

**Town of Jewett
Comprehensive Plan**



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I. Acknowledgements

Town Board Members and Officials

Michael Flaherty, Supervisor
Thomas Hitchcock
Charles Kutcher
Elaine Warfield
Tom Wilson

Patricia Merwin, Town Clerk

Comprehensive Plan Committee Members

Deborah Allen
Jane Bostrom
David Kessler
Charles Kutcher
Michael McCrary
Jeannie Soule
Elaine Warfield

Planners and Consultants

Community Planning & Environmental Associates, Berne, NY
Nan Stolzenburg, AICP
Don Meltz
AlphaGeoscience (Hydrology/Groundwater Study)
Greene County Department of Planning and Economic Development
Warren Hart, AICP, Director
Ed Diamante, Principal Planner

Funding

The development of this plan was funded by a grant from the New York State Department of State.

II. Introduction

A comprehensive plan is a written document that identifies the goals, objectives, principles, guidelines, policies, standards, and strategies for the growth and development of the community. It is not a law in itself, but New York statutes require that all land use laws in a municipality be consistent with a comprehensive plan. The Town of Jewett is authorized to develop and adopt a comprehensive plan by New York State Town Law Section 272-a.

New York State considers adoption of a comprehensive plan to be a critical tool to promote the health, safety and general welfare of the people of the Town and to consider the needs of the residents. A comprehensive plan is the policy foundation upon which communities are built. It is a roadmap for future decision making.

Once a comprehensive plan is adopted, there are several implications:

- 1) All government agencies involved in planning capital projects in Jewett must consider this plan before they start any capital project. That means the Town now has a much larger stake in what other governmental agencies want to do when they are proposing a project in Jewett.
- 2) Community consensus and support can be built on the shared vision, goals, and strategies presented in the plan.
- 3) Programs and regulations may be adopted to implement the plan to protect the Town's resources and to manage desired development and growth.
- 4) Comprehensive plans can assist in obtaining grants.
- 5) This plan is the basis for regulatory programs. All land use laws are required to be consistent and in accordance with this plan.

This Comprehensive Plan is an update of two previous planning efforts in Jewett: a 1976 Plan prepared by Greene County Planning as part of a full-county planning effort and a 1990 Plan prepared by the Town of Jewett Planning Board. This Comprehensive Plan incorporates information from those plans and updates it with new information, public input, and planning strategies.

The issues, goals and recommended strategies detailed in this comprehensive plan are based upon studies of information and data gathered about the Town, as well as from the input of many Town residents. Starting in October of 2006, the Town of Jewett implemented a comprehensive effort to involve the public in development of this plan. A Comprehensive Plan Steering Committee was appointed by the Town Board to oversee this effort. This Committee used a 2004 resident survey along with a planning and visioning workshop to understand public sentiments and desires for Jewett's future. The public outreach assisted the Committee in identifying key issues to be addressed in the plan. All public information collected can be found in Appendix B.

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While public input was being collected, other studies and analyses were also being conducted including background studies on land use; demographic and population characteristics; housing and community facilities; transportation; recreation and educational resources; public safety programs; environmental conditions: groundwater, and analysis of the growth patterns and trends that have affected, and will continue to affect the Town's growth.

Specific sources of information used to prepare this plan included:

- ✓ The Town of Jewett Comprehensive Plan (1976)
- ✓ The Revised Town of Jewett Comprehensive Plan (1990)
- ✓ A resident questionnaire (2004)
- ✓ A community visioning workshop
- ✓ Interviews of town officials to identify issues
- ✓ Greene County Staff and Plans
- ✓ Geographic Information System (GIS) Data for Mapping and Analysis

This Comprehensive Plan attempts to answer several questions for Jewett:

- 1) *Where are we now and where are we going?* The profile and public input sections (found in Appendix A and B) answer the “where are we now?” and “where are we going?” questions. These sections describe current conditions, demographics, physical and cultural features, and information from the residents.
- 2) *Where do we want to be?* The Vision statement sets the tone and overall direction the Town should take in the future. It was developed directly from the survey and planning workshop, and other public comments received. The goals included in this plan are broad statements that reflect “ideal” future conditions desired by the community. The goals offer more specific direction and are consistent with the stated vision of the town.
- 3) *How can we get there?* This is answered by a series of recommendations or action steps that the Town can take to accomplish each goal contained in this plan. When put into action, these strategies will help Jewett attain its vision.

This comprehensive plan is not a local law. The recommendations made in this Comprehensive Plan will not take effect until the Town Board decide to do so. This Comprehensive Plan will be implemented through local laws and programs over time. Each time a local law is amended or developed, public hearing(s), review by the county planning board, and an environmental review will be necessary.

Jewett should use the plan to prioritize the strategies and actions so that they can direct implementation efforts and review progress on an annual basis. The whole plan should be reviewed and updated by the Town Board, or a special “Ad-Hoc” committee every five years.

Summary of Issues and Opportunities

A critical exercise in the comprehensive planning process is the identification of the strengths, weaknesses, opportunities and threats (SWOT) facing the Town. The SWOT analysis becomes an important basis for development of goals and future strategies. The following SWOT was developed from public input (survey and planning workshop), analysis of data (Town Profile and Inventory), evaluation of physical features (GIS database, maps and build-out analysis), and input from the Comprehensive Planning Committee. Some of these conclusions appear to be contradictory because people who responded had contradictory opinions.

Strengths are those accessible and valuable assets that should be preserved or enhanced.

Weaknesses are drawbacks or short-term challenges that the Town faces which need to be addressed so that they do not cause long-term problems or threats to the viability of either the quality of life or the economy of the area.

Opportunities are the long-range positive trends affecting the Town as well as the positive paths that might follow. The Comprehensive planning process is designed to identify opportunities that offer Jewett a set of realistic, tangible and affordable actions for the community to pursue.

Threats are long-term weaknesses that can undermine attempts to meeting the goals established by Jewett. Threats are trends or actions that if left unchecked, might do irreversible damage to the town.

(The following are not in priority order)

Strengths

- Beauty and rural character which include:
 - Mountains and scenic views
 - Fresh air and water
 - Forests and Wildlife
 - Quietness
 - Cleanliness
 - Low population density and lack of large commercial development
 - Friendliness

- Planning and zoning
- Low crime
- Privacy
- Reasonable taxes
- Recreational opportunities including
 - Trails
 - Sports

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- Outdoor recreation activities with nearby ski areas
- Responsive Town government which includes
 - Town website
 - Roads/road maintenance and snow removal
- Central to metropolitan areas
- Residents place a high value on the environment and environmental sustainability including water quality, forests, scenic views and open spaces
- Lack of traffic congestion
- Farms
- Open lands
- Churches
- Emergency services available
- Highly skilled residents
- Growing involvement of second home owners in the community
- Nearby cultural activities

Weaknesses

- High taxes
- Poorly maintained properties including derelict houses and junk cars
- Litter
- Lack of nearby shopping
- Lack of available labor
- Burning of garbage
- Limited educational opportunities
- Lack of regulations regarding timber harvesting
- Lack of gathering places for children and limited community facilities
- Moderate to low levels of community involvement
- Lack of governmental communication
- High concentrations of second homes remain vacant for long periods of time.
- Limited access to health care
- Limited access to telecommunication services
- Few young people
- High cost of housing
- Potential conflict between primary and secondary homeowners
- No consistent way to tap into the skills of residents
- Lack of public transportation
- Emergency response time can be considerable

Opportunities

- Existing Catskills tourism base
- Public support for managing development to preserve the character and environment of Jewett
- Promote cooperative efforts to solve regional problems

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- Jewett has a regulatory process in place that can be amended to meet future needs
- Town has background of success with grant writing and management and this success can be built upon
- Town has website and newsletter as mechanisms to communicate with residents
- Involvement of the Greene County Soil and Water Conservation District with its stream corridor and watershed management studies of the Schoharie and East Kill creeks.

Threats

- Lack of control over logging
- Ridgeline development that alters character
- Additional development that erodes rural character
- Potential loss of volunteer fire and rescue
- Rising land prices
- High energy costs
- New York State Department of Environmental Conservation (DEC) and New York City Department of Environmental Protection (DEP) control large portions of Town leaving large tracts of land outside of Town purview
- Potential development of Casino in area
- Deterioration or perceived deterioration of school system
- Proximity to New York City and its hypergrowth and other growth in the Hudson Valley.

How does this compare to public sentiment from past planning efforts? Many strengths, weaknesses, opportunities and threats are the same. There are however, several that are different. For instance, in 1990, bad roads were considered to be a serious problem and now people feel differently. The survey conducted for the 1990 listed overdevelopment, lack of zoning, over-population, taxes, environmental deterioration, problems with water, dumpsite location, garbage disposal, and poverty and unemployment as some of the most serious issues. Overall, there are many similarities in sentiment between 1990 and now.

III. Vision Statements (not in any order of emphasis)

In the future, the Town of Jewett will have...

- A rural, small town character.
- A clean, healthy and sustainable natural environment.
- Good roads.
- An open, responsive, and competent town government.
- Small businesses consistent with the rural character of Jewett.
- A diversity of housing available to all income levels and ages.
- A friendly, neighborly community with high community involvement and spirit.
- An engaged community with a high level of civic pride.
- A mix of ages and income levels as residents.
- Quality public services and amenities.
- A community that integrates primary and secondary homeowners.
- A small but active agricultural base that contributes to the economy, environment and character of Jewett.

More specifically, in the future, the Town of Jewett will...

- Retain its charming, rural and natural beauty and visual appeal. Jewett will continue to be known as having a clean environment containing pristine forests and streams, healthy trees, clean air, wildlife, active agricultural areas, ridges and mountaintops that remain pristine, and unimpaired scenic views.
- Control development to maintain a small town feeling. Jewett will remain a residential community with mainly but not exclusively low-density housing. Our diverse housing stock is small scale, visually pleasing, and consistent with our rural nature.
- Have modern technological conveniences which enhance the quality of life for all and allow for the development of small businesses and home occupations.
- Maintain an open and responsive government where all citizens are made to feel welcome and are encouraged to participate.

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How does this vision compare to that established in past planning efforts? In both the 1976 and 1990 plans, the residents and landowners of Jewett expressed many of the same sentiments, hopes, and desires for Jewett. In 1976, the long term direction was to emphasize hamlets, provide for growth that is directed and guided, retain agricultural land, provide for economic development, conserve the natural environment, and protect the rural character. Similarly, in 1990, residents indicated that they wanted Jewett to remain rural, control growth, maintain environmental quality, increase recreation development, and attract young families. Based on an analysis of both the 1976 and 1990 plans, there has been little change in the long term vision and direction for Jewett.

IV. Goal Statements

Within a Comprehensive Plan, a goal is an intended outcome that requires action by the community that satisfies the needs of its citizens. The following updated goals (not in any order of priority or importance), when implemented will help Jewett attain its long-term vision:

- Goal 1: Rural and small town character is maintained.
- Goal 2: Jewett maintains a clean and healthy natural environment.
- Goal 3: Agricultural activities and farmlands are maintained and encouraged.
- Goal 3: Roads are safe, free of traffic congestion, and remain an important part of the rural aesthetic character of Jewett.
- Goal 4: Telecommunication services and facilities are available for personal and business uses.
- Goal 5: Town government is responsive, open, and stable to provide efficient and effective local public services and amenities.
- Goal 6: Businesses operate in an unobtrusive manner consistent with the character and needs of Jewett.
- Goal 7: Housing opportunities are diverse and available to many income levels and ages.
- Goal 8: Outdoor recreational facilities and opportunities are available.
- Goal 9: Jewett is a friendly, neighborly community with high community involvement and spirit.
- Goal 10: Accommodate our aging population.
- Goal 11: Create opportunities for a younger population.

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Goal 12: There is an increased convergence of interests between primary and secondary homeowners in Jewett.

Comparison with previous goals

How do these goals compare with those established in past plans? The 1976 plan did not establish specific goals such as those stated above. The 1990 plan however, established nine goals (in bold) that remain consistent with the desires of current residents. These existing goals are as follows:

- 1. Protect the rural character and the social and economic stability of Jewett.** This was to be implemented largely by open space preservation and concentrating future growth in areas where development already exists.
- 2. Emphasize hamlet areas to maintain the rural character, provide for balanced growth, and provide a community focal point.**
- 3. Expand in proximity of hamlets.** This policy suggested that existing hamlets be strengthened by establishing large zoning districts around these areas to give them room to grow.
- 4. To guide the future growth and minimize conflicts among the uses of land and buildings.** This goal set the stage for zoning.
- 5. Preserve the natural environment and rural character of Jewett while providing for maximum public benefit from environmental resources.** This goal implies prevention of future sources of pollution and overdevelopment of rural areas.
- 6. Preserve agricultural lands.**
- 7. Promote the preservation of historic sites.** This was to be accomplished through establishing historic districts and designation of historic structures.
- 8. Provide a transportation system which will enhance the movement of people and goods with a minimum of conflicts and with maximum safety.**
- 9. Provide for a variety of housing types, living choices and locations as well as the opportunity for every citizen to live in decent housing within their ability to pay.** This goal recognizes that housing is a critical need for people of all types of backgrounds and incomes.

The goals established in this plan build on these same sentiments. In addition, other issues such as the need for telecommunications are new issues that need to be addressed. The current zoning in Jewett came largely from these earlier planning efforts. This

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current Plan update gives Jewett the opportunity to evaluate the effectiveness of past strategies and set new directions as needed.

V. Recommended strategies and actions to attain vision and goals

In order to meet the stated vision and goals of this Comprehensive Plan, the Town of Jewett can implement the following actions, programs, and policies.

I. Strategies Related to Rural Character

A. Zoning, subdivision and site plan regulations should give authority to the Planning Board to review and plan rural character.

For example, some of these standards could be:

1. Evaluate each site to determine suitability of building locations in relation to important features that should be protected such as ridgelines, tree lines, hedgerows, streams, and wetlands.
2. Establish design review for commercial development that regulates building mass and proportion, roof pitch, windows, site layout, and the relationship of buildings to one another and to the roadway.
3. Require standards that minimize vegetation removal, and grading and location standards of driveways along steep slopes and ridgelines.

B. Encourage residential and commercial development in hamlets built to be consistent with those traditional development patterns. Small business growth in the hamlets serving residents will be particularly important.

1. Adopt hamlet style design standards so that setbacks, lot size, building height, road frontages, etc. match existing patterns for each specific hamlet.
2. Consider restricting commercial building footprints in the hamlet to ensure that commercial development is consistent with the scale of the hamlet and Town.
3. Continue to maintain the hamlet areas as mixed use areas with non-residential uses requiring a special use permit. However, amend zoning to include special use permit requirements specifying that new commercial uses would

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need to be buffered from adjacent residential uses through screening, fences, carefully sited lighting, and parking lots, etc.

4. Consider amending zoning boundaries of hamlets so there is “room to grow” and to ensure that new growth is consistent with rural hamlet styles found in Jewett.
- C. Encourage residential development in rural areas to be consistent with rural character.
1. Encourage traditional and rural road styles.
 2. Subdivision regulations should include development standards for rural siting to prevent “cookie-cutter uniform subdivisions”, protect flood areas and watersheds, and control ridgeline development.
 3. Re-evaluate the uses allowed by special permit in the zoning for the RR and RC districts. The purpose statements for the RR and RC districts do not match with the intended list of specially permitted uses. The purposes for these districts are to preserve the rural character of the Town while maintaining open space and agriculture and to have low density due to physical limitations. Yet zoning allows motels, resorts, offices, restaurants, mines, golf course, and several other similarly intensive uses. Disallow special uses and other uses which would be inconsistent with rural character or would create a negative impact on the environment including but not restricted to those uses which would be incompatible with the existing rural conditions related to visual, noise, or light.
 4. Add commercial development standards in zoning and site plan review particularly related to storm water runoff, lighting, lot layout, and building design. Amend the parking lot section in zoning to include provisions and standards for lighting, location of parking lots, access, and landscaping. These important features are currently not included.
 5. Target retail and higher intensity uses to be located in hamlets.
- D. It is important to prohibit county and state roads from development in a “strip” fashion. Avoid commercial development along major roads.
- E. Site plan review should have language in it to authorize the planning board to review building design for commercial buildings and to set standards and expectations for site layout and design consistent with the historical and rural character of the Town. Large scale buildings (big box stores, structures over 35’ in height, or buildings with large square footage of floor space) are not desired and should be considered not compatible with the rural character of Jewett. Outside the hamlet, small scale businesses permitted through the special use process are preferred.

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F. Adopt an adult use law in Jewett.

G. Evaluate boundaries of zoning districts with topography and other environmental conditions and amend or adjust boundaries as needed to have a better match with the purposes of the districts.

H. Update subdivision, zoning and site plan review laws to include historic resources as important features to be protected.

I. Develop environmental performance standards in zoning to establish standards to control the intensity of land use to ensure that new development is consistent with the environmental, open space, and rural character goals of the Town.

1. Consider using impervious surface and open space performance standards in zoning as follows.
 - a. Hamlet:
Impervious surface standard: 30%
 - b. Rural Residential:
Impervious surface standard: 20%
Open Space standard: 50%
 - c. Rural Conservation:
Impervious surface standard: 10%
Open Space standard: 60%
 - d. Conservation:
Impervious surface standard: 10%
Open Space standard: 80%

J. Jewett already allows use of clustering. However, Jewett's provision can be strengthened as follows:

1. It is recommended that the zoning law clearly define and specify the type of open space desired to be protected, and the minimum amount of open space which shall be preserved.¹
2. Add provisions for use of conservation subdivision design. (See Appendix D)
3. Ensure that the zoning section on clustering and conservation subdivisions are consistent with Section 278 of New York State Town Law.

¹ Both clustering and conservation subdivision techniques allow a relaxation of lot size, setback, road frontage, and other requirements in order to allow flexible and innovative lot layouts that preserve open space and important environmental or cultural features on a site.

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4. Reconsider how clustered or conservation subdivisions are applied. These techniques can be applied through one or more of the following ways:
 - a. Both clustering and conservation subdivisions could be allowed on a voluntarily basis as currently established in the Zoning. They can be further encouraged by offering incentives to applicants such as density bonuses.²
 - b. There may be circumstances when these design techniques should be applied for protection of critical resources. The Planning Board should be given authority to require these techniques under certain conditions. The law should outline under what conditions the Planning Board can require this for recommended situations where clustering/conservation subdivisions should be required).
 - c. Establishing mandatory use of clustering.

K. Future steps should be taken to amend zoning to reduce the overall and long-term growth potential of the Town. Zoning should consider critical environmental conditions such as steep slopes over 25%, wetlands, or proximity to water as building limitations that influence a parcels' development potential. Explore alternative methods of controlling growth such as by calculating development potential on a given parcel based on "net buildable acreage" or other similar techniques.

L. Recommended Environmental Performance Standards:

1. No new structures should be constructed within any mapped floodplain unless they are agricultural.
2. On lands with slopes 15% to 25%, no more than 30% of the area in steep slopes should be re-graded or stripped of vegetation.
3. On lands with slopes in excess of 25%, no more than 15% of the parcel should be re-graded or stripped of vegetation.
4. Place a 100' buffer on all State regulated wetlands and a 40' buffer around all federally regulated wetlands.
5. For any shoreline of a lake, there should be no more than 15% of each parcel as impervious surfaces.

M. Consider creating a new zoning district to encompass all State and City owned lands. Most of these lands have many very sensitive environmental features and are not

² A density bonus (pursuant to New York State Town Law 261-b) is a form of incentive zoning where an incentive of increasing the density or waivers of height, setback, use, or area provisions of the zoning law are waived in exchange for something that benefits the town (such as affordable housing, open space, recreational facilities, infrastructures, etc.)

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appropriate for future development should these lands be sold to private landowners. Have a very low density in this district. Consider a density standard of 1 dwelling per 30 acres, with a maximum building envelope of 2 acres. (A building envelope is the area within a parcel that contains all the disturbed areas including a house, sidewalk, driveway, yard, septic system, and accessory buildings. In conservation areas these should be limited to a specific size in order to protect the critical resources.)

II. Strategies Related to Future Housing

A. Maintain current zoning that directs higher density housing options such as multi-family dwellings to the hamlet areas.

1. This is appropriate in hamlets where
 - a. higher density exists;
 - b. there is a better chance of future provision of public infrastructure;
 - c. retail establishments could be established to serve a higher density of residents.

B. Create moderately-priced housing conditions in Town by implementing the following programs³:

³ In order to accomplish this, the Town will need to assess housing needs, understand the market, foster collaboration with other agencies such as the Columbia Partnership, proactively plan for future growth, build support for programs that support affordability, insist on excellent design, and promote a mix of incomes in Town. Assistance from experts in housing and affordable housing may be needed to develop this program. There are six principal options Jewett can consider to increase the availability of affordable and moderately-priced homes. These include:

- a. Reduce red tape and regulatory barriers to affordable homes. Zoning policies should continue to support a diversity of housing types.
- b. When the housing market is strong, capitalize on it to expand the supply of affordable homes by tapping the increased tax revenues associated with increases in property values, using tax increment financing, create a housing trust fund, or use inclusionary zoning (See I, below).
- c. Generate additional capital for affordable homes such as leveraging additional federal funds through the low-income housing tax credit program or equity sharing.
- d. Expand home ownership education and empower residents to purchase and retain private homes.
- e. Participate in programs such as first-time home-buyer programs.
- f. Expand the availability of sites for moderately-priced houses through programs such as facilitating the reuse of vacant, abandoned or tax-delinquent properties, rezoning to make more land available in the hamlets (or new hamlets) that would allow smaller lot sizes and increased density, or make publicly owned land available for affordable homes. Partner with regional non-profit housing organizations to develop and optimize opportunities for affordable housing.

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1. Allow higher density housing in the hamlet areas on small lots consistent with hamlet design and traditional patterns.
2. Ensure that the zoning use table allows for a variety of multi-family housing types permitted through a special use permit review in the hamlets.
3. Provide for cluster development and conservation subdivision design in order to create more affordable lots and reduce development costs in other areas of Town.
4. The Town should develop a comprehensive housing strategy for working families.⁴

C. Encourage the development of senior housing opportunities in the Town.

Development is recommended in areas adjacent to resources and services that can easily be accessed by senior adults. This housing should include both affordable units as well as market-rate units, to allow existing residents to downsize. Further market analysis should be conducted to identify other appropriate uses, including assisted living facilities or cooperative housing development. Density bonuses in areas suitable for senior housing can be used for encouragement.

D. Consider use of inclusionary zoning. This should be applied only to large developments.⁵

III. Strategies Related to Small Business Development

Other Strategies should be to seek grants to build homeownership opportunities for Town residents; to assist homeowners with rehabilitation of older or sub-standard homes, and to help residents and Town officials understand various state and federal programs that already exist to assist in providing affordable homes such as the tax abatement program on lots that are part of an affordable housing program.

⁴ Create a density bonus incentive (pursuant to New York State Town Law 261-b) when moderately-priced units are dedicated and established in a subdivision. Jewett may want to consider offering this density bonus only for major subdivisions.

⁵ Inclusionary zoning is a mandatory requirement that certain large developments provide a certain number of units built as dedicated for moderately-priced units. These programs generally try to attain workforce housing which is defined as housing which when purchased shall use no more than 30% of the home buyer's family income for principal, interest, taxes and insurance as determined by US Department of Housing and Urban Development median income for Greene County. For example, if median income is determined to be \$50,000 a workforce housing unit would cost the family no more than \$15,000 in principal, interest, taxes and insurance annually (\$1,250 per month). Any inclusionary zoning enacted by the Town of Jewett must incorporate methods to extend the affordability period indefinitely, while still ensuring opportunities for individual asset growth. Inclusionary zoning could also include incentives or offsets to compensate property owners for revenue foregone by producing homes at below-market prices.

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- A. Encourage development of broadband and other telecommunications facilities for personal, business, and home occupation uses. See Appendix F for additional details.
- B. Encourage home based and other small businesses that are consistent with the rural nature of the Town and that utilize adaptive re-use of existing structures. Make a distinction in zoning between low impact home occupations and major home occupations. Low impact home occupations are those that have no need for clients or customers to enter the premises, parking, outdoor storage, or signage. These kinds of home occupations should be permitted by right without need for a permit. Major home occupations are those that have customers or clients, along with parking, lighting, signage, and other features that make it obvious a business is being conducted on the premises. These types of home occupations should be required to be permitted as a special use with site plan review.

IV. Strategies Related to Infrastructure

- A. There are innovative ways to handle waste water treatment should it become necessary in the future. The Town of Jewett should explore all management and technical options to handle waste treatment in the hamlets. These include use of biological systems, small package plants, and management systems of on-site septic.⁶
- B. In order to control traffic along State and County routes as development continues, amend zoning and site plan review laws to institute traffic access management techniques for commercial developments and major subdivisions. The purpose is to reduce the number of curb cuts and slow traffic.⁷
- C. Ensure that adopted local highway standards incorporate and allow use of appropriate traffic calming techniques so that they are available if needed for a large scale project.
- D. Maintain existing rural road standards as outlined in local law as they provide for new roads consistent with rural character. Do not allow new roads to be over-built and thus,

⁶ Decentralized systems maintain use of private on-site septic systems but set up a district to manage the functioning and treatment of waste water from individual homes or businesses. Management systems can range from a system-wide inventory and awareness of maintenance needs in the hamlets, management of septic systems through maintenance contracts with landowners, management through operating permits, utility operation and maintenance, or utility ownership and management. Often small communities will establish a "sewer" type-district where residents in the district pay into the system and the Town administers inspection, pumping, maintenance, and replacement of failed septic systems. According to the US EPA, "adequately managed decentralized wastewater systems are a cost-effective and long-term option for meeting public health and water quality goals, particularly in less densely populated areas" (EPA 832-R-97-001b). This can be a viable and cost-effective solution for waste treatment in the hamlets of Jewett, compared with installation of central sewers.

⁷ (Access management includes such techniques as shared access drives, shared parking lots, reduction of curb cuts, use of frontage roads, etc.)

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out of character in Jewett. Maintain State and County roads as two-lane rural highways (with minimized number of curb cuts, no traffic lights, and without excessive paved areas and right-of-ways.)

E. Maintain a Capital Improvement Plan that includes a section for the highway department and road maintenance and expand the plan to cover other future capital needs.⁸

F. Consider and plan for accessibility needs of emergency vehicles in the subdivision process.

G. Over time as development occurs in hamlets, work to create new pedestrian opportunities in hamlets – keep new roads narrow to preserve small-scale hamlet character and promote use by pedestrians with paths.

H. Maintain training for highway crew members by participating in programs such as the Cornell Local Roads Program.

I. Work with Greene County to increase the availability of county-sponsored transportation for residents, especially for senior citizens, to provide access to shopping areas and health care facilities.

J. Plan long-term for the more efficient use of our volunteer fire departments and prepare for a possible transition from a volunteer to paid emergency service providers.

K. Consider developing a plan for an environmentally efficient and friendly management of solid waste.

V. Strategies Related to Environmental Protection and Open Space

A. Implement the recommendations contained in the Town of Jewett Groundwater Study (See Appendix I for the full report). These recommendations include:

1. Due to the variability of well yields within Jewett, it is recommended that the Town adopt a requirement that any lots created through the subdivision process that are less than 5 acres in size should prove that an adequate water supply exists before subdivision approval. Otherwise, consider a 5 acre minimum lot size if a well is not drilled prior to subdivision approval.

⁸ A Capital Improvement Plan shows the proposed expansion, upgrading, maintenance and financing of all capital improvements and infrastructure projects. A CIP plans for the location, expense and timing of major purchase, construction and repair. It allows better financial management and more careful locating of growth. In this way, a paving program can be initiated and funded over time.

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2. It is also recommended that the Town adopt a policy that more extensive hydrogeologic testing be required in areas of high-density or large water-use development. The hydrogeologic testing requirements should be determined on a case-by-case basis and should consider the size (acreage), number of wells, anticipated average daily water demand, daily variation in water demand, water quality requirements, and the geologic and hydrogeologic setting of the project where well spacing and lot sizes may need to be adjusted.

B. All subdivision reviews should add emphasis to the importance of protecting important environmental features during development such as steep slopes, ridgelines and wetlands. Consider authorizing the Planning Board to review and approve the location on the newly created parcel(s) of the area allowed to be disturbed for driveways, buildings and septic systems.

C. Jewett allows earth, stone and gravel mines as special uses in all areas except hamlets. It is recommended that a new section on mining be added to the zoning. Although the New York State Department of Environmental Conservation has a mining permit program for certain mines, it is recommended that Jewett amend zoning to review and regulate mines not covered by DEC. It is also important to have local controls and mining development standards in site plan review for DEC permitted mines as allowed for by state law.

D. Institute Best Management Practices to reduce erosion, sedimentation, and surface water runoff. The Town should institute requirements and standards to control runoff more effectively. Use of best management practices for water management after road construction, and maintenance of ditches is important.

1. Apply watershed protection methods including, but not limited to the following:
 - a. Zoning law should incorporate new standards for “low impact development”.⁹
 - b. Propose ways to maximize recharge with minimal water fluctuations during and after development. The Planning Board should be authorized to ask for and review pre- and post development runoff calculations to understand and minimize potential changes on major subdivisions.
 - c. Include monitoring and management when necessary by a responsible on-site erosion and sediment control specialist.

⁹ These are especially relevant to development in rural areas and rely on bioretention or rain gardens, use of soil amendments, grassed swales, use of rain barrels, permeable pavers and minimizing impervious surfaces. Include low impact development practices including stormwater best management practices. (See Appendix C for more information on low impact development.)

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- d. Incorporate the short-term planting and long-term restoration and maintenance of vegetation on any re-graded slopes. Preserve as many mature trees as possible. A detailed restoration and maintenance plan should be a condition of, and incorporated into the Planning Board's site plan approval. The design of any landscaping plan should be to prevent erosion, maintain biodiversity, water management, and screening to preserve the character of the subwatershed. The plan should include details on both ground cover and shrub/tree vegetation (a plant list) and should cover short term-planting and long-term management of the vegetation on the slope.
 - e. Maintain or enhance predevelopment stream and wetland habitat conditions with respect to recharge, hydrology, water temperature, and riparian condition. This should be measured, defined, and monitored long-term.
 - f. Monitor the biological and physical indicators of stream, pond and wetland quality. Inspection, maintenance, and reporting to the Planning Board should be included.
- E. Explore a citizen's environmental advisory committee (or a Conservation Advisory Committee pursuant to New York State General Municipal Law 12-F, Section 239-X) to advise the Town Board, Planning Board, and Zoning Board of Appeals on environmental resources in Jewett.¹⁰
- F. Establish a zoning requirement of 100' as a buffer for streams where no development is allowed. Consider the incorporation of recommendations made by the Greene County Soil and Water Conservation District's study on the Schoharie and East Kill Creeks.
- G. Incorporate and reference floodplain maps in the zoning so that all parties understand the locations of flood prone areas and include flood protection requirements during project review. Establish a set of floodplain regulations consistent with FEMA flood requirements.
- H. Consider developing a locally designated Type I under the New York State Environmental Quality Review Act (SEQRA) list of actions for Jewett.¹¹

¹⁰ Authorized through New York State law, this advisory committee can play an important role in helping provide support to these boards and education to the general public on the environment and natural resources in Jewett. One recommended role for this citizens group is to conduct site visits and review subdivision or other development plans and offer the Planning Board comments related to the environment or potential impacts that should be considered during project review.

¹¹ This means that in addition to the state regulations, the town has also decided that certain kinds of development are more likely to have negative environmental impacts and this automatically requires use of a Full Environmental Assessment Form during project review.

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- I. Establish a steep slope area overlay zone that includes additional standards relating to siting, grading, erosion, sedimentation, impervious surfaces when development occurs on slopes over 20% or 25%.
 1. The standards required within this overlay could include the following:
 - a. All structures must be placed in the buildable portion of the parcel and that the amount of grading be limited;
 - b. An erosion and sedimentation plan must be submitted to the Planning Board as part of the subdivision process with the goal of ensuring that stormwater runoff rate after development does not exceed the rate that existed prior to the site being developed.
 - c. Allow different development densities in this overlay by imposing larger minimum lot sizes, larger open space requirements, and stricter minimum impervious surface requirements for new development.
 - d. Require one and two-family dwellings to undergo site plan review (even if no subdivision is being proposed and only a building permit is needed). This will allow Planning Board review of the specific site issues related to steep slopes.
- J. Encourage conservative use of woodlands, and natural vegetation, and the maintenance of natural habitats for proper management of native wildlife throughout Town by discouraging unneeded vegetation and tree removal.

VI. Strategies to Protect Scenic Resources

- A. Update the existing scenic resources map included in this plan developed by Greene County. This update should include significant public involvement and should prioritize or rate different locations for their scenic qualities.
- B. Develop design and site guidelines to protect scenic views which should be mandatory for commercial development, major subdivisions and for residential development in critical view areas. Standards used for protecting scenic views include use of setbacks, screening (or lack of), clustered or conservation subdivisions, landscaping requirements, and careful road access management to minimum multiple curb cuts along rural roads.
- C. Consider use of a density bonus (pursuant to New York State Town Law 261-b) as an incentive to protect important viewsheds or other environmental resources. A density bonus would allow a landowner to build additional dwellings above what is allowed in zoning.
- D. Establish limits of disturbance for each site in subdivision during the review and approval process.

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1. Site disturbance would include the structure, accessory structures, utilities, drainage areas and septic fields. Amend subdivision law to require establishment of limits of disturbance on the subdivision plat using criteria designed to minimize visual impacts, prevent erosion, promote fire prevention and safety, and preservation of significant vegetation, if present.

E. Use clustering or conservation subdivision design techniques (discussed in Appendix D).

VII. Strategies to Protect Open Spaces

A. Require that subdivisions that are designed as a cluster or conservation subdivision have a set percentage of open space that must be permanently preserved on the parcel.

B. Amend subdivision and zoning ordinances to define the kind of open space desired to be preserved during development.¹²

C. Seek to preserve and link lands for open space that have multiple uses such as hiking, biking, wildlife, etc.

D. Encourage the use of the New York State 480-a Forest Tax Law exemptions. This law allows forest owners to apply for up to 80% tax exemption by committing their forest land to a DEC approved forest management plan. The forested parcel must be at least fifty acres in size and managed for the production of forest crops for 10 years.

E. Encourage acquisition of important open space lands through voluntary use of conservation easements, lease arrangements, management agreements, mutual covenants, fee simple sales or donations.

F. Offer a density bonus as an incentive to preserve open space when development occurs.

G. For all subdivisions, direct land disturbances away from ecologically sensitive lands.

H. Consider adding requirements to identify slopes greater than 25%, ridgelines, open fields and critical wildlife habitats as features that should be located on a subdivision plat.

I. Update the historic inventory in Jewett.

¹² In addition to wet, floodprone or steep areas, desired elements of natural and cultural landscapes should be listed and described. This may include woodland habitats, farmland, historic resources, views into and out of the site, and groundwater recharge areas. Decide if you want these open space lands to include active recreation (such as golf courses or other active outdoor recreational activities) or to be set aside as undeveloped open spaces.

VIII. Strategies Related to Agriculture

A. Consider amending the zoning law to make it more “farm-friendly”. Consider the following options:

1. Add or change definitions of agriculture to match that established by State Agriculture and Markets definition¹³.
2. Consider changing the definitions for farm so that it is not confined to “conventional” operations and add additional definitions for farm operation, horse farm, stables, niche farming, agribusiness, farm markets, farm stands, farmland, and riding academy consistent with state established definitions.
3. Zoning should be consistent with New York State Agriculture and Markets Law farm worker housing requirements.
4. New development should provide a buffer between itself and any neighboring farms.
5. Ensure that the Planning Board follows all provisions of Agriculture and Markets 25-aa Section 305-a which require use of an agriculture data statement, a disclosure statement, and evaluation of impacts of a proposed use on continuing agriculture in or adjacent to the New York State ag district in Jewett.
6. Institute land use methods as discussed in other goals including clustering, conservation subdivision design, and use of density instead of minimum lot sizes to preserve as much active agricultural lands as possible.
7. Consider other land use methods to benefit farming such as:

¹³ “Farm operation” means the land and on-farm buildings, equipment, manure processing and handling facilities, and practices which contribute to the production, preparation and marketing of crops, livestock and livestock products as a commercial enterprise, including a “commercial horse boarding operation” as defined in subdivision thirteen of this section and “timber processing” as defined in subdivision fourteen of this section. Such farm operation may consist of one or more parcels of owned or rented land, which parcels may be contiguous or noncontiguous to each other. “Land used in agricultural production” means not less than seven acres of land used as a single operation in the preceding two years for the production for sale of crops, livestock or livestock products of an average gross sales value of ten thousand dollars or more; or, not less than seven acres of land used in the preceding two years to support a commercial horse boarding operation with annual gross receipts of ten thousand dollars or more. Land used in agricultural production shall not include land or portions thereof used for processing or retail merchandising of such crops, livestock or livestock products. See New York State Agriculture and Markets Law Section 25AA, Section 301 for additional definitions.

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- a. Consider use of a density bonus where a landowner receives added density in exchange for permanently protecting active farmland.
 - b. Use zoning and subdivision to minimize new development impact on existing farms. Consider standards that steer development away from prime ag soils and existing operations.
- B. Work with the county and local land trusts such as the Greene Land Trust to explore opportunities for fee-simple acquisitions of farmland, advanced acquisition and land banking, and purchases or donations of development rights (conservation easements).
- C. Consider offering additional property tax incentives above and beyond what the state offers for lands eligible for agricultural exemptions.
- D. Ensure that the Town Assessor follows through on imposing fees and penalties required by New York State law for properties that have received agricultural tax benefits if they are converted to non-farm use.
- E. Work with Greene County economic development officials to pursue a program in agricultural economic development that would benefit farms in Jewett.

IX. Strategies Related to Local Government, Community-Building, and Community Services

- A. Encourage creation of a multi-use government facility to provide community services and recreational facilities.
- B. Seek additional funding to meet the professional management needs of the Town.
- C. Commit to a comprehensive training program for local officials. Current State law requires training of all ZBA and Planning Board members and the Town should support that with reimbursement of expenses. The Town should budget and fund this training and regularly send members to the various trainings around state (New York Planning Federation, New York Association of Towns) and/or sponsor local trainings with other area governments.
- D. Improve and expand services so that our citizens have better access to health services, a network of social services for our senior citizens, well maintained roads, and good law enforcement. Work with neighboring towns to improve health services.
- E. To increase public participation in local government, consider the following:
1. Add this plan and its supporting documentation and maps to the Town website.

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2. Consider having the Town Board do a one or two page annual report (write and/or posted to the website) to the citizens that summarizes a years worth of efforts or work accomplished at the Town Board level.
3. Hold an annual town meeting, widely advertised and open to the public. This is a way for the Town Board to annually update the “Strengths, Weaknesses, Opportunities and Threats” analysis included in this plan and keep policies, plans, and programs up to date.
4. Consider a welcome wagon-type concept for new residents that include a packet of relevant information on town government, activities, plans, maps, etc.
5. Print and widely distribute an executive summary of the Comprehensive Plan to citizens so that they have knowledge and understanding of it.

F. To increase the effectiveness of the local government officials and boards, consider the following:

1. Provide funding for the Planning Board to become a member of the American Planning Association and subscribe to the Planning Commissioners Journal so that they can have up-to-date resources.
2. The Planning Board and ZBA should be required to prepare an annual report to the Town Board on issues/problems/administrative needs related to the zoning, site plan and subdivision laws and the Town Board should annually make changes to these local laws as recommended by the Planning Board or ZBA so that these documents are useful and up to date.
3. Evaluate, on an annual basis, all pay scales for elected and appointed officials in Town. The pay scale of the Town Supervisor should reflect the demanding and complex role of this position.

G. Encourage emergency services to develop a Capital Expenditure Plan so those organizations can maintain viability and plan ahead for purchasing needed equipment and changing staff needs. Emergency service organizations should share these plans with the Town Board.

H. Consider community recreation opportunities such as a Town recreation area.

I. Use zoning and subdivision regulations to provide for continued recreation access and lands.

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J. Use of residential clusters and conservation subdivisions can help ensure that open spaces are available for recreation. Over time, work towards linking preserved parcels of land with trails and other green spaces.

K. Increase access to the Schoharie and East Kill Creeks. The Town could approach landowners for voluntary permission for public access. Organizations such as the New York Conservation Society can offer assistance in developing agreements and working out insurance and liability issues. Other options for increasing recreational access include purchase of lands and purchase of easements to lands.

L. Work with New York State Department of Environmental Conservation to coordinate utilization of the various trails through State lands. Actively participate with the State as they develop new forest management plans to ensure that the needs and concerns of Jewett are incorporated.

M. In order to be successful in grant applications, the Town should prepare a well-thought out set of plans and grant ideas that include project need, work scope, budget, and time frames. Having these ready will allow Jewett to be better prepared to develop grant applications as they become available.

X. Strategies to Enhance Administration and Effectiveness of Local Laws

A. Enhance site plan review law.

1. Incorporate site plan review into the zoning law.
2. Site plan review should be required for all new structures, erection of all signs, all non-subdivision residential developments, and change of uses. Other recommendations related to site plan review include:
 - a. Authorize the Planning Board to review and approve site plans.
 - b. Add purpose statements that clearly outline the reasons for reviewing and approving site plans and make these purpose statements consistent with the goals of this plan.
 - c. Change the option of holding a public hearing to “shall” hold a public hearing.
 - d. Change the time needed to hold a public hearing from 45 days to 62 days after a complete application to be in line with State 274-a.
 - e. Change the time needed to make a decision after the public hearing from 45 days to 62 days to be in line with State 274-a.

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- f. Add statements to ensure that the process includes all requirements related to SEQR, County Planning Board Review (239-m), use of agricultural data statements, and consistency with NYC DEP requirements¹⁴.
- B. Update the Town's subdivision law to strengthen the law and further assist the Town in retaining its rural character and environmental health goals as follows:
1. The current subdivision law allows the Planning Board to issue a waiver of requirements. The language should be to require that the applicant request a waiver and that the Planning Board respond with a decision on the waiver request in writing.
 2. Throughout the Subdivision law, but especially in the beginning of the document, there needs to be a comprehensive set of purpose statements written stating the reasons for the regulations. These statements need to be strongly related to and consistent with the goals and vision as established in this comprehensive plan.
 3. For both the minor and major subdivision sections, there needs to be additional language outlining other requirements that the Planning Board must carry out during the process including SEQR, Greene County Planning Board Review (as per GML 239-m), and use of the required Agricultural Data Statement (for lands in or within 500' of a NYS Agricultural District).
 4. The subdivision law should include references to appropriate NYC DEP Watershed Regulations. (See also Recommendation (C) (7) below.)
 5. Article V (Variances) must make reference as well to the clustering provisions allowed by the Zoning Law. There is no connection between the subdivision and zoning provision for clustering and that needs to be added in. This would be a logical spot for it.
 6. Subdivision regulations need to be updated to reflect federal and State requirements related to stormwater and erosion control. Currently all lot disturbances of greater than 1 acre require DEC review.
 7. Review and amend the subdivision definitions section, especially to add such terms as buildable lot, building envelope, cluster subdivision, conservation subdivision, open space, and parcel or lot.
 8. Consider establishing a site visit as a formal part of the subdivision process.
 9. Add into the final major subdivision plat approval process proof of compliance with all DOH, DEP, and other State and federal permits including SPDES, stream

¹⁴ See Section VIII for summary on DEP requirements.

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disturbances, wetland and wetland buffer requirements, highway work, curb cuts, etc.

10. Establish record keeping mechanism to track subdivision approvals over time. The Planning Board should keep a permanent record, preferably on a master map, showing all subdivision approvals. Further, the subdivision law should be amended to require placement of a note on a final subdivision plat indicating the number of lots created and defining the subdivision as a minor or major subdivision.
11. Zoning and subdivision laws should reflect the New York State requirements for both Zoning Board of Appeals and Planning Boards to have all their decisions in writing and filed with the Town Clerk within five business days.

C. Update the Town's zoning land use law as follows:

1. Update purpose statements that are consistent with this comprehensive plan and that emphasize environmental protection and maintenance of rural character.
2. The zoning should offer more specific special use standards for review by the Planning Board. Currently many uses are permitted through the special use process, but there is little guidance given to the Planning Board that reflect development expectations for those uses. Further, It is recommended that the section on standards be expanded to cover review rural character, environmental protection, and other goals as outlined in this plan.
3. There is a conflict between the use schedule and the Timber Harvesting rules contained in the zoning. Timber harvesting is listed as a permitted use in all zoning districts. A permitted use is one that does not need further Planning Board or Town review (except for a building permit). Yet, the section on Timber Harvesting indicates that (with some exceptions), all timber harvesting operations need a zoning permit. This should be clarified or the definition for a "permitted use" must be changed to reflect the need for a timber harvesting permit. Further, it is recommended that clearing of land for rights of ways for utilities should NOT be exempted from the Timber Harvesting rules. These uses can be very disruptive and are on-going activities that should be reviewed by the Town. Consider adding use of Best Management Practices as a requirement of obtaining a Timber Harvesting Permit. This would help ensure that current accepted harvesting practices as advocated by DEC are followed.
4. Strengthen the Clustering section. Include in these regulations provisions for ownership and maintenance of open space lands, use of Home Owner Associations, and approved uses for open space lands that are preserved.

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5. Offer more details on the procedures for the Zoning Board of Appeals so that they are fully consistent with New York State Law. Ensure that SEQRA, Greene County Planning Board review, and NYC DEP requirements are adequately outlined as to process and review standards. It may be helpful to design a review checklist that both the planning board and applicant can use to make sure all steps have been followed. Specifically, the administrative procedures and requirements included in the zoning need to be strengthened.
 6. Strengthen the enforcement and violations section.
 7. Enhance compliance with DEP regulations. The zoning law requires all development to be compliant with the New York City Watershed Rules and Regulations. However, none of the specific requirements are listed. So that both the Planning Board and applicants understand what is required, it is recommended that the zoning law be amended to include the NYC setback requirements as outlined in Appendix A of this plan instead of a general reference as currently exists. Other recommendations to clarify expectations related to the existing DEP regulations include:
 - a. In the HR District, zoning requires a minimum lot size of 1.5 acres. This is likely to be large enough to incorporate the setback and siting requirements of NYC. However, it is possible that the lot may not be large enough to meet setback requirements depending on site conditions and presence of streams. It is recommended that language be added to the zoning to indicate this.
 - b. Article VII (Non-conforming buildings and uses) allows for existing undersized lots to be considered complying if the lot is less than 20,000 square feet with a width of less than 80 feet. Although this is appropriate, common, and acceptable for local zoning laws, such a lot may not meet the NYC required setbacks as outlined above. It is recommended that a note be added to this section indicating that in order for an existing, undersized lot to be considered complying, it must also meet the requirements of the NYC Watershed.
 - c. Subdivision Law Article VI, Section 3(I) currently requires a 20' watercourse easement or drainage right-of-way when a watercourse separates a proposed road from abutting property. Given the NYC Watershed regulation that no road, driveway or impervious surface be allowed within 100 feet of a perennial stream and 50 feet of an intermittent stream, the 20' local watercourse easement requirement may not be adequate. It is recommended that this section be amended to require setbacks consistent with the NYC Watershed Regulations.
- D. Conduct a demographic study of Jewett that includes the second homeowners no later than the next revision of this plan. Use this information to develop additional strategies necessary to meet the goals and vision of this comprehensive plan.

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E. The Town should stay technologically current and provide for integrated computers between all departments of Jewett.

F. Provide for use of the GIS data and maps created for this Plan on a regular basis on Town computers. This will allow parcel-based information to be accessed. This information will be especially useful for the Planning Board to use as they review projects. Work with Greene County to annually update the tax parcel information portion of this database.

G. Formally review and update this plan every five years.

VI. ACTION PLAN AND IMPLEMENTATION PRIORITIES

Action and Implementation Plan

This section outlines information needed to help the Town Board of Jewett implement this Comprehensive Plan. Once adopted, the Plan's implementation is overseen by the Town Board. Ongoing leadership will be necessary to follow through and implement these strategies over the next ten to fifteen years. Some action items are ongoing – meaning that they are regular actions to take place on an annual basis. Others are high priority action items that should be implemented within the first year after Plan adoption. Still others are medium or long-range strategies that can be implemented at a later date. The information contained in the table below should be used by the Town Board as a checklist and guide to help them determine what tasks need to be worked on, when, and who can help. This table contains summary of strategies and to read the full detail provided in the plan, please see the pages as referenced below.

Key to Action

Each strategy represents a specific type of action that the Town can take. These types of actions are:

Capital Improvement: Any action that results in an investment and improvement in a property, structures, equipment, staff or other similar items.

Program: Any action that results in establishment of a plan, activity, committee, proposal, or similar items.

Policy: Any action that action that results in establishment of a set policy that will govern the actions of the Town.

Regulatory: Any action that results in the development of a new law or amendment of existing land use related laws in the Town. This typically refers to zoning, site plan review, or subdivision laws.

In order to better track the implementation process, a time frame has been designated that projects when the action should be accomplished. It is likely that priorities may change with the availability of funding sources for particular projects. The time frame covers fifteen years and is indicated by the following codes:

- S** Short Term: 0 to 2 years (*Note that most of the zoning, subdivision and site plan review related strategies are designated as being implemented in the short-term.*)
- I** Intermediate: 3 to 5 years
- L** Long Term: 6 to 15 years
- O** Ongoing, to be carried out each year

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Strategies/Action	Type of Action	Page Number in Plan	Time Frame
I. Strategies Related to Rural Character			
A. Zoning, subdivision and site plan regulations should give authority to the Planning Board to review and plan rural character. This includes features such as ridgelines, tree lines, hedgerows, streams, wetlands, steep slopes, building mass and proportion, etc.	Regulatory	11	S
B. Encourage residential and commercial development in hamlets built to be consistent with those traditional development patterns. Small business growth in the hamlets serving residents will be particularly important. This includes hamlet style design standards, controlling commercial building footprints, review and amending use tables to permit mixed uses in hamlets, and reviewing hamlet boundaries to create “room to grow”.	Regulatory	11	S
C. Encourage residential development in rural areas to be consistent with rural character. This includes using rural road styles, prevention of cookie-cutter style subdivisions, review of the allowable use table in zoning, using commercial development standards, and targeting higher intensity uses to be allowed in hamlets.	Regulatory	12	S
D. It is important to prohibit county and state roads from development in a “strip” fashion. Avoid commercial development along major roads.	Regulatory and Policy	12	S
E. Site plan review should have language in it to authorize the planning board to review building design for commercial buildings and to set standards and expectations for site layout and design consistent with the historical and rural character of the Town.	Regulatory	12	S
F. Adopt an adult use law in Jewett.	Regulatory	12	S
G. Evaluate boundaries of zoning districts with topography and other environmental conditions and amend or adjust boundaries as needed to have a better match with the purposes of the districts.	Regulatory	13	S
H. Update subdivision, zoning and site plan review laws to include historic resources as important features to be protected.	Regulatory	13	S
I. Develop environmental performance standards in zoning to establish standards to control the intensity	Regulatory	13	S

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of land use to ensure that new development is consistent with the environmental, open space, and rural character goals of the Town.			
J. Jewett already allows use of clustering. However, Jewett’s provision can be strengthened.	Regulatory	13	S
K. Future steps should be taken to amend zoning to reduce the overall and long-term growth potential of the Town.	Regulatory	14	I
L. Include environmental performance standards.	Regulatory	14	S
M. Consider creating a new zoning district to encompass all State and City owned lands.	Regulatory	14	S
II. Strategies Related to Future Housing			
A. Maintain current zoning that directs higher density housing options such as multi-family dwellings to the hamlet areas.	Regulatory	15	S
B. Create moderately-priced housing conditions in Town by implementing recommended zoning changes and developing a strategy for housing.	Regulatory	15	I
C. Encourage the development of senior housing opportunities in the Town.	Policy and Regulatory	16	L
D. Consider use of inclusionary zoning. This should be applied only to large developments.	Regulatory	16	I
III. Strategies Related to Small Business Development			
A. Encourage development of broadband and other telecommunications facilities for personal, business, and home occupation uses. See Appendix F for additional details.	Policy and Program	16	S
B. Encourage home based and other small businesses that are consistent with the rural nature of the Town and that utilize adaptive re-use of existing structures.	Policy and Program	17	O
IV. Strategies Related to Infrastructure			
A. There are innovative ways to handle waste water treatment should it become necessary in the future. The Town of Jewett should explore all management and technical options to handle waste treatment in the hamlets.	Capital Improvement	17	L
B. In order to control traffic along State and County routes as development continues, amend zoning and site plan review laws to institute traffic access management techniques for commercial developments and major subdivisions.	Regulatory	17	I
C. Ensure that adopted local highway standards incorporate and allow use of appropriate traffic calming techniques so that they are available if needed for a large scale project.	Regulatory	17	I

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D. Maintain existing rural road standards as outlined in local law as they provide for new roads consistent with rural character.	Regulatory	17	S
E. Maintain a Capital Improvement Plan that includes a section for the highway department and road maintenance and expand the plan to cover other future capital needs.	Capital Improvement and Program	18	O
F. Consider and plan for accessibility needs of emergency vehicles in the subdivision process.	Regulatory	18	O
G. Over time as development occurs in hamlets, work to create new pedestrian opportunities in hamlets – keep new roads narrow to preserve small-scale hamlet character and promote use by pedestrians with paths.	Program and Capital Improvement	18	L
H. Maintain training for highway crew members by participating in programs such as the Cornell Local Roads Program.	Program	18	O
I. Work with Greene County to increase the availability of county-sponsored transportation for residents, especially for senior citizens, to provide access to shopping areas and health care facilities.	Program	18	O
J. Plan long-term for the more efficient use of our volunteer fire departments and prepare for a possible transition from a volunteer to paid emergency service providers.	Program and Capital Improvement	18	I
V. Strategies Related to Environmental Protection and Open Space			
A. Implement the recommendations contained in the Town of Jewett Groundwater Study.	Program and Regulatory	18	S
B. All subdivision reviews should add emphasis to the importance of protecting important environmental features during development such as steep slopes, ridgelines and wetlands. Consider authorizing the Planning Board to review and approve the location on the newly created parcel(s) of the area allowed to be disturbed for driveways, buildings and septic systems.	Regulatory	19	S
C. It is recommended that a new section on mining be added to the zoning.	Regulatory	19	I
D. Institute Best Management Practices to reduce erosion, sedimentation, and surface water runoff.	Regulatory and Program	19	I
E. Explore a citizen’s environmental advisory committee (or a Conservation Advisory Committee pursuant to New York State General Municipal Law 12-F, Section 239-X) to advise the Town Board, Planning Board, and Zoning Board of Appeals on environmental resources in Jewett.	Program	20	S

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F. Establish a zoning requirement of 100' as a buffer for streams where no development is allowed. Consider the incorporation of recommendations made by the Greene County Soil and Water Conservation District's study on the Schoharie and East Kill Creeks.	Regulatory	20	S
G. Incorporate and reference floodplain maps in the zoning so that all parties understand the locations of flood prone areas and include flood protection requirements during project review. Establish a set of floodplain regulations consistent with FEMA flood requirements.	Regulatory	20	S
H. Consider developing a locally designated SEQR Type I list of actions for Jewett.	Program and Regulatory	20	I
I. Establish a steep slope area overlay zone that includes additional standards relating to siting, grading, erosion, sedimentation, impervious surfaces when development occurs on slopes over 20% or 25%.	Regulatory	20	S
J. Encourage conservative use of woodlands, and natural vegetation, and the maintenance of natural habitats for proper management of native wildlife throughout Town by discouraging unneeded vegetation and tree removal.	Program and Regulatory	21	S
<u>VI. Strategies to Protect Scenic Resources</u>			
A. Update the existing scenic resources map included in this plan developed by Greene County,	Program	21	S
B. Develop design and site guidelines to protect scenic views which should be mandatory for commercial development, major subdivisions and for residential development in critical view areas.	Regulatory	21	S
C. Consider use of a density bonus as an incentive to protect important viewsheds or other environmental resources.	Regulatory	21	S
D. Establish limits of disturbance for each site in subdivision during the review and approval process.	Regulatory	21	S
E. Use clustering or conservation subdivision design techniques (discussed in Appendix D).	Regulatory	22	S
<u>VII. Strategies to Protect Open Spaces</u>			
A. Require that subdivisions that are designed as a cluster or conservation subdivision have a set percentage of open space that must be permanently preserved on the parcel.	Regulatory	22	S
B. Amend subdivision and zoning ordinances to define the kind of open space desired to be preserved during development.	Regulatory	22	S

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C. Seek to preserve and link lands for open space that have multiple uses such as hiking, biking, wildlife, etc.	Program and Policy	22	O
D. Encourage the use of the New York State 480-a Forest Tax Law exemptions.	Program	22	O
E. Encourage acquisition of important open space lands through voluntary use of conservation easements, lease arrangements, management agreements, mutual covenants, fee simple sales or donations.	Capital Improvement, Policy, and Program	22	O
F. Offer a density bonus as an incentive to preserve open space when development occurs.	Regulatory	22	I
G. For all subdivisions, direct land disturbances away from ecologically sensitive lands.	Regulatory	22	S
H. Consider adding requirements to identify slopes greater than 25%, ridgelines, open fields and critical wildlife habitats as features that should be located on a subdivision plat.	Regulatory	22	S
I. Update the historic inventory in Jewett.	Program	22	I
VIII. Strategies Related to Agriculture			
A. Consider amending the zoning law to make it more “farm-friendly”.	Policy and Program	22	S
B. Work with the county and local land trusts such as the Greene Land Trust to explore opportunities for fee-simple acquisitions of farmland, advanced acquisition and land banking, and purchases or donations of development rights (conservation easements).	Program	24	O
C. Consider offering additional property tax incentives above and beyond what the state offers for lands eligible for agricultural exemptions.	Program and Policy	24	I
D. Ensure that the Town Assessor follows through on imposing fees and penalties required by New York State law for properties that have received agricultural tax benefits if they are converted to non-farm use.	Program and Policy	24	O
E. Work with Greene County economic development officials to pursue a program in agricultural economic development that would benefit farms in Jewett.	Program	24	O
IX. Strategies Related to Local Government, Community-Building, and Community Services			
A. Encourage creation of a multi-use government facility to provide community services and recreational facilities.	Capital Improvement and Program	24	L
B. Seek additional funding to meet the professional	Program	24	O

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management needs of the Town.			
C. Commit to a comprehensive training program for local officials.	Program and Policy	24	O
D. Improve and expand services so that our citizens have better access to health services, a network of social services for our senior citizens, well maintained roads, and good law enforcement. Work with neighboring towns to improve health services.	Program, Policy and Capital Improvement	24	O
E. Implement strategies to increase public participation.	Program	24	O
F. Implement strategies related to training and reporting of the Planning Board and ZBA.	Program	25	O
G. Encourage emergency services to develop a Capital Expenditure Plan so those organizations can maintain viability and plan ahead for purchasing needed equipment and changing staff needs.	Capital Improvement	25	O
H. Consider community recreation opportunities such as a Town recreation area.	Program	25	O
I. Use zoning and subdivision regulations to provide for continued recreation access and lands.	Regulatory	25	S
J. Work towards linking preserved parcels of land with trails and other green spaces.	Program	25	O
K. Increase access to the Schoharie and East Kill Creeks.	Program	25	I
L. Work with NYS DEC to coordinate utilization of the various trails through State Lands.	Program	26	O
M. In order to be successful in grant applications, the Town should prepare a well-thought out set of plans and grant ideas that include project need, work scope, budget, and time frames.	Program	26	O
X. Strategies to Enhance Administration and Effectiveness of Local Laws			
A. Enhance site plan review law.	Regulatory	26	S
B. Update the Town's subdivision law.	Regulatory	27	S
C. Update the Town's zoning land use law as recommended in plan.	Regulatory	28	S
D. Conduct a demographic study of Jewett that includes the second homeowners no later than the next revision of this plan.	Program	29	I
E. The Town should stay technologically current and provide for integrated computers between all departments of Jewett.	Program and Capital Improvement	29	O
F. Provide for use of the GIS data and maps created for this Plan on a regular basis on Town computers.	Program and Capital Improvement	29	O
G. Formally review and update this plan every five years.	Program and Policy	29	I

VII. MAPS

1. Roads and Property Lines
2. Water Features
3. Topography
4. Steep Slopes
5. Flood Hazards
6. Major Watersheds
7. Sub-Watersheds
8. Bedrock Geology
9. Surficial Geology
10. Property Class
11. Agriculture
12. Farmland
13. Zoning
14. School Districts
15. Historic Sites and Archeological Areas
16. Government-Owned Properties
17. Aerial Photograph, 2004
18. Hamlets
19. Map of Important Locations
20. Scenic Roads and Views
- 21a. Soil Limitations – Drainage
- 21b. Soil Limitations – Water Table
- 22a. Buildout – Existing Residential Uses
- 22b. Buildout – Zoning Districts
- 22c. Buildout – Under Size Lots
- 22d. Buildout – Fully Built Parcels
- 22e. Buildout – Buildable Parcels
- 22f. Buildout – Environmental Constraints
- 22g. Buildout – All Environmental Constraints Merged
- 22h. Buildout – Buildable Area within Buildable Parcels
- 22i. Buildout – Potential New Residential Uses Without Subtracting Environmental Constraints
- 22k. Buildout – Potential New Residential Uses After Subtracting All Environmental Constraints