline, heavy metals, and other toxins from draining into the aquifer. All large parking and circulation areas should provide for surface runoff collection systems or other sound, easily maintained methods to maintain the quality of groundwater recharge waters.
2. In areas overlying the aquifer that will not be served by central sewerage facilities, too-rapid percolations are a concern. Overly fast percolation of septic waste into the groundwater does not provide adequate filtration of the wastewater, and can result in pollution of the aquifer and subsequent health hazards. The Planning Board should review percolation data for all proposed lots with in-ground septic systems, and require remediation for systems to be placed in soils with percolations faster than 6 minutes. This requirement should apply even to lots that would not require Health Department review, such as business uses and minor residential subdivisions. The Building Inspector should enforce this requirement for applications for new uses on existing lots not otherwise requiring Planning Board review.
3. Any industries or unusual uses which drain into the aquifer must be analyzed in great detail by the Town as to their impact. All such uses should be designated special permit uses, so that these uses can be allowed only after specified conditions have been met and proper site planning obtained.

TOWN OF MOUNT HOPE  
ORANGE COUNTY, NEW YORK

GROUND WATER

MAP F



EXPLANATION



Stratified sand and gravel at land surface and above the water table



Stratified sand and gravel at land surface and below the water table



Stratified sand and gravel below clay at all and the water table



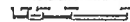
Stratified clay and silt with no or thin layers of sand and gravel at land surface and below the water table



Till and bedrock outcrop, small quantities of sand and gravel occur in these deposits, but they are not capable of sustaining municipal water supply



SCALE 1"=2000 FEET



Prepared for  
Orange County, New York  
by  
The State of New York  
Department of Environmental Conservation  
Division of Water

whether or not a CEA is enacted, all land use applications within this area should be reviewed for their potential to harm the aquifer.

5. All industrial and commercial uses overlying the aquifer should require site plan approval. Areas of review should include: waste and materials collection and handling practices, waste and materials storage and transport practices, impermeable site areas, and site drainage. The Town Board should consider excluding certain uses, such as car washes that are not connected to sewerage treatment facilities, landfills, and residential, commercial, or agricultural petroleum (or other chemical) underground storage tanks. Any sewage treatment facilities that may be built in the aquifer area should be reviewed for their potential to harm the aquifer.
6. The Town should consider studying agricultural practices in the aquifer area in order to determine whether any recommendations concerning agricultural management practices should be made in order to protect the aquifer from nitrate and other contamination from animal manure or other agriculturally-related materials.
7. Ground water drainage regulations to safeguard water quality and water quantity should be devised and adopted. This may include community-based, voluntary public education efforts to inform the townspeople about aquifer protection methods.

GROUP II.      SOILS DEVELOPED IN VERY FINE SANDS AND SILTS.  
NEARLY LEVEL TO GENTLY SLOPING

- A.    Characteristics:    The soils in this group are well-  
drained and occur in areas where glacial lake sediments  
have accumulated. These sediments contain very fine  
sands and silts. These soils are moderately permeable  
and have a seasonal high water table of 6 feet plus.  
Bedrock generally occurs at 6 feet plus. Slope ranges  
from 0 through 8 percent.

There are no soils included in this group within the  
Town of Mount Hope.

B.    Use and Requirements:

- 1.) These soils may be used for on-site systems that  
are adequately designed. These soils have slight  
limitations for septic systems.
- 2.) Buildings with and without basements may be  
installed on these soils. These soils have slight  
limitations for homesites with and without  
basements.
- 3.) Erodibility of these soils is high and may be a  
problem on all slopes.








GROUP III.      SOILS DEVELOPED IN COARSE SILTS AND LOAM WITH  
A FIRM BASAL TILL LAYER, NEARLY LEVEL THROUGH  
SLOPING

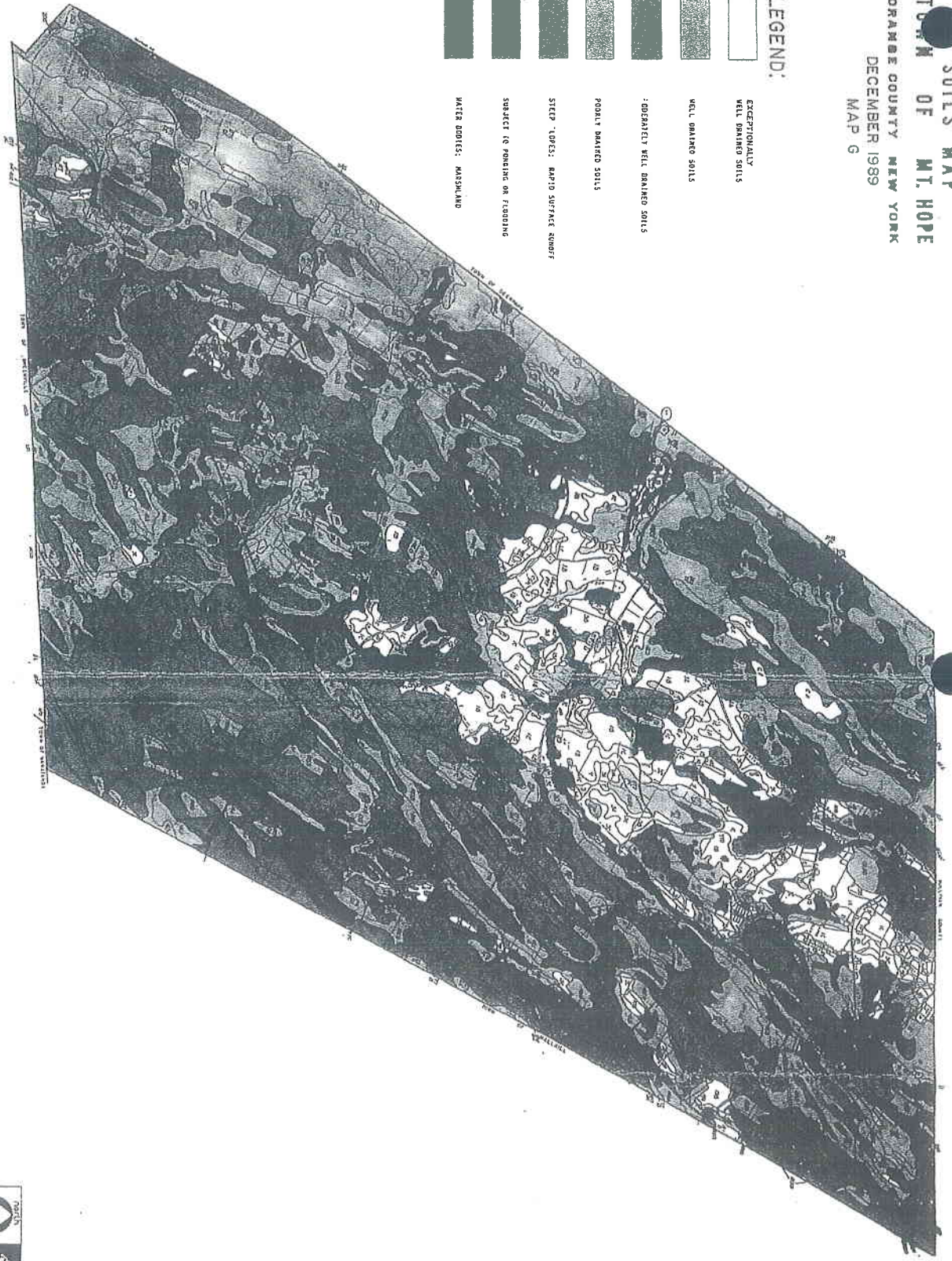
- A.    Characteristics:    The soils in this group are well-  
drained, medium to moderately coarse-textured, and are  
developed in thick glacial till deposit of the upland.

These soils are moderately permeable in the upper 30 inches and slowly permeable below 30 inches. The water table and bedrock are generally 6 feet or deeper. Slope ranges from 0 to 15 percent.

There are no soils included in this group within the Town of Mount Hope.

**SOILS MAP**  
**TOWN OF MT. HOPE**  
 ORANGE COUNTY NEW YORK  
 DECEMBER 1989  
 MAP G

- LEGEND:**
-  EXCEPTIONALLY WELL DRAINED SOILS
  -  WELL DRAINED SOILS
  -  MODERATELY WELL DRAINED SOILS
  -  POORLY DRAINED SOILS
  -  STEEP TOPS; RAPID SURFACE RUNOFF
  -  SUBJECT TO PONING OR FLOODING
  -  WATER BODIES; MARSHLAND



B. Use and Requirements:

- 1.) These soils may be used for on-site septic systems that are adequately designed. These soils have moderate limitations for septic systems.
- 2.) Buildings with and without basements may be installed on these soils. These soils have slight to moderate limitations for homesites.
- 3.) Erodibility on these soils is low to medium, and erosion may be a problem on the "C" slopes.

GROUP IV. SOILS DEVELOPED IN COARSE SILTS AND LOAM WITH A FIRM FRAGIPAN, NEARLY LEVEL THROUGH SLOPING

- A. Characteristics: The soils in this group are well to moderately well-drained and occur mostly on the tops and sides of drumlin hills. The soils are underlain by compact glacial till, and have a fragipan 16 to 30 inches below the soil surface. These soils are moderately through very slowly permeable and have a seasonal high water table at 1 1/2 through 4 feet. Bedrock is usually below 6 feet.

Soils included in this group are:  
SwB, SwC (20B, 20C) - Swartswood gravelly loam;  
and MdB, MdC (40B, 40C) - Mardin gravelly silt loam.

B. Use and Requirements:

- 1.) These soils may be used for on-site septic systems that are adequately designed to overcome the noted limit-ations. These soils have moderate to severe, and severe limitations for on-site septic systems. The Mardin soil (40), formerly called Bath, and Swartswood (20) soils have a slowly

permeable layer at 24 to 30 inches. If the well-drained layers are removed during grading, or if systems are installed below the well-drained layers, problems can be expected.

On-site investigation is necessary to determine site conditions, with special attention given to time of year, and field conditions under which tests are taken. (See New York State Department of Health bulletins.)

- 2.) Buildings with and without basements may be installed on these soils. In cases where buildings are installed deeper than 4 feet on the Mardin (40) and Swartswood (20), a free-flowing outlet should be provided. These soils have slight to moderate limitations for buildings.

- 3.) Erodibility is low to medium on these soils, and erosion may be a problem on the "C" slopes.

GROUP V.      SOILS DEVELOPED IN HEAVY SILTS AND CLAYS,  
                 NEARLY LEVEL TO GENTLY SLOPING

- A.    Characteristics:    The soils in this group are moderately well-drained and occur in areas where glacial lake sediments have accumulated. These sediments contain clay and heavy silts. These soils are slowly permeable, very unstable, and have a high shrink and swell potential. The water table is from 1 1/2 to 3 feet. Bedrock is generally below 6 feet. Slope ranges from 0 to 8 percent.

Soils included in this group are:  
ScB (80B) - Scio silt loam;  
and CoB (84B) - Collamer silt loam.

B.    Use and Requirements:

- 1.) These soils may be used for septic systems, if it is proven that the limitations as stated in the Soils Interpretation Report for Orange County have been or will be overcome. These soils have severe limitations for septic systems.
- 2.) Buildings with and without basements may be installed on these soils. In cases where basements are constructed at depths greater than 3 feet, adequate foundation drainage to a free outlet should be provided. These soils have slight through severe limitations for homesites.
- 3.) Erodibility on these soils is high, and erosion may be a problem on all slopes.

GROUP VI.

SOILS DEVELOPED IN MEDIUM SANDS AND SILTS  
INFLUENCED BY BEDROCK AND SURFACE STONES,  
NEARLY LEVEL THROUGH SLOPING

- A. Characteristics: The soils in this group are well to moderately well-drained, and occur on the tops and sides of drumlin hills. The soils are underlain by compact glacial till and have a fragipan that ranges from 16 to 30 inches. The soils in this group have a surface stoniness condition and shallowness to bedrock problem. On-site investigation is a must on these soils. Slope ranges from 0 to 15 percent.

Soils included in this group are:

BnB, BnC (77B, 77C) - Bath-Nassau shaly silt loam;  
and SXC (020BC) - Swartswood & Mardin, very stony  
soils.

B. Use and Requirements:

- 1.) In cases where deep pockets on Bath soils are found in the Bath-Nassau complex unit (77), these soils may be used for on-site septic systems if adequately designed. On-site septic systems may also be used in cases where the extreme stoniness of the Swartswood and Mardin (020) soils is found to be only a surface condition. On-site investigation is necessary to determine the extent of stoniness or the bedrock condition of these soils. The soils have severe limitations for septic systems.
- 2.) Buildings with and without basements may be installed on these soils if adequate foundation drainage is provided to a free-flowing outlet. These soils have moderate to severe limitations for homesites.

- 3.) Erodibility on these soils is low to medium.  
Erosion may be a problem on the "C" slopes.

GROUP VII.      SOILS DEVELOPED IN SILTS, CLAYS AND VERY FINE SANDS THAT ARE WET, NEARLY LEVEL TO GENTLY SLOPING

- A.    Characteristics:    The soils in this group are somewhat poorly drained and occur in concave areas in the glacial till upland. These soils are very fine sands through silty clay loam texture. Permeability is slow to very slow. The seasonal high water table is 1/2 to 1 1/2 feet. Bedrock is generally 6 feet plus. These soils are subject to ponding.

Soils in this group are:

Fd (7) - Fredon loam;  
ErA, ErB (25A, 25B, 42A, 42B) - Erie gravelly silt loam;  
Ra (81) - Raynham silt loam;  
RbA (85A) - Rhinebeck silt loam;  
and ESB (025B) - Erie extremely stony soils.

B.    Use and Requirements:

- 1.) Septic systems shall not be installed on these soils. (See the Soils Interpretation Report for Orange County.) Exemption from this section may be granted by the Planning Board on one lot minor subdivisions if the applicant can prove, to the satisfaction of the Board and its Engineer, that the septic system as proposed will function with no problems.
- 2.) Homesites with basements shall not be installed on these soils. Homesites without basements may be installed if adequate drainage is provided to a free-flowing outlet.

- 3.) Erosion on these soils ranges from low to high.
- 4.) Fredon (7) and Raynham (81) are placed in this group, but, in some cases, these soils are subject to ponding and flooding. On-site investigation is necessary to determine the location of these soils on the landscape.

GROUP VIII. SOILS DEVELOPED IN SILTS THAT ARE INFLUENCED BY BEDROCK, NEARLY LEVEL THROUGH SLOPING

- A. Characteristics: The soils in this group range from being excessively well-drained to being poorly drained, but most are in the well-drained category. They occur mostly in the rougher areas of the upland. The soils are underlain by hard bedrock, and some areas contain exposed rock outcrops. In most places, hardrock is found from 20 to 40 inches below the soil's surface. Permeability is moderate to slow above the bedrock. Where limestone bedrock occurs, severe cracks and voids in the rock must be considered. Slope ranges from 0 to 15 percent.

Soils included in this group are:  
ANC (075AC) - Arnot-Lordstown rocky soils;  
and RSB (077AC) - Rock outcrop - Nassau complex.

B. Use and Requirements:

- 1.) Septic systems shall not be installed on these soils. Exemption from this section may be granted by the Planning Board on one lot minor subdivisions if the applicant can prove to the satisfaction of the Board and its Engineer that the septic system as proposed will function with no problems.

2.) Homesites may be installed on these soils, but adequate foundation drainage should be provided to a free-flowing outlet.

3.) Erodibility on these soils is low to medium. Erosion may be a problem on the "C" slopes.

GROUP IX. SOILS DEVELOPED IN SILTS, CLAY AND VERY FINE SANDS THAT POND, NEARLY LEVEL

A. Characteristics: The soils in this group are poorly to very poorly drained, with a seasonal high water table at 0 to 1/2 foot. These soils are located in flat concave areas in the landscape. Permeability is very slow. A ponding condition will occur during most of the year. In some areas these soils are located along streams and are subject to infrequent flooding. Slope ranges from 0 to 3 percent.

Soils included in this group are:  
Ha (8) - Halsey silt loam;  
Ab (26, 43, 83) - Alden silt loam;  
Ca (82, 97) - Canandaigua silt loam;  
Ma (86) - Madalin silt loam;  
Sb (98) - Scarboro mucky sandy loam;  
and AC (026) - Alden, extremely stony.

B. Use and Requirements

1.) Septic systems shall not be installed on these soils.

2.) Buildings should not be installed on these soils. These are ponding soils and give temporary storage during heavy rainfalls. In cases where buildings are installed on these soils, the water storage eliminated by draining these areas must be replaced with holding ponds so as not to increase runoff to areas below.

GROUP X. SOILS DEVELOPED IN VERY FINE SANDS AND SILTS  
THAT FLOOD, NEARLY LEVEL

- A. Characteristics: The soils in this group are nearly level and are in the floodplains of stream valleys. All these soils are subject to flooding with the lower-lying, poorly drained soils being flooded most frequently. The seasonal high water table fluctuates with the stream level. Permeability is moderate through very slow. Slope ranges from 0 to 3 percent.

Soils included in this group are:  
My (89) - Middlebury silt loam;  
Wd (91, 92) - Wayland silt loam;  
and UF (100) - Udifluvents-Fluvaquents complex.

B. Use and Requirements:

- 1.) These soils shall not have septic systems installed on them.
- 2.) Buildings with and without basements shall not be constructed on these soils.
- 3.) Fredon (7) and Raynham (81) are placed in Group VII, but, in some cases, these soils are located along small streams and are subject to ponding and flooding. On-site investigation is necessary to determine location of these soils on the landscape.

GROUP XI.

SOILS DEVELOPED IN VERY FINE SANDS, HEAVY  
SILTS AND CLAYS, GENTLY SLOPING

- A. Characteristics: The soils in this group are well to moderately well-drained, and occur in areas where glacial lake sediments have accumulated. These sediments are in layers composed of silts, very fine sands, and clay. These soils are slowly permeable, very unstable and have a high shrink and swell potential. The water table ranges from 1 1/2 to 6 feet. Erosion and sluffing on these soils is severe. Bedrock is generally below 6 feet. Slope ranges from 8 to 15 percent.

Soils included in this group are:  
CoC (84C) - Collamer silt loam.

B. Use and Requirements:

- 1.) These areas shall not be used for on-site septic systems except in cases where it can be proven that erosion and sluffing will not occur, or necessary measures have been taken to prevent them.
- 2.) Buildings with and without basements shall not be installed on these soils except in cases where it can be proven that erosion and sluffing will not occur, or necessary measures have been taken to prevent them.
- 3.) Erodibility on these soils is high, and erosion and sluffing may be a severe problem.

GROUP XII. SOILS DEVELOPED IN SANDS AND SILTS THAT ARE  
INFLUENCED BY STEEP SLOPES, MODERATELY STEEP  
TO STEEP

- A. Characteristics: The soils in this group are all soils that occur on slopes ranging from 15 through 25 percent. Slope percentages in some units are combined. The range of these soils is 15 through 35 percent. These soils are rated rapid for surface runoff.

Soils included in this group are:

OtD (1D) - Otisville gravelly sandy loam;  
HoD (9D) - Hoosic gravelly sandy loam;  
SwD (20D) - Swartswood gravelly loam;  
MdD (40D) - Mardin gravelly silt loam;  
NaD (77D) - Nassau shaly silt loam;  
SXD (020DE) - Swartswood & Mardin, very stony soils;  
AND, ANF (075DE, 075F) - Arnot-Lordstown complex;  
and RSD (077DE) - Rock outcrop -Nassau complex.

B. Use and Requirements:

- 1.) Septic systems shall not be installed on these soils.
- 2.) Buildings shall not be constructed on these soils except in cases where 50 percent of the area where the buildings are to be constructed is less than 15 percent slope (or 4,000 square feet).
- 3.) Erodibility on these soils is low to medium, but erosion may be a problem on the "C" slopes.

GROUP XIII. SOILS DEVELOPED IN SANDS, SILTS AND CLAY THAT ARE DOMINATED BY VERY STEEP SLOPES

- A. Characteristics: The soils in this group are all soils that occur on slopes ranging from 25 through 45 percent. These soils are rated very rapid for surface runoff.

Soils included in this group are:  
OVE (01E) - Otisville & Hoosic soils;  
and RSF (077F) - Rock outcrop - Nassau complex.

B. Use and Requirements:

- 1.) Septic systems shall not be installed on these soils.
- 2.) Buildings shall not be installed on these soils.
- 3.) Erosion is a problem on these steep slopes.

GROUP XIV.      SOILS DEVELOPED IN ORGANIC MATERIAL, NEARLY  
LEVEL

- A.    Characteristics:    The soils in this group occur in depressional areas where surface organic materials are generally 5 feet or greater.    These areas are subject to either flooding or ponding, and are covered with water most of the year.

Soils included in this group are:  
Ce (94) - Carlisle muck, very deep;  
and Pa (96) - Palms muck.

B.    Use and Requirements:

- 1.)    These soils shall not have septic systems installed on them.
- 2.)    Buildings (other than those that are agriculturally related) shall not be installed on these soils.
- 3.)    These soils are best suited for agricultural use.

GROUP XV.      WATER BODIES AND MARSHLAND

- A.    Characteristics:    This group consists of marshland and water bodies within Orange County.    The marshland has approximately 1 to 2 feet of water during most of the year.    All ponds and lakes are also included in this group.

Soils included in this group are:  
HH (103) - Histic Humaquepts, ponded.

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RECOMMENDATIONS:

1. Provisions for the sale of transferable development rights by large land-holders such as commercial farmers, forest land managers, and fishing and hunting preserves, to the owners of properties within designated public service areas should be further explored for implementation in the Town of Mount Hope in the future, as allowed by the new enabling legislation (Section 261-a of the Town Law) after central services become available.
2. A recreational commission should be created to produce and implement a master plan for recreational development, giving special thought not only to the development of the lands surrounding the Municipal Building, but also to those existing pockets of residential development that might be ill-served in the meeting of localized recreational needs.
3. If and when sizable new residential concentrations are created, it would be in the best interest of the Town to require on-site recreational facilities to serve the new residents close to home.
4. The Town could and should designate the area above the Shawangunk aquifer and certain unique natural resources (yet to be inventoried by an Environmental Resource Commission) as "critical environmental areas", within which no removal of vegetation, no alteration of terrain, and no removal of topsoil or any other form of excavation, can take place without a special permit from the Town, following a full review under SEQR.

5. The Town should create a Town Environmental Resource Commission, one of the purposes of which would be to inventory those unique natural resources that should be protected through designation as a "critical environmental area". Such outstanding features might include rock outcrops and promontories, and scenic vistas. Only scenic roads and scenic vistas from roads are designated in the Master Plan.
6. Adopt the six classifications of the Soil Conservation Service as the basis for setting the minimum lot sizes for residential development when dependent on individual wells and septic systems and/or limit development based upon soil capability in the Subdivision Regulations.
7. Flood plains should be mapped on the zoning plan and development restricted in such areas unless an applicant can demonstrate, through hydrological and topographical studies, that the flood plains as mapped are incorrect.
8. Building heights should be limited to 35 feet.
9. Consistent with federal and state policies towards wetland and their important functions, the Town's wetland policy should be a "no-net-loss" policy. The Town should discourage the destruction or loss of wetlands wherever possible.
10. Significant existing vegetation, such as healthy landmark trees, large areas of mature woodland, and vegetative buffers adjoining lakes and streams should be preserved to the maximum extent possible in order to protect and preserve natural habitat, air and water quality. In considering land use applications, preference should be given to maintaining existing

larger functioning ecological associations over simply preserving scattered, isolated ecological features where possible.

11. The Town's policy towards lakes, ponds, and streams should be strongly protective, yet should encourage acquisition of public use and accessibility where possible and where compatible with the protection of those resources. Preference should be given to low-technology, low-maintenance or natural means of protecting water quality such as incorporating vegetative buffer areas or wetlands to purify stormwater runoff, as opposed to higher-technology systems which require regular maintenance, equipment or human intervention in order to function. New land uses along waterways and waterbodies should incorporate buffer areas and other appropriate measures to protect water quality. In reviewing land use applications in and around waterbodies, particularly sensitive habitat areas should be identified and protected, and areas that would be suitable to broadened or public recreational access should be identified and made available where possible.
12. New land uses should maintain the existing rates of runoff. Where compatible with the health and quality of wetlands, the Town should encourage the use of wetlands to fulfill the function of sediment removal and flood water storage and retention, either to augment or replace man-made sedimentation or drainage retention structures which have no other function. The Town should encourage such drainage management to be implemented on as large a scale as possible within a drainage basin, instead of on a lot-by-lot basis.

13. The visual and scenic environmental resources within the Town of Mount Hope, should be preserved as described herein. Both vistas from scenic resources such as the Shawangunk Ridge, as well as views from public roads towards scenic waterbodies and wooded mountains, should be maintained unspoiled by overt changes such as wide swaths of cutting woods and soil or rock for roads and driveways, highly visible structures, overhead utilities, visually incompatible large areas of open grassland where dense woodland currently exists, etc. Creative planning in and around these areas must be used so that the aesthetic effect of existing primarily unused land is retained at key locations despite changes in land use. Architectural design, color and type of materials used for structures, as well as their physical siting, access ways, and vegetative clearing for both structural and non-structural uses can affect their visibility and should be considered.
14. It is the policy of the Town to preserve and protect soil resources in the Town. This means that certain land use activities must be discouraged within highly erodible soil associations, such as in steeply sloped areas with thin soils, and other highly erodible soils associations. Where changes in land use activity take place, strict erosion control and stabilization measures must be required.
15. It is the policy of the Town to consider environmental constraints affecting land use actions within the Town, and to encourage land use actions which minimize negative environmental impacts. Such environmental constraints include steep slopes (over 15%) and the effect that such slopes may have on safety and access, as well as on both structural and non-structural uses.

Other environmental constraints may be groundwater recharge areas, including rock outcrops, streams and wetlands that recharge groundwater; streams, ponds and wetlands, flooding or ponding areas, visually sensitive areas, critical habitat areas for endangered or threatened species, and others.

## VIII. ENERGY CONSERVATION PLAN

Energy conservation is both a practical concern and an ethical goal. Monetary savings can be achieved through energy conservation, as well as achieving reduced depletion of non-renewable resources, substituting instead greater reliance on renewable resources. How this can be accomplished through the community's Master Plan is the purpose of this particular section of the Plan.

Clustering is an approach to site planning and design whereby the same number of dwelling units that would be allowed on a given piece of property under conventional application of existing land use regulations, are allowed to be concentrated on a portion of the whole property (sometimes in single family detached structures, sometimes in multi-family structures, and sometimes in a mixture of both), in return for keeping the balance of the property in permanent open space. On a one-time basis, materials are conserved (and the energy needed to produce them) through shortened distances of interconnecting roads and utilities, and decreased area of site clearance and preparation. On a continuing basis, energy is conserved as lesser lengths of roads need be maintained and traversed for such purposes as snow removal, deliveries, school transportation, etc.; and reduced acreage need be maintained as lawn and landscaping.

Planned Unit Development (PUD) is an expansion of the same principles pursued by clustering. In consideration of the large acreage involved (generally 500 acres or more), a site is permitted to accommodate a balanced mix of residential, commercial, recreational, institutional and industrial uses. The logical interrelationship of such components is intended to allow residents to live, work, shop for daily necessities, attend public school, worship, and pursue

leisure-time activities, all in one, fairly self-contained community, achieving savings in time and energy as transportation routes are shortened.

Sensitive site planning can achieve energy conservation without any significant financial differential. New streets and roads can be so laid out as to assure an optimum solar orientation for each building, while proper spacing can assure solar access. Thus homes can rely more on solar energy for heat and light in the winter months, through appropriately glazed windows and sunrooms. Landscaping and hedgerows can act as windbreaks, reducing the wind-chill factor, while appropriately placed shade trees can reduce the reliance on air-conditioning during the summer months.

Mandatory separation at curbside of waste products can allow public haulers to transport recycleable materials to appropriate centers, while conserving the sanitary landfill space that would otherwise be devoted to these materials. Such separation will be mandatory throughout Orange County beginning sometime after January 1st, 1990. And those who do not employ public haulers for the disposal of their wastes can be encouraged to drop off recycleables at a centrally-located municipal depository, that is regularly evacuated for transport to recycling centers. A municipal depository can actually be a revenue-producing activity for the Town. The Town, either through an appointed Environmental Resource Commission, or through the cooperation of one or more already-existing public organizations, can conduct a public education program to demonstrate the ease and benefits of composting of organic materials.

The dependence of each residential property on an individual well and septic system, while expensive and energy-intensive initially, is relatively inexpensive and energy efficient in

the long run, if properly installed and maintained. Septic systems allow the recycling of the ground water supply, and utilize the filtration capacities of the soils to trap biodegradable substances, assuming proper separation of wells and septic systems according to soils capacities, and assuming periodic maintenance practices. With 61% of the existing residential units in the Town of Mount Hope relying on individual wells, and 94.5% relying on septic systems, it can be anticipated that reliance on these forms of water supply and sewage disposal will continue to be the preferred forms for some time to come.

Individual detached single family residences (whether stick-built, modular or mobile home) are not the most energy-efficient forms of dwelling units. Each has its own heat source, and all four sides are exterior surfaces, subject to heat loss (even with insulation). More energy efficient are townhouses and multi-family dwelling units, that offer benefits from common walls and (sometimes) central heating systems, that achieve greater efficiency over individual units. The Master Plan's encouragement of clustered forms of residential site planning and planned unit developments will, over time, result in an increasing proportion of townhouse and multi-family forms of dwelling units which will be more energy efficient than detached single-family residences.

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#### RECOMMENDATIONS:

1. Mandatory separation at curbside of waste products.
2. Encouragement of clustered forms of residential site planning and planned unit developments, resulting in an increasing proportion of small lot single family dwelling units with common open space areas surrounding those uses.

3. The Town, either through an appointed Environmental Resource Commission, or through the cooperation of one or more already-existing public organizations, should conduct a public education program to demonstrate the ease and benefits of composting of organic materials.
4. Sensitive site planning standards should be enacted which can achieve energy conservation without any significant financial differential, through assurance of solar access, and through provision of landscaped shade and windbreaks.

## IX. ECONOMIC BASE PLAN

The three largest categories of industry that employed residents of Mount Hope 16 years of age and older were retail trade, health services and educational services. In the County as a whole, retail trade was followed by educational services which, in turn, was followed by two manufacturing categories, durable goods and non-durable goods. By category of occupation, the single largest employment was found to be administrative support (including clerks), followed by professionals; and thirdly by other services. In comparison, the County as a whole similarly had the occupational categories of administrative support and clerks rank number one, and professionals as number two, but had precision crafts and repairs rank as number three. Thus, the Town of Mount Hope could be categorized as very much resembling the profile of the County as a whole. By classification of employer, 60% of the work force was salaried by the private sector (fewer than the County average of 71%); 31% were employed by local, state and federal governments (more than the County average of 23%); 8% were self-employed; and 1% were unpaid in family endeavors.

Farming still plays an important part in the Town of Mount Hope's economy. The Cornell University Land Use and Natural Resource Inventory (LUNR) found a total of 5.54 square miles in active agriculture, representing 24.2 percent of the Town's total land area. According to Town assessment records, there are 17 dairy farms (selling milk commercially), 2 farms producing beef, cattle and calves, 2 farms producing other livestock (presumably horses), 1 poultry farm, 4 farms with field crops, and 1 nursery/greenhouse.

and .5% worked outside the state (in Pennsylvania and New Jersey). Unaccounted for is 3.5% of the work force. The average travel time for commuting workers was 24.05 minutes, very close to the average for the County.

In the year 1989, the assessed (taxable) valuation (less exemptions) placed on the real estate was \$190,308,478, with a valuation of \$4,410,124 placed on special franchises, a valuation of \$3,067,100 placed on utilities and non-ceiling railroads, and a valuation of \$12,497,349 placed on ceiling railroads, making a total assessed (taxable) valuation of \$211,279,351. The Taxable Assessed Value is the total of real property valuation as shown on the assessment roles, and is used for the levy of taxes. Assigned an equalization rate of 163% by the New York State Board of Equalization and Assessment (and 210% for school tax purposes), the full valuation of lands (\$51,680,846) and of improvements (\$77,938,387) totaled \$129,619,233. The Equalization Rate measures the weighted average percentage of full value at which property is assessed in relation to other taxing districts within the County. The Full Value is the equalized full value of real property assessments. The average assessed (taxable) valuation of an acre of buildable land in the Town of Mount Hope this year is \$32,500., whereas the figure for the County as a whole is somewhat higher. This disparity is explained by the location of the Town in the westernmost sector of the County, farther away from the growth pressures that result in higher valuation of land.

The 1989 tax rates (and 1988-89 tax rates for school districts) per \$1000 assessment levied in the Town of Mount Hope are as follows:

Average size of the 369 farms in Orange County's Agricultural District #2 (the one in which Mount Hope is located) was 228 acres in 1988, of which 14 had sales of less than \$10,000, 60 had sales from \$10,000 to \$50,000, 130 had sales from \$50,000 to \$100,000, and 165 had sales over \$100,000. Figures indicate that the majority of farms were family owned or individually owned, with relatively few owned in partnerships or by corporations.

Orange County had an increase of 41.6 percent in average annual employment in the years between 1970 and 1980, while the Town of Mount Hope had an increase of 43.9%. Latest figures (1980) indicate that employment was at 105,821 persons in the County, up from the 74,719 persons in 1970. According to the New York State Department of Labor, in 1980 the Town of Mount Hope had a 93.1% employment rate (with 1120 of its residents employed, and only 80 unemployed). Its unemployment rate (6.9%) was the 7th lowest of 23 municipalities in the County, where the average was 7.3%.

A related statistic has to do with the number of persons below poverty level. That figure in 1979 for the Town of Mount Hope was 272 persons, or 6% of the total population. This is significantly lower than the percentage for the County as a whole (9.6%). Only 15% of the persons below poverty level were related children, 17 years of age and under, in comparison with 34% for the County as a whole, while 62% were between the ages of 18 and 64, in comparison with 39% for the County as a whole, meaning that the persons below poverty level in the Town of Mount Hope are more middle-aged than their counterparts elsewhere in the County.

Of the employed persons 16 years of age and over in 1980, 15% worked within the Town of Mount Hope, 71% worked elsewhere inside Orange County; 10% worked in other New York State counties (Sullivan, Ulster, Dutchess and Rockland);

TABLE 11  
TAX RATES, TOWN OF MOUNT HOPE  
1990

Taxing District:	Total Taxable Assessed Valuation	Rate Per \$1,000	Tax Yield
County Tax	\$210,911,522	3.0248	\$637,965.16
Town Tax	210,911,522	1.6858	355,554.64
Part Town	171,566,436	0.07	12,009.65
Highway	171,566,436	2.69	461,513.71
Village (Otisville)	39,000,000	7.21	281,190.00
Howells Fire	67,276,547	0.6343	42,673.51
Mount Hope Fire	111,687,681	1.09	121,739.57
Minisink Vall C S D	209,495,131	9.071930552	1,900,525.28
Pine Bush C S D	333,691	7.38	2,462.64
Port Jervis C S D	3,160,309	11.488274	36,306.50

The following percentages of the tax burden were shared by these generalized categories of land use:

TABLE 12  
TAXES GENERATED BY LAND USE CATEGORY  
(1989)

Land Use	# of parcels & parts	Acreage	(%)	Assessed Valuation (\$)	(%)
Agricultural	40	3,542.5	24.2	9,016,799	4
Residential	1,300	4,118.6	28.2	155,158,600	70
RS 1 & 6					
Residential	1			131,500	0
RS 3,5,7,8					
Vacant Land	1,013	5,959.6	40.8	26,535,280	12
Commercial*	38	88.2	.6	6,002,400	3
Recreational/ Entertainment	2	19.1	0.1	245,300	0
Gov't/Community Services	20	896.1	6.1	5,059,000	2
Industrial	0	0	0	0	0
Utilities/Public Services	52			21,335,144	9
Park & Forested Lands	1			1,200	0
	2,467	14,624.1	100	\$223,485,223	100
				prior to exemptions	

\* includes apartments, partial residential uses, and mobile home parks.

Thus, it is clear that residential property owners carry the largest tax burden (70%), with comparatively little assistance from commercial (3%) and industrial uses (0%). This adds weight to the perceived necessity for balanced growth taking the form of larger proportions of commercial and industrial uses.

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#### RECOMMENDATIONS:

1. Appointment of an Economic Development Commission to pursue balanced growth, taking the form of larger proportions of commercial and industrial uses.

X.  
COMPARISON OF THE LAND USE PLAN WITH THE COUNTY PLAN  
AND THOSE OF SURROUNDING MUNICIPALITIES

A proper concern during the Master Plan process is the achievement of compatible designations of land use with those of bordering municipalities, especially in the areas where they immediately abut; and the achievement of basic conformance with the generalized land use plan of the county and/or state.

The Land Use Plan, an element of the Comprehensive Development Plan of Orange County, New York, was most recently revised in July, 1987. Relative to the Town of Mount Hope, that Plan departs ever so slightly from existing land use patterns. The Mount Hope portion of the County's Comprehensive Development Plan map is displayed as Map H - County Master Plan.

In the Open Space category, the County Plan recognizes four reservoirs (three existing and one proposed): the two of the City of Middletown (Shawangunk Lake and Kinch Reservoir- although, in the latter case, adjacent Mill Pond is color-coded instead of Kinch), and the Bear Swamp Reservoir belonging to the State Correctional Facilities, all existing; and the proposed site of the Indigot Creek Reservoir, slated to be part of a future area water supply system. As parks and recreational areas, the County Plan recognizes none.

In the Urban - Serviced category, the County Plan shows the two correctional facilities sites (federal and state) as public - institutional. It shows one location as industrial: an area that straddles an abandoned railroad right-of-way partly within and partly outside the Village of Otisville.


# LAND USE PLAN

An element of the  
Comprehensive Development Plan


## ORANGE COUNTY NEW YORK


OCTOBER 1978  
Revised: JULY 1987


### RURAL - UNSERVICED


 Residential, Rural 0 - 1.0 u/ac  
(depending on soils)

### URBAN - SERVICED

 Residential, Suburban 1.1 - 7.0 u/ac


 Residential, Urban 7.1+ u/ac


 Commercial

 Industrial

 Public-Institutional

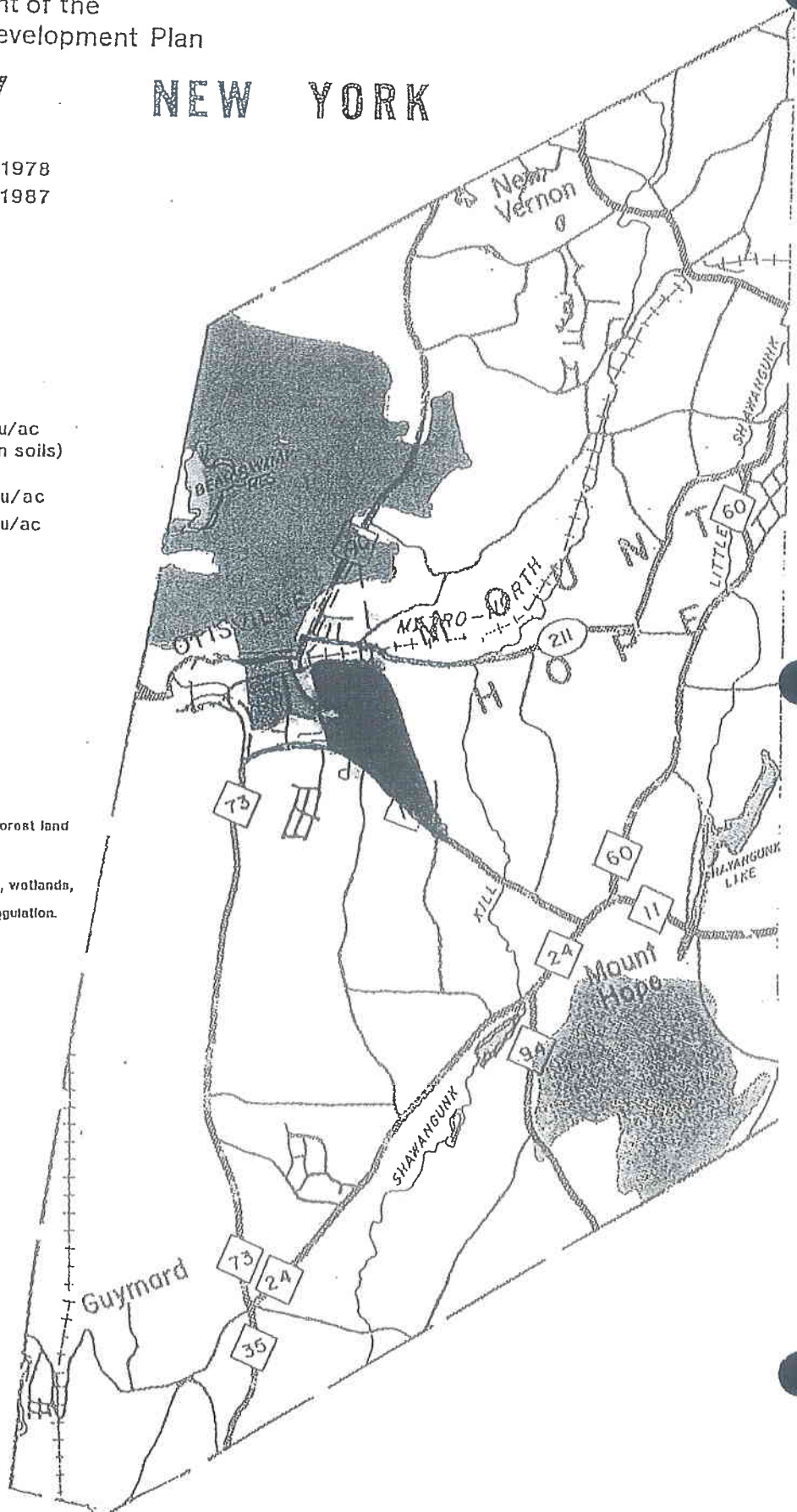
### OPEN SPACE AREAS

 Reservoirs—Existing and Proposed

 Parks and Recreation

NOTES: RURAL AREAS include farmland, steep slopes and forest land that should be kept as undeveloped as possible.

Both RURAL AND URBAN AREAS include flood plains, wetlands, aquifers and watersheds that are subject to special regulation.



It shows one commercial areas: the center of the Village of Otisville.

As urban residential (a density of 7.1 or more dwelling units per acre), the County Plan shows none. As suburban residential (a density of 1.1 through 7.0 dwelling units per acre), the County Plan shows two areas: the balance of the Village of Otisville plus some area south of the village including Lake Linda; and the Hidden Valley Estates subdivision. The balance of the Town (which constitutes the vast majority of its land area) is designated rural residential (with a density of 0 to 1.0 dwelling units per acre, depending upon environmental constraints and soils).

In essence, the County Plan espouses the approach of encouraging new urbanized uses and densities (which require central services) to be located in and immediately around existing serviced areas (cities, villages and hamlets), and the restriction of the vast bulk of the county to low density rural uses and open space. Basically, this Master Plan of the Town of Mount Hope does the same, proposing a municipal sewerage treatment plan to serve the Village of Otisville and a designated development area of the Town immediately adjacent to the Village. The Plan also proposes that any small, inefficient package plants in existence tie into the new municipal system, when the latter becomes available. Furthermore, the Plan proposes basing residential densities on environmental constraints throughout the balance of the Town, which would remain at low densities.

The existing zoning of the surrounding five municipalities reflect the Master Plans on which those land use regulations are based. Moving in a clock-wise direction around the perimeter of the Town of Mount Hope, starting from the

northeast corner, we have the Towns of Wallkill, Wawayanda, Greenville, Deerpark and Mamakating.

Along their mutual boundary, the zoning of the Town of Wallkill is Rural Agricultural, which is a low density zone with a minimum residential lot size of one acre, but generally larger (up to six acres) depending on the working out of an environmental control formula based on the characteristics of the soils composing the lot.

Along their very limited mutual boundary, the zoning of the Town of Wawayanda is Residential Agriculture, which is a low density zone with a minimum residential lot size of one acre, when served by neither central water nor central sewerage systems; half-acre when served by both. However, the Town has now engaged a planning consultant to prepare a new plan for the Town which could decrease lot sizes in rural unserved areas.

Along their mutual boundary to the west of Mountain Road, the zoning of the Town of Greenville is Ridge Preservation, which is a low density zone with a minimum lot size ranging from two up to eighteen acres per single family residence, depending on the working out of a complex formula involving as many as twenty different factors. Along their mutual boundary to the east of Mountain Road, the zoning of the Town of Greenville is Balance of Town, which is also a low density zone, in which the minimum lot size ranges from two to nine acres per single family residence, depending on the same aforementioned formula and variables.

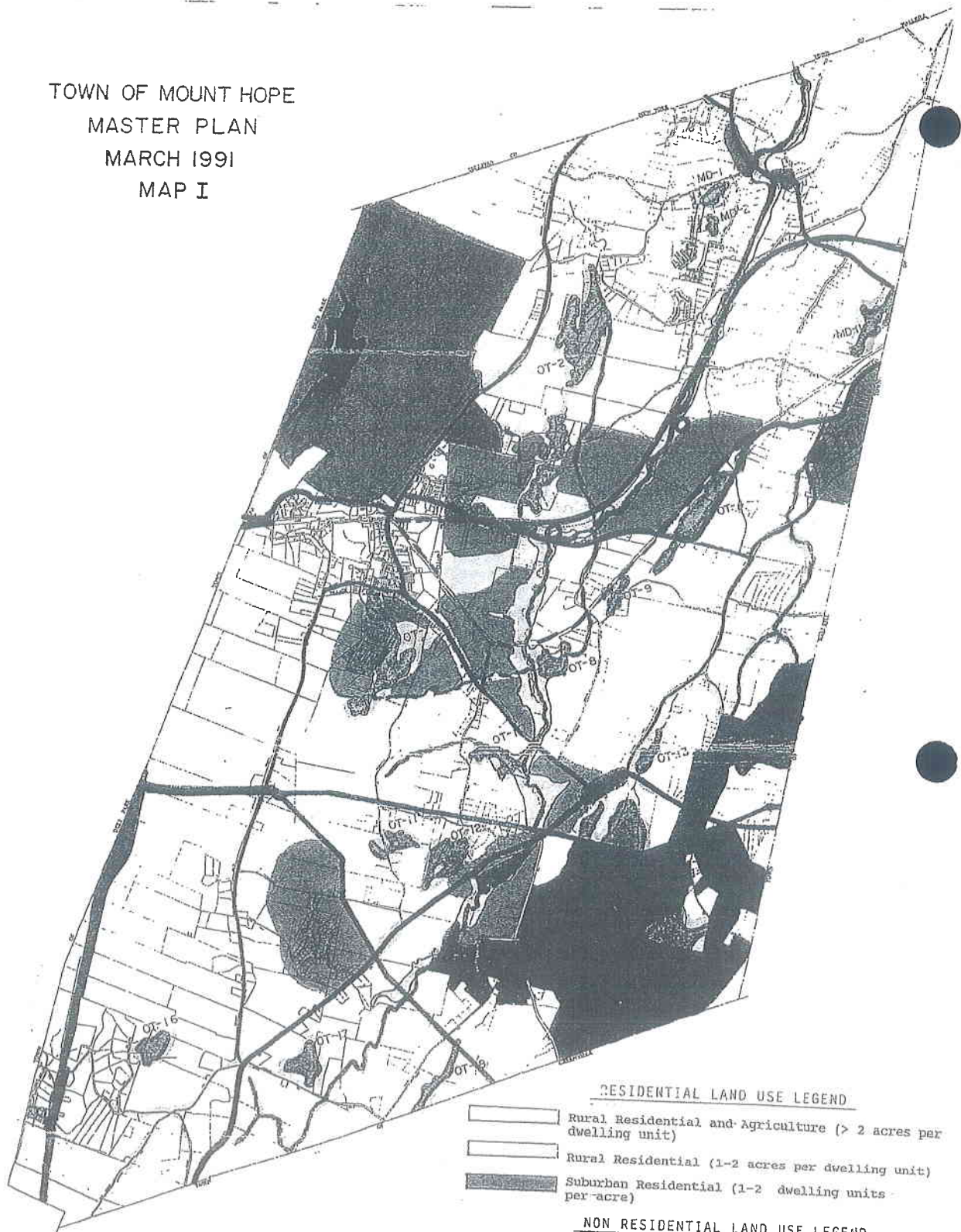
Along their mutual boundary, the newly proposed zoning of the Town of Deerpark is Rural Residential, which is a low density zone with a minimum lot size ranging from two to thirteen acres per residential dwelling unit, depending on a

formula that takes into account soil characteristics, road access, and the possibility of off-site road improvements.

Along their mutual boundary, the zoning of the Town of Mamakating, Sullivan County, consists of RAg-1, Rural Agricultural, which zone requires a minimum residential lot size of 80,000 square feet (except 40,000 with good percolation rates, a septic system area with grades of 10% or less, and a reserve septic system area); R-1, Residential, which zone has requirements identical to RAg-1, plus allowing multi-family residential uses at 30,000 square feet per dwelling unit; C, Commercial, which zone allows business uses on 20,000 square feet with site plan review (and residential use according to R-1); and RAg-2, Rural Agricultural, which zone requires a minimum residential lot size of two acres.

On the basis of this survey of the existing zoning of the municipalities bordering the Town of Mount Hope, it can be asserted that this Master Plan is basically compatible with those of its neighbors.

TOWN OF MOUNT HOPE  
MASTER PLAN  
MARCH 1991  
MAP I



RESIDENTIAL LAND USE LEGEND

- Rural Residential and Agriculture (> 2 acres per dwelling unit)
- Rural Residential (1-2 acres per dwelling unit)
- Suburban Residential (1-2 dwelling units per-acre)

NON RESIDENTIAL LAND USE LEGEND

- Business (Retail and service)
- Office
- Light Industry (industrial park)
- Utilities
- Public Facilities
- Recreation, Open Space Preservation, Scenic View
- Water Bodies, Reservoir Areas, Major Streams
- DEC Designated Freshwater Wetlands
- Village of Otisville

PUBLIC FACILITIES LEGEND

- Arterial Roads
- Major Collector Roads
- Proposed Major Collector Roads
- Existing Sewer Treatment Plants
- Potential Town Sewer Treatment Plants

XI.  
EFFECTUATION OF THE PLAN

The basic tools that can be used by a municipality to effectuate its Plan have not been changed drastically over the past twenty-three years since the last plan was prepared in 1965. Two new tools, the Freshwater Wetlands Regulations and the State Environmental Quality Review Act (SEQR), are discussed below along with other potential tools. Related to this Plan, it is most important that the Planning Board hold a public hearing, receive public input, prepare a SEQR declaration and a draft environmental impact statement (DEIS), and then adopt or modify, revise and adopt, the Plan. Once adopted, the Plan is a guide and policy statement of the Planning Board.

Since the Plan calls for updated zoning regulations, an official map, the creation of and appointment to public bodies, and public expenditures - all Town Board functions - the consultants strongly urge adoption of the Master Plan by both the Town Board and Planning Board. While there is no requirement or provision in State Law for Town Board action it will provide strong official support for the Planning Board in future decision making.

Once adopted, the Plan can be used to prevent a developer from subdividing land proposed for parkland or for a new road until a government agency has had ample time and opportunity to acquire the land for such intended purposes. The Plan is also used as the basis for zoning proposals and a guide in planning for capital improvements expenditures.

The following tools can be utilized by the Planning Board to effectuate their adopted Plan.

#### A. Zoning Law

The best known and most developed control which local government has in guiding growth is zoning. Its purpose is to insure groupings of those land uses which are most compatible. In its relation to the Master Plan, the mechanism of zoning should be thought of as a planning tool which defines areas for various types of development and specifies lot areas and land uses. Upon adoption of the Master Plan, the present Zoning Law should be reviewed and revised.

#### B. Subdivision Regulations

These regulations are another important implementation tool available to local governments. This device insures that subdivided land will be developed to certain local standards. These regulations are important in the development of the circulation pattern, utilities, schools, and other community facilities which serve the surrounding areas as well as the individual subdivision. Certain recommendations in this Master Plan can and should be implemented through changes in the Subdivision Regulations, such as the requirement of performance and maintenance bonds. A County model Subdivision Regulation was proposed in August of 1973, but has never been adopted by the Town of Mount Hope. Those presently in effect were adopted by the Planning Board on June 10, 1968 and subsequently approved by the Town Board on June 13, 1968, and should be either drastically revised or replaced with the County model.

#### C. Housing and Building Codes

Housing codes relate specifically to safety and health standards and regulate such items as plumbing facilities,

maintenance of dwelling units and equipment, and occupancy limitations in structures in the community. Building codes set fire protection, construction and other safety standards. As a minimum standard the town codes should meet the requirements of the State Building Code (which they do). Additional standards can be placed in the town code if so desired.

#### D. Capital Improvement Program

The Capital Improvement Program is probably the least used of all implementation process, although it is one of the most efficient and economic ways of making necessary governmental investments. The program consists of a priority listing of all substantial public improvements and a plan of capital expenditures for each public improvement. Local governments usually review the programs on an annual basis. The State's Transportation Improvement Program (TIP) is an example of a Capital Improvement Program prepared by DOT for transportation purposes. In conjunction with an Official Map (next mentioned), the Capital Improvement Program can be of valuable assistance in applying for and securing State and Federal aid for eligible projects. For example, the proposed rehabilitation of the Guymard Turnpike bridge over the Conrail right-of-way; and the proposed improvements of Route 211 between Pierson Hill Road and the western limits of the City of Middletown, are projects that have been authorized through the TIP process.

#### E. Official Map

The official map is used for the following:

1. To finally and conclusively locate and show the width of existing and proposed streets, highways, drainage systems and the location of parks.

2. To regulate private development so as to minimize undesirable impact on existing and proposed systems.
3. To permit concerned citizens to locate their property with respect to existing and proposed public facilities.
4. To guide the Planning Board in the review and approval of subdivisions.

F. Control of Public Utilities (Water-Sewer)

One of the most effective tools that can be used to regulate growth is town control over local sewage treatment plants and districts and over water districts. Once the service area has been selected the town should encourage development in that area and establish and eventually operate a sewer district. In areas of the town where districts are not proposed to be located, sewage treatment plants should not be permitted and large lot subdivisions utilizing septic systems should be encouraged. This control will effectively channel growth where the Plan proposes.

Water districts should eventually be established to serve proposed development areas. If developers can locate and develop a sufficient supply of water, they should construct a system which can then be deeded to the town at no cost to the town - only to the District created. If water supply is not capable of being developed, supply will have to await the proposed Town system.

A separate local law governing sewage disposal via the regulating of sewer plant locations and septic system design can provide stricter control over sewage treatment in the Town (as has been done in the Town of Montgomery).

#### G. Freshwater Wetlands

In 1976 the State passed the Freshwater Wetlands Act which determined that wetlands must be located and protected. After many years these wetlands have been mapped. Each project which comes before the Planning Board must locate these lands on their plans and have them located by DEC officials in the field. These lands cannot be developed without DEC approval. This law allows wetlands to continue to serve as groundwater recharge areas and provides for important open spaces to be preserved in perpetuity.

#### H. State Environmental Quality Review Act (SEQR)

SEQR requires that most government actions address the environmental impact of such actions. This law allows the Planning Board, Town Board, property owners, government agencies, residents and others to insure that any projects which have an adverse impact on the human, natural or man-made environment demonstrate how those negative impacts can be mitigated to the greatest extent possible. Boards can also determine whether or not reasonable alternatives exist to such proposals. In addition, the SEQR legislation allows municipalities to designate "Critical Environmental Areas", within which areas development activities may be severely curtailed and, relative to which, an Environmental Impact Statement will almost always be required.

#### I. Transfer of Development Rights (TDR)

The TDR concept is new (only recently having had enabling legislation passed in the form of Section 261-a of the Town Law), but offers great hope for positive planning in the future with little government intervention and potentially at no government expense. The idea is basically that large land-holders such as commercial farmers, forest land

managers, and fishing and hunting preserves, can transfer their development rights to the owners of more developable properties whereby the latter can be permitted a higher number of dwelling units on the development site than the zoning law would ordinarily allow, and the former divest themselves (and their heirs and assigns) of future development rights, thereby keeping the land from which the development rights have been purchased forever open. Thereby, rural land, not proposed for development, could be sold without physically developing land which the Plan intends to maintain as rural land. More development is thereby concentrated in service areas making servicing costs more economical.

The details of such a program including mechanics and legal questions are now being considered by many groups. If the town wishes to pursue this question further, study can be undertaken. Purchase of Development Rights (PDR) is a slight variation of TDR which involves the purchase of land rights for future sale to prospective developers in an area proposed to accept additional density.

#### J. Soil Standards

In the early 1970's the Soil Conservation Service of the U.S. Department of Agriculture prepared for the Town of Mount Hope a Soils Report, together with Soil Standards developed to guide development under the Subdivision Regulations. The incorporation of those standards into the land use (either Zoning Ordinance) regulations of the Town of Mount Hope, will strengthen the local decision making process by the basing of lot size requirements on scientifically demonstrable capacities of the soils.

K. Architectural Review Board

Sections 130, 261 and 262 of the Town Law, Section 10 of the Municipal Home Rule Law, and Section 96-a of the General Municipal Law allow towns to create Architectural Review Boards for the purpose of providing design review of the exteriors of structures.

L. Conservation Commission

Sections 130 and 268 of the Town Law, and Article 12 F, Sections 239 x and y, of the General Municipal Law, allow towns to create Conservation Commissions for the purpose of inventorying natural resources and providing comment on the environmental features of proposed developments.

M. Zoning Enforcement Officer

Sections 138 and 268 of the Town Law, and Section 10 of the Municipal Home Rule Law, allow a town to designate an official as Zoning Enforcement Officer with the authority to enforce the land use regulations, mainly through the power of issuing summonses for infractions of the zoning and land use regulations of the town. If this official and the Building Inspector are one and the same person, there can be expeditious action on the part of the municipality in the prosecution of violations. The best codes, laws and ordinances are of little value unless they are vigorously enforced in a timely and even-handed manner.

N. Solar Access

New York State has enacted legislation, effective January 1, 1981, that enables the zoning authority of municipalities to included in their zoning regulations provisions for the

accommodation of solar energy systems and access to necessary sunlight. This provision encourages housing developments to take advantage of microclimatic site conditions in order to achieve maximum solar exposure as an energy conservation technique.

XII.  
SUMMARY OF RECOMMENDATIONS

1. The Town should recast its zoning districts and schedules to accommodate four residential categories ranging in density from one half to two dwelling units per acre and two commercial categories encouraging local business and industrial parks.
2. The Town should redraw its zoning map to reflect the proposed land use plan contained in this Master Plan.
3. Moderate income housing to serve locally employed workers should be provided in a future SR-2 district that would accommodate single-family homes on smaller lots, mobile home parks, and senior citizen housing.
4. In order to allow the use of "close-in" lots at Lake Linda which cannot be developed without central water and sewer services, that area should be zoned SR-1 or SR-2, and central services should be provided in the near future. A road district could then be created, through which instrumentality the roads could be brought to dedication standards following the excavation necessary to install utility lines.
5. Lake Claire should be provided with central sewer and water services when sewers are extended to the Howells area as planned by the Town of Wallkill. Another option is connection to a system to be developed by Mount Hope in the future along the Shawangunk Kill. In the interim, property owners will have to resort to innovative engineering technology to design on-site systems.

6. Lake Hills, with its larger lots and excellent soil conditions in most areas, can be developed with individual septic systems sited on the well-drained soils if a central water system is provided. A road and water supply improvement district should be created to finance these improvements.
7. The Town should create special road improvement districts to bring the roads of Lake Claire, Lake Hills and Lake Linda to Town specifications and dedication to the Town.
8. Improvements are needed at certain intersections to provide better sight distance. These improvements should be performed immediately where they are limited to minor brush or tree clearance. In areas where road realignments or other major actions are necessary to solve the problem, warning signs should be installed until further analysis and/or reconstruction is possible.
9. The Village of Otisville, the two correctional facilities and the developing area of the Town of Mount Hope adjacent to the Village should be served by a central sewerage treatment plant to be located on the Shawangunk Kill where it crosses under NY State Route 211, or further north. The treatment plant or plants should be owned and operated either by the Town or by a private utility corporation with experience in this area, but not by a developer, development company or homeowners' association.

10. In the future a wastewater assimilative capacity (WAC) analysis should be performed by a professional engineer on behalf of the Town to determine the capacity of the Shawangunk Kill to accept treated sewage, the degree of treatment that might be required, and the acceptable gallorage. A WAC analysis prepared by EA Consultants in 1990 indicates the Kill can handle up to 750,000 gallons per day of treated wastewater (treated sewerage).
11. It should be the stated policy of the Town to disallow any new developer owned and operated sewage treatment plants and central water supply systems, and to encourage all such existing systems to hook into municipal systems as soon as they become available, and as soon as their present systems are depreciated in cost.
12. Should the Village of Otisville, or the correctional facilities, choose not to become involved in the development of a new sewer plant, this plan calls for the Town to work with a private developer within a potential service area who would construct a plant for immediate needs but on a site large enough and of a design capable of being expanded at a later date by the Town.
13. A single municipal body, designated a Cultural Resource Commission, should be formed and appointed to serve as an Architectural Review Board and also serve as an Historic Commission, inventorying and studying local cultural resources and ways of maintaining them. This board could be advisory both to the Town Board and the Planning Board.

14. No known history has been written of the Town.  
Clearly, the Town should prepare such a history in advance of some forthcoming anniversary or celebration, and before any more older residents and their memories are no longer available as irreplaceable sources of information.
15. A building program should be undertaken that would renovate the existing space of the Town Hall. Those plans call for the removal of the Town Highway Department from that location to a new facility on Shoddy Hollow Road, freeing space for other municipal functions, namely meeting space for community groups, and allowing the surrounding grounds to be improved to site active recreational facilities.
16. Provisions for sale of transferable development rights by large land-holders such as commercial farmers, forest land managers, and fishing and hunting preserves, to the owners of properties within designated public service areas should be further explored for implementation in the Town of Mount Hope in the future, as allowed by new enabling legislation (Section 261-a of the Town Law) after central services become available.
17. A recreational commission should be created to produce and implement a master plan for recreational development, giving special thought not only to the development of the land surrounding the Municipal Building, but also to those existing pockets of residential development that might be ill-served in the meeting of localized recreational needs.

18. If and when sizable new residential concentrations are created, it would be in the best interest of the Town to require on-site recreational facilities to serve the new residents close to home.
19. The Town could and should designate the area above the Shawangunk aquifer, and certain unique natural resources (yet to be inventoried by an Environmental Resource Commission) as "critical environmental areas", within which no removal of vegetation, no alteration of terrain, and no removal of topsoil or any other form of excavation, can take place without a special permit from the Town, following a full review under SEQR.
20. The Town should create a Town Environmental Resource Commission, one of the purposes of which would be to inventory those unique natural resources that should be protected through designation as a "critical

environmental area". Such outstanding features might include rock outcrops and promontories, and scenic vistas. Only scenic roads and scenic vistas from roads are designated in the Master Plan.

21. Adopt the six soil classifications of the Soil Conservation Service as the basis for setting the minimum lot sizes for residential development when dependent on individual wells and septic systems and/or limit development based upon soil capability in the Subdivision Regulations.
22. Flood plains should be mapped on the zoning plan and development restricted in such areas unless an applicant can demonstrate, through hydrological and topographical studies, that the flood plains as mapped are incorrect.
23. Building heights should be limited to 35 feet.
24. Consistent with federal and state policies towards wetlands and their important functions, the Town's wetland policy should be a "no-net-loss" policy. The Town should discourage the destruction or loss of wetlands wherever possible. Where unavoidable wetland destruction or loss would be caused by any permitted land use action, the Town should require the creation of viable replacement wetlands on a one-to-one or greater ratio. Such replacement wetlands should be used to expand or enhance existing wetlands and their quality and habitat value.
25. Significant existing vegetation, such as healthy landmark trees, large areas of mature woodland, and vegetative buffers adjoining lakes and streams should

be preserved to the maximum extent possible in order to protect and preserve natural habitat, air and water quality. In considering land use applications, preference should be given to maintaining existing larger functioning ecological associations over simply preserving scattered, isolated ecological features where possible.

26. The Town's policy towards lakes, ponds, and streams should be strongly protective, yet should encourage public use and accessibility where possible and where compatible with the protection of those resources. Preference should be given to low-technology, low-maintenance or natural means of protecting water quality such as incorporating vegetative buffer areas or wetlands to purify stormwater runoff, as opposed to higher-technology systems which require regular maintenance, equipment or human intervention in order to function. New land uses along waterways and waterbodies should incorporate buffer areas and other appropriate measures to protect water quality. In reviewing land use applications in and around waterbodies, particularly sensitive habitat areas should be identified and protected, and areas that would be suitable to broadened or public recreational access should be identified and made available where possible.
27. New land uses should maintain the existing rates of runoff. Where compatible with the health and quality of wetlands, the Town should encourage the use of wetlands to fulfill the function of sediment removal and flood water storage and retention, either to augment or replace man-made sedimentation or drainage retention structures which have no other function. The Town should encourage such drainage management to be

implemented on as large a scale as possible within a drainage basin, instead of on a lot-by-lot basis.

28. The visual and scenic environmental resources within the Town of Mount Hope, should be preserved. Both vistas from scenic resources such as the Shawangunk Ridge as well as views from public roads towards scenic waterbodies and wooded mountains, should be maintained unspoiled by overt changes such as wide swaths of cutting woods and soil or rock for roads and driveways, highly visible structures, overhead utilities, visually incompatible large areas of open grassland where dense woodland currently exists, etc. Creative planning in and around these areas must be used so that the aesthetic effect of existing primarily unused land is retained at key locations despite changes in land use. Architectural design, color and type of materials used for structures, as well as their physical siting, access ways, and vegetative clearing for both structural and non-structural uses can affect their visibility and should be considered.
29. It is the policy of the Town to preserve and protect soil resources in the Town. This means that certain land use activities must be discouraged within highly erodible soil associations, such as in steeply sloped areas with thin soils, and other highly erodible soils associations. Where changes in land use activity take place, strict erosion control and stabilization measures must be required.
30. It is the policy of the Town to consider environmental constraints affecting land use actions within the Town, and to encourage land use actions which minimize negative environmental impacts. Such environmental constraints include steep slopes (over 15%) and the

affect that such slopes may have on safety and access, as well as on both structural and non-structural uses. Other environmental constraints may be groundwater recharge areas, including rock outcrops, streams and wetlands that recharge groundwater; streams, ponds and wetlands, flooding or ponding areas, visually sensitive areas, critical habitat areas for endangered or threatened species, and others.

31. Mandatory separation at curbside of waste products.
32. Encouragement of clustered forms of residential site planning and planned unit developments, resulting in an increasing proportion of small lot single family dwelling units with common open space areas surrounding those uses.
33. The Town, either through an appointed Environmental Resource Commission, or through the cooperation of one or more already-existing public organizations, should conduct a public education program to demonstrate the ease and benefits of composting of organic materials.

34. Sensitive site planning standards should be enacted which can achieve energy conservation without any significant financial differential, through assurance of solar access, and through provision of landscaped shade and windbreaks.
35. Appointment of an Economic Development Commission to pursue balanced growth, taking the form of larger proportions of commercial and industrial uses.



223 Main Street  
Goshen, NY 10924

# Invoice

Invoice #: 8481

Invoice Date: 11/14/2013

Due Date: 11/14/2013

Project:

P.O. Number: Town of Mount

**Bill To:**

DeWinter Engineering P.C.  
James T. DeWinter  
170 Sullivan Street  
P.O. Box 909  
Wurtsboro, New York 12780

Description	Originals	Copies	Quantity	Rate	Amount
8.5 x 11 B/W Bond	136	9	1,224	0.07	85.68T
8.5 x 11 Color Bond	1	9	9	0.40	3.60T
11 x 17 B/W Bond	7	9	63	0.25	15.75T
11 x 17 Color Bond	2	9	18	0.50	9.00T
Screw Post Binding (includes clear cover & backing) \$3/book			9	3.00	27.00T
Sales Tax				8.125%	11.46

PAID  
CARL

Thank you for your business.

**Total** \$152.49

**Payments/Credits** \$0.00

**Balance Due** \$152.49

Phone # (845) 294-0877

support@printeksrepro.com

www.printeksrepro.com



# CERTIFICATE OF LIABILITY INSURANCE

WITTC-1

OP ID: LP

DATE (MM/DD/YYYY)

10/14/2015

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PRODUCER  
The Misner Agency, Inc.  
P. O. Box 87  
489 State Route 52  
Woodbourne, NY 12788  
Greg J. Goldstein

CONTACT NAME: **Greg J. Goldstein**PHONE (A/C, No, Ext): **845-434-7755**FAX (A/C, No): **845-434-7763**

E-MAIL ADDRESS:

INSURER(S) AFFORDING COVERAGE

NAIC #

INSURER A : **Ohio Security Ins. Co.****24082**INSURER B : **Ohio Casualty Ins. Co.****24074**INSURER C : **Arch Insurance Company****11150**

INSURER D :

INSURER E :

INSURER F :

INSURED **Wittcon Inc.**  
**Daniel Wittenberg**  
**PO Box 4**  
**Thompson Ridge, NY 10985**

## COVERAGES

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INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:	X	BKS56954498	10/14/2015	10/14/2016	EACH OCCURRENCE \$ <b>1,000,000</b> DAMAGE TO RENTED PREMISES (Ea occurrence) \$ <b>300,000</b> MED EXP (Any one person) \$ <b>15,000</b> PERSONAL & ADV INJURY \$ <b>1,000,000</b> GENERAL AGGREGATE \$ <b>2,000,000</b> PRODUCTS - COMP/OP AGG \$ <b>2,000,000</b>
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input checked="" type="checkbox"/> ALL OWNED AUTOS <input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS		BAS56954498	10/14/2015	10/14/2016	COMBINED SINGLE LIMIT (Ea accident) \$ <b>1,000,000</b> BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
B	<input checked="" type="checkbox"/> <b>UMBRELLA LIAB</b> <input checked="" type="checkbox"/> OCCUR <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ <b>10000</b>		USO56954498	10/14/2015	10/14/2016	EACH OCCURRENCE \$ <b>4,000,000</b> AGGREGATE \$ <b>4,000,000</b>
B	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N Y N/A	XWO56954498	10/14/2015	10/14/2016	<input checked="" type="checkbox"/> PER STATUTE <input checked="" type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ <b>1,000,000</b> E.L. DISEASE - EA EMPLOYEE \$ <b>1,000,000</b> E.L. DISEASE - POLICY LIMIT \$ <b>1,000,000</b>
C	<b>NYS Disability</b>		11DBL9932700	01/01/2015	12/31/2015	DBL Statutory

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

**Barton & Loguidice, DPC** named as additional insured under the General Liability Policy only in regard to work performed by the insured with respect to the Fallsview well site and booster station improvements project located in Ellenville, NY 12428. Contract 4-C Electrical Construction when required by executed written contract.

## CERTIFICATE HOLDER

## CANCELLATION

BARTONA

**Barton & Loguidice, DPC**  
10 Airline Drive, Suite 200  
Albany, NY 12205

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AUTHORIZED REPRESENTATIVE



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	POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						
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	<input checked="" type="checkbox"/> ALL OWNED AUTOS	<input checked="" type="checkbox"/> SCHEDULED AUTOS					BODILY INJURY (Per person) \$
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	EXCESS LIAB	CLAIMS-MADE		USO56954498	10/14/2015	10/14/2016	EACH OCCURRENCE \$ 4,000,000
	DED <input checked="" type="checkbox"/> RETENTION \$ 10000						AGGREGATE \$ 4,000,000
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY	Y/N					
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	<input checked="" type="checkbox"/> Y N/A		XWO56954498	10/14/2015	10/14/2016	<input checked="" type="checkbox"/> PER STATUTE <input checked="" type="checkbox"/> OTHER
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Wittcon Inc.  
Daniel Wittenberg  
PO Box 4  
Thompson Ridge, NY 10985

## COVERAGES

## CERTIFICATE NUMBER:

## REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY						
	CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR	X		BKS56954498	10/14/2015	10/14/2016	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 15,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						
	<input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC						
	OTHER:						
	AUTOMOBILE LIABILITY			BAS56954498	10/14/2015	10/14/2016	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	ANY AUTO <input checked="" type="checkbox"/> ALL OWNED AUTOS <input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS <input checked="" type="checkbox"/>						
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> EXCESS LIAB			USO56954498	10/14/2015	10/14/2016	EACH OCCURRENCE \$ 4,000,000 AGGREGATE \$ 4,000,000
	DED <input checked="" type="checkbox"/> RETENTION \$ 10000						
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			XWO56954498	10/14/2015	10/14/2016	<input checked="" type="checkbox"/> PER STATUTE <input checked="" type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input checked="" type="checkbox"/> Y N/A					
C	NYS Disability			11DBL9932700	01/01/2015	12/31/2015	DBL Statutory

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Village of Ellenville named as additional insured under the General Liability Policy only in regard to work performed by the insured with respect to the Fallsview well site and booster station improvements project located in Ellenville, NY 12428. Contract 4-C Electrical Construction when required by executed written contract.

## CERTIFICATE HOLDER

## CANCELLATION

VILLELL

Village of Ellenville  
2 Elting Court  
Ellenville, NY 12428

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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# CERTIFICATE OF LIABILITY INSURANCE

WITTC-1

OP ID: LP

DATE (MM/DD/YYYY)

10/14/2015

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

**PRODUCER**  
The Misner Agency, Inc.  
P. O. Box 87  
489 State Route 52  
Woodbourne, NY 12788  
Greg J. Goldstein

**CONTACT NAME:** Greg J. Goldstein

**PHONE**  
(A/C, No, Ext): 845-434-7755

**FAX**  
(A/C, No): 845-434-7763

**E-MAIL**  
**ADDRESS:**

**INSURER(S) AFFORDING COVERAGE**

**NAIC #**

**INSURER A:** Ohio Security Ins. Co.

24082

**INSURER B:** Ohio Casualty Ins. Co.

24074

**INSURER C:** Arch Insurance Company

11150

**INSURER D:**

**INSURER E:**

**INSURER F:**

**INSURED**  
Wittcon Inc.  
Daniel Wittenberg  
PO Box 4  
Thompson Ridge, NY 10985

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	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR	X		BKS56954498	10/14/2015	10/14/2016	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 15,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
	GEIN'L AGGREGATE LIMIT APPLIES PER:						
	<input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						
	OTHER:						
	<b>AUTOMOBILE LIABILITY</b>						
	<input type="checkbox"/> ANY AUTO			BAS56954498	10/14/2015	10/14/2016	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000
	<input checked="" type="checkbox"/> ALL OWNED AUTOS	<input checked="" type="checkbox"/> SCHEDULED AUTOS					BODILY INJURY (Per person) \$
	<input checked="" type="checkbox"/> HIRED AUTOS	<input checked="" type="checkbox"/> NON-OWNED AUTOS					BODILY INJURY (Per accident) \$
							PROPERTY DAMAGE (Per accident) \$
							\$
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> EXCESS LIAB	<input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE		USO56954498	10/14/2015	10/14/2016	EACH OCCURRENCE \$ 4,000,000 AGGREGATE \$ 4,000,000
	DED <input checked="" type="checkbox"/> RETENTION \$ 10000						\$
B	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b>			XWO56954498	10/14/2015	10/14/2016	<input checked="" type="checkbox"/> PER STATUTE <input checked="" type="checkbox"/> OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	Y/N <input checked="" type="checkbox"/> Y N/A					E.L. EACH ACCIDENT \$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE \$ 1,000,000
							E.L. DISEASE - POLICY LIMIT \$ 1,000,000
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VILLELL

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2 Elting Court  
Ellenville, NY 12428

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AUTHORIZED REPRESENTATIVE