

***Draft* TOWN OF CORNWALL
COMPREHENSIVE PLAN UPDATE 2019**

Town of Cornwall, County of Orange, New York



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Town of Cornwall Comprehensive Plan Vision Statement

The Town of Cornwall's Comprehensive Plan provides a framework for the vision of our future. The Plan seeks to enhance our strong base as a healthy, thriving, primarily residential community. The Plan envisions an involved, diverse, successful community that supports the Town's residents, as it seeks to attract small businesses to a walkable and attractive Main Street, encourages beneficial, low-impact tourism, and is proud to highlight and support its cultural, natural, recreational, agricultural, and historical assets.

Key to the Plan is preserving the character and welfare of our community; protecting our natural environment; attracting new businesses; thoughtfully growing tourism; developing and promoting our existing assets; enhancing walkability and cycling opportunities; prioritizing environmental sustainability and protecting open space.

I. INTRODUCTION

A. Comprehensive Plan Purpose and Authority

Section 272-a(1)(b) of New York State Town Law states that “Among the most important powers and duties granted by the legislature to a Town government is the authority and responsibility to undertake town comprehensive planning and to regulate land use for the purpose of protecting the public health, safety and general welfare of its citizens.” Section 272-a of New York State Town Law authorizes towns to carry out comprehensive planning efforts, to adopt a formal written Comprehensive Plan, and to periodically review and update their Comprehensive Plans.

This Comprehensive Plan for the Town of Cornwall is an update to the Town’s Comprehensive Plan Update 2011, which was adopted on March 13, 2012. That Plan Update recommended conducting reviews and updates to the Comprehensive Plan every five to six years.

B. Why Update Now?

It is important to carry out periodic updates to the Comprehensive Plan for several reasons: Comprehensive Plans rely on projections and assumptions that may not come to pass. Circumstances change, such as state, regional and local economies, population growth and distribution patterns, and climatic conditions. The Town must take these factors and conditions into account while preparing for its future.

In late 2017 the Town Board established a Comprehensive Plan Committee (“CPC”) consisting of one Town Board member, and four actively involved, knowledgeable community residents and charged it with reviewing and updating the Cornwall Comprehensive Plan Update 2011. The Town wanted to take a fresh, dynamic look at the Plan and to develop a Vision Statement to guide the Town’s future.

The subjects identified as needing updates were:

- Main Street/Downtown Revitalization Plan and Economic Development
- Land Use and Housing Plan
- Natural Resources and Environmental Preservation
- Community Services and Municipal Facilities

As an outgrowth of the Committee’s work an additional subject addressing Sustainability and Green Energy was added.

C. Public Participation and Input

The Comprehensive Plan Committee meetings were open to the public. Public input and comment were invited at every meeting. Some topics were clearly of great public interest, resulting in the exchange of valuable information. In addition, the Committee hosted a public meeting as part of the community visioning process and to gather information about community concerns.

The Committee conducted an online community survey for the Town of Cornwall Comprehensive Plan between October 10, 2017 and the beginning of January 2018. The survey was carefully designed by the Committee to

evaluate important elements of the Town, the quality of life in the Town, issues facing the Town, and what services should be improved. The detailed and thoughtful responses to the survey helped guide the Committee in its preparation of this Comprehensive Plan Update. A summary of the Survey Responses is included in Appendix A.

The Village of Cornwall-on-Hudson is also in the process of preparing its Comprehensive Plan Update. The Town CPC and its consultants have coordinated with the Village CPC and shared information.



II. SOCIOECONOMIC CONDITIONS

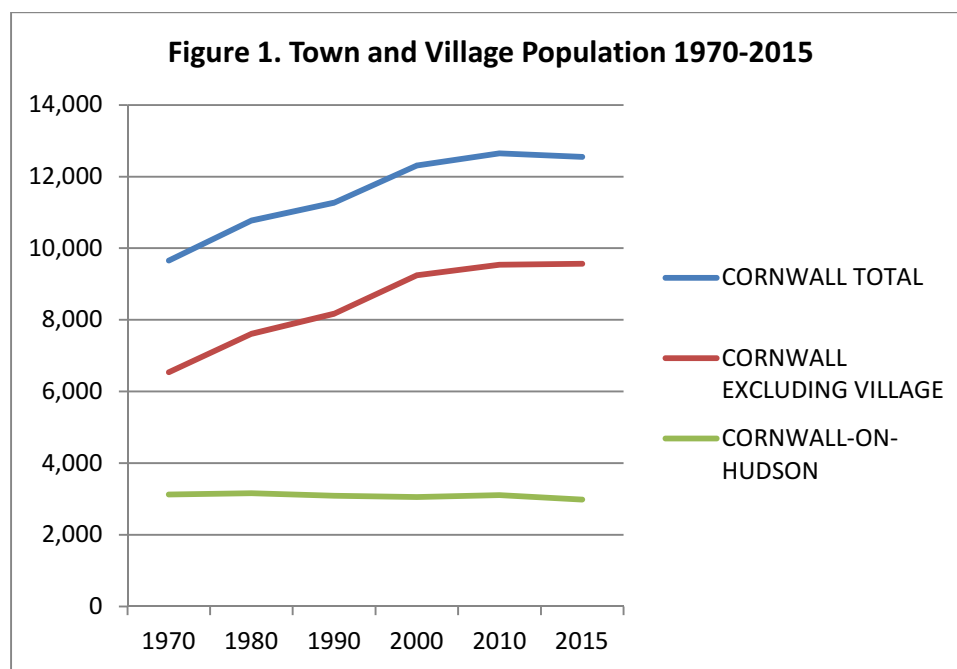
Analysis of current population trends and household characteristics provides valuable data to inform this Cornwall Comprehensive Plan Update. For the Plan to meet the community's needs, it must be based on an understanding of the Town's population and the community's socioeconomic structure.

Below is a snapshot of Town-wide demographic information. More complete data is in Appendix B.

A. Population Profile

The Town's population grew steadily for the decades between 1970 and 2000 and has leveled off since 2000. During this time, the Village of Cornwall-on-Hudson's population remained relatively unchanged or slightly decreased. In 2015, the unincorporated Town had a population of 9,564. With the Village of Cornwall-on-Hudson's population of 2,984, the total Town and Village population was 12,548.

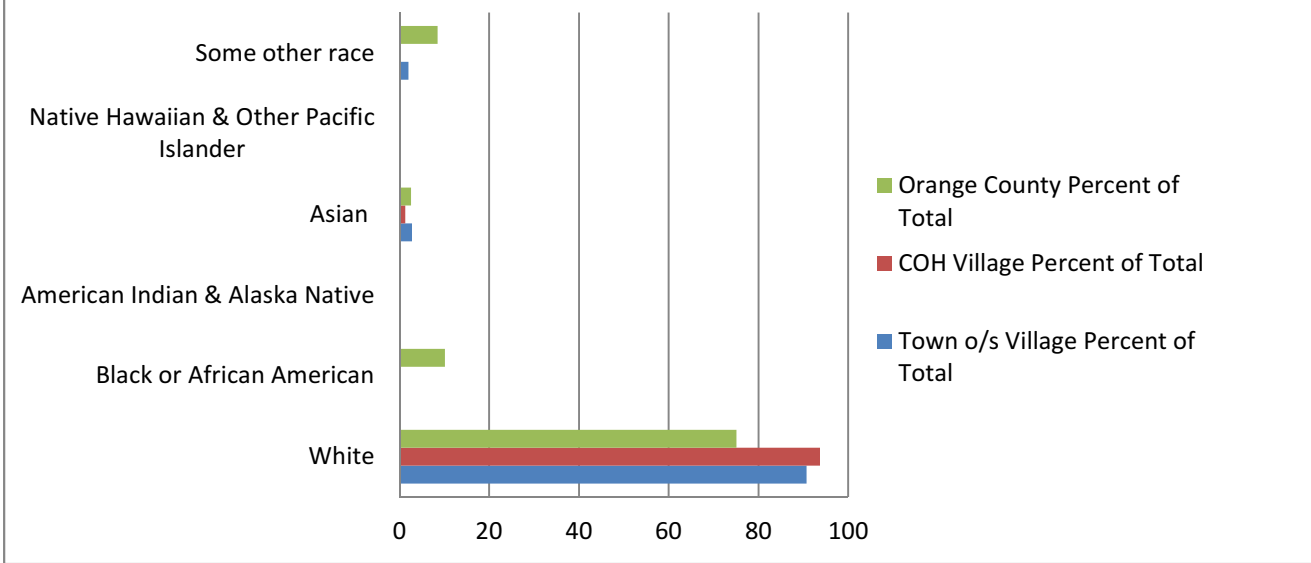
The Town's population is expected to remain relatively stable. Earlier Comprehensive Plans had anticipated continued higher growth rates. As can be seen from Figure 1, this did not occur.



County-wide populations continued to rise through 2010 at less than one percent per year, but that growth rate dropped sharply between 2010 and 2015. Out of twenty-three municipalities, the Town of Cornwall ranked 19th in growth in 2010 and 17th in 2015. Cornwall contains 2.54 percent of Orange County's total population as of 2015.

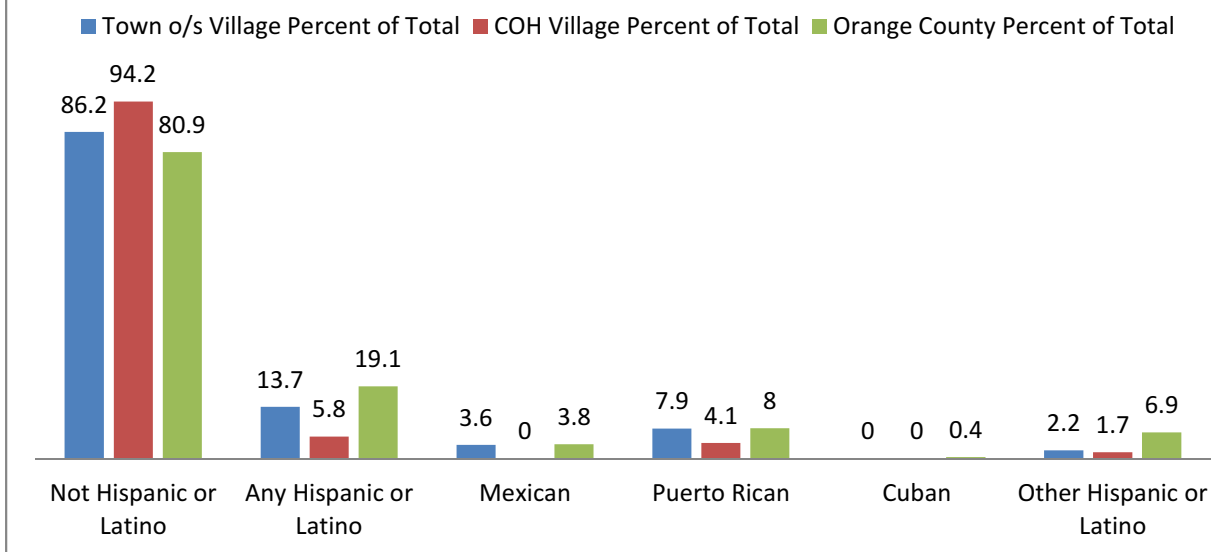
The Town of Cornwall's and Village of Cornwall-on-Hudson's populations are predominately white and not mixed-race. This is at a higher percentage than the rest of the County. See Figures 2 and 3.

Figure 2. Population by Single Race, 2015: Town of Cornwall, Village of COH, Orange County



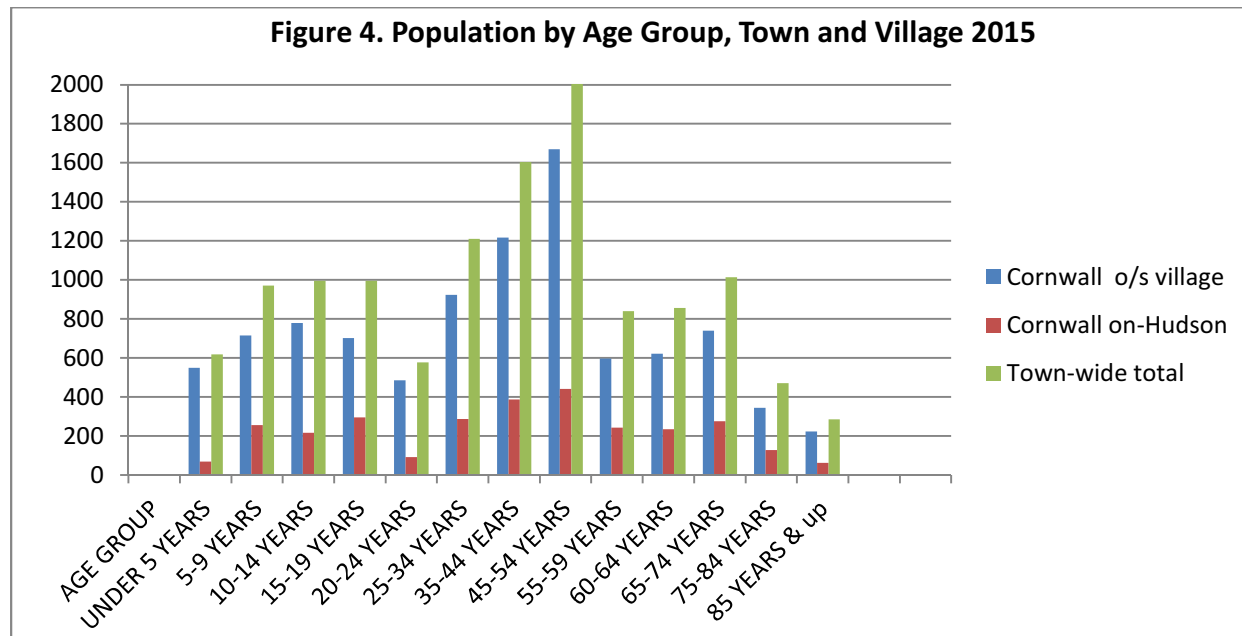
Ethnically, the Town of Cornwall and Village of Cornwall-on-Hudson are predominately non Hispanic or Latino, though the Town outside the Village is more diverse than the Village alone. Even so, Figure 3 reflects the strong diversity that we have, where more than one-eighth of the Town’s population outside the Village is of Hispanic or Latino descent.

Figure 3. Hispanic/Latino Ethnicity, Town of Cornwall, Village of COH, Orange County, 2015

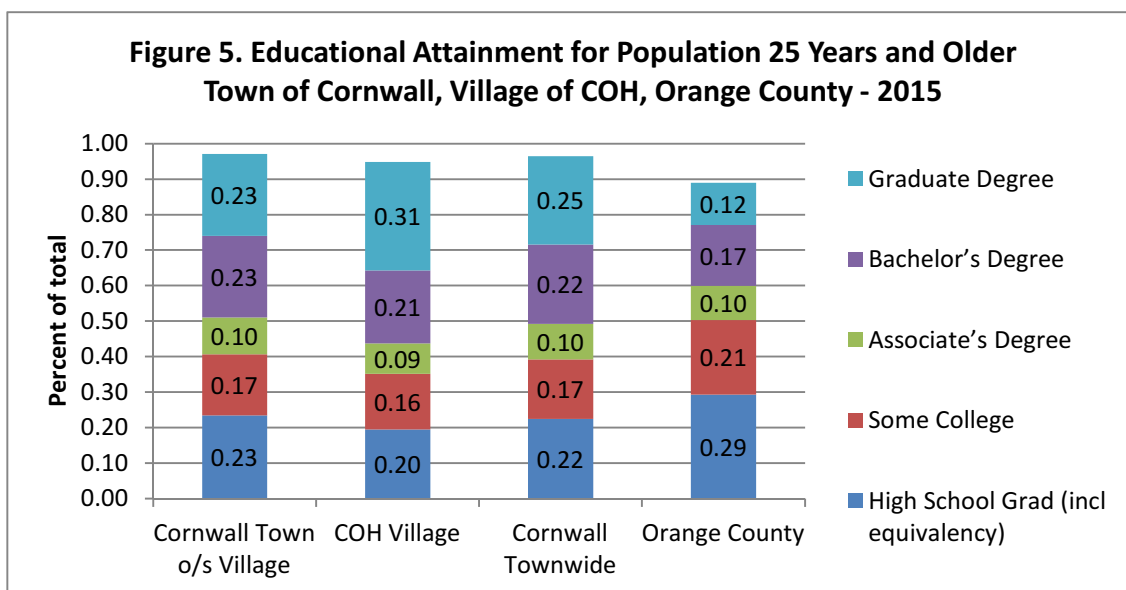


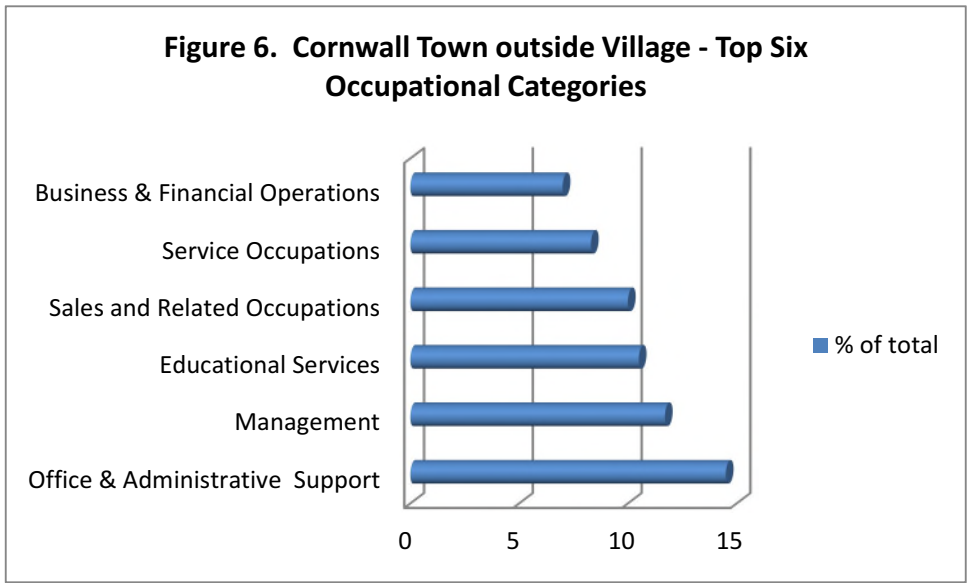
(note: race and ethnicity are not identical; ethnicity is sociologically and culturally based)

The largest age group in the Town is between 45 and-54 years old, with a total of 17.5% of the unincorporated Town population in this category in 2015. The next largest age group category is 35 to 44 years old, at 12.7%. The four age groups that are 60 years and older form a combined total of 20.1% in the unincorporated Town, which is slightly higher than the County-wide percentage of 17.7%. The Village of Cornwall-on-Hudson has the highest percentage of residents aged 60 and older, at 23.5%.

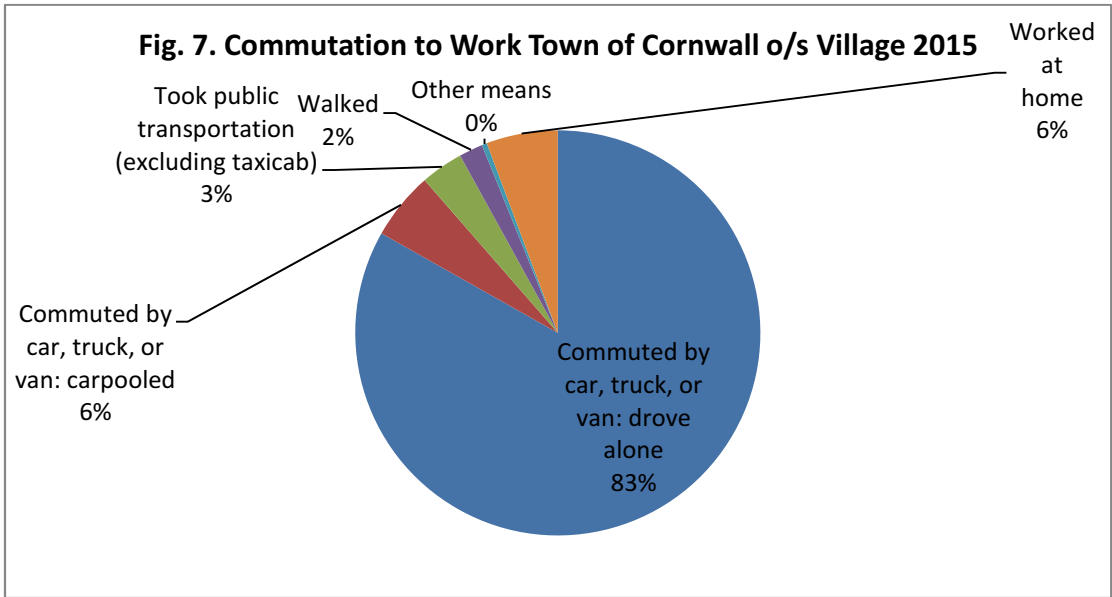


Cornwall’s population is well educated. As can be seen in the chart below, 25% of Town residents have a graduate degree, which is more than twice that of the County-wide population. A total of 96.5% of the Town-wide population has either graduated high school or has some higher level of education, as compared to 89.1% of the County’s population.



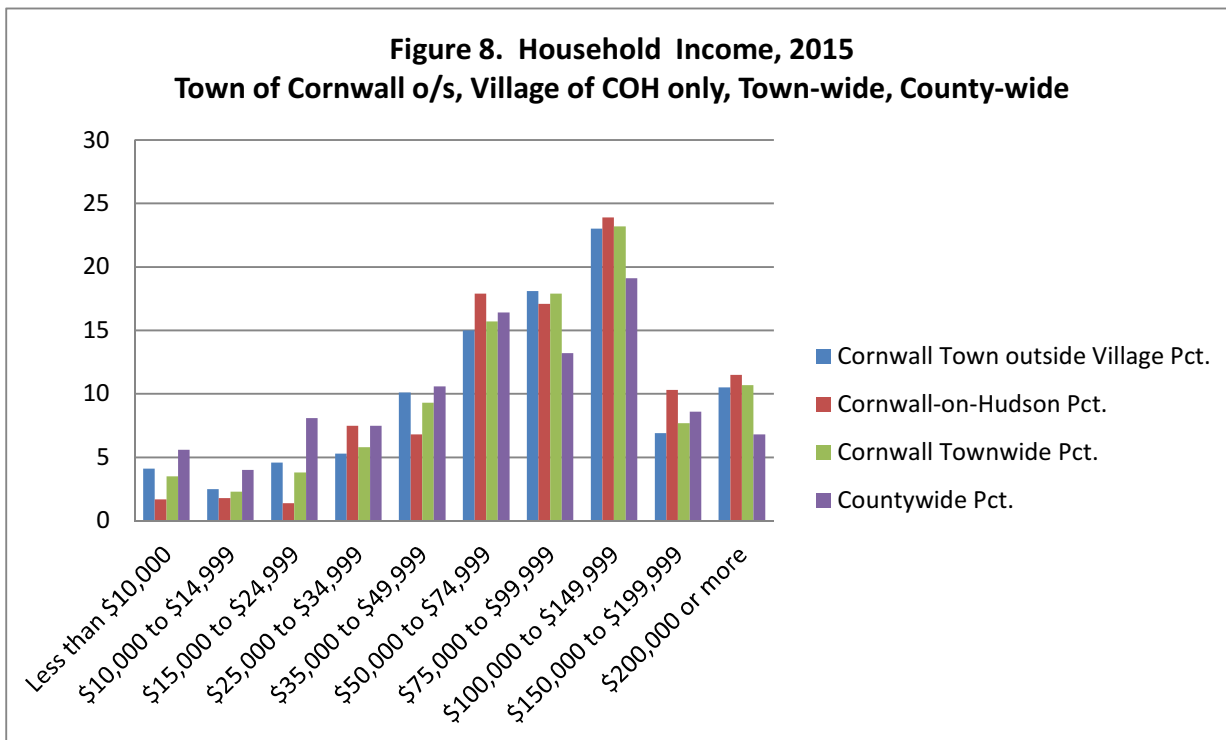


Cornwall residents overwhelmingly commute to work by driving alone. An equal percentage of residents carpool as work at home. Few take public transportation or walk. The percentage of walkers has dropped since 2010, when just under 5% of the Town’s residents walked to work. The average commute time is 33 minutes.



The Town’s largest employers are primarily schools and healthcare providers. The top five employers in the Town are St. Luke’s Cornwall Hospital, Cornerstone Family Healthcare, Cornwall Central School District, Tectonic Engineering, and the Storm King School. On the other end of the scale are small local vendors such as the Farmer’s Market, seasonally sponsored by the Town.

As would be expected from the high educational levels in the Town of Cornwall, household income levels are higher than in the rest of the County, and incomes in the Village are generally higher than in the unincorporated Town.

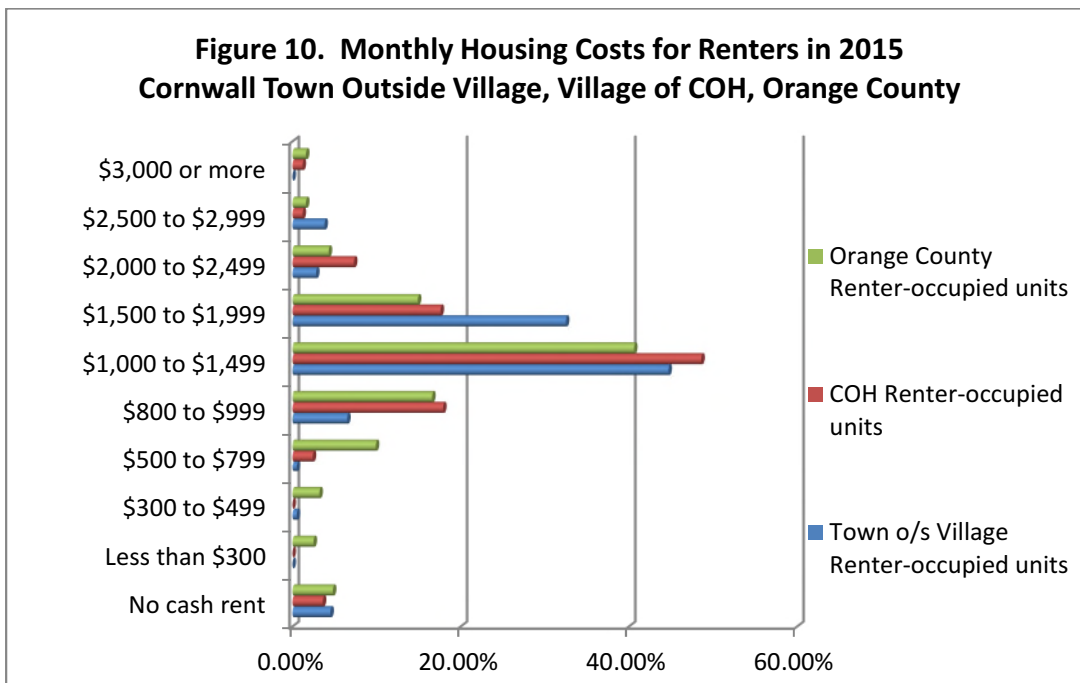
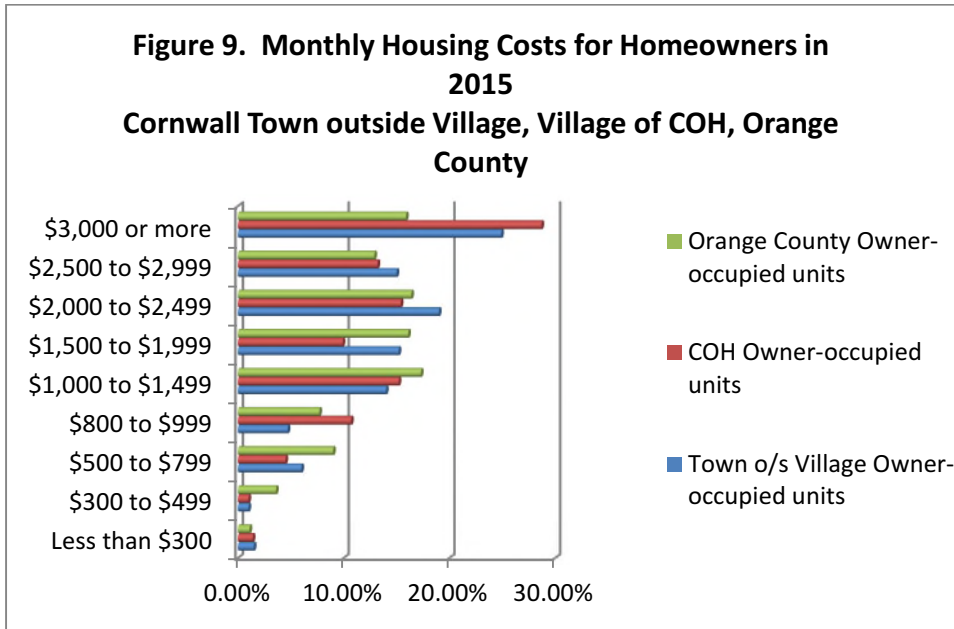


The 2015 average household income for County-wide households was \$89,479. In contrast, Cornwall Town-wide average household incomes were \$108,272, while Village of Cornwall-on-Hudson households had average household incomes of \$118,567.

Median household incomes in 2015 were \$70,848 in the County and \$86,019 in Cornwall Town-wide. In the Village of Cornwall-on-Hudson, the 2015 median household income was \$93,077 - fully 31% higher than the County-wide figure. Despite the higher income levels in the Town, there are still some families that fall below the poverty level. A total of 2.65% of families Town-wide fall below the poverty level, though that is far below the 9.3% of families County-wide that are below the poverty level.

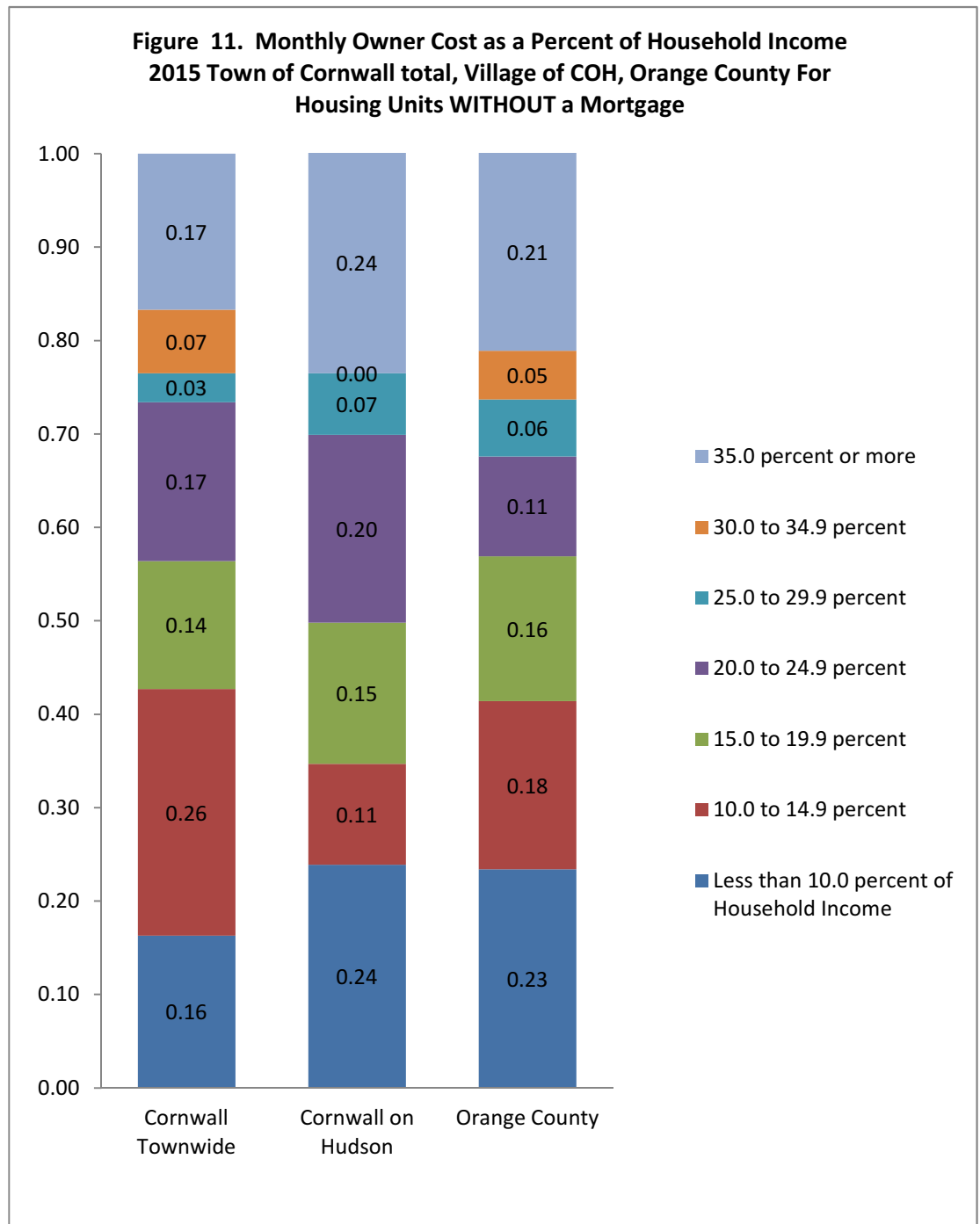
Income information alone does not paint a complete picture of the financial well-being of the Town’s residents without considering household expenses. Figures 9 and 10 show the monthly housing costs for homeowners and for renters in the Town outside the Village, the Village, and the entire County. Homeowners pay a higher amount monthly than renters do, particularly in the Village. Where monthly housing expenses exceed 33% of household income, housing costs impose financial hardship on a household. Figures 11 and 12 show the monthly homeowner costs as a percentage of household income for housing units with and without mortgages in the total Town, the Village, and the entire County. For units with a mortgage, fewer than 10% of households pay between 30% and 35% of their household income on housing costs. For units without a mortgage, financial strains are more evident,

with a quarter of Village households paying 35% or more of household income for housing¹. Town-wide, the figures are somewhat better, where only 17% of are paying 35% of their household income for housing costs.

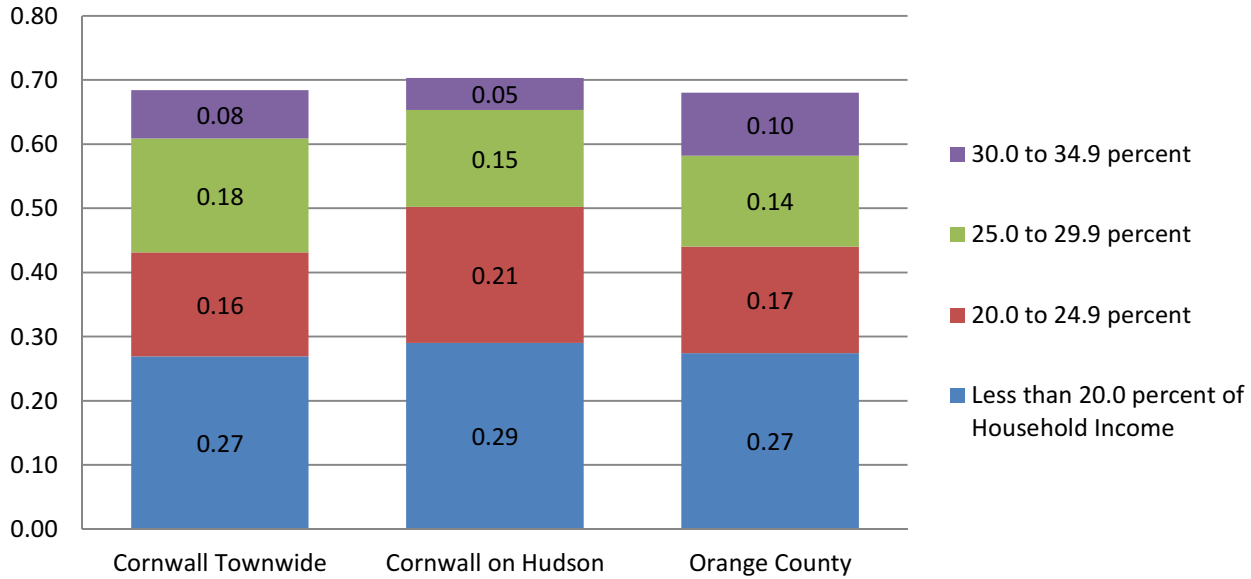


¹ Unfortunately, the data categories have been changed from previous periods, and the resulting change tends to obscure information where it is most needed. Previously, the reporting ceiling has been lowered from “50% or more” to “35% and up”, with the 40-49% category eliminated. In the previous Plan there were consistently over 25% of households paying 50% or more in monthly income towards rent both in the Town overall, the Village, and the entire County. Households paying 50% or more in rent are severely stressed, and this is clearly a wide ranging concern. With the current data categories, the extent of the most severe problems is obscured.

Though a total of 24% are paying 30% or more of household income Town-wide, this compares closely to the County-wide figure of 26% of households paying 30% or more for housing. It is interesting that the percent of households without a mortgage that are paying less than 10% of household income on housing is a remarkably high 24% in the Village and 23% County-wide, while only 16% of Town-wide households without a mortgage pay such a low percentage of household income.



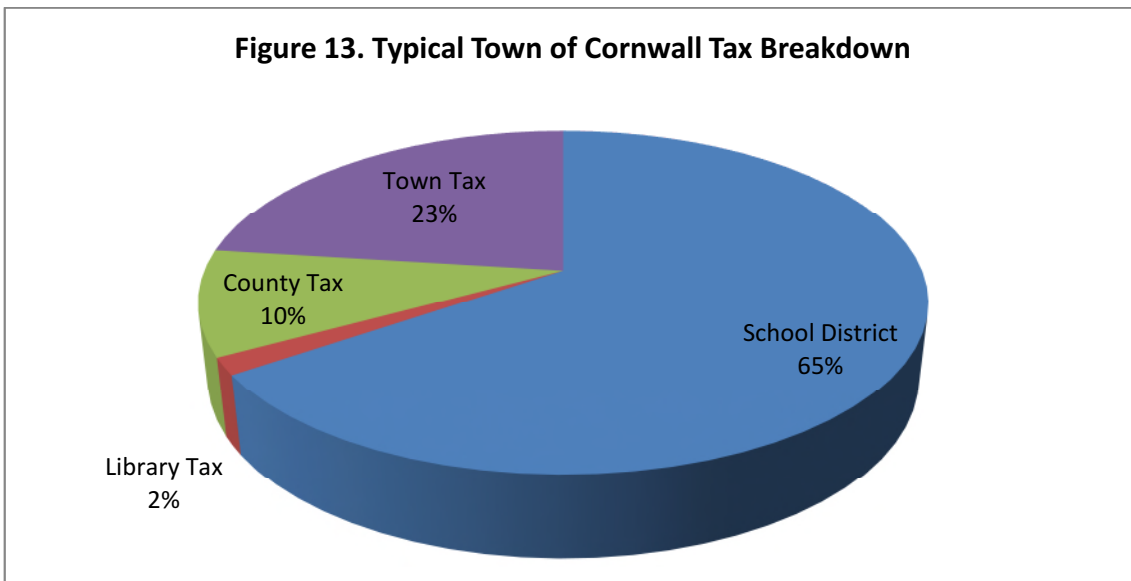
**Figure 12. Monthly Owner Cost as a Percent of Household Income 2015
Town of Cornwall total, Village of COH, Orange County
For Housing Units WITH a Mortgage**



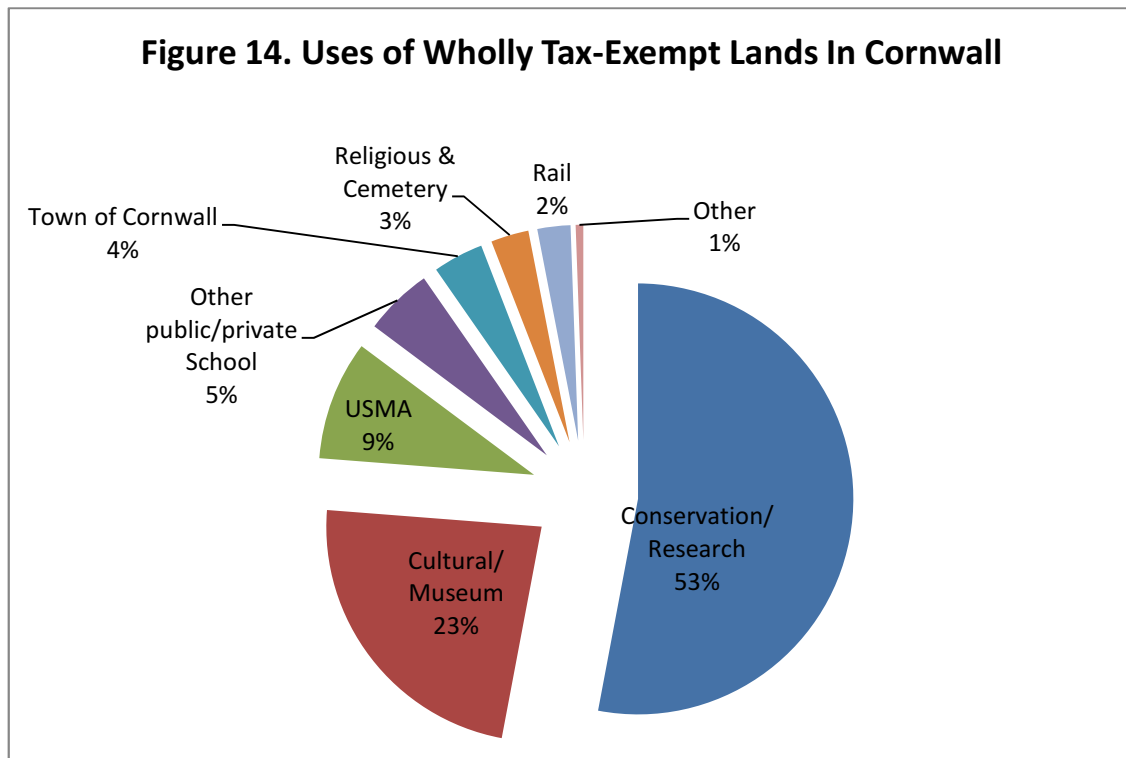
B. Local Tax Allocation

Taxes collected within the Town go to various purposes and taxing districts. A typical allocation of the total real property taxes collected annually within the Town is shown below in Figure 10. The largest percentage goes to the Cornwall Central School District.

Figure 13. Typical Town of Cornwall Tax Breakdown



As noted in the section on Cultural, Historical and Open Space Resources, the Town of Cornwall has a bounty of open space resources and conservation lands. These lands contribute to the character of the Town, while at the same time having an influence on the percentage of wholly tax exempt land within the Town. Of the wholly tax exempt acreage within the Town, the largest landholder is Black Rock Forest Preserve, Inc., followed by Storm King Art Center. The bulk of the Town's wholly tax-exempt lands are in conservation and related research use.



III. CULTURAL, HISTORIC, AND OPEN SPACE RESOURCES

A. Cultural and Historic Resources

The Town of Cornwall is located in a region that is rich in Colonial-era history. The Town greatly values its historical heritage.

There are multiple buildings and properties within the Town that are listed on the National Register of Historic Places. This includes the Quaker Meeting House, built in 1790 as the first religious meeting house in Cornwall, and still in active use. It also includes the Sands Ring Homestead, one of the oldest Dutch Colonial houses still standing in the area and one of the first meeting sites for Quakers in Cornwall, operating now as a living history museum focuses on Colonial-era activities. With the aid of state grant monies and local fundraising efforts as well as Town involvement, Sands Ring Homestead was recently re-dedicated after completing major work that was needed to stabilize and preserve the structure. The efforts to restore the Homestead are being extended to include the historic cemetery nearby.



The Town has an active non-profit Historical Society that curates a growing collection of historical photos, information, and objects of local historical value. The Society occupies space in the Town Hall and has a contractual arrangement with the Town securing the future ownership of the Society's collection.

Munger Cottage is an important Town-owned community facility located on Town parkland near the Town Hall. It provides meeting space for community groups and organizations such as the Town's Senior Center. Expanding the functional space within this building will help provide for cultural and civic activities taking place within the building and in the surrounding Town parkland.



Annual community events such as July 4th festivities including parades, games, rides, activities and fireworks, a Fall Festival, the RiverFest in Cornwall-on-Hudson, and other seasonal activities promote community engagement and a deep sense of identity. The Town and Village are fortunate to have active groups of organizers, who give generously of their time and skills to conduct these events.



The Hudson Highlands Nature Museum is an outstanding nature and environmental education center located on Muser Drive in the Town of Cornwall. The museum offers hands-on science and educational programs for children and adults focusing on the region’s distinctive ecology. They also operate a Wildlife Education Center, fostering understanding and respect for ecology and the region’s environmental resources.

Storm King Art Center, one of the world’s leading outdoor sculpture parks, is a unique and irreplaceable cultural resource that attracts visitors from all over the world. Large scale works by acclaimed modern artists are set on 500 acres of diverse rolling landscape



incorporating vistas of thousands of acres in its viewshed. Storm King Art Center provides a connection between art and nature that is unmatched. The not-for-profit Art Center is a major tourist attraction that supports dozens of local jobs and significantly contributes to the local economy.



B. Open Space and Conservation

Cornwall’s thousands of acres of scenic, recreation, research and conservation lands are an important open space resource as well as a tourist attraction located only 60 minutes from the New York City metropolitan area. Schunemunk State Park, designated in 2003 from 2,400 acres of lands donated to the state for park purposes by the Open Space Institute, contains critical habitat areas and a regionally

important trail network, including sections of the Long Path. Schunnemunk Mountain includes the point of highest elevation in Orange County and affords sweeping views of the surrounding landscape. Additional park-owned lands include treasured landscapes along the Moodna Creek, including the fields crossed by the Moodna viaduct.



Storm King State Park² contains 1,972 acres of steep, forested land, including the iconic Storm King Mountain, which in the 1960s was at the heart of a legal battle over a pumped storage electric plant that sparked the modern environmental movement in the United States. The park is accessible by NYS Routes 218 and 9W and provides scenic overlooks for dramatic



² Partly in the Town of Highlands

views of the Hudson River. It contains hiking trails accessible to the public.

Black Rock Forest (BRF) is located adjacent to Storm King State Park on Route 9W and contains 3,838 acres of mountain land assembled by the Stillman family in the late 19th and early 20th Century. The Forest was created as a resource for forest research and demonstration, and was managed to study and improve the health of the natural forest. It is used as a field research facility, providing the opportunity to study rare native ecosystems. The Black Rock Forest Consortium is a not-for-profit organization that maintains the forest and a scientific field station for the pursuit of ecological research studies as well as educational programs for children, teachers, and the general public. BRF operates a Forest Lodge and a Science and Education building on the site that attracts students from all over the world to pursue high level research, education, and conservation activities. There is a network of publicly accessible trails within BRF.

Black Rock Fish and Game Club owns tracts of undeveloped land as a hunting preserve, and also owns a meeting and social hall in Mountainville. While these woodlands are not open to public access, they are used for recreational shooting and hunting by club members and play a role in the area's ecology.

Additional lands are either owned or protected with conservation easements by the Open Space Institute or other organizations. Included are active agricultural lands that are a valuable scenic resource in the vicinity of Schunnemunk Mountain and the inactive agricultural lands of the former Houghton Farm in Mountainville west of Route 32, once the subject of several paintings by Winslow Homer.

Cornwall has long understood the importance of its bounty of open space resources and conservation lands, and for this reason has established protective provisions in its planning and zoning regulations. At the same time, there is a concern for Town revenues resulting from a high percentage of tax exempt land. Fully one-third of the Town's total acreage is wholly tax exempt, comprised of conserved lands and not-for-profit institutions.

C. Goals in regard to Cultural, Historic, And Open Space Resources

The Town's goals in regard to cultural, historic, and open space resources are to continue to maintain them, and to pursue opportunities to preserve and promote them.

Land use regulations should protect the architectural and structural integrity of existing culturally significant structures and properties.

The Town should investigate and, to the extent reasonably practicable, take steps to maintain and promote community awareness of cultural, historic and open space resources

D. Recommendations:

1) The Town's land use regulations should take cultural resources into consideration and, as far as is practical, enact provisions to avoid creating adverse impacts. The Town's regulations should include provisions for appropriate heightened review and regulation of land development and uses in the vicinity of key open space resources.

2) Continue the Town's conservation and environmental resource protection efforts.

The Town is fortunate to have an active Conservation Advisory Committee, which has worked to prepare the Cornwall Natural Resource Inventory (NRI) narrative and maps

referenced in this Plan Update. The report is a valuable tool in the land use planning and review process. The complete Cornwall NRI report should be available on the Town and Village websites.

3) Work to improve and replace obsolete community facilities. For example, the older section of Munger Cottage is in need of replacement.

4) Cultivate awareness of local historical resources and information. The Town maintains maps and information on the historic walking tour for the Town and Village on its website. This recommendation could also include other properties that are outside of the two-part walking tour. For example, an historic driving tour might be developed to include important features outside of the Main Street area. The Houghton Farm and its role in the life and works of Winslow Homer might be included on a driving tour including the Moodna Viaduct and other historical features in the Town.

Historical tourism is a growing area of interest and having an organized means to share information about the Town's resources will help to develop this. This will be of value both for local as well as regional or other tourist interest. Additional efforts to promote awareness and enjoyment of these treasures should be pursued, possibly through partnering with the County and local businesses, improving Town website accessibility, and through establishing a local history museum.

5) Work to engage tourism with local businesses. Seasonal tourists are currently drawn to attractions such as Storm King Art Center, Schunnemunk and Storm King State

Parks in high numbers. Visitors reach the area by private vehicle, or by hired car, train, or bus. Visitors may be unaware of the local businesses that might attract them.

The Town should investigate visitor information programs to promote and support local restaurants and businesses. Improved informational and directional signage could help direct visitors to Town and Village local businesses. Developing wayfinding with bikeways and improved pedestrian ways could also promote connections.

6) Evaluate the consistency of the existing zoning with open space lands and make corrections as appropriate. In evaluating its zoning and land use regulations for purposes of implementing the provisions of this Comprehensive Plan, the Town should consider whether existing zoning creates unintended conflicts with current and possible conservation easements and with land that is most in need of protection, and amend if needed. The Cornwall Natural Heritage Project may be helpful in identifying additional parcels that are most in need of protection.

IV. MAIN STREET/DOWNTOWN REVITALIZATION

The Main Street/Downtown area is the focal point of economic and social activity in the Town. Main Street's importance to Cornwall cannot be overstated. The historic importance is evident in the diverse range of architectural styles and buildings of significance along the Quaker Avenue/Main Street corridor extending from the Quaker Meeting House to the Town Hall.

Any plan for the Main Street/Downtown area should be based on a clear understanding of what the area means to the Town, the economic trends and opportunities in the region, and the needs of the Town's population, customers, and business owners.

The Main Street/Downtown area consists of two distinct sections with different characters:

- The eastern section of Main Street extending between Town Hall and Chadeayne Traffic Circle is a traditional pedestrian Main Street with sidewalks on both sides of the street. It contains buildings constructed close together, often sharing common walls. Most, but not all, of these buildings have small storefronts and display windows. This area has on-street parking on both sides of Main Street and there is also a municipal parking lot that is shared by properties in the Main Street Parking District. The character of the traditional eastern section of Main Street has gradually shifted from being a mix of small retail, restaurant, and service businesses to being more heavily office type uses. There are still some retail and

restaurant uses. There are also residential uses here, generally located above commercial uses.

- The western section of Main Street (Quaker Avenue) extending between the Chadeayne Traffic Circle to the corner of Cedar Lane is more modern in character. It contains many larger structures such as the Cornwall Plaza Shopping Center, which includes a grocery store, the Post Office, and multiple businesses. Sidewalks only exist on one side of the street opposite the Cornwall Plaza, although there is a pedestrian walkway in front of the Plaza buildings. This area has no on-street parking on Quaker Avenue, and is served by large, shared commercial parking lots with limited access drives, or smaller individual business parking areas. The character of the western section of Main Street has remained relatively stable.

The unique character of these two sections of the Main Street/Downtown area should be taken into consideration in the plan for economic development and revitalization.

A. Community Input

The on-line Community Survey conducted for this Plan Update found that Main Street issues were a significant concern for residents. Respondents cited a lack of parking, a decline in appearance, and a need for more small businesses, especially restaurants and cafes. The appearance of commercial development and the rate of commercial growth was a major concern for the future. Survey respondents suggested developing design standards,

providing for architectural review of development, and requiring standards for appearance and signage. Retail, service and commercial uses were preferred to office uses, and additional parking in the Main Street area was identified as being important, along with promoting bikeways connecting to Main Street. Main Street's visual environment has long been identified as important, and placing overhead utilities underground has long been under consideration.

B. Parking and Traffic Issues in the Main Street/Downtown Area

On-street parking is allowed on both sides of Main Street, and the width of the street with parked cars can pose challenges when wider vehicles such as trucks and school buses pass. The width of Main Street and the presence of parked cars also makes it more challenging for drivers to see the businesses, signage, and storefronts. A commonly repeated concern is the lack of adequate parking facilities for businesses in the Main Street/Downtown.

The 2011 Plan Update included an assessment of the available on-street parking and its utilization, and also identified several off-street parking alternatives that could potentially serve as municipal spaces for Main Street. The Town should continue to evaluate additional parking needs, considering past recommendations as appropriate.

It appears that many of the on-street parking spaces, particularly those located blocks from the municipal parking lot, remain unused despite a perceived shortage of parking. It is not clear why these on-street parking spaces are unused. It may be because where some businesses have their own private parking areas, they may be overlooked by drivers when

these are located behind buildings, or other factors may be at work. The Town should consider preparing a parking study to evaluate how to best utilize on and off-street parking in the Main Street/Downtown Area.

C. Aesthetic and Historical Issues

The appearance of buildings in the Main Street/Downtown area is an important concern, as well as the need for proper maintenance of the structures. Respondents to the on-line survey mentioned the potential benefits of architectural review procedures, although there was no clear agreement among survey respondents on the nature of the architectural goals to be achieved. There is a wide variety of architectural styles and materials used. Some felt it was important to promote a uniform design aesthetic in the downtown, while others felt it was important to retain the diversity that exists and to avoid cultivating a uniform image. Currently, only buildings that are being newly built or extensively remodeled within view of a structure listed on the National Register of Historic Places require architectural review through the State Historic Preservation Office. Permanently altering the exterior of a building listed on the National Register of Historic Places is restricted.

The previous Plan Update discussed the possibility of creating an historic district designation to protect the Main Street/Downtown area properties. The Town has learned that the Main Street/Downtown area will not meet the state's historic standards requirements for historic district designation, as many of the buildings are not in their original state. This does not prevent the Town from taking action on the local level to require future new construction or structural modifications in the area to be of a character, scale, and density

that will be consistent with existing historic structures and areas. Local laws or amendments to the zoning code should be considered to address this concern. The possible economic advantages that could be associated with designating an historic district should be considered if funding is available. There is a link between historical preservation and economic development.

D. Economic Development Tools

Several different economic development tools could be employed in the Main Street/Downtown area to encourage property owners to enhance and improve the appearance of their buildings and properties. The Town has provided for incentives for tax assessment in the form of 485-b exemptions. Property owners who wish to improve their property can apply for a partial exemption for up to 50% of the taxable assessment increase that would result from qualifying improvements for participating tax entities. The exemption decreases each year over a ten-year period. Restoration of facades could be made eligible improvements.

The Town should monitor and pursue grants, as they become available, to promote its goals in the downtown and to make other improvements. The Town should consider the possibility of using professional grant writing services to generate funding. The Town should continue to collaborate with the Chamber of Commerce.

E. Goals of the Main Street/Downtown Revitalization Plan

The goal of the Main Street/Downtown Revitalization Plan is to promote healthy economic development of the Main Street/Downtown area and to help increase tax revenues for the Town. The unique

characteristics of both east and west sections of the Main Street/Downtown area should be preserved and enhanced so that the area keeps its function as the social center of the Town and retains its small-town character and charm. The commercial activity should retain its compatibility with residential uses in the area.

The Town's Economic Development Advisory Committee (EDAC) is actively engaged in efforts to enhance Main Street. It has developed "Cornwall Rising" plans and the Town is seeking grants to fund public space improvements designed to enhance and promote a vibrant small business community, and a walkable, lively, and stable Main Street.

F. Recommendations

Achieving the goals of the Main Street/Downtown Revitalization Plan is dependent on a number of factors, some of which are outside the control of the Town and its budget. The willingness of individual property owners to act and the interests of individual business owners can affect the Plan. Regardless, the Town can take steps to encourage and facilitate the success of this Plan. The following objectives are recommended:

- 1) Review the Zoning Code and revise as needed in order to promote uses that will encourage the desired economic development of the Main Street/Downtown area and promote a blend of land uses while preserving its unique character.**
- 2) Consider requiring first floor commercial uses where accessory residential uses are allowed.**
- 3) Consider revising the Zoning Code to simplify and expedite the local land use review process to encourage new business**

in the Main Street/Downtown area while minimizing any conflicts.

- 4) Consider a signage audit and developing signage requirements suitable for the Main Street/Downtown areas to promote an historically suitable, appealing, visible and uncluttered appearance.
- 5) Consider developing and installing clear, improved signage to guide users to existing parking lots and to on-street parking areas. This should be done in conjunction with expanding on-line resources and information about local features and parking options.
- 6) Evaluate additional parking needs.
- 7) Consider developing a plan to add street furniture such as benches, planters, and suitable period lighting that captures the historic character of Main Street where appropriate.
- 8) Improve pedestrian crossings in the Main Street/Downtown area meeting current standards for accessibility.
- 9) In conjunction with promoting bikeway connections to the Main Street/Downtown area, evaluate the need for bike racks.
- 10) Explore developing a collaborative tourism partnership with businesses to enhance opportunities for existing businesses and to encourage new opportunities.
- 11) Consider using the services of a professional grant writer to seek funding sources to improve and enhance the Main Street/Downtown area.
- 12) Explore adoption of programs or policies similar to 485-b exemptions to encourage owners of businesses to improve their properties.

- 13) Consider enacting a local Historic Overlay District to promote both historic preservation and encourage economic development.
- 14) Consider a plan for small passive parks and public gathering spaces in the Main Street/Downtown area.

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V. LAND USE PLAN

The primary focus of the Town's land use plan is the desire to preserve the community's character while promoting economic development and stewarding environmentally sensitive areas.

The Town's focus on economic development is on the Main Street/Downtown area and the Route 32, 94, and 9W corridors. The Town's Land Use Plan emphasizes the importance of thoughtfully promoting tourism and capitalizing on the Town's beauty, natural assets, and proximity to attractions such as Storm King Art Center, Black Rock Forest, West Point, the Catskills, and Woodbury Commons. The Land Use Plan also recognizes the importance of expanding opportunities for economic development in other suitable areas outside of Main Street/Downtown.

A. Land Uses in the Town of Cornwall

Land uses within the Town can be broken into thirteen general categories:

- Conservation Lands: These lands are generally located within Mountain and Conservation Residence (MCR) zoning districts, within Agriculture Rural Residence (ARR) districts, and are often included in the Ridge Preservation Overlay District (RPOD) and/or the Schunnemunk Agricultural/Scenic Overlay District (SA/SOD). This category includes, but is not limited to State park lands, lands owned or controlled by conservation and open space groups, open space lands containing museums, reservoirs and protected watershed areas, and similar uses. These lands are often large, steep
















parcels, and may be forested or used for agriculture. Development is sparse and the structural development that exists is often related to the open space uses. Where allowed, development in this land use category is planned to be at low densities, with overall density at one unit per ten or more acres. Careful siting of units is essential and may call for clustering development along with measures to reduce grading, land disturbance, and visibility. Impacts to wildlife habitat should be minimized or avoided and clustered open space should be protected by conservation easements.

- Agricultural Lands: Agricultural lands are lands cultivated for hay, field crops, orchards, livestock, and dairy production. Agricultural production can also involve barns, greenhouses, hoop houses and other permanent or temporary structural uses. These are generally located within ARR zoning districts, and may also be found in the Suburban Low-Density Residence (SLR) district. There may be overlap between the Conservation Lands and Agricultural Lands categories.
- Rural Residential: These are non-agricultural, residential land uses generally located within ARR and SLR zoning districts. This category includes, but is not limited to, privately held residential lands within the RPOD and/or the SA/SOD. Such lands may be located in areas with shallow or rocky soils and steep slopes, with difficult road access. Residential development taking place on such lands should be



NATURAL RESOURCES INVENTORY

Land Cover



Land Cover Classes

-  Open water
-  Developed, open space; 0-19% impervious
-  Developed, low intensity; 20-49% impervious
-  Developed, medium intensity; 50-79% impervious
-  Developed, high intensity; 80-100% impervious
-  Barren land (rock/sand/clay)
-  Deciduous forest
-  Evergreen forest
-  Mixed forest
-  Shrub/scrub
-  Grassland/herbaceous
-  Pasture/hay
-  Cultivated crops
-  Woody wetlands
-  Emergent herbaceous wetlands

Roads

-  Interstate
-  Federal Highway
-  State Route
-  County Road

Hydrology

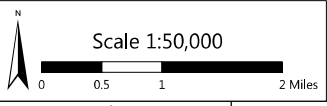
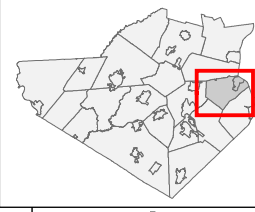
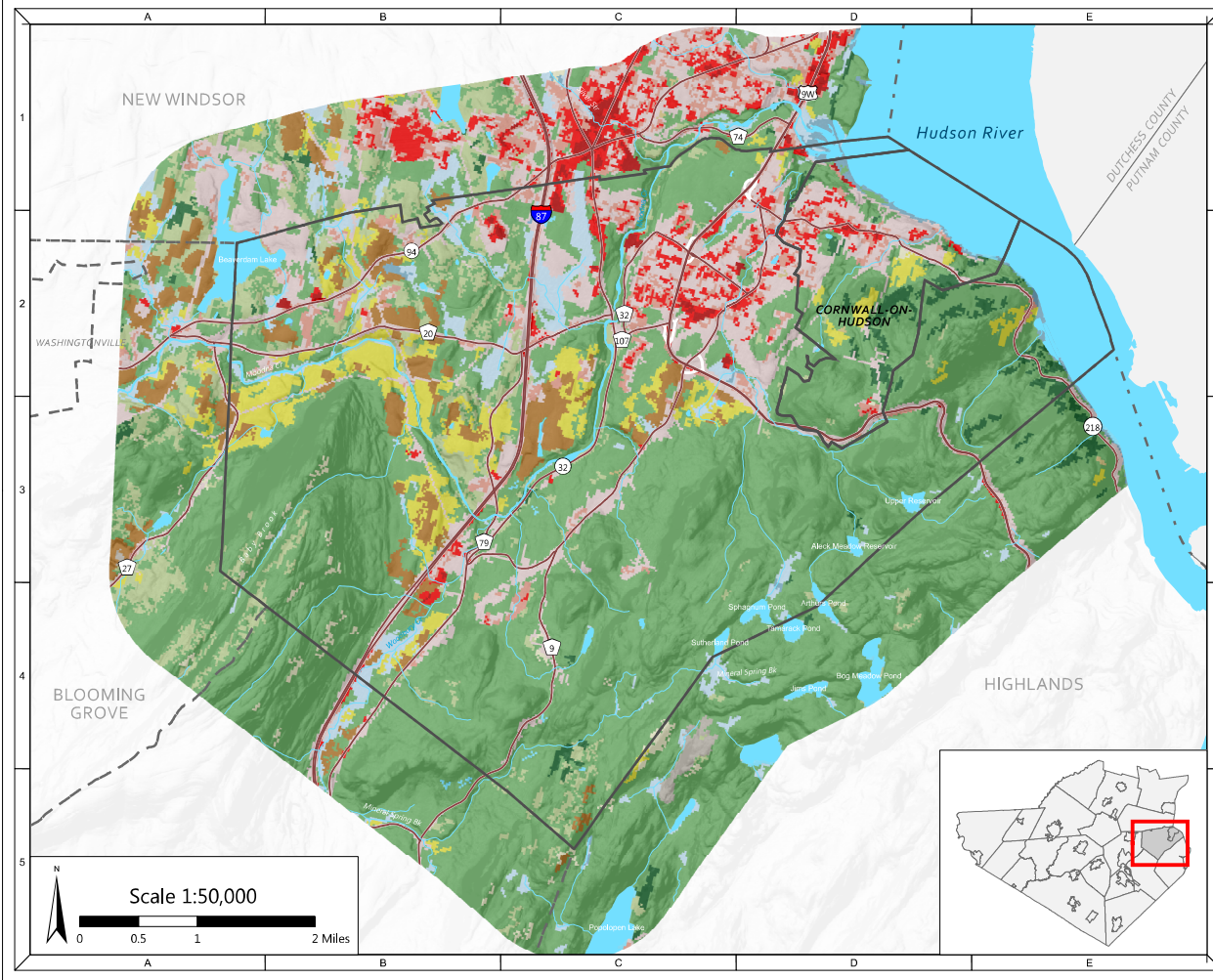
-  Water Bodies
-  Streams

DATA SOURCES: National Land Cover Database, 2011; United States Geological Survey, 2017; New York State Dept. of Environmental Conservation, 2017; New York State Dept. of Transportation, 2017; Orange County Dept. of Planning, 2018

Land cover classes are based on the National Land Cover Database (NLCD), a satellite-based 30-meter-resolution land cover database with coverage of the US. For more information, visit <https://www.mrlc.gov/nlcd2011.php>.

Creating Natural Resources Inventories (NRIs) in Orange County Communities is a partnership project between OCWA and Cornell University Department of Natural Resources, with funding from the Environmental Protection Fund through the New York State Department of Environmental Conservation Hudson River Estuary Program.

Orange County Department of Planning
S. Freiman 5/19/2018
The Orange County Water Authority and the County of Orange make no warranty whatsoever as to the accuracy or completeness of any information depicted on this map. Data depicted here may have been developed in cooperation with other County departments, as well as other Federal, State and Local government agencies. The County of Orange hereby disclaims liability for any loss or damage resulting from the use of the information and/or representations contained herein.



carefully planned to avoid erosion and forest fragmentation. Development in this category would generally be allowed at one unit per three or more acres, with clustering encouraged to reduce land disturbance and impervious area.

- Suburban Residential (Low Density Residential): This land use category generally includes some lands in the SLR zoning district and in portions of the Suburban Residence-1 (SR1) and Suburban Residence-2 (SR-2) districts. Lands that may already be developed at low to medium suburban density levels (one unit per two acres) are included in this category. These lands may or may not have access to central water or sewer services. Commercial uses are not generally deemed appropriate for this land use area.
- Suburban Residential (Medium Density): This land use generally is located in the SR-1 and SR-2 zoning districts, and includes lands that may be developed in a mix of residential land use types and densities. These lands may or may not have access to central water or sewer services. Depending on the availability of central services, development densities are generally allowed at one unit per half acre or more in this category. Commercial uses are not generally deemed appropriate for this land use area.
- Mixed Residence: This land use category provides for a mix of residential types, including multiple dwelling developments on sites of 20 acres or more, as well as various

community services uses. The Mixed Residence (MR) areas are located near to the Salisbury Mills-Cornwall train station, in the vicinity of the high school, and around Vails Gate.

- Planned Residential Development: This is a special category of land use, limited to the Town's single PRD zoning district, which is currently undeveloped. It includes lands that have been proposed as a Planned Adult Community (PAC), a mix of various types of age-restricted housing, that may include congregate care and assisted living facilities. It also includes commercial uses, such as retail, restaurant, office, and hotel/motel that may serve the age-restricted housing occupants as well as the general community. The PAC provides for a density of three units per usable acre. Where a PAC is not developed, other uses have been provided for within the district, referencing uses in the Planned Commercial Development zoning district, which provides for office, light manufacturing, and planned industrial parks.
- Planned Commercial Development (PCD): These lands consist of properties that were previously in use as light manufacturing and office parks, or land previously identified by the Town as potentially suitable sites for such uses. PCD areas may be close to state, county, or interstate roads, and may include visual and environmental features that are important to the community and worthy of protection. Lands in this category have been expanded as a result

of the 2011 Comprehensive Plan Update.

- **Local Business:** This land use category is for small local retail and service uses, restaurants, and gas stations. These serve scattered residential nodes as well as through traffic and are located away from centralized commercial areas. Limited residential uses are allowed, with a single dwelling allowed in a building with a permitted commercial use, and individual residential uses, subject to additional requirements.
- **Downtown Commercial:** These lands consist of properties in the Main Street/Downtown area accommodating a mix of commercial and residential uses.
- **Highway Commercial:** These lands consist of properties situated along major commercial highway corridors such as State Routes 9W and 32. The area designated for this category has been expanded as a result of the 2011 Comprehensive Plan Update. They are characterized by a mix of small commercial, office uses, and small shopping plazas. Larger commercial uses, such as car dealerships, auto repair shops, restaurants, and lumber yards are included. Two dwelling units are allowed in a building with a permitted commercial use and individual residential uses are allowed subject to additional requirements.
- **Planned Industrial:** These lands consist of properties in use for light manufacturing and office parks and land previously identified by the Town

as potentially suitable sites for such uses.

- **Public and Semi-Public Uses:** These lands consist of public and private schools, charitable uses, churches, public facilities such as municipal water and sewer facilities, as well as government and related public buildings and uses.

B. Existing Zoning:

The following zoning districts are established in Section 158-4 of the Town of Cornwall Zoning Law:

Symbol Title

MCR	Mountain and Conservation Residence District
ARR	Agricultural Rural Residence District
SLR	Suburban Low-Density Residence District
MR	Mixed Residence District
SR-1	Suburban Residence District - 1
SR-2	Suburban Residence District - 2
PRD	Planned Residential Development
PCD	Planned Commercial Development
LS	Local Shopping
GC	General Commercial District
HC	Highway Commercial District
PIO	Planned Industrial and Office District

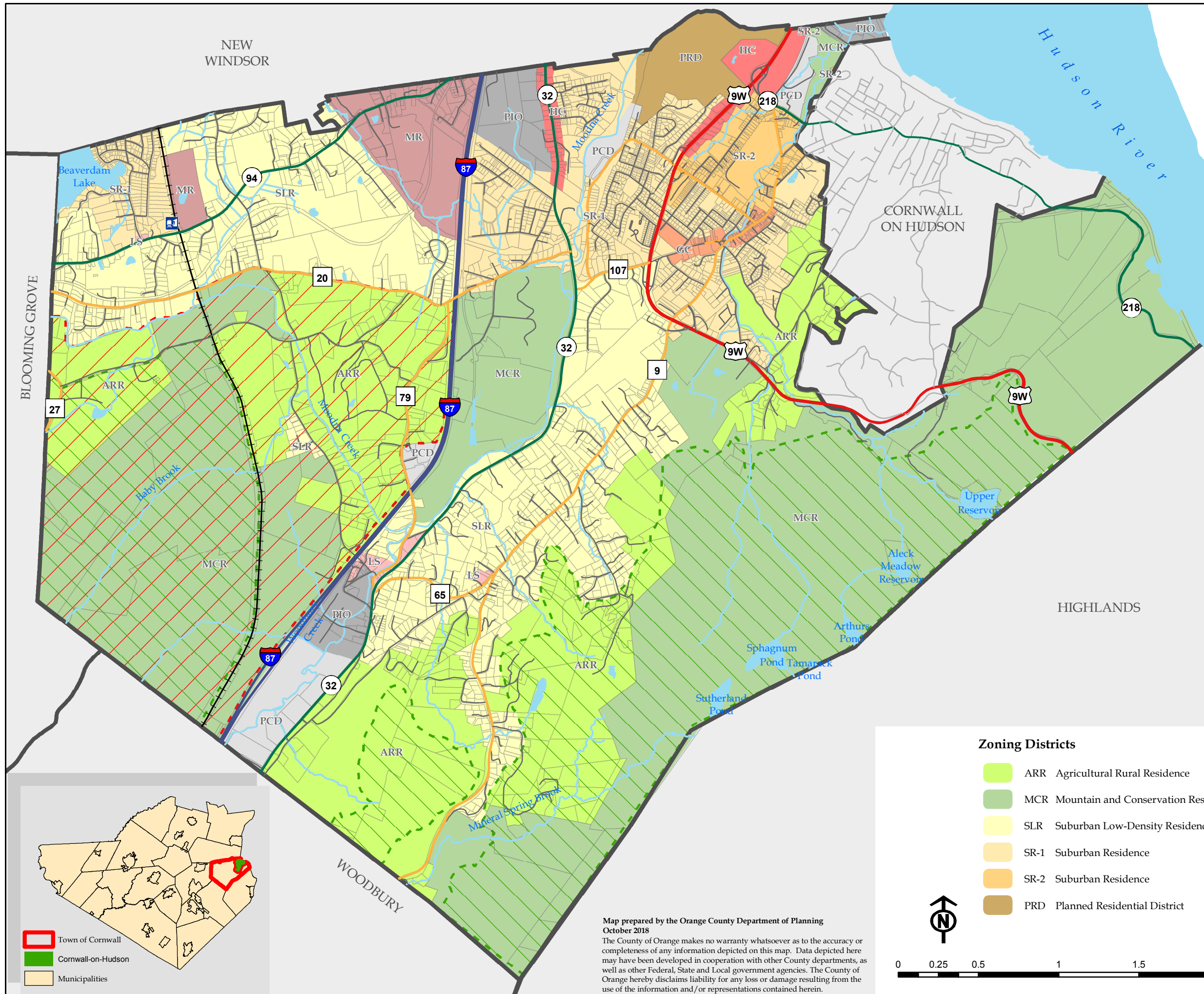
Two overlay districts are established:

RPOD	Ridge Preservation Overlay District
SA/SOD	Schunnemunk Agricultural/Scenic Overlay District

These districts are shown on the zoning map of the Town on the following page.

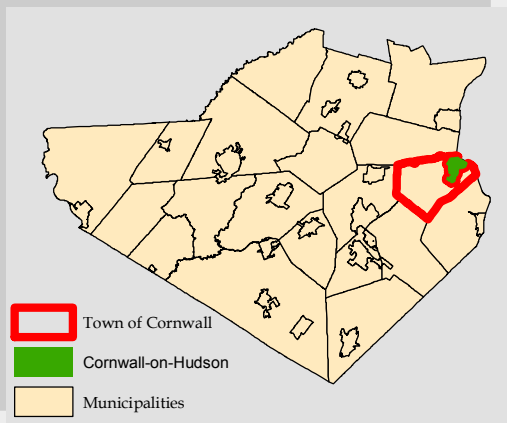
Zoning Map

Town of Cornwall
Orange County, NY

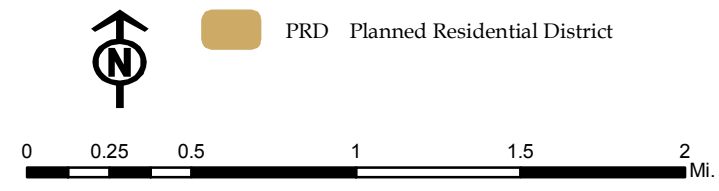


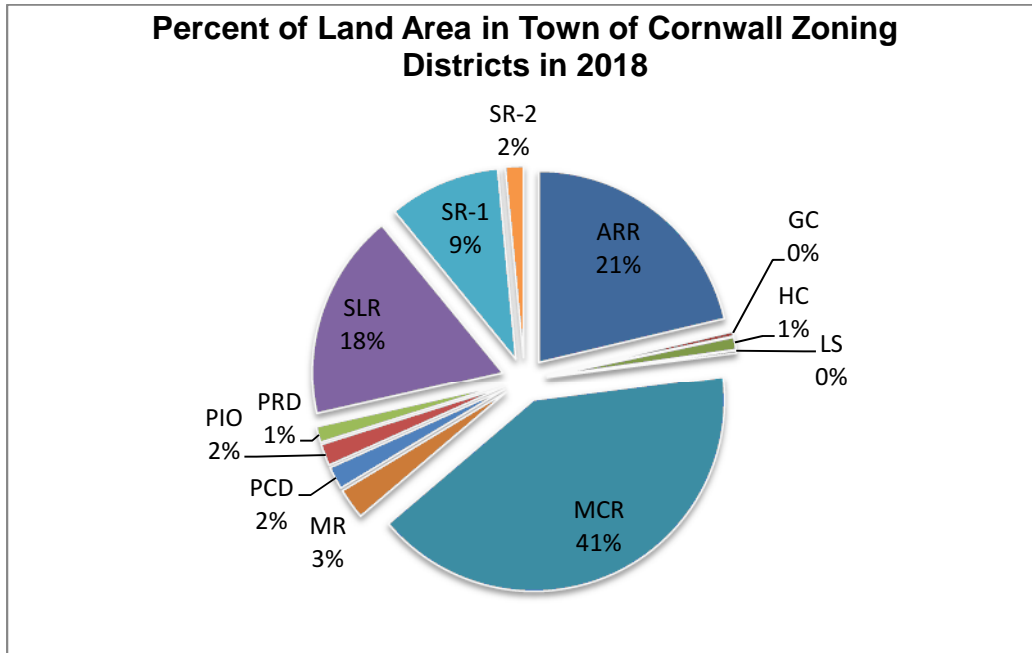
- Legend**
- Municipalities
 - Parcels
 - Cornwall Boundary
 - Waterbodies
 - Streams
- Roads**
- Interstate
 - Federal
 - State
 - County
 - Local
- Railroad**
- Metro North/ NJ Transit Line
 - Train Station

- Zoning Districts**
- | | |
|---|--|
| ARR Agricultural Rural Residence | MR Mixed Residence |
| MCR Mountain and Conservation Residence | LS Local Shopping |
| SLR Suburban Low-Density Residence | GC General Commercial |
| SR-1 Suburban Residence | HC Highway Commercial |
| SR-2 Suburban Residence | PCD Planned Commercial District |
| PRD Planned Residential District | PIO Planned Industrial / Office |
| | Ridge Preservation Overlay |
| | Schunemunk Agricultural Scenic Overlay |



Map prepared by the Orange County Department of Planning
October 2018
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C. Review of Residential Area Zoning

MCR – Mountain and Conservation Residence District

The bulk of the land in this district is located in the mountainous areas at the southeastern part of the Town and the Schunnemunk Mountain on the west. These lands are almost entirely owned by government or institutional bodies and intended for parkland, conservation and related purposes and are therefore generally unavailable for further development. Central water and sewer services are not generally available in this district, and no density incentive is provided for services.

The zone is intended for parkland, outdoor recreation, reservoirs, conservation and protected open space uses, as well as museums. Organizations such as Black Rock Forest Consortium, Storm King Art Center, and the Hudson Highland Nature Museum are located

in the MCR district. Also allowed are agricultural uses, residential uses, and residential bed and breakfast operations, subject to the requirements of the zoning law. Bed and breakfast establishments are intended to encourage tourism. Lot sizes for all uses are 10 usable acres or larger, and these lands are also included in the Ridge Preservation Overlay District as well as in the Schunnemunk Agricultural/Scenic Overlay District, where applicable.

ARR – Agricultural Rural Residence District

The ARR district lands adjoin the Mountain Conservation Residence lands. Much of the land may be steeply sloped and included in the Ridge Preservation Overlay District as well as in the Schunnemunk Agricultural/Scenic Overlay District, where applicable. Protection of important wildlife corridors from the MCR district will be encouraged on these and other lands where they occur. The district includes

land that is held for conservation purposes and for agriculture and outdoor recreational uses.

The zone is intended for agricultural lands and related agricultural uses, such as farm stands and sale of related craft and ancillary food items, recreational land, and residential uses. Bed and breakfast establishments are intended to encourage tourism. Lot sizes range from 3 usable acres and up.

SLR - Suburban Low Density Residence District

The SLR district allows higher residential densities than the ARR, with lot sizes ranging from 2 usable acres and up. It also contains agricultural land uses. Although none of the land in the SLR district is included in the Schunnemunk Agricultural/Scenic Overlay District, much of the land is adjacent to the SA-SOD and may offer important views of visual resources. Clustering of residential development should be encouraged to reduce land disturbance and to protect views.

MR - Mixed Residence District

The Mixed Residence District was created as part of the 2011 Comprehensive Plan Update implementation. This district provides for a wide range of housing types including multiple dwelling developments. The location of the MR district is intended to provide for higher density residential development near the train station and between the high school and Vails Gate.

SR-1 - Suburban Residence District 1

The SR-1 one- and two-family residence district includes mostly developed lands in the Beaver Dam Lake area and certain lands east of the

Thruway extending close to the downtown commercial area. Much of this district has water and sewer service available. Permitted residential lot densities depend on the availability of water and sewer services and can range from half an acre and up. Senior citizen housing developments are also allowed in this district by special use permit with up to 10 units allowed per buildable acre.

SR-2 - Suburban Residence District 2

The SR-2 district is located on certain lands generally east of Route 9W and extending to Academy Avenue. Most of the land in the SR-2 district has water and sewer service available. This is a single family and two-family residential district with lot sizes ranging from half an acre and up. Like the SR-1 district, this also provides for senior citizen housing developments by special use permit allowing up to 10 units per buildable acre.

PRD - Planned Residence Districts

There is one large PRD district located west of Route 9W south of the Town of New Windsor boundary. The PRD district allows a Planned Adult Community (PAC) at a density of 3 units per usable acre plus a range of commercial uses. Where a PAC is not developed, other uses have been provided for within the district, referencing uses in the Planned Commercial Development zoning district, which provides for office, light manufacturing, and planned industrial parks.

D. Review of Commercial and Industrial Area Zoning

Three of Cornwall's commercial districts (the Local Shopping District, the General Commercial District, and the Highway

Commercial District) allow residential uses with a permitted commercial use. In the LS district one such unit is allowed and in the GC and HC two are allowed. The intent is to promote the provision of additional rental housing units and to promote “eyes on the street” after business hours in commercial areas. These districts also contain individual residential uses that are not part of a permitted commercial use. However, the Town discourages these in order to protect the limited areas of Town that are suited to commercial use.

LS - Local Shopping District

The purpose of the small LS districts is to provide for local convenience or neighborhood shopping activities in specific areas of the town that are not near the Main Street/Downtown area.

GC - General Commercial District

There is a single GC zoning district in the Town of Cornwall that comprises the Main Street/Downtown area. The GC district includes both the historic area of Main Street east of the traffic circle and the more modern area west of the traffic circle, including the hospital and the Cornwall Plaza. Senior housing had previously been added to the district’s use regulations, and while one such project has been completed, additional senior housing should not be encouraged in this district.

HC - Highway Commercial District

The Highway Commercial zoning districts are located on Route 32 south of Vails Gate and on Route 9W. As recommended in the 2011 Plan, lands zoned HC have been expanded along Route 9W. This district provides for larger

commercial uses such as auto services or light manufacturing in addition to retail, office and service uses.

PIO - Planned Industrial Office

The PIO district was designed to promote economic development with light industrial, office, warehousing, and research and development uses.

PCD - Planned Commercial Development

The PCD district protects lands that are visually sensitive while allowing for a range of limited non-residential uses in a way that is consistent with the Town’s conservation goals. This zone allows low profile office, research, and light manufacturing development that does not detract from the scenic quality of the areas. The PCD district allows fewer uses than the PIO district.

As noted in the 2011 Plan, the Town will determine an appropriate zoning designation for the Houghton Farms (AKA Mountainville Properties) site which was purchased for conservation purposes. The land is currently zoned PCD.

Overlay Districts

There are two overlay districts: the Ridgeline Preservation Overlay District (RPOD) and the Schunemunk Agricultural/Scenic Overlay District (SA/SOD). Both districts help to protect the scenic beauty of the Town by ensuring that development within the RPOD is visually unobtrusive and by establishing guidelines for activities and subdivisions in the SA/SOD.

E. Economic Development

This Land Use Plan emphasizes the need for well-planned commercial and industrial development within the Town of Cornwall as a whole. The amount of tax exempt land within the Town continues to increase over time. In 2011, 24.6% of the Town's land area was wholly tax exempt. In 2018, the figure is 33.3%. This includes land owned by the United States Military Academy (West Point), Black Rock Forest Preserve, St. Luke's Cornwall Hospital, land in conservation easements, schools, museums, churches, cemeteries and others. A goal of this plan is to proactively seek to enhance ties between local businesses and local cultural, artistic, and historic resources such as Storm King Art Center, the Museum of Hudson Highlands, and Black Rock Forest Preserve.

F. Goals of the Land Use Plan

The main goal of the Land Use Plan is to promote a harmonious balance between protecting and preserving the Town's small-town character, scenic beauty and open space, the regulation of new residential development, and the encouragement of commercial growth.

The Town's character and natural resources can be preserved while developing the Town's economic base, retaining existing businesses and attracting new businesses to round out a vital and active commercial community. The Land Use Plan envisions the Town making efforts to limit the rise of property and school taxes through developing and supporting economic growth opportunities that do not require Town expenditure.

G. Recommendations:

- 1) **Conduct a comprehensive review of the zoning tables of general use and related**

regulations for all districts; revise and update as necessary. Land use types change over time. It is important to update zoning use regulations to eliminate outmoded, obsolete, or irrelevant uses, and to revise definitions and descriptions to meet current needs. The Town should undertake a thorough review of the zoning tables and revise them as appropriate to remove outmoded, unneeded items, and items that are no longer consistent with the purpose of each district. The Town should also amend, as needed, zoning provisions to be consistent with current acceptable and appropriate uses in the Town's various zoning districts.

- 2) **Consider conducting a comprehensive review of the parking requirements for commercial and industrial land uses to avoid creating unnecessary impervious areas.** Just as land uses change over time, parking demands also change. Excessive parking requirements have the effect of creating excessive impervious area and increased runoff while also consuming land that could be used for productive, revenue-generating purposes. The Town should review the parking requirements and revise them, as necessary and appropriate, to meet current needs and best practices that include preferences for environmentally friendly elements. Particular attention should be paid to parking requirements and needs for land uses in the Main Street/Downtown area.
- 3) **Consider conducting a comprehensive review of the Town's land use regulations, including the subdivision regulations, with the goal of streamlining the review process while maintaining its protective**

purpose. Some procedural and other requirements of the current land use regulations could be made less burdensome for both the applicants and the Planning Board. For example, the Town might consider removing or making discretionary the current requirement that a public hearing be held on simple lot line changes involving minor transfers of land.

- 4) **Evaluate the boundaries, permitted uses and bulk requirements applicable to the LS district.**
- 5) **Consider enacting code amendments in regard to the uses of outdoor recreational facilities, carnivals, circuses, amusement parks, auctions and flea markets, day camps, and vacation campgrounds.** These uses are currently allowed in some or all of the following Districts: SLR, MR, ARR, MCR, HC, GC, PIO, PCD and PRD (if not developed as a PAC). These uses may not be compatible with some of the Districts in which they are currently permitted and may be compatible with development in other Districts in which they are not currently permitted, such as the LS District, and the Town should consider revising its zoning code to make such changes as may be necessary in regard to these uses to promote harmonious use and development of land.
- 6) **Consider enacting code amendments in regard to the uses of veterinary clinics, kennels, stables and similar uses.** These uses are currently allowed in some or all of the following Districts: SLR, MR, ARR and PIO. These uses may not be compatible with some of the Districts in which they are currently permitted and may be compatible with development in other non-residential

Districts in which they are not currently permitted. The Town should consider revising its zoning code to make such changes as may be necessary in regard to these uses to promote harmonious use and development of land.

- 7) **Consider enacting code amendments in regard to the uses of nursery school, day care centers, and private schools for children under the age of 12.** These uses are currently allowed in some or all of the following Districts: SR-1, SR-2, SLR, ARR, MR, HC, GC, PIO, MCR, PCD and PRD (if not developed as a PAC). These uses may not be compatible with some of the Districts in which they are currently permitted and may be compatible with development in other Districts in which they are not currently permitted, such as the LS District. Further, the definitions of these uses in the Code do not distinguish between them as clearly as could be. The Town should consider revising the definitions and substantive provisions of the zoning code to make such changes as may be necessary in regard to these uses to promote harmonious use and development of land.
- 8) **Consider enacting code amendments in regard to the uses of lodges, fraternal organizations, clubhouses, and assembly-type uses such as conference centers.** These uses are currently allowed in some or all of the following Districts: SLR, MR, HC, PIO, PCD and PRD (if not developed as a PAC). These uses may not be compatible with some of the Districts in which they are currently permitted and may be compatible with development in other Districts in which they are not currently permitted, such as the LS District. Further, the

definitions of these uses in the Code do not distinguish between them as clearly as could be. The Town should consider revising the definitions and substantive provisions of the zoning code to make such changes as may be necessary in regard to these uses to promote harmonious use and development of land.

- 9) **Consider enacting code amendments in regard to the uses of schools and churches. Under New York State law, schools and churches are entitled to special consideration in regard to zoning regulations and a considerably less stringent criteria applies to use variances for such uses. The Town should consider revising the special use criteria and bulk regulations to better regulate the development of property for schools and churches to better promote the public health, welfare and safety.**
- 10) **Consider enacting code amendments in regard to the uses of hospitals, nursing homes, sanitariums and related medical facilities.** These uses are currently allowed in some or all of the following Districts: SR-1, SLR, MR and GC. Although all of these uses are desirable in a municipality, thoughtful planning is necessary to assure that they are properly situated. The Town has an existing hospital, medical offices and related health care facilities, and the Town should consider evaluating existing zoning to ensure that it is consistent with maintaining its existing health care facilities and providing for potential establishment of additional facilities in the future.
- 11) **Consider enacting code amendments eliminating, limiting or more closely regulating the uses of earth operations, processing of aggregate materials, and**

storage of crude oil or any volatile products in aboveground tanks exceeding 275 gallons.

- 12) **Consider enacting code amendments eliminating, limiting or more closely regulating the use of mobile home parks.**
- 13) **Evaluate the zoning designations for properties that are in conservation ownership; revise as appropriate based on their current restrictions.**
- 14) **Consider enacting code amendments which encourage street-facing street-level retail uses where commercial districts provide for accessory residential uses,.**
- 15) **Affordable housing :**
 - a. **Evaluate the Town’s zoning provisions in regard to the possibility of encouraging more affordable senior citizen housing units. This might be undertaken through measures such as mandating a minimum number of permanently affordable units in any age-restricted housing development or providing a density bonus as an incentive for permanently affordable units.**
 - b. **Consider measures providing for Incentive Zoning “Community Benefits and Amenities” including open space, workforce housing, elder care, day care, cultural amenities, or cash in lieu of the same.**
 - c. **Evaluate accessory dwelling units as a potential source of affordable housing.**

- 16) Evaluate the Town Code's land development and property maintenance provisions, and revise as necessary and appropriate to ensure that sufficient landscaping is provided along major roads and in off-street parking areas.** For example, where landscaping requirements are waived for retaining existing vegetation, the Code should ensure that it remains protected as part of the development plan.
- 17) Consider local laws requiring that landscape material be indigenous, non-invasive plants and trees. The Town should work with the Conservation Advisory Council to develop and maintain a list of favored indigenous landscape plants for use within the Town for a range of conditions and habitats.**
- 18) Evaluate existing code provisions for tree clearing enforcement and penalties.**

VI. NATURAL RESOURCES & ENVIRONMENTAL PRESERVATION

Environmental preservation and protection of the Town's natural resources is an important element of the Comprehensive Plan. Section III of this Comprehensive Plan reviews open space and conservation lands within the Town, which are a valuable resource. However, the environmental resources of the Town extend far beyond a tally of acres preserved and viewsheds protected or the number of trails or public access to such lands. All of the environmental resources in the Town are part of a larger regional ecology. These resources are affected by the built environment and how it is used. Environmental changes wrought by temperature variations, intensified storms, increased flash flood events, erosion, or disease and insect damage to tree species affect the natural and built environment. Factors such as these should be considered in the Town's Comprehensive Plan.

A. Agricultural Lands

The primary agricultural areas in the Town are located in and around Otterkill and Taylor Roads within the Moodna Creek drainage basin west of the Thruway. Many of the soils in the Moodna Creek valley are designated soils of statewide significance. These areas are now held in New York State parks or other conservation ownership. As noted in the section on Open Space and Conservation, these lands form an integral part of key scenic viewsheds in the Town.

Additional active farm operations exist in the Town on Angola Road and on Route 94.

The Town's zoning currently provides for certain types of agricultural operations as permitted uses in all residential districts except one and the same in roughly half of the non-residential districts. Districts that exclude agricultural operations are generally those that may have water and sewer services:

- SR-2
- GC
- HC
- PRD

B. Woodlands and Tree Preservation

There are thousands of acres of mature woodland within the Town of Cornwall. Outside of the forested state parklands on Schunnemunk Mountain and in Storm King State Park there are forested lands within Black Rock Forest and additional tracts of woodland held by Black Rock Fish and Game Club. Over 300 acres of woodland is part of the West Point Military Reservation extending into the Town of Highlands. There are additional tracts of woodland owned or protected by Orange County Land Trust, Hudson Highlands Land Trust, other conservation organizations, and privately held.

Beyond the intact forested areas in the Town, there are individual trees and small stands of trees within the more developed areas of Town. These trees are important, providing shade, screening, and enhancing the appearance of the built environment. Preservation of trees is an important priority of the Town, which has been designated a "Tree City USA Community." The Town proudly flies the Tree City USA flag on Town Hall grounds below the American flag.

The 2011 Plan Update noted that the Town's long-established policy has been to preserve trees to the greatest extent reasonably practicable, particularly when planning and permitting new land uses. The Town has focused on preserving large, healthy individual trees. The 2011 Plan emphasized the importance of preserving balanced, diverse age groupings of native trees, as well as the importance of requiring native, non-invasive species in landscape plans and establishing standards for planting and maintaining landscape plans.

C. Wildlife Habitat

A variety of wildlife habitats are located throughout the Town. The Town's long-established policy focuses on protecting critical plant habitat areas, regionally significant forest blocks, and areas of Core Biological Diversity - biological "hotspots" within the Town. The Moodna and Woodbury Creeks are identified as priority stream ecosystems.

Large areas of contiguous intact forest provide critically important habitat to certain species of birds and mammals. Scarlet tanagers and other forest-interior species rely on large blocks of intact forest for breeding and forest fragmentation destroys and damages their habitat. Even seemingly minor incursions into a forest, such as for a utility right of way, can destroy the integrity of forest-interior habitat. Breeding populations of scarce mammals need to be able to move freely within their range to maintain healthy genetic diversity and to avoid isolation. Where man-made features such as divided highways cross forest habitat reservoirs, these animals are put at risk of death or injury, which threatens the survival of their entire population.

The New York State Department of Environmental Conservation (DEC) has significantly improved the ease and quality of access to information about rare, threatened, and endangered species habitats, though the DEC does not maintain updated habitat information on every parcel. Some sites, while not representing habitat for rare, threatened, or endangered species, may still represent important habitat for more common species. The DEC's online EAF (Environmental Assessment Form) Mapper provides a valuable initial source of information to agencies and land use applicants in the environmental review process. Locally available information about critical species is constantly improving as research carried out in the Black Rock Forest continues. Conservation groups have acquired additional property to improve connectivity between forested habitat reservoirs and these activities are ongoing.

The State's environmental review thresholds are in the process of being revised. The list of actions that are subject to the state environmental review process is being reduced, consistent with the State's goal of streamlining the review process.

D. Ridge and Slope Preservation

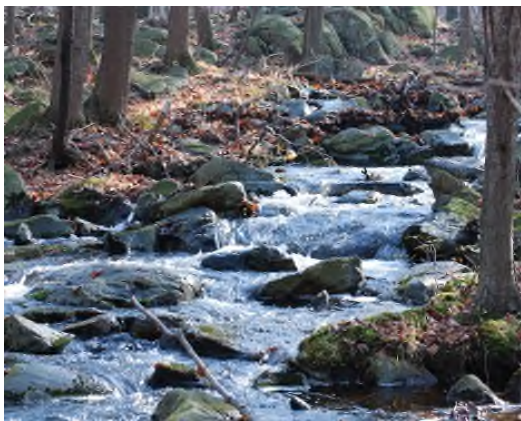
The Town of Cornwall contains extensive areas of steep slopes ranging from 15 to 35 percent grades and higher. These areas are comprised of rocky, shallow soils over bedrock with areas of exposed ledge rock. These areas have rapid runoff due to the shallow soil depths. Slopes over 15 percent are considered steep and thus are limited for residential, agricultural, commercial, and other uses. Much of the most steeply sloped area of the Town is incorporated in State parkland or is otherwise in

conservation ownership, and much of the most steeply sloped land is forested.

Structural development on steep slopes presents an engineering challenge as special foundations may be needed and shallow soil depths and slopes limit the ability to site individual sanitary sewage disposal systems. Providing safe grades for vehicular access in steeply sloped areas can involve the need for extensive land disturbance. Removing trees and ground cover in these areas poses a severe risk of erosion and the dry soil conditions make it hard to re-establish new plantings and avoid flooding properties down slope.

E. Water Resources Protection

The Town contains a variety of aquatic resources. Surface water resources include rivers, streams, ponds, and wetlands. Groundwater resources can be found in fractured or porous subsurface rock formations, and in sand and gravel materials that are often found adjacent to and connected with streams. Surface and groundwater resources are closely linked. Aquifers can be recharged by streams as well as discharge to them, contributing to the base flow of the stream during dry seasons.



Groundwater and surface water resources are recharged by snow and rainfall that seeps into

the soil and runs off into streams. The Town's water resources provide valuable habitat for aquatic life as well as an aesthetic resource and a source of potable water. Individual potable supply wells drilled into subsurface aquifers provide for most of the Town's rural population, as low population densities make it impractical to support with central or municipal water systems. Municipal water supply wells exist in the Mountainville area and community supply wells providing for businesses and organizations are located throughout the Town.

Environmentally significant streams and water bodies in the town include:

- Moodna Creek
- Woodbury Creek (trout spawning stream)
- Mineral Spring Brook
- Canterbury Brook or Idlewild Creek (trout spawning stream)
- Baby Brook
- Funny Child Creek
- Aleck Meadow Reservoir
- Upper Reservoir
- Sphagnum Pond
- Tamarack Pond
- Sutherland Pond

Many of these streams are associated with freshwater or tidal wetlands, and mapped flood zones.

The Hudson River is an important resource to the Town and a vital part of its cultural and environmental heritage. The Town is part of the Lower Hudson Watershed. Significant biological resource areas such as the Moodna Creek Estuary at the Hudson River and the riparian corridors of the Creek and its

NATURAL RESOURCES INVENTORY

Public Wells, Aquifers,
and Risk Sites

Wells and Environmental Risk Sites

- Public Wells
- ◆ SPDES Permits and Owners
- Petroleum Bulk Storage Facilities
- Chemical Bulk Storage Facilities
- ▨ NYS DEC Remediation Sites

Aquifers

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

Roads

- ▬ Interstate
- ▬ Federal Highway
- ▬ State Route
- ▬ County Road
- ▬ Local Road

Hydrology

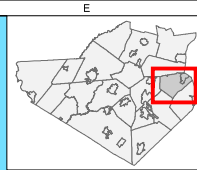
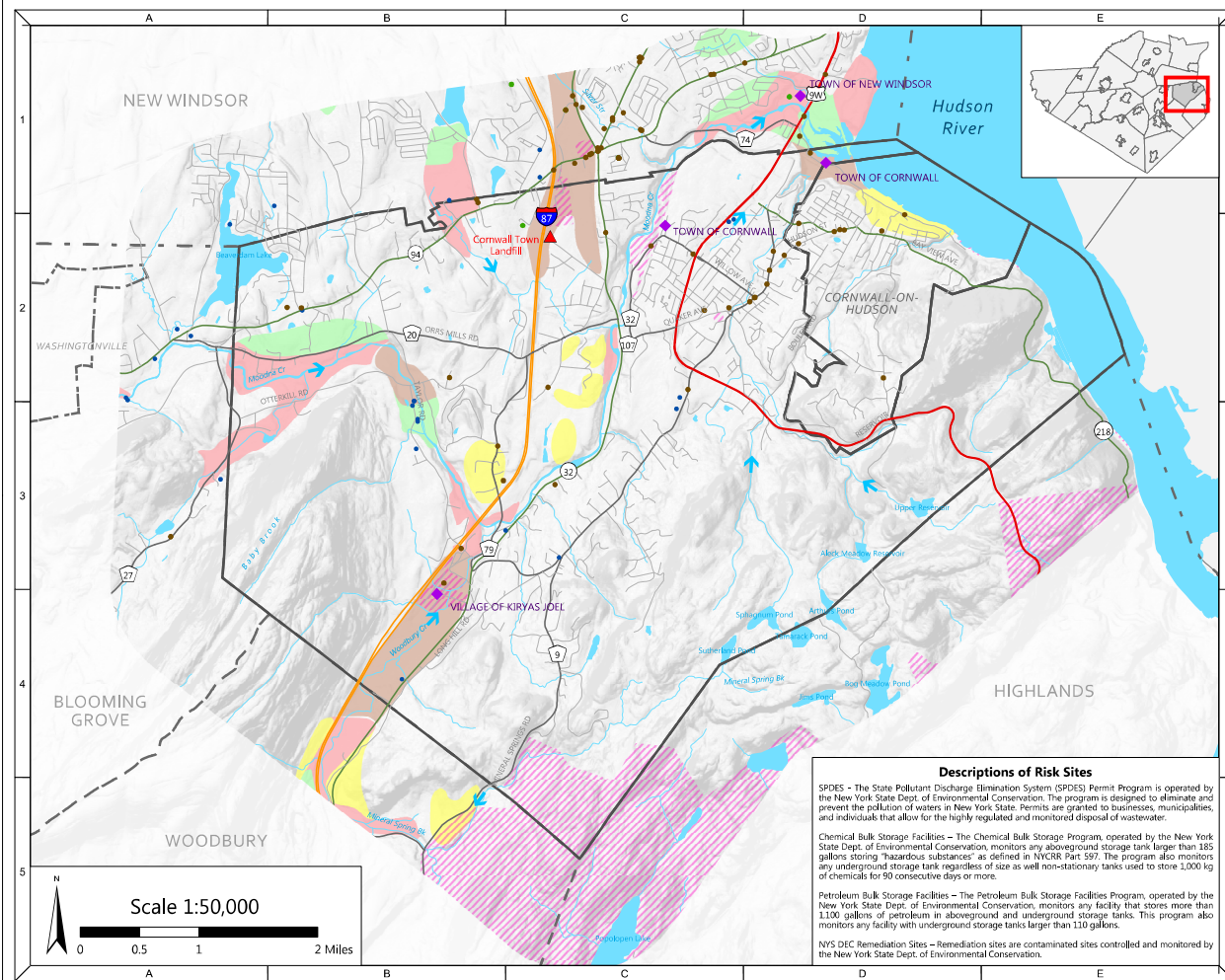
- ▬ Water Bodies
- ▬ Streams
- ▬ Direction of Flow

DATA SOURCES: New York State Dept. of Environmental Conservation, 2017; United States Geological Survey, 2017; New York State Dept. of Transportation, 2017; Orange County Dept. of Planning, 2018

Creating Natural Resources Inventories (NRI) in Orange County Communities is a partnership project between OCWA and Cornell University Department of Natural Resources, with funding from the Environmental Protection Fund through the New York State Department of Environmental Conservation Hudson River Estuary Program.

Orange County Department of Planning
B. Freiman 6/20/2018

The Orange County Water Authority and the County of Orange make no warranty whatsoever as to the accuracy or completeness of any information depicted on this map. Data depicted here may have been developed in cooperation with other County departments, as well as other Federal, State and local government agencies. The County of Orange hereby disclaims liability for any loss or damage resulting from the use of the information and/or representations contained herein.



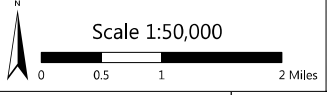
Descriptions of Risk Sites

SPDES - The State Pollutant Discharge Elimination System (SPDES) Permit Program is operated by the New York State Dept. of Environmental Conservation. The program is designed to eliminate and prevent the pollution of waters in New York State. Permits are granted to businesses, municipalities, and individuals that allow for the highly regulated and monitored disposal of wastewater.

Chemical Bulk Storage Facilities - The Chemical Bulk Storage Program, operated by the New York State Dept. of Environmental Conservation, monitors any aboveground storage tank larger than 185 gallons storing "hazardous substances" as defined in NYCRR Part 597. The program also monitors any underground storage tank regardless of size as well non-stationary tanks used to store 1,000 kg of chemicals for 90 consecutive days or more.

Petroleum Bulk Storage Facilities - The Petroleum Bulk Storage Facilities Program, operated by the New York State Dept. of Environmental Conservation, monitors any facility that stores more than 1,100 gallons of petroleum in aboveground and underground storage tanks. This program also monitors any facility with underground storage tanks larger than 110 gallons.

NYS DEC Remediation Sites - Remediation sites are contaminated sites controlled and monitored by the New York State Dept. of Environmental Conservation.



tributaries contain rare and endangered species that are important to protect. The Village of Cornwall-on-Hudson abuts the Hudson. Donahue Memorial Park provides river access for waterfront recreation and scenic enjoyment. A memorial in the Park commemorates the successful results of the long environmental battle to protect the River and Storm King Mountain.

Certain aquatic resources such as specific streams, waterbodies, and wetlands, are protected by state and federal regulations. However, factors such as their regulatory classification, size, or hydrologic isolation of a given resource may leave it unprotected in the absence of other local laws.

The Town is a member of the Moodna Creek Watershed Intermunicipal Council. The Council consists of several municipalities in the Moodna Creek Watershed and the Orange County Water Authority. With funding from the NYSDEC through the Hudson River Estuary Program, the Council published a Moodna Creek Watershed Conservation and Management Plan in 2010. The goal of the Plan was to address issues such as flooding, protecting rare species, improving degraded water quality conditions in the Moodna Creek and its tributaries, and securing the sustainable flow of public water supplies for the future.

The Council published a Moodna Watershed and Flood Mitigation Report in January of 2018. The goal of the report is to minimize and avoid flood damage in the watershed communities. It recommends measures including land preservation, increasing floodplain storage, and reducing stream constrictions that reduce flows. It also recommends developing land use and building regulations that include steps to

reduce erosion and providing for stream setbacks, among others.

F. Local Environmental Regulations

The Town of Cornwall Planning Board conducts environmental quality review procedures as part of its land use application review and approval process. This review considers the environmental, cultural resource, and other impacts that might result from a subdivision or new permitted land use. The Planning Board administers the Town's zoning law, such as those in the Ridge Preservation Overlay District and Schunnemunk Agricultural/Scenic Overlay District regulations, designed to protect specific resources while still providing for development. Planning Board review also provides for compliance with State Stormwater Management regulations. The regulations are designed to protect against water quality impairment, erosion and stream siltation, and flooding and promoting clean groundwater recharge.

G. Goals of the Natural Resources and Environmental Preservation Plan

- 1) Protect the Town's natural resources and provide for resiliency in the face of a changing climate.
- 2) Promote connectivity between existing reservoirs of key forest habitat so that wildlife populations can thrive in safety.

H. Recommendations

- 1) **As part of an effort to promote connectivity, partner with conservation groups when the Town finds it advisable to do so in order to seek funding and approval from state conservation and transportation agencies to develop**

protected wildlife passages across or under highways.

- 2) **Consider developing and adopting a Climate Action Plan that accounts for the effects of climate change and promotes resilience strategies.**
- 3) **Consider incorporating climate resiliency measures into routine planning activities.**
- 4) **Continue to participate in local and regional watershed protection efforts.**
- 5) **Evaluate existing zoning regulations as they address agricultural operations to ensure that they adequately address the current and likely future needs of agricultural users and county Agricultural Districts, and revise if necessary.**
- 6) **Continue to preserve agricultural lands in the Town, clustering development in order to protect significant agricultural soils.**
- 7) **Evaluate existing zoning regulations as they address stream setbacks and protection of stream banks and water quality for new development and re-development.** This is particularly important in areas where stream banks are unstable and eroding, as they are on portions of the Moodna and the Woodbury creeks. Develop new and evaluate existing standards providing for the following:
 - a. Separation of septic systems from the high water mark of a stream, waterbody, federal or state wetland.
 - b. Protecting vegetation and preventing disturbance, pavement or clearing within a set distance of a stream, waterbody, federal or state wetland.

- c. Promoting the planting and maintenance of native vegetation along riparian corridors and protecting rare existing vegetation where present
- d. Requiring prompt stabilization of swales and other features on a disturbed site to prevent erosion.
- e. Professional oversight of pre- and post-construction erosion control activities to ensure that they are properly maintained.
- f. Adequate structural setbacks from the high water mark of certain streams for primary and accessory structures.
- g. Encouraging use of aerobic septic disposal systems in sensitive areas to protect water quality.

- 8) **Assess the effectiveness of existing tree clearing regulations based on current needs and conditions. Care should be taken to ensure that landowners are not indirectly incentivized to clear-cut sites to avoid environmental review procedures.**
- 9) **Evaluate existing parking standards with a view to reducing the required parking based on current needs for specific uses and to promote shared parking.** Also evaluate permissible lot coverage, setbacks, and development coverage in the different districts. Efforts to reduce and avoid unnecessary impervious parking areas should be undertaken and green infrastructure should be encouraged wherever practicable.
- 10) **Review land development regulations and amend as necessary to ensure that**

landscaping and tree planting plans make use of species that are native and non-invasive. Provide for planting standards so that plantings are healthy when planted, will thrive, and be replaced if necessary. Particular attention should be paid to the effects of changing climate patterns and plant diseases, so that specified plantings are well suited to the challenges presented by changing temperature and rainfall extremes.

- 11) Make use of the Town's Conservation Advisory Committee , which is completing a natural resource inventory (NRI) and open space inventory for the Town, as necessary.** The NRI identifies, maps, and provides a report on a wide range of natural resources within the Town so that the information is readily available to advise all agencies of the Town as well as its citizens. The Open Space Inventory identifies high priority open areas for conservation based on their natural, scenic, and cultural values.
- 12) Consider developing and implementing programs to educate residents on the dangers of planting or cultivating invasive plants and to encourage them to refrain from doing so and to remove existing invasive plants wherever possible.** For example, outreach and education programs can promote native substitutes for common invasive plants.
- 13) Consider developing policies to encourage best practices for water resource protection and management.** For example, the Town could develop regulations providing that streams should be kept in a natural state, to the extent that local regulation of wetlands is allowed. The Town could develop local regulations discouraging undergrounding of streams and the practice of using large

underground stormwater management structures in land use development. The Town could develop standards to ensure that surface stormwater management facilities resemble attractive, naturally occurring features. The Town could develop local regulations to encourage the use of rain gardens and green infrastructure where suitable and, further, that such green infrastructure be maintained, with back-up arrangements established at the outset so that both residents and the Town are protected.

- 14) Protect the Town's ability to raise adequate revenues while conserving critical environmental resources.** The Town governmental services and the built environment must co-exist with the Town's natural environment. The current need to rely on local property taxes for revenue coupled with the state tax cap creates challenges for the Town: the more land that is preserved in a way that removes it from the tax rolls, the more of a burden the remaining landowners and businesses in the Town must bear. This in turn increases the impetus for remaining landowners to remove further land from the tax rolls. This effect is felt in all taxing districts and although protected lands do not require certain municipal services, they still pose costs and demands. While the Town values the conservation lands within its borders, it is important to protect sources of Town tax ratables and to provide for a range of other land uses within the Town.
- 15) The Town should explore revenue-generating legislation associated with future conservation of lands.** Consider enacting a Community Preservation Fund funded through Real Estate Transfer Taxes.

Such a fund would enable the Town to preserve open space, purchase development rights and finance certain projects to be specifically identified in a Community Preservation Plan developed by the Town to preserve the community character of Town.

- 16) Pursue partnerships with conservation landholders in providing needed improvements, such as signage, pedestrian and bikeway improvements, and with business organizations for cross-promotion.**
- 17) Explore sources of funding to provide street tree plantings along Town roads where appropriate, and to work cooperatively with County and State road agencies to protect trees along their rights-of-way. Where appropriate, promote planting suitable new trees when existing street trees are removed.**
- 18) Emphasize the planting and landscaping requirements in the Town's existing land use regulations.**

VII. SUSTAINABILITY, GREEN ENERGY & THE PLAN UPDATE

Integral to the Comprehensive Plan Update is a goal of supporting sustainability. This goal underlies all other areas of the Plan Update. For example, in Transportation, the Plan Update promotes the development of bike lanes, connected bike routes, and safe pedestrian passages. In the area of Environmental Resources, the Plan Update promotes maintaining and developing ecological connectivity corridors to avoid isolating populations of species requiring large blocks of habitat, and promotes measures to protect or improve existing stream water quality and reduce stormwater runoff. In the area of Solid Waste, the Town currently recycles and carries out yard waste composting. This Plan Update promotes waste reduction. This Plan Update also notes the importance of pursuing balanced and thoughtful development goals. For example, some renewable energy sources can pose environmental hazards to wildlife as well as harmful aesthetic impacts. Cornwall's scenic beauty and important wildlife habitat value makes it extremely important to avoid damaging these resources: protecting these resources may rule out or place limits on certain sustainable energy or other initiatives. Non-reflective rooftop solar should be encouraged as it will avoid concerns posed by utility scale installations. Encouraging non-reflective rooftop solar siting on industrial roofs should be particularly encouraged as a way to promote efficient use of existing or proposed expanses of roofs or parking lots. Solar installations could be appropriately sited on otherwise unusable land, such as closed landfill sites, or could be carefully combined with active agricultural uses, such as goats or cattle,

while preventing siting on visually sensitive lands, ecological corridors, or agriculturally significant soils. Carefully crafted regulations can provide for community solar while protecting visual resources, environmental resources, wildlife, and irreplaceable agricultural resources.

A. Goals regarding Sustainability, Green Energy & the Plan Update

The Town's goals in regard to Sustainability and Green Energy are to promote them through adoption of regulations, policies and programs whenever it is determined to be in the Town's best interests to do so.

B. Recommendations

- 1) **The Town should consider adopting more efficient energy codes, such as the New York Stretch Code, consistent with other important goals of the Plan.**
- 2) **The Town should consider pursuing Climate Smart Community certification and funding.**
- 3) **If the Town considers adopting solar siting regulations, special care must be given to avoiding potentially harmful effects on the visual environment, wildlife, community character, and agricultural resources.**

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VIII. COMMUNITY SERVICES

A. Existing Conditions

1. Police

Cornwall is served by a Town Police Department that provides 24-hour coverage. It is staffed with 20 officers and civilian employee staff. Dispatch services are shared with the Village of Cornwall-on-Hudson Police Department and there are good relations between the two departments. Backup municipal police services are provided mostly by neighboring municipalities and by New York State Police. The Orange County Sheriff's Department operates civil duty patrols in the county.

Cornwall residents place a high value on our safe and secure community.

2. Fire Protection

Fire protection is provided by all-volunteer fire companies in the Town of Cornwall, as is the case for most of the towns within Orange County. Fire departments provide rescue and emergency services within their districts, and also provide mutual aid and assistance to other fire districts in the area.

The Town of Cornwall is serviced by three fire districts and four fire departments:

- Canterbury Fire District: There are two fire companies in the Canterbury fire district:

Highland Engine Company #1, stationed at 1 Quaker Avenue in Cornwall, and Mountainville Engine Company #3 located in Mountainville.

- Salisbury Mills Fire District: The Salisbury Mills Fire District has a firehouse within the Cornwall located on NYS Route 94. Salisbury Mills is located in the Salisbury Mills/Beaver Dam Lake area at the northwestern part of the Town of Cornwall, and extends west and north into the Towns of Blooming Grove and New Windsor.
- Vails Gate Fire District: The company is located on Blooming Grove Turnpike in the Town of New Windsor, and covers parts of Cornwall north of the Moodna Creek to Firthcliffe Heights and into Vails Gate.
- Storm King Fire Engine Company #2: This company is located in the Village of Cornwall-on-Hudson at 233 Hudson Street and provides service to the Village.

3. Ambulance Service and Emergency Medical Services

In 2017, the Cornwall Volunteer Ambulance Corps (COVAC) became an independent agency. For more than thirty years, the Corps had operated under the auspices of the Town of Cornwall, supported as a taxing district, but now it supports itself by billing for services provided in the same way that

a private ambulance company does. COVAC leases its building at 1 Clinton Street from the Town, and contracts separately with the Town of Cornwall and the Village of Cornwall-on-Hudson to provide basic life support services (BLS). COVAC contracts with New Windsor Volunteer Ambulance Corps for advanced life support (ALS) service and paramedical care. New Windsor Volunteer Ambulance Corps provides BLS and ALS services.

4. Hospitals and Healthcare Providers

The closest hospital to the Town of Cornwall is St Luke's Cornwall Hospital (SLCH), a 242-bed facility located at 70 Dubois Street in the City of Newburgh. St. Luke's merged with the Cornwall Hospital in 2002, and began consolidating services. The Cornwall Campus of SLCH, originally the Cornwall Hospital founded in 1931, is located at 19 Laurel Avenue in Cornwall.

The Cornwall Campus is a center for medical outpatient services, including radiology, laboratory, ambulatory surgery, and rehabilitation services. It also provides radiation oncology services, a pain management center, and other specialties. There is also a medical office building serving the community. Helipads are available at both locations.

Services at the Cornwall Campus are evolving. There are urgent care medical facilities in adjoining municipalities at this time

5. Cornwall Public Library

The Cornwall Public Library is located adjacent to the Riverlight Park. The library is a dynamic and actively used facility with a large collection of books, e-books, audiobooks, music CD and DVDs, as well as computer stations for public use, and offers open access to a wide offering of educational and training programs for all age groups. There is also a community room. Improvements continue to be made to the facility.



6. US Postal Service:

The Town of Cornwall is served by post offices at:

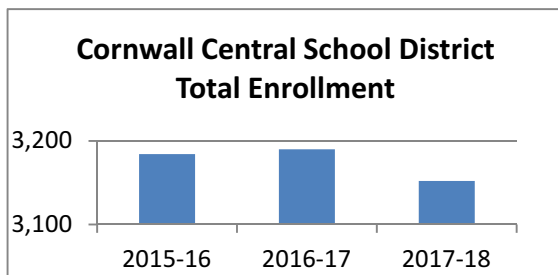
- 33 Quaker Avenue in the Cornwall Plaza
- 237 Hudson Street in Cornwall-on-Hudson
- 7 Ketcham Avenue in Mountainville.

Some Town residents are included in Salisbury Mills, Vails Gate, Highland Mills, and New Windsor zip codes.

7. Schools

Most of Cornwall, including the entire Village of Cornwall-on-Hudson, lies in the Cornwall Central School District, which also includes parts of the Towns of New Windsor to the north and Woodbury to the south. CCSD operates five schools teaching grades K-12. Three are elementary schools serving grades K-4: Cornwall Elementary School, Willow Avenue Elementary School, and Cornwall-on-Hudson Elementary School, located in the Village. There is one middle school, and a high school opened in 2003 located outside the Town center off Route 94 in Cornwall, west of Vails Gate.

CCSD graduation rates are high, with 97% of its graduates earning a Regents Diploma in 2017. The school offers a wide range of academic as well as athletic programs.



8. Transportation Network -

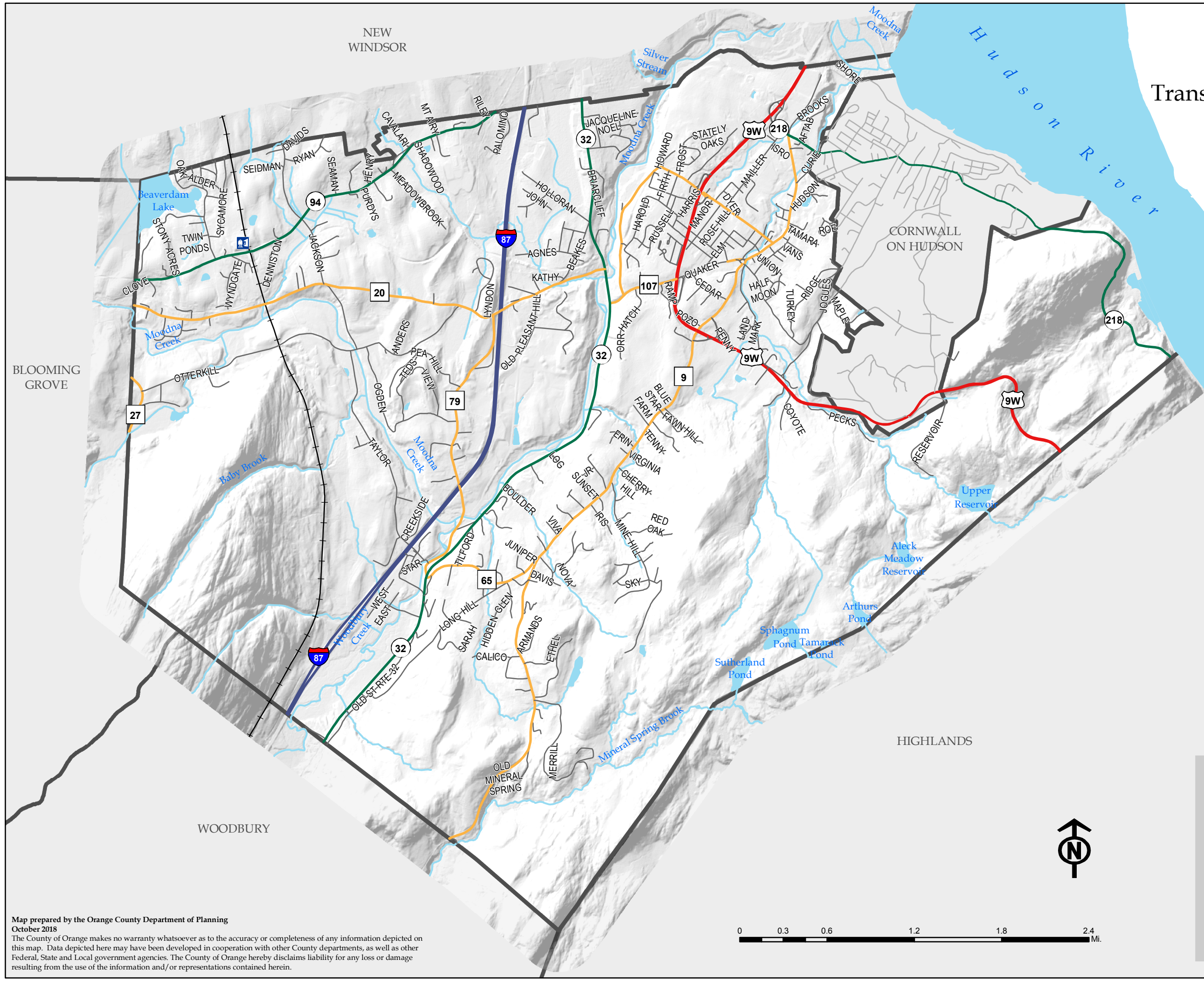
Interstate Highways - The New York State Thruway (I-87) bisects the Town. Access to the highway and connecting interstate highway network is located in Newburgh and Woodbury.

State Roads - Several state highways serve the Town of Cornwall. Routes 32 and 9W run north-south and are vital commercial corridors in the eastern third of the Town. Route 9W is a four-lane divided highway, part of which is designated as a NY State Scenic Byway where the road passes over the mountains and through Storm King State Park. Route 32 is primarily a two-lane road, with some three- or four-lane sections near Vail's Gate. Route 94 is a two-lane highway running east-west, connecting Vails Gate, Salisbury Mills and Washingtonville, Newburgh and New Windsor. Route 218 is a short two-lane stretch of road running through the Village of Cornwall-on-Hudson and connecting with the US Military Academy at West Point and Highland Falls. The highway affords stunning views of the Hudson River and the Hudson Highlands, and is a vital commuter route connecting West Point and Cornwall. Route 218 experiences closures at various times of the year, requiring a detour to Route 9W.

County Roads - There are multiple county roads within the Town. These include the Town's Main Street (County Route 107), and several other important connector roads, such as Orrs Mills Road (CR 20), Angola Road (CR 65), Pleasant Hill Road (CR 89), Willow

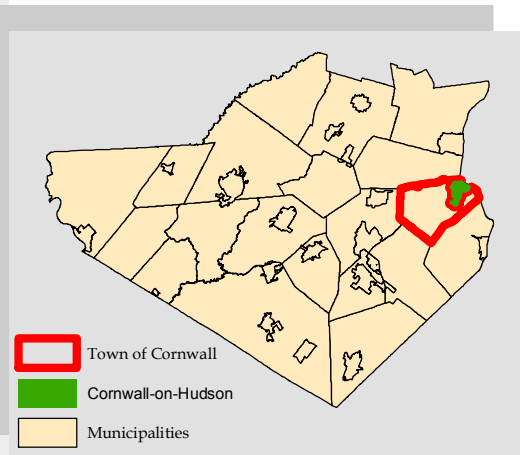
Transportation Network Map

Town of Cornwall
Orange County, NY

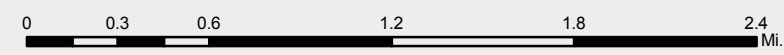


Legend

- Municipalities
- Cornwall Boundary
- Waterbodies
- Streams
- Roads**
 - Interstate
 - Federal
 - State
 - County
 - Local
- Railroad**
 - Metro North/NJ Transit Line
 - Train Station



Map prepared by the Orange County Department of Planning
October 2018
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Avenue/Mill Street (CR 32) and Mineral Springs Road (CR9).

Town Roads - The Town owns and maintains approximately 44 miles of municipal roads, and also plows 12.5 miles of County Roads by contract.

The Town highway facilities are short on space and additional buildings are needed in order to store and service its vehicles and equipment properly. The Town has identified a need to expand and improve its Department of Public Works facilities.

Private Roads - Numerous private roads exist within the Town, providing access to small residential enclaves and in a few cases, access to commercial/industrial facilities.

Cornwall has regulations establishing design standards for new private roads to ensure safe and adequate access at all times and requires maintenance agreements. Private roads are privately maintained and not the responsibility of the Town, though when changes are being made to private roads, the Town may require improvements to be made.

Rail - There is a Metro-North Commuter Rail station located in the Town of Cornwall in Salisbury Mills, in the northwest part of the Town. This station is on the Port Jervis-Bergen Line, and connects Campbell Hall, Middletown and Port Jervis, NY to points south and in Bergen County, New Jersey, including Secaucus Junction and Hoboken, with connections to New York City. The rail station is not staffed.

Bikeways and Pedestrian Facilities

There are currently no formal planned or marked bikeways in the Town. The Town does have pedestrian facilities, and its Main Street area that connects with the Village has a well-developed pedestrian network. There are approximately 5 miles of sidewalks in the Town, with some of these maintained by the Town. When new development takes place, the town asks for sidewalks to be included if they can be connected to the existing sidewalk network. The more rural areas of the Town are sidewalk-free.

9. Solid Waste

Through its Department of Public Works, the Town of Cornwall provides municipal solid waste (MSW) collection in the Town including recyclables collection. At this time, MSW and recyclables are hauled to Orange County's waste transfer station in the Town of Newburgh. Additional collections are made for yard waste and related seasonal waste. Some organizations and businesses contract with private carters for solid waste pickup.

In November of 2011, the Town of Cornwall entered into a solid waste processing and disposal agreement with Taylor to send its MSW to Taylor's BioMass Gasification-to-Energy Plant in the Town of Montgomery, NY. That plant has yet to be constructed at the time of this Plan Update, but the agreement remains in effect.

10. Water Services

There are two water districts and a private water system serving parts of the Town of Cornwall:

- Cornwall Water District: The Cornwall Water District serves portions of the Town outside the Village of Cornwall-on-Hudson. This district and all of its facilities are owned and operated by the Village of Cornwall-on-Hudson. The district is supplied by the Taylor Road wells located in Mountainville and reservoirs and a treatment facility in the Black Rock Forest, each with a design capacity of 1.0 million gallons per day (mgd). When needed, it can use a water tap from the NYC Catskill Aqueduct for up to 1.5 mgd. The Village has limited storage capacity of only 0.5 mgd but is continuing to upgrade the system.
- Firthcliffe Heights Water District: The Firthcliffe Heights Water District is supplied by the Town of New Windsor in accordance with an intermunicipal agreement.
- Beaver Dam System: The Beaver Dam Lake community is located in the Towns of New Windsor, Cornwall, and Blooming Grove and has its own private water that operates as an intermunicipal single governing body system.

The remainder of the Town is supplied by private wells that are drilled and maintained by individual landowners or businesses.

11. Sewer Services

There are five sewer districts serving parts of the Town of Cornwall.

- Cornwall Sewer District: This district is served by a municipal treatment plant located on Shore Road, discharging into the Moodna Creek close to its confluence with the Hudson River. The plant is jointly owned by the Village and Town, and operated by the Town. Its original design capacity is 1.5 mgd, shared between the Town and Village; and virtually all of the plant's capacity is committed. The plant sustained flooding damage in previous hurricanes, causing regulatory compliance issues. The Town has recently committed to significant capital improvements totaling over \$15 million to increase the plant's resilience in future large storm events and to meet current DEC standards, and the Town is also undertaking an Infiltration and Inflow (I&I) reduction project to protect the sewer plant capacity.
- Firthcliffe Sewer District: This district is served by the Firthcliffe Plant located off Willow Avenue. The sewer treatment plant has a capacity of

0.12 mgd, and its capacity is committed to the remaining vacant properties in the district.

- Firthcliffe Heights District: Firthcliffe Heights is serviced by an intermunicipal agreement with the Town of New Windsor. The plant has a capacity of 5.0 mgd.
- Beaver Dam Lake District: The Beaver Dam Lake community is located in the Towns of New Windsor, Blooming Grove and Cornwall. The Town provides services through an intermunicipal agreement with the Town of New Windsor for the Cornwall section of the community.
- Majestic Sewer District. The Majestic Sewer District encompasses only the lands of the former Majestic Weaving Company property. The Town provides services through an intermunicipal agreement with the Town of New Windsor.

The balance of the Town is served by private septic disposal systems that are owned and maintained by individual lot owners.



12. Parks and Recreation

The Town owns, maintains and operates several municipal parks. These include:

- The Town Park, which contains tennis courts, a swimming and wading pool, a pond, baseball fields and basketball courts.
- Playgrounds at the Town Park and at Laurel Crest (handicapped-accessible)
- Multi-use sports fields at Laurel Crest.
- A dog park (known as the Bark Park) located off of Angola Road.

The Town operates a highly active Recreation Department that runs program for people of all ages. The Town runs senior programs, community groups and activities at Munger Cottage. Recreation offerings within the Town include swimming, sports instruction and leagues for tennis, golf, basketball, soccer, and track and field, in addition to art and theatre programs, children's summer camp and other activities. There are a host of additional

recreation activities at the riverfront park in the Village of Cornwall-on-Hudson. There is a boat launch ramp and Hudson River access, a gazebo and recreation area, and movie nights at Donahoe Park. Recreation facilities are located at the schools, and all elementary schools in the Town and Village have handicapped-accessible playground facilities.

B. Goals

The Town's goals in regard to Community Services are to provide practical and cost-effective government services to its residents and to enhance the amenities available to its residents wherever it is desirable and reasonably practical to do so.

C. Recommendations:

1) Transportation Network:

- a. Work to develop a formal bikeway network within the Town.** There is strong interest in establishing and promoting bikeways in the Town of Cornwall. Bicycle paths and bike lanes are part of a complete street design that provides for multiple uses of a roadway. There is particular interest in establishing connections between the Storm King Art Center and the Main Street/Downtown, and other new connections might be developed. Where feasible, the Town should seek grant funding and partner with organizations such as the Open Space Institute

(OSI), Orange County Land Trust (OCLT) and the Hudson Highlands Land Trust (HHLT) with the goal of developing such a network and gaining the support and approval of county and state highway departments. Seeking funding to pursue a bikeway network is a top priority. The bikeway network would include bike lane markings and signage, coupled with bike parking facilities at popular locations. Priority planning should identify nodes and routes to be served; this could also be extended to the Salisbury Mills-Cornwall commuter train station.

- b. Work to promote crosswalk improvements at key areas of the Town.** The Town has identified the importance of improving crosswalks, particularly in the Main Street area and at the traffic circle. Improving the visibility of markings and related improvements will enhance user safety and meet accessibility standards. This will involve seeking County and New York State DOT participation and funding as Main Street is a County road. This is a top priority, and can be related to the development of bikeways as well.
- c. Continue to work on repair of sidewalks.** The Town should continue its ongoing efforts to

seek funding for ongoing maintenance and repair of its sidewalks.

- d. **Work to improve road safety conditions and speed limits where needed on State, County, and Town highways.** The Town and citizens groups can continue to work to improve road safety conditions on State and County roads by lobbying for specific improvements where necessary, or petitioning for changes in speed limits. Because the State and County transportation departments maintain their own traffic improvement lists, it is important for the Town Board to stay actively engaged with outside agencies based on current needs and conditions.
- e. **Coordinate with the County, and other agencies as needed, on environmental threats to important roads.** This could include issues such as erosion and flooding.
- f. **Coordinate with other municipalities to press for road safety improvements. Conditions on highways affect not just the Town of Cornwall, but other municipalities as well.** For example, the Town of Highlands and the Town of New Windsor both have a strong interest in conditions on Route 9W. Joint communication among the municipalities and the highway agencies is important.

g. **Continue the high maintenance standards on Town roads.** In order to keep the Town's high maintenance standards, the Town should maintain its five year capital improvement plan for road and highway facilities maintenance. The Town should continue to identify ways to fund capital improvements and seek grant or other funding to improve and expand the Town Highway Department's garage facilities.

h. **Advocate for rail service improvements.** Traffic safety improvements should be promoted to enhance the safety not only of rail commuters but other residents, as in item b above. The Town should also encourage improvements to the Port Jervis line and lobby for improved rail service between the Town and major employment centers in New Jersey and New York City. The Town should also pursue signage within the rail station to direct travelers to key locations in the Town.

2) Solid Waste:

a. **The Town should develop educational resources to reduce solid waste generation and to find ways to increase recycling and composting by residents.**

3) Water Services:

a. **Protect major water supply sources in the Town.** As a

routine matter, Town agencies should use green infrastructure methods and protect both the quantity and quality of groundwater recharge in all development plans. The Town should also take every measure to protect and preserve the health of surface streams and waterbodies to the greatest extent possible. There are concerns about new wells drawing from streamside aquifers in Mountainville potentially having an effect on the water levels in the Woodbury Creek.

- b. **Monitor and evaluate the potential effect of droughts and changing rainfall patterns on the sustainability of existing water supply sources.** Rainfall patterns are becoming more erratic, with periods of intense, heavy rainfall alternating with dry spells. To the extent that this affects the level of groundwater recharge, this is a future concern that the Town should monitor and evaluate the situation as it deems appropriate.
- c. **Maintain strong intermunicipal cooperation with the providers of water to the Town Water Districts to ensure the provision of clean drinking water.**
- d. **Protect individual water supply sources in the Town.**

4) Sewer Services:

- a. **Maintain capital commitments to improving the Cornwall Sewer Plant.**
- b. **Maintain strong intermunicipal cooperation with the providers of sewer capacity to the Town Sewer Districts.**
- c. **Actively work to resolve and eliminate infiltration and inflow (I&I) into existing sewer lines.**
- d. **Apply current best practices in siting septic disposal systems.**

5) Parks and Recreation: The following recommendations are made in regard to parks and recreation:

- a. **The Town should seek funds to provide restroom facilities at its parks.**
- b. **The Town should seek funds to provide walking trails on public lands and, where arrangements may be negotiated with private owners, on private lands.**
- c. **The Town should work to develop a formal bike network within the Town.** See Transportation recommendation 1-a. Bikeways are not only a transportation mode, but they are also a means of exercise and recreation.
- d. **The Town should work to improve available indoor public facilities.** For example, the Town could pursue improvements and expansion to

Munger Cottage, and explore the development of winter space for recreational activities for all ages in inclement weather.



- e. **The Town should work to provide equipment storage space at Town recreational fields and facilities.**
- f. **The Town should pursue funding opportunities where available for purposes of planning and developing municipal recreational park improvements, upgrades, and replacement of existing facilities.** For example, the Town's pool is 60 years old, and was originally built with the use of donated funds. The costs of maintaining such existing facilities can be high, and available funding or grant opportunities could be used for this purpose.

IX. CONSISTENCY WITH REGIONAL PLANS

It is important for the community's plan to be consistent with regional planning goals and policies. Orange County is currently working on its own new Comprehensive Plan. Until that effort is complete, the applicable County-wide plan is the Orange County Comprehensive Plan: Strategies for Quality Communities, adopted in April 2003 and updated in 2010.

This Cornwall Comprehensive Plan Update, like the Town's Plan Update 2011, is consistent overall with the Quality Communities and Smart Growth Principles of the Orange County Plan. The Quality Communities Principles of the Orange County Plan are as follows:

- BALANCE - Balancing the needs of the economy, the environment and the community.
- EQUITY - Insuring that all citizens share in a positive future.
- AFFORDABILITY - Diversity and choice in housing - ideally with proximity to work, schools, transportation and commerce.
- QUALITY OF DESIGN - Promotion of compact, efficient land development including a greater mix of land uses, density and diversity in housing, complementary land conservation, urban and village infill development, and connections among different modes of transportation.
- CONCURRENCY - Defining a regional context for the County's future by insuring that county, municipal, and private sector efforts communicate and share goals.

- PARTNERSHIP - Working together among all levels of government and with all civic and community interests.

The Town's Comprehensive Plan Update is overall consistent with the County's Priority Growth Areas Map, though the Town's Plan reflects an understanding that dense development is undesirable for some areas despite proximity to central services.

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X. PLAN IMPLEMENTATION

There are multiple tools to implement the provisions of this Comprehensive Plan Update, and the recommendations for each component of the Plan identify the means of implementation. The major recommendations of this Comprehensive Plan Update are summarized below by subject area:

A. Cultural, Historic and Open Space Resources Recommendations:

In order to achieve its goals for the Town's cultural, historic and open space resources, the following objectives are recommended:

- 1) The Town's land use regulations should take cultural resources into consideration and, as far as is practical, enact provisions to avoid creating adverse impacts. The Town's regulations should include provisions for appropriate heightened review and regulation of land development and uses in the vicinity of key open space resources.**
- 2) Continue the Town's conservation and environmental resource protection efforts.**
- 3) Work to improve and replace obsolete community facilities.**
- 4) Cultivate awareness of local historical resources and information.**
- 5) Work to engage tourism with local businesses.**
- 6) Evaluate the consistency of the existing zoning with open space lands and make corrections as appropriate.**

B. Main Street/Downtown Revitalization Plan Recommendations

In order to achieve the Plan Update's goals for the revitalization of Main Street/Downtown area, the following objectives are recommended:

- 1) Review the Zoning Code and revise as needed in order to promote uses that will encourage the desired economic development of the Main Street/Downtown area and promote a blend of land uses while preserving its unique character.**
- 2) Consider requiring first floor commercial uses where accessory residential uses are allowed.**
- 3) Consider revising the Zoning Code to simplify and expedite the local land use review process to encourage new business in the Main Street/Downtown area while minimizing any conflicts.**
- 4) Consider a signage audit and developing signage requirements suitable for the Main Street/Downtown areas to promote an historically suitable, appealing, visible and uncluttered appearance.**
- 5) Consider developing and installing clear, improved signage to guide users to existing parking lots and to on-street parking areas.**
- 6) Evaluate additional parking needs.**
- 7) Consider developing a plan to add street furniture such as benches, planters, and suitable period lighting that captures the historic character of Main Street where appropriate.**

- 8) Improve pedestrian crossings in the Main Street/Downtown area meeting current standards for accessibility.
- 9) In conjunction with promoting bikeway connections to the Main Street/Downtown area, evaluate the need for bike racks.
- 10) Explore developing a collaborative tourism partnership with businesses to enhance opportunities for existing businesses and to encourage new opportunities.
- 11) Consider using the services of a professional grant writer to seek funding sources to improve and enhance the Main Street/Downtown area.
- 12) Explore adoption of programs or policies similar to 485-b exemptions to encourage owners of businesses to improve their properties.
- 13) Consider enacting a local Historic Overlay District to promote both historic preservation and encourage economic development.
- 14) Consider a plan for small passive parks and public gathering spaces in the Main Street/Downtown area.

C. Land Use Plan Recommendations

In order to achieve the Town's goals to promote a harmonious balance between protecting and preserving the Town's scenic beauty and open space, its residential development, warm small-town character, and commercial activities that protect and develop the Town's economic base, the following objectives are recommended:

- 1) Conduct a comprehensive review of the zoning tables of general use and related regulations for all districts; revise and update as necessary.

- 2) Consider conducting a comprehensive review of the parking requirements for commercial and industrial land uses to avoid creating unnecessary impervious areas.
- 3) Consider conducting a comprehensive review of the Town's land use regulations, including the subdivision regulations, with the goal of streamlining the review process while maintaining its protective purpose.
- 4) Evaluate the boundaries, permitted uses and bulk requirements applicable to the LS district.
- 5) Consider enacting code amendments in regard to the uses of outdoor recreational facilities, carnivals, circuses, amusement parks, auctions and flea markets, day camps, and vacation campgrounds.
- 6) Consider enacting code amendments in regard to the uses of veterinary clinics, kennels, stables and similar uses.
- 7) Consider enacting code amendments in regard to the uses of nursery school, day care centers, and private schools for children under the age of 12.
- 8) Consider enacting code amendments in regard to the uses of lodges, fraternal organizations, clubhouses, and assembly-type uses such as conference centers.
- 9) Consider enacting code amendments in regard to the uses of schools and churches. Under New York State law, schools and churches are entitled to special consideration in regard to zoning regulations and a considerably less stringent criteria applies to use variances for such uses. The Town should consider revising the special use criteria and bulk regulations to better regulate the

development of property for schools and churches to better promote the public health, welfare and safety.

- 10) Consider enacting code amendments in regard to the uses of hospitals, nursing homes, sanitariums and related medical facilities.
- 11) Consider enacting code amendments eliminating, limiting or more closely regulating the uses of earth operations, processing of aggregate materials, and storage of crude oil or any volatile products in aboveground tanks exceeding 275 gallons.
- 12) Consider enacting code amendments eliminating, limiting or more closely regulating the use of mobile home parks.
- 13) Evaluate the zoning designations for properties that are in conservation ownership; revise as appropriate based on their current restrictions.
- 14) Consider enacting code amendments which encourage street-facing street-level retail uses where commercial districts provide for accessory residential uses,.
- 15) Affordable housing :
 - a. Evaluate the Town's zoning provisions in regard to the possibility of encouraging more affordable senior citizen housing units.
 - b. Consider measures providing for Incentive Zoning "Community Benefits and Amenities" including open space, workforce housing, elder care, day care, cultural amenities, or cash in lieu of the same.

- c. Evaluate accessory dwelling units as a potential source of affordable housing.

- 16) Evaluate the Town Code's land development and property maintenance provisions, and revise as necessary and appropriate to ensure that sufficient landscaping is provided along major roads and in off-street parking areas.
- 17) Consider local laws requiring that landscape material be indigenous, non-invasive plants and trees. The Town should work with the Conservation Advisory Council to develop and maintain a list of favored indigenous landscape plants for use within the Town for a range of conditions and habitats.
- 18) Evaluate existing code provisions for tree clearing enforcement and penalties.

D. Natural Resources and Environmental Preservation Plan Recommendations

In order to achieve the goals of the Town's Natural Resources and Environmental Preservation Plan Update to protect the Town's natural resources, to provide for resiliency in the face of a changing climate, and to promote connectivity between existing reservoirs of key forest habitat so that wildlife populations can thrive in safety, the following objectives are recommended:

- 1) As part of an effort to promote connectivity, partner with conservation groups when the Town finds it advisable to do so in order to seek funding and approval from state conservation and transportation agencies to develop protected wildlife passages across or under highways.

- 2) Consider developing and adopting a Climate Action Plan that accounts for the effects of climate change and promotes resilience strategies.
- 3) Consider incorporating climate resiliency measures into routine planning activities.
- 4) Continue to participate in local and regional watershed protection efforts.
- 5) Evaluate existing zoning regulations as they address agricultural operations to ensure that they adequately address the current and likely future needs of agricultural users and county Agricultural Districts, and revise if necessary.
- 6) Continue to preserve agricultural lands in the Town, clustering development in order to protect significant agricultural soils.
- 7) Evaluate existing zoning regulations as they address stream setbacks and protection of stream banks and water quality for new development and re-development.
- 8) Assess the effectiveness of existing tree clearing regulations based on current needs and conditions. Care should be taken to ensure that landowners are not indirectly incentivized to clear-cut sites to avoid environmental review procedures.
- 9) Evaluate existing parking standards with a view to reducing the required parking based on current needs for specific uses and to promote shared parking.
- 10) Review land development regulations and amend as necessary to ensure that landscaping and tree planting plans make use of species that are native and non-invasive.
- 11) Make use of the Town's Conservation Advisory Committee, which is completing a natural resource inventory (NRI) and

open space inventory for the Town, as necessary.

- 12) Consider developing and implementing programs to educate residents on the dangers of planting or cultivating invasive plants and to encourage them to refrain from doing so and to remove existing invasive plants wherever possible.
- 13) Consider developing policies to encourage best practices for water resource protection and management.
- 14) Protect the Town's ability to raise adequate revenues while conserving critical environmental resources.
- 15) The Town should explore revenue-generating legislation associated with future conservation of lands.
- 16) Pursue partnerships with conservation landholders in providing needed improvements, such as signage, pedestrian and bikeway improvements, and with business organizations for cross-promotion.
- 17) Explore sources of funding to provide street tree plantings along Town roads where appropriate, and to work cooperatively with County and State road agencies to protect trees along their rights-of-way. Where appropriate, promote planting suitable new trees when existing street trees are removed.
- 18) Emphasize the planting and landscaping requirements in the Town's existing land use regulations.

E. Sustainability, Green Energy and the Plan Update Recommendations

In order to achieve the Plan's goals for energy use and sustainability consistent with the

overall goals of the Plan Update, the following objectives are recommended:

- 1) **The Town should consider adopting more efficient energy codes, such as the New York Stretch Code, consistent with other important goals of the Plan.**
- 2) **The Town should consider pursuing Climate Smart Community certification and funding.**
- 3) **If the Town considers adopting solar siting regulations, special care must be given to avoiding potentially harmful effects on the visual environment, wildlife, community character, and agricultural resources.**

**F. Community Services
Recommendations:**

In order to achieve the Town's community services goals within the Town, the following objectives are recommended:

- 1) **Transportation Network:**
 - a. **Work to develop a formal bikeway network within the Town.**
 - b. **Work to promote crosswalk improvements at key areas of the Town.**
 - c. **Continue to work on repair of sidewalks.**
 - d. **Work to improve road safety conditions and speed limits where needed on State, County, and Town highways.**
 - e. **Coordinate with the County, and other agencies as needed, on environmental threats to important roads.**

- f. **Coordinate with other municipalities to press for road safety improvements.**
Conditions on highways affect not just the Town of Cornwall, but other municipalities as well.
- g. **Continue the high maintenance standards on Town roads.**
- h. **Advocate for rail service improvements.**

2) **Solid Waste:**

- a. **The Town should develop educational resources to reduce solid waste generation and to find ways to increase recycling and composting by residents.**

3) **Water Services:**

- a. **Protect major water supply sources in the Town.**
- b. **Monitor and evaluate the potential effect of droughts and changing rainfall patterns on the sustainability of existing water supply sources.**
- c. **Maintain strong intermunicipal cooperation with the providers of water to the Town Water Districts to ensure the provision of clean drinking water.**
- d. **Protect individual water supply sources in the Town.**

4) **Sewer Services:**

- a. **Maintain capital commitments to improving the Cornwall Sewer Plant.**
- b. **Maintain strong intermunicipal cooperation with the providers**

of sewer capacity to the Town Sewer Districts.

- c. Actively work to resolve and eliminate infiltration and inflow (I&I) into existing sewer lines.
- d. Apply current best practices in siting septic disposal systems.

5) Parks and Recreation:

- a. The Town should seek funds to provide restroom facilities at its parks.
- b. The Town should seek funds to provide walking trails on public lands and, where arrangements may be negotiated with private owners, on private lands.
- c. The Town should work to develop a formal bike network within the Town.
- d. The Town should work to improve available indoor public facilities
- e. The Town should work to provide equipment storage space at Town recreational fields and facilities.
- f. The Town should pursue funding opportunities where available for purposes of planning and developing municipal recreational park improvements, upgrades, and replacement of existing facilities.

XI. UPDATING THE PLAN

Community planning is not a static process. It must be flexible and subject to ongoing review in order to reflect changing circumstances, needs and opportunities. For this reason, it is recommended that the Comprehensive Plan should be re-examined on a regular basis, typically every five to six years, and updated as needed.

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Appendix A

Cornwall Comprehensive Plan Community Survey and Response Summary

Response Summary of Community Survey for the Town of Cornwall Comprehensive Plan

Below is a brief summary of the responses to the Comprehensive Plan survey that was conducted online between October 10, 2017 and the beginning of January 2018. The survey itself is attached for reference.

Question 1: *This was a qualifying question for residents and business owners in the Town/Village.* A total of 350 people responded to the survey and responded to this qualifying question. However, because 23 respondents did not fit into the category of living in or owning a business in either the Village or Town, these were exited from the survey, leaving 327 total *completed* surveys. Only 4 respondents (1.14%) had businesses but did not live in the Town/Village, while 57.7% were Town only, and 34.57% were Village only.

Note that not all respondents finished the survey, and not all respondents responded to every question. Some skipped certain questions.

Question 2: *“How important are the following factors in your decision to live in the Town...?”. “*

Most but not all respondents completed this question, with 307 out of 327 answering. Interestingly, being born and raised in Cornwall was not at all important to most, with the quality of the school district, a sense of community, safe community, parks and natural features being the standout responses. Also interestingly, a high percentage of people responded that reasonable housing costs and local shops & services were either very important³ or somewhat important, and the majority labeled reasonable taxes as an important factor in their decision. Proximity to job was somewhat important to most, and good job opportunities in Town were not too important. Family and friends were very important or somewhat important.

Question 3: *“How would you rate the overall quality of life in Cornwall?”* Most but not all respondents completed this question, with 291 out of 327 answering. A strong majority of 55.67% responded it was better in Cornwall than elsewhere, but fully 30.58% responded it was about the same, and 10.31% responded it was worse. Only a tiny percent had no opinion or had only lived here.

Question 4: *“How is the overall quality of life in the Town changing?”* Most but not all respondents completed this question, with 290 out of 327 answering. The majority at 49.55% felt it was staying about the same, while a significant percent, 31.03%, felt it was declining, and a just over 14% thought it was improving. This response asked the open ended question, why, and 168 people responded with their reasons.

The open-ended responses fell into several broad categories: the largest group, 43.4%, was concerned about high taxes (school taxes), a lack of economic growth, and Main Street issues (lack of parking, decline in appearance and need for more small businesses, especially

³ See Question 16 for additional thoughts. Some residents have located in the Town as it is affordable relative to Westchester or Rockland Counties.

restaurants and cafes). The next largest group, 15.4%, felt that the community and/or its leadership was snobby, stagnant, resistant or apathetic to progressive change and improvement. Several comments (8.9%) expressed positive remarks that the community had not changed much, while 8.3% felt the community was getting more diverse in a good way, and 4.8% appreciated the increased activities available in the community. A total of 6.5% felt that new people were coming in and looking to change the town to what they had moved away from, and disapproved of this. A surprising number (5.3%) felt they couldn't say because they had not lived in the community long enough. See Question 17.

Question 5: *“What services or facilities would you like to see improved, expanded, developed in the next 10 years?”* This was answered by 293 out of 327. There was wide variation in responses among the 10 choices: for a community center, parks & recreation, community relations, and town purchase of open space, the bulk of the responses fell into the “needs improvement/expansion/development” categories. For recycling programs, a clear majority (60.48%) felt no change was needed, with a similar response for law enforcement coverage, where 62.89% felt no change was needed. For youth programs, 60.42% of the responses fell into the “needs improvement/expansion/development” categories. The response was mixed for transit programs and senior programs: for transit, 52.75% responded in the “needs improvement/expansion/development” categories and 47.26% responding “no change or no opinion”, and for senior programs only 43.15% said “needs improvement/expansion/development,” while 56.85% responded “no change or no opinion.”

Question 6: *“If no changes are made, what will be most important problems facing town in next 10 years? Choose up to five...”* This was answered by 278 out of 327. The top five responses were availability of affordable housing options (50.72%), maintaining high quality schools (46.4%), appearance of commercial development (41.01%), adequacy of water/sewer infrastructure (37.77%), and rate of commercial growth (37.05%). The next most important responses were damage to natural resources (31.65%), and tied at 28.78% were loss of population and level of traffic and congestion. Availability of places to walk and bike safety followed at 26.26%, and both climate change and crime received the lowest responses at under 20%

Question 7: *“Which of the following additions, replacements, or improvements are needed in any of the Town’s rec areas? Choose up to five.”* This also was answered by 278 out of 327. The top responses were restrooms (51.08%), walking trails (49.64%), bike trails (48.2%), indoor facilities (37.41%), and almost equally picnic facilities (23.74%) and recreation facilities for people with disabilities (23.02%). After this, fields for soccer, lacrosse, football received 21.58%, and playground equipment 18.71%. Ice skating received 15.83%, and the remaining responses received below 15%, while 11.18% felt no improvements are needed.

Question 8: *“How important do you agree it is for the Town to preserve or protect the following:...”* This also was answered by 278 out of 327. Overwhelmingly, agreement and strong agreement was expressed for all of the listed resources. Only negligible numbers disagreed or had no opinion.

Question 9: *“List ways the Town might best improve its image. ...”* This was answered by 253 out of 327, and 22.13% responded that the overall image of the Town was fine, while 62.06% picked “beautify public spaces,” and 58.1% picked “tighten development standards.... “. Open-ended answers were possible for this, and 120 suggestions were provided. Many of the suggestions tied in closely to the comments on Question 4, with most about Main Street improvements, architectural review, appearance and signage, making Main Street one way, and so forth. Some suggested small business incentives and Town-Village consolidation.

Question 10: *“Indicate your level of agreement or disagreement with each of the following statements...”*. This was answered by 273 out of 327. Most of the answers found agreement. Of note was that (b) promoting tourism and ecotourism was strongly responded to, agreeing and strongly agreeing, and the same for (c) improving the downtown/Main Street area and also(g), having guidelines for same. Respondents preferred retail/service/commercial to office uses downtown, and additional parking in Main Street is important, along with promoting bikeways connecting to Main Street. Local agriculture and community solar is important to respondents.

Question 11: *“In my opinion, the following elements within the Town are undersupplied, adequate, oversupplied, or not necessary...”*. This was answered by 264 out of 327. The overwhelming majority (61.6%) felt general retail was adequate, though 37.64% felt it was undersupplied, and 60.46% felt specialty stores were undersupplied. There was a split in regard to eating and drinking establishments, where 52.27% felt they were undersupplied, but 44.7% felt they were adequate. For recreation and educational opportunities, 47.91% felt they were undersupplied, and 49.81% felt they were adequate. For agriculture, 38.85% felt they were undersupplied, and 53.08% felt they were adequate. For outdoor recreation, 63.36% thought it was adequate, and roughly half of that number, 32.82%, felt it was undersupplied. Fully 62.45% felt tourist lodging was undersupplied, while 22.22% felt it was adequate, and 11.88% felt it was not necessary.

Question 12: *“One additional item you would like to see included in this survey...:”* This was an open ended question, and 142 out of 327 people put something down for this, though some of these responses were not true answers, such as punctuation marks, individual letters, etc. These responses covered a very wide range of topics, with several focusing on Main Street traffic and traffic patterns, undergrounding power lines, volunteer opportunities, nightlife, visual arts, performance arts and music, Main Street business ideas, specific recreation suggestions, teen activities, outdoor benches, sidewalk construction, taxes, and the Town pool.

The remaining questions were listed as optional:

Optional Question 13: *“I get most of my information about the Town from....:”* This was answered by 261 out of 327, and by far the majority (50.96%) used social media, while a substantial number used *The Cornwall Local* weekly newspaper(28.74%) and 10.34% used the town website. A total of 24 open-ended responses were collected, and responses included attending town board meetings, word of mouth, and citizens’ groups.

Optional Question 14: *“What is your age?”* : This was answered by 259 out of 327, and most (33.2%) were 25-44, with 27.8% being 45-54, and 23.94% being 55-64. Hardly any 18-24 year olds (2.32%) responded.

Optional Question 15: *“What is your gender?”* This was answered by 262 out of 327, and most (56.11%) were female, with 39.31% male and a small percent preferring not to specify.

Optional Question 16: *“What brought you to the Town of Cornwall?”* This open-ended question was answered by 223 out of 327, with some giving multiple reasons. The majority of respondents (27.8%) listed quality of life considerations, such as the community character and beauty of the area, and 19.2% mentioned the quality schools. A total of 15.7% were born and raised here, while 22% are here because of family ties or friends. Some (11.2%) came here for affordable housing, with 4% moving from the NYC area and an equal percent mentioning the proximity to NYC. West Point is the draw for 4.9%, and 6.2% are here for job reasons. Several expressed the fear that taxes would drive them out.

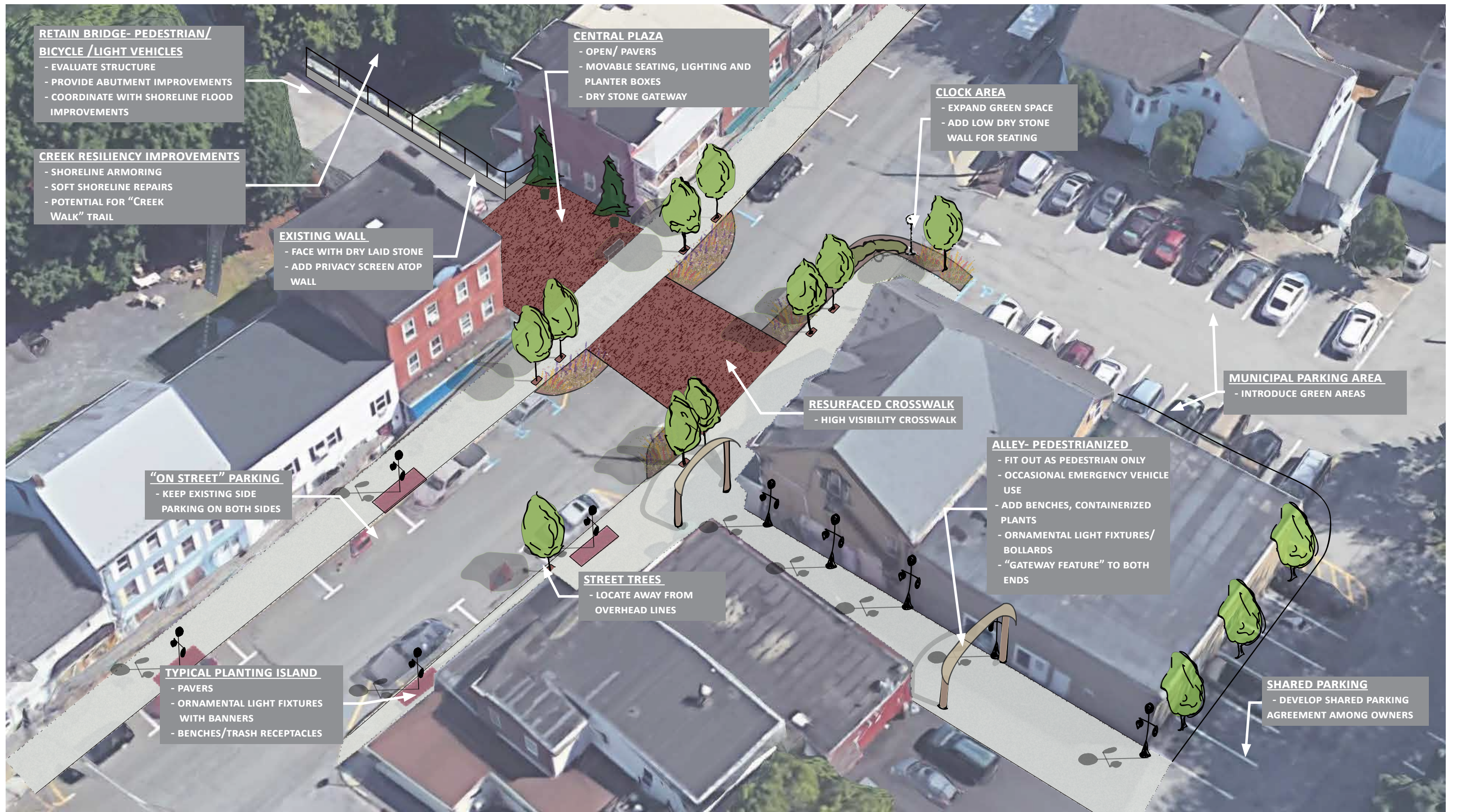
The most interesting response we received for this question was, “I think the more important question is what keeps you here.”

Optional Question 17: *“How long have you lived in Cornwall?”* This was answered by 263 out of 327, and the vast majority (44.87%) have been here 21 years or more, and 20.91% have been here 11-20 years. It was interesting that 20.53% of respondents have been here less than 5 years. The remaining 13.39% were here for 6 to 10 years.

Optional Question 18: *“Your current work status is:”* This was answered by 260 out of 327, and there was a broad distribution. Most (23.85%) work elsewhere in Orange County, while the next highest percentage of respondents (17.69%) work in the Town of Cornwall but not at home. Almost equal percentages (14.62 and 14.23%, respectively) work at home or are retired. Commuters to NYC (11.15%) and the east side of the Hudson (11.54%) are well represented. A small percent (3.46%) work in NJ, and a negligible percent of respondents were students or unemployed.

Appendix B

Cornwall Rising Map



**RETAIN BRIDGE- PEDESTRIAN/
BICYCLE /LIGHT VEHICLES**
 - EVALUATE STRUCTURE
 - PROVIDE ABUTMENT IMPROVEMENTS
 - COORDINATE WITH SHORELINE FLOOD IMPROVEMENTS

CREEK RESILIENCY IMPROVEMENTS
 - SHORELINE ARMORING
 - SOFT SHORELINE REPAIRS
 - POTENTIAL FOR "CREEK WALK" TRAIL

EXISTING WALL
 - FACE WITH DRY LAID STONE
 - ADD PRIVACY SCREEN ATOP WALL

CENTRAL PLAZA
 - OPEN/ PAVERS
 - MOVABLE SEATING, LIGHTING AND PLANTER BOXES
 - DRY STONE GATEWAY

CLOCK AREA
 - EXPAND GREEN SPACE
 - ADD LOW DRY STONE WALL FOR SEATING

MUNICIPAL PARKING AREA
 - INTRODUCE GREEN AREAS

RESURFACED CROSSWALK
 - HIGH VISIBILITY CROSSWALK

ALLEY- PEDESTRIANIZED
 - FIT OUT AS PEDESTRIAN ONLY
 - OCCASIONAL EMERGENCY VEHICLE USE
 - ADD BENCHES, CONTAINERIZED PLANTS
 - ORNAMENTAL LIGHT FIXTURES/ BOLLARDS
 - "GATEWAY FEATURE" TO BOTH ENDS

SHARED PARKING
 - DEVELOP SHARED PARKING AGREEMENT AMONG OWNERS

"ON STREET" PARKING
 - KEEP EXISTING SIDE PARKING ON BOTH SIDES

STREET TREES
 - LOCATE AWAY FROM OVERHEAD LINES

TYPICAL PLANTING ISLAND
 - PAVERS
 - ORNAMENTAL LIGHT FIXTURES WITH BANNERS
 - BENCHES/TRASH RECEPTACLES

Appendix C

List of Reference Materials

List of Reference Materials

Census information from U. S. Bureau of the Census *American Community Survey* 2011-2015

Orange County, NY Comprehensive Plan, *Strategies for Quality Communities*, 2010

Orange County Open Space Plan, 2004

Orange County Water Authority, Moodna Creek Watershed Conservation and Management Plan, March 2010

Town of Cornwall Comprehensive Development Plan Update 2011, adopted March 13, 2012

Town of Cornwall Zoning Law, last amended September 2016