



# Smart Growth Comprehensive Plan

Town of Lloyd

Vision Report – April 13, 2023



**NEW YORK**  
STATE OF  
OPPORTUNITY.

**Hudson River  
Valley Greenway**

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

## **Acknowledgments**

This “Vision Lloyd” Comprehensive Plan Visioning Report was made possible through funding provided by the Hudson River Valley Greenway. This Vision Report is the result of the Town’s initial, first phase of efforts leading towards the development of an update to its 2005 Comprehensive Plan (and the 2013 update).

This Visioning Report is the result of significant efforts by the Comprehensive Plan Committee, Town Supervisor, Town Board, and various other Town departments, officials, and volunteers who contributed to this process. These individuals worked collaboratively and through their leadership, commitment, energy and enthusiasm made this report possible.

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## **IMAGINE LLOYD**

### **Town of Lloyd Planning Process**

The Town formed a Comprehensive Plan Committee (CPC) in 2022. Members were selected whom represent the population, who are knowledgeable about local community conditions and bolster inclusivity, and achieve equitable outcomes. The Committee is comprised of local residents, community leaders, and business owners.

Existing plans and strategies are an important part of the Comprehensive Plan body of information. The Committee was tasked with the review of the 2013 Comprehensive Plan, as well as the 2005 Comprehensive Plan, and the identification of other key community planning documents. There was exploration, with the Committee, of the top issues facing the Town, along with discussion of planning recommendations that have been successfully implemented and others that are still applicable. The Committee's role is essential to examining challenges in the Town and conveying the interests, concerns, and needs of Lloyd residents.

Laberge Group, a local firm specializing in comprehensive planning, public outreach, and orchestrating smart growth, was hired by the Town in 2022. Based on their expertise, Laberge Group is acting as a technical resource and as a convenor and advisor for the Town of Lloyd during this process.

Specifically, the Town and Laberge Group designed a two (2) phase planning process. Phase 1 -- "Vision Lloyd" -- which is summarized within this report, was organized to kick-off the project. Phase 1 generated and summarizes public outreach that provides understanding about how the community perceives planning needs and issues. At the same time, grant applications were forged with an objective to leverage local resources by seeking outside partnership and funding support for crafting the new comprehensive plan.

As underwriting for Phase 1, the Town of Lloyd applied for and received State funding assistance for select portions of the project's development through the Hudson River Valley Greenway Program. The Town in 1996 endorsed, and pledged to follow, the Hudson River Valley Greenway criteria, which encompass principles to:

- Foster public access to recreation options;
- Support natural and cultural resource protection; as well as
- Promote the heritage of the Hudson River Valley and aid environmental education;
- Support regional planning; and
- Take municipal involvement in area economic development.

The Greenway Community Grant for this project was structured to provide underwriting for initiating the comprehensive planning process and forging this Phase 1 "Vision Lloyd" Report. The \$10,000 of Greenway funding received for this project is supporting extensive community engagement tasks and forging the community planning vision that is presented herein.

The activities completed in Vision Lloyd, included but are not limited to:

- Town coordination, including convening CPC meetings (see results in Appendix A: Comprehensive Plan Committee Materials);
- Preparing a Public Engagement Plan and assisting a variety of aligned project promotional actions (see the Public Engagement Plan and promotion materials in Appendix B: Public Engagement Plan & Promotional Materials);
- Developing a project website devoted to the planning process that is linked to the Town’s website (<https://labergegroup.com/lloyd/>);
- Conducting a community survey (Appendix C: Community Survey Results);
- Developing the embedded community profile that will serve as a preliminary summary and serve as a springboard for generating basic information on community characteristics including: socio-demographics; environmental and recreation resources; land use; zoning; infrastructure; economic development; and past planning efforts, the latter component which can identify and consult local and region subject-specific plans to assist with setting the attendant community and economic development strategies;
- Facilitating the ‘Visioning Public Workshop’ that engaged the community in the planning process and generated public input on the community’s Strengths, Weaknesses, Opportunities and Threats (also referred to as SWOT analysis). In addition, small group discussions were completed with a variety of community stakeholders to understand key issues important to Lloyd (see the Public Visioning Meeting; Stakeholder Roundtables; and interview results in Appendix D: Public Engagement (Public Workshop #1 - Visioning, Stakeholder Roundtables, & Interviews); and
- Producing this Vision Report, that is the culmination of the Phase 1 findings and includes the Town of Lloyd’s Vision statement and goals.

The Vision Lloyd report was intended to build community outreach, and gather input while setting up community participation, and support, within the planning programming. Additionally, Vision Lloyd efforts assisted with establishing relationships with key local and regional stakeholders. The Vision Lloyd aims to encapsulate weaknesses, build upon strengths, and improve overall quality of life.

As the Vision Lloyd process was underway in early 2023, the Town was notified that it was awarded funds from the New York State Department of State for a Smart Growth Grant which will provide for the development of Phase 2. Phase 2 is known as the Smart Growth Comprehensive Plan, and is anticipated to be completed in 2023. Regional planning organizations are clearly prepared to partner and collaborate with local leaders and the broader Town of Lloyd community in forging this plan update that can help foster desirable and compatible growth in balance with the preservation of the Town’s unique economic base and its cultural, historic, environmental and recreational resources.

## Next Steps

The Smart Growth Comprehensive Plan, Phase 2, will prioritize and address the findings from the Vision Report, as well as complete the following key components

### Detailed Community Profile

Building on Phase 1 Vision Lloyd, the Planning Team will create a detailed Community Profile. This will depict the Town's existing conditions along different subject dimensions. The Community Profile will provide for detailed understanding of trends and areas of concern as they relate to planning and managing land use, infrastructure, and smart and sustainable future development.

The Community Profile formed during Phase 2 will include the following components:

- Regional and Community Plans Summary;
- Sociodemographic, Housing & Growth Trends Analysis;
- Land Uses and Zoning;
- Municipal services, Infrastructure, & Vehicular & Pedestrian/ Cyclist Transportation;
- Local and Regional Economic Development;
- Natural and Environmental Resources;
- Parks, Recreation, Public Spaces, and Historic Resources; and
- Community sustainability.

The Phase 2 profiling will be aligned to collect data and qualifying information that will enable strong understanding of the resource base, inclusive of fine details about agriculture and forests, the pattern of land use, the characteristics of infrastructure, and generating resilient and smart future growth.

During Phase 2, it will be beneficial to consider ways that regional policy and regional development strategies are being structured, with identification of key initiatives the Town may want to align with. In association with that, there can be isolation of metrics being emphasized and which can be analyzed or tracked at the local level. This can be accompanied by efforts to identify information, or surrogates, that can aid in understanding local conditions and opportunities, encompassing the following topics that are presented in no particular order:

- Climate protection and climate resiliency, as embodied in the New York State Climate Leadership and Community Protection Act, and as it points to a need for understanding on where the future physical risks from sea-level rise, storm surges, and flooding, are present, and could most likely next emerge within different parts of Lloyd's landscape. This can be used to assess how this may impact physical infrastructure or interests around capital improvement planning.

- Economic development metrics, such as for job creation, investments, and sectoral focuses and industrial specialization, particularly in alignment with the Mid-Hudson Regional Economic Development Council’s strategic plan and objectives outlined in its affiliated Annual Reports;
- Housing creation, inclusive of the types, sizes, pricing and relative affordability; and
- Multimodal and active transport.

Given the large land area and the importance of open space and natural character and their role in providing for community sense of place and sustainability, it will also be important within Phase 2 to assemble specific data on:

- Community-wide or large part-town areas biodiversity and habitat assessments, such as which can aid in the identification of potential priority conservation areas and improving and expanding habitat connectivity;
- Identification of natural or human-made hazards and risk attributes, both at an area-level, but also as it may concern particular potential risks, so there can be understanding around different types and degrees of hazards, as may be addressed and depicted in the County’s soon to be updated hazard mitigation plan, and as the Town may seek to provide organizing and secure funding in order to mitigate and alleviate such risks.
- The different types of trails and access locations, as well as the attributes of the varied parks, preserves, and Town-owned lands in Lloyd, to help characterize them and potential for their improvement, and as

these may relate to planning and enhancing recreation and open space resources and advancing programming within the Town Local Waterfront Revitalization Plan (1987), which focuses on Hudson River environments, and the John Burroughs Trail Corridor Plan (2020).

## Smart Growth Principles

**This plan will address the following identified smart growth planning principles:**

- *Promote mixed land uses in focus areas.*
- *Create an adequate range of housing opportunities and choices.*
- *Promote development and redevelopment where infrastructure is adequate and sustainable.*
- *Build on traits that make a distinctive and attractive community with a strong sense of place.*
- *Promote well-planned and well-placed public spaces.*
- *Promote sustainable, compact neighborhoods with layouts and designs that are efficient, and do not sprawl or consume as much resources per unit of development.*
- *Increase mobility and circulation within jurisdictional lines and improve connectivity with areas outside jurisdictional lines.*
- *Promote sustainable mass transit that reduces the local levels of greenhouse gas emissions.*
- *Promote walkable/ bikeable neighborhood designs.*
- *Promote and integrate clean energy resources and related incentives.*
- *Improve green infrastructure and resident's participation to this effort.*
- *Increase resiliency to extreme weather events.*
- *Encourage social diversity and integration.*



- Specific features of the agricultural base, ranging from which lands are actively farmed, to the location of forested lands, and former farms, as well as the types of agricultural operations that are underway, and crops or products they generate, extent of important soils, and the types of farm infrastructure present, such as covering farm buildings and cold storage facilities attributes.
- Features of land use and housing, as well as how the land use laws are performing. It will be beneficial to understand the mix of different types of housing being proposed and approved. There can be an evaluation of the features of land use approvals, such as typical lot sizes, whether clustering is used, sidewalks and utility features, and whether and when recreation is provided onsite, versus payment in-lieu of its direct provision. It can also examine whether incentives are being relied on, plus identify whether there are any uncertainties in how particular policies or thresholds are meant to be applied.

Specific recommendations will be formulated based upon the Vision Report and the Community Profile, which will be included within the Comprehensive Plan. The public information gathering and the subject analysis within these components of the Community profile provide information for decision-making and can help guide strategy setting that will support the various proposed Town-wide improvements.

## **Phase 2 CPC Meetings**

During Phase 2: ‘Preparation of the Smart Growth Comprehensive Plan’, there will be additional CPC meetings, and there will be various plan coordination with Town officials. These meeting will be used to confirm the Phase 2 planning process and methods that will be used to forge the new master plan, as well as review the associated timeline and some of the key thresholds and dependencies. The CPC will be used to organize and schedule two major public outreach meetings. Once there is a full draft plan ready, the CPC will approve the plan to be referred to the Town Board for consideration.

## **Phase 2 Goals Refinement, Planning Strategies, & Plan Drafting**

The goals presented in this Vision Report will be revisited and refined during the Project’s second phase. It will aid further tailoring of planning recommendations to the community’s context. Importantly also, detailed planning strategies will be generated. Guided by the findings from the visioning process, these will consist of a series of recommendations and actions to implement the Vision.

Taking a set of ‘Key projects’ actions that the CPC specifically identifies working with the planning consultants, a major ‘Key/ Priority Projects Workshop’ will explore with the public the planning goals, various proposed planning strategies, and a set of key potential projects. Each project will be summarized and shown on one or more Concept Project Maps.

Using feedback from the Key/ Priority Projects Workshop, the CPC will also work with Laberge Group to identify and more fully describe a small set of ‘Priority Projects’. Up to three of these Priority Projects will receive sketch alternatives, with more detailed written profiling and assessments. Having descriptions for these key planning objectives directly within the Plan will enable the community and collaborators to

understand the rationales for action and alternative options identified for advancing these Priority Projects. The profiles may contain feasibility analysis, discuss resource requirements, as well as address possible ways to structure and advance readiness for undertaking these high priority actions. This will help ensure that the Lloyd community can be make progress with priorities upon adoption of the comprehensive plan, including through the pursuit of grants which help leverage development of these high impact actions.

Also importantly, the draft plan will contain an implementation matrix. It will address the array of suggested steps for strategies implementation, including in terms of potential sequencing of actions. This implementation table will be linked with goals, and will identify a party, or parties, responsible for completing actions/ tasks. Besides listing the timeframe for completion, it will also identify potential local, state, federal, or private funding sources that may be available and suggested for targeting as an aid to implementation.

## **Phase 2 Public Hearings & Final Smart Growth Plan**

Two public hearings are required as part of the Comprehensive Plan adoption process. One would be orchestrated by the CPC and used to refine the plan prior to advancing it to the Town Board. The second would be directly undertaken by the Town Board prior to Plan adoption.

All of the steps detailed will enable the formation of a balanced, forward looking Comprehensive Plan that will preserve beneficial resources and features of the community, at the same time that it provides for desired growth. The product plan will address smart growth principles and it will present rationales for action that are based on careful consideration of context and a focus on key factors that have, and will continue to impact the town into the future.



## COMMUNITY PROFILE

### Location

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



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

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

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

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

## Historical Development

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

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

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

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

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





## Demographic & Growth Trends

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

- The number of occupied or vacant housing units increased slightly between 2010 and 2018. There were 4,419 total housing units per the US Census in 2010, as cited on page 24 of the 2013 Comprehensive Plan, while there were 4,432 housing units in 2018, the per American Community Survey, as cited in the 2021 Ulster County Housing Action Plan, page 54. The number of housing units likely already increased based on the buildout of approved developments, but between 2010 and 2010 the increase in housing did not keep pace with gains in population.
- Over the last decade, the number of infants, young children, and young adults declined. Residents in the 45-54 age cohort experienced the most dramatic rise, climbing from 494 persons in 2010 to 1,250 persons in 2020, a 153% increase.
- Approximately 92% of Lloyd residents over the age of 25 have a high school degree or higher and 39.4% have attained a Bachelor's degree or higher.
- The median household income was \$75,387 as of the 2020 Census American Community Survey.
- Approximately 40% of Town residents in the workforce travel less than 20 minutes to work while 60% travel greater than 20 minutes to work.
- Approximately 45% of civilian employed residents work in professional or management positions, 14.7% work in sales or office and administrative support, 12.3% work in natural resources, construction or maintenance positions, 9.6% work in production, transportation or material moving jobs, and 18.4% work in the service industry.



*Highland Central School District's Highland Middle School – at 71 Main Street in the Hamlet core.*

## Land Use

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

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

Use Category	Description	Parcel Count
100	Agricultural Properties	76
200	Residential Properties	3,258
300	Vacant Land	632
400	Commercial Properties	242
500	Recreation and Entertainment Properties	9
600	Community Service Properties	53
700	Industrial Properties	8
800	Public Service Properties	27
900	Public Parks, Wild, Forested and Conservation Properties	17
	Not Categorized	95
<b>Total Parcels in All Use Categories</b>		<b>4,417</b>

*Source: New York State Office of Real Property Tax Services*

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



*Professional Office Space on State Route 299*

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

Land Use Category	Acreage	Percentage
Residential	7,957	35.41
Vacant	7,198	32.03
Agriculture	3,153	14.03
Commercial	736	3.28
Unknown	603	2.69
Public services	586	2.61
Recreation & Entertainment	415	1.85
Wild, Forested, Conservation, & Public Parks	509	2.27
Industrial	46	0.21
	<b>22,475</b>	<b>100.0%</b>

*Source: New York State Office of Real Property Tax Services*

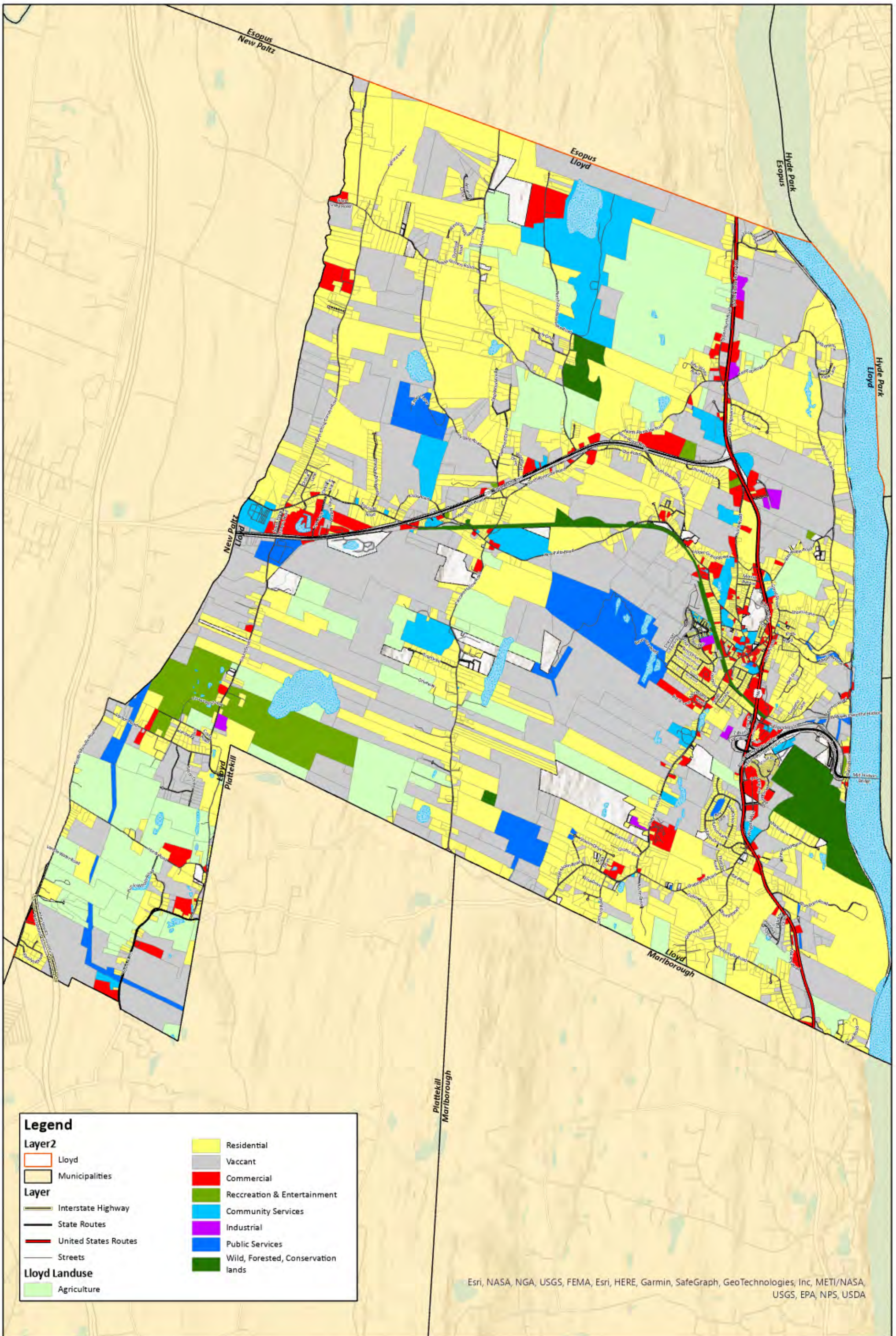
Shown as acreage, and as depicted on the **Land Use Map**, which displays streets and the distribution of general land uses within the Town, residential land uses cover 35.4% of the Town. The Land Use Map shows residential clusters found in and around Highland Hamlet, the south-east portions of the Town, and north of Route 299.

Parcels classified as vacant lands make up a slightly smaller percentage (32.0%), but a review of this map and table also shows that well over 1/3 of the community comprises open space lands which define community character. There have been efforts within the first Project phase to obtain understanding about how agriculture and open space arises across different land use categories. Besides vacant parcels, and very low density residential lots, there are also open space uses within Agricultural lands (14.0%) and in Wild, Forested, Conservation, & Public Parks (2.8%).



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







## Development Trends

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

Examples of trending recent development has included:

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

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

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

As shown in Table 3: Zoning Districts, Town of Lloyd, and on the Zoning Map supplied by the Building Inspector, the Town has 18 zoning districts identified on the map. Large areas of the community are assigned R-1: Single-Family Residence, 1 acre; A-Agricultural (2 acre); or R-2 Single-Family Residence, 2 acres.

**Table 3: Zoning Districts**

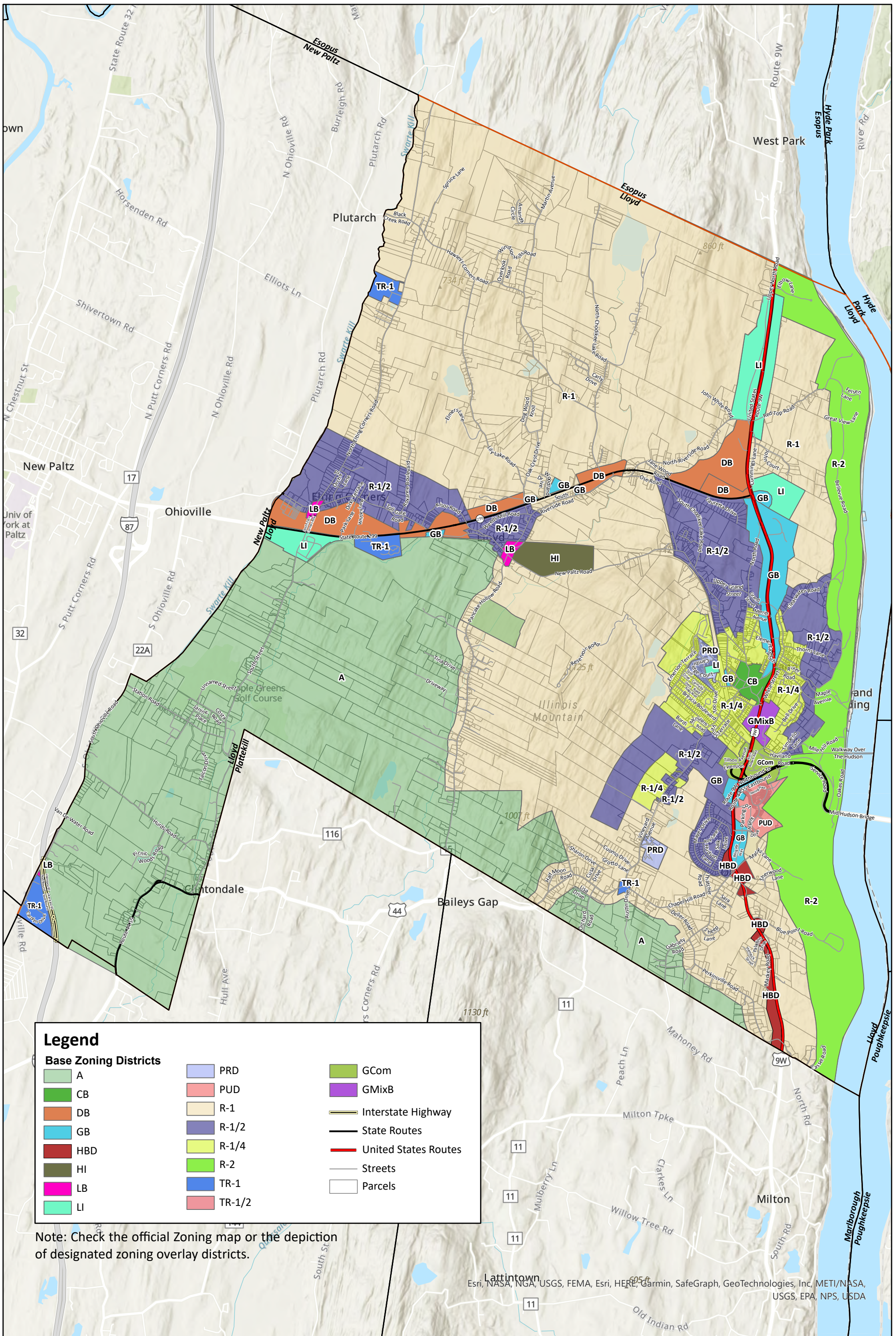
<b>District Label</b>	<b>Zoning District Per Zoning Map/ Zoning Law</b>
<b>CB</b>	<b>Central Business</b>
<b>DB</b>	<b>Designed Business</b>
<b>GB</b>	<b>General Business</b>
<b>HI</b>	<b>Heavy Industrial</b>
<b>LB</b>	<b>Local Business</b>
<b>LI</b>	<b>Light Industrial</b>
<b>HBD</b>	<b>Highway Business District</b>
<b>WGD-CC_SD</b>	<b>Walkway-Gateway District: Gateway Commerce Subdistrict</b>
<b>WGD-GMU_SD</b>	<b>Walkway-Gateway District: Gateway Mixed-Use Subdistrict</b>
<b>A</b>	<b>Agricultural</b>
<b>R-1/4</b>	<b>Single-Family Residence, 1/4 acre</b>
<b>R-1/2</b>	<b>Single-Family Residence, 1/2 acre</b>
<b>R-1</b>	<b>Single-Family Residence, 1 acre</b>
<b>R-2</b>	<b>Single-Family Residence, 2 acres</b>
<b>TR-1</b>	<b>Trailer-1 acre</b>
<b>TR-1/2</b>	<b>Trailer-1/2 acre</b>
<b>PRD</b>	<b>Planned Residential District (Designated)</b>
<b>PUD</b>	<b>Planned Unit Development (Designated)</b>
<b>WB</b>	<b>Waterfront Business</b>
<i>Notes:</i>	
<ol style="list-style-type: none"> <li><i>LB – There is limited zoning text for this remnant District that has been in place for decades.</i></li> <li><i>WB - Is an existing District as shown in Zoning Art. III Establishment of Districts and it is in the process of being affixed to the official zoning map.</i></li> </ol>	

*Source: 2022 Town of Lloyd Zoning Law and Director of Building & Zoning April 12, 2023.*

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

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





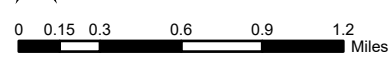
**Legend**

**Base Zoning Districts**

A	PRD	GCom
CB	PUD	GMixB
DB	R-1	Interstate Highway
GB	R-1/2	State Routes
HBD	R-1/4	United States Routes
HI	R-2	Streets
LB	TR-1	Parcels
LI	TR-1/2	

Note: Check the official Zoning map or the depiction of designated zoning overlay districts.

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



**Zoning Map**

**Town of Lloyd, Ulster County, NY**



**Table 4: Overlay Zoning Districts**

District Label	Article V Overlay & Other District & §100-9 District Classification
<b>SC-O</b>	<b>Stream Corridor Overlay</b>
<b>WBO</b>	<b>Waterfront Bluff Overlay</b>
<b>TND</b>	<b>Traditional Neighborhood Development</b>
<b>MUD</b>	<b>Mixed Use Development</b>
<b>TRR-F</b>	<b>Tourism/Recreational Resort Floating</b>
<b>AB-O</b>	<b>Agricultural Business Overlay</b>
<b>AU-O</b>	<b>Adult Use Overlay</b>
<b>BPMF</b>	<b>Blue Point Multi-Family</b>
<b>BPC</b>	<b>Blue Point Commercial</b>
<b>BPI</b>	<b>Blue Point Industrial</b>
<b>PRD</b>	<b>Planned Residential District</b>
<b>PUD</b>	<b>Planned Unit Development</b>
<b>PRRD</b>	<b>Planned Residential Retirement</b>

Overlay zoning districts establish additional standards and criteria that are, or may be, applied in addition to, or in place of, the underlying, base zoning district. One way overlays are used is to ensure that sensitive natural resources, such as wetlands, or bluffs by the Hudson River, are provided protection, when regulations establish buffering between resource areas and proposed land uses, or assign specific standards applicable to particular land uses in relation to resource features. In Lloyd, overlay zoning districts also serve to protect agriculture and incentivize farmland protection and foster compatible agricultural economic development. Overlays provide for managing the siting of potentially noisome land uses. They also provide for planned developments, such as for planned residential developments, or retirement communities on sites of 25 acres or more, and for mixed-use developments and traditional neighborhood developments which would involve proposal for higher density in the existing base TND and MUD zones.



Since the 2013 Comprehensive Plan update, the Town amended its sign regulations and it provided design standards and guidelines for the Highway Business District. More recently, it also made changes to repeal the definition of “Adaptive Reuse Building” and refine “Adaptive Reuse Project” as part of the approach for reusing buildings and properties and to promote public health, welfare and safety in the Town. The Town in 2022 amended its zoning code to add a provision for special use permits for “Cannabis/Marijuana Retail Sales and Lounges” in response to a changing cannabis industry and regulatory environment in New York State. Zoning standards for the regulation of short-term rentals were also adopted in 2022, which established minimum safety compliance requirements for these type uses.



## **Economic Base/ Economic Development**

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

Other outdoor tourist attractions within Town include Illinois Mountain Park, Berean Park, Franny Reese State Park and Bob Shepard Highland Landing Park, which all offer scenic views of the Hudson River. There are also canoe/ kayak access points and as walking or hiking trails on and around Black Creek. Orchards like Wiklow's and Hurd's draw significant visitors and form a unique part of the economic and land base, as does the Apple Greens Golf Course (27 holes). Nearby are more orchards, wineries, u-pick berry operations, regional parks, lodging uses, including Rocking Horse Ranch Resort, the Hudson House & Distillery, Buttermilk Falls Inn, the Hudson Valley Sportsdome, the Falcon entertainment venue, and other shopping and dining destinations.

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

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

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

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



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

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

There has also been action to grow the Mid-Hudson region's skills and talent base for priority industries. Such efforts appear to align well with the Town's economic base. For instance, in 2017, nearby SUNY New Paltz welcomed leaders in state government, business, and higher education to break ground on a new Engineering Innovation Hub, a state-of-the-art facility that will help support and diversify the College's rapidly growing engineering program and support collaboration between the College and local industry. Initiatives such as this fit with the Mid-Hudson Regional Economic Development Council's (MHREDC's) 2022 Workforce Development Strategy, which seeks to build upon the MHREDC's 2022 Annual Report and Regional Workforce Inventory. That Strategy identified three priority sectors to target with sector-specific workforce strategies. One of these covers Advanced Manufacturing and Transportation & Logistics. The Town of Lloyd has state of the art manufacturing, such for lighting fixtures and equipment. Likewise, in 1<sup>st</sup> quarter 2023 there was a groundbreaking in Llyod for a 12,500 square foot multi-use warehouse. Moreover, consistent with having a trained and available workforce, the Town Supervisor notes that development partners like SUNY Ulster and Cooperative Extension of Ulster County have been investigating the potential to establish satellite locations within Lloyd.

## **Environmental Framework**

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

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

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



The whole Town is within the Hudson River Watershed. Three sub-watersheds eventually flow into the Hudson River. In the east, just over one-third of the Town is within the watershed flowing directly into the Hudson. Another greater than one-third of the Town's central land area, with Illinois Mountain acting as an eastern divide, is situated in the north flowing watershed for Black Creek and Chodikee Lake. Running south to north near South Street and South Elting Corners Road, the other watershed divide is the Wallkill River drainage covering west of that location and occupying roughly one-quarter of the Town's land area on its western flank.

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

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

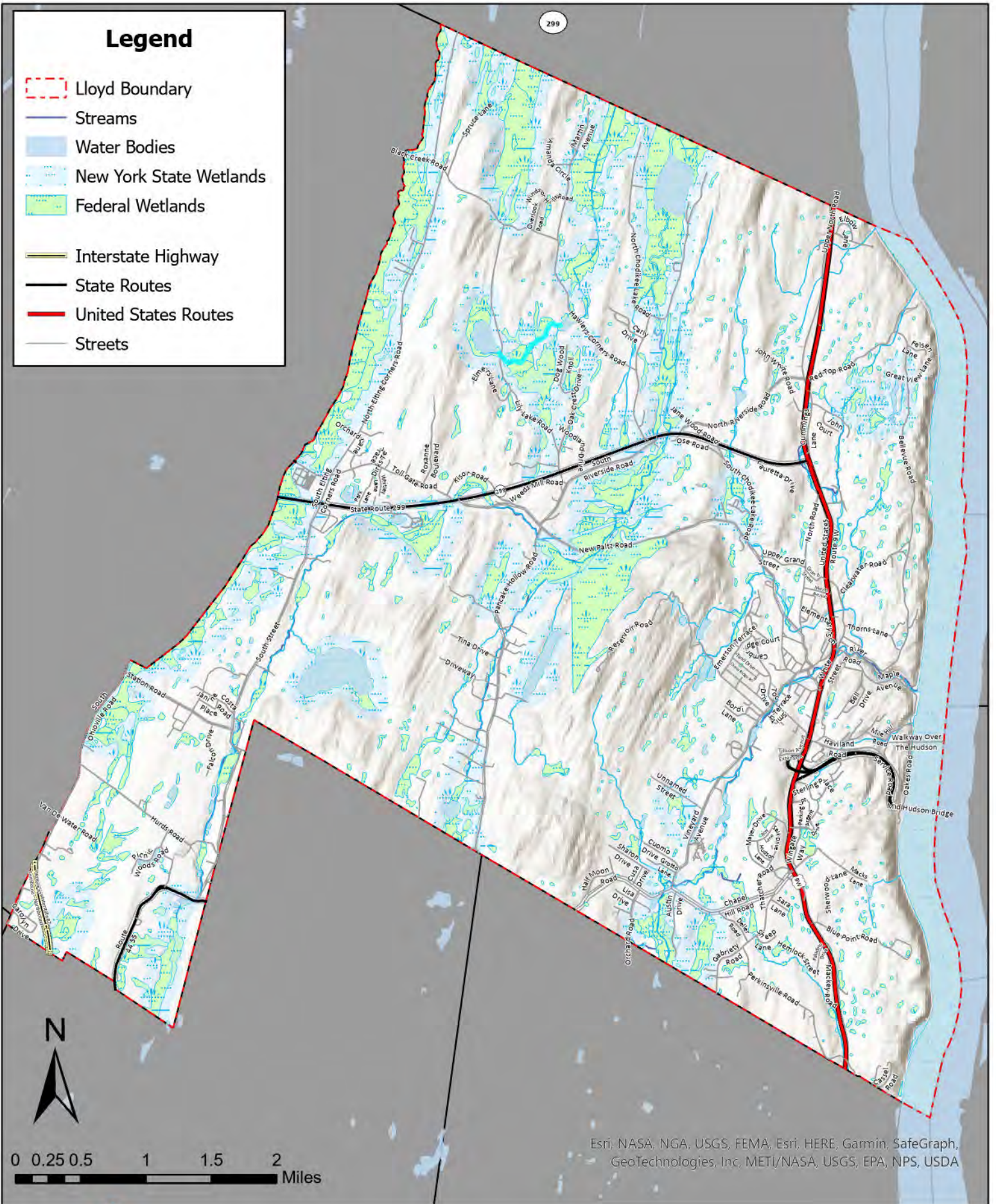
The same map also highlights the elevation contours of hills and steeper slopes in Town which center on and around Illinois Mountain. It is possible to discern the ridge that runs from the north to the south and which forms an easterly boundary of Black Creek's main channel. Illinois Mountain is a defining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

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



# Legend

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



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



## Parks & Recreation Resources

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

Many of these recreational resources are situated in eastern parts of Town. They support a variety of outlets, including: walking, bicycling, nature viewing and picnicking. Certain parks also provide sporting fields and courts for tennis, basketball and baseball. Locations also offer hiking, fishing and boating access.



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

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

Other outdoor parks available to residents and visitors are:

- Illinois Mountain Park, which is the local highest point near the Hudson River
- Franny Reese State Park
- Walkway Over the Hudson State Historic Park (a major recreation amenity and destination)

The **Parks, Recreation & Historic Resources Map** shows the Hudson Valley Rail Trail, including an auto parking access area added in 2018 along the new, western extending “Empire Trail” segment that connects with the Wallkill Valley Rail Trail in New Paltz (also part of the State-crossing Empire State Trail). This Map also shows the Apple Greens Golf Course three-season recreation destination.

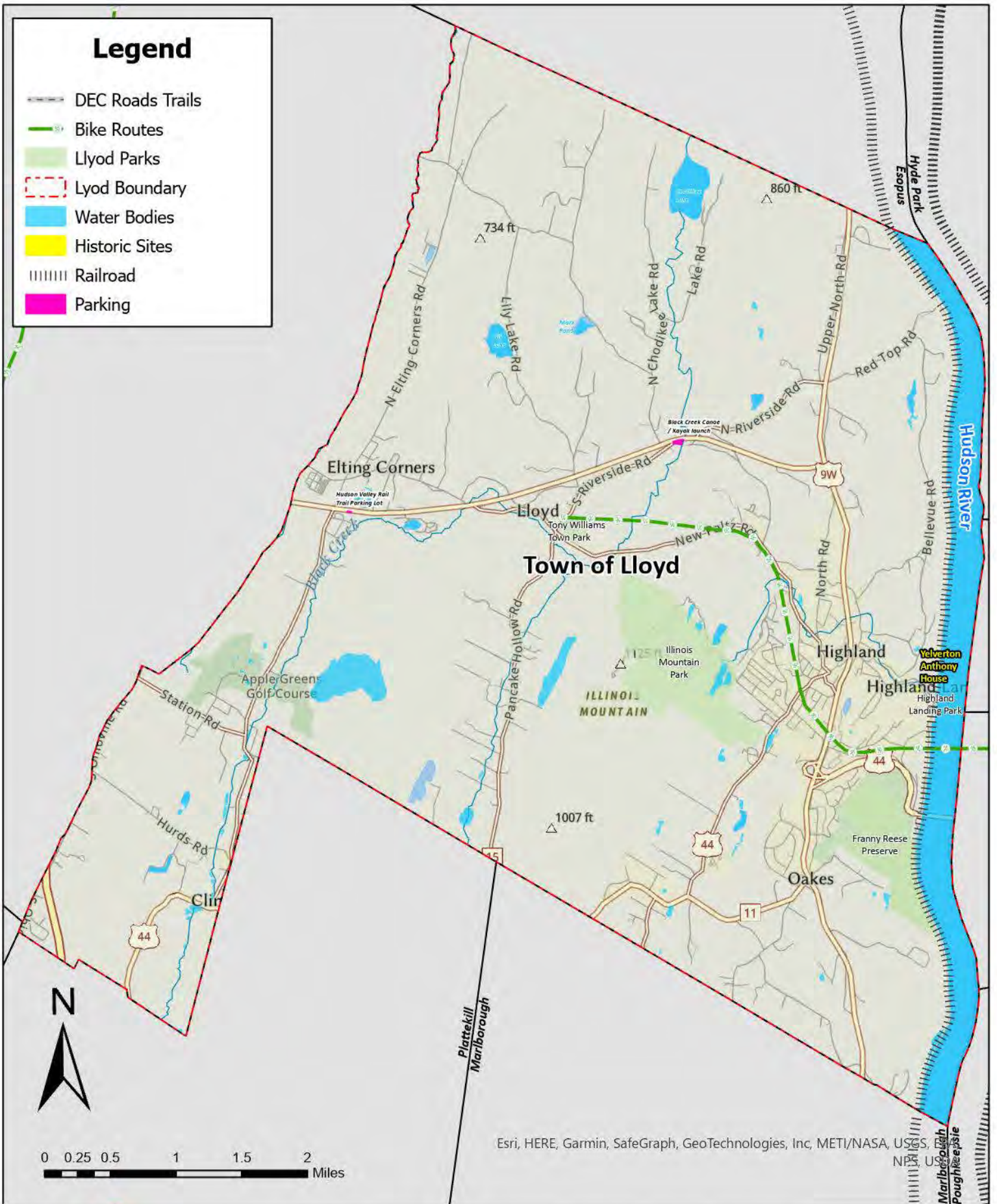
There are some historic structures on the National Register of Historic Places in Lloyd besides the Walkway Bridge. The Map shows the Anthony Yelverton House in Highland. There are also many buildings greater than 100 years of age distributed around Town. Historic structures include “vernacular” barns and farm homesteads associated with the agricultural history, which continues in Town to today.



*Rendering of Deyo Homestead from Lloyd Historical Society homepage: <http://www.tolhps.org/>*

# Legend

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



Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, NPS, US

## Parks, Recreation & Historic Resources

Town of Lloyd, Ulster County, NY



## Previous Planning Efforts

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

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

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



## **COMMUNITY OUTREACH**

A main purpose of this report is to define context and identify perceptions of the involved and interested public about strengths, weaknesses, opportunities, and threats to Lloyd as these relate to planning a future vision for overall community land use and development. This part of the report describes a series of input gathering actions performed during Phase 1 of the overall comprehensive planning process. One critical component of the community outreach methods employed in Phase 1 was a Public Visioning Workshop. Another was a community survey. Additional community outreach will be completed in Phase 2.

The overall goal was to interact with the community on a personal level, allowing them to express their concerns and opinions with no predeterminations. In fact, the variety of information gathered during the Vision Meeting, combined with the other results, particularly from the community survey, but also from an initial reconnaissance meeting with the CPC, serves as the core basis for this Vision Report.

### **Public Visioning Meeting #1**

On Monday, January 23, 2023 there was a ‘Visioning Public Workshop’. This multipart session was organized to involve and engage the general public and key identified parties within Lloyd and from around the region. It was used to obtain meaningful feedback about community strengths, weaknesses, opportunities and threats. The results from the evening Visioning session are described first, followed by descriptions of the stakeholder workshops.

The Visioning Meeting, which is the first major public meeting for this overall planning project, had a general community audience, but interested public officials were also notified and encouraged to attend. Two additional major public outreach and input gathering meetings will be scheduled during Phase 2 of the overall planning project.

The evening meeting part of the Visioning Workshop occurred at the community meeting room at the Lloyd Volunteer Fire Department at the corner of Von Wagner Road and Milton Avenue, in the Highland Hamlet. There were over 35 persons attending this session where people learned about the project design, supplied feedback on Lloyd’s community features and asked questions. Maps contained in the Phase 1 profile report were displayed. The presentation materials are contained in Appendix D.

There were a series of online polls administered during the meeting, with results gathered and displayed in real time during the meeting. The results from the polling conducted during the evening Visioning Meeting using the online software “PollEverywhere” are presented in Appendix D. An example of a question asked and the results gathered is shown for Vision Meeting Question #3, which asked about community strengths and assets. Attributes people more often cited are shown as having larger fonts. Not surprisingly, people value Lloyd’s natural character. They also identify the Walkway Over the Hudson as a strength, which should not be surprising as it is highly unique and one of the longest pedestrian bridges anywhere. People also value that the Town affords easy access to many places and has many positive attributes that generate a sense of place.

### 3. What are strengths/ assets of the Town of Lloyd?



Figure 1: Opinion poll word cloud from the Visioning Meeting generated using 58 responses.

As drawn from Figure 1, people appear to want a complete community and value small-town character, they value walkability, and seem to support tourism. Each comment above is instructive and is a piece of information that helps in piecing together the overall community vision and goals for long-term development. Based on some responses in this graphic, besides the importance of “nature”, people listed objectives for “visual appeal” and “no billboards”; “vibrancy” and having a “hub”, while they envision compact growth brought forth through “clustering” and efficient land use to optimizes utilization of space, and they took note of the “Hamlet”, and “destinations”, and “growth”, plus market objectives for “hotel”, “food”, “retail”, and “clothing” options.

### 5. Provide key words that describe your future Vision for the Town of Lloyd?



Figure 2 - Word Cloud from Visioning Meeting also bases on 58 responses (larger fonts typify higher response rates)

## Roundtable Meetings

The CPC hosted two (2) stakeholder roundtables on January 23, 2023. The invited parties were persons who represent or are knowledgeable about different sectors, or aspects, of the local community. Regional officials were also involved. The goal of these roundtable sessions was to gain context and identify key areas of concern related to these stakeholders' background/ experiences. The knowledge and perspectives of the attendees covered many aspects of the community and encompassing subjects such as: housing; arts, heritage, and culture; parks and recreation; protective/emergency services; agriculture; transportation; public services, including education; natural resources; and economic development and business. Each roundtable session spanned approximately 75 minutes in length. Conducted in a small group setting, the roundtables provided for open and in-depth discussion pertaining to specific topic-related subjects.

### *Planning, Transportation, Housing & Economic Development Roundtable*

This session was attended by over 17 persons. A brief summary of this meeting is contained in Appendix D. Identification of the top discussion points follows, but certainly a broader variety of topics were also covered and used to inform and shape the community's planning vision.

- ***The limited extent of public water and sewer service influences where growth may occur.*** As discussed in both stakeholder sessions, there is high demand for water and sewer service in areas that are not served by this infrastructure now. The availability of these services is a major factor influencing where new building occurs, what types of land uses are established, and it shapes the density of any new building and its layout on properties and in different areas, such as along Route 9W and on Route 299. It is an important consideration in trying to develop new commercial and industrial development as well as higher-density mixed uses. Those involved in land use and economic development are highly focused on the need to plan for sewer expansions and provide shovel readiness for new sewer extensions that would provide service at and north of Route 299 plus around and south of South Chapel Hill Road. There is a need to describe the capacity of these facilities and the extent of where water and sewer service is available now. There is also a need for community understanding about capital investments that have been made, such as to establish new drinking water storage capacity (water tank/ stand pipe) and keep the publicly owned treatment works (wastewater treatment facility) modern and able to withstand potential flooding.
- ***There is a need for middle-income and more diverse market-rate housing options.*** There can be variety in the sizes and types of housing constructed. Having choices available within the future supply that is established can help ensure that people are not priced-out of the local area / local market.
- ***Traffic influences the community and requires planning and management.*** Many people travel through Lloyd, such as to access the Mid-Hudson Bridge, or New York State Thruway, but the community has never done a comprehensive traffic/ transport study. Bridge congestion events can ripple through the community and there are routine busy peak periods, especially in the afternoons, but also in mornings. Certainly, the Walkway Over the Hudson is major regional attraction and the community works well with operations and events planning in conjunction with it. There is a desire to retrofit various roadways and plan for growth, such as by providing more sidewalks and pathway connections. It was mentioned that



some streets and intersections need fixes so they do not operate as an unmitigated bypass. One example cited was Chapel Hill Road.

### ***Community Development / Community Environment Stakeholder Roundtable***

This session was attended by over 20 persons. Summary points from this meeting are contained in Appendix D. Some key highlights are:

- ***The environment is perceived as a major community asset.*** Some people in the community are concerned that Lloyd is changing from rural to suburban in appearance and some are concerned about future growth on and around 9W. It was questioned whether it is possible to focus growth.
- ***Agriculture /Agri-tourism is a defining feature and a strength.*** As touched-on in both roundtables, there are many ways to bolster this sector and conservation of farmland, as open space is important to Lloyd's community character. There was discussion about whether and how to foster compatible flexible accessory uses at farms and orchards, such as by fostering value-added retail and food services. There was some discussion on how Lloyd's land use laws can be structured to provide for desirable agriculture-related development and accessory uses, such as for compatible entertainment, camping, and holding events as examples of topics to examine. It was noted County Executive Metzger served on the New York State Senate agricultural committee and is focused on the needs of farming, as well as sustainable tourism.
- ***The Black Creek Trail Corridor Plan sets-up excellent trails, recreation & stewardship.*** There is potential to establish new recreation options and outlets around these special landscapes. Aiding access to and around Black Creek, Chodikee Lake and Illinois Mountain, and facilitating ways for people to connect with these unique natural resource areas may foster environmental awareness that translates into greater public support for guiding development and making sure there's not erosion of character due to suburbanization.
- ***There is a belief that businesses in the Hamlet need more foot traffic and generally more people going to the Hamlet.*** There was discussion about the high levels of visitation to the Walkway and potential to capture more of that traffic. There are opportunities to connect people off of the rail trail and manage how visitors may come into and pass through residential areas, but it is important for bikers as well as walkers to be able to find and access the Hamlet. It was noted also that the Hamlet essentially is bypassed by Route 9W, so there's a need for signage (more or enhanced) to help people find their way to the Hamlet. Besides wayfinding, people supported investing in sidewalks and crosswalks. Advancing the Black Creek Corridor Plan can also generate recreational activity and be used to direct and connect people with the Hamlet commercial areas as part of their pursuing recreation.
- ***There are opportunities to increase public access to the whole Hudson River waterfront.*** It would be beneficial if there were future access from the Hamlet to the Highland Landing Park and vice versa. People also spoke about how Haviland Road is a gateway and that it is wide and could be designed more as a Parkway, in order to provide for economic development parallel with the rail trail and Walkway.
- ***There was discussion about potential need for summer camp and/or a youth center.*** The school system is regarded as high quality, but it was identified that youth were adversely affected by the isolating effects of the pandemic. To aid in advancing a healthy community, it was advised to promote mentorships. It was also suggested to support youth-oriented sports or civic leagues, as there has been erosion of more

traditional outlets, such as 4-H. It was noted that programming after school and in summer can support kids as well as working parents.

## **Community Survey**

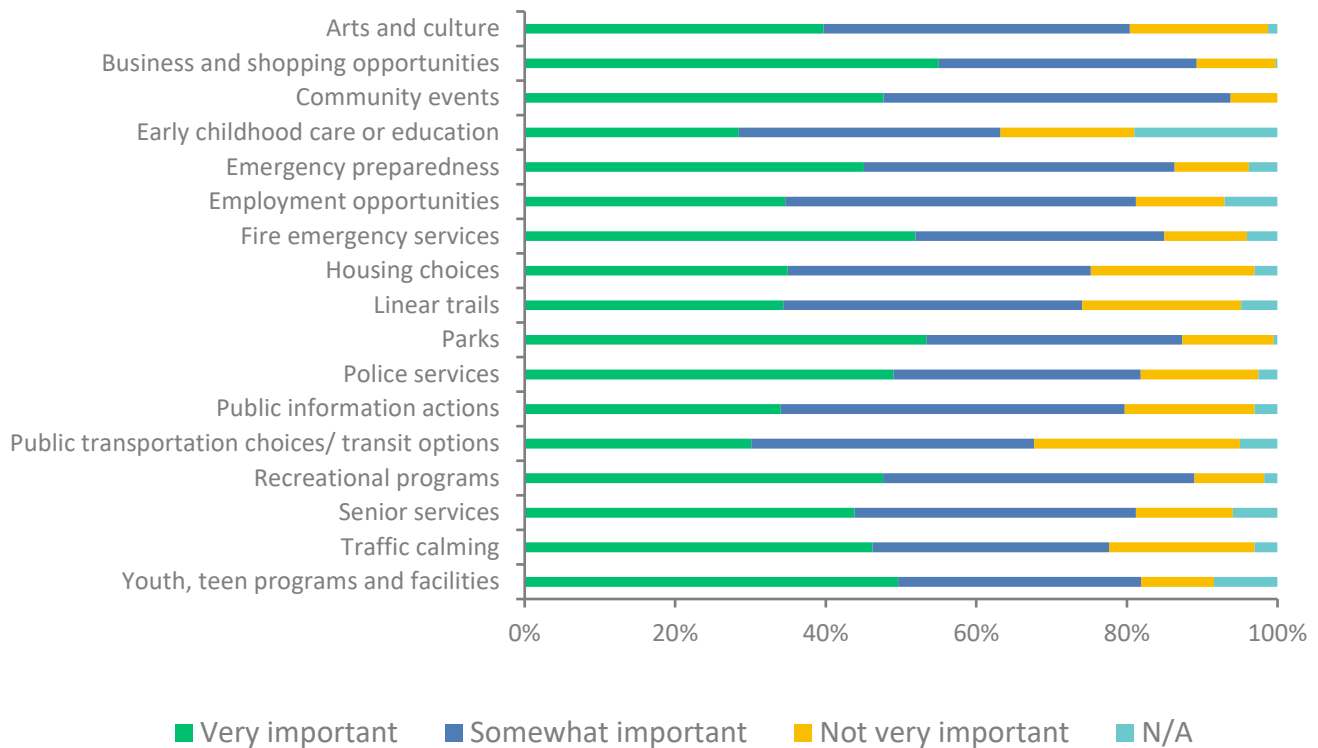
A Community Survey was developed with the involvement of the CPC. The Survey consisted of 26 multiple-choice and short-response answers. The survey provided the community with the ability to weigh in on a variety of topics and preferred actions to be addressed in the Comprehensive Plan update.

The purpose of the survey was to gain a strong understanding of community perceptions, preferences, and priorities to inform the Vision Report. Respondents were asked their opinion on a variety of questions pertaining to their impression of Lloyd and why they choose to live here and it addresses numerous topics and interests covering: housing, public services, economic development, parks and recreation, challenges faced, climate change/ resiliency, renewable energy, and potential desired improvements.

All responses were anonymous to yield honest and confidential results. Some questions also had “other” as an open-ended answer choice. This allowed survey responders to write their own answers. The survey was administered virtually, online through Survey Monkey. The survey went live on December 19, 2022 and it ran through March 16, 2023. The points of the highest level of responses occurred around January 9th through 30<sup>th</sup>, 2023 with over 450 surveys undertaken. The following discussion covers findings from the community survey.



**Q4: Would you describe the Town of Lloyd is in need of more:**

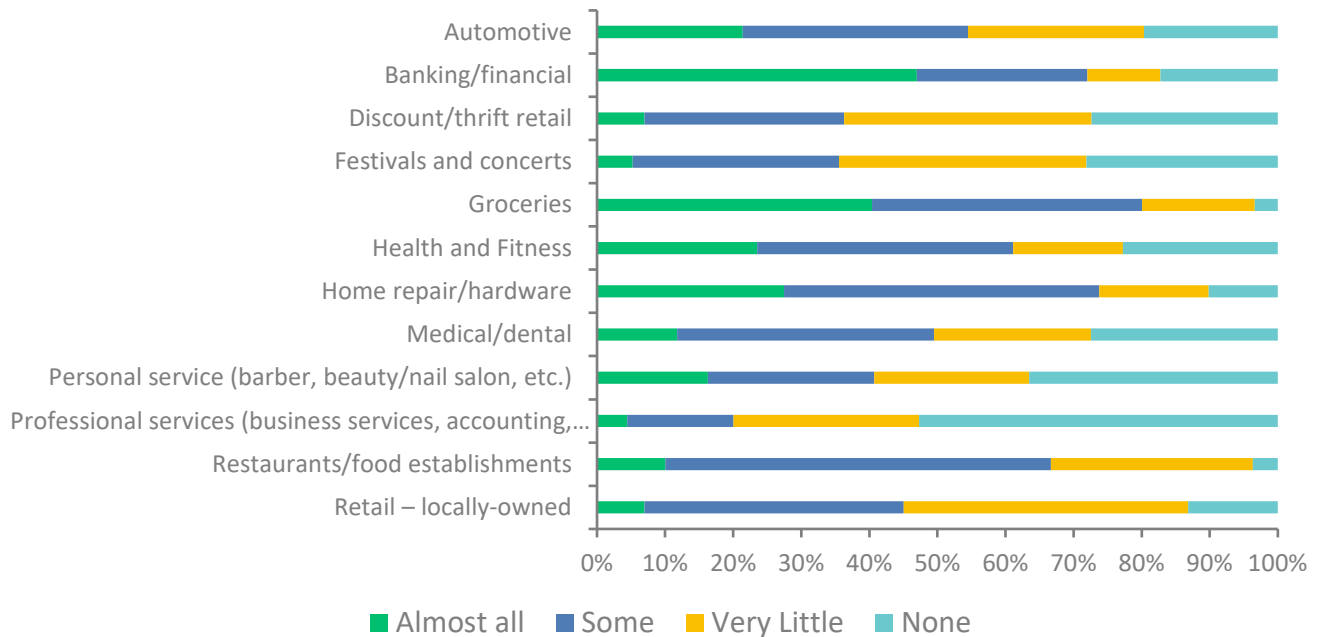


Considering what respondents labeled as ‘very important’ needs, the survey shows that the top 4 very important needs of the Town of Lloyd are: business and shopping opportunities; parks; fire emergency services; and youth, teen programs, and facilities. Compared with and considering the types of development people felt are needed, or that they want to see in Lloyd, as separately analyzed within Question #1, the respondents most supported notions that they would want to see: retail destinations; arts venues and cultural offerings, and retail and commercial stores in the future in Lloyd.





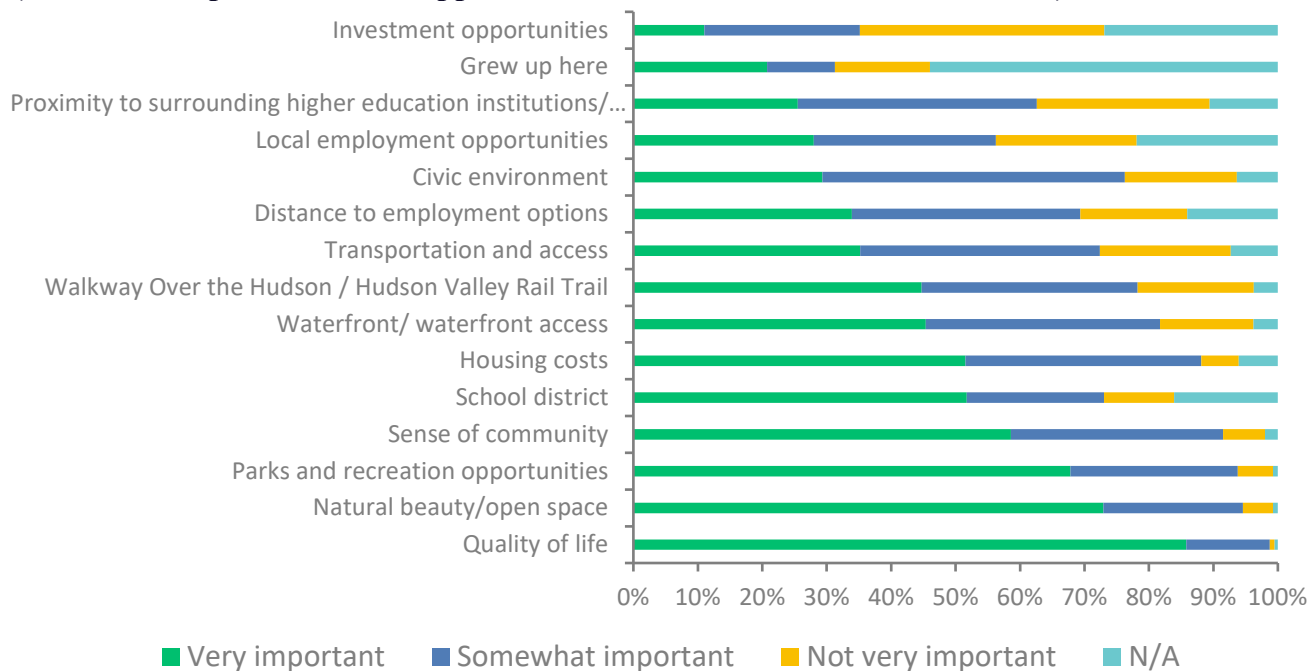
**Q3: What portion of your shopping/personal service needs/entertainment takes place in the**



According to the survey, more common market activities of residents, when they asked about the types of shopping/personal service needs/entertainment that take place for them in the Town of Lloyd are: grocery shopping; obtaining home repair/ hardware services; and banking/financial activities, when the top aggregated scores for ‘Almost all’ and ‘some’ are combined. Using this same combined metric, the graphic shows there are low levels of residents (20% of survey respondents) obtaining Professional services within the community. People do not appear to often obtain their entertainment in Lloyd, as less than 40% or respondents listed ‘festivals and concerts’ as greater than ‘Very little’. Likewise, less than 40% pursue thrift or discount retailing in Lloyd.



**Q2: As applicable, categorically assign the importance of why you choose to live in the Town of Lloyd:  
(Check the response that best applies to each individual item in the set below)**



The top responses for why people choose to live in Lloyd are: “Quality of life” (86% of responses listed as “Very Important”), “Natural beauty/open spaces” (73%), and “Parks and recreation opportunities” (68%). More than half of the respondents also listed attributes covering “Sense of community”, the “School District” and “Housing costs.”

Question 15 had a similar flavor, asking people for open-ended responses about what they most enjoy about living in Lloyd. Within 284 responses, these same important reasons for living in Lloyd were replicated, and there were common themes within the set of responses covering cherished traits such as:

- Rural Character, scenery, natural beauty, and “Quiet community alongside natural forests and creeks”;
- The availability of trails/ closeness to trails (and the Walkway), and outdoor recreation options;
- Small-town feel/ community atmosphere/ knowing neighbors; and
- Convenient location to regional travel routes, services and work and other destinations.

A total of 432 surveys were submitted over the course of three (3) months. The survey was readily available both online and in person for optimal results. Paper copies of the Community Survey were available at Town Hall and upon request. The survey results serve as a useful tool to guide the development of the community planning Vision by identifying common themes echoed within the responses.

The survey allowed users to provide any additional comments they would prefer to mention. There were 85 entries. The results verified other evident response patterns and themes, and touched on points such as:

- People highly regard the community's civic environment, its small-town feel, and its sense of place, including the natural character and general ambiance. Some addressed a notion that as the community grows, there would be benefits from achieving stronger public communications, so people are aware of happenings and so there is a continuing sense of inclusion and sustained community cohesion.
- Highland is the social center of the community. Some survey respondents believe it makes sense to guide development there and to promote more retail services, including restaurants and shops. Digging deeper, there were a set of comments where respondents indicated that the Hamlet and adjacent commercial areas appear run-down in appearance. These commenters promoted landscaping, spruce-ups and cleaned-ups, which can influence the levels of visitation, and these may point to potential roles for volunteers aiding of plantings or spring clean-ups, or findings like these could be a springboard for other revitalization actions.
- Respondents perceive change. They appear to want and support managed growth and seek to reinforce the positive attributes of the community. Some feel the growth occurring lacks adequate planning and has a disjointed appearance, while many indicate they support the efforts to bolster the Hamlet's economic base and diversify the mix of land uses and housing options.
- Respondents want community affordability. While many people appear to appreciate the relatively low housing prices and the housing options that have been available in Lloyd, this may be changing, as some comments appear to show concern for a lack of moderately priced housing, such as which would be accessible to their children and early entrants into the workforce. Meanwhile, others are concerned about taxes.
- Woodlands, streams corridors, and wetlands, as well as agriculture, should be promoted for conservation and protected.

Asked about questions people taking the community planning survey may have for the CPC, there were 143 responses. Common questions posed included:

- How will traffic be managed? People asked what will be the effects and responses on Route 9W? There were questions whether there could be more sidewalks and whether there would be a focus on walkability? Other questions asked about the effects of growth on 'rural' roads?
- There was a high frequency of respondents asking if there could be more active communications about the town planning, findings, as well as more broadly about various local government initiatives?
- Respondents often asked about how to get directly involved in local government? Inquiries about potential for civic involvement asked about ways people could take part in this project, or volunteer to assist with general government affairs, or affinity groups such as the Highland Business Association.
- Some respondents wondered what was accomplished, and what were the measures presented, in the 2013 comprehensive plan, while others asked whether community interests would be followed, and if there would be efforts to forge future consistency with the comprehensive plan when it is completed?
- There were questions on where growth would be directed. There were related queries on how growth could impact the community's fiscal condition and factors such as the demand for public services.



This synopsis draws on a large body of input supplied by people who completed surveys. The detailed results and data that these survey findings and recommendations are drawn from are attached in Appendix C. The wealth and breath of feedback obtained covered topics such as the desired types of development, housing, climate change/ resiliency, potential solar project locations and regulations, and much more.

## **Interviews**

Four (4) key informant interviews were conducted and documented by Laberge Group with local and regional public officials. The purpose of these key stakeholder interviews was to gain insight and understanding from subject experts about policy or program initiatives at the local or regional level that are important to future planning.

The Planning Team met with:

- David Barton, Director of Building, Planning & Zoning;
- Herb Litts, Ulster County Legislature District 9;
- Gina Hansut, Ulster County Legislature District 10; and
- Tim Weidemann, Director of Economic Development for Ulster County.

These parties have detailed first-hand knowledge of the Lloyd community. They have unique knowledge of, and are experts particularly immersed in subjects that are relevant to land use and overall community and economic development. For instance, they may be versed in local policies, such as zoning and land use laws. They may also be familiar with initiatives that are designed to provide for local as well as regional development.

Some of the key points and highlight of discussion with these officials include:

- There is a need for water and sewer infrastructure on unserved parts of Routes 9W and 299.
- The community should align with the County’s Housing Smart Initiative.
- In the north, there are some commercial properties that are developable on the east side of Route 9W. There may also be opportunities for clustering development by Upper North Road.
- Lloyd may be well positioned to facilitate development of one or more hotel lodging projects. More people in the wider region that extends down into New York City and New Jersey are traveling locally for leisure, post-Covid, plus, there is growth in visitation stimulated by the Walkway.
- UC Tourism is a strong partner for economic development. Fall is the period of highest visitation. They link well with UC Chamber – both entities serve business development and tourism supports.
- Ulster County Trails Committee is a useful regional resource. During Covid there was growth in trails use. All types of persons use the trails. Some ARPA money was made available at the County level for trails.
- Advancing “Tuscan Village”, also known as Hudson Valley Wine Village can be carried out to benefit quality land use and support economic development. There was a non-residential component of the prior

project that did not go forward that included some light industry. In addition, it contained a proposal for workforce housing, which was an important component of the project and could provide for housing options for the workforce at the new non-residential development that was planned as part of this land development.

- Pursue by-right zoning density in locations that are well-equipped to handle it.
- There are parties, such as the Hudson Valley Agri-Business Development Corporation, Cornell Cooperative Extension, and others non-profits poised to work with local communities, and the County, to advance compatible growth and development that is accessory to farming enterprise. For instance, there are opportunities to support value-added food industries and to aid sustainable and resilient farming.
- The waterfront is a great resource and there may be potential to reuse the site of a former restaurant on River Road for a commercial enterprise now that it is cleaned-up.
- Ulster County Area Transit (UCAT) bus routes currently do not connect to Marlborough, which hampers efforts for people to get around. UCAT is making plans to install more bus shelters and improve service, which will benefit the substantial number of people using it, including those who want to get across the Mid-Hudson bridge, such as to commute by rail.
- The community is a gateway from the west as well as from the Mid-Hudson Bridge; there could be development of a gateway civic structure on the New Paltz side.
- Suggest expanding the MF Zone as a location to establish workforce housing (Blue Point MF Zone).
- As part of planning around the open and agricultural areas it was suggested to provide a focus on conserving stone walls as well as preserving historic agricultural buildings.



## Public Input Highlights

There has been wide project publicity in order to provide community awareness of Lloyd's intent to update the Comprehensive Plan. It aims to help increase awareness of the importance of the Town's effort to establish a master plan to guide future land use and development throughout Lloyd, which directly impacts the community as a whole. There was substantial feedback obtained during the robust public participation process as a result the community survey, the stakeholder roundtables, and the public workshop.

### Summary of Town of Lloyd Public Outreach Findings Expressed as Goals

The following is a broad overview of key summary insights received during outreach efforts. These are presented as general goals for the Town of Lloyd. Under each one there is some supporting basic description provided for the rationale and some of the means that may be important to advancing the particular aim.

- 1. Preserve the Town's rural character and scenic beauty.** *The natural landscape is of great value to those that choose to live in Lloyd. Maintaining the rural, pastoral feel from the open space, farmland, and forests is important to the community and it underpins long-term health and sustainability of the community.*
- 2. Recreational investments should extend services at parks and support opportunities for users to easily connect with and use them.** *The Town has excellent parks with diverse offerings and the State's assets are high quality, so residents of all ages appreciate the many different active and passive recreation options that are available to them. They also appreciate when these Town properties are conveniently located in the Hamlet, or adjacent to the Hudson Valley Rail Trail, as users value how this adjacency itself extends the recreational experience. There is support for enhancing trails so there are even more opportunities to access and use different segments. Moreover, the youth sports leagues provide an important role in the community's civic structure and identity. The open space and trails on Illinois Mountain and Black Creek are also valued. In Lloyd here is interest in adding new features at parks, such as different types of ball courts that are in high demand. Many support forging enhanced public access connections with the Hudson River and at Chodikee Lake.*
- 3. Increase the supply of housing and housing choices in the Town.** *While there is a high cost of housing and apparent shortages all around the region, the community will be well served by providing planning to substantially increase housing choices and the diversity of supply. It will serve residents who have been here for generations and their families who want to be able to choose to continue residing here. At the same time this will support the reality that Lloyd is a desirable place to live and will continue to grow given the central location and easy access to jobs in-Town and concentrated around Poughkeepsie, Kingston, New Paltz, Newburgh and beyond. Planning for housing supply diversification and identifying places that are good locations for new housing fits with managing appealing residential character that people value in the Town of Lloyd. These choices must include a variety of sizes and price points, inclusive of prompting and incentivizing middle, moderate, and low income housing development, and which can accommodate the range of needs within the Town, inclusive of examining whether the mix is appropriately calibrated to supply for senior housing needs.*



- 4. Ensure sufficient water & sewer infrastructure exists to support development.** *The Town is diligently investing in its existing water and sewer infrastructure. There is community-based interest in extending sewers all along Route 9W, maybe even looping in with Marlborough, as a means to achieve mixed-use nodes and desirable nonresidential development that generates jobs and bolsters the property tax base. Accordingly, there is a need to assess needs, alternative options, and layouts. The planning should analyze whether sewers can also be extended onto part of, or fully along, unsewered Route 299, which may have a few small to moderate sized potential development sites. Overall, there must be assurance that plans are in place to sustain the wastewater treatment plant and is able to sustain flooding or severe rain deluge risks. The Town is part of Hudson 7, the handful of communities sourcing drinking water from the Hudson River. A need exists for a program to ensure the treatment plant and distribution system is resilient and can sustain the necessary water yield, inclusive of adequate consideration of the future yield may be needed under a preferred growth scenario extending over the next 20 years.*
- 5. Provide more retail shopping and commercial opportunities in Lloyd.** *Residents indicate support for the availability of more stores and retail services and believe the Hamlet economy has been improving with new restaurants and shop additions. Many noted that there is a high-pass through rate and that potential market is not adequately captured. Meanwhile, many believe the Highland Business Association is hard to hold-together, but they assert it serves a vital role in galvanizing action that benefits the Hamlet economy and small business. There is a belief there is market demand which can support the establishment of more restaurants, boutiques, bakeries, and other retail services and galleries. Furthermore, based on the fact many people responding to polling indicated they rely on professional and medical services located outside the Town, there is potential to reinforce professional services and offices in the broader Hamlet and some suggested trying to establish a co-working space.*
- 6. Embrace, support and sustain agriculture and agricultural economic development.** *Lloyd is a historic farming community. Its orchards and other agricultural operations are valued by residents as an integral part of the landscape and are made viable through visitors at u-pick operations, Christmas tree farms. Residents and visitors frequent the breweries, farm stands, unique retail or food services, entertainment, and small-scale lodging or event venues offered in Town. The Town must encourage agricultural lands stewardship and preservation and diversification of agricultural activities. As climate change progresses, cultivating and sustaining a diverse and viable agricultural economic base will aid local and regional food security and provide for versatile farming operations that can more likely withstand impacts from hazards such as droughts or crop failures.*
- 7. Protect natural and environmental resources.** *Lloyd's natural areas and open spaces, inclusive of its agriculture, are what people most perceive as special and defining of this community. These valued open spaces, distributed all around Town, are resources to target for conservation. Residents expressed concern for overdevelopment. They indicated there is need to protect valuable resources and viewsheds, particularly outside of places that may be identified as more suitable for growth, such as in greater Highland, and along portions of higher-order roads. Moreover, it can be beneficial to strategically locate and cluster new growth so it is arranged in ecologically beneficial ways and will not detract from the appearance of places that may be suitable for lower density or conservation.*

- 8. Enhance trails systems to support Highland vitality, and Town-wide recreation needs and expected growth in non-motorized travel.** *The Hudson Valley Rail Trail/ Empire State Trail is a highly cherished asset. Its strategic development is central in the community's preferences and vision. Going from this spine, there are vast opportunities to advance on-road bicycling routes, plus hiking, off-road bicycling, and water-based trails as conceptualized and are being implemented, such as the John Burroughs Trail Plan. The community also expressed the long-standing interest in making connections with the River Road waterfront.*
- 9. Support Increased childcare services.** *In order to support families and workforce readiness and business retention and expansion in the Town, affordable childcare should be encouraged and supported. Since only so much can be done within zoning to facilitate the establishment of a variety of childcare services, the Town should be prepared to work with health and social service and economic development agencies as well as non-profits in establishing options and assembling resources. This need closely relates to the goal to support youth.*
- 10. Strategically provide for Lloyd's youth.** *The School system is widely regarded as doing an excellent job providing educational and related services, and there is beneficial coordination between the School Board and the Town Board, but there still is identification of a need to provide some additional options for the youth of Lloyd which can help provide for their health and personal development, inclusive of summer and afterschool recreational and cultural programming, as well as more options to engage themselves in the community, and prepare for and facilitate their entry into the local workforce. The pandemic created a long tail of social challenges and the new educational building coming online at Bob Sheppard Park/ Highland landing or other facilities may lend themselves to new or enhanced programs, activities, and amenities for the youth of Lloyd which will strengthen the community's future. Considering afterschool activities /programs can help alleviate the lack of childcare services offered to families. Regional agencies and non-profits can be consulted in the process of defining options.*
- 11. Forge a fuller, forward looking community transport program.** *Lloyd is a major gateway to Ulster County and a burgeoning trails hub. It provides excellent regional access, but there is a need to conserve transport system capacity and system resources, plus plan comprehensively for transport system evolution, inclusive of fostering complete streets, and linking and integrating land use and transportation. The community is making strides enhancing and establishing sidewalks, but advancing an objective to form a community long-range transportation plan will provide for cohesive and prioritized investments and help sustain roadway character and manage access along Routes 9W, 299, and 44/55. It can also support the maintenance of rural roads, inclusive of bridges, culverts and drainage systems, as growth occurs, while helping to remediate known problem intersections and pinch points. People want better sidewalk and trail options and see these as keys to revitalizing the Hamlet economy and as underpinnings of the high quality of life that they value in Lloyd. Since a high quality transport system is crucial to local as well as regional residents, there should be external funding appeals for support with conducting a community long-range transportation plan.*
- 12. Expand public transportation options.** *Residents are acutely aware of daily congestion by the Mid-Hudson Bridge and on Routes 9W and 299. At the same time many do not consider it feasible to use Ulster County Area Transit (UCAT) public transportation since there are generally limited or no services, across the Bridge into Poughkeepsie and the train station, to Newburgh, Kingston and destinations on*

*Route 299. Since residents strongly support enhancing walking and bicycling opportunities, there is a need for advocacy and collaboration with regional agencies to help advance multi-modal travel options.*

- 13. Advance a climate smart and clean energy community.** *People polled support establishing additional solar power generating capacity, provided it does not detract from agricultural viability and there is mitigation of possible undesirable effects on directly adjacent residences, and important viewsheds or vistas from adjoining streets. However, very few people in the community are focused on the distribution of energy, energy conservation, or sustainable supply. The public sector can marshal resources so there is an accounting of energy use and greenhouse gas emissions in the community overall as well as in the local government sector's operations. Assembling baselines such as this can inform the formation of a climate protection plan and the identification of a series of actions to aid energy conservation, climate protection, mitigation, and targeted investments. One suggested area to examine is how to advance the installation of a solar array on the former and now closed landfill, and another to assess is whether a microgrid might be established in the community's core.*
- 14. Strategically generate nonresidential growth that will provide jobs and support the fiscal base.** *Consistent with regional economic development initiatives, and local strengths and opportunities, leaders can provide planning to identify industries and sectors to cultivate and leverage in Lloyd. There are many ways to provide compatible innovation in lodging and tourism, stimulation of agricultural enterprise, and through other new innovative or needed commercial and industrial growth.*





## Vision

This broad Vision is a thumbnail guide for future growth and development that is based on public feedback. The Vision Report will guide and lead the next-stage of the Comprehensive Plan formulation. The vision for the Town of Lloyd was created with its residents and landscape at the forefront.

*Lloyd is an Ulster County gateway and major regional center. The Town's scenic and built character underpins a strong sense of place, in the Hamlet, as well as in surrounding residential neighborhoods that are set within rolling rural landscapes and along the Hudson River waterfront. Within this pattern, development is concentrated in the Hamlet and along key connecting corridors, including at major crossroads.*

*Residents want to conserve Lloyd's open spaces and forests, including along the Hudson Valley Rail Trail, around Swartekill, and Black Creek. Residents embrace the provision of rich parks and recreation options. People prize access to the Hudson River from Bob Sheppard Highland Landing, the Walkway Over the Hudson, and Franny Reese State Park. They also marvel at Illinois Mountain and the distant Shawangunks, and strongly value the orchards and farms that spread across vast parts of Town, including in Pancake Hollow, Clintondale and Ohioville.*

*Recognizing Lloyd has three State highways, these are key conduits for substantial new, compatible, and targeted growth in and by the Hamlet and at select locations along major roads. The community's transport assets serve a vital role linking people with jobs and services in-Town, on the east side of the River, and across the whole Mid-Hudson region. The Town will provide for growth in targeted areas like this, while future planning for Lloyd will emphasize providing new development in way that blends and is compatible with existing community form inclusive of conserving rural character and sustaining wild, open, and agricultural areas.*

*To ensure good fit, the vision for land use involves carefully regulating its arrangement so building layouts and complimentary open spaces reinforce predictable patterns of building that fit with appealing landscape character. Meanwhile, a more diversified housing supply will support all members of the community and bolster mixed use. Distinguishing architecture and site arrangements along frontages, and within coherent patterns of development, matched by careful infrastructure investment, will support community vitality and natural resiliency. Linking with this, investments to complete streets will underpin a balanced transport environment which supports an ability to easily walk, bicycle and take transit.*

*Within this celebrated landscape comprised of conserved and developed areas, Highland Hamlet is the community hub, with many commercial, service, cultural and recreational options and destinations. Its grid will evolve so that quality infill emerges along Route 9W, and by the Rail Trail, with new street and trail connections arranged to aid community livability and reinforce a central role and identity for this core area. Meanwhile, current and future generations will benefit from focused investments in water and sewer, energy, and green infrastructure, which will leverage community sustainability and help manage and reduce potential hazards of climate change, whether it be from severe heat, sea level rise, flooding, or other risks.*



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**APPENDIX A: COMPREHENSIVE PLAN COMMITTEE  
MATERIALS**



## Town of Lloyd

### *Comprehensive Plan Update Kick-off Meeting*

*Lloyd Town Hall – 6:00p.m. Monday, October 24<sup>th</sup>, 2022*

### AGENDA

<p><b>I. Introductions</b></p> <ul style="list-style-type: none"> <li>• Comprehensive Planning Committee and Consultant Team Introductions</li> </ul>	<p>5 Minutes</p>
<p><b>II. Project Status</b></p> <ul style="list-style-type: none"> <li>• Grant Applications – Greenway &amp; NYS DOS Smart Growth Grant</li> <li>• Phase I – Visioning &amp; Outreach</li> <li>• Phase II – Detailed Profiling, Goals, Strategies &amp; Plan Development</li> </ul>	<p>10 Minutes</p>
<p><b>III. Project Scope of Work and Project Timeline</b></p> <ul style="list-style-type: none"> <li>• Project Phases and Timeline</li> <li>• Phase I Project - Scope of Work</li> </ul>	<p>20 Minutes</p>
<p><b>IV. Planning Committee Organization</b></p> <ul style="list-style-type: none"> <li>• Roles and Responsibilities</li> <li>• Discuss Committee Workbooks</li> <li>• Committee Meetings</li> <li>• Discuss Trends and Key Topics</li> </ul>	<p>30 Minutes</p>
<p><b>V. Community Outreach</b></p> <ul style="list-style-type: none"> <li>• Discuss Draft Public Participation Plan (PPP)</li> <li>• Discuss Public Outreach Methods.</li> <li>• Identify Key Stewards/ Stakeholders</li> <li>• Discuss First Public Visioning Workshop</li> <li>• Determine any Pop-Up Events</li> </ul>	<p>20 Minutes</p>
<p><b>VI. Next Steps</b></p> <ul style="list-style-type: none"> <li>• Schedule Next Comprehensive Plan Committee Meeting</li> <li>• Review/Comments on Draft PPP</li> <li>• Schedule &amp; Promote Vision Public Workshop #1</li> <li>• Confirm Stakeholders Interviews/ Roundtables &amp; Schedule Date</li> <li>• Review/Comments on Draft Community Survey Questions</li> <li>• Draft Public Website</li> </ul>	<p>5 Minutes</p>

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

## Town of Lloyd

### *Comprehensive Plan Update Committee Meeting #2*

*Lloyd Town Hall – 7:00p.m. Monday, November 21<sup>st</sup>, 2022*

### AGENDA

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

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

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## Town of Lloyd Comprehensive Plan Update

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

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

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



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

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

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



## Town of Lloyd

### Comprehensive Plan Update Draft Community Survey

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

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

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

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

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

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

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

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



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

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

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

**5. Housing**

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

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

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

**7. Climate Change / Resiliency**

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

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

**8. Solar**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



## Town of Lloyd Smart Growth Comprehensive Plan

### Potential Interest Categories & Stakeholders

CATEGORY	GROUPS
<b>1. Education</b>	Highland School District Superintendent; Highland School Board Members.
<b>2. Agriculture</b>	Ulster County Soil & Water; U.C. Cooperative Extension; Hurd's; Others?
<b>3. Highland Businesses, &amp; Commercial &amp; Manufacturing Entities</b>	Highland Business owners; Xxxx xxx; Xxxx xxx; Ulster County Economic Development; UC IDA; Ulster County Chamber of Commerce
<b>4. Community Groups</b>	Highland Rotary; American Legion Lloyd; Lions; Others?
<b>5. Arts, History, Culture &amp; Tourism</b>	Town Historical Society; Walkway Over Hudson; Walkway Over Hudson Park Superintendent; Lloyd Historical Society; Theater on 299; Rocking Horse Ranch(?); Ulster County Economic Development; Ulster County Chamber of Commerce; County Tourism
<b>6. Real Estate &amp; Development</b>	Ulster County MLS; Brooks & Brooks; Ulster County Planning Dept.; Ulster County Economic Development; Zoning Board Chair; Planning Board members; Ulster Strong - Dan Ahouse; Adam Litman (Water Sewer Superintendent); Andy Learn (Town Eng.)
<b>7. Recreation</b>	Highland Landing; Apple Greens; Hudson Valley Rail Trail Association; John Burroughs Association; Little or other sports Leagues? Recreation staff?
<b>8. Environmental</b>	Scenic Hudson; Clearwater; Ulster Co. Dept of the Environment; Ulster County Soil & Water; John Burroughs Association; Wallkill Valley Rail Trail; Wallkill River Watershed Association
<b>9. Transportation</b>	Town Highway Superintendent; NYS Bridge Authority; Ulster County Transportation Council; Highland Bike shop?; Walkway Over Hudson; Walkway Over Hudson Park Superintendent; NYSDOT Ulster County Resident Engineer;
<b>10. Housing &amp; Community Development</b>	RUPCO; Ulster County Planning Department; Cooperative Extension; Others? Ulster County Department of Aging; Mid-Hudson Senior Citizen's group – Highland Shapter
<b>11. Public Safety</b>	Ulster County Emergency Management; Town of Lloyd Police; Ulster County Sheriff; Highland Fire District; Volunteer Fire Department(s)? Ambulance Corp(s)?
<b>12. Other</b>	Bruderhof community in Esopus? Others?

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## Town of Lloyd Comprehensive Plan Update

### Smart Growth Principles

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

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

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

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



## Town of Lloyd

### *Comprehensive Plan Update Committee Meeting* *Zoom Call – 6:00p.m., Monday, December 19, 2022*

#### AGENDA

<b>I. Project Status</b>	5 Minutes
<b>II. Community Outreach</b> <ul style="list-style-type: none"> <li>• Stakeholder Roundtables (during day on January 23, 2023) <ul style="list-style-type: none"> <li>○ Finalize Stakeholders List</li> <li>○ Roundtable Sessions – two afternoon sessions are proposed starting at 1:00pm and 3:00pm, with stakeholders distributed across them: <ul style="list-style-type: none"> <li>1) Planning, Transportation, Housing &amp; Economic Development</li> <li>2) Community Development / Community Environment</li> </ul> </li> <li>○ Review Draft Stakeholder Invitation (attached)</li> <li>○ <u>Confirm invites to roundtables and general meeting are by Town staff</u></li> </ul> </li> <li>• Visioning Public Workshop (Public Meeting #1) – January 23, 2023 <ul style="list-style-type: none"> <li>○ Flyer (Laberge Group will distribute later today)</li> <li>○ Invitation (Laberge Group will distribute later today)</li> </ul> </li> <li>• Website – Laberge Group is working on content targeting December 28, 2022 authorization to go live.</li> <li>• Visioning Meeting Agenda – Gilmour will provide for discussion Monday</li> </ul>	30 Minutes
<b>III. Community Profile Overview</b>	5 Minutes
<b>IV. Survey</b> – target having it ready to display when website goes live on Dec. 28, 2022	10 Minutes
<b>V. Other Business</b>	5 Minutes
<b>VI. Next Steps</b> <ul style="list-style-type: none"> <li>• Visioning Public Workshop - January 23, 2023 <ul style="list-style-type: none"> <li>○ Send invitations ~ Dec. 28, 2022, just after holiday, if Town staff is available</li> <li>○ Distribute publicity week of Dec. 27, 2022 (&amp; republicize the next week)</li> </ul> </li> <li>• Supervisor requests January 16<sup>th</sup> CPC meeting. This 1-hour Zoom call at 6PM will address any further preparation needed for Public Visioning Workshop.</li> <li>• CPC Meeting February 27, 2023.</li> </ul>	5 Minutes

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



Town of Lloyd

Comprehensive Plan Update Draft Community Survey

*Version: December 19, 2022*

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

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

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

**2. As applicable, categorically assign the importance of why you choose to live in the Town of Lloyd: (Check the response that best applies to each individual item in the set below)**

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

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

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

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

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

**4. Would you describe the Town of Lloyd is in need of more:** [Very important; Somewhat important; Not very important; Not applicable]

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



## 5. Housing

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

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

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

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

- a. Prepare a Climate Resiliency Plan that will aid the local community's capacity to anticipate, prepare for, and respond to hazardous events, trends, or disturbances related to climate Change? YES/NO
- b. Require greater minimum green infrastructure requirements in development, covering techniques like enhanced landscaping and tree planting, or onsite stormwater management? YES/NO
- c. Incentivize high-performance buildings/ energy efficient buildings? YES/NO
- d. Have code requirements that provide enhanced protection and reduce the potential for harmful effects to buildings from heavy rains and/or flooding, such as by requiring higher first floor elevations, or greater setbacks from streams? YES/NO
- e. Aid in local food systems planning, through support for agriculture and agricultural economic development or by pursuing an Agricultural and Farmland Protection Plan? YES/NO
- f. Help guide growth and conservation with an Open Space & Recreation Plan? YES/NO
- g. Promote a micro-grid that can provide and distribute power despite a regional outage? YES/NO
- h. Other:

## 8. Solar

- a. Would you support a community solar project being developed on the former Town landfill provided it is organized so that it will not disrupt the landfill cap?
- b. 1. May the Town allow large-scale (utility) solar projects to be located in the Town if these are sited outside valuable agricultural areas? YES/NO
  - b.2 If yes, where should they be sited /not be sited?
  - b.3 If yes, please identify any specific issues and/or concerns you feel the Town should address while preparing zoning regulations for large-scale solar projects:
    - i. Address visual impacts.
    - ii. Manage impacts on neighboring properties.
    - iii. Limit the size of the facilities.
    - iv. Need to provide for complimentary infrastructure, like battery storage
    - v. Regulate potential clearcutting associated with solar projects.
- c. If no, please identify the reason(s) why the Town should not allow large-scale solar projects.

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

10. If there are locations that may seem particularly suitable for targeting as suitable for directing/ receiving future growth, such as along parts of Route 9W, or Route 299, please identify these, such as by naming nearby cross-streets or other Town features. (Open-ended).

11. Do you have any questions for the Comprehensive Planning Committee? (Open-ended)

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

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

13. What is your gender? Female/Male

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

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

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

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

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

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

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

21. Zip Code: 12858; 12561; ; Unknown; Other \_\_\_\_\_

22. Please provide any additional comments: \_\_\_\_\_



## **INVITATION TO TOWN OF LLOYD COMPREHENSIVE PLAN UPDATE STAKEHOLDER ROUNDTABLE**

Dear Community Leader,

The Town of Lloyd received state funding assistance through the Hudson River Valley Greenway Program for undertaking comprehensive planning and forging a community planning vision, goals, and development strategies that will help advance smart and sustainable growth. The purpose of this email is to request your participation in a project meeting when we will examine local context and explore possible needs and objectives that can be used to support strategic planning for future land use, infrastructure, and overall community and economic development.

On behalf of the Town of Lloyd, you are invited to participate in a ***Comprehensive Plan Update Stakeholder Roundtable*** on **Monday, January 23, 2023 from 1 – 2:30 pm**. This particular meeting will be held in-person at the Highland Fire District Firehouse, 25 Milton Avenue, Highland, NY 12528 (the firehouse is adjacent Rte. 9W on the edge of the hamlet).

Your participation in this input-gathering session is appreciated. It will provide for a small group discussion that will explore pressing needs in the community and potential ways to plan for future development in Lloyd. We are inviting you to this stakeholder roundtable as your feedback is valuable and appreciated.

*Please RSVP to this email with whether you will attend as soon as possible.* For any additional questions or concerns on the Comprehensive Plan, you may contact:

**David Plavchak**  
Town Supervisor  
Town of Lloyd  
(845) 691-2144 Ext. 100  
[dplavchak@townoflloyd.com](mailto:dplavchak@townoflloyd.com)

**David Gilmour, AICP**  
Senior Planner  
Laberge Group  
(518) 458-7112 Ext. 188  
[dgilmour@labergegroup.com](mailto:dgilmour@labergegroup.com)

Please RSVP about your attendance using [this email](#). We look forward to receiving your input at the ***Comprehensive Plan Update Stakeholder Roundtable*** on **January 23 at 1 pm**.



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## Town of Lloyd Comprehensive Plan Update

### Comprehensive Kick-Off Meeting Summary November 21, 2022: 6:00 P.M.-7:30 P.M.

**Attendees:** David Plavchak, *Supervisor, Town of Lloyd*  
Eric Norberg, *Lloyd Comprehensive Plan Committee (CPC) Member*  
David Mendelson, *Lloyd CPC Member*  
Charles Glasner, *Lloyd CPC Member*  
Scott Anzalone, *Lloyd CPC Member*  
David Barton, *Lloyd Chief Building Inspector*  
David P. Gilmour, AICP, *Laberge Group*

- I. **Overview** – The meeting focuses are crafting the community survey, identifying parties to invite to the Vision Meeting, and other outreach actions.
- II. **Project Status** - There were no comments on the prior meeting summary. The members who had not finished were urged to complete their CPC Workbooks – five are submitted so far. There was discussion of themes evident cutting across the ones that were received.
- III. **Project Scope of Work and Project Timeline** – There was a focus on the timeline for the survey, web page, and publicity actions. Another CPC meeting likely may be scheduled in January to aid these actions and meeting publicity and preparations.
- IV. **Community Outreach** – There was distillation of the set of parties to invite. There was extensive discussion about the draft survey content and revisions to it. There will be alterations, including on locations where survey participants might like to see future development.
- V. **Community Profile** – A main discussion point with the review of this draft document was that the land use map and land use data should better identify where is active agriculture. Mr. Gilmour will look for data and refined methods for capturing and depicting this, as participants felt there is more than is shown in the draft document.
- VI. **Next Steps** - CPC follow-on Meeting on December 19, 2022 and the Visioning meeting will be Monday, January 23, 2023 with the evening event at 7p.m.



**Town of Lloyd**

***Comprehensive Plan Committee Meeting***

*Lloyd Town Hall – 6:00p.m. Monday, March 13, 2023*

**AGENDA**

<b>I. Review Draft Vision Report</b>	60 Minutes
<b>II. Review Project Phase II Scope of Work and Thresholds</b>	20 Minutes
<b>III. Next Steps</b>	10 Minutes
• Schedule next CPC meeting	
• Review recent comments/ correspondence	
• Discuss Project website updates & any additional publicity	
• Other assorted business	

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



# APPENDIX B: PUBLIC ENGAGEMENT PLAN

# Smart Growth Comprehensive Plan Update

## TOWN OF LLOYD

### PUBLIC ENGAGEMENT PLAN



*This document was prepared with funding provided by the New York State Hudson River Valley Greenway.  
Greenway Community Grant Project Memorandum of Understanding PL-23-06-01-U*



# TOWN OF LLOYD SMART GROWTH COMPREHENSIVE PLAN

## PUBLIC ENGAGEMENT PLAN

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### Overview of Planning Process

The Town of Lloyd will prepare an update to the Town’s 2013 Comprehensive Plan. The planning process, as it is currently organized, will be divided into two distinct phases:

- Phase 1: Vision Lloyd, and
- Phase 2: Preparation of the Smart Growth Comprehensive Plan.

Over the whole project, the community will be engaged through an intensive, immersive, engagement effort to understand the community’s needs and opportunities. The vision process, will be referred to as “Vision Lloyd.” It will provide for robust community engagement process to establish the vision for Lloyd’s future, as well as the goals and objectives towards achieving this vision.

The Town has received grant assistance from the New York State Hudson River Valley Greenway to prepare Phase 1. Upon completion of the Vision Lloyd Report, the Town will advance the full Comprehensive Plan. Phase 2 will involve development of a detailed inventory of resources and development of key strategies to guide the Town. Additional public participation will be sought to review and refine these goals and strategies.

The purpose of the Public Engagement Plan is to provide an overview of the engagement process, as well as to inform the residents and other interested stakeholders of the opportunities available to participate in the development of the plan. This Engagement Plan identifies key individuals, organizations, and entities that will be involved. It further identifies the roles and responsibilities for coordinating the entire outreach process, including public meetings, associated logistics, and a tentative schedule. In addition, the Public Engagement Plan identifies a variety of ways that information on the planning will be supplied and it defines possible outreach mechanisms to engage those interested in the development and preparation of the Comprehensive Plan Update.

### Objectives for Public Engagement

The Public Engagement Plan has set forth the initial following objectives:

- Fostering public recognition of the importance of the Town of Lloyd Smart Growth Comprehensive Plan as a tool for identifying and responding to key Town issues and needs, such as, but not limited to:
  - Increasing the Town's housing, economic development, and recreational opportunities;
  - Encouraging compatible hamlet and neighborhood growth;
  - Agricultural preservation and enhancement;
  - Hazard preparedness and flood and climate change resiliency; and.
  - Quality building and land use and transportation relationships.



- Engaging the whole community in the planning process, including:
  - Residents;
  - Business owners;
  - Potential non-governmental and non-profit partners; and
  - Elected and appointed local or regional officials/ representatives.
- Informing the public of all meetings, public outreach sessions, and the current status of the project or its associated tasks.
- Providing information on the potential vision, goals, objectives, and alternative strategies under consideration.
- Identifying key informants and stakeholders who can aid in subject analysis and assist progress with planning process, strategy setting, and plan implementation
- Building trust between the greater Lloyd community, Town officials, and project consultants.
- Enhancing the ability of Town officials and the community to address current and future needs.

**Key Contact(s)**

**David Plavchak**

Supervisor, Town of Lloyd  
12 Church Street  
Highland, NY 12528  
(845) 691-2144  
[dplavchak@townoflloyd.com](mailto:dplavchak@townoflloyd.com)  
[www.townoflloyd.com](http://www.townoflloyd.com)

**Nicole T. Allen, AICP**

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[nallen@labergegroup.com](mailto:nallen@labergegroup.com)  
[www.labergegroup.com](http://www.labergegroup.com)

**Margaret O'Halloran**

Confidential Secretary to the Supervisor  
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Highland, NY 12528  
(845) 691-2144 x 100  
[mohalloran@townoflloyd.com](mailto:mohalloran@townoflloyd.com)

**David Gilmour, AICP**

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(518) 458-7112  
[dgilmour@labergegroup.com](mailto:dgilmour@labergegroup.com)

### Comprehensive Plan Committee (CPC) Members

Name/ Contact	Title (If Applicable)	Affiliation (If Applicable)
Scott Anzalone <a href="mailto:scott@amzfarms.com">scott@amzfarms.com</a>	TBD	TBD
David Barton <a href="mailto:dbarton@townoflloyd.com">dbarton@townoflloyd.com</a>	Building Inspector	Town Official
Charles Glasner <a href="mailto:cglasnerdesign@aol.com">cglasnerdesign@aol.com</a>	TBD	TBD
John Litts: <a href="mailto:jolitts@optonline.net">jolitts@optonline.net</a>	TBD	TBD
Charly Long <a href="mailto:longdaycs@ymail.com">longdaycs@ymail.com</a>	TBD	TBD
David Mendelson <a href="mailto:djmendelson@hotmail.com">djmendelson@hotmail.com</a>	TBD	TBD
Eric Norberg <a href="mailto:enfla2018@gmail.com">enfla2018@gmail.com</a>	TBD	TBD
David Plavchak <a href="mailto:dplavchak@townoflloyd.com">dplavchak@townoflloyd.com</a>	Town Supervisor	Town Official
Michael Rosinski <a href="mailto:michael.rosinski@gmail.com">michael.rosinski@gmail.com</a>	TBD	TBD
Thomas Rozzi <a href="mailto:thomasjrozzi@gmail.com">thomasjrozzi@gmail.com</a>	TBD	TBD

### Public Engagement Plan Methodology

Public involvement is a central component of the planning process that will directly influence the outcome and success of the Town of Lloyd’s Comprehensive Plan. Community participation will be publicized through potential techniques like, but not only including: press releases, announcements, individual mailings, flyers, and other appropriate means. In addition, a summary of select public participation actions, such as major workshops and Comprehensive Plan Committee (CPC) sessions can be made available in written form and can be available on the Project website (see below for more information regarding the Project website).

Identified stakeholders will be invited to share their ideas and concerns about issues affecting the Town, along with ideas and recommendations to improve physical, social, cultural, and economic conditions. Stakeholders will be asked to share their feedback with the CPC to ensure issues are being addressed. While the Public Engagement Plan includes typical outreach methods, it is aspirational. The CPC may augment it when additional outreach methodologies arise.

The following outreach activities are proposed to be used during the whole Town of Lloyd Comprehensive Plan process:

1. Project Website for online engagement.
2. Visioning Public Workshop.
3. Information Pop-Up Tables.
4. Community Survey.
5. Stakeholder Interviews / Focus Group Meetings.
6. Comprehensive Plan Committee (CPC) Meetings.
7. Future Trends & Priority Projects Workshops.
8. Public Hearing(s).

## Project Website for Online Engagement (Phase 1 & 2)

A Comprehensive Plan website will be created and maintained to engage, educate, and inform the public. The website will be linked directly to the Town's website and will be essential for communicating information to the public on dates of public meetings and workshops, key findings, opportunities for input, and it will provide a forum for addressing frequently asked questions on the planning process and subjects/topics of interest.

- **Participants:** Town Officials, CPC Members, Laberge Group, Stakeholders, and General Public.
- **Notification:** The following notifications techniques will be used:
  - Press Releases.
  - Flyers.
  - Announcements on the Town's Website / front page.
  - Newspaper Articles (encouraged).
  - Social Media.
- **Schedule:** The Smart Growth Comprehensive Plan Website is estimated to launch in November 2022.

## Public Visioning Workshop (Phase 1)

**Purpose:** For any planning effort to be successful, it is imperative that the community, inclusive of residents (full and part-time), as well as property and business owners, and other potentially interested and involved parties contribute to, and support, the Plan. The Town will commit to a community visioning and public involvement process that will help maximize citizen engagement and maintain momentum in the planning process. The purpose of public workshops is two-fold: (1) they engage the community in the planning process; and (2) promote clear understanding around issues that are important to residents and stakeholders.

The first public meeting will seek to inform meeting attendees of the overall comprehensive planning process and will involve a Strengths, Weaknesses, Opportunities, and Threats (SWOT) analysis. The format of the meeting will be finalized with the CPC, but is envisioned to include a brief presentation of the comprehensive planning process and an overview of the Community Profile. The remainder of the meeting will involve a SWOT analysis that will bring participants together to share their ideas and identify issues and opportunities to move the Town forward.

- **Participants:** CPC Members, Town Officials, Laberge Group, Stakeholders, General Public.
- **Public Participation:** All meetings will be advertised and will be open to the public.
- **Notification:** All Public Workshops will be posted on the Project and Town websites, Social Media, Press Releases, Flyers.
- **Schedule:** The first of three public workshops, this Visioning Public Workshop #1: Could tentatively be scheduled in early December 2022 (TBD).

## Information Pop-Up Event(s) (Phase 1)

**Purpose:** The purpose of the Information Pop-Up event(s) is to get out into the community and provide the opportunity for residents, business owners and other stakeholders to contribute towards the Comprehensive Plan. The consultants would work with the CPC to attend an already scheduled community event for public information and engagement. Similar to the structure and actions used in workshops, there can be the deployment story boards, maps, and handouts to educate the attendees about the planning underway, the associated process, and to obtain input towards the Vision Statement, Goals, and potential Objectives. There might be efforts to drive interested parties to the public opinion survey, and/or there could be on-the-spot collection of input directly at the Pop-up event. At scheduled dates early in the public participation process, Committee representatives and/or Laberge Group could, depending on the consensus and budget, attend a specified number and type of community events, such as farmers' markets, field days, or similar events.

- **Participants:** Town Officials, CPC representatives, Laberge Group, community leaders, and the general public
- **Notification:** Involvement in/ attendance at Pop-ups events can be posted on the Project and Town websites, social media, and assisted by Press Releases, Flyers.
- **Schedule:** TBD.

## Community Survey (Phase 1)

**Purpose:** The Laberge Group will work closely with the CPC to prepare a community survey. The survey instrument will be available online and in printed format. CPC members will aid in disseminating and collecting printed surveys that will be inputted into the online polling software. The Laberge Group will tabulate and summarize the survey, and the findings will be presented in a concise stand-alone document.

The community survey can ask residents to identify the zip code or neighborhood in which they reside. The findings will be provided in a format suitable for website publishing, as well as in written format for those without online access. A summary of the survey will be developed and incorporated into the Plan.

- **Participants:** Any members of the public.
- **Notification:** Notifications through Project and Town websites, press release, flyer and social media. At the option of the Town liaison, a budget can be developed to design and organize the distribution of a postcard that could be mailed by the Town to all property owners announcing the availability of the survey. Using direct mail to notify the public of the survey enhances the level of potential awareness and community involvement.
- **Schedule:** Targeted for release in November 2022 running through past the holidays into January 2023.



## Stakeholder Interviews / Focus Group Meetings (Phase 1)

**Purpose:** The purpose of the Stakeholder Interviews and the Focus Group Meetings is to ensure the CPC and the consultants generate a broad understanding of context and the dimensions of issues, at the same time thorough input is gleaned from an array of key informants and stakeholders who can aid in mobilizing the community, plus assist with understanding context and forging planning strategy development and plan implementation.

Laberge Group will work with the CPC to determine a schedule for the focus groups meetings. These will either be scheduled the same day at the Visioning Workshop or shall be conducted strategically either in-person or virtually at the convenience of the stakeholder group. The proposed approach is for these to occur in a concentrated effort at the same point as Workshop #1 to also bring the stakeholders to the public event.

The following is a preliminary list of potential subject focus areas. It is imperative, given a limited budget to pare and distill these down to the meetings (and interviews) that can be conducted in one (1) full day. Using the following subjects, it is suggested to organize three or four roundtables/ focus groups and two or three interviews:

- |   |   |
|---|---|
| a) Emergency Preparedness and Climate Change Resiliency | f) Parks, Recreation & Open Space           |
| b) Complete Streets                                     | g) Infrastructure                           |
| c) Subdivision & Zoning                                 | h) Housing                                  |
| d) Economic Development                                 | i) Social Services                          |
| e) Renewable Energy/ Energy                             | j) Culture, Historic Preservation & Tourism |
|   | k) Agriculture                              |

- **Participants:** Town Officials, CPC, and Laberge Group will identify Stakeholders.
- **Notification:** The process for invitations and RSVPs must be defined. Laberge Group will work with the CPC and the Town officials to develop a document containing a table that identifies a broad set of potential invitees, inclusive of their name, title and/or description of subject interests/expertise, their Email, and Phone number(s). This list should be complete at least three weeks prior to the first meeting point, at which point the Laberge Group will conduct coordination to distribute and follow-up on invitations and responses. The Town of Lloyd will arrange for space reservation for broad periods surrounding this meeting date, and the meeting times in one or more ADA accessible locations. Virtual meetings will be discussed.
- **Schedule:** Upon completion of the Community Profile, unless otherwise defined, the Town Officials, CPC, and Laberge Group will identify stakeholders related to key issues identified and conduct one full day of stakeholder interviews and focus group meetings.

## Comprehensive Plan Committee (CPC) Meetings (Phase 1 & 2)

**Purpose:** The purpose of the CPC meetings is to represent a variety of community interests and to guide preparation of the Town of Lloyd Comprehensive Plan, including of public information and engagement. Following a Kick-off meeting, two (2) additional Committee meetings are scheduled during Phase 1 of the project. These CPC meetings will be used to facilitate community involvement and production of the Visioning Report. Overall, another six (6) Committee meetings are scheduled during Phase 2 of the project. The CPC will clearly define objectives and responsibilities for each element of the community participation process. In addition, the CPC will provide insight and assistance with securing strategic partnerships and participation by potential stakeholders that can help to advance the planning process.

- **Participants:** Committee members will be selected based on their knowledge of the Town of Lloyd and their area of expertise determined beneficial to the development of the plan.
- **Notification:** All CPC meetings will be posted on the Project and Town websites.
- **Schedule:**
  - Phase 1 Committee Meetings – tentatively: October 2022 (Kick-off); December 2022; & February 2023.
  - Phase 2 Committee Meetings – TBD, likely proposed as: March 2023; April 2023, June 2023, August 2023, October 2023, & December 2023
  - Extra Meetings, TBD, as needed.

## Future Trends Workshops (Phase 2)

**Purpose:** The full organization of these workshop should be structured as they get closer. It is suggested to use a combination of “open house” style settings that may encourage dialogue with the CPC and consultants and enable participants to delve into topics and interests one-on-one and in very small, informal groups. To achieve strong participation and additional dialogue, another portion of these meetings could be used for a presentation and group-wide public input gathering that will build on the SWOT analysis and dig into issues, trends, possible planning strategies and alternatives, as well preliminary Key/ Priority projects.

Specifically, it is recommended for the second event to be designed to solicit ideas that help articulate and advance the “Preferred Future” and “Vision” for the Town. In-part based on the information already gathered, participants will be asked to confirm issues important to them, begin identifying possible actions to help the Town overcome challenges, and it will provide an opportunity for people to assist in making choices and identifying any additional needs or issues that the Comprehensive Plan should address.

Ultimately, these workshops will result in detailed public input that will be used to craft objectives and strategies that be in the Smart Growth Comprehensive Plan, as well as the setup and possible implementation of priority projects and the overall plan. Therefore, the second meeting will be more focused on specific strategies, priority projects, and the overall potential process for vetting, adopting and advancing the plan.

- **Participants:** Town Officials, CPC members, Laberge Group, Stakeholders, and the general public.

- **Notification:** All Public Workshops will be posted on the Project and Town websites, Social Media, and will be promoted through the use of Flyers and there can be Press Releases drafted upon request.
- **Schedule:** TBD.

### Key/Priority Projects Workshops (Phase 2)

**Purpose:** The full organization of these two (2) workshops - a Future Trends Workshop and a Key/ Priority Projects Workshop - should be structured as they get closer, since they are currently set to occur in the project's second phase, during the full comprehensive plan preparation. It is suggested to use some combination of "open house" style caucusing and group meetings to achieve beneficial dialogue. The former technique can enable participants to meet with the CPC/Consultant in order to delve into topics and interests one-on-one. Meanwhile, group meetings, either involving all persons attending, or small, informal breakout groups, can also be used to explore and discuss topics. Both can be used to help achieve strong participation and additional dialogue. The latter might go hand in hand with presentations on findings and group-wide public input gathering that will dig into issues, trends, planning strategies and alternatives, as well as Key/ Priority projects.

Specifically, it is recommended for the second event to be designed to solicit ideas that can help advance the "Preferred Future" and "Vision" for the Town. In-part based on information already gathered, participants will be asked to confirm issues important to them, begin identifying possible actions to help the Town overcome challenges, and it will provide a chance for people to assist in making choices and identifying any additional needs the Comprehensive Plan should address. The third meeting will be geared more towards the design and organization of priority projects that can advance plan implementation.

Ultimately, these workshops will result in detailed public input that will be used to craft objectives and strategies that will be presented in the Smart Growth Comprehensive Plan, which will setup implementation of priority projects and the overall plan. Thus, the second meeting will be more focused on specific strategies, priority projects, and the potential process for vetting, adopting, and advancing the plan.

- **Participants:** Town Officials, CPC members, Laberge Group, Stakeholders and public.
- **Notification:** All Public Workshops will be posted on the Project and Town websites, Social Media, and promoted using Flyers; and, there can be Press Releases drafted upon request.
- **Schedule:** TBD.

### Public Hearing(s) (Phase 2)

**Purpose:** The anticipated public hearing process will need to be defined in detail, at the onset of Phase 2. The current objective is for the Town Board and CPC to hold at least one public hearing each, pursuant to requirements of NYS Town Law. The public hearings will provide the community with an opportunity to understand the Plan and what activities will be necessary for implementation of the community's vision. Community feedback from the hearings will be used to refine the Final Plan. Notice of the public hearings will be published in a newspaper of general circulation in the Town at least ten calendar days in advance of each hearing. The proposed Comprehensive Plan will be made available for public review during said period on the Project and Town Websites, at the office of the Town Clerk, the public library, and additional convenient locations that may be identified.

The Town of Lloyd staff and the Town Clerk will work with the CPC and the Laberge Group Team to identify dates, times and ADA accessible locations for the public hearings, as well as to assist the conduct of any formal noticing and referrals.

- **Participants:** All members of the public, including business owners, stakeholders, neighborhood associations, community groups, CPC, Town Officials, and Laberge Group.
- **Notification:** Multiple techniques will be used to notify the public of the public hearings, including:
  - Newspaper
  - Press Releases
  - Flyers
  - Announcements on social media, and the Project and Town Websites
- **Schedule:** TBD.



**TOWN OF LLOYD RECEIVES FUNDING FOR COMMUNITY PLANNING –  
PUBLIC ENCOURAGED TO PARTICIPATE IN  
COMPREHENSIVE PLAN UPDATE & COMMUNITY VISIONING PROCESS**

**For More Information Contact:** *Nicole Allen, AICP, Director of Planning & Community Development, Laberge Group*  
(518) 458-7112 [nallen@labergegroup.com](mailto:nallen@labergegroup.com)

*David Plavchak, Supervisor, Town of Lloyd*  
(845) 691-2144 [dplavchak@townoflloyd.com](mailto:dplavchak@townoflloyd.com)

The Town of Lloyd has received a Hudson River Valley Greenway Planning Grant to assist with updating the Town's Comprehensive Plan and furthering the Greenway's effort to help communities develop mutually beneficial strategies for natural and cultural resource protection, economic development (including necessary public facilities and infrastructure), and public recreation, in a way that aids regional growth and quality of life. With a **Smart Growth Comprehensive Plan**, the Town of Lloyd will be positioned to address future land use, provide for safe, resilient and sustainable development, further community needs, and effectively advance overall development goals.

***The Town will host a: PUBLIC VISIONING WORKSHOP***

**When:** Monday, January 23<sup>rd</sup>, 2023 at 7:00 pm

**Where:** Highland Fire District Firehouse, 25 Milton Avenue, Highland, NY 12528

**All interested persons living or working in Lloyd are encouraged to attend** the meeting that will:

- Explain the Comprehensive Plan process.
- Obtain input on community strengths and weaknesses.
- Discuss challenges facing Lloyd, as well as opportunities for developing a robust economy.
- Discuss your "vision" for what Lloyd can be, and steps that you think will help us get there.

**BUILDING A VISION FOR LLOYD** - The Lloyd Smart Growth Comprehensive Plan will update the master plan formed in 2005, and which received a minor update in 2013. This current stage of an 18-month effort is oriented to forging a strong vision and goals for the Town's future conservation and development. Goals could touch on topics like creating and reinforcing sense of place in neighborhoods and key corridors, providing for hazard protection and mitigation, protecting open space and agriculture, promoting multi-modalism, facilitating needed infrastructure, preserving historic character, diversifying housing stock and housing options, and creating employment and recreation opportunities, and a beneficial mix of services and nonresidential uses. Anyone interested is urged to participate, starting with the January 23, 2023 Visioning Workshop and a community survey that will be available linked off of the Town's website - <https://www.townoflloyd.com/> - starting in mid-January.



# PUBLIC VISIONING WORKSHOP

## TOWN OF LLOYD SMART GROWTH COMPREHENSIVE PLAN



MONDAY, JANUARY 23, 2023 7:00-8:30 P.M.

Highland Fire District Firehouse -  
25 Milton Avenue, Highland, NY 12528

Join us as we craft a vision for land use, infrastructure investment, and community and economic development in Lloyd. At this informational and input gathering event we will:

- Discuss the project timeline
- Explore community strengths and weaknesses.
- Ask for ideas on how to improve Lloyd as we delve into issues and opportunities facing the Town and region.

*Contribute your ideas on ways to build partnership and provide a quality land use future for the Town of Lloyd*



Laberge  
ENGINEERING  
ARCHITECTURE



Group  
SURVEYING  
PLANNING



Hudson River  
Valley Greenway

OPEN INVITATION

Share your Vision  
of Lloyd's future!

Why do you cherish  
Highland and where  
you live?

What challenges  
face Lloyd?

All are  
welcome!

FOR MORE INFO  
CONTACT:

David Plavchak  
Town Supervisor  
(845) 691-2144 x 100

[dplavchak@townoflloyd.com](mailto:dplavchak@townoflloyd.com)



## **INVITATION TO TOWN OF LLOYD COMPREHENSIVE PLAN UPDATE STAKEHOLDER ROUNDTABLE**

Dear Community Leader,

The Town of Lloyd received state funding assistance through the Hudson River Valley Greenway Program for undertaking comprehensive planning and forging a community planning vision, goals, and development strategies that will help advance smart and sustainable growth. The purpose of this email is to request your participation in a project meeting when we will examine local context and explore possible needs and objectives that can be used to support strategic planning for future land use, infrastructure, and overall community and economic development.

On behalf of the Town of Lloyd, you are invited to participate in a ***Comprehensive Plan Update Stakeholder Roundtable*** on **Community Development / Community Environment** on **Monday, January 23, 2023 from 3:00 – 4:30 pm**. This particular meeting will be held in-person at the Highland Fire District Firehouse, 25 Milton Avenue, Highland, NY 12528 (the firehouse is adjacent Rte. 9W on the edge of the hamlet).

Your participation in this input-gathering session is appreciated. It will provide for a small group discussion that will explore pressing needs in the community and potential ways to plan for future development in Lloyd. We are inviting you to this stakeholder roundtable as your feedback is valuable and appreciated.

*Please RSVP to this email with whether you will attend as soon as possible.* For any additional questions or concerns on the Comprehensive Plan, you may contact:

**David Plavchak**  
**Town Supervisor**  
Town of Lloyd  
(845) 691-2144 Ext. 100  
[dplavchak@townoflloyd.com](mailto:dplavchak@townoflloyd.com)

**David Gilmour, AICP**  
**Senior Planner**  
Laberge Group  
(518) 458-7112 Ext. 188  
[dgilmour@labergegroup.com](mailto:dgilmour@labergegroup.com)

Please RSVP about your attendance using this email. We look forward to receiving your input at the ***Comprehensive Plan Update Stakeholder Roundtable*** on **January 23 at 3 pm**.

*Also note – as part of the same programming, the Town will hold an open-invitation Visioning Public Workshop on the same night, starting at 7:00, at the Firehouse. You are also welcome to participate in that Workshop, and encouraged to notify community members about that opportunity for involvement in the Town’s Comprehensive Planning.*





**INVITATION TO TOWN OF LLOYD COMPREHENSIVE PLAN UPDATE STAKEHOLDER ROUNDTABLE**

Dear Community Leader,

The Town of Lloyd received state funding assistance through the Hudson River Valley Greenway Program for undertaking comprehensive planning and forging a community planning vision, goals, and development strategies that will help advance smart and sustainable growth. The purpose of this email is to request your participation in a project meeting when we will examine local context and explore possible needs and objectives that can be used to support strategic planning for future land use, infrastructure, and overall community and economic development.

On behalf of the Town of Lloyd, you are invited to participate in a ***Comprehensive Plan Update Stakeholder Roundtable*** on **Planning, Transportation, Housing & Economic Development** on **Monday, January 23, 2023 from 1 – 2:30 pm**. This particular meeting will be held in-person at the Highland Fire District Firehouse, 25 Milton Avenue, Highland, NY 12528 (the firehouse is adjacent Rte. 9W on the edge of the hamlet).

Your participation in this input-gathering session is appreciated. It will provide for a small group discussion that will explore pressing needs in the community and potential ways to plan for future development in Lloyd. We are inviting you to this stakeholder roundtable as your feedback is valuable and appreciated.

*Please RSVP to this email with whether you will attend as soon as possible.* For any additional questions or concerns on the Comprehensive Plan, you may contact:

**David Plavchak**  
**Town Supervisor**  
Town of Lloyd  
(845) 691-2144 Ext. 100  
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**Senior Planner**  
Laberge Group  
(518) 458-7112 Ext. 188  
[dgilmour@labergegroup.com](mailto:dgilmour@labergegroup.com)

Please RSVP about your attendance using this email. We look forward to receiving your input at the ***Comprehensive Plan Update Stakeholder Roundtable*** on **January 23 at 1 pm**.

*Also note – as part of the same programming, the Town will hold an open-invitation Visioning Public Workshop on the same night, starting at 7:00, at the Firehouse. You are also welcome to participate in that Workshop, and encouraged to notify community members about that opportunity for involvement in the Town’s Comprehensive Planning.*



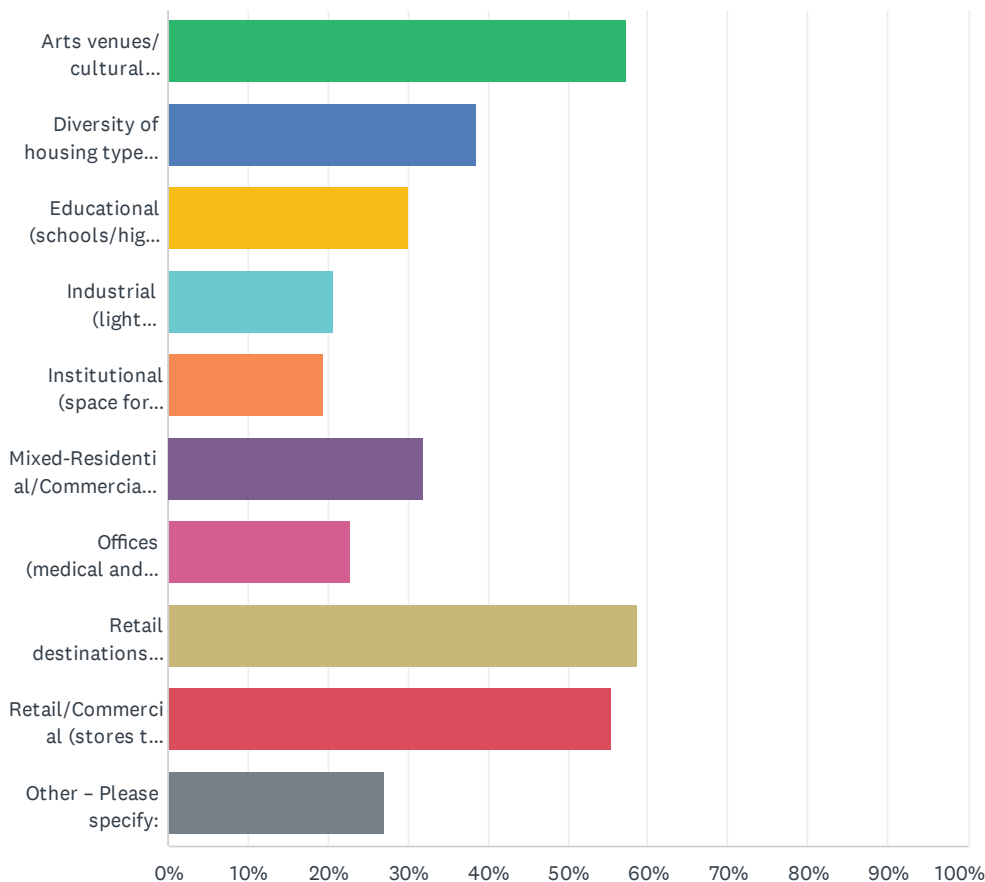




## APPENDIX C: COMMUNITY SURVEY RESULTS

## Q1 Desired Future Types of Development - What type of development do you feel is needed, or would you like to see in Lloyd in the future? (Check all that apply)

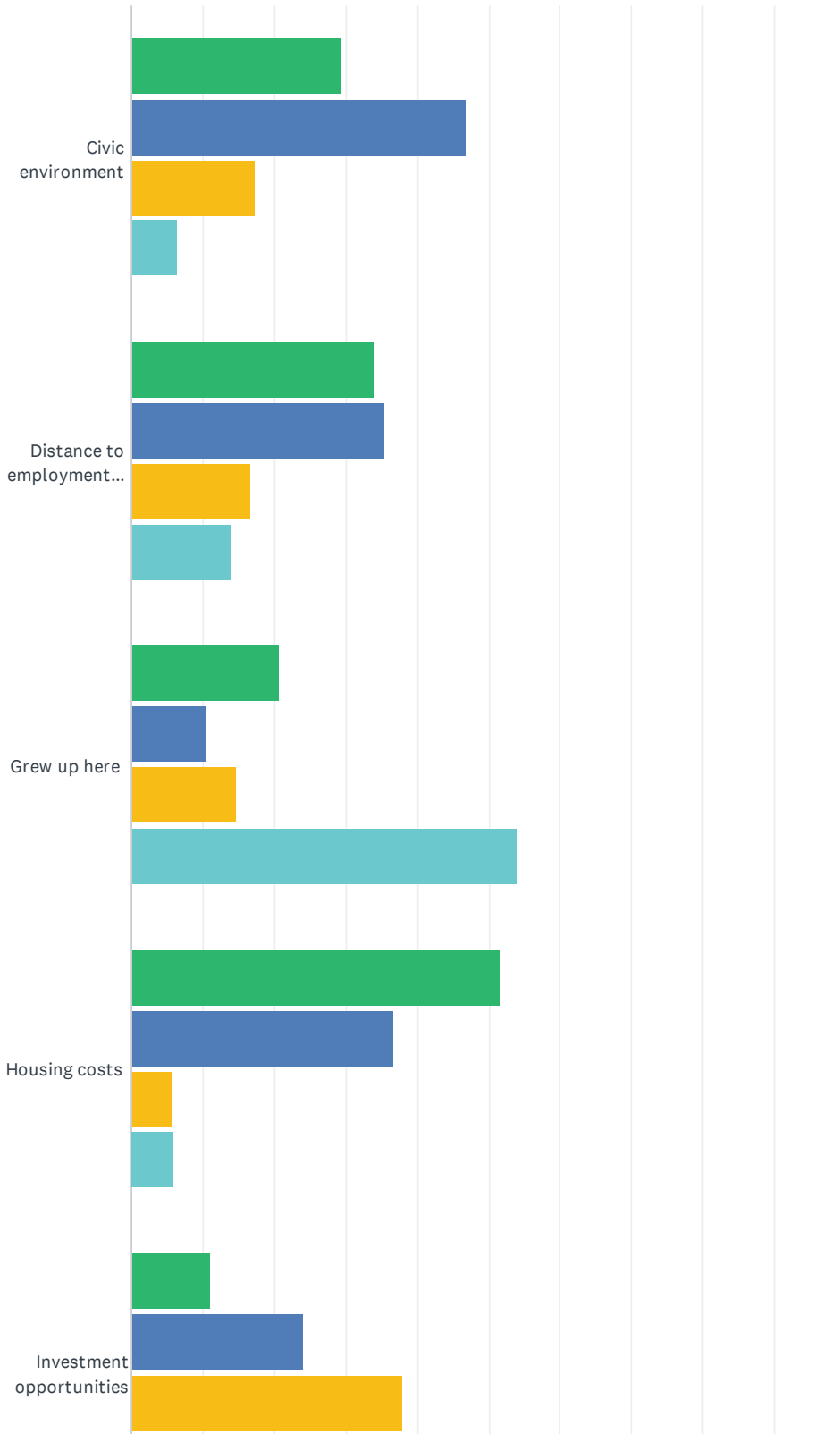
Answered: 412 Skipped: 9



ANSWER CHOICES	RESPONSES	
Arts venues/ cultural attractions	57.28%	236
Diversity of housing types (for singles, families, workforce/blue collar, empty-nesters, seniors, etc.)	38.59%	159
Educational (schools/higher education facilities/ training facilities)	30.10%	124
Industrial (light industrial and manufacturing)	20.63%	85
Institutional (space for nonprofits or health services)	19.42%	80
Mixed-Residential/Commercial (buildings that house both apartments and stores/restaurants)	32.04%	132
Offices (medical and professional, etc.)	22.82%	94
Retail destinations, such as in hamlet core	58.74%	242
Retail/Commercial (stores that provide for daily and weekly shopping needs)	55.34%	228
Other – Please specify:	27.18%	112
Total Respondents: 412		

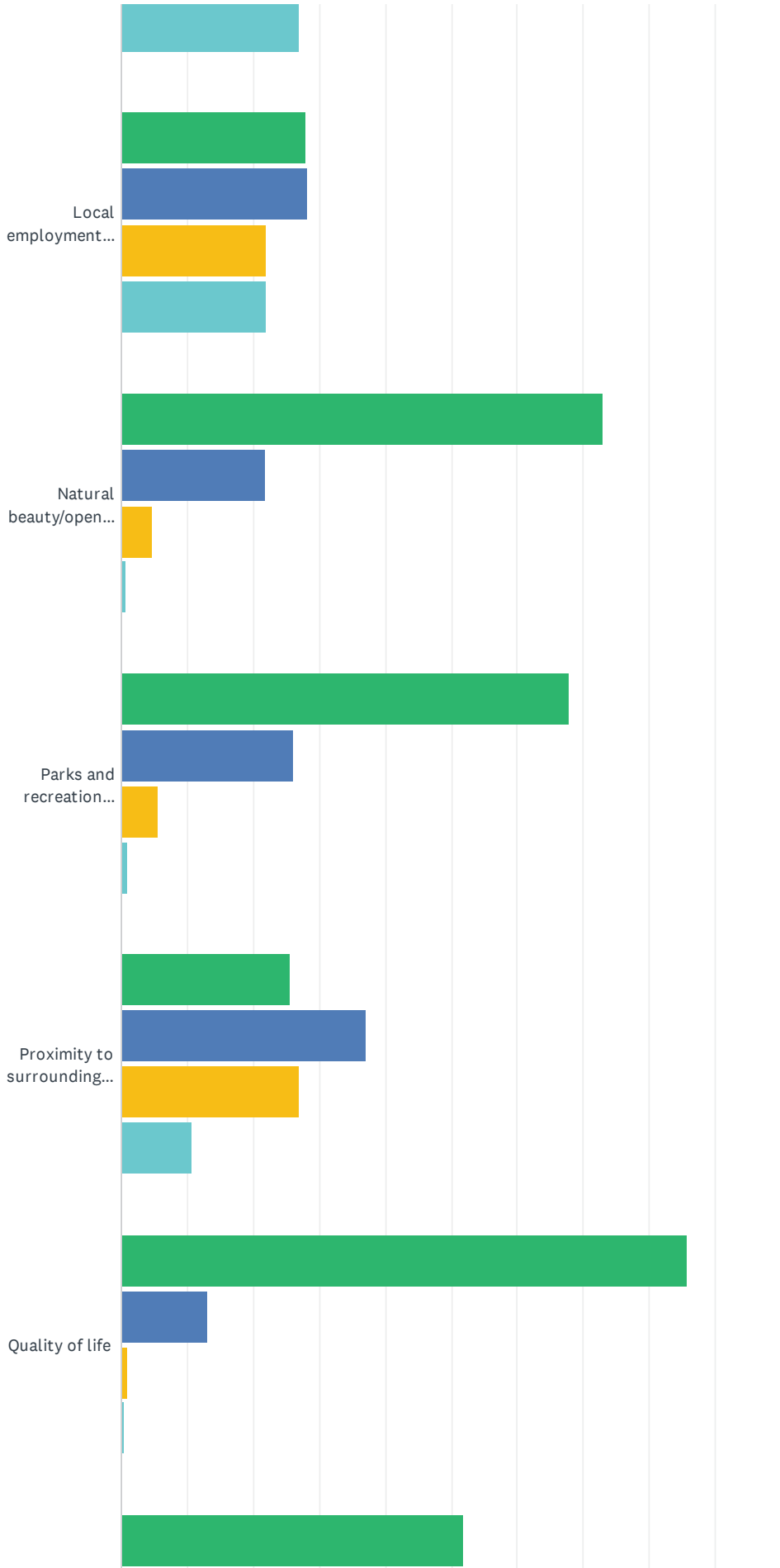
## Q2 As applicable, categorically assign the importance of why you choose to live in the Town of Lloyd:(Check the response that best applies to each individual item in the set below)

Answered: 413 Skipped: 8



# Vision Lloyd Community Survey

Preliminary Results - As of February 16, 2023 (Survey Data will be Updated for Final Vision Report)





# Vision Lloyd Community Survey

Preliminary Results - As of February 16, 2023 (Survey Data will be Updated for Final Vision Report)

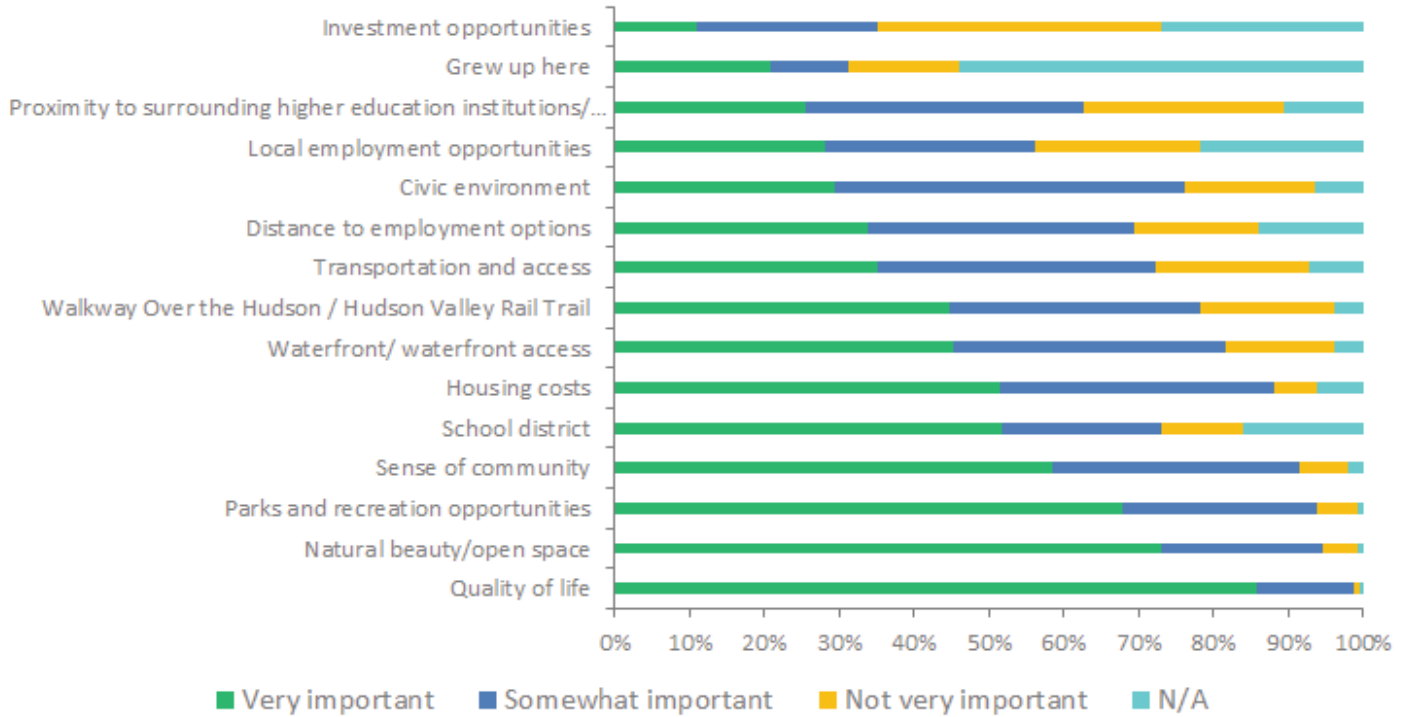


**Vision Lloyd Community Survey**  
Preliminary Results - As of February 16, 2023 (Survey Data will be Updated for Final Vision Report)

	<b>VERY IMPORTANT</b>	<b>SOMEWHAT IMPORTANT</b>	<b>NOT VERY IMPORTANT</b>	<b>N/A</b>	<b>TOTAL</b>	<b>WEIGHTED AVERAGE</b>
Civic environment	29.34% 115	46.94% 184	17.35% 68	6.38% 25	392	2.44
Distance to employment options	33.92% 135	35.43% 141	16.58% 66	14.07% 56	398	2.60
Grew up here	20.75% 83	10.50% 42	14.75% 59	54.00% 216	400	2.58
Housing costs	51.52% 204	36.62% 145	5.81% 23	6.06% 24	396	3.03
Investment opportunities	11.03% 43	24.10% 94	37.95% 148	26.92% 105	390	1.78
Local employment opportunities	27.99% 110	28.24% 111	21.88% 86	21.88% 86	393	2.44
Natural beauty/open space	72.91% 296	21.67% 88	4.68% 19	0.74% 3	406	3.42
Parks and recreation opportunities	67.83% 272	25.94% 104	5.49% 22	0.75% 3	401	3.31
Proximity to surrounding higher education institutions/ colleges	25.51% 101	37.12% 147	26.77% 106	10.61% 42	396	2.27
Quality of life	85.79% 344	12.97% 52	0.75% 3	0.50% 2	401	3.72
School district	51.73% 209	21.29% 86	10.89% 44	16.09% 65	404	3.10
Sense of community	58.60% 235	32.92% 132	6.48% 26	2.00% 8	401	3.13
Transportation and access	35.18% 140	37.19% 148	20.35% 81	7.29% 29	398	2.54
Walkway Over the Hudson / Hudson Valley Rail Trail	44.75% 179	33.50% 134	18.00% 72	3.75% 15	400	2.74
Waterfront/ waterfront access	45.36% 181	36.34% 145	14.54% 58	3.76% 15	399	2.79

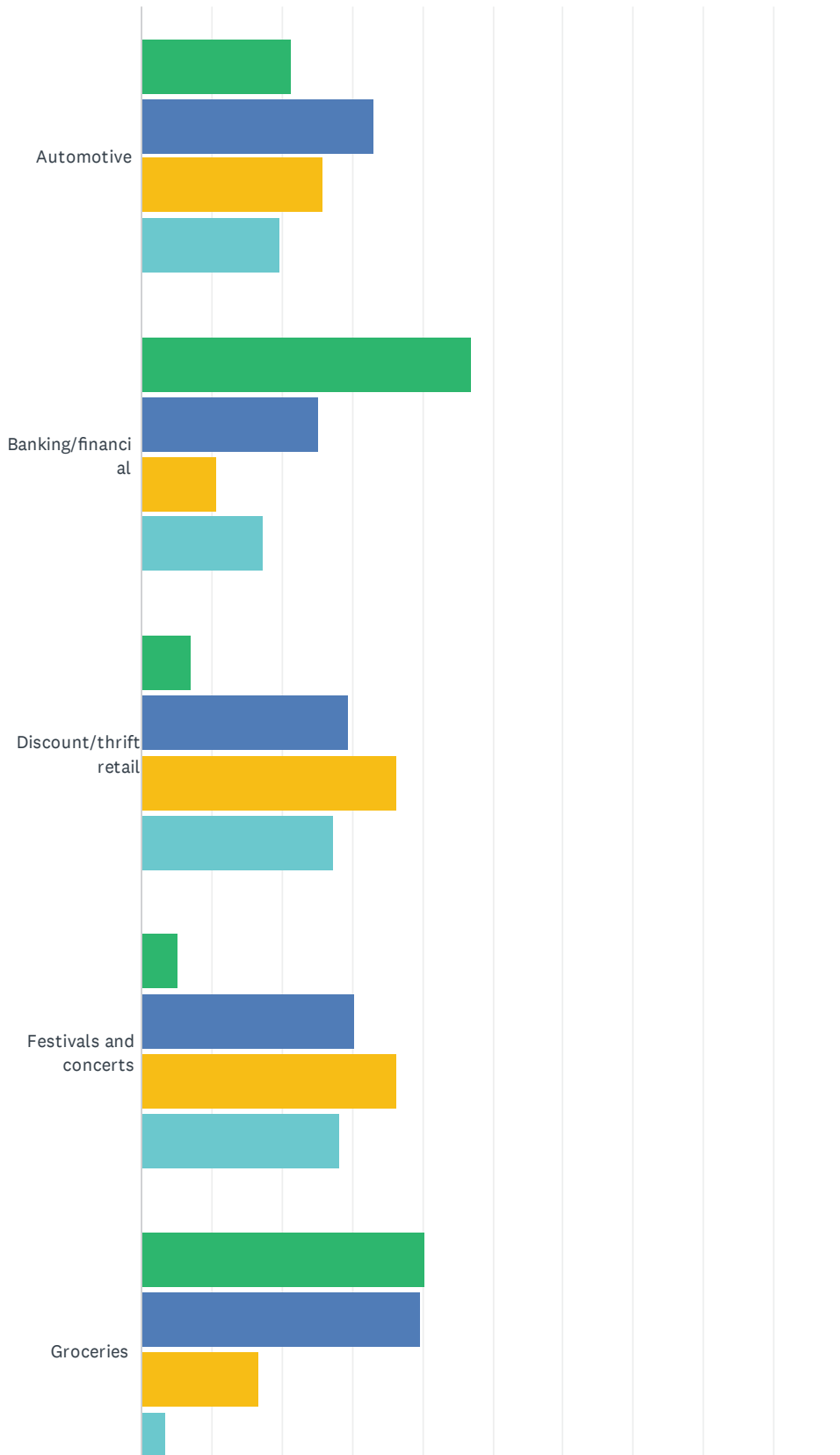
Q2 As applicable, categorically assign the importance of why you choose to live in the Town of Lloyd:(Check the response that best applies to each individual item in the set below)

Answered: 413 Skipped: 8



### Q3 What portion of your shopping/personal service needs/entertainment takes place in the Town of Lloyd?

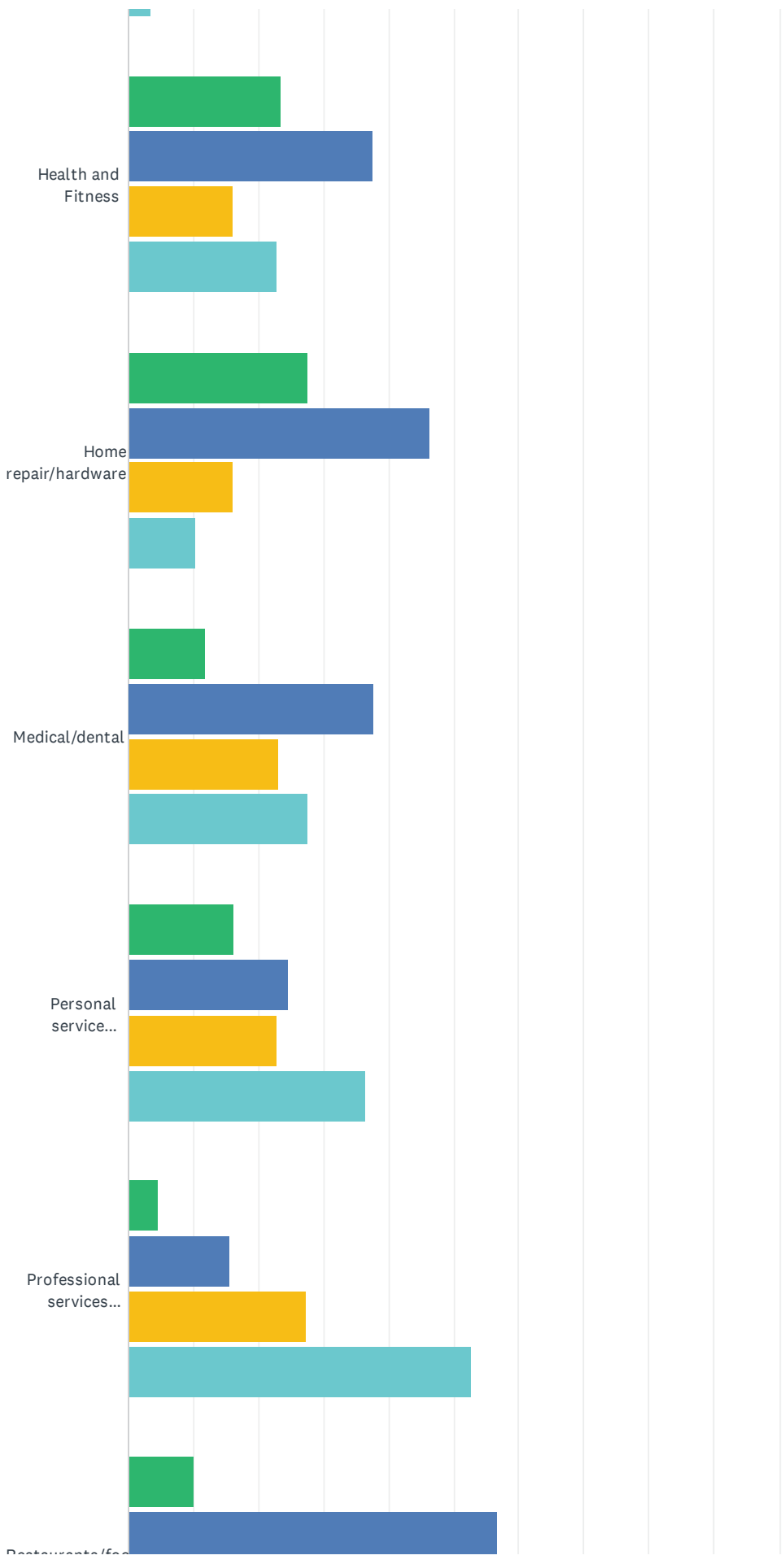
Answered: 412 Skipped: 9





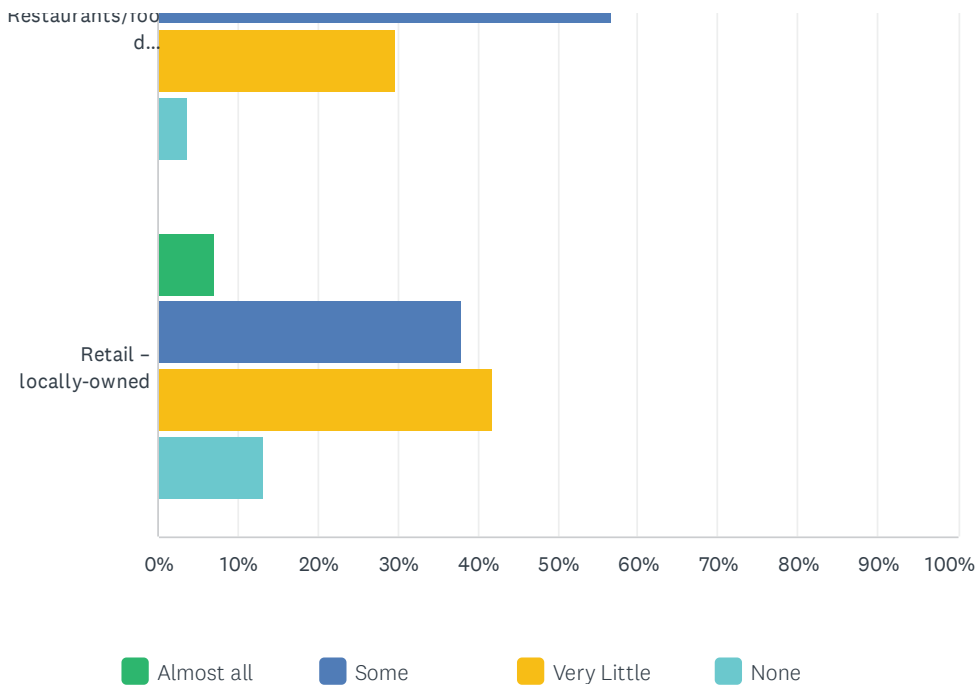
# Vision Lloyd Community Survey

Preliminary Results - As of February 16, 2023 (Survey Data will be Updated for Final Vision Report)



## Vision Lloyd Community Survey

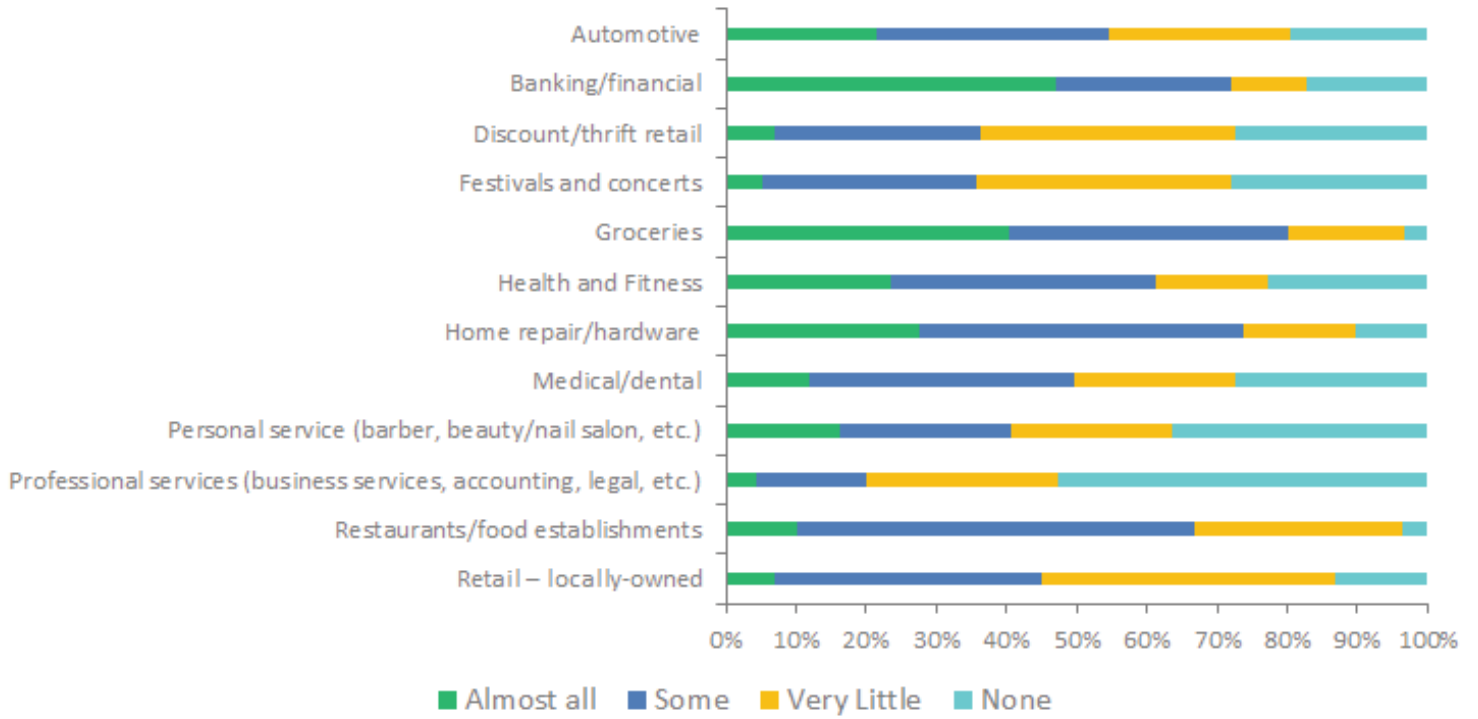
Preliminary Results - As of February 16, 2023 (Survey Data will be Updated for Final Vision Report)



	ALMOST ALL	SOME	VERY LITTLE	NONE	TOTAL	WEIGHTED AVERAGE
Automotive	21.39% 86	33.08% 133	25.87% 104	19.65% 79	402	1.00
Banking/financial	46.96% 193	25.06% 103	10.71% 44	17.27% 71	411	1.00
Discount/thrift retail	6.97% 28	29.35% 118	36.32% 146	27.36% 110	402	1.00
Festivals and concerts	5.22% 21	30.35% 122	36.32% 146	28.11% 113	402	1.00
Groceries	40.39% 166	39.66% 163	16.55% 68	3.41% 14	411	1.00
Health and Fitness	23.51% 95	37.62% 152	16.09% 65	22.77% 92	404	1.00
Home repair/hardware	27.48% 111	46.29% 187	16.09% 65	10.15% 41	404	1.00
Medical/dental	11.76% 48	37.75% 154	23.04% 94	27.45% 112	408	1.00
Personal service (barber, beauty/nail salon, etc.)	16.30% 66	24.44% 99	22.72% 92	36.54% 148	405	1.00
Professional services (business services, accounting, legal, etc.)	4.46% 18	15.59% 63	27.23% 110	52.72% 213	404	1.00
Restaurants/food establishments	10.05% 41	56.62% 231	29.66% 121	3.68% 15	408	1.00
Retail – locally-owned	6.97% 28	38.06% 153	41.79% 168	13.18% 53	402	1.00

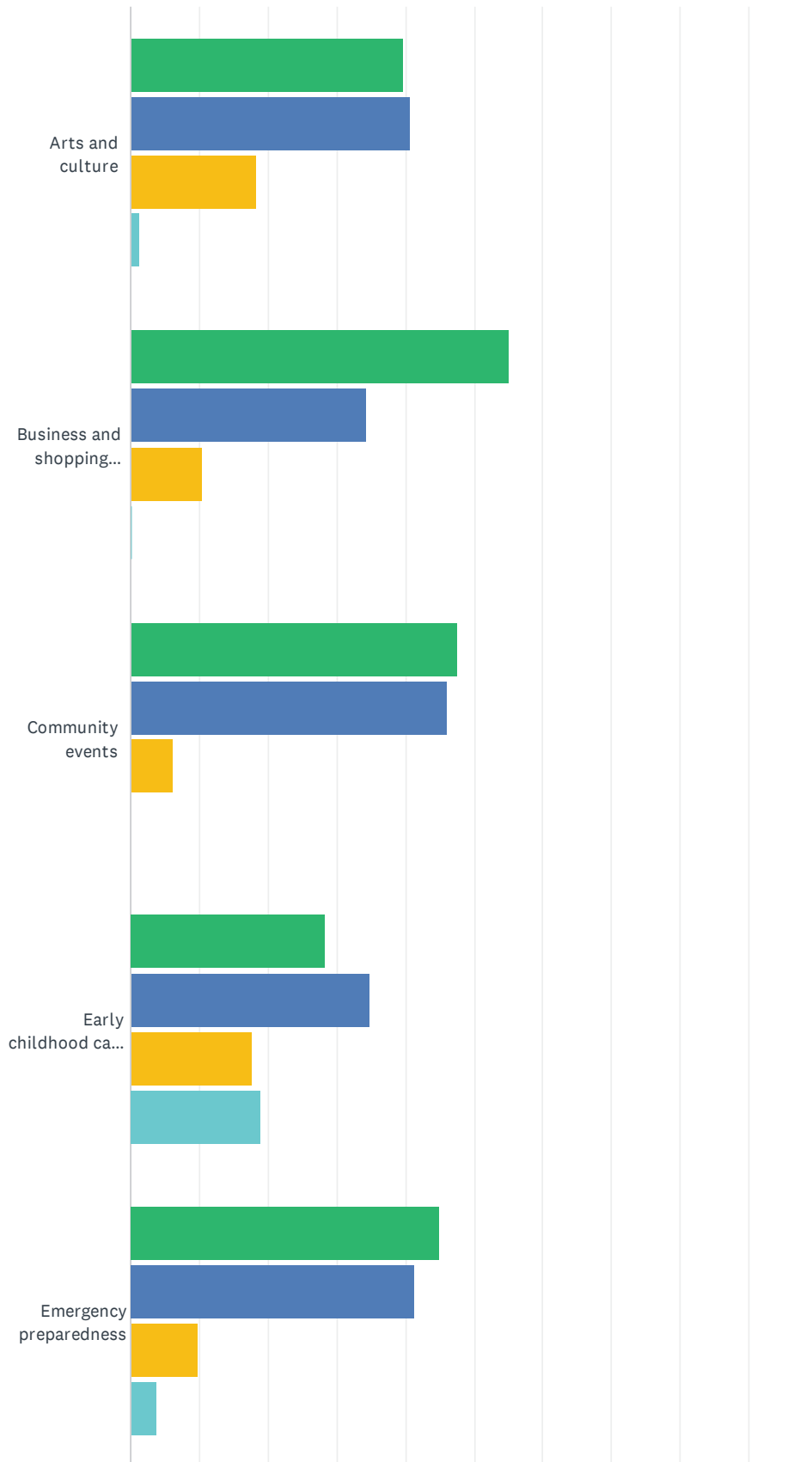
### Q3 What portion of your shopping/personal service needs/entertainment takes place in the Town of Lloyd?

Answered: 412 Skipped: 9



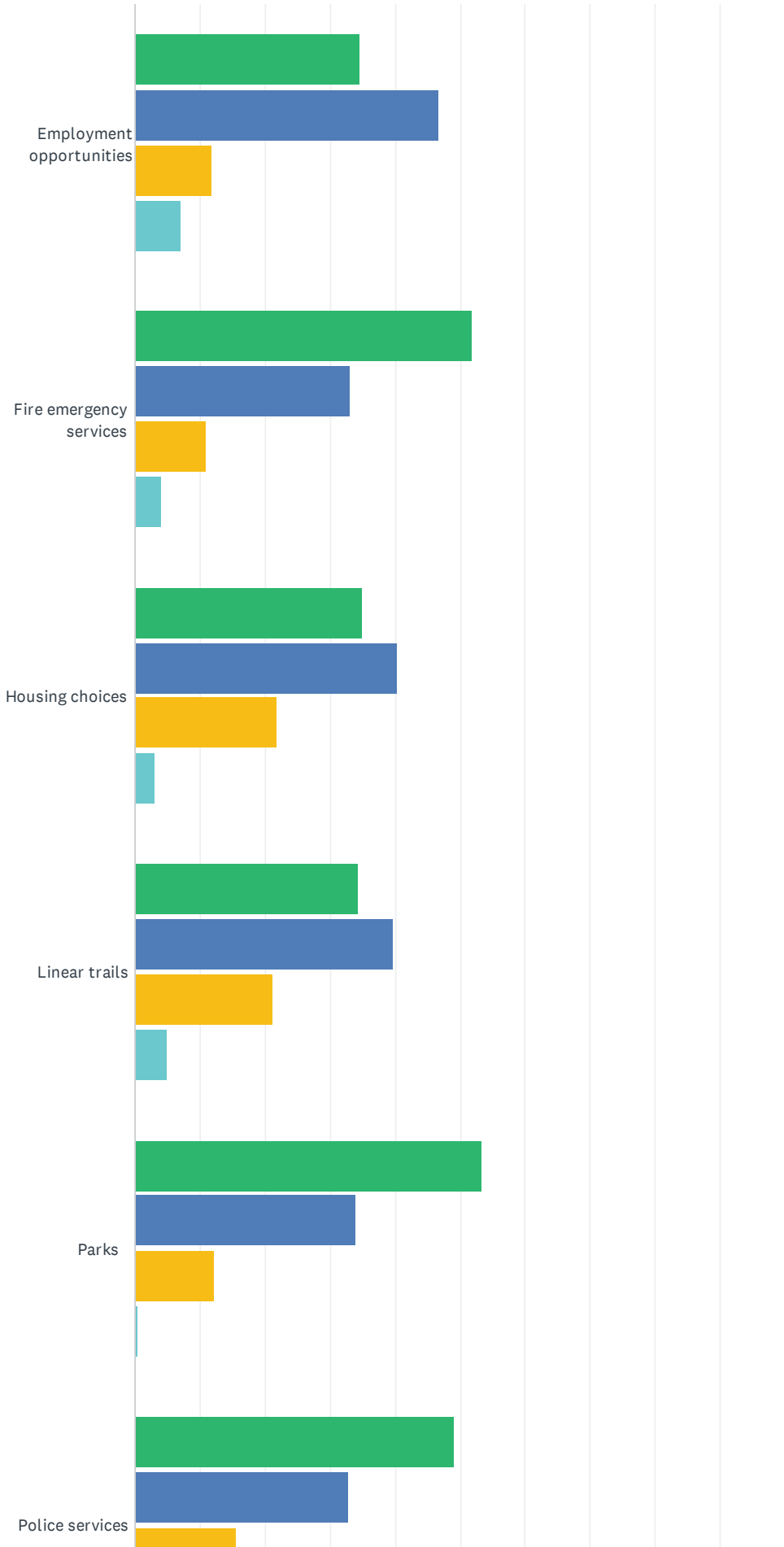
## Q4 Would you describe the Town of Lloyd is in need of more:

Answered: 413 Skipped: 8



# Vision Lloyd Community Survey

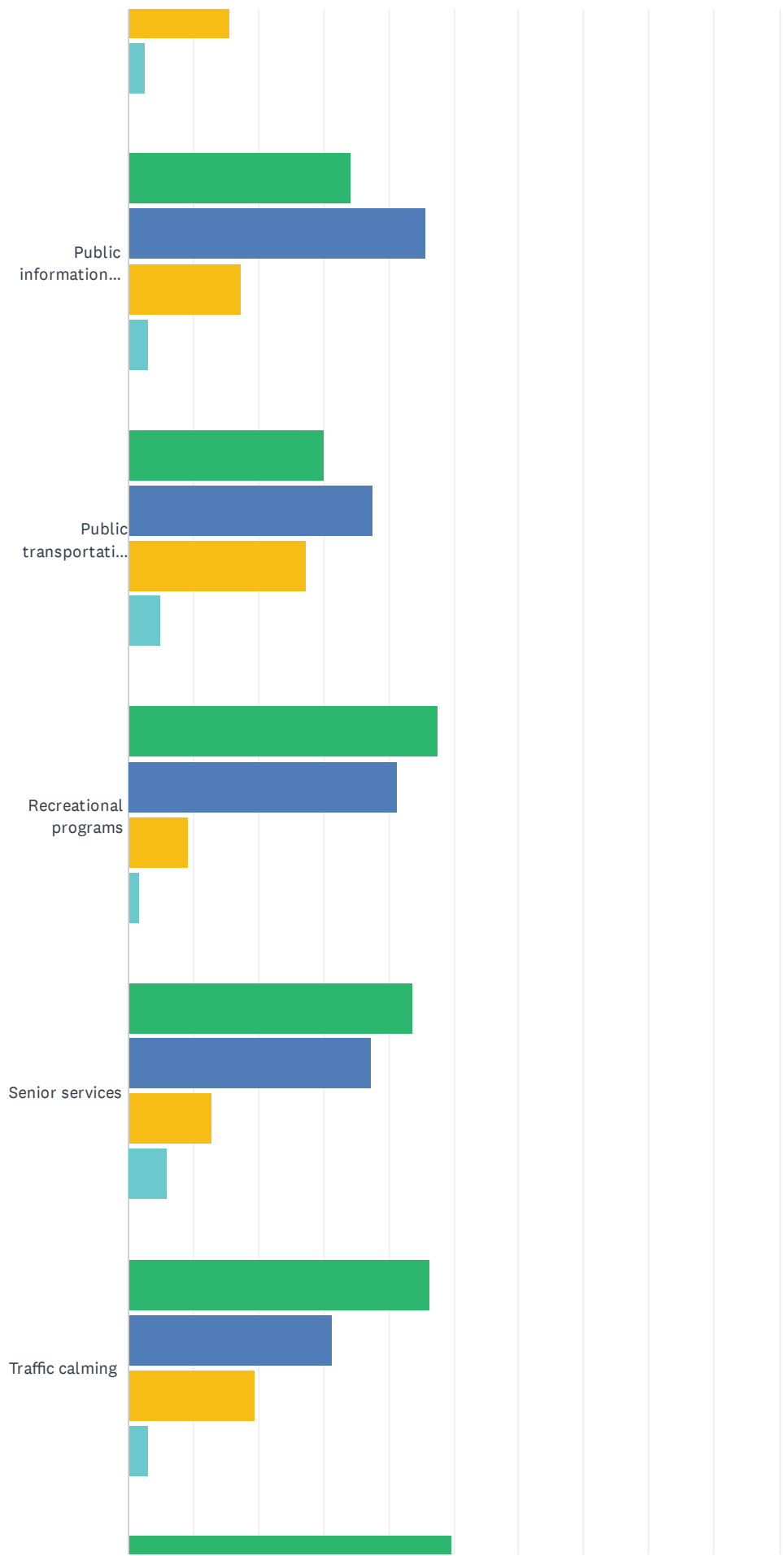
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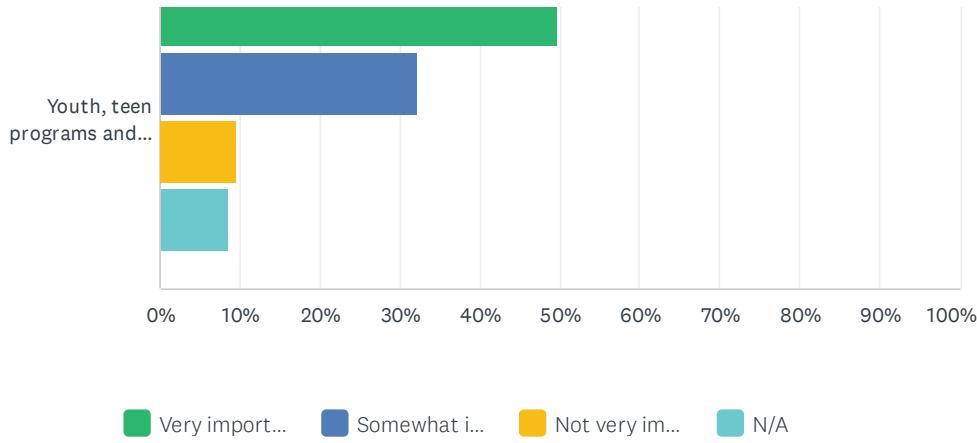


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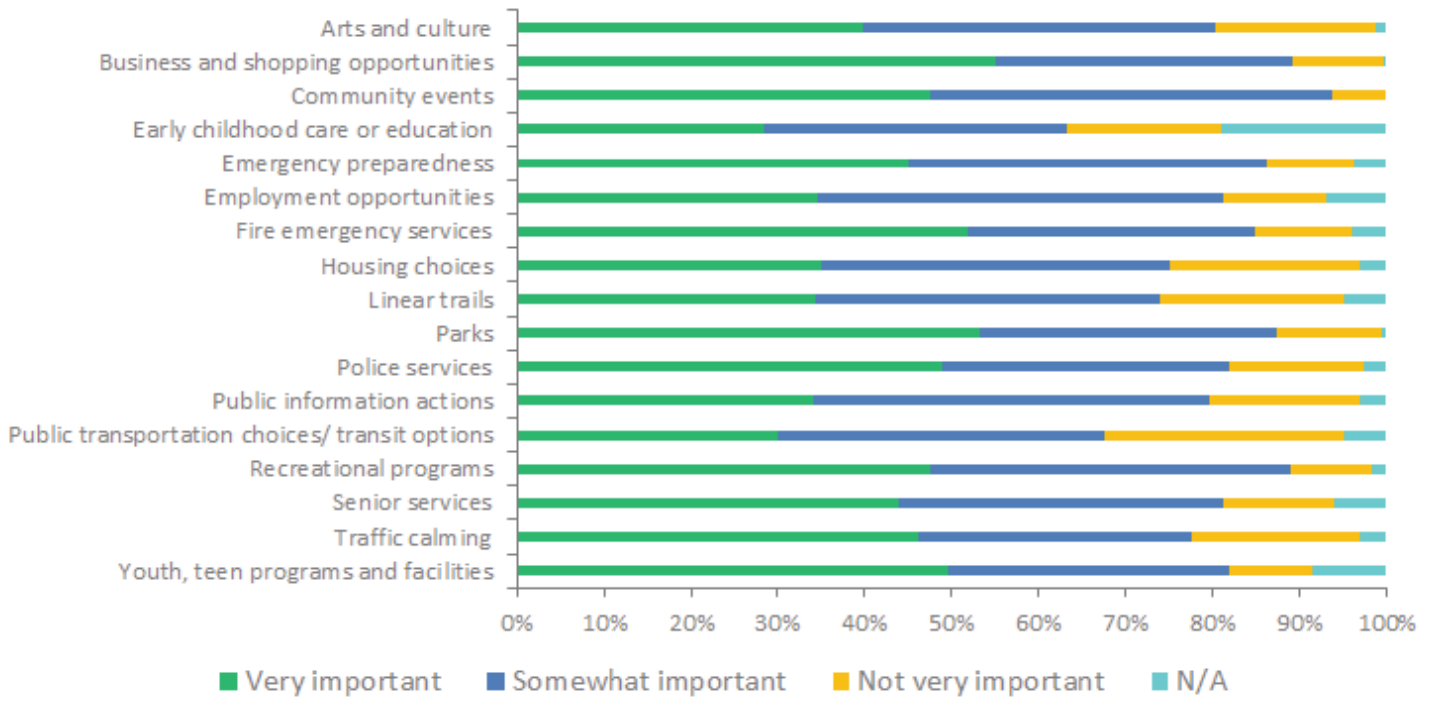
Vision Lloyd Community Survey  
Preliminary Results - As of February 16, 2023 (Survey Data will be Updated for Final Vision Report)



	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT VERY IMPORTANT	N/A	TOTAL	WEIGHTED AVERAGE
Arts and culture	39.70% 160	40.69% 164	18.36% 74	1.24% 5	403	1.22
Business and shopping opportunities	55.00% 220	34.25% 137	10.50% 42	0.25% 1	400	1.45
Community events	47.63% 191	46.13% 185	6.23% 25	0.00% 0	401	1.41
Early childhood care or education	28.43% 112	34.77% 137	17.77% 70	19.04% 75	394	1.13
Emergency preparedness	45.06% 178	41.27% 163	9.87% 39	3.80% 15	395	1.37
Employment opportunities	34.59% 138	46.62% 186	11.78% 47	7.02% 28	399	1.25
Fire emergency services	51.91% 204	33.08% 130	10.94% 43	4.07% 16	393	1.43
Housing choices	34.94% 138	40.25% 159	21.77% 86	3.04% 12	395	1.14
Linear trails	34.35% 135	39.69% 156	21.12% 83	4.83% 19	393	1.14
Parks	53.35% 215	34.00% 137	12.16% 49	0.50% 2	403	1.41
Police services	48.99% 194	32.83% 130	15.66% 62	2.53% 10	396	1.34
Public information actions	34.01% 134	45.69% 180	17.26% 68	3.05% 12	394	1.17
Public transportation choices/ transit options	30.10% 121	37.56% 151	27.36% 110	4.98% 20	402	1.03
Recreational programs	47.62% 190	41.35% 165	9.27% 37	1.75% 7	399	1.39
Senior services	43.81% 177	37.38% 151	12.87% 52	5.94% 24	404	1.33
Traffic calming	46.23% 184	31.41% 125	19.35% 77	3.02% 12	398	1.28
Youth, teen programs and facilities	49.63% 200	32.26% 130	9.68% 39	8.44% 34	403	1.44

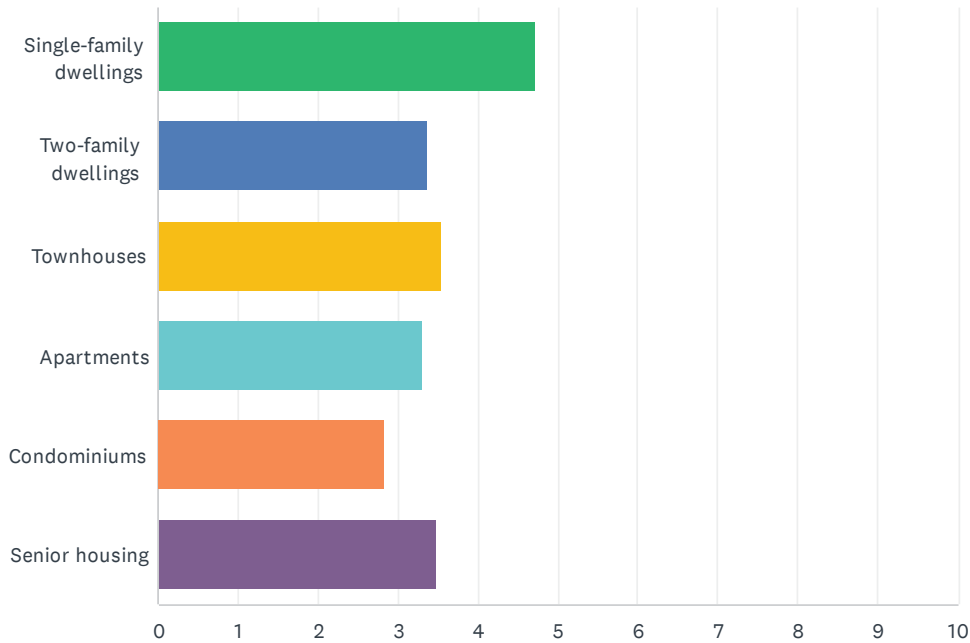
## Q4 Would you describe the Town of Lloyd is in need of more:

Answered: 413 Skipped: 8



## Q5 Housing: Please rank in order of priority the need for the following housing types in the Town of Lloyd:

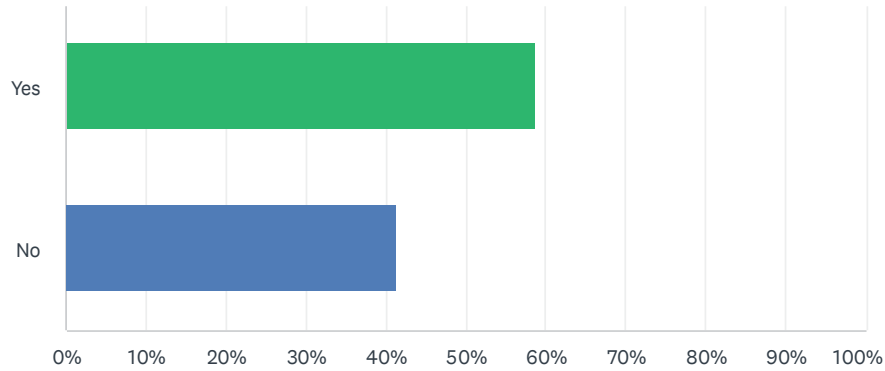
Answered: 398 Skipped: 23



	1	2	3	4	5	6	TOTAL	SCORE
Single-family dwellings	54.38% 205	15.38% 58	7.43% 28	5.57% 21	5.57% 21	11.67% 44	377	4.72
Two-family dwellings	3.85% 14	29.95% 109	17.58% 64	14.84% 54	15.66% 57	18.13% 66	364	3.37
Townhouses	5.80% 21	16.57% 60	31.49% 114	24.03% 87	16.30% 59	5.80% 21	362	3.54
Apartments	14.56% 54	12.13% 45	15.63% 58	22.10% 82	18.06% 67	17.52% 65	371	3.30
Condominiums	2.73% 10	12.84% 47	16.39% 60	20.77% 76	27.32% 100	19.95% 73	366	2.83
Senior housing	22.80% 88	14.77% 57	12.69% 49	11.14% 43	13.99% 54	24.61% 95	386	3.47

## Q6 Would you support for the allowance of Accessory Dwelling Unit's (ADU) to be permitted as part of or alongside single-family residential dwellings?

Answered: 403 Skipped: 18



ANSWER CHOICES	RESPONSES
Yes	58.56% 236
No	41.44% 167
TOTAL	403



## Q7 If no, what are your concerns with these types of dwellings?

Answered: 97 Skipped: 324

#	RESPONSES	DATE
1	Possible density issues, septic, well etc.	2/15/2023 4:34 PM
2	Lack of control and/or use	2/12/2023 12:07 PM
3	This is showing as the first question in this survey ....	2/10/2023 1:14 PM
4	Drives the cost of housing . Drives taxes up	2/7/2023 9:34 AM
5	Need to make sure it's within code and not a safety issue cramming ADUs in single firmly dwellings.	2/6/2023 2:45 PM
6	lack of infrastructure, obsolete	2/6/2023 1:52 PM
7	Socio-economics	2/6/2023 12:01 PM
8	no auxiliary dwellings	2/5/2023 3:43 PM
9	potential for low income housing within neighborhoods	1/31/2023 7:56 PM
10	I don't know what they are.	1/31/2023 10:17 AM
11	Highland is already too congested. We don't need more housing.	1/30/2023 7:24 PM
12	eye sore	1/30/2023 1:28 PM
13	Dont know what they are, so actually don't support or object	1/30/2023 12:37 PM
14	Routine ambulance/ambulette services, neglected property maintenance.	1/29/2023 1:21 PM
15	Don't know what they are.	1/28/2023 11:06 AM
16	Safety	1/28/2023 8:59 AM
17	Brings down the value of single family neighborhoods	1/27/2023 6:23 PM
18	Just don't like it	1/27/2023 8:56 AM
19	Adds to traffic and difficult to regulate. Public health issues related to the impact on sewer and water.	1/26/2023 1:02 PM
20	Unregulated so leading to a strain on utilities and crowding	1/26/2023 12:42 PM
21	N/a	1/26/2023 7:40 AM
22	In the past, short-term and rental tenants, we have found to have less respect for the community and their property.	1/25/2023 8:53 PM
23	Already too many families crammed into small homes. I would support on large parcels, like 5 acres.	1/25/2023 8:42 PM
24	More people not paying taxes on the same piece of land.	1/25/2023 8:14 PM
25	Different types of people come and go. They don't have ties to the community.	1/25/2023 5:16 PM
26	Not kept up	1/25/2023 4:02 PM
27	They are disruptive to single family communities.	1/25/2023 2:53 PM
28	Over crowding our schools and community	1/25/2023 11:09 AM
29	KEEP OUR LAND AND FARMS AS IS	1/25/2023 9:25 AM
30	No, adequate information	1/25/2023 7:38 AM

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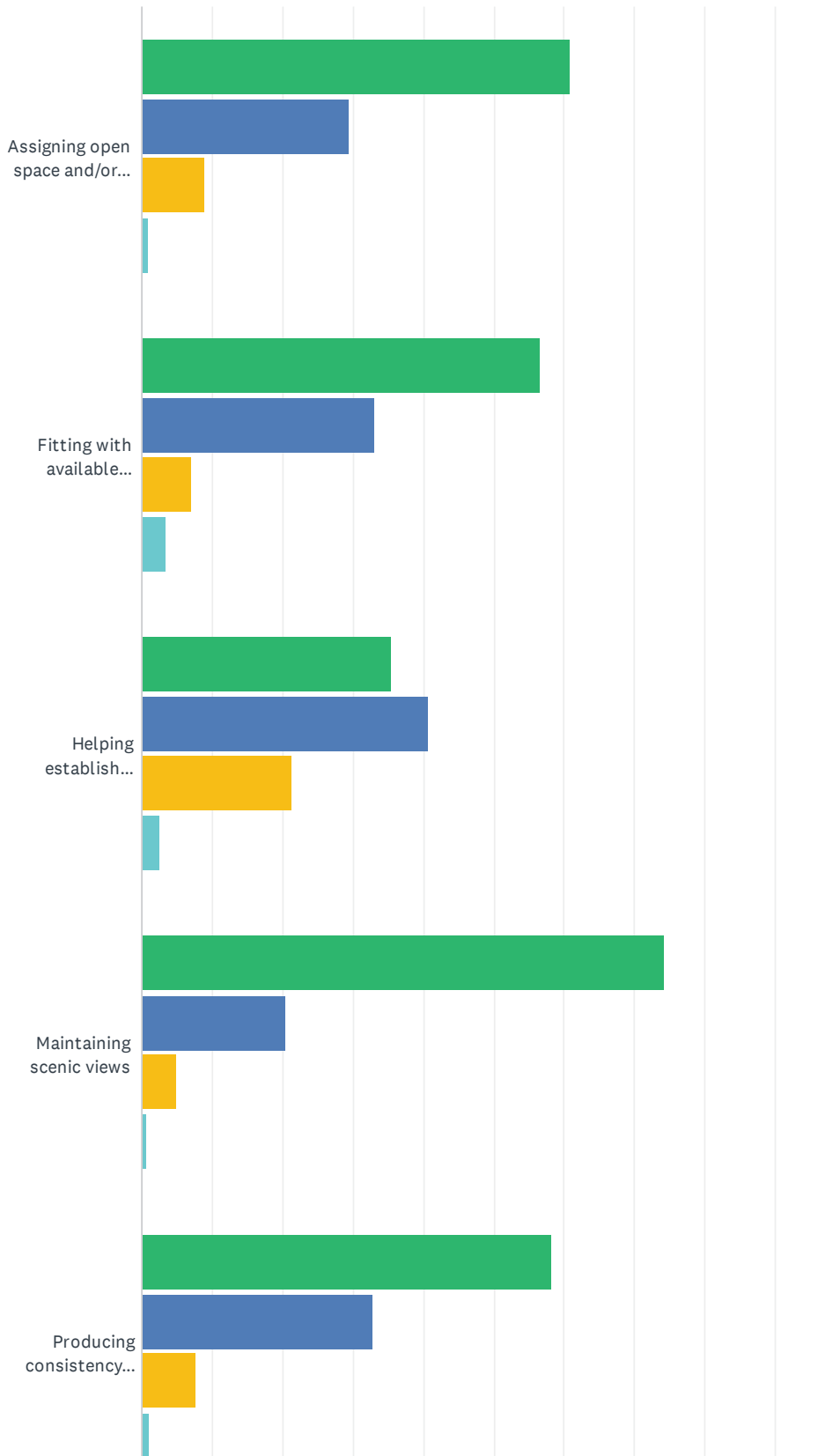
31	Eye sores, crowding of green space, rif raf looking	1/24/2023 8:49 PM
32	N/a	1/24/2023 7:14 PM
33	Safety	1/24/2023 7:02 PM
34	My taxes are to high to be living that close to my dwelling	1/24/2023 6:43 PM
35	Don't know what they are	1/24/2023 6:32 PM
36	They need to carefully considered for the neighborhood and environment.	1/24/2023 6:16 PM
37	Overcrowding and overwhelming the infrastructure	1/24/2023 6:09 PM
38	Inconsistency in the types of ADU's regulated	1/24/2023 5:58 PM
39	It cheapens appearances	1/24/2023 2:42 PM
40	Ghetto	1/24/2023 2:14 PM
41	I don't know what they are	1/24/2023 12:37 PM
42	Noisy or inconsiderate residents residing in greater numbers alongside local properties.	1/24/2023 11:19 AM
43	Low income bringing property down	1/24/2023 10:26 AM
44	Too many people. Not enough security, services, school space. Too much traffic!	1/24/2023 8:57 AM
45	Will they be used for rentals? How are they regulated? There should be at least 3-5 acres of land to add dwellings	1/23/2023 8:02 PM
46	Over crowding, ADU's on less than 3 acres will make this area look like Long Island	1/23/2023 7:42 PM
47	My concern is that our CURRENT BUILDING DEPT does NOT enforce code; and this would be RIPE for fraud	1/23/2023 5:47 PM
48	Type of clientele and care of property	1/23/2023 5:06 PM
49	lack of oversight	1/23/2023 5:01 PM
50	?? ?	1/23/2023 3:32 PM
51	Noise, crowding	1/23/2023 1:05 PM
52	Types of renters	1/23/2023 12:34 PM
53	Crowding eventually results in more cars, more garbage, more dumpsters, more noise, less care of the property. The sites were not designed for this additional density.	1/23/2023 9:51 AM
54	Over crowding the town and schools	1/22/2023 11:33 PM
55	I think there is more to understand before saying yes or no to these types of dwellings	1/22/2023 9:19 AM
56	Poor upkeep and monitoring of safety	1/21/2023 7:31 PM
57	unsure of resident quality	1/20/2023 2:23 PM
58	Need more info	1/20/2023 9:21 AM
59	Brings in more low income residents. Sorry!	1/20/2023 9:20 AM
60	Ridiculous we are not California	1/20/2023 9:17 AM
61	To many people in one area cause for safety, garbage and traffic issues	1/20/2023 6:17 AM
62	N	1/19/2023 11:53 PM
63	Not sure	1/19/2023 11:51 PM
64	I do not know what they are.	1/19/2023 11:15 PM
65	Only if it is for family members	1/19/2023 7:04 PM
66	depends on the zone they're allowed in; if serviced with municipal w/s	1/19/2023 5:03 PM
67	This town is starting to look like crap with all the new developments!	1/19/2023 4:12 PM

Vision Lloyd Community Survey  
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68	loss of quality of life and property values	1/19/2023 4:00 PM
69	Eye sores.	1/19/2023 12:13 PM
70	To many people moving from NYC	1/19/2023 8:39 AM
71	Too dense for many areas of town.	1/19/2023 8:28 AM
72	Concerned they would be used for short term vacation rentals	1/18/2023 8:13 PM
73	Would not like them near single family dwellings.	1/18/2023 7:37 PM
74	change in neighborhood structure	1/18/2023 4:37 PM
75	No clue what that acroynm means and survey wont let me go back and change answer	1/18/2023 3:27 PM
76	Don't know what it is	1/18/2023 2:58 PM
77	Overpopulation	1/17/2023 10:58 PM
78	Not necessarily concerned with the units persé, but more so to whom they are available, and why, and if that access gets abused.	1/17/2023 1:00 PM
79	I don't trust the Town of Lloyd planning board to use these appropriately	1/15/2023 9:49 PM
80	Honestly I don't know what those are	1/14/2023 9:30 PM
81	Over crowded	1/14/2023 2:01 PM
82	Not needed	1/14/2023 12:28 PM
83	Need more information / not sure what it is	1/14/2023 10:52 AM
84	You provide no information on regulations or extent.	1/14/2023 8:23 AM
85	Certainly, not being used as intended!	1/14/2023 8:07 AM
86	Need more information of this type of dwelling	1/13/2023 8:40 PM
87	I believe there's enough open space in the town that you won't be impacting peoples property value by putting up these multi unit right on top of single-family houses	1/13/2023 7:53 PM
88	Parking	1/13/2023 7:28 PM
89	Population of town and associated problems like traffic already too high	1/13/2023 7:20 PM
90	Na	1/13/2023 5:27 PM
91	the placement and distance from immediate neighbor.	1/13/2023 4:14 PM
92	Influx of people living in an area	1/13/2023 4:05 PM
93	Na	1/13/2023 3:31 PM
94	I'm concerned about value noise	1/13/2023 3:24 PM
95	not as quiet as single family	1/13/2023 1:59 PM
96	I have no idea what it is. But if it's affordable housing, they will bring crime and drugs. No thanks.	1/13/2023 1:48 PM
97	Section 8, Property Maintenance, Traffic	1/13/2023 12:29 PM

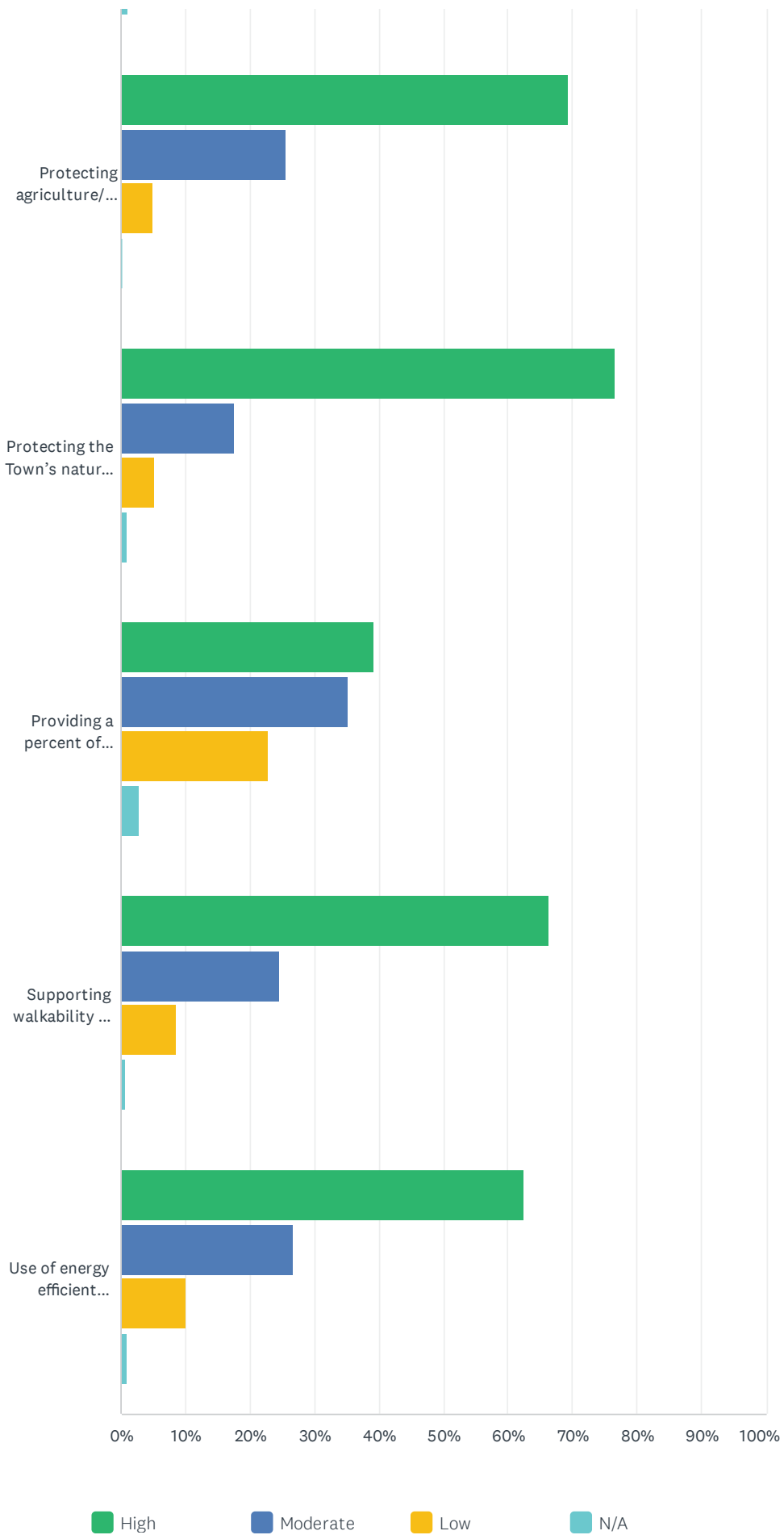
## Q8 Would you prefer to see development in the Town conditioned upon the following?

Answered: 354 Skipped: 67



# Vision Lloyd Community Survey

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High Moderate Low N/A

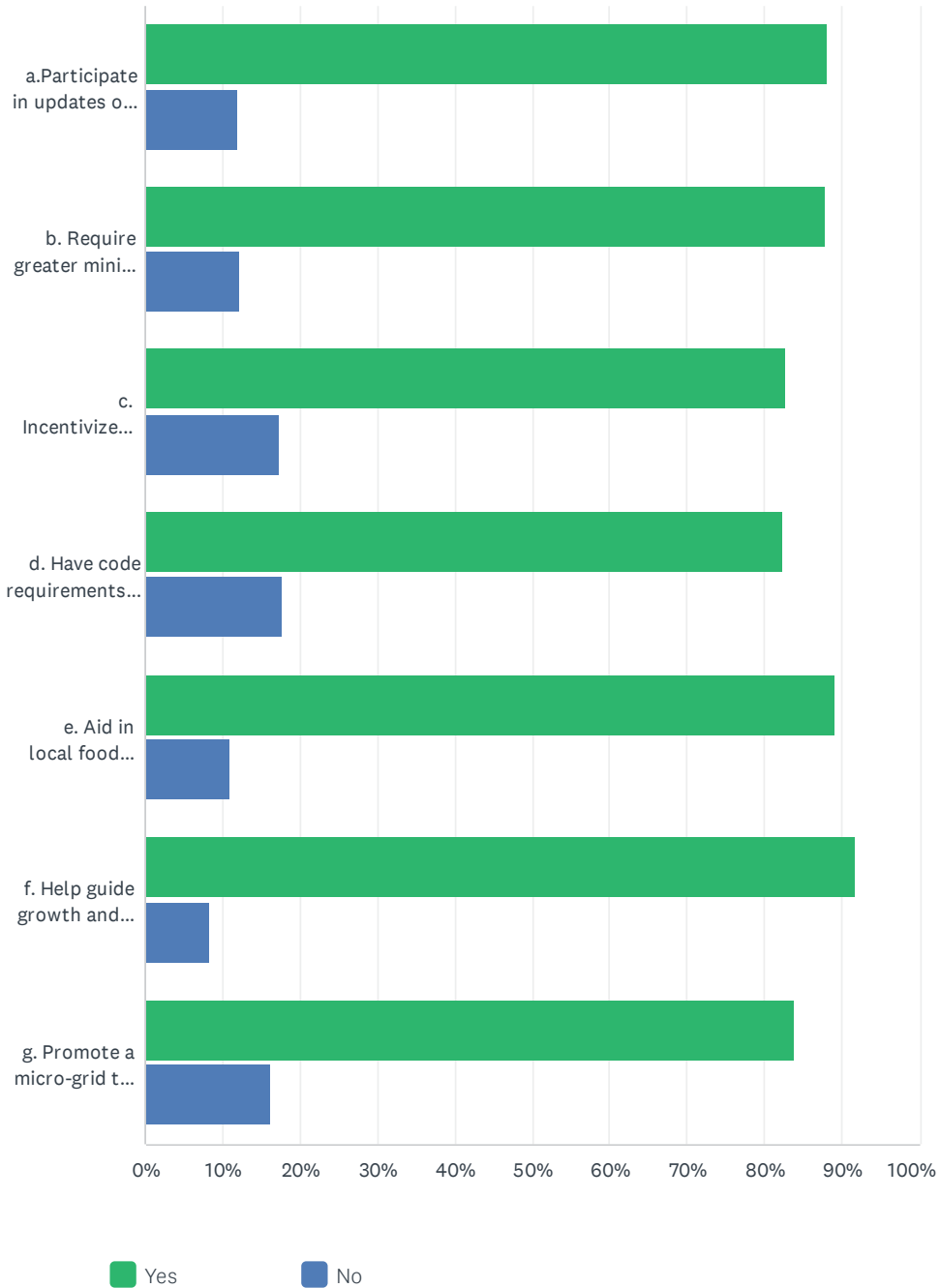


**Vision Lloyd Community Survey**  
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	HIGH	MODERATE	LOW	N/A	TOTAL	WEIGHTED AVERAGE
Assigning open space and/or recreation space as part of development	60.74% 212	29.51% 103	8.88% 31	0.86% 3	349	3.43
Fitting with available infrastructure like water or sewer service	56.41% 198	33.05% 116	7.12% 25	3.42% 12	351	3.44
Helping establish vibrant commercial nodes	35.45% 123	40.63% 141	21.33% 74	2.59% 9	347	2.93
Maintaining scenic views	74.22% 262	20.40% 72	4.82% 17	0.57% 2	353	3.65
Producing consistency with character of surrounding area	58.29% 204	32.86% 115	7.71% 27	1.14% 4	350	3.43
Protecting agriculture/ agricultural resources	69.32% 244	25.57% 90	4.83% 17	0.28% 1	352	3.60
Protecting the Town's natural features	76.64% 269	17.38% 61	5.13% 18	0.85% 3	351	3.67
Providing a percent of housing set aside for middle- and lower-income households, or available to volunteers like firefighters	39.14% 137	35.14% 123	22.86% 80	2.86% 10	350	2.93
Supporting walkability – providing sidewalks and trail connections	66.38% 235	24.58% 87	8.47% 30	0.56% 2	354	3.50
Use of energy efficient technology	62.50% 220	26.70% 94	9.94% 35	0.85% 3	352	3.43

### Q9 Climate Change / Resiliency - Since 2013, two major hurricanes have caused extensive flooding, and a third resulted in significant storm surge. As we consider climate change and resiliency, should the Town:

Answered: 351 Skipped: 70



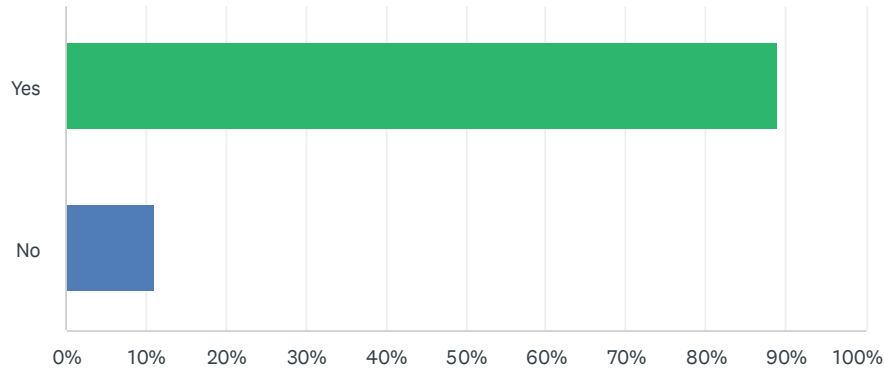
## Vision Lloyd Community Survey

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	YES	NO	TOTAL	WEIGHTED AVERAGE
a. Participate in updates of the Ulster County Multi-Jurisdictional hazard Mitigation Plan as a way	88.02% 294	11.98% 40	334	0.88
b. Require greater minimum green infrastructure requirements in development, covering techniques like enhanced landscaping and tree planting, or onsite stormwater management?	87.86% 304	12.14% 42	346	0.88
c. Incentivize high-performance buildings/ energy efficient buildings?	82.66% 286	17.34% 60	346	0.83
d. Have code requirements that provide enhanced protection and reduce the potential for harmful effects to buildings from heavy rains and/or flooding, such as by requiring higher first floor elevations, or greater setbacks from streams?	82.27% 283	17.73% 61	344	0.82
e. Aid in local food systems planning, through support for agriculture and agricultural economic development or by pursuing an Agricultural and Farmland Protection Plan?	89.21% 306	10.79% 37	343	0.89
f. Help guide growth and conservation with an Open Space & Recreation Plan?	91.59% 316	8.41% 29	345	0.92
g. Promote a micro-grid that can provide and distribute power despite a regional outage?	83.73% 283	16.27% 55	338	0.84

## Q10 Solar : Would you support a community solar project being developed on the former Town landfill provided it is organized so that it will not disrupt the landfill cap?

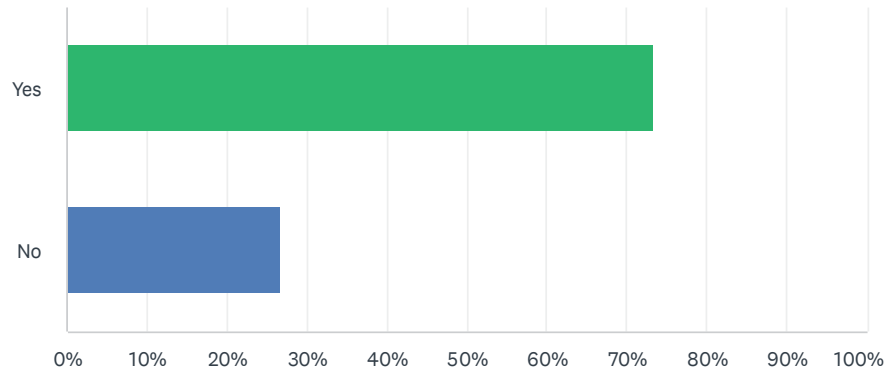
Answered: 340 Skipped: 81



ANSWER CHOICES	RESPONSES	
Yes	88.82%	302
No	11.18%	38
TOTAL		340

### Q11 Solar: May the Town allow large-scale (utility) solar projects to be located in the Town if these are sited outside valuable agricultural areas?

Answered: 346 Skipped: 75



ANSWER CHOICES	RESPONSES	
Yes	73.41%	254
No	26.59%	92
TOTAL		346



## Q12 If no, please identify the reason(s) why the Town should not allow large-scale solar projects

Answered: 88 Skipped: 333

#	RESPONSES	DATE
1	For the amount of area that they take up of valuable land the output of the array is not worth it.	2/15/2023 4:34 PM
2	The town doesn't need to waste money and land that could be otherwise used for helping with the tax burden.	2/15/2023 3:31 PM
3	Waste of open space	2/13/2023 7:56 PM
4	They are unsightly - we need to improve existing infrastructure	2/12/2023 12:07 PM
5	Need more insight into scope and placement and beneficiaries.	2/11/2023 1:57 PM
6	I'm not typically a fan of green field solar projects. Solar needs to be incorporated into our building fabric on roads, houses, shopping centers, schools.... rarely do I feel is solar the best use for a field.... though sometimes that is the case. We need as much solar as we can get, I'd rather see a hotel built with the solar on the roof than just a field of solar though.	2/10/2023 2:11 PM
7	Would need more Information about where they are and the potential impact	2/9/2023 7:01 AM
8	Drivers taxes, Not worth the development costs..	2/7/2023 9:34 AM
9	N/a I think they should	2/3/2023 11:55 AM
10	ugly and intrusive. non american panels and ownership. does the town get cheaper electric rates? no. once they are obsolete what provision is there for returning the land to another use?	1/30/2023 9:30 PM
11	No more clear-cutting. Leave some land undeveloped.	1/30/2023 7:24 PM
12	I would select yes, but I fear based on previously zoned areas these companies will destroy the natural beauty and conservation of our town. Industrial buildings should not reside next to residential as they do all over the town. It diminishes the curb appeal of residential properties, lowers the property value. There by lowering tax resources needed for improvements.	1/29/2023 6:40 PM
13	Solar farms are not resistant to hurricanes, etc. Current solar panel technology is very destructive to the planet, using rare earth minerals and they are not recyclable.	1/29/2023 1:21 PM
14	Sites in town should be reserved for local business	1/29/2023 10:52 AM
15	Dint agree with in town location	1/27/2023 6:23 PM
16	They are an eye sore	1/27/2023 5:46 AM
17	Solar projects should be limited to already cleared land that is unusable for residential or commercial purposes, such as the landfill. Also, lets encourage residential solar projects for homeowners. I dont the town to clear a large scale amount of land that is undisturbed for solar. Also, solar projects, such as the one proposed for the landfill should be accompanied by pollinator gardens.	1/26/2023 2:31 PM
18	Need more info - would these infringe on scenic and rec use of land	1/26/2023 12:42 PM
19	na	1/26/2023 9:05 AM
20	There must be provision for long term Maintenece Town should not be responsible for taking over the project or removing it if it fails	1/25/2023 10:21 PM
21	n/a	1/25/2023 8:53 PM
22	Don't cut down trees to make solar. Maybe only allow on abandoned industrial areas	1/25/2023 8:42 PM
23	Uses up too much of our land, merely for profit.	1/25/2023 8:40 PM

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24	Will this raise taxes?	1/25/2023 8:14 PM
25	Need to improve existing electric grids	1/25/2023 2:53 PM
26	I would want to do more research on the hazards they can pose on air quality or contamination of soil and water	1/25/2023 2:15 PM
27	If they are on existing open spaces I'd be fine with it. Just don't mow down a hundred acres of woods to build solar panels.	1/25/2023 12:55 PM
28	More information required	1/25/2023 7:38 AM
29	Large scale out of sight	1/24/2023 10:20 PM
30	I need more info to make a better informed decision	1/24/2023 10:10 PM
31	Will benefit big biz and not the town	1/24/2023 8:49 PM
32	Na	1/24/2023 8:05 PM
33	Where in the town would these large-scale dollar projects end up being located? Perhaps if it doesn't require clearing green areas, maybe.	1/24/2023 7:25 PM
34	N/a	1/24/2023 7:14 PM
35	Space and safety(especially in town with the Elementary and Middle School residing there).	1/24/2023 7:02 PM
36	I feel the utilities do not have the town's best interest	1/24/2023 6:09 PM
37	They are a waste and will never be able to support electrical demands	1/24/2023 2:42 PM
38	Oh gee cause the sun doesn't shine 24/7 and the physics of battery storage is non existent!! Enough of this woke crap! Oh and who pays for this!! People that actually have jobs unlike the Marxist loons who push this garbage.	1/24/2023 2:14 PM
39	They ruin the beauty, don't provide a lot of power for the scale it takes up. We have a River... use it.	1/24/2023 2:13 PM
40	N/a	1/24/2023 12:45 PM
41	The panels would take up valuable open space. I'd rather see solar projects that provide multiple benefits. For example, solar paneled covered parking, solar paneled buildings, solar paneled walkways & streets.	1/24/2023 11:22 AM
42	Not to be an eyesore from roads or housing	1/24/2023 10:48 AM
43	I will support it after seeing a plan to ensure recreational/agricultural land structure isn't disrupted.	1/24/2023 10:43 AM
44	It's not the government place to be in the electric business. It is not in The Constitution	1/24/2023 10:40 AM
45	Have to consider costs, usage etc before giving an answer	1/24/2023 8:57 AM
46	What would be the benefits to town residents and businesses.	1/23/2023 1:58 PM
47	Unfamiliar with topic. Do not want to answer	1/23/2023 1:40 PM
48	would rather have the trees that are cut down to create them	1/23/2023 9:51 AM
49	Solar is a scam what goes onto making solar equal to foil fuel usage	1/22/2023 11:33 PM
50	N/A	1/22/2023 7:21 PM
51	N/A	1/22/2023 3:39 PM
52	takes away from natural beauty	1/22/2023 10:34 AM
53	NA	1/22/2023 9:27 AM
54	More to understand about exact location decisions	1/22/2023 9:19 AM
55	Ugly	1/21/2023 7:31 PM
56	Large scale projects can be allowed. It just shouldn't be In Town. It'll cause disruption etc.	1/21/2023 1:35 PM

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57	CAUSE MORE POLLUTION AND WOULD BE CONSISANTLY INITIATING NEW PROJECTS TO KEEP UP WITH TECHNOLOGY.	1/20/2023 4:12 PM
58	They are ugly and they benefit all those who have not been proactive in installing their own solar panels.	1/20/2023 9:20 AM
59	Solar is not the way to go. No large scale solar it's ugly as well	1/20/2023 9:17 AM
60	Solar still relies on natural resources and does not provide the necessary power for the cost it takes to set it up and maintain it.	1/20/2023 6:17 AM
61	Too expensive at this time with minimal returns	1/19/2023 11:53 PM
62	I'd need to see on a map what this means	1/19/2023 11:15 PM
63	Put it somewhere else	1/19/2023 7:04 PM
64	N/a	1/19/2023 5:10 PM
65	Unless they are completely hidden from public view	1/19/2023 8:53 AM
66	Potential destruction of wildlife habitat	1/18/2023 8:12 PM
67	Environmental impacts of these large scale projects still unknown	1/18/2023 7:37 PM
68	Depends on location and definition of large scale.	1/18/2023 3:27 PM
69	They are horribly ugly	1/16/2023 10:59 PM
70	I'd want to see proposal first	1/16/2023 12:47 PM
71	Why should we give away good land to "projects" that pay only pennies in taxes. WE NEED BUSINESSES AND JOBS not woke b/s	1/15/2023 9:49 PM
72	I feel that they are often ugly and the community that has to look at them aren't consulted and they should be	1/15/2023 8:39 PM
73	No more deforestation/development	1/15/2023 5:54 PM
74	Not yet perfected	1/13/2023 8:32 PM
75	you would have to be a little bit more specific. What are the buffer requirements? I don't believe you can just say yes or no do you need more information?	1/13/2023 7:53 PM
76	Takes up a lot of land that could be used in other ways	1/13/2023 7:50 PM
77	Ugly ,how do you recycle the panels when they reach end of life?	1/13/2023 7:28 PM
78	They are an eye sore and they also reduce habitat for deer and bears. The unchecked development that has already taken place have driven both deer and bears into residential areas creating the problems that come with them. Bears used to be an special occurance in highland. Now you have to pick up your garbage every week or more and chase them out of your yards	1/13/2023 7:20 PM
79	The sun does not produce enough solar energy in the northeast of the country to offset the cost of the installation, nor is it even close to being carbon neutral.	1/13/2023 6:06 PM
80	Solar is BS. Build nuclear instead.	1/13/2023 5:51 PM
81	Ma	1/13/2023 5:27 PM
82	solar arrays take large amounts of land away from the people	1/13/2023 4:16 PM
83	I don't have enough knowledge to voice my opinion on this matter.	1/13/2023 4:14 PM
84	Take away from space that could be used for other things	1/13/2023 4:05 PM
85	N/A	1/13/2023 3:31 PM
86	Not needed. Allow individuals to use solar energy as they desire. Storage issues.	1/13/2023 3:30 PM
87	There's much to be discussed on this topic such as the level of energy this will produce and cost	1/13/2023 3:24 PM

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88

Would need more information

1/13/2023 12:29 PM

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## Q13 If yes, where should they be sited /not be sited?

Answered: 164 Skipped: 257

#	RESPONSES	DATE
1	Agricultural sites	2/12/2023 12:33 PM
2	Need more insight into scope, placement and beneficiaries of program	2/11/2023 1:57 PM
3	This is really a matter of HOW/WHERE it is implemented. NO Clearcutting!! I'd like to see solar panels on roofs in Commercial developments, for example. Or on roadways and other paved areas, not out in the fields for miles and miles.	2/10/2023 4:32 PM
4	Depends on how and where implemented. More complex than a Yes/No answer.	2/10/2023 4:29 PM
5	On top of buildings, parking lots other areas already given over to development	2/10/2023 2:11 PM
6	We have already shot down a solar development on Perkinsville Road ....	2/10/2023 1:14 PM
7	We should strive to avoid removing active farm or forested land for solar fields. We should aim to prioritize urban spaces such as over parking lots and polluted sites (like the landfill) or otherwise discarded properties. We should also prioritize companies that plant pollinator meadows around the solar fields, where possible.	2/10/2023 12:20 PM
8	I think they would need to be assessed but I think placing them over already impacted sites like buildings and parking lots less intrusive that over vase fields.	2/7/2023 8:40 AM
9	Should not be situated in open open space. Solar projects should be on brown field sites and building roofs.	2/6/2023 2:45 PM
10	Lombardi field	2/6/2023 1:52 PM
11	.	2/6/2023 12:01 PM
12	Set back on agriculture sites not being utilized to their fullest potential	2/6/2023 12:08 AM
13	away from housing	2/5/2023 3:43 PM
14	on large vacant parcels with adequate screening from nearby residential areas	2/4/2023 2:58 PM
15	I am not sure.	2/4/2023 2:37 PM
16	No clearcutting	2/3/2023 2:14 PM
17	Landfills, brownfields, any kind of undesirable land, even people's property if they get an incentive from it	2/3/2023 11:55 AM
18	Where they can not be seen.	2/3/2023 9:39 AM
19	Repurposing of abandoned developed areas. Do not place in areas where forests will need to be clear-cut.	2/1/2023 9:29 PM
20	In the historic town area and in parks	1/31/2023 7:56 PM
21	Not in residential areas	1/31/2023 6:18 PM
22	anywhere	1/31/2023 11:28 AM
23	Where ever is possible that doesn't have a more effective use.	1/31/2023 10:17 AM
24	Former landfill sounds like a great site	1/30/2023 11:47 PM
25	we should not limit its development, if people doint want to see the solar panels from the road, to bad. We need to be forward thinking.	1/30/2023 1:56 PM
26	Tops of schools and town owned buildings, parking lots.	1/30/2023 1:30 PM
27	Available unused or minimally used farming areas.	1/30/2023 1:24 PM



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28	Anywhere possible	1/30/2023 12:37 PM
29	We have open acres of bog. Carefully place them in this wide open space.	1/30/2023 10:37 AM
30	Unsure	1/29/2023 7:05 PM
31	Hidden like the transfer station	1/29/2023 6:40 PM
32	Outside of the hamlet	1/29/2023 10:52 AM
33	Planners can. Figure this out.	1/28/2023 11:06 AM
34	unobtrusive areas	1/28/2023 10:36 AM
35	Perhaps site (linear) in public easements (near rail lines for e.g.) On abandoned or "county/town possessed" land. Plans can include stands of trees to remain near roadways as visual buffers.	1/28/2023 10:09 AM
36	rural areas	1/27/2023 6:14 PM
37	solor panels should be placed on all government buildings. Commercial buildings should be encouraged to participate as well.	1/27/2023 9:01 AM
38	Sited	1/27/2023 8:56 AM
39	Sited	1/27/2023 6:58 AM
40	On top of buildings	1/26/2023 5:27 PM
41	no longer functioning agricultural land	1/26/2023 2:51 PM
42	Na	1/26/2023 12:42 PM
43	Hillside, on top of commercial/industrial property ie warehouse	1/26/2023 9:05 AM
44	In parking lots and areas already blacktopped.	1/26/2023 6:55 AM
45	Landfill or open space	1/26/2023 6:04 AM
46	Wherever they'd allow for best generation	1/25/2023 9:18 PM
47	Rt 299 open spaces	1/25/2023 8:53 PM
48	On existing industrial sites	1/25/2023 8:42 PM
49	smaller solar is best	1/25/2023 8:40 PM
50	Ideally atop other existing or multi-use structures. Or in already cleared and inactive lots - former parking areas or building sites. Depending on size requirements, as unobtrusive as possible, but it's still nicer to look at solar panels than a strip mine. So we should weigh the costs and benefits.	1/25/2023 6:50 PM
51	They should not be sited near residential areas.	1/25/2023 5:16 PM
52	anywhere	1/25/2023 4:33 PM
53	Land not being used- I was surprised this was voted down in the past - how shortsighted are you?	1/25/2023 4:02 PM
54	Municipal parking lots could have solar roofs, all municipal buildings with optimal sun, schools, grants for homes who are willing. The grants HAVE to be targeted at middle/upper middle income families though. Low income families typically rent so they can't make the decision about the house and solar is still to expensive to be in reach of middle class families. If you want people to adopt solar you have to get it to middle / upper middle families until the abundance of them drive down cost	1/25/2023 1:36 PM
55	On everyone's rooftops, especially large buildings like all of Hannaford plaza building.	1/25/2023 12:55 PM
56	sited	1/25/2023 10:15 AM
57	Illinois mountain	1/25/2023 8:20 AM
58	Smart areas	1/25/2023 7:23 AM

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59	Sited in an area that is 1: available 2: approved by the residents	1/25/2023 1:45 AM
60	Not near farm land or on major roads visible to tourists or near homes	1/24/2023 9:16 PM
61	not sure	1/24/2023 8:49 PM
62	Dutchess or Orange County	1/24/2023 8:49 PM
63	Not on valuable farmland or open woodlands or wetlands	1/24/2023 8:05 PM
64	N/A	1/24/2023 7:25 PM
65	N/a	1/24/2023 7:14 PM
66	Open areas	1/24/2023 6:32 PM
67	I don't have enough information to have an opinion	1/24/2023 6:16 PM
68	Away from housing developments & communities	1/24/2023 5:58 PM
69	Not near residential areas	1/24/2023 5:33 PM
70	Get away from thinking it is a viable source of electric supply	1/24/2023 2:42 PM
71	Not sure	1/24/2023 2:22 PM
72	Na	1/24/2023 2:13 PM
73	Lease from residents that want to	1/24/2023 12:45 PM
74	Make them multi purpose so they do not take up space	1/24/2023 11:22 AM
75	--	1/24/2023 11:19 AM
76	Not in popular views	1/24/2023 10:26 AM
77	I would propose adding solar panels in places where space has already been set aside. For example putting solar panels as covering for the parking lots along the rail trail. No additional space needs to be set aside and it protects cars.	1/24/2023 10:11 AM
78	No waterfront sites, please.	1/24/2023 9:07 AM
79	Currently open areas that have not been farmed for at least 10 years	1/24/2023 8:44 AM
80	In favor of solar, but not restricted OUTSIDE of ag areas, provided there is also support for those who want to keep their land in agriculture	1/24/2023 7:48 AM
81	They should be sited at or near public utilities that are already unsightly.	1/24/2023 7:47 AM
82	Anywhere appropriate	1/24/2023 5:34 AM
83	Placed on Roof tops or parking garages	1/24/2023 12:12 AM
84	My main concern is what is deemed "valuable". There is a wild shortage of farm land in the hudson valley and as I wrote before, I think utilizing roofs and over heads spaces, while probably more costly, is more efficient and sustainable in the long run.	1/23/2023 9:20 PM
85	Actually, siting solar arrays on agricultural land is a great idea--there's a lot of evidence that when they're put high up, crops can be grown under them and it's good for both the crops and solar production.	1/23/2023 8:20 PM
86	Don't know	1/23/2023 8:02 PM
87	Away from Frannie Reese park and schools also away from chodikee lake	1/23/2023 7:42 PM
88	landfills; and other unusable acreage	1/23/2023 5:47 PM
89	Open spaces in area	1/23/2023 5:06 PM
90	not sure	1/23/2023 5:01 PM
91	without adversely impacting preexisting ecology	1/23/2023 3:08 PM
92	I personally do not find solar projects bad looking. I think they're needed and I even think solar parks should be installed over the parking areas in shopping centers.	1/23/2023 2:38 PM

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93	In areas that won't obscure the views. Perhaps leveraging areas like car parks to provide shade to the vehicles as well as generating energy.	1/23/2023 2:36 PM
94	Conjoined with existing commercial property sites (e.g., along 9W).	1/23/2023 2:04 PM
95	No large scale in residential areas, but large scale should be permitted in agricultural areas, farms, large open spaces	1/23/2023 1:42 PM
96	Where there is a minimal need of tree/habitat removal	1/23/2023 1:26 PM
97	Not to interfere with the walkway over the Hudson or natural landscape	1/23/2023 1:10 PM
98	Mindful of eye sores. On top of buildings. Places where they are not visible	1/23/2023 1:08 PM
99	Not sure	1/23/2023 1:03 PM
100	Anywhere that makes sense. Each proposal should be evaluated.	1/23/2023 10:59 AM
101	Not sited	1/22/2023 11:33 PM
102	Sited	1/22/2023 7:21 PM
103	Landfill sites	1/22/2023 5:19 PM
104	On top of the former landfill is a great idea, and perhaps in buffer areas between light industrial and residential areas.	1/22/2023 3:39 PM
105	Anywhere possible with out it being an eyesore.	1/22/2023 9:27 AM
106	NA	1/22/2023 9:19 AM
107	Open fields on southern facing slopes	1/21/2023 2:39 PM
108	not sure	1/20/2023 2:23 PM
109	Inconspicuous locations. On top of schools, firehouse and large buildings.	1/20/2023 2:13 PM
110	"Dirty" sites. Former industrial sites. Former Gas/Service stations.	1/20/2023 9:59 AM
111	No	1/20/2023 9:17 AM
112	Don't know	1/19/2023 11:51 PM
113	Not be sited	1/19/2023 6:23 PM
114	Where they won't disturb daily life	1/19/2023 5:10 PM
115	with proper buffering/landscaping	1/19/2023 5:03 PM
116	It will help the town in general	1/19/2023 4:40 PM
117	away from and out of sight of private homes if possible	1/19/2023 4:00 PM
118	Could be sited off road near abandoned orchards	1/19/2023 3:19 PM
119	Sited	1/19/2023 1:29 PM
120	Not sure	1/19/2023 12:13 PM
121	Unknown	1/19/2023 11:36 AM
122	Tony Williams Park? Land given back over my Mountainside Woods?	1/19/2023 11:06 AM
123	Not in a widely visible location	1/19/2023 9:06 AM
124	Sited in areas that maximize solar generation potential, utilize existing brownfields or other hard to develop areas due to NIMBY actions for other projects.	1/19/2023 9:03 AM
125	See last answer	1/19/2023 8:53 AM
126	On top of buildings, brownfields, not open space	1/19/2023 8:28 AM
127	They should be sited outside of more densely residential areas.	1/19/2023 8:21 AM
128	I don't know the area well enough to say	1/18/2023 10:58 PM

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129	Solar should be placed where it can create an artistic place for people to admire and be part of	1/18/2023 8:18 PM
130	Not sure	1/18/2023 8:13 PM
131	No	1/18/2023 7:37 PM
132	As long as it does not effect anyone who cares. Put it wherever anyone can afford to build it.	1/18/2023 6:31 PM
133	not sited in scenic areas, sited on land that is otherwise not usable	1/18/2023 5:48 PM
134	wherever it makes most sense - least harmful to habitat	1/18/2023 4:37 PM
135	The problem with Highland is the majority of the towns wealth is held by old, stubborn legacy families. 9/10 they have land that is serving no purpose, other than taxes that pay pension funds. Maybe the town could have an incentive program with these legacy land owners for creating solar farms.	1/17/2023 1:00 PM
136	apartment buildings	1/17/2023 8:19 AM
137	Large unused open areas	1/16/2023 2:55 PM
138	Not here. Put em in Dutchess	1/15/2023 9:49 PM
139	The location is a real asset for us. When we first moved here, the downtown area was a real draw. There was a real sense of community and from a practical point of you, I could park my car and do all of my essential business. That's not a really today. I hope downtown continues to encourage unique small businesses that appeal to tourists, and takes advantage of traffic from the Walkway.	1/15/2023 8:52 PM
140	On top of buildings.	1/15/2023 9:12 AM
141	Outside residential areas, along 9W or 299	1/14/2023 7:06 PM
142	THEY SHOULD NOT BE SITED IN A AREA THAT IMPACTS THE VISUAL BEAUTY OF THE TOWN	1/14/2023 1:27 PM
143	Out of sight of homes.	1/14/2023 12:28 PM
144	Dollar Tree or storage unit property	1/14/2023 10:49 AM
145	Out of sight but not so it disturbs the landscape.	1/14/2023 8:37 AM
146	Less highly developed areas.	1/14/2023 8:23 AM
147	parking lots, open fields instead of new development	1/14/2023 8:07 AM
148	That depends on the solar or possibly wind farm installations	1/13/2023 8:40 PM
149	No	1/13/2023 7:28 PM
150	Na	1/13/2023 5:51 PM
151	No	1/13/2023 5:27 PM
152	Illinois mountain,	1/13/2023 4:46 PM
153	look into those tiny nuclear reactors for towns	1/13/2023 4:16 PM
154	I said no	1/13/2023 4:05 PM
155	Old farms	1/13/2023 3:44 PM
156	Large fields, outskirts of town	1/13/2023 3:33 PM
157	Non used farm land	1/13/2023 3:24 PM
158	Large parcels with a buffer for dwellings	1/13/2023 3:06 PM
159	By Tony Williams	1/13/2023 2:11 PM
160	Townfill makes sense. But definitely not near houses.	1/13/2023 1:48 PM
161	They should be sited where they will be visible to the least number of people	1/13/2023 1:28 PM

# Vision Lloyd Community Survey

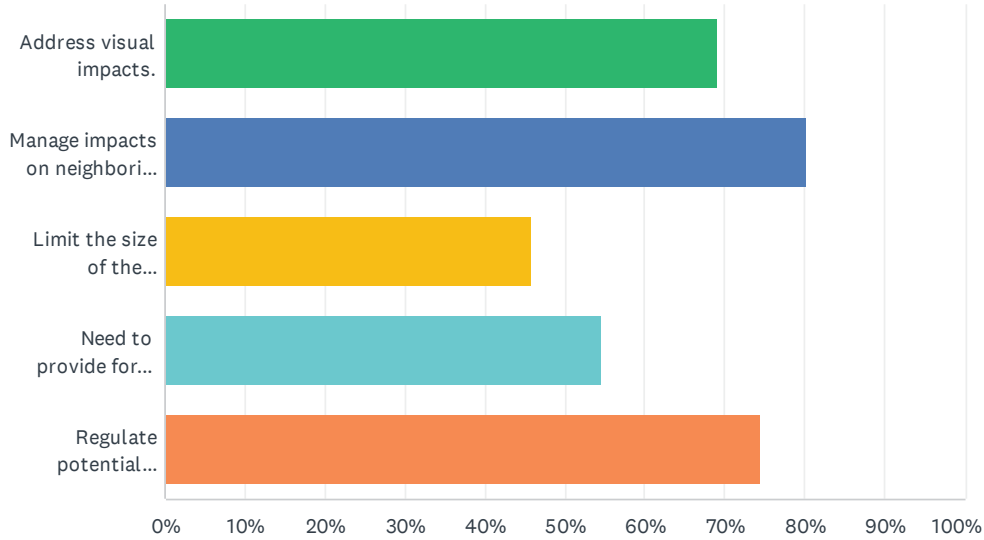
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162	sited	1/13/2023 1:14 PM
163	In large open spaces where a border can be provided to maintain a viewshed for the neighboring community.	1/13/2023 10:57 AM
164	Not important	1/13/2023 12:19 AM



### Q14 If yes, please identify any specific issues and/or concerns you feel the Town should address while preparing zoning regulations for large-scale solar projects:

Answered: 282 Skipped: 139



ANSWER CHOICES	RESPONSES	
Address visual impacts.	69.15%	195
Manage impacts on neighboring properties.	80.14%	226
Limit the size of the facilities.	45.74%	129
Need to provide for complimentary infrastructure, like battery storage	54.61%	154
Regulate potential clearcutting associated with solar projects.	74.47%	210
Total Respondents: 282		

## Q15 What do you enjoy most about living in Lloyd?

Answered: 284 Skipped: 137

#	RESPONSES	DATE
1	The home town feeling.	2/15/2023 4:34 PM
2	The closeness to work	2/15/2023 3:31 PM
3	The town and its vibe!	2/13/2023 7:56 PM
4	Illinois mountain and black creek	2/12/2023 12:33 PM
5	Neighborhood, neighbors,	2/11/2023 1:57 PM
6	The views, the land, the small feel of the town.	2/10/2023 4:32 PM
7	Living in relations to nature - hills/mountains, wild animals, trees, relative peace and quiet. Proximity to transportation, resources and services.	2/10/2023 4:29 PM
8	True small town charm without the endless sprawl. I can cross the river whenever I want to experience that. It is a surprisingly beautiful town underrated for it's natural presence. The core of the hamlet is a hidden gem. The surrounding hills and farms are out of an Italian Romance novel. This in the heart of the Hudson Valley, walkable to Metro North. Unheard of. Clearly, if anybody knew this was here it wouldn't be anymore.	2/10/2023 2:11 PM
9	My home, the natural beauty of Berean and Reese parks and the Black Creek	2/10/2023 1:14 PM
10	We have amazing neighbors, the costs are reasonable, and honestly, we have access to neighboring towns and cities with better local independent retail and recreational options (that we wish existed here). Proximity to the river is nice, though would be better if there was a pleasant place to spend time on the bank.	2/10/2023 12:20 PM
11	The River	2/10/2023 9:41 AM
12	I love the outdoors, natural beauty. But solar and care for our young ones would have a big payback for all.	2/9/2023 7:29 PM
13	Apple orchards, mountains, fresh air, green space, lack of traffic. Natural beauty, small town feel. Not too far from shopping, medical, and recreational needs.	2/9/2023 7:01 AM
14	Access to parks and the rail trail and a decent central location to amenities.	2/7/2023 8:40 AM
15	Proximity to recreation.	2/6/2023 2:45 PM
16	community atomshere	2/6/2023 1:52 PM
17	Community and location	2/6/2023 12:01 PM
18	Franny Reese Park, Walkway, waterfront, Underground Coffee & Ales	2/6/2023 9:07 AM
19	small community	2/5/2023 3:43 PM
20	The view from my house of the Hudson River	2/4/2023 2:58 PM
21	As I said before, I have a strong sense of generational and familial continuity. Also, I live in the hamlet, and the 9W traffic makes me crazy. But I realize that this is the price I am paying for quick access to all points in all four directions.	2/4/2023 2:37 PM
22	Near the Pok train station. Rail trail. Many attractions within a day's drive	2/3/2023 2:14 PM
23	Location	2/3/2023 2:06 PM
24	Proximity to rail trail and walkway	2/3/2023 11:55 AM
25	It's rural character.	2/3/2023 9:39 AM

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26	Rail trail, Walkway Over the Hudson, surrounding nature, and access to the train station.	2/1/2023 9:29 PM
27	Sense of community, traffic is not too heavy, access to walkway, town events, safe/low crime rate, not heavily populated, small school district	1/31/2023 7:56 PM
28	The sense of community and fact that it is becoming more multicultural. I also enjoy the local businesses.	1/31/2023 6:18 PM
29	Community	1/31/2023 11:40 AM
30	sense of community	1/31/2023 11:28 AM
31	Empire State Rail Trail	1/31/2023 10:17 AM
32	The close proximity to Poughkeepsie, NP and Kingston but it is still rural and the rail trail	1/30/2023 11:47 PM
33	number of parks open space	1/30/2023 9:30 PM
34	I value the sense of safety and community that come with a small town.	1/30/2023 7:24 PM
35	its location, near 87, train line, etc. But really like the small town feel, given its proximity to Poughkeepsie, and new York city.	1/30/2023 1:56 PM
36	the natural beauty and proximity to hiking while also being able to work close to home (in the Hamlet)	1/30/2023 1:30 PM
37	Living in nature and having retail and nightlife options close by	1/30/2023 1:28 PM
38	Access to nature.	1/30/2023 1:24 PM
39	The River (but not the view from our park), access north and south and across the river to cultural events and centers.	1/30/2023 12:37 PM
40	good neighbors. close to everything. culturally diverse.	1/30/2023 10:37 AM
41	Rail trail	1/29/2023 7:05 PM
42	The diversity, the wholesome Americana, the small farms and family own agriculture, the orchard, the historical residences and hamlet that have not yet been raised to the ground should be protected. Our charm, our history, and our nature all around us the beauty and potential of Lloyd. Please protect these.	1/29/2023 6:40 PM
43	The village restaurants are great and I am happy that they are locally owned/operated and not franchised.	1/29/2023 1:21 PM
44	Surrounding beauty	1/29/2023 12:55 PM
45	History and beauty	1/29/2023 10:52 AM
46	Slower pace of living	1/28/2023 3:26 PM
47	The sense of community	1/28/2023 1:38 PM
48	The rural feel of it.	1/28/2023 11:06 AM
49	Relatively quiet and crime free	1/28/2023 10:36 AM
50	Calm pace, active-but-"small-town" communities, presence of small, local businesses and professional services.	1/28/2023 10:09 AM
51	Rail trail	1/27/2023 10:32 PM
52	Not all the traffic that's gonna happen with all of the new projects you are cramming into 9w south of bridge. Also, my wife lives here	1/27/2023 6:14 PM
53	The open space and less populated (originally)	1/27/2023 8:56 AM
54	Community, scenery,	1/26/2023 9:03 PM
55	The community and small businesses.	1/26/2023 8:00 PM
56	Tight community,	1/26/2023 5:41 PM
57	living within walking distance to the hamlet, the beautiful surroundings, great school systems	1/26/2023 2:51 PM

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and services the town supplies

58	Location to many wonderful areas in the HV. Rail trail and playground. Excellent library.	1/26/2023 2:34 PM
59	Small town feel, the hamlet is walkable.	1/26/2023 2:31 PM
60	Trails and recreational activities	1/26/2023 1:02 PM
61	Caring community beautiful area	1/26/2023 12:42 PM
62	Small town feel with convenient access to Poughkeepsie (its shopping and train station) and other Ulster county destinations that are more overrun by city dwellers.	1/26/2023 9:05 AM
63	Safe community	1/26/2023 7:07 AM
64	The library, rail trail and family nearby.	1/26/2023 6:55 AM
65	It's rural areas, creeks, paths, gardens and orchards allow respite from the stressors of every day.	1/26/2023 6:14 AM
66	The community	1/26/2023 6:04 AM
67	Walkway over the hudson, my affordable apartment, proximity to Poughkeepsie and Kingston	1/25/2023 10:21 PM
68	I enjoy the sense of community and the natural beauty of the area.	1/25/2023 10:21 PM
69	The walkway.	1/25/2023 9:53 PM
70	The sense of community. Residents there for each other whenever needed. The small town atmosphere but close enough to everything we need	1/25/2023 9:18 PM
71	The school system and support it provides our community cannot be understated.	1/25/2023 8:53 PM
72	Love the small town feel of the Hamlet. Love access to trails and kayak launch.	1/25/2023 8:42 PM
73	The natural beauty of wooded areas and the quiet.	1/25/2023 8:40 PM
74	rail trail/views	1/25/2023 8:14 PM
75	Walkway and not many apartments - keep the parks and prioritize the environment	1/25/2023 7:59 PM
76	It's a small town in a great location, with easy access to the city amenities that Poughkeepsie has, hippie/tourist stuff in New Paltz, and nature right outside your door. I love that we have Illinois Mtn Park, Franny Reese, the Walkway so nearby and a really lovely little town in the hamlet. And we still have Wilklow and Bad Seed. The rural character of Lloyd is what makes it special and distinct. I'd like to see the town keep that front and center when considering development. It's a great place, and even as we grow, let's keep it special.	1/25/2023 6:50 PM
77	My friendly neighbors and the diversity of the people in the neighborhood.	1/25/2023 5:16 PM
78	Small town living - safe - thank you to our police and neighbors	1/25/2023 4:02 PM
79	We are still a rural community, but not sure how long it will last based on rapid growth that's occurring.	1/25/2023 2:53 PM
80	The proximity to so many towns, universities, concert venues, shops, trails etc.	1/25/2023 2:15 PM
81	Accessibility of natural resources trails and parks	1/25/2023 1:36 PM
82	I love my small town. It's friendly, pretty, has great outdoor recreation and open spaces, and lately I've been loving the town events like Halloween and the block party.	1/25/2023 12:55 PM
83	Nature, small community, close to recreation, shopping, etc	1/25/2023 11:09 AM
84	sense of community; access to trails and walkways; closeness to shops	1/25/2023 10:15 AM
85	Scenic county life, peaceful quiet and secluded	1/25/2023 9:25 AM
86	The sense of community and town events (e.g. SpringFest, Halloween in the Hamlet, Light Up the Hamlet)	1/25/2023 8:42 AM
87	The history, beauty and rural nature.	1/25/2023 8:27 AM
88	Proximity to outdoor hobbies and the quaintness of the town	1/25/2023 8:20 AM

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89	Outdoor space Walkability Need more restaurants	1/25/2023 7:38 AM
90	Green space	1/25/2023 7:23 AM
91	I have lived here my whole life it is home! I love the community bond, the convenience of location, the change of seasons. I enjoy it because it is home!	1/25/2023 1:45 AM
92	My family	1/24/2023 10:20 PM
93	The potential for more community events and more business growth. To not keep the town know for only being a "drive through highway town." There is so much potential for our town's economic growth with adding more businesses (bigger box stores so we don't need to go over the bridge to Poughkeepsie or Kingston). I do love the hamlet of businesses and the walkway being so accessible. There is so much growth potential I'm excited for the town.	1/24/2023 10:10 PM
94	Closeness to everything like hiking, biking, shopping, train, while keeping a small town feel.	1/24/2023 9:29 PM
95	The beauty of the area, the sense of community, being centrally located to the Walkway, Rail Trail, Mohonk, and other scenic areas.	1/24/2023 9:16 PM
96	small town atmosphere and open spaces	1/24/2023 8:49 PM
97	Small business. Farms. No large commercial businesses outside hannafor plaza. Lots of green space.	1/24/2023 8:49 PM
98	Community, natural landscape and access to outdoor trails, farms and farm related ventures	1/24/2023 8:05 PM
99	Centrally located to many places of business and shops. Yet green enough for hiking trails and not having to be directly on top of your neighbors.	1/24/2023 7:25 PM
100	Cost of living, being more "in nature" than my colleagues.	1/24/2023 7:20 PM
101	The waterfront	1/24/2023 7:17 PM
102	Hamlet events and local restaurants	1/24/2023 7:14 PM
103	Accessibility to areas surrounding	1/24/2023 7:13 PM
104	The growth in bringing together community.	1/24/2023 7:02 PM
105	I grew up here	1/24/2023 6:43 PM
106	Sense of community, belonging	1/24/2023 6:41 PM
107	Great community	1/24/2023 6:32 PM
108	Sense of community, Parks & Trails, Ease of access to major roadways,	1/24/2023 6:18 PM
109	It's pleasant and down to earth.	1/24/2023 6:16 PM
110	It's edge-of-rural feel. Its proximity to New Paltz, Newburg, Poughkeepsie, and Kingston.	1/24/2023 6:09 PM
111	Family oriented, quiet, close to larger cities, rail trail & walkway over the Hudson	1/24/2023 5:58 PM
112	Close proximity to almost everything!	1/24/2023 5:46 PM
113	My neighbors	1/24/2023 5:33 PM
114	Proximity to New Paltz, Poughkeepsie and hiking. Walkway. I liked it more when we moved here 30 years ago. Too much traffic on 9W now	1/24/2023 5:12 PM
115	Small town sense of community & very rural	1/24/2023 4:33 PM
116	Until this survey, I haven't had any concerns. But this survey focus on solar has me worried that our elected reps aren't thinking smartly. I always like the small town feel it had - it should stay like that to maintain its appeal and stop trying to "keep up with the Jones"	1/24/2023 2:42 PM
117	It's small town feel.	1/24/2023 2:22 PM
118	It's not NYC	1/24/2023 2:14 PM
119	Close proximity to other towns for food and shopping.	1/24/2023 2:13 PM
120	The community feel	1/24/2023 1:10 PM



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121	Born and raised in this town and love it! My family has lived here for many generations and I'm proud to live here. Looking forward to raising my family here too	1/24/2023 12:45 PM
122	easy access to Walkway	1/24/2023 12:37 PM
123	That it is small town living with great school systems, recreation, fire & police.	1/24/2023 11:22 AM
124	Quiet community alongside natural forests and creeks. Safe neighborhoods. Kids are given places to hang out together after school hours (such as the newly built library with its rooms and programs). Fun town events/festivals. General proximity in the Hudson Valley to other interesting areas that can be driven to.	1/24/2023 11:19 AM
125	The kindness of the residents.	1/24/2023 11:01 AM
126	Rural areas. Relatively low traffic except for rush hours. Friendly people. Good community involvement	1/24/2023 10:48 AM
127	Nature and sense of small community	1/24/2023 10:43 AM
128	I like that the government has left me the hell alone for the over 20 years living here. Continue to leave me alone please	1/24/2023 10:40 AM
129	Land and central location	1/24/2023 10:29 AM
130	Safe	1/24/2023 10:26 AM
131	Walkable, lots of diversity in the village businesses. Accessibility to both the train and nature hot spots.	1/24/2023 10:11 AM
132	Walkway, rail trails, easy access to Highways	1/24/2023 9:34 AM
133	The community and proximity to other places	1/24/2023 9:33 AM
134	Location! Easy to get to things and beautiful	1/24/2023 9:28 AM
135	The river, the rail trail, the developing downtown area, the community events	1/24/2023 9:07 AM
136	Sense of small town community but that seems to be going away.	1/24/2023 8:57 AM
137	Near activities I partake in located in Poughkeepsie and New Paltz sometimes Kingston or Newburgh	1/24/2023 8:04 AM
138	Proximity to wetlands, forests, natural areas, trails, parks (especially the rail trail and Illinois Mountain), proximity to Hamlet and Town events in the Hamlet.	1/24/2023 7:48 AM
139	The friendliness of the residents.	1/24/2023 7:47 AM
140	Scenic beauty	1/24/2023 5:34 AM
141	My neighborhood	1/24/2023 12:12 AM
142	Close to work in poughkeepsie	1/23/2023 10:52 PM
143	It's proximity to everything else. I'm near metronorth, the gunks, the catskills, New Paltz, Kingston and on and on. I also appreciate living in a hamlet that I can walk into and grab a bite or a cup of coffee.	1/23/2023 9:20 PM
144	Access to nature, relaxed pace of living.	1/23/2023 8:20 PM
145	Some great people	1/23/2023 8:02 PM
146	A nice quiet town, with most of my needs being able to be met locally. Increased diversity of population is helping to round out the area culturally, development within the hamlet is quite nice. I also appreciate the local response to local problems, like the lockers at the library with Narcan, smart realistic response to a problem, not a concert and vigil	1/23/2023 7:42 PM
147	Privacy	1/23/2023 7:06 PM
148	the Hudson River; and access to transportation hubs -	1/23/2023 5:47 PM
149	Sense of community and beautiful area	1/23/2023 5:06 PM
150	access to trails and parks	1/23/2023 5:01 PM

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151	Central location.	1/23/2023 3:32 PM
152	friendly, quiet, clean, affordable, convenient, diverse, safe, accessible, close to nature. civic values	1/23/2023 3:08 PM
153	I like the proximity to other places and the proximity to Natural Beauty.	1/23/2023 2:38 PM
154	I love the small town feel, the festivals and the natural areas we have access to. I wish we could offer more swimming and recreational opportunities to all ages.	1/23/2023 2:36 PM
155	Lovely surroundings, less traffic, nice people	1/23/2023 2:24 PM
156	The development of thoughtful and caring friendships fostered by the nature of farming/residential mix. Not urban, not rural, not suburban. An easy mix of laid back but intelligent and cultivated neighbors.	1/23/2023 2:04 PM
157	I love that it is safe and not over crowded. The village is quaint and the restaurants are excellent.	1/23/2023 1:58 PM
158	My home	1/23/2023 1:56 PM
159	1) easy access to railtrail. 2) Underground Coffee & Ales 3) Franny Reese State Park 4) riverfront 5) easy access to Amtrak/MetroNorth	1/23/2023 1:46 PM
160	I grew up here and never had the desire to move even after over 50 years. I like the size and character of the town.	1/23/2023 1:42 PM
161	The Hudson River Views, Walking/Hiking trails, proximity to NYC and Albany,	1/23/2023 1:26 PM
162	Access to the Rail Trail and Walkway Over the Hudson. Quick drive to Poughkeepsie for work/daycare and shopping centers. Quiet neighborhoods at night time. Cost of living was much more manageable than places like New Paltz when I moved here in 2018.	1/23/2023 1:26 PM
163	The people. They need to be able to continue to afford to live here.	1/23/2023 1:19 PM
164	Proximity to the rail trail and walkway. A hamlet with a lot of potential. Lots of natural spaces.	1/23/2023 1:13 PM
165	Walkway and rail trail access, cultural/holiday community celebrations (however lunar new year celebration in 2024 would be nice to see for the Asian population), walkability to highland hamlet, driving closeness to surrounding towns/areas (poughkeepsie, kingston, Newburgh)	1/23/2023 1:10 PM
166	Close to nature. Close to train. Close to NYC. Close to other towns.	1/23/2023 1:08 PM
167	Outdoor opportunities	1/23/2023 1:05 PM
168	Nature	1/23/2023 1:03 PM
169	Location location location	1/23/2023 12:34 PM
170	views of the Hudson River and my neighbors	1/23/2023 9:51 AM
171	Privacy proximity to bridge passenger rail low crime rate	1/22/2023 11:33 PM
172	CLOSE TO HUDSON RIVER, VEIWS OF GUNKS AND RIVER. LOWER TAXES (WE MOVED FROM NEW PALTZ)	1/22/2023 9:56 PM
173	Going out in the hamlet	1/22/2023 9:27 PM
174	Community support and efforts, access to the Hudson	1/22/2023 8:58 PM
175	People	1/22/2023 7:21 PM
176	Access to the outdoors	1/22/2023 7:11 PM
177	Location convenience	1/22/2023 5:19 PM
178	That I live on land acquired by my great grandparents over 100 years ago.	1/22/2023 3:39 PM
179	rural hometown effect	1/22/2023 10:34 AM
180	Small town...but need to bring back the small town beauty and charm. Not sure how we got away from that! We have the Walkway over the Hudson...we need a town that caters to tourism! We need more opportunities in the Village for tourist to stick around!	1/22/2023 9:40 AM

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181	The School District & Community	1/22/2023 9:27 AM
182	The community.	1/21/2023 9:06 PM
183	Open spaces	1/21/2023 2:39 PM
184	Quietness - which has changed in the last 2 years. Traffic Congestion/changes have changed and causes an additional 10 minutes going to work every morning etc.	1/21/2023 1:35 PM
185	Sadly, less and less. hmm I find it completely amazing how these "new building projects" get approved. You want to develop our town and then complain because there are coyotes and bears in your yard....what do you expect when you take away their land to make a profit.	1/20/2023 4:12 PM
186	Lived here my entire life, raised my children here my children have a business here roots are very strong . People here are wonderful and diverse are history is strong.	1/20/2023 2:27 PM
187	rural	1/20/2023 2:23 PM
188	I'm born, raised and still live here. It's one of the most beautiful areas of the country. I'd love to remain living here. I'd like to see 9w and 299, as you enter Lloyd from every direction be beautiful and eye catching, so that when people enter they get the impression that this town would be a great place to visit or live.	1/20/2023 2:13 PM
189	Quiet	1/20/2023 10:37 AM
190	Community. A great place to raise a family. Love the town events.	1/20/2023 9:59 AM
191	Proximity to the Hudson River and Walkway, yet still convenient to the NYS Thruway.	1/20/2023 9:20 AM
192	Small Town and no woke agenda. This group is going to destroy our town. This is not good	1/20/2023 9:17 AM
193	The school district	1/20/2023 6:17 AM
194	Small quaint hometown with community activities	1/19/2023 11:53 PM
195	I love my neighborhood and the community. We just moved here and have been treated so nicely.	1/19/2023 11:15 PM
196	Quiet	1/19/2023 7:04 PM
197	Sense of community	1/19/2023 6:23 PM
198	I grew up and we love our new neighborhood (mountain side woods!)	1/19/2023 5:10 PM
199	Small Town; LOCATION; school district; access to neighboring communities	1/19/2023 5:03 PM
200	The proximity to everything I need	1/19/2023 4:40 PM
201	Living in a single family home community, Easy access to Route 9W and Route 9 in Dutchess County and NYS Thruway US 87	1/19/2023 4:00 PM
202	natural beauty	1/19/2023 3:19 PM
203	Small town atmosphere.	1/19/2023 2:28 PM
204	Rail trail, small community character, Metro North access	1/19/2023 1:57 PM
205	Sense of community	1/19/2023 1:29 PM
206	The holiday/seasonal community/hamlet events. The youth sports programs and the Walkway Over the Hudson.	1/19/2023 1:02 PM
207	Small town. Easy access to rail trail and Poughkeepsie/Newburgh/i87	1/19/2023 12:13 PM
208	It's where my house is!	1/19/2023 11:56 AM
209	The sense of community and beautiful landscape	1/19/2023 11:36 AM
210	The small town community feel. But it has so much potential that we do not take advantage of, and I'm Frustrated that I give so much money to other towns for other things instead of keeping that money and creating jobs in our own community.	1/19/2023 11:06 AM
211	Holiday festivals and small town feel	1/19/2023 9:06 AM

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212	The quiet. Also enjoy being surrounded by green space and agriculture.	1/19/2023 9:03 AM
213	The small town lifestyle and its proximity to services and shopping nearby. Great neighborhoods. The availability of recreation, especially rail trail and Walkway. Its resurgence and life coming back to the village.	1/19/2023 8:53 AM
214	It's my home town for 72 years	1/19/2023 8:39 AM
215	Close to everything	1/19/2023 8:28 AM
216	Access to Walkway and Railtrail	1/19/2023 8:21 AM
217	Knowing my neighbors and people in my community	1/19/2023 6:21 AM
218	Community	1/19/2023 3:47 AM
219	Letting my children play put in the yard and on my very quiet street, feeling safe doing so. Being close to the rail trail. Proximity to open spaces, forests, and farmland	1/18/2023 11:00 PM
220	I just moved here from the midwest 1.5 years ago for jobs at SUNY New Paltz and I really like the location (some good stores/restaurants plus easy to get to NP, Poughkeepsie, Kingston) and the local schools have been good for our kids.	1/18/2023 10:58 PM
221	Heritage of multiple generations here and the community	1/18/2023 10:37 PM
222	The small town charm	1/18/2023 8:18 PM
223	Easy access to Mid -Hudson Bridge, Rail Trail, hiking trails, Highland Hamlet shops and restaurants, farms like Wilklow and DuBois	1/18/2023 8:13 PM
224	Outdoor recreation, hiking trails, schools	1/18/2023 8:12 PM
225	Access to nature and small-town vibe.	1/18/2023 7:37 PM
226	Easy access to parks & rail-trail Small town feeling, with downtown restaurants Good access to trains/busses to New York City	1/18/2023 5:48 PM
227	Honestly, not much. It's a bedroom community that has one grocery store, a few restaurants and too many fast food joints. It's convenient to work, but the main strip on 9W has too many barren commercial spaces = not attractive. And the surrounding neighborhoods could benefit from one way streets to cut down on traffic. Invest in a walkable community, with ample food and retail options, please.	1/18/2023 4:37 PM
228	Small town environment	1/18/2023 3:27 PM
229	All thr wooded areas	1/18/2023 2:58 PM
230	The sense of community. Feeling safe when I am home or out in public	1/18/2023 2:08 PM
231	Open spaces, nature. Quality of air.	1/17/2023 10:58 PM
232	I split my time between NY and AZ. One thing AZ has that Highland does not it's greater means of walk-ability, and you don't have to drive 20 mins to get to a major retail destination. I really think at least one big-box store in the area would be wise. Jobs, access to goods, and keeps business, albeit at a larger scale, local. If you want to get the most out of your community, get them to stay there.	1/17/2023 1:00 PM
233	They community events in the hamlet and that it's still a place most people know each other or are connected.	1/16/2023 10:59 PM
234	Location convenient to allot. Small community feel.	1/16/2023 2:55 PM
235	My neighbors	1/16/2023 12:47 PM
236	Friendly	1/16/2023 8:29 AM
237	Not much, actually. I hope to only live here 10 more years before I retire & move away from NYS. You've allowed too much trash to move in; the roads stink; traffic is a real problem; there are no businesses for jobs, or shopping options, and the Hannaford grocery is awful.	1/15/2023 9:49 PM
238	Beautiful landscapes, nice people, central/accessible location	1/15/2023 8:39 PM
239	I like its rural character. Let's keep it that way and slow down the rampant development.	1/15/2023 5:54 PM

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240	When I first moved here 31 years ago it was so peaceful, not so much anymore. Traffic around here is crazy!	1/15/2023 10:29 AM
241	We live here. But we don't do much in highland. The downtown does not offer much and there is nothing for our kids to do.	1/14/2023 10:00 PM
242	The hamlet area downtown, proximity to the walkway and Franny Reese and the rail trail, walkability, great local restaurants, safe area, beautiful	1/14/2023 9:30 PM
243	Small Town feeling, little shops and restaurants, surrounded by a lot of green	1/14/2023 7:06 PM
244	Small town feel	1/14/2023 2:01 PM
245	THE NATURAL BEAUTY, PARKS, TRAILS , WATERFRONT	1/14/2023 1:27 PM
246	Small town feel, hamlet well kept.	1/14/2023 12:28 PM
247	It's a smaller town with larger towns close by	1/14/2023 10:52 AM
248	Fairly quiet	1/14/2023 10:49 AM
249	It's ok. Lacks a lot of things like affordable housing, public transportation and department stores. But the rail trail and walkway are very nice and some areas are quiet.	1/14/2023 8:37 AM
250	The river	1/14/2023 8:23 AM
251	rural feel	1/14/2023 8:07 AM
252	Open space	1/14/2023 7:29 AM
253	Accessible to work. Quiet rural natural beauty	1/13/2023 11:03 PM
254	Family history and location	1/13/2023 8:32 PM
255	I was born here I was raised here, and God willing. I'll be here until I'm not. I seen changes in this town over nearly 60 years. Some good and some bad, but no matter where I go. No matter where I travel. I always look forward to coming back here.	1/13/2023 7:53 PM
256	Feeling of community. Safe place. Small town atmosphere	1/13/2023 7:50 PM
257	Location	1/13/2023 7:36 PM
258	Small Town feel	1/13/2023 7:28 PM
259	Less and less every year. Too much traffic. The "art" in town and under the bridge are hideous and out of character. Too much development losing the rural character of the town. Unreliable dining options	1/13/2023 7:20 PM
260	Small town feel	1/13/2023 6:09 PM
261	It's central location in the Hudson valley.	1/13/2023 6:06 PM
262	The people. The more the merrier.	1/13/2023 5:51 PM
263	The Hudson	1/13/2023 5:27 PM
264	Low key vibe, closeness to bridge and thruway...	1/13/2023 4:46 PM
265	I grew up here and it will always have a special place in my heart. The town is on a path to destroy itself without proper redevelopment. When Lloyd was originally settled it was a walkable space. Mixed use development and even a street car through town. The ties are buried in the road. Throughout the 20th century we have bulldozed the town to make room for cars. 9w bypasses the heart of town and it really scary to walk down. Add tier 1 protected bike lanes to tie the downtown area to the walkway and greater rail trail area. Get rid of the suicide lanes down 9w and separate it with trees and green space. Consider traffic circles on 9w to manage traffic flow. They are much safer than any intersection.	1/13/2023 4:16 PM
266	The Walkway Over the Hudson	1/13/2023 4:14 PM
267	My family is here which honestly is the only reason I'm here I would love to see business come in and restaurants and mixed use commercial buildings maybe something near the rail trail and walkway	1/13/2023 4:14 PM

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268	I like small town feel. Not having crazy traffic or commercialization of nearby areas. I love nature, views, lakes, and hiking	1/13/2023 4:05 PM
269	The proximity to new paltz, Kingston and NYC	1/13/2023 3:44 PM
270	Access to rail trail, scenery	1/13/2023 3:43 PM
271	My farm	1/13/2023 3:33 PM
272	The mountains,water features and farms	1/13/2023 3:30 PM
273	Quality of life. Accessibility	1/13/2023 3:24 PM
274	Community	1/13/2023 3:06 PM
275	Natural beauty of the River, the friedluness, safety and overall peace of our community	1/13/2023 3:02 PM
276	The community	1/13/2023 2:03 PM
277	People	1/13/2023 1:59 PM
278	Peaceful town. Easy access to cities or towns with more resources	1/13/2023 1:48 PM
279	Being in the country yet close (enough) to the big city.	1/13/2023 1:28 PM
280	Community, walkability	1/13/2023 1:14 PM
281	small town feel with potential for expansion	1/13/2023 1:03 PM
282	Small town feel and community.	1/13/2023 12:29 PM
283	The sense of Community that has been established, the lower taxes than in Dutchess and surrounding counties. The views in all seasons, and the river, parks and waterways.	1/13/2023 10:57 AM
284	It's close enough to Poughkeepsie and it's far enough from Poughkeepsie.	1/13/2023 12:19 AM



## Q16 What locations, if any, seem suitable for targeting or directing future growth? (for example Route 9W or Route 299)? Please identify with applicable cross-streets or other Town features.

Answered: 269 Skipped: 152

#	RESPONSES	DATE
1	Upper Rt 9w, and some parts of 299 that are not wet lands.	2/15/2023 4:34 PM
2	299 without a doubt has more land that can be used without destroying site lines	2/15/2023 3:31 PM
3	Corner of 299 and 9w, revitalization of more buildings in the hamlet with restaurants, more signage from the rail trail to the hamlet, waterfront with restaurants	2/13/2023 7:56 PM
4	Rt 9w is already unsalvageable so anywhere there especially north of Rt 299. Anyplace on the north side of Rt 299	2/12/2023 12:33 PM
5	The 299 corridor especially near the 299/9W intersection and 9W north of 299. Encourage Traffic patterns through our community to use 9W/299 & Chapel Hill Rd instead of village residential streets especially during AM and PM commutes	2/12/2023 12:07 PM
6	Na	2/11/2023 1:57 PM
7	Route 9W for future growth but it should be done strategically. For instance, there could be some housing complexes with an abundance of land around them for community garden projects and open natural spaces within walking/bussing distance to a concentrated and thought out business strip with businesses that could serve those housing developments (cleaners, nail/hair salons, coffee shop, cafe, pharmacy, grocer, etc--not just random big box stores)	2/10/2023 4:32 PM
8	Route 9W - between access to the Mid-Hudson Bridge and the "On A Roll Deli". That area, in my opinion, needs an upgrade/facelift.	2/10/2023 4:29 PM
9	Commercial development should be concentrated on these two pathways, mostly on 9W. 9W should be the higher density build with mixed commercial residential/ retail and higher buildings. 299 should remain more of the box store, open space, larger parking lot less dense office park style development. The intersection is another good location for an Anchor store though I don't know what would be a good fit there. The demographics aren't there yet, but they will be. We can decide now what we want there when no one wants it. Once someone wants it, it's too late to pick and choose.	2/10/2023 2:11 PM
10	Both routes mentioned are suitable for further development.	2/10/2023 1:14 PM
11	Please make the waterfront into worthwhile recreational space. The former car dealership building on 9w near shamrock liquor is an eyesore and should be renovated into something useful. Our town is a pass-through town and we should identify ways to make it a local food and independent retail destination. Note: This does NOT mean more mega-corp businesses like Dollar General. Finally, we need to recognize that the town of Lloyd is more than just the Highland hamlet and there are ways to improve and better engage those of us who pay town taxes but live on poorly-maintained roads out in the woods. We are not all equally benefitted from infrastructure, but good roads with lasting repairs are very important to those of us who live out here.	2/10/2023 12:20 PM
12	Northern Route 9W past 299	2/10/2023 9:41 AM
13	A solar farm could be great for 299 and 9w. Development/shops could be close to the rail trail.	2/9/2023 7:29 PM
14	Corner of 299 and 9W	2/9/2023 7:01 AM
15	There's so much traffic on 299 already, I think heavier traffic development should start up there. I would love to see the hamlet get some love. Or Haviland.	2/7/2023 8:40 AM
16	9w corridor.	2/6/2023 2:45 PM

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17	9 w south of Shamrock Liq.	2/6/2023 1:52 PM
18	.	2/6/2023 12:01 PM
19	9W, walkable to the village	2/6/2023 9:07 AM
20	Rt 299and northern 9w	2/6/2023 12:08 AM
21	Route 9W, especially in areas presently served by municipal water and sewer. Route 299 for retail/commercial uses that do not require substantial water/sewer.	2/4/2023 2:58 PM
22	I think 9W is already over-developed. I fear the same will happen to 299. They will end up looking like Route 9--from Hyde Park to Beacon. Take the growth away from the main thorough-fares.	2/4/2023 2:37 PM
23	Fix the Tillson Toc drive intersection.	2/3/2023 2:14 PM
24	Route 9W	2/3/2023 11:55 AM
25	North Road north of Rt 299 Rt. 9W south of Chaple Hill Rd.	2/3/2023 9:39 AM
26	9W from its intersection with Chapel Hill Rd. to Grand St. If only the town works to improve pedestrian and bike access.	2/1/2023 9:29 PM
27	Route 299 and Route 9W	1/31/2023 7:56 PM
28	Route 299 seems to be one of the best places for growth to occur - 9W is already crowded. Wherever growth does occur, we need to be cognizant of the impact it will have on tragic flow Iverson the bridge.	1/31/2023 6:18 PM
29	Rte 9W	1/31/2023 11:40 AM
30	9-w and 299 9-w south of village	1/31/2023 11:28 AM
31	Route 299, but it is not easy to navigate a left turn during weekday rush hours, or weekend afternoons. Rt 44/55 maybe	1/30/2023 11:47 PM
32	Only the village.	1/30/2023 7:24 PM
33	Not 299, it will become a multiple lane road, traffic count is greater than 18,000 trips per day down 299. no more development along 299, it will only increase in time. No more self storage off the bridge while entering highland. Not very inviting seeing a bunch of self storage facilities when you enter highland.	1/30/2023 1:56 PM
34	I'd like to see a priority put on developing the success of the Hamlet. I'd love to see it become more of a place where people may come and explore and spend an afternoon going from one shop to another, sitting by the fountain while they eat an ice cream or have a coffee. I'd love it to be a place where people come for a day trip or come off the Walkway to spend some time. I think it would be helpful to capture some outside money for our local economy from visitors. 299 and 9W would be good for larger development needs like professional offices or a hotel that's nicer than the motels we have.	1/30/2023 1:30 PM
35	44/55 from Rocking Horse thru town 9W/299 corner 299 9W	1/30/2023 1:28 PM
36	IDL	1/30/2023 1:24 PM
37	Rte 9 but with much better planning for high density traffic and appearance. It does not have to be congested and awful looking (which much of it now is).	1/30/2023 12:37 PM
38	RT. 9W, 299 intersection.	1/30/2023 10:37 AM
39	Route 9 seems like it is a natural place for development at this point, but the Highland Hamlet sign is set too far back for any traveling eye to notice at 45mph. A beautifully landscaped areas with the same sign closer to the Milton and 9w intersection would be noticed better.	1/29/2023 6:40 PM
40	It would be nice to see the abandoned commercial properties 9W north of 299 re-purposed.	1/29/2023 1:21 PM
41	The city center	1/29/2023 12:55 PM
42	9W between 299 and where the two lanes merge to one lane each direction	1/29/2023 10:52 AM
43	...????	1/28/2023 11:06 AM

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44	Route 9 W but south of current busy locations.	1/28/2023 10:36 AM
45	Rt 299 is ideal for mixed commercial and higher density housing. Rt 9 needs more careful management to avoid over-commercialization of the river-bordering highway.	1/28/2023 10:09 AM
46	299, north side between 9w and n. riverside	1/28/2023 9:36 AM
47	Route 299 and 9w intersection	1/27/2023 10:32 PM
48	9w by 299	1/27/2023 6:14 PM
49	future growth along 9w from 299 to the end of North Rd	1/27/2023 9:01 AM
50	It should be spread out through the whole town	1/27/2023 8:56 AM
51	Corner of 9W/299	1/27/2023 5:46 AM
52	299 we have enough going on already on 9w it's too congested	1/26/2023 5:41 PM
53	Definitely near the intersection of 9W and 299	1/26/2023 5:27 PM
54	intersection of rt 299 and 9W, parts of 9W north of Rt 299	1/26/2023 2:51 PM
55	None. No more cutting out habitat for development!!!	1/26/2023 1:02 PM
56	Use the existing commercial and retail Buildings before developing undeveloped and green space	1/26/2023 12:42 PM
57	Corner of 9w and 299 for commercial; north of 299 for industry; south of 299 (btw On a Roll Deli and Shamrock) for commercial; Hamlet with update mixed use offerings.	1/26/2023 9:05 AM
58	Route 299	1/26/2023 7:40 AM
59	enhance the corridor from walkway into town to manage - and profit from - the daily influx of tourists/walkers who use it	1/26/2023 6:14 AM
60	9W and 299 intersection	1/26/2023 6:04 AM
61	Route 299 New Paltz Road Development should be set back from the road Signage should be regulated adn not allowed to become an eye sore.	1/25/2023 10:21 PM
62	9W around the 299 intersection and route 299.	1/25/2023 9:53 PM
63	Corner of Route 299 and 9W	1/25/2023 9:18 PM
64	Rt 299 and Rt 9W North and South of 299-- especially where lights and cross-streets already exist.	1/25/2023 8:53 PM
65	Develop the area on 9w off of the walkway into an extension of the Hamlet. Instead of standalone stores surrounded by parking lot connect them all and to the walkway trail with paths, greenery, multiple small shops with a small town look. Look at what Eastdale village did in Poughkeepsie. Make those new apartments behind dollar general develop that. Draw the walkway tourists in.	1/25/2023 8:42 PM
66	Rt 9w was supposed to be developed sensibly- why hasn't that been followed? 9w north of 299 would be a good place to develop sensibly-taking into consideration some standards for how the buildings look and placement on the properties.	1/25/2023 8:40 PM
67	The village.	1/25/2023 8:22 PM
68	299, 9w is already congested with traffic! We need a traffic light at mayor dr. Desperately.	1/25/2023 8:14 PM
69	Away from route 9W, my grandparents live nearby and it's a nightmare getting in and out!	1/25/2023 7:59 PM
70	Depends on the type of growth. For industry and commercial development, I'd go for that early stretch of 299 before you get to Lakeside Licks on the way to New Paltz, or expand around the Lowe's area where there's already some professional buildings. Maybe we can tie that area together a bit into a cohesive neighborhood. For agriculture (and maybe solar?) I'd look at Pancake Hollow or if there's any available space along 9W. 9W is an easy tourist zone, and if we can direct those folks through the existing commercial area on 9W and into the hamlet that would help the existing businesses. I'd keep the residential development away from 9W if possible, or at least require setbacks and privacy. It's a tough road to live near if there are	1/25/2023 6:50 PM

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alternatives. For residential development, I'd look at mixed use in that Lowe's/professional section. That could turn into a nice little area that doesn't require clearing a whole new patch of land. For public and outdoor use, I'd say anything along the river should stay pretty and be able to be enjoyed. That's my short answer :)

71	Route 9w, going towards Esopus.	1/25/2023 5:16 PM
72	9W is growing too fast. Route 299 has much space for future growth.	1/25/2023 2:53 PM
73	Perhaps the route 9 corridor but definitely not route 299. The traffic and accidents and hazards pulling out into that road from side streets and businesses gets worse every year. That would definitely need to be addressed. I also really enjoy the greenery.	1/25/2023 2:15 PM
74	The down town corridor has a lot of closed and abandoned stores. Coming under the bridge with the beautiful mural is a walkable area that with revitalization could extend the downtown area and offer more retail options taking advantage of the nature. Starbucks in the Hannaford parking lot. But better to focus on improving what's there and having a stable thriving downtown before you try to expand because then you just end up with more empty store front. Need a 5-year strategic revitalization plan and to go after a Ny forward grant. Need to work with the chamber to look at hours of operation too. Monday the entire town is just deserted.	1/25/2023 1:36 PM
75	There are dozens of abandoned empty storefronts on 299... Why expand for growth when we can't fill those vacancies? When the existing structures are filled then explore expanding.	1/25/2023 12:55 PM
76	Both. We need more restaurants and shopping. NO NEED FOR ANY MORE STORAGE OR CONDOS/APARTMENTS	1/25/2023 11:09 AM
77	route 299 already too busy during access into New Paltz	1/25/2023 10:15 AM
78	Corner of 299 and 9W, the old Antiques center on Vineyard	1/25/2023 8:42 AM
79	Route 9W and North Rd. north of Rt.299. Route 9W south of Chapel Hill Rd.	1/25/2023 8:27 AM
80	Remove Vineyard Avenue access to large box trucks and tractor trailers... Pedestrian walk on closed Vineyard and Main	1/25/2023 7:38 AM
81	9w	1/25/2023 7:23 AM
82	299	1/25/2023 6:28 AM
83	The hamlet needs to be cleaned up and expanded. Of course, undeveloped areas along 9W and 299 are natural sites for development. We need a comprehensive plan that would take into account the obvious issues and a planning board that is educated enough to know what they are doing.	1/25/2023 1:45 AM
84	All 9w and 299	1/24/2023 10:20 PM
85	There are plots on 299 (unsure of cross streets or if they're usable bc of streams/swamp lands) but this would be great addition to bigger box stores. Rt. 9w could use a better dollar store like Dollar Tree. This dollar general is skeevy, not well kept and employees are not nice in there. Wendy's, CVS and UPS stores would be a lovely addition to town. Any any other mom & pop shops on 9w with any available land. More restaurants that deliver too any kind of cuisine that we don't already have in town!	1/24/2023 10:10 PM
86	Corner of 299 & 9W 9w corridor from Tillson to Van Wagner	1/24/2023 9:16 PM
87	more small businesses and restaurants in and along the Hamlet	1/24/2023 8:49 PM
88	None. Stop with the large scale development. It strains us taxpayers and benefits outsiders	1/24/2023 8:49 PM
89	Open commercial land on north side of on 299 by 9W?	1/24/2023 8:05 PM
90	I don't have specific sites in mind, but I'm sure there are plenty of abandoned or unoccupied buildings that can be repurposed it raised.	1/24/2023 7:25 PM
91	9W north of 299	1/24/2023 7:20 PM
92	9w and 299	1/24/2023 7:14 PM
93	9W from 299 towards town 9W from Walgreens towards Marlboro	1/24/2023 7:02 PM
94	Ty 299	1/24/2023 6:43 PM

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95	Route 299 and 9w	1/24/2023 6:41 PM
96	299	1/24/2023 6:32 PM
97	Rte 299/Rte 9W Blue Point Upper North Road Altamont Farm	1/24/2023 6:18 PM
98	9w. Please leave the natural beauty of 299 alone. One major road being an eyesore is enough.	1/24/2023 6:16 PM
99	The old apple juice factory at white street under 9w could become a art/culture location.	1/24/2023 6:09 PM
100	Intersection of 299 & 9W	1/24/2023 5:58 PM
101	Rt 9 across from speedway (I think it used to be a mechanic?)	1/24/2023 5:46 PM
102	The main stretch of 9W with the abandoned auto parts center that is falling apart. Next to Capolla's.	1/24/2023 5:33 PM
103	299 - I would like to see a small department store so I don't have to cross the river every time I need something. 9 W is too concentrated. Do not care for all the lighted signs.	1/24/2023 5:12 PM
104	Route 299	1/24/2023 4:33 PM
105	Safe drinking water will always be a concern, considering the amount of harmful pesticides that have been leached over the years. Future growth should depend on centralized town water and sewer.	1/24/2023 2:42 PM
106	9W north of 299	1/24/2023 2:22 PM
107	9w	1/24/2023 2:14 PM
108	299 and corner of 9w	1/24/2023 2:13 PM
109	Corner of 299 and 9W and expand Tony Williams	1/24/2023 2:11 PM
110	Route 299 & 9w on the corner	1/24/2023 1:10 PM
111	Intersection of 9W and route 299 where the old golf range was	1/24/2023 12:45 PM
112	Route 9W	1/24/2023 12:37 PM
113	route 9w and 299 are prime commercial locations if water and sewer were brought in and 299 wold need to be widened if development were to occur on it as well as more traffic lights.	1/24/2023 11:54 AM
114	9w is fine but no more in the area of Mayer and Chapel Hill!! Too much planned there now with impossible traffic before the projects have been started or finished!	1/24/2023 11:40 AM
115	Downtown hamlet and between the hamlet and walkway. We need to hire an architect to create a master plan for the hamlet and stop allowing any Joe from installing random water features, cutting down trees, etc. it needs to be better regulated to attract & encourage tourists (window & actual shopping, etc.)	1/24/2023 11:22 AM
116	9W would seem to lean on more commercial developments while 299 feels more "rural" and being closer to the rail trail should probably be kept more "natural" in its look and feel. Both areas could be developed, but as the survey accounts for natural resources as well as commercial development, it would be good to consider each location as it fits with different types of development.	1/24/2023 11:19 AM
117	Main street	1/24/2023 11:01 AM
118	Nw corner of 299&9w	1/24/2023 10:48 AM
119	Convert the former antique village into a shopping/restaurant hub with entertainment, for and by local businesses and artists.	1/24/2023 10:43 AM
120	Where ever the market dictates. Government has no business in business and when gov does get involved it usually ends poorly and the tax extorted are the ones who pay.	1/24/2023 10:40 AM
121	299 from 9w end has plenty of opportunity	1/24/2023 10:29 AM
122	Rt 299 and 9 w by the diner along 299	1/24/2023 10:26 AM
123	I think you should add a cross walk ok 9w and grand street. I see people crossing there all the time and it's not safe.	1/24/2023 10:11 AM

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124	Corner of 299 and 9W	1/24/2023 9:34 AM
125	Try 299	1/24/2023 9:28 AM
126	Please do not turn 299 into the stereotypical thoroughfare lined with big box stores, strip malls and parking lots	1/24/2023 9:07 AM
127	Use spaces that already have empty buildings. 9W is a mess with traffic as is 299 at times. Rather see developing retail space on 299 Rt 9W cross street	1/24/2023 8:57 AM
128	Finish developing 9W and 299 intersection	1/24/2023 8:04 AM
129	ksl;adkf'a;lsdkf'ad;lfka'ds	1/24/2023 7:48 AM
130	The Route 9W and Route 299 corridor.	1/24/2023 7:47 AM
131	Rte 299	1/24/2023 12:12 AM
132	I am a recent Highland transplant via marriage so I'm still learning my way around. As a general note, I feel like this survey was created more with "old timers" in mind without context for newer residents.	1/23/2023 9:20 PM
133	I don't want either 9W or 299 to turn into route 9 near Wappingers but I worry that's what's happening. So not that.	1/23/2023 8:20 PM
134	Route 9W needs to be cleaned up. It's depressing looking.	1/23/2023 8:02 PM
135	The dug up corner at 9w and 299. It would be nice to have some continued resuscitation of the hamlet as well, it would be nice for the development within the hamlet to reflect the timeframe of the larger structures in town, an early 20 th century style	1/23/2023 7:42 PM
136	STOP with the 9W development WITHOUT adequate highway access; Route 9W 7 Route 299 -- unless it becomes the next Bridge Approach --	1/23/2023 5:47 PM
137	Rt 299. 9 W is over developed already	1/23/2023 5:06 PM
138	not sure	1/23/2023 5:01 PM
139	avoid strip mall types. preserve small town charm and businesses to retain and attract people	1/23/2023 3:08 PM
140	The question for me here becomes "what kind of growth"? We already have too much traffic, too many condo (expensive) new apartments and an ugly area on 9W. The growth there was unregulated, in my mind. We do not need a Walmart and we do not need a lot of commercial or industrial buildings on Rte 299..	1/23/2023 2:38 PM
141	9W and 299 seem ideal, but not for the development of commercial interests that would impact the need for housing and infrastructure within the hamlet and smaller communities.	1/23/2023 2:04 PM
142	former Vintage Village location	1/23/2023 1:58 PM
143	Try to preserve the beauty and quietness of this community not allowing large developments, apartment complexes or an over abundance of stores.	1/23/2023 1:58 PM
144	Rt 299 corridor west bound	1/23/2023 1:49 PM
145	9W, walkable to the village	1/23/2023 1:46 PM
146	The areas around and near the intersection of Rt 299 and 9W. Along Route 9W both north and south to the town borders.	1/23/2023 1:42 PM
147	Like huge land on 299 across from the park and ride. Wasted reaource	1/23/2023 1:40 PM
148	Corner of 299 and 9W. This would be a convenient spot for another small grocery store, some retail space, and local restaurants. There is also a lot of commuting traffic from New Paltz to Poughkeepsie and a local coffee place like Ready Coffee in Wappingers or Crafted Kup in Poughkeepsie would be perfect here.	1/23/2023 1:26 PM
149	Route 9w and Haviland - there is an old garage that has been for sale that could be used for business or solar panels? 299 and 9w has large space as well with unused land	1/23/2023 1:10 PM
150	9W and 299 have the ability to be more than Lowe's and storage units.	1/23/2023 1:08 PM



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151	Downtown, 9W	1/23/2023 1:05 PM
152	9W and 299 9W from 299 thru to 44/55	1/23/2023 1:03 PM
153	Restructure Route 9w. Get rid of median and develop the area north of firehouse on 9w to 299 intersection.	1/23/2023 12:34 PM
154	The 2 main highway corridors. We need tax base and services within the community. When developed, it will help create the community that you are striving for.	1/23/2023 10:59 AM
155	9W north of 299.	1/23/2023 9:51 AM
156	299	1/22/2023 11:33 PM
157	NOT 9W OR 299!!!! YES, HAWLEY'S CORNERS, NORTH AND WEST OF HAMLET	1/22/2023 9:56 PM
158	The Hamlet	1/22/2023 9:27 PM
159	south on Vineyard Avenue Eastern part of 9W & 299	1/22/2023 8:58 PM
160	9W. Commercial Ave.	1/22/2023 7:21 PM
161	Route 9w the old hotel site by phoenix cable, the old hardware store and old car dealership are all eyesores that should be developed.	1/22/2023 5:19 PM
162	Definitely along routes 9w and 299—especially at their intersection. Perhaps also along parts of Vineyard Ave/44-55. I also feel that the Hudson River waterfront is underutilized but I realize the difficulty posed by the freight rail line.	1/22/2023 3:39 PM
163	Rt 299	1/22/2023 9:40 AM
164	Route 9W right past Shamrock and before 299.	1/22/2023 9:27 AM
165	299	1/22/2023 9:19 AM
166	Route 9W and Route 299 for business development. The hamlet intersections for the development of small businesses in a walking community.	1/21/2023 9:06 PM
167	9w, town	1/21/2023 7:31 PM
168	299 & 9w	1/21/2023 2:39 PM
169	We have too many storage units in highland. Route 9 and 299 is room for growth.	1/21/2023 1:35 PM
170	If you really cared about our town, how about providing more transportation options for people, especially people who are senior, disabled or blind. UCAT/paratransit is limited going only 1.5 miles off their route to pick up/drop off which would mean a person would have to walk, possibly on a highway (i.e. 9W, Route 44 55, etc..) to get to a location where UCAT/paratransit would pick them up.	1/20/2023 4:12 PM
171	Definitely route 299 at intersection of route 9W. Route 299 was from what I understand purposed for commercial growth.	1/20/2023 2:27 PM
172	not sure	1/20/2023 2:23 PM
173	9w, 299, in and around the hamlet.	1/20/2023 2:13 PM
174	The Hamlet. The bank building corner. Lower vineyard.	1/20/2023 9:59 AM
175	Demolish OLD buildings that are no longer in use along the 9W corridor (the old Ford dealership, etc...). Develop areas that are accessible to the Walkway/Rail Trail. Further develop the Highland/New Paltz border on Rt. 299 to capture Highland/New Paltz locals AND NYS Thruway travelers! A few restaurants/stores!!	1/20/2023 9:20 AM
176	None don't develop keep us small. Everything we need is right across the bridge	1/20/2023 9:17 AM
177	The large open field on the intersection of Route 299 and 9w. The coming soon sign is faded it's been there so long	1/20/2023 6:17 AM
178	Better parking in town to promote small craft stores. Possible use of old lumber yard where water wheel is for craft stores or events	1/19/2023 11:53 PM
179	Rt 9 could use a lot of clean up. Made more appealing to drive along.	1/19/2023 11:15 PM

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180	299	1/19/2023 6:23 PM
181	Corner of 9W and 299	1/19/2023 5:10 PM
182	North 9W above 299 for commercial/industrial; limited cluster housing for Vineyard Ave (from Reservoir Rd to Chapel Hill Rd.	1/19/2023 5:03 PM
183	N/A	1/19/2023 4:40 PM
184	Most buildings and business fronts on Vineyard Ave., Milton Ave., and Main St appear unattractive, rundown and shabby.	1/19/2023 4:00 PM
185	Near intersection of 9w and 299	1/19/2023 3:19 PM
186	Route 9w need more stores near Hannafords, should look to attract home depot and Chase bank to open here	1/19/2023 2:40 PM
187	Either 9w or 299. Roads have to be improved to accommodate development.	1/19/2023 2:28 PM
188	Walking distance to the rail trail	1/19/2023 1:57 PM
189	Not sure due duration of time here	1/19/2023 1:29 PM
190	Route 9w	1/19/2023 1:02 PM
191	Definitely route 9w. Get rid of that white warehouse building taking up tons of space next to shamrock	1/19/2023 12:13 PM
192	Hamlet	1/19/2023 11:56 AM
193	Rte 9 W	1/19/2023 11:36 AM
194	299 that commercial area has been for sale forever. Vacant hotels. Once proposed a town pool by Tony Williams park. So many families give \$400 to new Paltz pools.	1/19/2023 11:06 AM
195	Corner of 299 and 9w on hill...	1/19/2023 9:06 AM
196	Corner of 299 and 9W.	1/19/2023 9:03 AM
197	Route 299, near Lowes. Traffic managed by current crosses with South Street and N. Eltings Corners. Not a lot of natural beauty to disrupt. Against any other development that would impede traffic or require new intersections or traffic lights.	1/19/2023 8:53 AM
198	299	1/19/2023 8:39 AM
199	Commercial growth along 9w corridor. Need better traffic management for this especially around chapel hill rd and hannaford plaza.	1/19/2023 8:28 AM
200	Rt 9W from Haviland Ave north to Rt 299. There are several commercial properties that appear abandoned and present a poor welcoming image of our community.	1/19/2023 8:21 AM
201	Route 299/route9w intersection area	1/19/2023 3:47 AM
202	The area close ro the hamlet (commercial ave, etc). The corner of 9w and 299. Small retail stores right near the parking lot for the walkway.	1/18/2023 11:00 PM
203	I don't know the areas super well, but I do worry about more growth in 9W causing more traffic issues. I regularly see speeding, running red lights, and aggressive driving on 9W which could potentially get worse with more traffic.	1/18/2023 10:58 PM
204	299 and 9w intersection, Northwest corner vacant lot	1/18/2023 10:37 PM
205	9W between the bridge and the village has so much potential. Right now it's a pass thru much like a room that you don't know what yo do with. That section should be re designed to blend in with our beautiful village. Our village needs to be the diamond of Highland	1/18/2023 8:18 PM
206	9W, Highland Hamlet/Commercial Ave	1/18/2023 8:13 PM
207	There are multiple areas along 9W that have are empty/abandoned. They could be redeveloped.	1/18/2023 8:12 PM
208	9w and 299. The hamlet will not be developed and is pretty much a dead zone. Developing the main corridors will allow the hamlet to then attract more business.	1/18/2023 6:31 PM

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209	Commercial - Rt 9W and Rt 299	1/18/2023 5:48 PM
210	Hideous empty car dealership on 9W, empty storefronts in Hannaford plaza, corner of 299 and 9W - was supposed to be a neighborhood?	1/18/2023 4:37 PM
211	9w/299 intersection.	1/18/2023 3:27 PM
212	Corner of 299 and 9w	1/18/2023 2:58 PM
213	Water and Sewer availability on 9W North and Route 299	1/18/2023 2:08 PM
214	9W north 299 299 west to New Paltz	1/18/2023 9:17 AM
215	None. Stop allowing developers destroy whatever is left of Lloyd natural resources	1/17/2023 10:58 PM
216	Whoever put a storage facility on 9w, across from Hannaford, should be ashamed of themselves. That would have been a great spot for a Target. Likewise, the location on 299, where 9w intersects by the motel, would be a good retail destination. Highland does all the small town stuff right, but it does need a "national" feel, for sure.	1/17/2023 1:00 PM
217	corner of Rt.9w and 299	1/17/2023 8:19 AM
218	I agree with the development of 9W and Rt 299	1/16/2023 10:59 PM
219	Waterfront. Old Mariners.	1/16/2023 2:55 PM
220	I'm not sure I want to see undisturbed land developed. I'd like to see existing structures rehabbed.	1/16/2023 12:47 PM
221	Routs 299	1/16/2023 8:29 AM
222	How about building, or should I say re-building on 9w where that empty building near Shamrock has been vacant for years? Don't keep constructing on unused land, look at development of already-zoned already-built areas first	1/15/2023 9:49 PM
223	I would say 299?	1/15/2023 8:52 PM
224	9W and Route 299	1/15/2023 8:39 PM
225	None	1/15/2023 5:54 PM
226	Route 9w and 299 that corner the old buildings on 9w brought back to life with new business. More big business out by Lowe's. Do something with the old building between the liquor store and the deli. More things along Haviland for the walkway traffic. Better parking in Haviland.	1/15/2023 9:12 AM
227	I would focus on making the downtown amazing.	1/14/2023 10:00 PM
228	299, because close to New Paltz and Interstate,	1/14/2023 7:06 PM
229	9W and 299 going West need for Restaurants	1/14/2023 2:01 PM
230	299, land near berean	1/14/2023 12:28 PM
231	9w and 299 intersection area should be used	1/14/2023 10:52 AM
232	299 and 9w corner is wasted space	1/14/2023 10:49 AM
233	Some of 299. Already too much on 9W.	1/14/2023 8:37 AM
234	9w but you need to stop it from looking like Wappingers. NOT 299.	1/14/2023 8:23 AM
235	growth of what? town needs to utilize the Walkway as its most important resource	1/14/2023 8:07 AM
236	Both 9w and 299 & a new auto bridge to cross the Hudson so to eliminate congestion on current MidHudson bridge	1/14/2023 7:29 AM
237	Route 9W and 299	1/13/2023 11:03 PM
238	Route 9W & route 299 intersection	1/13/2023 10:25 PM
239	Both 9W and 299 corridors	1/13/2023 8:32 PM
240	299 he's pretty wide-open	1/13/2023 7:53 PM

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241	North side of 299 from 9W west to Old New Paltz Road. Find a way to expand the commercial development in the village.	1/13/2023 7:50 PM
242	Intersection of 9w & 299	1/13/2023 7:36 PM
243	9wand rt299	1/13/2023 7:28 PM
244	None. Revitalize developed areas that are run down or underutilized	1/13/2023 7:20 PM
245	299	1/13/2023 6:09 PM
246	The 9w corridor should be the focus for any future large commercial projects. Other areas should be encouraged to reuse older properties.	1/13/2023 6:06 PM
247	Entire 9w corridor.	1/13/2023 5:51 PM
248	9w,299	1/13/2023 5:27 PM
249	Corner of 299 and 9w on northside needs to be purchased and developed	1/13/2023 4:46 PM
250	Read previous comments I kind of got into the zone. Initiate a mid hudson regional initiative to try and develop a connected light rail system. Mixed use and denser housing makes more tax revenue for the town. Removing minimum lot sizes allows for denser housing to be built. The 9w corridor is very important; it sees a lot of traffic but goes right by down. Address this by redeveloping 9w into a walkable and billable boulevard. Foot traffic is much more likely to turn in people walking into stores any buying something than someone driving by.	1/13/2023 4:16 PM
251	The corner of Route 9w and 299 in Highland. A large box store such as Walmart or an Outlet Mall.	1/13/2023 4:14 PM
252	The corner of 9w and 299 upper north road	1/13/2023 4:14 PM
253	Route 9w and route 299 are already traffic nightmare especially in the afternoons	1/13/2023 4:05 PM
254	9w299 and the crossroads of the two	1/13/2023 3:44 PM
255	downtown hamlet.	1/13/2023 3:43 PM
256	9w @ 299, anywhere along 9w,	1/13/2023 3:33 PM
257	Route 9W and 299 intersection	1/13/2023 3:30 PM
258	299 corner of 9w	1/13/2023 3:24 PM
259	Along highways, 9w and 299	1/13/2023 3:06 PM
260	Only carefully	1/13/2023 3:02 PM
261	Route 9w and 299 can and should be built up to allow more commercial businesses. A Target-like store would be welcome, with a chain restaurant or 2	1/13/2023 2:11 PM
262	Defintiely Route 299	1/13/2023 2:03 PM
263	9W	1/13/2023 1:59 PM
264	9w and 299. Would love to see the corner of 9w and 299 be turned into a strip mall	1/13/2023 1:48 PM
265	Route 9W and Route 299	1/13/2023 1:28 PM
266	intersection of Rt 9W and Rt 299. Rt 9W north	1/13/2023 1:14 PM
267	From 299 north on 9W	1/13/2023 1:03 PM
268	Rte 299 and 9W. 9W Across between 299 and Esopus on the right side if heading North.	1/13/2023 12:29 PM
269	Route 9W and Route 299 corridors, specifically industrial north of 299. The Town is in dire need of Retail, specifically more grocery options. Having more options would help the amount of traffic on the Bridge. We also need a nice Hotel in the area, not the slum motels we currently have.	1/13/2023 10:57 AM

## Q17 Do you have any questions for the Comprehensive Planning Committee?

Answered: 143 Skipped: 278

#	RESPONSES	DATE
1	What are plans to preserve the west side of Illinois mountain?	2/12/2023 12:33 PM
2	I am concerned about the quality of the build that is ongoing opposite the Hannaford/Tractor Supply especially given the eyesore Storage facility they slapped up against 9W a couple years ago.	2/12/2023 12:07 PM
3	Not yet	2/11/2023 1:57 PM
4	Considering our high taxes, is the Committee being realistic in their expectations for our community which is driven by public sector jobs and blue collar employment?	2/10/2023 1:14 PM
5	Dedicate and update more park land. Should address pedestrian access along major corridors like 9W.	2/6/2023 2:45 PM
6	stop changing zone laws to compliment outside developers and overdevelopment	2/6/2023 1:52 PM
7	.	2/6/2023 12:01 PM
8	I have been working with outside cats for the past 16 years. The town has Andrew McKee, the dog warden and a wonderful human being. I attended the public meeting, and many citizens brought up the plight of animals and wild-life. I have watched over the years what happens to outside cats (the entire spectrum, from abandoned to feral) as development occurs. I would like the town to consider some kind of plan to do TNVR and maintain community cats. Right now, the city of Peekskill is engaged in some kind of project related to these issues. I am going to contact the city to see if I can access details regarding policy, funding, and personnel.	2/4/2023 2:37 PM
9	Have you heard of the building blocks non-profit and would you openly support a resident utilizing that funding to promote growth here in addition to government led projects?	2/3/2023 11:55 AM
10	What methods did you use to promote the "public" meeting on 1/23/2023. I walk frequently in the hamlet and I am active in the Town and never received word about the first meeting.	2/1/2023 9:29 PM
11	Will you be mailing information to residents about the plan? Perhaps you would consider emailing residents?	1/31/2023 6:18 PM
12	No	1/31/2023 11:40 AM
13	Other than this survey, how will community members' input be garnered?	1/30/2023 7:24 PM
14	NO	1/30/2023 1:24 PM
15	There needs to be much greater work done to educate and prepare the community for increased effects and management of global warming (eg. expected rise of the river, possible saline incursion into the river, and the need to address clean water issues coming due to these certain developments. Ditto sewage!	1/30/2023 12:37 PM
16	We have endless waterways here through deep bog. Kayak trails and a board walk out into them would be so wonderful. educational, recreational. Start on Hawleys Corners Rd. at the small bridge.	1/30/2023 10:37 AM
17	Do you need any town beautification volunteers? I'm happy to help! audimartel@gmail.com	1/29/2023 6:40 PM
18	Is there a unifying vision for the town?	1/29/2023 12:55 PM
19	No	1/29/2023 10:52 AM
20	No	1/28/2023 11:06 AM
21	No	1/28/2023 10:36 AM

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22	Why are our taxes so high when we get very little in return	1/27/2023 6:14 PM
23	Is this an Agenda 21 plan?	1/27/2023 9:01 AM
24	People should be informed and involved all the time	1/27/2023 8:56 AM
25	No	1/27/2023 5:46 AM
26	Don't fuck it up	1/26/2023 1:24 PM
27	More of a statement but to continue to encourage organic growth in the hamlet. Walkability, small business owned shopping/eating options are a draw for other local communities. Hamlet seems to be progressing towards this. Maybe more visibility needed with many people not realizing its their as they head from 299 (and north) towards the bridge.	1/26/2023 9:05 AM
28	Why did you allow trees to be cut down near a stream near the Hudson River walkway parking lot? Why are you putting the stream into a pipe? This is habitat destruction!	1/26/2023 6:55 AM
29	Not yet. Thank you.	1/26/2023 6:14 AM
30	I would like to know what there plan is for the traffic situation on 9W by the bridge view plaza.	1/25/2023 9:53 PM
31	Can \$\$ please please please be set aside to connect basic infrastructure and services via sidewalks? (i.e. Middle School to Library, Village Hamlet to Rail trail at Commercial Ave Extension, Village Hamlet to Tillson and up to Haviland/9W)	1/25/2023 8:53 PM
32	Do we have both dems & repubs on the committee? Are tree huggers represented or just outcast from the mix? They do represent some of the town residents. When will the committee be able to weigh in? I sent 8 pages to D.Barton last comp. plan... and he ignored them all. Residents need to be heard, if you ask for their input.	1/25/2023 8:40 PM
33	If all of these housing developments get approved, what will be done about the traffic? The Hannaford plaza is an eyesore and an embarrassment to our town. Panhandlers and dead landscaping in a pothole covered lot to a grocery store that doesn't carry chicken or dairy regularly is a MAJOR problem!	1/25/2023 8:14 PM
34	First thanks for asking for input. I wish I had known about this earlier - I would have loved to come to the meetings on it. Could there be a mailer sent out or something? I know that might be pricey, but maybe some signs up when stuff is happening like this. I'd rather look at those than campaign signs.	1/25/2023 6:50 PM
35	No	1/25/2023 5:16 PM
36	No.	1/25/2023 2:53 PM
37	Yes. My big concern is that so many tax rebates have been given to developers in the past. If we grow I would really want to see the difference in our tax bill. I also hope we are looking at neighboring towns, their geography and demographics and learning from them what has worked and what has not.	1/25/2023 2:15 PM
38	How are you recruiting committee members? As some one who has personally written a revitalization grant for another ulster community and tries to be engaged I didn't heard about this until I saw it in a Facebook group the day after the meeting happened? I would have attended had I know. How are you communicating with the public? And you communicating the way you always have, or the way that's easiest, or have you stopped to consider how residents access and absorb information? Do you have a communication plan?	1/25/2023 1:36 PM
39	How can we prevent a sneaky backdoor monstrosity like Mountainside Woods from happening with almost no public input from happening again?	1/25/2023 12:55 PM
40	no	1/25/2023 10:15 AM
41	Why do you want to change anything, its perfect as is- if I wanted a depressing commercialised life I'd move to Dutchess county	1/25/2023 9:25 AM
42	Restrict large vehicles and speed on Vineyard and Main	1/25/2023 7:38 AM
43	How was this survey distributed to qualify majority of the residents?	1/25/2023 7:23 AM
44	Probably	1/25/2023 1:45 AM



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45	Where do you see the economic growth of the town going? How commercialized are you going to make the town? Will there be too much housing & too many buildings built so that traffic will feel like city driving? I'm all for growth but would love more details on the solid plans you're building for us. Thank you!	1/24/2023 10:10 PM
46	Not a question but request to keep the lines of communication open and use the public channels to keep the community informed as you proceed with your meetings.	1/24/2023 9:16 PM
47	Your questions appear as though you have already made the decision for us as to large developments. We dont want them.	1/24/2023 8:49 PM
48	No	1/24/2023 8:05 PM
49	How can we get access to more than one provider for things like electricity and internet/cable?	1/24/2023 7:25 PM
50	No	1/24/2023 7:14 PM
51	Is there an opportunity to build a real playground for our children, that can be accessed by ALL (not just able bodied folks)?	1/24/2023 7:02 PM
52	No	1/24/2023 6:41 PM
53	No	1/24/2023 6:32 PM
54	When will we have a Trader Joes	1/24/2023 5:33 PM
55	Yes. You do realize that poor choices in maintaining a proper focus on our town will most likely result in my vote to remove said culprits from their positions	1/24/2023 2:42 PM
56	No	1/24/2023 2:22 PM
57	No	1/24/2023 2:14 PM
58	No	1/24/2023 2:13 PM
59	No	1/24/2023 12:45 PM
60	no	1/24/2023 12:37 PM
61	Why are only business owners permitted to be on the hamlet beautification committee in town? They are business owners, not trained in landscape architecture, planning, etc. we need a professional master plan for the hamlet to make it a destination for people who want to visit, live, &/or invest their business.	1/24/2023 11:22 AM
62	No	1/24/2023 11:01 AM
63	Why do you think that you have the authority to tell other people what they can do on their own property? No victim? No crime. Leave people alone.	1/24/2023 10:40 AM
64	Why don't you allow big business to help with our taxes and bring business to our waterfront?	1/24/2023 10:26 AM
65	When moving forward don't loose site of protecting and maximizing what is already here. Reuse instead of replace whenever possible. Look for great examples...	1/24/2023 9:07 AM
66	No	1/24/2023 8:04 AM
67	Do you have any opening in your committee?	1/24/2023 7:47 AM
68	Not yet	1/24/2023 12:12 AM
69	Nope, but thank you for volunteering your time and efforts!	1/23/2023 9:20 PM
70	A comment; to grow this town as a "destination", consideration should be made for further development of the Hudson water front and both the water trail and natural trails. Developing this resource further could really economically benefit the town. Just not another dive to replace the ones that have closed in recent years.	1/23/2023 7:42 PM
71	I'm tired of the town's cozy, perhaps noncompetitive relationships with developers.	1/23/2023 5:47 PM
72	Not at this time	1/23/2023 5:06 PM
73	not at the moment	1/23/2023 5:01 PM

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74	No but thanks for asking.	1/23/2023 2:38 PM
75	no	1/23/2023 1:49 PM
76	Would love to stay posted on project movement and growth!	1/23/2023 1:10 PM
77	Why isn't sewer hook up available???	1/23/2023 1:08 PM
78	Not yet	1/23/2023 1:03 PM
79	What is the value are these plans it they are not enforced? Developers seem to do whatever want - they maximize their immediate profits and ignore the damage to adjacent properties	1/23/2023 9:51 AM
80	No	1/22/2023 11:33 PM
81	HOW WILL TRAFFIC BE CONTROLLED. WILL RURAL ROADS BE PATROLLED AND MARKED WITH LANES AND MARKED BIKE PATHS? SHOULDER STRIPES? (N. ELTING CORNERS ROAD IS SO BAD!!)	1/22/2023 9:56 PM
82	No	1/22/2023 9:27 AM
83	not at this time	1/22/2023 9:19 AM
84	Please provide as much information as possible online, so we can keep involved even when we cannot attend meetings. Thank you.	1/21/2023 9:06 PM
85	Yes	1/21/2023 7:31 PM
86	No questions just comments. We truly need to keep the feel of the town. Plus add things for teenagers to do. Swimming, movies, bowling, hair supply store. Things that'll make them active I, supply youth jobs and want to stay.	1/21/2023 1:35 PM
87	Not at this time	1/20/2023 2:27 PM
88	not at this time--need more info	1/20/2023 2:23 PM
89	Don't do more of the same! Clean this town up! Fix the disgusting Hannaford Plaza, the "gem" of Highland! Have the marquis sign fixed. Be intentional in your plans! Don't just construct another factory looking building! Do better!	1/20/2023 9:20 AM
90	What are you not telling us or being truthful about???	1/20/2023 9:17 AM
91	Mo	1/19/2023 6:23 PM
92	No	1/19/2023 5:10 PM
93	Please consider that Rte 44/55 is 2 lane so any further development will result in traffic congestion and new, main roads don't get built overnight. Commercial/Industrial development along north 9W will require municipal water and sewer which should be addressed early in the conversation.	1/19/2023 5:03 PM
94	Not at the moment	1/19/2023 4:40 PM
95	Will your actions raise homeowner's taxes and fees?????	1/19/2023 4:00 PM
96	No	1/19/2023 3:19 PM
97	Keep community updated.	1/19/2023 2:28 PM
98	Can borean mountain be used to create a community mountain biking park?	1/19/2023 1:57 PM
99	Not at this time	1/19/2023 1:29 PM
100	No	1/19/2023 1:02 PM
101	No	1/19/2023 12:13 PM
102	What do I do if I live next to an Airbnb? Has the new law taken effect yet? I haven't received a neighbor notice.	1/19/2023 11:56 AM
103	No	1/19/2023 11:36 AM
104	What more can we do for our children? Recreation center? We have no preschool. Highland Village Nursery isn't five full days and yet my child is expected to read in Kindergarten. Day	1/19/2023 11:06 AM

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cares are not taught by teachers and are thousands of dollars a year. How are we helping our children to succeed?

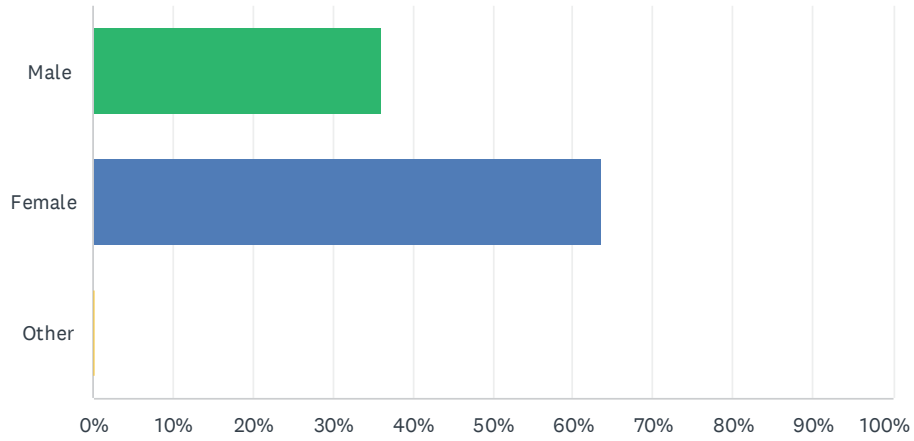
105	How will traffic be handled with the new senior housing on Rte 9W ? We can't allow Highland to become Rte 9 in Poughkeepsie.	1/19/2023 8:53 AM
106	Will you consider the impact on residents by not allowing 3 or more floor buildings	1/19/2023 8:39 AM
107	Are there any plans to address sidewalks or bike trails south of the bridge overpass on 9w? Pedestrian connectivity is poor towards chapel hill rd towards the bridge overpass and it's dangerous crossing the ramps.	1/19/2023 8:28 AM
108	What will you do for the long plans for our town?	1/18/2023 8:18 PM
109	This survey and the way it is written probably deterred people from responding. Questions are not written well.	1/18/2023 6:31 PM
110	Do you plan on looking at the traffic and walk-a-bility of the town? While the hamlet is cute, most people only see 9W....if we can capitalize on the Walkway influx, 9W and the hamlet need to be revitalized as one.	1/18/2023 4:37 PM
111	No	1/18/2023 3:27 PM
112	No	1/18/2023 9:17 AM
113	Don't make this town another Westchester town full of traffic and high taxes	1/17/2023 10:58 PM
114	Yeah. Y'all actually gonna read this and take it into consideration? Think of it like this. I'm paying 10 grand a year in taxes, and the amenities are anything but. The finest retail experience is Walgreens. Come on. ●	1/17/2023 1:00 PM
115	no	1/17/2023 8:19 AM
116	Not at this time	1/16/2023 10:59 PM
117	Please do what's right	1/16/2023 8:29 AM
118	Don't approve any more low income housing or crappy motels or anything sponsored by out of state developers please. Work on improving the roads and other infrastructure before going into development.	1/15/2023 9:49 PM
119	No	1/14/2023 10:00 PM
120	How important are the recreational places/ Parks? Or the Playgrounds? Berean Park is in a sad state, shouldn't it be a signature area? It is on all town signs for the greater Walkway Experience. But you can hardly walk there with no sidewalks and the town does only very little to make it worth going there. With all these new housing developments why are there no playgrounds?	1/14/2023 7:06 PM
121	NOT AT THIS TIME	1/14/2023 1:27 PM
122	A town pool should be in the table	1/14/2023 10:52 AM
123	Who do I contact about my driveway flooding due to landscaping changes my neighbor made? I need a storm drain in front of the house. It's also a safety hazard on the road	1/14/2023 10:49 AM
124	No	1/14/2023 8:37 AM
125	No	1/14/2023 8:23 AM
126	Most pleased to see discussion of a plan, This has been needed for decades. Job well done.	1/14/2023 8:07 AM
127	No	1/13/2023 11:03 PM
128	Don't be arrogant	1/13/2023 8:32 PM
129	Actually, I do you referenced the 2013 comprehensive planning I would like to know what benchmarks you set at the time and what you were successful putting in place as well as the results	1/13/2023 7:53 PM
130	No	1/13/2023 7:36 PM
131	No	1/13/2023 7:28 PM

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132	No	1/13/2023 6:09 PM
133	Good luck, build smart bit build!	1/13/2023 5:51 PM
134	Nope	1/13/2023 5:27 PM
135	No	1/13/2023 4:46 PM
136	When can I talk to you guys about my ideas?	1/13/2023 4:16 PM
137	How often will locals get updates about what is going on?	1/13/2023 4:05 PM
138	No	1/13/2023 3:44 PM
139	No	1/13/2023 3:33 PM
140	No	1/13/2023 3:24 PM
141	No except be certain that accessibility is always part of planning	1/13/2023 3:02 PM
142	Just keep in mind the accessibility of the handicapped, senior citizens and moms with baby carriage. Make sure we have Ramps: sidewalks, easy wide paved paths.	1/13/2023 1:48 PM
143	NO	1/13/2023 12:29 PM

## Q18 What is your gender?

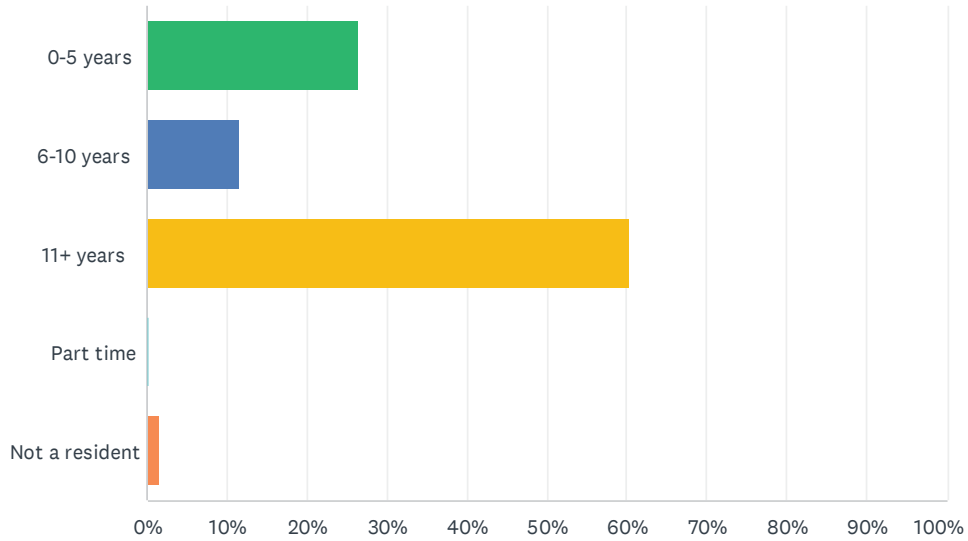
Answered: 330 Skipped: 91



ANSWER CHOICES	RESPONSES	
Male	36.06%	119
Female	63.64%	210
Other	0.30%	1
TOTAL		330

## Q19 How long have you lived in Lloyd?

Answered: 340 Skipped: 81

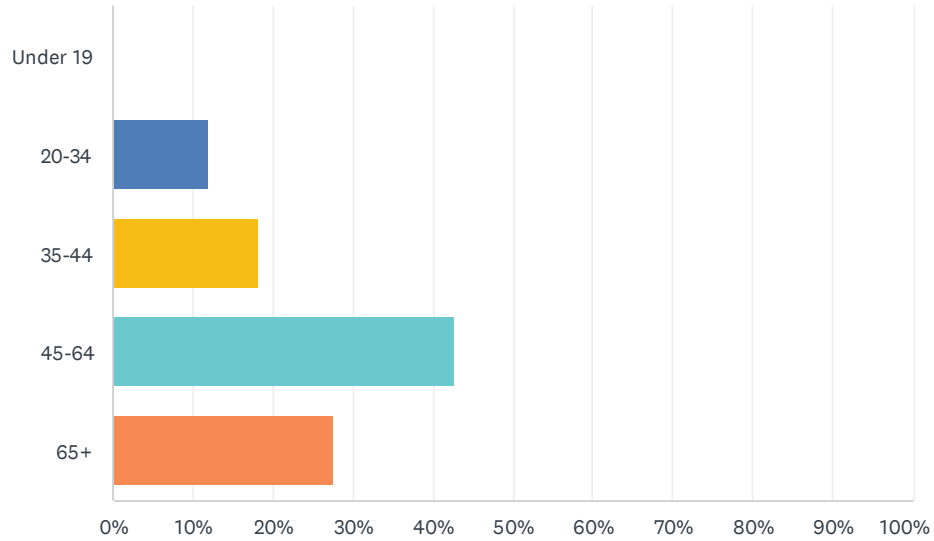


ANSWER CHOICES	RESPONSES	
0-5 years	26.47%	90
6-10 years	11.47%	39
11+ years	60.29%	205
Part time	0.29%	1
Not a resident	1.47%	5
TOTAL		340



## Q20 What is your age?

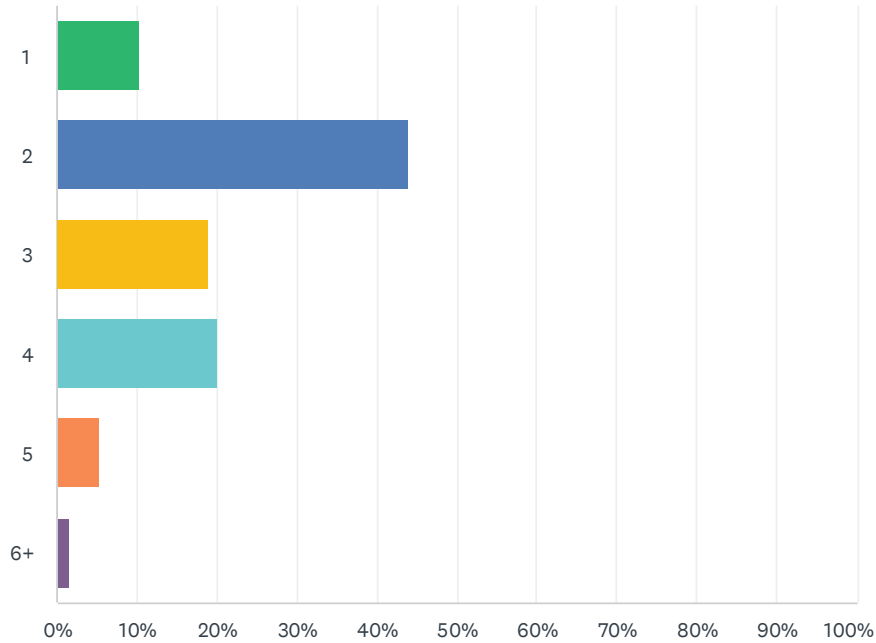
Answered: 338 Skipped: 83



ANSWER CHOICES	RESPONSES	
Under 19	0.00%	0
20-34	11.83%	40
35-44	18.05%	61
45-64	42.60%	144
65+	27.51%	93
<b>TOTAL</b>		<b>338</b>

## Q21 How many people live in your household?

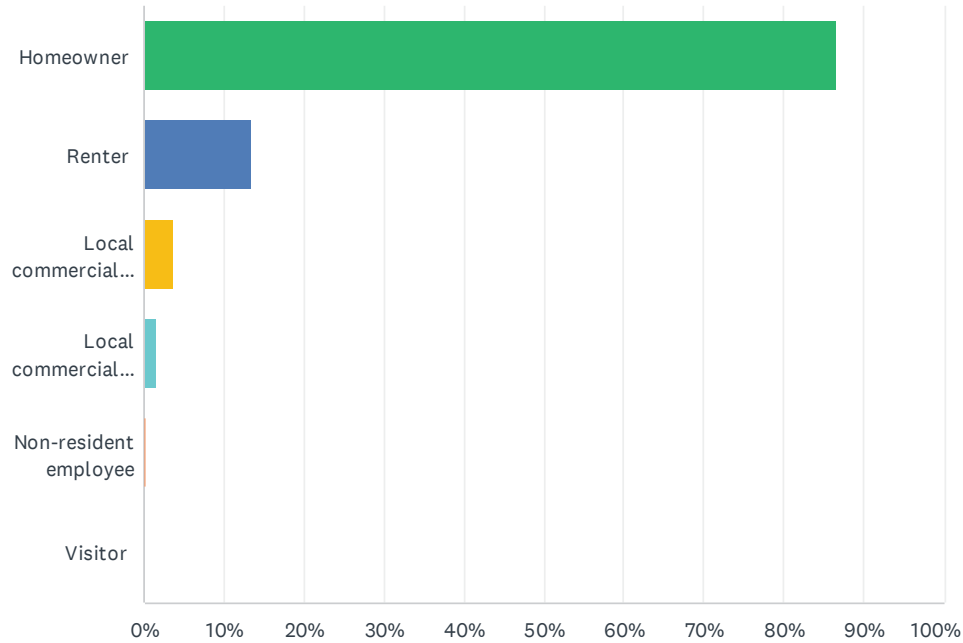
Answered: 339 Skipped: 82



ANSWER CHOICES	RESPONSES	
1	10.32%	35
2	43.95%	149
3	18.88%	64
4	20.06%	68
5	5.31%	18
6+	1.47%	5
TOTAL		339

## Q22 Check all that apply

Answered: 340 Skipped: 81



ANSWER CHOICES	RESPONSES	
Homeowner	86.47%	294
Renter	13.53%	46
Local commercial property owner	3.53%	12
Local commercial property tenant	1.47%	5
Non-resident employee	0.29%	1
Visitor	0.00%	0
Total Respondents: 340		

## Q23 If you own a business in the Town of Lloyd, how long has your business been open?

Answered: 88 Skipped: 333

#	RESPONSES	DATE
1	50 + years	2/15/2023 4:36 PM
2	Na	2/11/2023 1:59 PM
3	n/a	2/10/2023 4:32 PM
4	1 year	2/10/2023 2:33 PM
5	< 40 years	2/10/2023 1:15 PM
6	.	2/6/2023 12:02 PM
7	33years	2/6/2023 12:09 AM
8	NA	2/4/2023 2:39 PM
9	N/a	2/3/2023 11:57 AM
10	n/a	2/1/2023 9:39 PM
11	30 yrs	1/31/2023 11:41 AM
12	100+ years, 9 under our management	1/31/2023 11:29 AM
13	NA	1/30/2023 11:48 PM
14	n/a	1/30/2023 1:57 PM
15	1.5 years	1/30/2023 1:46 PM
16	Over 8 years	1/30/2023 1:29 PM
17	X	1/30/2023 12:39 PM
18	N/a	1/29/2023 7:06 PM
19	Martelvich LLC, Residential Remodeling/Restorion/Development and Landowner for Conservancy based in Highland since 2013	1/29/2023 6:45 PM
20	N/A	1/29/2023 10:53 AM
21	6 years	1/28/2023 1:39 PM
22	na	1/28/2023 10:10 AM
23	N/A	1/27/2023 8:58 AM
24	Own business in New Paltz	1/26/2023 2:35 PM
25	4 years	1/26/2023 1:39 PM
26	Na	1/26/2023 12:43 PM
27	na	1/26/2023 9:06 AM
28	6 years	1/25/2023 8:23 PM
29	--	1/25/2023 6:52 PM
30	N/A	1/25/2023 5:16 PM
31	3 years	1/25/2023 4:34 PM

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32	32 years	1/25/2023 2:16 PM
33	2 years	1/25/2023 8:21 AM
34	Almost 2 years	1/24/2023 9:30 PM
35	1 year	1/24/2023 8:12 PM
36	1 year in Lloyd	1/24/2023 8:06 PM
37	N/A	1/24/2023 7:26 PM
38	N/a	1/24/2023 7:15 PM
39	10 years	1/24/2023 6:33 PM
40	N/a	1/24/2023 6:17 PM
41	N/A	1/24/2023 5:34 PM
42	24 years	1/24/2023 1:11 PM
43	N/a	1/24/2023 12:46 PM
44	N/a	1/24/2023 11:24 AM
45	N/A	1/24/2023 11:03 AM
46	N/a	1/24/2023 10:46 AM
47	17 years	1/24/2023 9:34 AM
48	Just starting a business	1/24/2023 7:57 AM
49	Na	1/24/2023 12:14 AM
50	NA	1/23/2023 5:07 PM
51	Yes, but it's a low key business. I am a fine artist and my business is selling paintings.	1/23/2023 2:39 PM
52	My daughter had an amazing business in the village a few years ago, but the community did not support her enough to stay here.	1/23/2023 2:02 PM
53	15 years	1/23/2023 1:27 PM
54	N/A	1/23/2023 1:11 PM
55	None	1/22/2023 11:36 PM
56	over 40 years	1/22/2023 9:03 PM
57	11 years	1/22/2023 5:20 PM
58	N/a	1/22/2023 3:40 PM
59	18 years	1/22/2023 9:41 AM
60	NA	1/22/2023 9:27 AM
61	19 years	1/22/2023 9:20 AM
62	1 year	1/21/2023 9:07 PM
63	20 years	1/21/2023 7:32 PM
64	N/A	1/21/2023 1:40 PM
65	Na	1/20/2023 9:18 AM
66	N/a	1/19/2023 5:12 PM
67	No	1/19/2023 4:01 PM
68	N/A	1/19/2023 1:30 PM
69	0	1/19/2023 11:07 AM

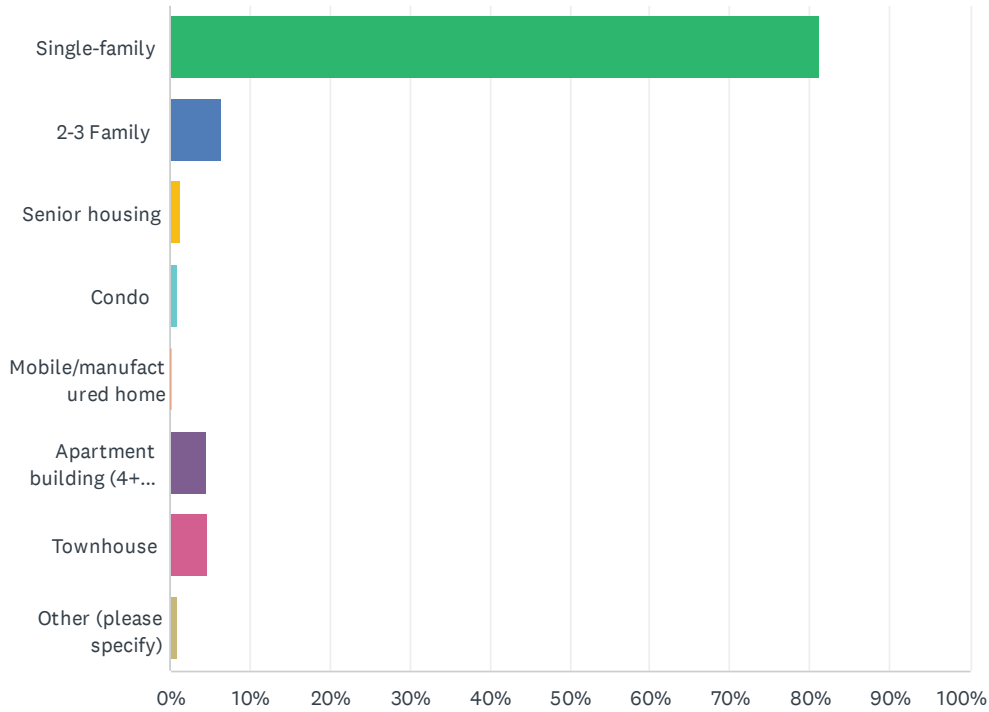
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70	Na	1/19/2023 8:22 AM
71	Na	1/18/2023 3:28 PM
72	N/A	1/18/2023 9:19 AM
73	N/A	1/17/2023 1:02 PM
74	N/a	1/16/2023 11:00 PM
75	15 Years	1/16/2023 3:00 PM
76	Not applicable	1/14/2023 10:50 AM
77	Don't own a business.	1/14/2023 8:50 AM
78	NA	1/14/2023 8:24 AM
79	18 yrs	1/13/2023 8:41 PM
80	25	1/13/2023 7:55 PM
81	No	1/13/2023 7:37 PM
82	No	1/13/2023 7:29 PM
83	Rental properties 15 years	1/13/2023 4:48 PM
84	No	1/13/2023 3:25 PM
85	0	1/13/2023 3:07 PM
86	Not an owner	1/13/2023 3:03 PM
87	2 years	1/13/2023 2:12 PM
88	0	1/13/2023 1:50 PM



## Q24 For Lloyd residents, what type of structure is your home:

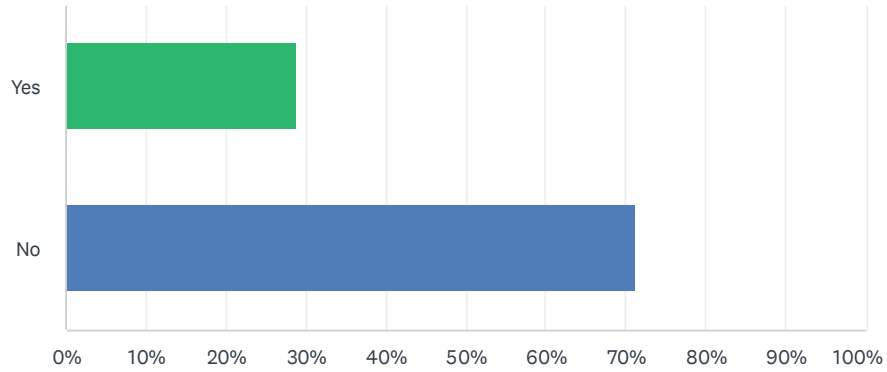
Answered: 340 Skipped: 81



ANSWER CHOICES	RESPONSES	
Single-family	81.18%	276
2-3 Family	6.47%	22
Senior housing	1.18%	4
Condo	0.88%	3
Mobile/manufactured home	0.29%	1
Apartment building (4+ units)	4.41%	15
Townhouse	4.71%	16
Other (please specify)	0.88%	3
<b>TOTAL</b>		<b>340</b>

## Q25 Do you live in the Highland Hamlet?

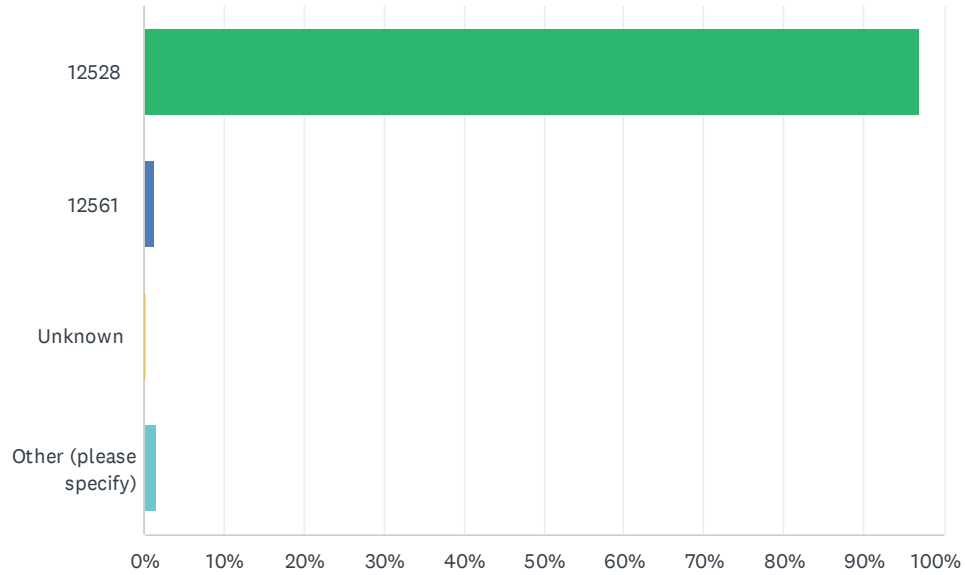
Answered: 338 Skipped: 83



ANSWER CHOICES	RESPONSES	
Yes	28.70%	97
No	71.30%	241
TOTAL		338

## Q26 Zip Code

Answered: 341 Skipped: 80



ANSWER CHOICES	RESPONSES	
12528	97.07%	331
12561	1.17%	4
Unknown	0.29%	1
Other (please specify)	1.47%	5
TOTAL		341

## Q27 Please provide any additional comments:

Answered: 85 Skipped: 336

#	RESPONSES	DATE
1	not sure if I live in the Hamlet or not	2/10/2023 4:32 PM
2	<p>Coming from the outside, I see a town with some wonderful bones. There is opportunity here to preserve a community and allow it to grow and develop in smart and controlled ways. The development pressure is coming to this town despite itself (I've watched it happen every place I've lived before) and putting good guideposts in place to steer that development into productive lanes is crucial. It isn't about getting anyone we can. They will come. The longer we don't development the bigger the wave will be when it comes. Smart growth with serving the community as a whole should be how growth is guided. Growth is good and inevitable. Bad growth will kill the town, as pretty much happened when 9W was put in to bypass it 40 or 50 years ago. We now have the good fortune that the world forgot Highland was here when the road went around it, and we can keep a true small town center with modern amenities around. Look at Eastdale village across the river. They are trying to artificially create what we have. Lets not give it away in the name of growth for the sake of growth. Let's figure out what would make this town better and steer it towards that. Build up the Hamlet with local and destination amenities, preserve the countryside. Support through development that serves the broader region on the corridors. Keep New Paltz Road, and Vineyard avenue as rural as possible. Redirect 44/55 down Chapel Hill. Residential development with limited retail support up Vineyard avenue is inevitable. Let's try to spread the traffic around and keep from developing more choke points like the end of TOC drive. "Everyone loves a Cul-de-sac" is true within the confines of the cul-de-sac, but everyone hates the resulting broader community of a sea of cul-de-sacs. Cul-de-sacs are great if you never have to leave them. Gridded streets and connection points are what make for good broader communities. I could go on all day... Complete streets for multiple modalities within the confines of the hamlet. Shoulders or bikelanes on feeder streets through town. Narrower lanes on residential streets inside the Hamlet. There is no need for anyone to pass through the Hamlet at high speed or in a big truck. There are alternate routes for that method of transit that will never result in a stop over for increased retail. We need people to feel safe and comfortable walking into and around town. A connection point from the rail trail - a stair case at Vineyard Avenue and one behind the Frozen Caboose would pull foot traffic into the town to spend money. Improving the pathways between the parking lots and the hamlet would also be a big improvement. I'm getting away from big picture issues though.</p>	2/10/2023 2:33 PM
3	All this unproven green energy is a bigger environmental impact than allowing Central Hudson to do its job. Fix Rollston point, use Nuclear power. It works. Fix the infrastructure on route 9w and 299, to attract business. Town and state wants to do all this green energy with no way to pay for it.. Continue driving taxes and more people will leave N.Y. The most evacuated state in the country.	2/7/2023 9:44 AM
4	I am most concerned with the need for: 1. senior or affordable housing in the town; 2. the plight of the town's community cats.	2/4/2023 2:39 PM
5	I live in the hamlet and would like to see that cleaned up a bit as well.	2/3/2023 11:57 AM
6	The rail trail is a destination for town residents as well as non-residents. The surrounding roads, especially around the Hamlet, are not conducive for bikers or pedestrians. There should be an emphasis on making the Hamlet safer for non-motorized users.	2/1/2023 9:39 PM
7	My partner and I moved from New Paltz to live next door to my mother. We live on South Street which is busy but we have natural beauty out our back door that makes up for it. It would be great to have the ability to have a small home business but I'm also concerned about it getting a lot busier as the town continues to grow. The draw to this spot was the natural beauty. My partner and I both have businesses in the Hamlet so we have put all our eggs in the Highland basket. We love the people we have met. There is a mix of people who are not welcoming to newcomers and people who are very excited and open to newcomers. It would be great to expand on the openness of the community. My daughter has moved back since	1/30/2023 1:46 PM

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graduating college. She was very lucky to be able to find work in a neighboring town. One of the things that brought her back is her love of nature. After being in college in Baltimore, she really appreciates the beauty of the Hudson Valley even more than she did before and states often how lucky she feels to have grown up here. I know young people who go to college in the surrounding towns and decide to stay because of the mix of nature and cultural events in Ulster County and it would be good to have housing be more affordable for young people. Some subsidized artist housing similar to the Lace Mill in Kingston would be wonderful to keep young creative minded people around. I do know some people in their mid 20s and 30s who have had to move north to places like Troy because they can't afford to be here. I also know restaurants struggle to keep workers and I think the lack of affordable housing is part of the problem. Lastly, I do feel we attract people because of the environment and natural beauty and that it's really important to protect. I would love it if Lloyd/Highland became known as a leader in green housing and development and could be an example for others to follow. We definitely will need many more EV charging stations and could work on becoming part of the climate-smart community program that NY State has.

8	I hope results will be published.	1/30/2023 12:39 PM
9	I love this town!	1/29/2023 6:45 PM
10	We are in the shadow of New Paltz, lets keep it that way. Traffic is bad enough.	1/29/2023 1:24 PM
11	N/A	1/29/2023 10:53 AM
12	Highland IS HIGHLAND	1/27/2023 9:04 AM
13	People should be more involve in deciding future developments and planning	1/27/2023 8:58 AM
14	There has to be ways to meet people	1/26/2023 1:25 PM
15	I am not in favor of any more gas stations or large housing complexes	1/26/2023 1:03 PM
16	Thank you for pursuing this process it is very overdue	1/26/2023 12:43 PM
17	Thanks for asking!	1/26/2023 9:06 AM
18	The density of rental property in the Hamlet is causing a flight of single-family home-owners. The lack of upkeep on some properties (especially on the corner of Vineyard/Commercial, on the corner of Meadow/Commercial, on Grove at the end of Lincoln [where Vivid Cleaning & Arnoff tractor trailers park], on Phillips near the corner of Elting, and along Vineyard from Milton to Van Wagner) causes a blight on the village. We own a single-family home in the Hamlet and have renters on a few borders. Those properties are consistently drawing more of a police presence, have trash in or around the property, have disproportionate disturbances (unattended barking dogs, loud radio noises from Cross Fit on Commercial, et. al.) and cause a heavier draw on local services than the houses of single-family home owners.	1/25/2023 8:59 PM
19	Area surrounding Hamlet and the Hamlet itself, is cute, historic, central to activities. It is also somewhat rundown, between old shops and neglected homes. Great potential. Has a wonderful small-town feel which could be improved upon	1/25/2023 8:46 PM
20	There need to be more regulations in the comp plan; such as environmental regs. They used to be there but were taken out. Regs need to be included that developers come to the town board first before spending thousands on fancy plans. Then the TB feels they can't say no. Also Town committees need to be required to write minutes for EACH meeting & submit to TB.	1/25/2023 8:44 PM
21	I'm so glad you're doing this. Thanks guys! I'll keep my eyes open for updates.	1/25/2023 6:52 PM
22	We need to slow growth down since the infrastructure can't handle the pace we are growing.	1/25/2023 2:56 PM
23	I will try to read more and get involved. Thank you for the survey.	1/25/2023 2:16 PM
24	I would be interested in donating my time to these efforts (federal grant writer, have done strategic revitalization plans, etc.) but there needs to be better communication so that residents who have skill sets they are willing to donate know what's going on and how to get involved	1/25/2023 1:37 PM
25	please please try to keep the beautiful atmosphere and rural environment that is already here. Reason why we love it so much here.	1/25/2023 10:16 AM
26	Single, accessible housing with garages are necessary.	1/25/2023 7:39 AM

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27	Please send updates to the town's Facebook page so I can check out the progress you're making. Thank you for reading my ideas and opinions! Hopeful to have helped be a community voice. Thank you!	1/24/2023 10:13 PM
28	None	1/24/2023 7:26 PM
29	N/a	1/24/2023 7:15 PM
30	I vote for caution when reviewing new storage unit proposals and please assess for affordable housing options for local residents over expensive housing options driven up as a result of the pandemic and relocating of people from cities	1/24/2023 7:15 PM
31	No	1/24/2023 6:17 PM
32	Thanks for the opportunity to give feedback	1/24/2023 5:34 PM
33	Stop trying to make this town something it is not or could be. Focus on what we have to maintain a good standard of life.	1/24/2023 2:45 PM
34	How about a Gun Club?	1/24/2023 2:16 PM
35	N/a	1/24/2023 12:46 PM
36	Our community needs to be cleaned up many property owners are not abiding by the bylaws of the town as far as piling junk and cars on their properties. The non conforming properties need to be conforming ie. The end of North Chodikee does not abide by town rules because the property is considered non conforming. these properties need to clean up for safety and health reasons. Another thought is possibly more free transfer station days to residents as it cost money to get rid of junk maybe if more days were offered free property owners would be more prone to cleaning up around their homes.	1/24/2023 11:59 AM
37	Please hire a professional planner/landscape architect to create a master plan for the hamlet and our town.	1/24/2023 11:24 AM
38	Thank you for this survey! It was very good of you to poll the community on these questions.	1/24/2023 11:20 AM
39	Please do not stop the progress we have seen in the last decade. We have good commercial housing projects happening and that is adding to population and allowing the hamlet to be a vibrant business center again.	1/24/2023 10:46 AM
40	We need to protect that which makes us special-the river, the open space, the hamlet, our sense of community.	1/24/2023 9:08 AM
41	"If you build it, they will come". The Route 9W/Route 299 is a valuable asset to the Lloyd community. Currently it is lacking the infrastructure for further development. What is needed is construction of sewer and water lines from Grand St. to the Rt. 299 intersection and all along the Rt. 299 roadway to Lily Lake Road.	1/24/2023 7:57 AM
42	We live just outside of the hamlet (based on the zoning) but close enough that we can walk to Town events and restaurants there, which we love.	1/24/2023 7:53 AM
43	Concern for the change in environment when deforesting causing flooding to home and property	1/24/2023 12:14 AM
44	Thank you for putting together this survey!	1/23/2023 9:20 PM
45	None	1/23/2023 5:07 PM
46	glad these issues are being considered and appreciate the opportunity to input	1/23/2023 5:02 PM
47	Keep growing while protecting the natural beauty of the landscape. Focus on the best shops for downtown and perhaps a water feature at the waterfront park.	1/23/2023 3:35 PM
48	Thank you for caring about the future of this wonderful community, and stay aware of the potential large developers who don't care about our community or the demand they place on water, sewer and the other town's resources. I do hope there will be a rent stabilization in the future for those who rent here and want to stay here. Thank you.	1/23/2023 2:02 PM
49	More affordable housing	1/23/2023 1:20 PM
50	Excited for the future growth of Highland!	1/23/2023 1:11 PM



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51	Highland is currently the place were old people and old cars come to die	1/23/2023 9:53 AM
52	West of New Paltz road no water sewer	1/22/2023 11:36 PM
53	My business serves the housing needs of the people of the town of Lloyd I believe we need accommodations for visitors so they can stay here and not have to stay outside of the town when enjoying the recreation, we have availanle here.	1/22/2023 9:03 PM
54	With limited housing, would be great to re-zone to allow for tiny homes.	1/22/2023 7:12 PM
55	Na	1/22/2023 9:27 AM
56	Please provide more incentives for people who contribute to the community such as healthcare workers/(pink collar jobs) & blue collar.	1/21/2023 1:40 PM
57	Please don't destroy our town anymore!!	1/20/2023 3:07 PM
58	just retired...want to do air b and b. interested in learning about projects.. my non profit Highest Good for All that I am forming want info	1/20/2023 2:26 PM
59	Please stop all of this nonsense	1/20/2023 9:18 AM
60	We need rural mail delivery in our section of the street. The post office location is EXTREMELY dangerous to enter and exit from	1/20/2023 6:18 AM
61	The current zoning ordinance is not enforced nor followed during the application process resulting in overdevelopment of specific projects. The PRD/PUD regulations favor the developer & lack sufficient open space, density & setback controls. There was a generic EIS previously completed that is ignored yet it is still applicable.	1/19/2023 5:19 PM
62	We would love it if the roads in Mountain side woods are turned over to the town! It would make for an even more enjoyable neighborhood	1/19/2023 5:12 PM
63	None at this time	1/19/2023 1:30 PM
64	A few more comments...I don't want to see big chain stores coming in to the town. I want to preserve our farmland, wetlands, and open space as much as possible. I would like Lloyd to become a climate smart community. I would love to have more entertainment/festivals in our town.	1/18/2023 11:07 PM
65	We need to be the jewel of Ulster County; a destination and a place for amazing creative businesses and beautifully designed housing and infrastructure.	1/18/2023 8:20 PM
66	Hoping the Comprehensive Planning committee reviews the results of this survey and puts their personal opinion aside and listen and respond to the opinion of the majority.	1/18/2023 2:12 PM
67	If it ain't broke don't fix it. We never said we wanted to be a bohemian town or look like Brooklyn.	1/17/2023 11:00 PM
68	It's funny, being away has actually made me miss a small town feel. But the accessibility that the larger town I live in, in AZ, is a great compliment. The two towns are actually quite similar. We have all kinds of parks, hiking trails, walking trails. There's just more diversity here.	1/17/2023 1:02 PM
69	N/A	1/16/2023 11:00 PM
70	Would like to see some focus on maintaining and repairing the roads, sidewalks and stone walls in the old parts of the hamlet. Seems forgotten. Tourists walk and ride through all the time. Looks bad.	1/16/2023 3:00 PM
71	Please slow down the development. I live here because of the town's rural character. With the current rate of development, I won't be sticking around much longer if you turn this place into another Poughkeepsie or Westchester County.	1/15/2023 5:58 PM
72	Don't lose the small Town feeling! Small towns are about community!	1/14/2023 7:11 PM
73	Need more storm drains on S Riverside Rd	1/14/2023 10:50 AM
74	I lived in Lloyd for 60 years but had to sell my home and move due to rising taxes that I could not afford to pay and could not afford the upkeep. I recently moved to a 50+community that is much more affordable and no taxes. Lloyd needs to make allowances for people who have lived here for many years and consider their income. This should be a priority rather than concentrating on the wealthy moving from the city and Westchester. Sadly catering to this	1/14/2023 8:50 AM

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group makes it impossible for the local people to be able to afford to stay in the area. As stated earlier one of the reasons I sold my home in Lloyd is I could no longer afford the taxes, mainly the school. People who no longer have children in school should pay a flat rate not six thousand dollars or more. Also please consider a department store it sad that you have to drive 30 or 40 minutes to shop for items in a department store. In addition there us no public transportation for seniors and people who do not drive. These people cannot afford taxi fare to get to places they need to go. Thank you for allowing me to express my thoughts.

75	Our town needs more restaurants (not fast food establishments) and shopping options	1/14/2023 7:32 AM
76	I've served on several boards in various capacities through my employment, or for municipalities, and or counties over the years. The secret to anything like this is to create a big foundation. When I say this, I guess I mean no ideas are out of bounds if you don't hear them, I'd like to thank you for putting the survey out in public. I hope at the end of the day that you share all your information and get input on your choices prior to putting a new comprehensive plan in place this this town has changed by leaps and bounds Morceau in the last 10 years than the prior 20.	1/13/2023 7:56 PM
77	The development that has taken place in town in recent years is disjointed and nonsensible. The grocery store is the worst in the area. The existing traffic is unbearable especially during apple picking season.	1/13/2023 7:22 PM
78	Keep on growing.	1/13/2023 5:52 PM
79	None	1/13/2023 4:48 PM
80	Please listen	1/13/2023 4:17 PM
81	I lived in Highland for 27 years. Development should be in the hamlet, and woodlands and the river corridor should be protected	1/13/2023 3:45 PM
82	None	1/13/2023 3:25 PM
83	None	1/13/2023 3:03 PM
84	I live next to the rail trail. I'd like the town to plant trees scrubs along the pathway. I need more privacy. People on the trail can look right into my yard since it's at a higher elevation than my yard. Or give me permission to plant scrubs and bushes on the edge of rail trail next to my property to block the view.	1/13/2023 1:50 PM
85	Lloyd is a great Community with a great sense of pride. The views and natural surroundings are great. But we lack retail options and options for family and friends when they visit. WE have to be careful to not enable our community to be over taken by transient residents.	1/13/2023 11:00 AM



## Vision Lloyd Community Survey

### Community Survey for the Comprehensive Plan Update

The Town is excited to begin visioning for its future as it updates the Town's 2013 Comprehensive Plan. This update will provide long-range planning as it explores the community's desired goals as a guide to local policies.

Your input is vital to crafting a vision of Lloyd and developing a blueprint to guide growth that will serve the community's current and future generations. The information you supply will help the Comprehensive Plan Committee in assessing, considering revisions to, and prioritizing goals and potential strategies of this Plan update.

Please complete a survey so we may record your preferences and ideas.

There are directions supplied for each discrete question and there are many opportunities within this instrument to fill-in additional thoughts or questions. There is also a request for basic demographic information to assist with analysis of the topics addressed.

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

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

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

(Check the response that best applies to each individual item in the set below)

	Very Important	Somewhat	Not Very	N/A
Civic environment	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Distance to employment options	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Grew up here	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Housing costs	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Investment opportunities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Local employment opportunities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Natural beauty/open space	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Parks and recreation opportunities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Proximity to surrounding higher education institutions/ colleges	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Quality of life	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
School district	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sense of community	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Transportation and access	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Walkway Over the Hudson / Hudson Valley Rail Trail	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Waterfront/ waterfront access	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Other (please specify)

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

	Almost all	Some	Very Little	None
Automotive	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Banking/financial	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Discount/thrift retail	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Festivals and concerts	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Groceries	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Health and Fitness	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Home repair/hardware	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Medical/dental	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Personal service (barber, beauty/nail salon, etc.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Professional services (business services, accounting, legal, etc.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Restaurants/food establishments	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Retail – locally-owned	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>







Other, please describe:

4. Would you describe the Town of Lloyd as in need of more:

	Very important	Somewhat important	Not very important	N/A
Arts and culture	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Business and shopping opportunities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Community events	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Early childhood care or education	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Emergency preparedness	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Employment opportunities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Fire emergency services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Housing choices	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Linear trails	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Parks	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Police services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public information actions	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public transportation choices/ transit options	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Recreational programs	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Senior services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Traffic calming	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Youth, teen programs and facilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Housing:

5. Please rank in order of priority the need for the following housing types in the Town of Lloyd:

-   Single-family dwellings
-   Two-family dwellings
-   Townhouses
-   Apartments
-   Condominiums
-   Senior housing

6. Would you support for the allowance of Accessory Dwelling Units (ADU) to be permitted as part of or alongside single-family residential dwellings?

- Yes
- No



If no, what are your concerns with these types of dwellings?

7. Would you prefer to see development in the Town conditioned upon the following?

	High	Moderate	Low	N/A
Assigning open space and/or recreation space as part of development	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Fitting with available infrastructure like water or sewer service	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Helping establish vibrant commercial nodes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Maintaining scenic views	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Producing consistency with character of surrounding area	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Protecting agriculture/ agricultural resources	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Protecting the Town's natural features	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Providing a percent of housing set aside for middle- and lower-income households, or available to volunteers like firefighters	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Supporting walkability – providing sidewalks and trail connections	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Use of energy efficient technology	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Comments:

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

	Yes	No
a. Participate in updates of the Ulster County Multi-Jurisdictional hazard Mitigation Plan as a way	<input type="radio"/>	<input type="radio"/>
b. Require greater minimum green infrastructure requirements in development, covering techniques like enhanced landscaping and tree planting, or onsite stormwater management?	<input type="radio"/>	<input type="radio"/>
c. Incentivize high-performance buildings/ energy efficient buildings?	<input type="radio"/>	<input type="radio"/>
d. Have code requirements that provide enhanced protection and reduce the potential for harmful effects to buildings from heavy rains and/or flooding, such as by requiring higher first floor elevations, or greater setbacks from streams?	<input type="radio"/>	<input type="radio"/>
e. Aid in local food systems planning, through support for agriculture and agricultural economic development or by pursuing an Agricultural and Farmland Protection Plan?	<input type="radio"/>	<input type="radio"/>
f. Help guide growth and conservation with an Open Space & Recreation Plan?	<input type="radio"/>	<input type="radio"/>
g. Promote a micro-grid that can provide and distribute power despite a regional outage?	<input type="radio"/>	<input type="radio"/>

Comments:

9. Solar : Would you support a community solar project being developed on the former Town landfill provided it is organized so that it will not disrupt the landfill cap?

Other (please specify)

10. Solar: May the Town allow large-scale (utility) solar projects to be located in the Town if these are sited outside valuable agricultural areas?

Yes

No

• If no, please identify the reason(s) why the Town should not allow large-scale solar projects

• If yes, where should they be sited /not be sited?

• If yes, please identify any specific issues and/or concerns you feel the Town should address while preparing zoning regulations for large-scale solar projects:

Address visual impacts.

Manage impacts on neighboring

properties. Limit the size of the facilities.

Need to provide for complimentary infrastructure, like battery storage

Regulate potential clearcutting associated with solar projects.

11. What do you enjoy most about living in Lloyd?

12. What locations, if any, seem suitable for targeting or directing future growth? (for example Route 9W or Route 299)? Please identify with applicable cross-streets or other Town features.

13. Do you have any questions for the Comprehensive Planning Committee?

# Vision Lloyd Community Survey

## Demographics

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

What is your gender?

- Male
- Female
- Other

How long have you lived in Lloyd?

- 0-5 years
- 6-10 years
- 11+ years
- Part time
- Not a resident

What is your age?

- Under 19
- 20-34
- 35-44
- 45-64
- 65+

How many people live in your household?

- 1
- 2
- 3
- 4
- 5
- 6+

Check all that apply

- Homeowner
- Local commercial property
- Renter
- tenant Non-resident employee
- Local commercial property owner
- Visitor

If you own a business in the Town of Lloyd, how long has your business been open?

For Lloyd residents, what type of structure is your home:

- Single-family
- 2-3 Family
- Senior housing
- Condo
- Other (please specify)
- Mobile/manufactured home
- Apartment building (4+ units)
- Townhouse

Do you live in the Highland Hamlet?

- Yes
- No

Zip Code

- 12528
- 12561
- Unknown
- Other (please specify)

Please provide any additional comments:

**Thank you for Completing the Survey!**  
**Results will be recorded and you will be directed at the end to the main Survey Monkey web page.**



# APPENDIX D: PUBLIC OUTREACH EFFORTS

# PUBLIC VISIONING WORKSHOP

TOWN OF LLOYD  
SMART GROWTH  
COMPREHENSIVE PLAN

JANUARY 23, 2023



*This project is being prepared in-part with funding from the  
New York State Hudson River Valley Greenway*

*Under a Greenway Planning Grant*



## TEAM INTRODUCTIONS

TOWN SUPERVISOR

COUNCILPERSONS

PROJECT TEAM

LOCAL & REGIONAL ELECTED OFFICIALS



FUNDED  
IN PART BY:



Hudson River  
Valley Greenway



# SMART GROWTH GRANT FUNDING



**WE WON!**

**2022 CFA Award: \$41,000**

**NYS Environmental Protection Fund (EPF)**

**Leverage for Planning Sustainable Community  
& Economic Development**



**Hudson River Valley Greenway**

# PROJECT ADVISORS



## COMPREHENSIVE PLAN COMMITTEE (CPC)

### STAFF CONTACT

David E. Barton II

### COMPREHENSIVE PLAN REVIEW COMMITTEE MEMBERS

- |                   |                  |
|-------------------|------------------|
| David Plavchak    | Charles Glasner  |
| Leonard Auchmoody | Scott Anzelone   |
| Eric Norberg      | Michael Rosinski |
| David Mendelson   | David Barton     |
| Thomas Rozzi      |                  |



**Hudson River Valley Greenway**



# PROJECT ADVISORS

## TOWN OF LLOYD CPC ROLE

- INFORMATIVE** Share knowledge
- CONSULTATIVE** Experienced in community and subjects areas
- COOPERATIVE** During planning and implementation provide insights on possible roles and collaboration involving organizations, departments, committees, etc. moving forward



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# AGENDA

- PURPOSE – REVIEW TODAY AND BEYOND
- MASTER PLAN – WHAT, WHY, AND HOW?
- PROCESS, RESOURCES, ENGAGEMENT, AND CONSULTATIONS
- STEPS SO FAR
- INSIGHTS TO DATE – WHAT IS DATA TELLING US?
- TODAY’S EXPLORATION OF VISION AND GOALS THROUGH COMMUNITY QUERIES/ PUBLIC INPUT ACTIONS
- NEXT STEPS AND SCHEDULE
- Q&A



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## OUR PURPOSE – TODAY & BEYOND

- **LISTEN** to what the community wants and needs.
- **PLAN** for future growth, improved amenities and sound infrastructure.
- **RESPOND** proactively to community change ... anticipating change and effects through outreach, communications and research.
- **EXPLORE** overall vision for community and economic development, including businesses, jobs and hamlet revitalization.
- **IMPROVE** community access to financial and technical assistance.
- **SEEK** grants and partnerships to attract private sector investment and maximize taxpayer dollars.



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## PLAN DEVELOPMENT



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## PLAN PURPOSE –

Multi-year vision with goals for Town Board, agencies and volunteers and citizens.

- Re-zoning for housing options, resiliency, placemaking, heritage preservation.
- Drinking water & sewer infrastructure capital planning
- Sectors and industries to target for growth or expansion of small businesses.
- Waterfront access and development.
- Hamlet revitalization.
- Housing mix and choices.
- Ecological protection, disaster preparation and mitigation with hazard resiliency
- Enhancements of cultural, historic and recreational / park amenities.
- Transportation, complete streets, multimodalism, connectivity and wayfinding.



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## HOW DO WE FUND RESULTING PROJECTS?

- Community identified projects and improvements will be assigned to potential specific grant funding programs to support implementation
- Priority, eligibility and needs influence which grants are pursued
- Ensure grants support vision and goals for the Mid-Hudson region

<p style="text-align: center;"><b>WINTER</b></p> <ul style="list-style-type: none"> <li>• Bridge NY NYSDOT</li> <li>• State Archives</li> <li>• AFG General grant</li> <li>• PSAP NYSDOT</li> </ul>	<p style="text-align: center;"><b>SUMMER CFAs</b></p> <ul style="list-style-type: none"> <li>• Environmental Protection Fund</li> <li>• Market NY</li> <li>• NY Main Street</li> <li>• Others</li> </ul>
<p style="text-align: center;"><b>SPRING</b></p> <ul style="list-style-type: none"> <li>• Municipal Restructuring Fund</li> <li>• AFG Program FP&amp;S, SAFER - FEMA</li> <li>• Others</li> </ul>	<p style="text-align: center;"><b>FALL</b></p> <ul style="list-style-type: none"> <li>• CDBG Housing</li> <li>• Municipal Restructuring Fund</li> <li>• RestoreNY</li> <li>• Others</li> </ul>

**NYS GRANTS**



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## COMPREHENSIVE PLAN - WHAT & WHY

### WHAT

- Profile & Trends Analysis/ Inventory of where are we now, how Town is evolving.
- States what kinds of change will help us thrive in the future.
- A broad, long-range plan for where we want to be with identification of strategy to guide growth based on public input.
- Used to establish policy in regard to development, capital investment, zoning changes, economic investment and leveraging, and sustainability.



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## COMPREHENSIVE PLAN - WHAT & WHY

### WHY

- The base 2005 Town of Lloyd Comprehensive Plan was adopted 18 years ago and was provided with updates in 2013.
- Responds proactively to community change.
- Sets-up access to financial and technical assistance.
- Provides direction to agencies, including local and State government.



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## COMMUNITY STAKEHOLDERS EXAMPLES

- Town employees / department heads
- Community groups
- Emergency / Public safety officials
- Highland Business Association
- School Board
- Library Board
- Non-profits
- Recreation: Rail Trail Association; Leagues; Walkway
- Farming community
- Environmental: Scenic Hudson & John Burroughs Association
- Ulster County Planning & Development
- Senior's group
- Transport and other State agents



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## OUR STEPS SO FAR & GOING FORWARD

- March 29: Kick-Off Meeting
- Town of Master Plan Survey
- Stakeholder Focus Group Meetings & Interviews begin
- **TODAY – Visioning Public meeting**
- Visioning Report in March 2023/ **Phase 2 starts April 2023**
- April – July/ Aug. 2023: Full Profile & Future Trends Analysis Report plus Trends Workshop
- Late Summer/ Fall 2023: Prepare Strategies
- Fall 2023: Key/ Priority Projects Workshop
- Late 2023: Draft Plan Release
- Winter 2023/2024: Coordination & Public Hearings
- April to June 2024: Plan Adoption



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# PROJECT WEBSITE

- Links off of Town of Lloyd homepage
- See also: Comprehensive Plan Review Committee homepage:  
<https://www.townoflloyd.com/home/comprehensive-plan-review-committee>
- Website will have content added over the course of the Project



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# COMMUNITY SURVEY

- Survey instrument is available online and for completion by hand.
- Tell your neighbors about the survey
- Obtain & return a hardcopy from/to Town Clerk or Building Department
- Survey will run through February 2023

**PLEASE TAKE A FEW MINUTES TO TAKE OUR BRIEF SURVEY HERE.**

**YOUR INPUT AND IDEAS ARE VITAL**  
in order to help shape the future of our community.



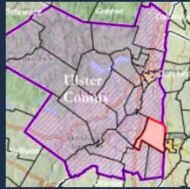
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## KEY INSIGHTS – WHAT’S THE DATA TELLING US?

### LLOYD’S POSITION IN THE REGION

- Gateway for Ulster County – Back of envelope: Almost 16 Million trips through Lloyd across Mid-Hudson Bridge per year
- Waterfront is key feature
  - Underused for recreation and tourism
  - Source of drinking water (Hudson 7)
- Walkway Over the Hudson is a remarkable and unique resource
- Sub-regional retail services
- Large open spaces with agritourism industries – apples, golf



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## KEY INSIGHTS – WHAT’S THE DATA TELLING US?

### Environmental Framework

- Three Watersheds:
  - Hudson main stem
  - Black Creek - Chodikee Lake environs
  - Walkkill River
- There are extensive wet area around Town – 3,488 acres of depicted NYS Wetlands



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## KEY INSIGHTS – WHAT’S THE DATA TELLING US?

### POPULATION, DEMOGRAPHIC, AND HOUSING TRENDS

- Population 11,266 (2021) & growth of 0.98%
- 63.9% of housing in Town is owner-occupied with 31% renter occupied.
- Median household income per 2020 American Community Survey is \$75,387



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## KEY INSIGHTS – WHAT’S THE DATA TELLING US?

### TRANSPORT, CIRCULATION, AND TRAFFIC SAFETY

- Major State routes run through Town and set context
  - U.S. Route 9W;
  - U.S. Routes 44/ NY 55
  - NY 299 (Route 299)
- There is not an adopted complete streets policy
- 20.2% of population is under age 18 and 18.3% is over age 65 (& 6.0% of persons under age 65 have a disability)
- Average commute time for working residents per American Community Survey is 31.9 minutes



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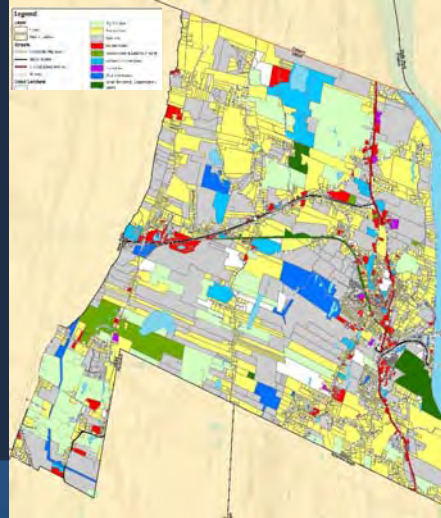




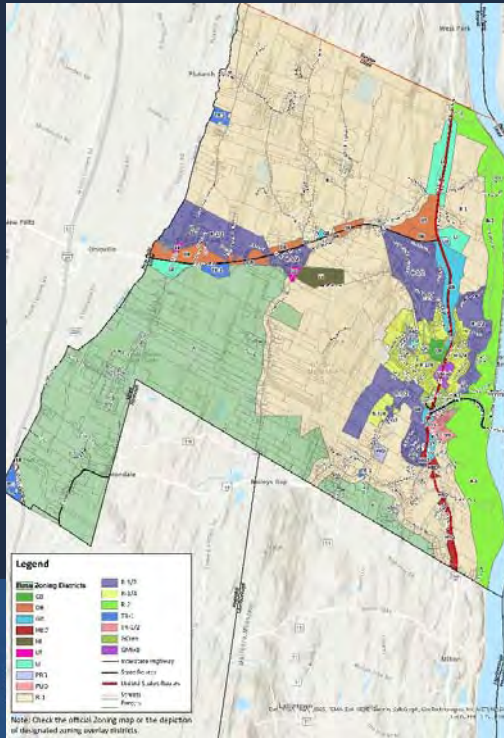
# KEY INSIGHTS – WHAT’S THE DATA TELLING US?

## LAND USE

- Residential Land Use is 36.8% of the Town
- Commercial Land Use is 8.1% of the Town



## Zoning





# KEY INSIGHTS – WHAT’S THE DATA TELLING US?

## ECONOMIC DEVELOPMENT

- Unique community character and quality of life:
  - Outdoor recreation & agritourism
  - Some lodging
- History
- Main Street / hamlet
- Regional services/ commerce
- Light industry
- Industries that employ the most Town residents:
  - Education, health and Social Services (31.0%)
  - Professional scientific and technical (11.6%)
  - Public administration (8.4%)



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# KEY INSIGHTS – WHAT’S THE DATA TELLING US?

## RECREATION & PARKS

- Town parks & recreation areas:
  - Berean Park,
  - Bob Shepard Highland Landing
  - Hudson Valley Rail Trail
  - Tony Williams Field, and
  - Veteran’s Park
  - Village Field
- Franny Reese State Park
- Walkway Over the Hudson State Historic Park & regionally significant Empire State Trail
- Illinois Mountain/ Scenic Hudson’s & John Burroughs Assoc’s open space/ recreation planning intends to connect parks/preserves via trails (or roads) plus provide water access.



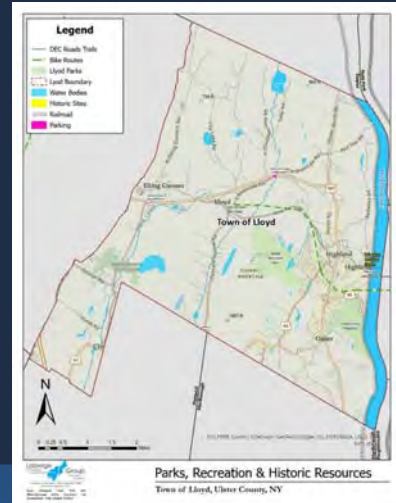
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# KEY INSIGHTS – WHAT’S THE DATA TELLING US?

## RECREATION & PARKS

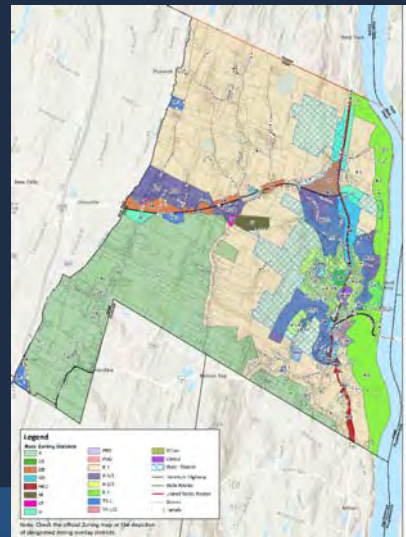
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# INSIGHTS – WHAT’S THE DATA TELLING US?

## COMMUNITY SERVICES, INFRASTRUCTURE

Water District (shown hatched) overlays large segment of eastern side of Town







# SMART GROWTH PRINCIPLES

- Mixed Land Uses
- Range of Housing Opportunities & Choices
- Development & Redevelopment in Existing Communities
- Distinctive, Attractive Communities with Strong Sense of Place
- Focused Density
- Clean Energy
- Climate Change
- Resiliency
- Green Infrastructure
- Social Diversity & Integration
- Regional Planning & Coordination
- Walkable/Bikeable Neighborhood Design
- Variety of Mobility Choices
- Well-Planned & Well-Placed Public Spaces
- Community & Stakeholder Collaboration in Planning



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# PUBLIC VISIONING WORKSHOP COMMUNITY INPUT



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## 1. What do you think of when you hear "Lloyd?"

Start the presentation to see live content. For screen share software, share the entire screen. Get help at [pollev.com/app](https://pollev.com/app)

## 2. What are the 2 or 3 top issues or challenges facing the Town of Lloyd?

Start the presentation to see live content. For screen share software, share the entire screen. Get help at [pollev.com/app](https://pollev.com/app)

### **3. What are strengths/ assets of the Town of Lloyd?**

Start the presentation to see live content. For screen share software, share the entire screen. Get help at [pollev.com/app](https://pollev.com/app)

### **4. What are the liabilities/ challenges facing the Town of Lloyd?**

Start the presentation to see live content. For screen share software, share the entire screen. Get help at [pollev.com/app](https://pollev.com/app)

**5. Provide key words that describe your future Vision for the Town of Lloyd?**

Start the presentation to see live content. For screen share software, share the entire screen. Get help at [pollev.com/app](https://pollev.com/app)

**6. Please identify positive changes you have seen in the community**

Start the presentation to see live content. For screen share software, share the entire screen. Get help at [pollev.com/app](https://pollev.com/app)

**7. Please identify negative changes you have seen in the community?**

Start the presentation to see live content. For screen share software, share the entire screen. Get help at [pollev.com/app](https://pollev.com/app)

**8. Please identify what you consider the greatest risk(s) in the community, whether these be a natural or manmade hazard?**

Start the presentation to see live content. For screen share software, share the entire screen. Get help at [pollev.com/app](https://pollev.com/app)

**9. Rate whether you agree the Town has been able to maintain rural character over recent years?**

Yes

No

Not sure

Start the presentation to see live content. For screen share software, share the entire screen. Get help at [pollev.com/app](https://pollev.com/app)

**10. There are adequate housing choices available in Lloyd at reasonable prices?**

Strongly Agree

Agree

Disagree

Strongly Disagree

Start the presentation to see live content. For screen share software, share the entire screen. Get help at [pollev.com/app](https://pollev.com/app)



## 11. The installation of new sidewalks should be a priority?

Top

Start the presentation to see live content. For screen share software, share the entire screen. Get help at [pollev.com/app](https://pollev.com/app)

## 12. Is it important to support and plan for agriculture in Lloyd?

Strongly Agree

Agree

Disagree

Strongly Disagree

Start the presentation to see live content. For screen share software, share the entire screen. Get help at [pollev.com/app](https://pollev.com/app)

### 13. The Hamlet is an engine of Lloyd's Economy?

Strongly Agree

Agree

Disagree

Strongly Disagree

Start the presentation to see live content. For screen share software, share the entire screen. Get help at [pollev.com/app](https://pollev.com/app)

### 14. It should be possible to strategically foster some quality new commercial development and jobs growth on Routes 9W and 299?

Strongly Agree

Agree

Disagree

Strongly Disagree

Start the presentation to see live content. For screen share software, share the entire screen. Get help at [pollev.com/app](https://pollev.com/app)

## 15. Please provide any additional thoughts/ comments related to updating the Town's Comprehensive Plan

Start the presentation to see live content. For screen share software, share the entire screen. Get help at [pollev.com/app](https://pollev.com/app)



### NEXT STEPS...

- Produce Vision & Goals based on public input
- Complete the Community Profile
- Additional Committee Meetings
- Prepare Future Trends Analysis
- Public Meetings #2 & 3
- Prepare full Comprehensive Plan
- Reviews & Hearings for Plan Adoption



## KEY INSIGHTS – WHAT’S THE DATA TELLING US?

### TOWN OF LLOYD

- DAVID PLAVCHAK, SUPERVISOR  
dplavchak@townoflloyd.com
- DAVID BARTON, DIRECTOR OF PLANNING, ZONING & BUILDING ENFORCEMENT  
dbarton@townoflloyd.com

### LABERGE GROUP

- NICOLE ALLEN, AICP, PLANNING & COMMUNITY DEVELOPMENT DIRECTOR  
nallen@labergegroup.com
- DAVID GILMOUR, AICP, SENIOR PLANNER  
dgilmour@labergegroup.com



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THANK YOU FOR YOUR INPUT, WHICH WILL  
INFORM THE DEVELOPMENT OF THIS IMPORTANT PLAN.

PLEASE ENCOURAGE FRIENDS, FAMILY, AND COWORKERS TO PARTICIPATE.

# THANK YOU





## **TOWN OF LLOYD COMPREHENSIVE PLAN COMPREHENSIVE PLAN - NOTES FROM PUBLIC VISIONING MEETING**

This portion of the event was held on January 23, 2023 from 7:00 to 8:45 pm at the Highland Fire District Firehouse - Meeting Room at 25 Milton Avenue, Highland, NY 12528.

The meeting was moderated by David Gilmour, AICP, Senior Planner, Laberge Group.

Roughly 35 or more people attended the evening portion of the Public Visioning meeting.

The following comments or questions were provided by audience members:

- There was an expression of concern that using online, real-time polling software may not be an ideal way to collect public input. A rationale for this was that it was not possible for people who are not at the meeting to be able to participate in supplying feedback on the particular questions offered during the meeting.
- There was a comment that the online application named 'Next Door' could be a useful tool for informing the greater community about the planning process and upcoming public meetings or public engagement activities.
- A speaker commented that it would be advantageous to understand who is making decisions regarding selection of criteria involved in the planning vision, as well as in terms of strategies for future development. *In response to this comment Mr. Gilmour noted that the CPC is the steering mechanism for the planning process and they will review products. There will be written documentation generated from the various findings, including covering the various feedback received at this first major project public meeting. For the project's first phase results will come in the form of the Vision Report.*
- There was a comment that the community can benefit from planning and zoning education that is quite basic in nature and general. The commenter felt that the Town having this type of descriptive information put together can be accessed by interested community members to aid them in understanding why and how different aspects of land use are planned and regulated.
- An attendee spoke to how federal policy investments related to schooling and pupil transport have over decades influenced land use sprawl.
- People identified interest in ways they can interact with the project and be notified about meetings. There was also interest in the content and features of stakeholder discussions held earlier in the day. The Supervisor expressed that people who identified emails when they signed-in could be added to the Town email list. It was noted also comments can be provided on the project website.
- It was discussed that if there are comments posed multiple times on the project, there might be an exploration with the CPC as to whether that topic should be addressed as a frequently asked question (FAQ) on the website.



- ]The Supervisor expressed interest in linking policy making and capital investment decision-making with the comprehensive plan.

During the meeting, there were 12 questions posed on the screen at the front of the room. Attendees were provided direction in order to go online, with handheld devices. Once the logged into the polling software application as guests they could supply responses to the various screening questions posed on the floor of the meeting. There were questions that were yes and no answers, some categorical questions plus some open-ended questions. People who did not have their own devices were able to make data entry working with the meeting moderator and Town staff.

There were another three polling questions which did not perform according to the polling design. These questions which did not work covered the following content: #1 - What do you think of when you hear “Lloyd”?; #4 - what are the liabilities challenges facing the town of Lloyd?; and #11 - The installation of new sidewalk should be a priority (true or false). Asked about sidewalks investments on the floor of the meeting, most people expressed “yes” these were good investment.



**Question #2. What are the 2 or 3 top issues or challenges facing the Town of Lloyd?**

<b>Reference ID</b>	<b>Responses</b>
263517	Uninspired, Poor roads, No reason to stop, Lack of cultural value, Stagnant
386571	Land use, Water and sewage, Open Space, Affordable Housing, Economic Development
335507	Growth, Plan?
501944	Transportation
967701	Lack of housing, retail options and restaurants
607967	Growth, Traffic, Hudson bridge, First time housing options, Waterfront, Summer camp
212264	Sprawl, Affordable housing ,Aging infrastructure, Sidewalks, Traffic speed, Access, Topography, Coffee
241530	Infrastrucutre, Housing, Affordability, Retail
81676	Walkability, Growth, Aging
772931	Affordability, bicycling, Walkability ,Nature, Hudson River, Sprawl
993456	Walkability, identity
549687	Walkability, Sprawl
301312	Connectivity, Community center
435494	Development and commercialization
347075	Roads
692120	Zoning enforcement, Dead cars, Lack of parking
410331	Muscleman, Housing, Parking, Vacancies, Internet
733762	Affordability, places for visitors to stay
249592	Water, Sewer
136242	Affordable housing, smart growth
44836	Walkability, Camps

<b>Question 3. What are strengths/ assets of the Town of Lloyd?</b>	
<b>Reference ID</b>	<b>Response</b>
263517	Location, Nature
386571	Nature, Volunteers, Recreation, Nature
335507	Trail, Walkway, Hamlet, Location, Hudson
501944	Nature, Beauty, Hiking, Apples
122060	Farm stands, Hiking, Scenic character, Nature, Forests
967701	Waterfront, Walkway, Rail trail
607967	Walkway, Location, Recreation
212264	Nature, Trail, Hamlet, Community, Location, Access, Parks, Character
241530	Supervisor, Recreation, Water
81676	Parks, Small-town, Nature, Character
772931	Nature, Walkway, Railtrail, Hudson River, Location
993456	Rail-trail
549687	Small-town
301312	People
435494	Parks walkway
347075	Walkway, Location
410331	Walkway, Trail, Orchards, Families
733762	Hamlet
249592	Roadways, Location
136242	Parks, water, trails

	<b>Question 5. Provide key words that describe your future Vision for the Town of Lloyd?</b>
<b>Reference ID</b>	<b>Responses</b>
263517	Culture, Art, Food, Green, Adams, Dog-friendly
386571	Sustainable, Vibrant, Conservation, Water
335507	Tourism, Hamlet, Green
501944	Diversity, Wildnerness
122060	Sustainability, Resilience
967701	Eastdale, Walkable, Residential
607967	All-in-one
212264	Small-town, Community, Hub, Art
241530	More retail, Growth, Commercial
81676	Small-town, Walkable, family-friendly
772931	Nature, Walkable, Art, Sustainability, Tourism
993456	Destination
549687	Cleaner, Walkable
301312	Vibrant, Centers, Balance
435494	No billboards, calm traffic, visual appeal
347075	Small-town
692120	Walkway, Cleaner
410331	Events, Events, Building, Adam's
733762	Hotel
249592	Cluster housing
136242	Hotel, Clothing store, Chain restaurant
44836	Pride

<b>6. Please identify positive changes you have seen in the community</b>	
<b>Reference ID</b>	<b>Response</b>
386571	Restaurants
335507	Parks, Trails
122060	Walkable, Hamlet vitality, Sense of community
967701	Cleaner hamlet
607967	Agritourism, Agritourism, Restaurants, Town events
241530	Growth, Housing, Agritourism, Communication, Events
81676	Parks, Small businesses, Events
772931	Parks, Trails, Hamlet, Beer, Waterfront park
993456	Walkway-over-the-hudson
549687	Downtown-revitalization, Festivals
301312	Preservation
435494	Waterfront parks
347075	Parks
692120	Tollbooths
410331	Board, Town events
733762	New businesses
249592	Accessibility, Sporting events, Sense of community
136242	Trails, Events

**7. Please identify negative changes you have seen in the community?**

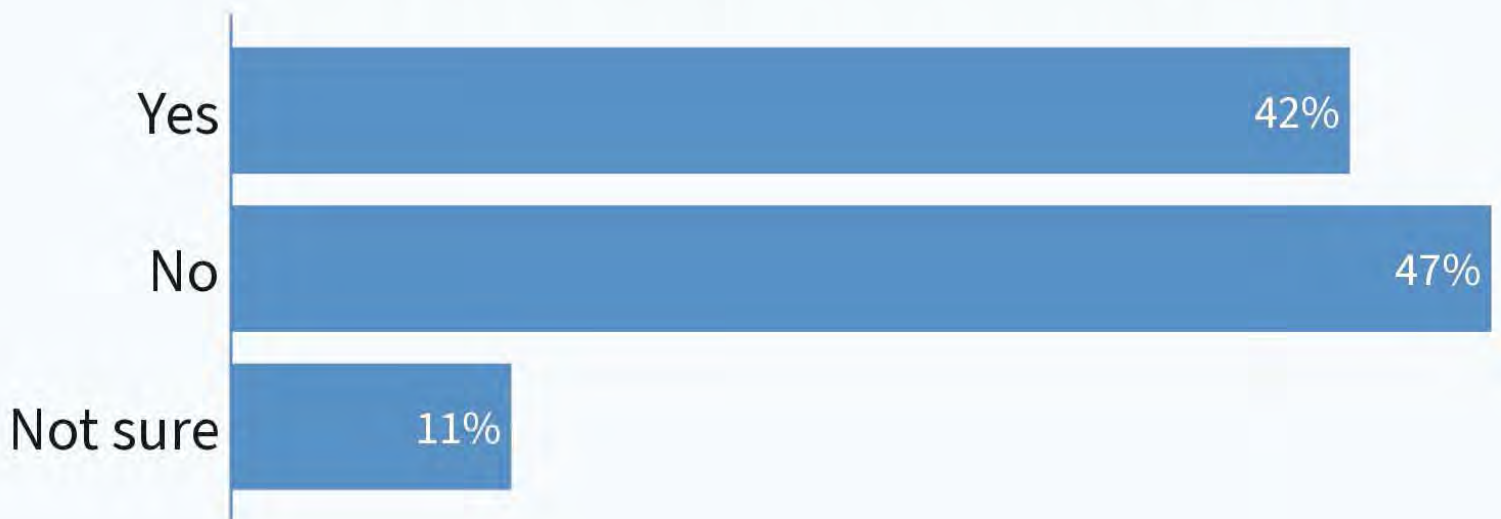
<b>Reference ID</b>	<b>Responses</b>
263517	Potholes, Low quality development, Lack of communication across political ideologies
386571	Sprawl, McMansions, Left turns on 299
335507	Rapid development
122060	Sprawl, Loss of Mariners
967701	Traffic, Cars using residential streets as cut through to 9W
607967	Lack of housing, No shopping
212264	Sprawl
241530	Bad motels
81676	Uncontrolled housing development, Storage facilities
772931	Poorly planned development, Too much tree cutting, Sprawl
993456	Route-9W-businesses
549687	Population growth, Sex offender housing, Storage facilities
301312	Closed businesses, No cohesion in strip mall areas 9W
435494	Uncontrolled development, Development that doesn't support itself by taxes
347075	Bad motels, Not enough repurpose of buildings
692120	Autobodyshops, Used clothing boxes, Three story buildings, Higher density
410331	Internet
733762	Drug traffic
249592	Not enough sewer access
136242	Store fronts need work, No parking, Poor use of hotels.
44836	Storage units

**Question 8. Please identify what you consider the greatest risk(s) in the community, whether these be a natural or manmade hazard?**

<b>Reference ID</b>	<b>Responses</b>
263517	Political handouts, Hunters
386571	Invasive species, Falling trees, Deer
335507	Flooding
501944	Big box / chain stores, Central Hudson
122060	Sea level rise, Climaye NIMBY
607967	Flooding, Tree frogs
212264	Road maintenance
241530	Flooding, Road infrastructure
81676	Flooding
772931	Flooding
993456	Animal corridors
549687	Half way housing in town
301312	Left turns onto 299, Maintaining nature corridors for animals as we grow
435494	9W uncontrolled development, Abandoned housing
347075	Flooding
692120	Burn permits, Narrow roads, Hunters, Dumpsters
410331	Affordable housing
733762	Shortage of policemen
249592	Traffic
136242	Electoral shortage, Water shortages, Rising crime.







**9. Rate whether you agree the Town has been able to maintain rural character over recent years?**



# Response history

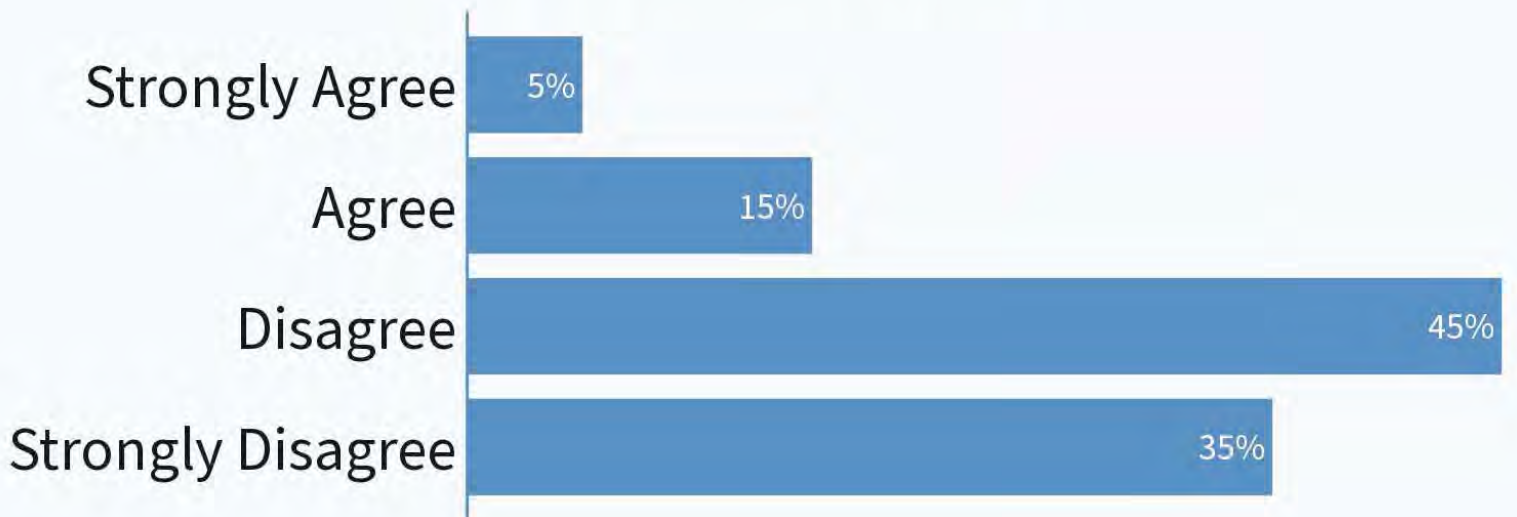
## 9. Rate whether you agree the Town has been able to maintain rural character over recent years?

-  Share responses
-  Download spreadsheet
-  Download screenshot
-  Show full report

### Summary





Response	Count	How people responded	Sent to	Count
No	9	Text (US)	22333	16
Yes	8	pollev.com/nallen120		3
Not sure	2			
Total	19			

**10. There are adequate housing choices available in Lloyd at reasonable prices?**



# Response history

## 10. There are adequate housing choices available in Lloyd at reasonable prices?

-  Share responses
-  Download spreadsheet
-  Download screenshot
-  Show full report

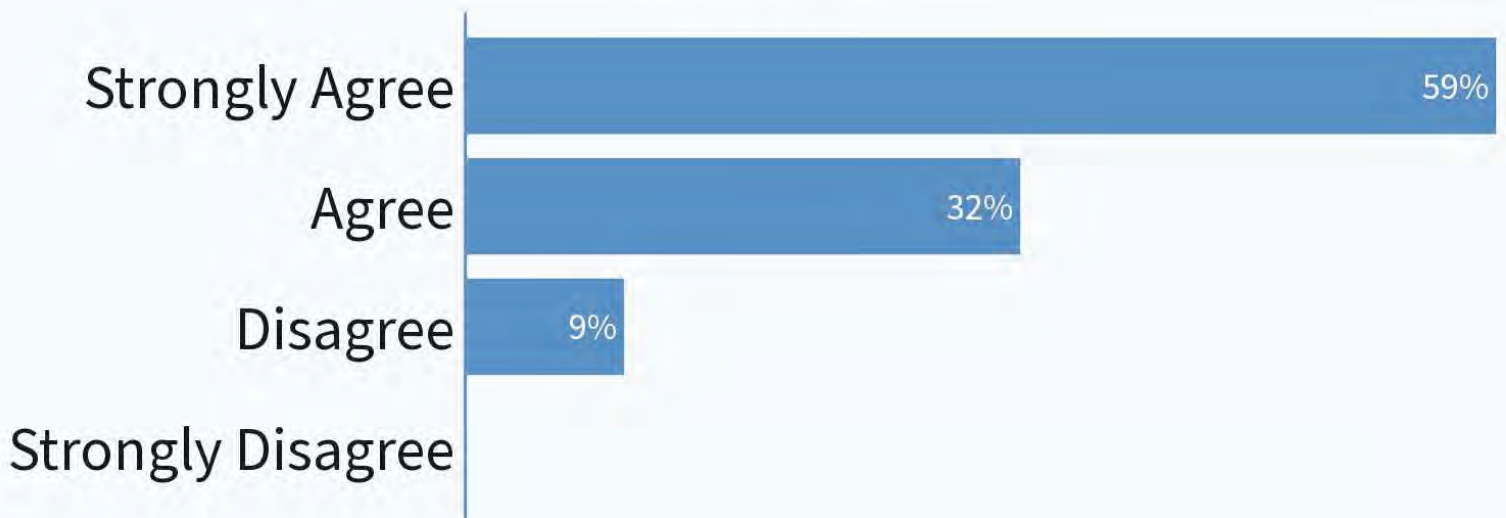
### Summary

Response	Count	How people responded	Sent to	Count
Disagree	9	Text (US)	22333	17
Strongly Disagree	7			
Agree	3	pollev.com/nallen120		
Strongly Agree	1			
Total	20			

🌐 When poll is active, respond at [pollev.com/nallen120](https://pollev.com/nallen120)





📱 Text **NALLEN120** to **22333** once to join

## 12. Is it important to support and plan for agriculture in Lloyd?



# Response history

## 12. Is it important to support and plan for agriculture in Lloyd?

-  Share responses
-  Download spreadsheet
-  Download screenshot
-  Show full report

### Summary

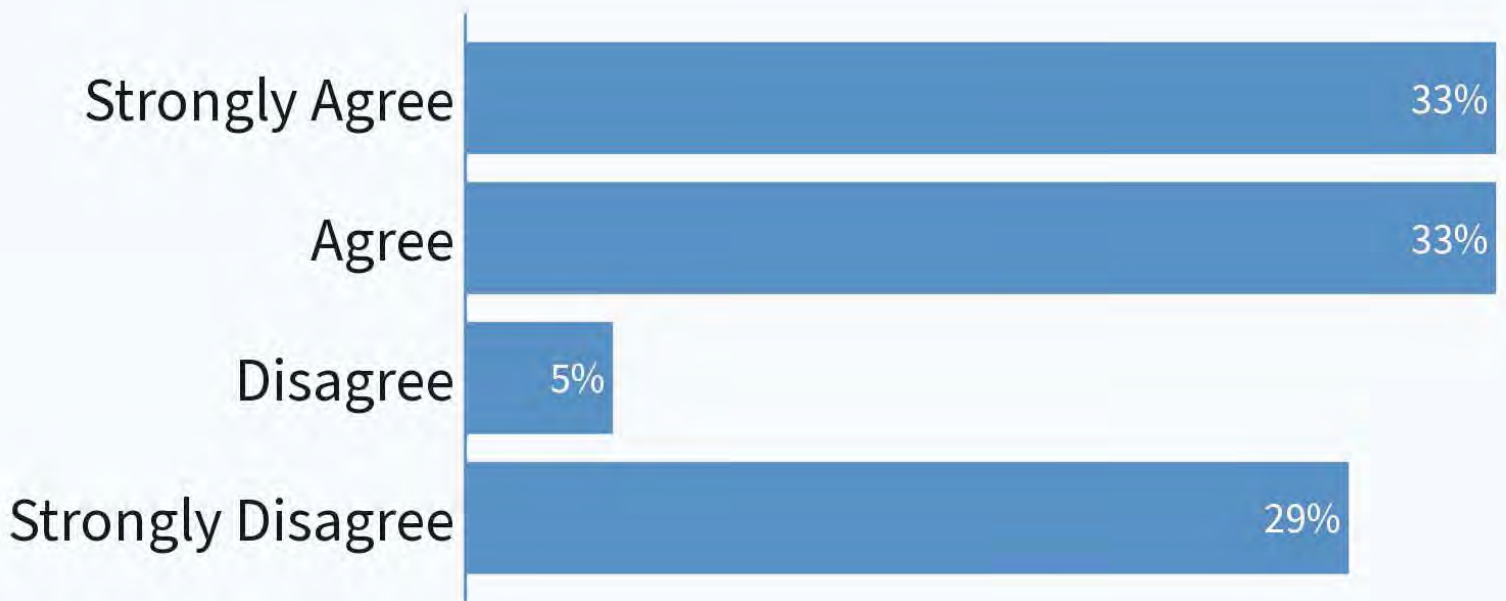
Response	Count	How people responded	Sent to	Count
Strongly Agree	13	Text (US)	22333	19
Agree	7	pollev.com/nallen120		3
Disagree	2			
Total	22			



🌐 When poll is active, respond at [pollev.com/nallen120](https://pollev.com/nallen120)





📱 Text **NALLEN120** to **22333** once to join

### 13. The Hamlet is an engine of Lloyd's Economy?



# Response history

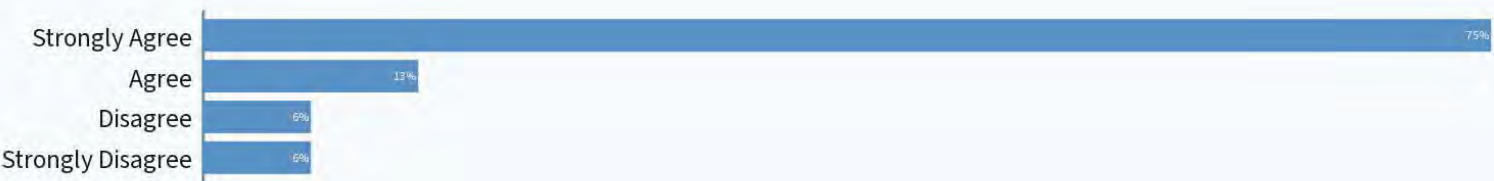
## 13. The Hamlet is an engine of Lloyd's Economy?

-  Share responses
-  Download spreadsheet
-  Download screenshot
-  Show full report

### Summary

Response	Count	How people responded	Sent to	Count
Agree	7	Text (US)	22333	18
Strongly Agree	7	pollev.com/nallen120		3
Strongly Disagree	6			
Disagree	1			
Total	21			

**14. It should be possible to strategically foster some quality new commercial development and jobs growth on Routes 9W and 299?**



# Response history

14. It should be possible to strategically foster some quality new commercial development and jobs growth on Routes 9W and 299?

[Share responses](#)

[Download spreadsheet \(.CSV\)](#)

[Download screenshot](#)

[Show full report](#)

## Summary

Response	Count
Strongly Agree	12
Agree	2
Strongly Disagree	1
Disagree	1
Total	16

**Question 15. Please provide any additional thoughts/ comments related to updating the Town's Comprehensive Plan**

<u>Reference ID</u>	<u>Responses</u>
263517	This is not a vehicle for feedback, Worried, Dog park, Adams, whole foods, or trader Joe's please!, Quality over quantity, Support small box stores and local enterprise
386571	Focus on shared values
335507	It's Time!
501944	Testing many words, I hope the other methodologies for community input are better than this, Limit chains
122060	Test two, Hopeful, Build volunteer involvement, Supper fire dept and police, Shuttle bus
967701	Use the success of other towns in Dutchess as a blueprint for Lloyd, No more fast food joints!
607967	Smart, Transport from walkway to hamlet, The one below
241530	Glad we are doing it finally, Great Idea
81676	Parks, sidewalks, Playgrounds
772931	Density in area with existing infrastructure, Protect nature, Need more river access, Better site planning
301312	Feedback will be needed at the different junctures/projects in the plan
435494	Strive for beauty
347075	Repurpose old buildings
692120	Smart growth doesn't apply to Lloyd, Better forum for input needed, Ban str, No more convenience stores
733762	Great as long as it is used and reviewed annually
249592	Use the wetlands to build Reed bed sewer systems, Build small cluster housing cottage developments
44836	Safe walkways from middle school to Hamlet & Library

# Stakeholder Roundtable

## Town of Lloyd

Comprehensive Plan -  
Public Visioning Meeting  
January 23, 2023

# Community Development / Community Environment

Name (Please Print)	Affiliation	E-mail (To Receive Updates on Future Public Meetings)
Kenneth Newton	Highland Babe Ruth League	Knewton827@yahoo.com
Charles Flaxner	EDC TOWN OF Lloyd	cglaxnerdesign@aol.com
RICHARD MILIK	MOBILE LIVE SUPPORT SERVICES	RMILIK@MOBILELIVE.COM
Gina Hansut	Ulster County Registrar District #10	gina.hansut-co.ulster.ny.us
KEVIN MCKENNA	Highland Youth For The Arts Town Recreation 1876 Highland Schools	Kevin.McKenna@30gawill.com
FRANK ALFONSO	RECREATION @ TOWN OF Lloyd.com	Recreation@TownofLloyd.com
DAN WANDERSON	ECONOMIC DEVELOPMENT COM HISTORIC PRESERVATION BOARD	djwendelson@hotmail.com
NEIL CURI	ENVIRONMENTAL CONSERVATION COMMISSION	ncuri@pvc-llc.com
BUD HOSSELOPP	4	HIGGINS AND HOSSEL@aol.com
ANSELBERG	DC TOWN	10ragc@ulster.ny.us
MILLER, PETER D	Highland Fire, HCSO	p.miller@highlandfire.district.org

1 of 2



Town of Lloyd  
 Comprehensive Plan -  
 Public Visioning Meeting  
 January 23, 2023

Community Development / Community Environment

Name (Please Print)	Affiliation	E-mail (To Receive Updates on Future Public Meetings)
JEANINE GEMMELL	HCSB	
JOEL FREER	HCSD	
Marilyn DeAngelis STEVE LAUBACH	Homeowner HIGHLAND ROTARY CLUB	MWitteMD@aol.com bmaster@optonline.net
TERRY ELIA	TOWN OF LLOYD	
Stefan Polz	hello Jolly Real Estate	stefanh1-c@jmail.com
Amy Dudley-Olender	Studio 89	info@studio89hv.com
Jeffrey Anzevino	Scenic Hudson	janzevino@scenic-hudson.org
DAVID GEMMELL	Loberge Group	
Supervisor & Building Dept Head in attendance also		



# Town of Lloyd

Comprehensive Plan Stakeholder Roundtable  
Planning, Transportation, Housing & Economic Development  
 January 23, 2023

Name (Please Print)	Affiliation	E-mail (To Receive Updates on Future Public Meetings)
David E. Barton II	Town of Lloyd	dbarton@townoflloyd.com
Sean Williams	WILLIAMS RECRAPT ARCHITECTURE	SEAN@WILLIAMS RECRAPT.COM
Sheena Fitzpatrick	NYS Bridge Authority	sfitzpatrick@nysba.ny.gov
Danielle Mass	NYSBA	dmass@nysba.ny.gov
EVERETT TRICATSON	NYS DES	EVERETT@CO.ULSTER.NY.US
Charles Glosner	Town of Lloyd	cgl@asverdesignad.com
Gina Hansut	Ulster County legislator Dist #10	gina.hansut@co.ulster.ny.us
Dawn Passanik	Town of Lloyd recator	dawnpassanik@gmail.com
Andy Learn	Town of Lloyd Consulty Eng. LLC formerly Brooks+Brooks	allearn@cp/team.com
Patti Brooks	Control Point Assoc. Brooks+Brooks	pbrooks@cp.survey.com

# Town of Lloyd

Comprehensive Plan Stakeholder Roundtable  
 Planning, Transportation, Housing & Economic Development  
 January 23, 2023

Name (Please Print)	Affiliation	E-mail (To Receive Updates on Future Public Meetings)
Russ Gilmore	Zoning Board, HBA, Park Assoc.	russgilmore@gmail.com
FRED DEMTID	Highland Fire, Community Member	FRED@DEMATIOEVERINGM.NET
Jimmy Anzelone	Highland Fire / Apple Farmer	Jimmyanzelone@gmail.com
Elizabeth "Dolly" Decker	Hello Dolly Real Estate / HBA / EDC	dolly@hellodollyrealestate.com
Lori Robertson	Wallcroy Over the Hudson	LOR@robertson@wallcroy.org



# Town of Lloyd

Comprehensive Plan Stakeholder Roundtable  
Planning, Transportation, Housing & Economic Development  
January 23, 2023

Name (Please Print)	Affiliation	E-mail (To Receive Updates on Future Public Meetings)
DAVID MENDLSON	ECONOMIC DEVELOPMENT COM HISTORIC PRESERVATION BOARD	djmendelson@hotmail.com
Town Supervisor also in attendance		
DAVID GEMON, Laberge Group.		

# Town of Lloyd

Comprehensive Plan Stakeholder Roundtable

Planning, Transportation, Housing & Economic Development

January 23, 2023

Public Vision Meeting #1  
(7:00 - 8:30 p.m.)

Name (Please Print)	Affiliation	E-mail (To Receive Updates on Future Public Meetings)
CLAUDIA REICHERT	Resident	cloudyreichert@gmail.com
Natalie Kikel	Resident	nkikel@gmail.com
Gary Pregno	Resident	g.preg55@AOL.Com
MICHAEL GUERRIERO	Town Board	
Charles Gasner	EDC - TOLHPS.	Cgasnerdesign@aol.com
Suzanne Magee	Resident	magee70@optimum.net
Randy Magee	Resident	
Deborah Crawford	Resident	dxc0858@gmail.com
John Litts	Resident	jolitts@optonline.net
Kenneth S Newton	Highland Babeluth League	knewton827@yahoo.com
DAVE REIER	RESIDENT / PLANNER	grindstoneave@aol.com



# Town of Lloyd

Comprehensive Plan Stakeholder Roundtable

Planning, Transportation, Housing & Economic Development

January 23, 2023

Public Visioning Meeting #1

Name (Please Print)	Affiliation	E-mail (To Receive Updates on Future Public Meetings)
ERIC NARBENC	RESIDENT	ENF4208@CMTL-CCM
SEAN WILLIAMS	RESIDENT WILLIAMS RECRUIT.	SEANWILLIAMS@CMTL-CCM
Carla I. LaGreca	Resident	carla.lagreca@marist.edu
<del>Leandra Kozminski</del>	<del>Resident</del>	<del>Speet73@yahoo.com</del>
Susannah Kaplan	Resident	Speet73@yahoo.com
Thomas Rozzi	Resident / Comp board	thomas.rozzi@gmail.com
Kori Krzeminski	Resident	Krzemin@newpaltz.edu
Harry Ellis	Commercial Prop. Owner	hellis@att.net
Dia Felix	<del>Resident</del>	dia.felix.media@gmail.com
Joan Kelley	Town Historian	
Paul Treichler	Resident	Treichlerp@gmail.com



# Town of Lloyd

Comprehensive Plan Stakeholder Roundtable  
 Planning, Transportation, Housing & Economic Development  
 January 23, 2023

Public Listening Meeting #1

Name (Please Print)	Affiliation	E-mail (To Receive Updates on Future Public Meetings)
Ayla Daley	resident	ayladaley25@gmail.com
Peter Needles	resident	freedle@gmail.com
Neil Currie	ECC	
Dolly Decker	Resident / Business	
Dave Mehdelen		
Robert Hestens	resident	stavedeckcottage@gmail.com
Mary E. Cassese	resident	
Ellen Hopton stall	" "	heptinooptonline.net
David Gilmour, Coberge Group		
Town Supervisor attended		
David Barton, Building Dept. Head attended		



Community Development / Community Environment Stakeholder Roundtable Meeting Summary Lloyd Comprehensive Plan Update

January 23rd, 2023 3:00 – 4:30 p.m.

Attendees:

Table with 3 columns: Name, Affiliation, and E-mail (For Updates). Lists attendees such as Kenneth Newton, Charles Glasner, and others with their respective affiliations and contact information.

Discussion:

- Natural Resource Setting –
o The environment is perceived as a major community asset.
o There are lots of people actively interested in environmental stewardship, sometimes they are focused on quality of life.
o Some are concerned, for example, about the quality of development on Route 9W, and some are concerned about future growth on and around 9W.
o Some people in the community are expressing a belief that Lloyd is changing from rural to suburban in appearance.
o A biodiversity study can be a useful tool.

## Town of Lloyd Comprehensive Plan Update

### Community Development / Community Environment Stakeholder Roundtable: Meeting Summary

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- This Town has remarkable character and natural resources – people come from far but some locals don't value it.
- When there is growth, it is beneficial to direct it and have appealing designs – this can help ensure there is not more loss of character in places, such as on Route 9W. It was questioned whether it is possible to focus growth.
- **Agriculture / Agri-tourism** is a defining feature and strength.
  - As touched-on in both roundtables, there are many ways to bolster this sector, and conservation of farmland as open space is important to Lloyd's community character.
  - There was discussion about whether and how to foster compatible flexible accessory uses at farms and orchards, such as by fostering value-added retail, like prepared retail foods, like jams or pies, and food services.
  - There was dialogue about how Lloyd's land use laws can be structured to provide for desirable agriculture-related development and accessory uses, such as for compatible entertainment, camping, and holding events as examples of topics to examine.
  - Agri-tourism is important to the region.
  - The County is focused on aiding the supply of farm worker housing options.
- **Housing** –
  - There is a need for affordable housing, including for the workforce. We are immersed in a regional housing crisis.
  - Higher-density housing can be less environmentally impactful. It can generate more units and housing units diversity (more types).
  - The plan and any proposed codes should articulate how to foster diverse and affordable housing types.
  - One person felt there are lots of regulations controlling growth.
  - Groups like RUPCO could be important partners in residential development.
  - One participant liked artist housing.
- **Walkway/ Regional Tourism** –
  - Walkway events are important to people visiting the area. For instance, a marathon will start in Lloyd. There can be partnerships around events.
  - When there are major events that are draws, the people attending often want to stay overnight, which may underpin potential to exploit lodging market demand and establish one or more hotels.
- **The Black Creek Trail Corridor** sets-up excellent trails and recreation options. By emphasizing special places like Black Creek, Chodikee Lake and Illinois Mountain, and finding ways for people to connect with them, it might be possible to generate more public support for guiding development and making sure there's not erosion of character because of suburbanization. That plan ties these resources together.
- **Highland Hamlet** –
  - There is belief businesses in the Hamlet need more foot traffic and generally more people going to the Hamlet.

## Town of Lloyd Comprehensive Plan Update

### Community Development / Community Environment Stakeholder Roundtable: Meeting Summary

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- There was discussion about high levels of visitation to Walkway and potential to capture more of that traffic.
  - There are opportunities to connect people off of the rail trail and manage how visitors may come into and pass through residential areas.
  - It is important for bikers and walkers to find and access the Hamlet.
  - It was noted the hamlet essentially is bypassed by Route 9W, so there's a need for signage (more or enhanced signage) to entice and help people find their way to the Hamlet.
  - Maps should accompany wayfinding. Also, there might be wayfinding system branding.
  - There can be traffic calming to help slow people and encourage them to stop in the Hamlet and visit nearby commerce. The Hamlet is like Phoenicia in Shandaken - there is a need to make people aware of Highland hamlet and attract them. Besides wayfinding, people supported investing in sidewalks and crosswalks.
  - Long-term there should be targeting of a shuttle.
  - Advancing Black Creek Corridor Plan can generate recreational activity and help direct and connect people with the Hamlet commercial areas as part of their pursuing recreation.
  - In the Hamlet is it possible the to explore the feasibility of a co-working space? There are properties with potential for development, but they are high-priced and not on the market and for sale/ and conveying, which is slowing market development.
- **River Access** –
    - There are opportunities to increase public access to the whole Hudson River waterfront.
    - It would be beneficial if there were future access from the Hamlet to the Highland Landing Park and vice versa, but this is a long standing challenging interest, that has proven hard to accomplish.
    - People spoke about how Haviland Road is a gateway and that it is wide and could be designed more as a Parkway, to provide for economic development parallel with the rail trail and Walkway.
- **Recreation** –
    - The sports leagues fueled by volunteerism are aiding community connections.
    - There is a potential need for youth centers as well as mentorships.
    - One person spoke strongly about need for a summer camp for kids.
    - Another felt Berean Park could be further enhanced and spruced-up.
    - People park at the Tony Williams Park to use the Rail Trail – it might help to guide people to different parking options.
- **Schools** - Enrollments are down. There is capacity in the school system. The school draws people to Highland.

The people participating in this meeting were informed about the community survey and the associated meeting later that night. There is a strong interest among participants in fostering collaboration and partnership. There was lots of dialogue among those attending after the core meeting ended.



Planning, Transportation, Housing & Economic Development Stakeholder Roundtable Meeting Summary

Lloyd Comprehensive Plan Update

January 23rd, 2023 1:00 – 2:30 p.m.

ATTENDING:

Table with 3 columns: Name, Affiliation, and Email Address. Lists attendees such as David E. Barton II, Sean Williams, Sheena Fitzpatrick, etc.

Moderated by: David Gilmour, AICP, Senior Planner, Laberge Group. This interested stakeholder Planning, Transportation, Housing & Economic Development roundtable went from 1 – 2:30 pm. at the Town of Lloyd Fire House, Community Meeting room.

- Housing - There was discussion about the housing environment as it was identified as a topic on the community’s mind:
o The community is a “gem” and an attractive place to live.
o Townhouses and condominiums are attractive to the market (appear more popular than apartments).
o People often like the accessibility features of single floor units (units all on one floor).
o Some spoke in favor of having a supply of detached single-family housing. It was noted lots on Falcon Drive are relatively large and desirable, yet, others noted these consume a lot of land.
o Others spoke in favor of an affordable component in the future supply that is established. It can help ensure people aren’t priced-out of the local area/ local market. It is an important regional issue.
o There is a need for first time home ownership opportunities/ options. There are longer-term residents who have been priced out of the market.
o Allowing accessory dwelling units/mom-daughter type units can help extend the housing supply and provide sources of income for people or persons who want to downsize into the accessory units.
o There was a comment that there’s not much new development.



## Town of Lloyd Comprehensive Plan

### Planning, Transportation, Housing & Economic Development Stakeholder Roundtable Summary

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- A commenter appreciates Hudson Hills because there are sidewalks in this planned development.
  - Not everyone wants larger lots, but there is a sizable market for them. It was noted when there is more compact building, units costs of public services are lower, yields to developers are better, housing is less sprawling, plus there is more housing choice with higher densities.
  - It was expressed that when one-family housing units are built too close together, there can be inadequate distances between units including which might have ramifications for safety. The local emergency officials would like to have adequate safety clearances between buildings when development is structured at more moderate or higher densities.
- **Agriculture/ Agri-tourism –**
    - Farming and the farm landscape are defining features and strengths.
    - A speaker said farms are being lost and it is changing community character. Agri-tourism/ agriculture sector is certainly a part of community identity.
    - There is high visitation at Orchards and you-pick operations. It makes sense to take care of agriculture and foster related uses by supporting events spaces, entertainment, food trucks, etc. Farm stands also are very popular - people buy-up vegetables and offerings quickly. It's hard to even keep them restocked according to one commenter.
    - Developing an agricultural and farmland protection plan was discussed as a way to support conservation of agriculture. Some farmers rely on partnership with Agricultural Stewardship Association.
    - Participants would like to find ways to support agriculture and cultivate agri-tourism. One person thought the mix of agricultural consumers might be 70% outside/ 30% from inside community. Follow leads of farm operations, such as Wiklow's.
    - Developing adjacent to farms carefully can leverage agricultural areas as an amenity for the new adjacent residents.
    - Besides agriculture being supported by the community, people value open spaces, such as at the golf course.
    - There was discussion about whether and how Lloyd's land use laws can be structured to provide for desirable agriculture-related development, such as with allowances for camping and events as examples of topics to examine. As part of looking at complimentary possible uses, review 'resort' definition as well as 'event center' definitions.
- **Water & Sewer –**
    - The limited extent of public water and sewer service influences where growth may occur.
    - The topic of extending sewer service in-Town was a key discussion point. There is demand for water and sewer service in areas not served by this infrastructure now.
    - The availability of these services is a major factor influencing where new building occurs, what types of land uses are established, and it shapes the density of new building, and its layout on properties, and in different areas, such as along Route 9W and on Route 299.
    - The availability of these is an important consideration in trying to develop new commercial and industrial development, as well as higher-density mixed uses.
    - Many involved in land use and economic development are focused on planning for sewer expansions. There is a need to describe the capacity of facilities and the extent of where water and sewer service is available now.
    - There is a need for community understanding about capital investments that have been made, such as to establish new drinking water storage capacity (water tank/ stand pipe) and keep the publicly owned treatment works (wastewater treatment facility) modern and able to withstand potential flooding.



**Town of Lloyd Comprehensive Plan  
Planning, Transportation, Housing & Economic Development Stakeholder Roundtable Summary**

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- **Traffic –**
  - Transportation and congestion influence the community.
  - The overall topic of transport requires planning and management.
  - Many people travel through Lloyd, to access the Mid-Hudson Bridge, or New York State Thruway.
  - Bridge congestion events can ripple through the community.
  - There are also routine busy peak periods, especially in the afternoons, but also in mornings.
  - There is desire to retrofit various roadways and plan for growth, such as by providing more sidewalks and pathway connections.
  - It was mentioned that some streets, like Chappel Hill Road, need fixes, so they do not operate as unmitigated bypasses.
  - There is a need for a community transport plan -- it can support quality development and set-up qualifying the community for capital resources.
  
- **Walkway over the Hudson –**
  - Walkway is a great resource.
  - Certainly, Walkway Over the Hudson is major regional attraction and draw, and the community works well with operations and events planning in conjunction with it. There are over 600,000 visitors per year
  - Signage and connections with the Hudson Valley Rail Trail can encourage/ prompt people to walk into the Hamlet even though it is undiscovered by many.
  - One Hamlet retail business owner identified they get some walk-ins, but not tremendous amounts.
  
- **Hamlet –**
  - A participant stated the Hamlet is the hub of the community.
  - It was noted the business base in the Hamlet area has improved tremendously.
  - Others felt that there is a need for a hotel around there, or within the Town, in an easily accessible location.
  - The old bank building redevelopment will spur activity and reinvestment, on Main Street, such as if it's a restaurant.
  
- **General land use -** There should be allowance for three- or more story buildings. Height restrictions inhibited creating a hotel in a nonresidential zone.
  
- **Waterfront –**
  - There is potential for some limited commercial development where Mariner's restaurant formerly was.
  - New building would need to be floodproofed. The Landing (park) had 50 reservations last year. Its value is being realized more often and it is gaining in use and popularity.
  
- **Natural Hazards -** Considering places with potential flood risks, there is not much developable land left. People, therefore, may try to “shoe-horn in development. So, there should be care not to encroach on wetlands and floodplain.

The people participating in this meeting were informed about the community survey and the associated meeting later that night. There is a strong interest among participants in fostering collaboration and partnership. There was lots of continuing dialogue among those attending after the core meeting ended.



## **Key Informant Interview Summary**

### **Gina Hansut, Ulster County Legislature District 10 Lloyd Comprehensive Plan Update**

**January 23<sup>rd</sup>, 2023 - 1 Hour**

#### **Attendees:**

- Ms. Hansut, Ulster County Legislature District 10
- David Gilmour, AICP, Senior Planner, Laberge Group

#### **Discussion:**

Lloyd has the feeling of a small town – there is a true sense of community.

The downtown has grown. Not long ago, there were more empty storefronts. Elected officials have worked to develop Highland as a destination. It has a brewery and more restaurants. The wayfinding that is helping to guide people there is working.

UC Tourism is a strong economic development collaborator. Fall is the period of highest visitation. They link well with UC Chamber – both entities actively lead and support business and tourism growth.

Ulster County Trails Committee is a useful resource. During Covid people could use trails and get outside. There was growth in trails use - all types of people use trails. Some ARPA money was available at the County level for trails development - everyone got allocations.

Values the waterfront. It is a great resource. Would like to see reuse for the site of the former restaurant on River Road. It is listed for sale. Believes the community would support a commercial destination on the waterfront. The building was removed and demolished and cleanup is completed.

Ms. Hansut is interested in leveraging County partnership on waterfront development. Highland Landing Park is well-used. A visitors & education center is being finished. It supplies bathrooms. The site feels safe.

Water & Sewer – There is a need for services going north from Rte. 9W. Water does not cover the north side of 9W. There is also a lack of service on the south side of Rte. 9W. Ulster County recently appropriated some American Rescue Plan Act (ARPA) funds for water and sewer investments. The former driving range on the northwest corner of Routes 299 & 9W was never converted to a planned retail development in part because there was no sewer service at the location.

Bluepoint Road – The former Bolognase Winery in the south part of town provides a development opportunity. It is a nice property. It was to be developed into a hotel and conference center – but not having water service available hindered that development from going forward.

Eastdale Village in Dutchess County is an excellent example of smart growth. It is a nice piece of land with a community layout. It is accessible. There is mixed-use. There are quality and varied storefronts. Likes that there is the senior living facility adjacent to it, which provides for complimentary land uses.

## **Town of Lloyd Comprehensive Plan Update**

### **Key Informant Interview Summary**

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Ms. Hansut serves on the Law Enforcement & Public Safety Committee of Ulster County Legislature – There is a new 911 facility on Paradies Ln. in NP. It consolidates services. There are general workforce challenges and this includes filling County jobs in public safety roles.

Water-based policing and emergency operations. The Sherrif has one patrol one in Saugerties and another in Kingston. There are also these types of services on the other side of the river.

Ms. Hansut serves on County’s Energy, Environment & Sustainability Committee – There is lots of potential to link regional and local efforts to reduce solid waste and promote recycling. A solar rooftop initiative formed for Kingston is a prototype. Supports solar installation on landfill. Is not aware of any current plans to assess potential for a microgrid in or by the hamlet. Want to educate public about energy, environment, and sustainability topics and initiatives and supports having environmental educators at schools.

Recreation – Berean Park is a very nice facility with swimming, trails, pickleball, and tennis. Tony Williams is a nice resource and it is well-used.

Trails Committee – There is planning for a surface connection around Rte. 9W. On the East side of 9W, there is a discussion about establishing stairs. Central Hudson has a role in that.

Considering economic development, a nice hotel could be an opportunity. Need to find partners.

Ms. Hansut likes that Ulster County Area Transit (UCAT) buses are currently free of charge and strongly believes people like the bus and ride it; people do use it. The bus is currently not going to Marlborough, which hampers efforts by people to get around by UCAT. The agency is making plans to install more bus shelters and improve service. She believes a substantial number of people come and go across the Mid-Hudson bridge in order to commute by rail, but UCAT service does not accommodate people taking the bus from the Ulster side to the train in Dutchess County, such as to service peak hour commutes.

One area with growth opportunity is on property adjacent to Route 9W at and by a former car dealership.

Events on the Walkway are powerful for tourism, and community civic interactions, and they support businesses. UCAT sometimes is organized to provide shuttles to and from events from Hannaford Plaza, where there is event parking. There is a major Walkway impact in terms of tourism visitation.

#### **Conclusions:**

- Ms. Hansut foresees lots of sustainability planning being undertaken by the County, as it is a major focus of the new County Executive focus.
- Highland Hamlet is a core. There is potential to steer resources for climate and hazard planning and mitigation there, if local needs are articulated and complimentary actions fleshed-out.
- Ms. Hansut envisions much more County involvement in zero waste planning and solar and other clean energy planning and investments.
- Ms. Hansut promotes collaboration on any law enforcement planning and implantation issues, as she serves on the County Legislative committee that is dealing with such matters, and the new County operations center being established in New Paltz on Route 299 will be situated close to Lloyd and an asset.



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## **Key Informant Interview Summary** **Herb Litts, III - Ulster County Legislature District 9** **Lloyd Comprehensive Plan Update**

**February 8, 2023: 1-hour**

**Attendees:**

- Mr. Herb Litts, III, Ulster County Legislature District 9
- David Gilmour, AICP, Senior Planner, Laberge Group

**Discussion:**

He has been involved in all the comprehensive planning initiatives since 1977. This makes him aware of prior discussions of challenges and opportunities.

The community has a gateway from the west, as well as from the Mid-Hudson Bridge. He supports the development of a gateway civic structure on the New Paltz side.

The Hudson Valley Rail Trail is a remarkable resource. He would like to see more wayfinding developed in association with leading people off of the trail to destinations, and in order that the 750,000 people that come to the walkway are use and their spending potential is captured within local markets.

Mr. Litts supports a project focus on 9W, where there are opportunities for economic development. He supports opportunities to get sewers north of 299, all the way to the Town line, as having just public water service is not enough. He is not certain as to whether increasing development in the area could trigger a need to increase water system capacity as well — he is uncertain if there is sufficient system capacity.

In the north, there are some commercial properties that are developable on the east side of 9W. There may also be opportunities for clustering development by upper North Road. He would urge the clustering of buildings around there when there are proposals. He is uncertain as to whether there has been work to plan a possible street grid extension around there as a way to plan for and conceptualize future growth.

There is a remarkable Hudson River shoreline and landscape character in Lloyd. The Lloyd side of the Hudson is highly scenic as the area is viewed from the opposite shore.

There's also a need to enhance water and sewer facilities on 9W south of Chapel Hill Rd. There may be some probable cost estimates and engineering analysis done within the last 10 years in conjunction with some coordinated planning with the New York City Department of Environmental Protection, which was doing regional water supply planning. A water system loop developed in cooperation with the Town of Marlborough could provide redundancy.

Mr. Litts supports planning and advancing "Tuscan Village". There was a nonresidential component of that project, including some targeted light industry. He believes it is a good location for targeting this because topography could be used to hide development from views from Route 9W. In addition, there it contained a proposal for workforce housing. That was an important component of the project and could provide much needed housing options for workers at new non-residential development.

## **Town of Lloyd Comprehensive Plan Update**

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The need for nonresidential economic development also relates to a need to stimulate jobs for people. It also establishes ratables to support the tax base.

All new growth in the community should be organized and designed so it maintains the rural character of the Town.

He serves on the public works capital projects committee in the County legislature. There may be some County money available for supporting water and sewer development; however, those funds are highly sought after and are being targeted and leveraged for a lot of different purposes.

He is watching for ways to secure funds for a water tank replacement, as well as water treatment plant upgrades.

Mr. Litts is also on the economic development, tourism and transportation, and agriculture committee in the County legislature. Agriculture is important

He might suggest expanding the MF Zone in order to be able to establish more workforce housing.

Considering transport planning – he suggests looking at a Route 299 corridor study that was done several years ago (it may, rather, be a congestion study, he is not sure, and is uncertain as to date or the name of the author). He believes there has been some conceptual planning analysis for making that thoroughfare a boulevard. Yet, he notes there is a limited land area that is developable around it, although there are some sites that may be good candidates for development along the Route 299 corridor. The has been developed around Park Lane.

In terms of transit, Legislator Litts believes electric buses could not easily currently ply area Routes without needing recharges. That is the case in Ellenville, where there is an issue of limited ranges of e-buses.

Mr. Litts noted there is not a level of land use such that there would be a high level of transit demand along 299. There is some activity with bus passengers taking trips to and from the Park & Ride at the intersection on Route 299/ 9W. It is hard to generate rides with sporadic schedules, which may cause people to not be enamored with the services of UCAT.

Agriculture is the backbone of the community. It is of major importance to the economic base. As part of planning around the open and agricultural areas, he suggests conserving stone walls. He also promotes the preservation of agricultural buildings.

#### **Conclusions:**

- Mr. Litts’s highest focus is establishment of additional areas that will be served by sewers.
- Water service capacity also is important, both in terms of defining existing utility capacity, but also in terms of the rationale for, and the feasibility to establish water service in any other needed areas.
- Any growth should be orchestrated so it complements the significant and vast community character.
- Mr. Litts is prepared to coordinate and advocate on any aspect of transport planning – he is versed in the topic and related planning and funding processes.



## **Informant Interview Summary**

**Tim Weidemann, Ulster Co. Dept. of Economic Development Director  
Lloyd Comprehensive Plan Update**

**February 8<sup>th</sup>, 2023 1-Hour**

### **Attendees:**

- Mr. Weidemann, Ulster Co. Dept. of Economic Development Director
- David Gilmour, AICP, Senior Planner, Laberge Group

### **Discussion:**

The Hudson Valley Rail Trail is a driver of visitation. There are great opportunities to evolve the trail corridor and link it with a walkable/ connected Hamlet. He likes the trail towns concept used in another region – it approaches the topic holistically. He agrees there can be wayfinding to help people get to the Hamlet.

Ulster County Economic Development recognizes there are available sites on the northerly sections of Route 9W and sewer infrastructure development can assist their utilization, so is aware of the interest in extending water and sewer infrastructure in unserved parts of Routes 9W and 299. He identifies many highly viable sites in Lloyd – these are some of the highest potential opportunities in this region. It is suggested to explore the Fast New York Program. It supports owners, or municipalities, to either undertake early pre-development of properties; or get them certified as shovel-ready for development. It is also registered that there are development sites on the southerly part of Route 9W.

The Town has a revolving loan fund. Presumably, it can support and leverage investment for job creation-related development. It should be an objective to develop the capacity of the Town, or an assignee, to manage such funds and aid their utilization. While the County does not have the capacity currently, long-term it may be able to aid in managing fund operations and development in the future. There is on the order of \$500,000 in it now. An objective could be to seek funds to further capitalize this account and leverage it. There are a variety of federal sources that might be used for that purpose. The HUDSON Valley Regional Council might provide an avenue to accessing EDA resources.

Lloyd may be well-positioned to facilitate the development of one or more hotel projects. More people in the region are traveling locally for leisure, post-Covid, plus, there is growth in visitation stimulated by the Walkway. The County has some resources, such as access to demographic or market data, that might be used in planning for the enticement and siting of lodging uses.

The County Executive is extremely supportive of farming and agricultural economic development. Executive Metzger served on the agricultural committee when in the New York State Senate. There are parties, such as the Hudson Valley Agri-Business Development Corporation, Cornell Cooperative Extension, and others non-profits poised to work with local communities, and the County, to advance compatible growth and development that is an accessory to farming enterprise. For instance, there are opportunities to support value-added food industries and to aid sustainable and resilient farming.



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The Hudson Valley Regional Council has a role in regional economic development, including in administering U.S. Economic Development Administration target areas.

There is an important nexus between housing and overall economic development. For example, many employers are having challenges find filling entry and mid-level jobs because people cannot find reasonably priced housing. The community should align with the County's Housing Smart Initiative. Pursue by-right zoning density in locations that are well-equipped to handle it.

#### **Conclusions:**

- There are many opportunities to collaborate on overall development with the County. Restoring utilization of the local loan fund should be a priority.
- There is a new County Executive. The priorities and initiatives of the County Administration are still emerging. The relationship between climate protection planning and economic development probably will emerge as a focus.
- Mr. Weidemann emphasized awareness about the importance of working together to have infrastructure available to support economic development.
- There was an emphasis on preparing shovel ready development sites.
- The Town should promote housing development and housing options to support workforce readiness.
- There may be sectors of industry that can be targeted for development in Lloyd.
- There is acknowledgement of the desire for developing one or more hotels and they can and are prepared to align with and assist that.



## **Key Informant Interview**

### **David Barton, II, Town Director of Building, Planning and Zoning Lloyd Comprehensive Plan Update**

**October 6<sup>th</sup>, 2022**

#### **Attendees:**

- David Barton – Building Inspector, Town of Lloyd
- Nicole T. Allen, AICP – Dir. of Planning & Community Development, Laberge Group
- David P. Gilmour, AICP - Senior Planner, Laberge Group
- Ikenna K. Mbadiwe – Planner & GIS Specialist, Laberge Group

#### **Discussion:**

The purpose of this meeting was to ascertain additional understanding of the Town’s current zoning and land use policies and trends.

- Mr. Barton shared that the Town has been actively advancing housing provisions. With respect to short-term rental uses and regulation, Mr. Barton noted the efforts in late 2022 to adopt short-term rental laws.
- Mr. Barton notes there have been some new Special Use Permits (SUP’s) standards introduced into the Town zoning law.
- Mr. Barton explained features of Agriculture and Agricultural zoning. With regards to agricultural context, uses, and developments (orchard, farms, etc.), Mr. Barton feels farming operations are at normal but consistent levels. Water flow/ availability can be an issue for operating vineyards.
- Overlay Zoning Maps do not always exist for all Overlay Zoning Districts.
- Mr. Barton suggested that some development focus area could include along State and County Roads. Considering development potential along Route 9W, there are locations that have high development potential, which some are limited by a lack of water and/or sewer service.
- Town Supervisor is actively pursuing grants and assistance for wayfinding development projects in the Town’s downtown and GMU Zone.
- Vineyard Commons land development is completed. The project location provides that it is relatively far on the southern edge of the hamlet.
- Considering potential flood risks - Mr. Barton notes that there is extensive wetland coverage within the Town. There is flooding risk within areas that are associated with these.

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- The Light Industry (LI) Zoning District - is serviced by water but not sewer.
- The General Commercial (GC) Zoning District does not allow residential uses. It is suggested to investigate whether there may be potential to advance mixed-uses, or multifamily, in the GC Zone.
- Considering the Central Hudson Property by Route 299/ South Street – there has been some flooding behind that location. The property itself is being actively used.
- Clustering activity has not been provided for in the Town’s Agricultural Zone. Cluster building has occurred in the Rural Zones, like R1.
- Streetscapes will be important feature to address as part of the planning process to help clean up some issues.
- Mr. Barton suggests assessing the densities assigned within different zoning districts. In some places on the outskirts of the Town there can be consideration on whether to maintain current densities, as part of examining how those influence land use patterns.
- He would like to create better housing opportunities. Mr. Barton explains that many low-to-moderate income earners who work in Town do not live in Town due to high taxes and limited but costly housing supplies.
- Stormwater regulation – the Town has an assigned municipal agent for stormwater duties.
- Wind energy utilization - Mr. Barton explains that the law is from the 1980’s. Based on wind isopleth maps, there is generally not enough wind velocity in the Town to grow the industry.
- Solar utilization - Mr. Barton explains solar use is prevalent in Agricultural Zone.
- The Building Department is not currently maintaining a list of preferred zoning modifications. The Town Board does keep the Code current with amendments.
- Comprehensive planning process - Suggests all-inclusive communication and careful coordination.

#### **Conclusions:**

- Mr. Barton transmitted the zoning GIS data in order for the consultants to be able to depict the current Town Zoning Map.
- GC Zone - Does not allow residential uses. It is suggested to investigate potential to advance more mixed-uses or multifamily if there is rezoning of some properties close to or in the GC Zone.
- Mr. Barton explains that many low-to-moderate income earners who work in Town do not live in Town due to limited but costly housing supplies.