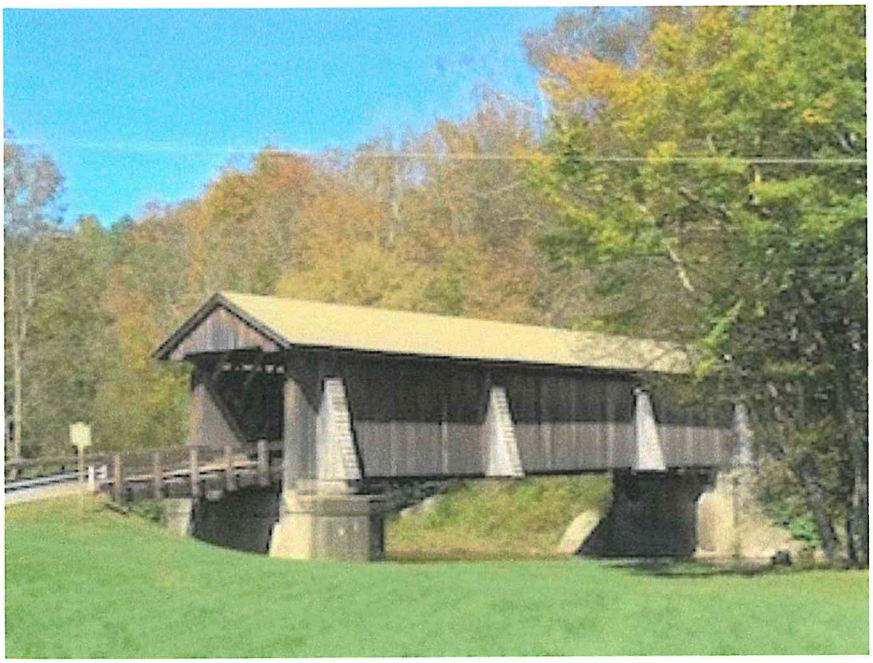
4th DRAFT FOR TOWN BOARD PUBLIC HEARING

TOWN OF ROCKLAND
COMPREHENSIVE PLAN

Adopted _____ __, 2020



Prepared by:

Town of Rockland Comprehensive Plan Committee

Town of Rockland Town Board

Town of Rockland, Sullivan County, New York

TOWN OF ROCKLAND COMPREHENSIVE PLAN

Adopted _____ ___, 2020

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A downloadable copy of this Plan is located at *www.townofrocklandny.com*

TOWN OF ROCKLAND COMPREHENSIVE PLAN

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SECTION 1 – INTRODUCTION

1.1 Purpose

The Town of Rockland is a rural community located in northern Sullivan County, New York. Incorporated in 1910, Rockland's roots lie in logging, agriculture and tourism due to its acres of fertile soil, large tracts of forested lands, clean mountain air and numerous lakes and streams. The Town encompasses a mix of historic hamlets, rural residential settings, and abundant environmental resources and open space.

Towns in New York State are granted the authority to prepare and adopt a comprehensive plan in accordance with New York State Town Law §272-a. A comprehensive plan is defined as "the materials, written and/or graphic, including but not limited to maps, charts, studies, resolutions, reports … that identify the goals, objectives, principles, guidelines, policies, standards, devices and instruments for the immediate and long-range protection, enhancement, growth and development of the town." The effect of adopting a comprehensive plan is that a town's land use regulations, which provide a mechanism to implement the town's vision, must be in compliance with its plan. In addition, all plans and projects by other governmental agencies must also consider the plan.

In 2016, the Town of Rockland determined that an update to its Comprehensive Plan was warranted in response to new information and changed conditions since its 2010 Plan was adopted. Subsequent to 2010 a number of local and regional planning studies where initiated which offer new information and ideas in areas such as transportation, agriculture and economic development (including agribusiness). The 2010 U.S. Census demographics also became available by which to analyze the Town's current socioeconomic conditions. In addition, by 2016 the effects of the "Great Recession," which began in 2008, had largely lifted and for Sullivan County this was reflected in renewed economic growth and decreased unemployment levels. Rockland saw an increase in tourism, the opening of new businesses and a slow but steady uptick in residential growth. There is also a growing national trend towards remote office (RO) workers (i.e., teleworking) that will enable people to work remotely from virtually any area in the world that has internet access. In particular, RO workers in NYC and the surrounding NY metropolitan area will find the Town an attractive place to live due to its much lower cost of living and rural character. Some RO workers already live in the Town and this trend may accelerate in the coming years. For all these reasons, this update to the Comprehensive Plan has been prepared. This action is consistent with good planning practice which recommends that a comprehensive plan be periodically reviewed and updated (if necessary).

This Plan provides a framework for planning for the Town's future over the next 5 year planning period, especially regarding decisions that will guide future growth. It also seeks to encompass a long-range planning horizon by peering into the future for the next 15 years and beyond.

The Town of Rockland Comprehensive Plan is a living document and, as such, should be periodically reviewed and updated (if necessary) to determine if its information, goals and strategies remain valid.

1.2 Vision statement

Long range comprehensive planning begins with a vision of what the community wants its future to be like. The vision statement is brief and clearly expressed and is both aspirational and realistic. The statement provides the foundation on which policies and actions and are based in order to make the vision a reality. The following Vision Statement is written as if it was 2035 and one was describing the Town of Rockland's "ideal" future.

> *In the year 2035 and beyond, the Town of Rockland is a predominantly rural community with a mixture of mountainous forests, pristine lakes and streams, productive agricultural lands and vibrant historic hamlets with thriving commercial centers and a range of housing types. These places are connected by accessible roadways, sidewalks and a network of trails, and are adequately served by public transportation. Rockland continues to offer convenient access to all that the region–including the NY metropolitan area–has to offer. Town-wide mobile communications and broad band internet access support a diverse economy with well-paying jobs. Rockland is recognized for its year-round recreational opportunities, the excellence of its schools, the productivity of its business community, the quality of its public safety, community services and cultural resources, and the beauty and health of its natural environment. All of these attributes contribute to an exceptional quality of life, community pride and a strong sense of community place.*

The recommendations within this Comprehensive Plan will guide the Town of Rockland toward achieving this vision.

The Plan has been developed with the intent of achieving a balance between hamlet and rural perspectives by guiding new growth while protecting existing environmental resources and enhancing the quality of life. The following four major themes for shaping the Town's future have been identified during the preparation of this Plan:

> Promote year-round tourism and economic diversity
> Preserve and enhance historic hamlets and rural character
> Protect environmental resources and open space
> Cultivate a sense of community place

These themes are discussed in Section 2, Themes. A wide range of goals, strategies and actions are recommended to implement the themes and they are discussed in the ensuing sections of the Plan. The recommended actions are based, in part, on Rockland's strengths, such as its convenient location and plentiful environmental resources. Other strengths include its ease of access to regional transportation, excellent school systems and many recreational opportunities.

Implementation of this Plan requires a number of parties to perform recommended actions. While this document focuses on efforts that are within the Town's jurisdiction (such as zoning amendments and subdivision regulations,) some actions require steps by Sullivan County or New York State agencies. In other instances, it will be the role of private organizations to take action. When actions are outside of the

Town's jurisdiction, the Town should coordinate efforts with the appropriate governmental agencies or private entities. Collectively, this effort will help bring the Plan to life.

The updated Plan is designed to be easy to follow and understand. It is both comprehensive, long-range and flexible. It is (a) comprehensive in that it addresses elements that affect the Town's quality of life, (b) long-range in that it looks beyond current issues, and (c) flexible since it is subject to review and change as new information and ideas become available. With the Plan's guidance, Rockland will become an even more desirable place to live, work and visit.

1.3 Background and process

The Comprehensive planning process began in 2016 when a consultant to the Town prepared a memorandum at the request of the town supervisor which outlined reasons why the 2010 Comprehensive Plan should be reviewed and possibly updated (Appendix C). After the memo and other factors were discussed at a duly noted meeting of the Town Board, the Board thereupon resolved to update the 2010 Plan. The Board further resolved to appoint a Comprehensive Plan Committee (CPC) and charged it to prepare a draft update to the 2010 Plan and present the update to the Town Board for review. The CPC included members of the Town Board, Planning Board, Zoning Board of Appeals and community stakeholders representing different aspects of the Town. The Town Board also retained two consultants to work with the CPC in the preparation of this Plan. The CPC held its first meeting in June 2016, which meeting was advertised in advance and open to the public as were all subsequent meetings. Several field visits were made by one of the consultants, in part, to better understand some of the issues and objectives raised at Committee meetings. The CPC held a duly noted public hearing to gain important public input on the draft Plan. The CPC also referenced two community visioning workshops involving residents of the hamlets of Rockland and Livingston Manor that were conducted in 2007 and 2013 respectively (Appendices D and E). These workshops covered a wide range of topics including community assets, infrastructure and community services, recreation and social issues, community appearance, and business development and tourism. Many of the issues and thoughtful ideas developed during the workshops remain relevant today and they have been factored into the development of this Plan.

1.4 Local and regional planning efforts to date

The following provides an overview of planning efforts by the Town, Sullivan County, adjoining municipalities and certain regional plans. This Plan is generally compatible with Sullivan County's comprehensive plan and with land uses of surrounding municipalities.

1.4.1 Town of Rockland

Rockland's 2010 Comprehensive Plan, in part, sought to address issues and ideas identified in the Roscoe 2007 visioning workshop. This updated 2020 Plan replaces the Town's 2010 Plan while retaining some of the goals and recommendations of the 2010 Plan which sought to address issues such as housing growth, transportation, community facilities and economic development. It also reflects new information and

goals and new recommendations by which achieve those goals. The updated Plan adds new sections, maps, tables and a revised layout. New sections include: Section 2, Themes; Section 3, Setting; Section 4, Residential Areas; Section 5, Commercial Areas; Section 9, Transportation; Section 11, Agriculture and Section 13, Implementation.

1.4.2 Sullivan County

Sullivan County 2020 Comprehensive Plan (adopted 2005) – Rockland's 2019 Plan is in substantial agreement with the County's plan and its subsequent topical updates. It embodies similar distinctions between hamlet and rural area growth, enhancing public transit, providing adequate recreational facilities, expanding walking and bicycling opportunities, diversifying the economy, expanding agricultural production and agribusiness operations, and promoting year-round tourism. It also recognizes and seeks to conserve environmental resources and open space. While certain climate change issues related to flooding, are discussed in the Town's Plan, the County's 2014 Climate Action Plan is much more comprehensive in its discussion of this issue. The Town could seek to use County assistance in more fully tackling this issue in terms of concrete actions.

1.4.3 Plans for adjacent towns

(See Figure 3-1, Location Map on page 3.2)

Town of Neversink (eastern border) – The Neversink Comprehensive Plan (1991) shares the same land use theme as Rockland's Plan in channeling future growth around hamlets while retaining an overall rural character in other areas. Neversink's low-density zoning for its border is compatible with Rockland's zoning including one small area where slightly denser development is allowed on both sides.

Town of Liberty (portion of southern border) – The Liberty Comprehensive Plan (2008) and a topical land use update (2016) seeks to maintain a rural small-town character by channeling growth to existing hamlet areas. This goal is in agreement with Rockland's Plan and Liberty's border is zoned for rural residential development as is Rockland's side of the border.

Town of Callicoon (portion of southern border) – The Callicoon Comprehensive Plan (2013) establishes rural low-density development along most of the border with a small section that allows medium-density residential growth in the form of one and two-family dwellings. This is in agreement with Rockland's side of the border which allows the same type of dwellings. One small section of Rockland's side allows multi-family dwellings, but only as a special use. Overall land use on both sides of the border is compatible.

Town of Fremont (portion of southern border) – The Freemont Comprehensive Plan (2007) emphasizes a low-density, rural, open space landscape at its border with Rockland. Both the land use designation and the overall development goals are compatible with land uses on Rockland's side of the border.

Town of Colchester (western border) – The Colchester Comprehensive Plan (2003) is in substantial agreement with Rockland's Plan in areas such as environmental resources, transportation, historic resources, economic development, affordable housing and channeling new residential growth in and around existing hamlets. Colchester does not have a zoning law or zoning map so a direct comparison of land uses along the border with Rockland could not be conducted.

Town of Hardenburg (northern border) – Hardenburg does not have a comprehensive plan or an official zoning map. Its zoning regulations establish one residential district for the entire town, which district allows one and two-family dwellings and a minimum area of two acres for all lots and buildings. Other generally low-impact commercial uses are also allowed. Permitted land uses are similar on both sides of the border with the exception of light manufacturing on Hardenburg's side which is subject to a special use permit.

1.4.5 Regional plans

The Catskill Park State Land Master Plan (2008) and the Catskill Forest Preserve Access Plan (1999) – Both are key Catskill Park plans that set forth active strategies for the management and improvement of the Park's public resources. These documents encourage public participation and recognize the importance of partnerships, including those with the Park's municipalities. Within these Park planning processes there are opportunities for the Town to influence implementation of activities, both within the town and on the Park-wide scale. The Access Plan is in the process of being updated and will become the Greater Catskills Region Comprehensive Recreation Plan. As the name implies, the effort will increase the geographic range of its preceding plan, while also expanding the scope of its efforts

NYSDEC Catskill Forrest Preserve unit management plans – DEC's management of the resources of the Catskill Forest Preserve is broken into units, whose programmatic and facility planning are guided by unit management plans. The majority of the Willowemoc Wild Forest lies within the town of Rockland. The Willowemoc – Long Pond Wild Forest Unit Management Plan (1991) was amended in 2001 and 2006. The subjects of these amendments include parking lot expansion, lean-to relocation, snowmobile trail designation for loop opportunities, power line relocation, and providing access for persons with disabilities. These types of plan components are related to the Town's policies that are developed around enhancing the quality of experiences for visitors and offering a diversity of recreational opportunities. The Beaverkill Campground Unit Management Plan (1996) and the Mongaup Pond Unit Management Plan (2015) guide the more intensive public use of these state campgrounds within the Town.

The Beaverkill Master Plan (2016) – This is a concept report focused on the Beaverkill Campground area, with emphasis on historical interpretation and site improvements with cost estimates. The report "is intended to give impetus for improvements and encourage further development and implementation." As NYSDEC undertakes the update to the unit management plan for the Beaverkill Campground (expected in the near term, 1-2 years) this study's recommendations can be consulted in the process. The adaption of the report's recommendations, in principle, as part of this plan would strengthen support for improving the Beaverkill Campground landscape which would benefit the Town.

Mid-Hudson Regional Economic Development Council Strategic Plan (MHEDC) (2011) – The MHEDC covers six counties and puts forth a number of broad goals. The plan's second goal recognizes food and beverage operations as anchor industries, and this is reinforced by the related NYS Regional Cluster Program. The 2015 MHEDC report lists expansion projects for both of Rockland's breweries. Also listed is the O&W Rail Trail Project in Livingston Manor, which will advance NY's Downtown Revitalization Initiative. Similar strategic plans exist for each designated region of the state and they are part of the state's overall economic development initiatives serving as critical links between local projects and state policies.

New York State 2016 Open Space Conservation Plan (OSP) – The OSP is a statewide comprehensive plan that includes open space goals, actions, tools, resources and programs administered by state, federal agencies and conservation nonprofits. The OSP serves as the blueprint for the State's Open Space Program, which program guides the investment of land protection funds from the Environmental Protection Fund. The current Plan directly speaks to the importance of agriculture in the Hudson Valley foodshed (of which Sullivan County is a part) which serves to conserve open space and to help meet a growing demand for locally produced food. The Plan also promotes the protection of watersheds for the Beaver Kill and Willowemoc Creek, large parts of which exist in the Town of Rockland.

1.5 Contents

This document examines the major goals related to the Town's population and community character. These are expressed in the **Major Themes** section. The Plan then describes existing land use patterns in the **Setting** section. Specific strategies regarding housing and hamlet vitality issues are provided in the **Residential Areas** and **Commercial Areas** sections. The **Community Services** section discusses the infrastructure and services provided to residents of the Town. This is followed by strategies to enhance the Town's recreational facilities, cultural activities and historic resources (**Historic, Cultural and Recreational Resources** section) and to consider its environmental setting (**Environmental Resources** section). Improving mobility and issues related to the local economy are discussed in the **Transportation** and **Economic Development** sections. The **Agriculture** section describes the goals and recommendations for Rockland's farmland. Key steps needed to implement the Plan are presented in the **Land Use** and **Implementation** sections. Socioeconomic conditions are described in **Appendix A** which provides demographic, social, and economic data about the Town and its residents.

1.6 GIS and socioeconomic information

Sullivan County Geographic Information Systems were used extensively by Christopher Knapp, the county's GIS technician, to create all of the maps within this Plan. Socioeconomic information provided by the Sullivan County Division of Planning, Community Development and Real Property was also used in the preparation of some of the tables and charts contained within the Plan.

SECTION 2 – MAJOR THEMES

Population growth in Rockland in the form of new year-round residents and second home owners is expected to increase in the years to come which will place added pressures on Town services such as roads and recreation as well as agricultural lands and environmentally sensitive areas. The Town's responses to issues facing the community are summarized as the following four themes, which can be viewed as the major goals of the Plan.

These themes and the overall Plan will act as a guide for the Town in making decisions regarding physical, social and economic development. The statements that follow describe the general way in which residents expect and desire the community to develop. The subsequent sections of the Plan expand upon these goals and identify strategies for achieving them.

2.1 Promote year-round tourism and economic diversity

Rockland's residents have expressed concern about the high cost of living in the state; high property tax rates in particular, and a lack of well-paying jobs. In recent years, the Town has attracted new businesses and property taxes paid by those enterprises help to relieve some of the tax burden from residential tax payers. The Town should take a proactive position towards economic development by encouraging clean, low-impact commercial enterprises, working to attract and expand business sectors that will diversify the economy, promoting year-round tourism and encouraging the preparation of shovel-ready sites for development or redevelopment.

2.2 Preserve and enhance historic hamlets and rural character

Rockland's residents have expressed their desire to preserve and enhance the Town's rural character and historic hamlets. Rockland's rural heritage benefits residents both directly—as a source of tourist income—and indirectly—as an aesthetic and cultural resource. The Town's hamlet centers offer an attractive downtown destination, varied housing stock, and small-town feel. As development continues, it is important to recognize these features that are attractive to both residents and visitors. These features should be managed through the development and application of design guidelines and land use tools.



Grooville Road

2.3 Protect environmental resources and open space

As development in Rockland continues, the town should continue efforts to protect natural resources, steep slopes, forests, stream corridors, lakes, wetlands, ridgelines, agricultural areas, aquifer recharge areas, and viewsheds. The Town recognizes the importance of parks and the preservation of open space, natural areas and farmland – all of which form the town's open space environment. All of these assets are critical to retaining the Town's rustic beauty which is so attractive to residents and visitors alike.

2.4 Cultivate a sense of community place

Rockland has a strong sense of community which is grounded by its historic hamlets, public schools, places of worship and community events. The Town's hamlets are host to annual, town-wide community events including a July 4th parade, trout parade, Halloween party, winter ice festival, half marathon & 5K run, art exhibits and more. Hamlet centers are the heart of commercial enterprises, professional services, public libraries and government services. The hamlets' public schools attract community residents to sports events, choral concerts, and thespian plays. All these activities promote a sense of community place among Rockland's residents.



Town Trout Parade (Livingston Manor)



Town Halloween party (Livingston Manor)

SECTION 3 – SETTING

3.1 Location

As shown in Figure 3-1, Location Map, the Town of Rockland is located in northern Sullivan County, NY, approximately 100 miles from New York City and 50 miles from the City of Binghamton. The Town is part of the Mid-Hudson Valley Region and is situated in close proximity to the NY metropolitan area.

Rockland is bordered on the northwest by Delaware County, on the northeast by Ulster County, on the south by the Town of Liberty, on the east by the Town of Neversink and on the southwest by the towns of Fremont and Callicoon. NY Route 17 (future I-86) runs through the Town from west to east. The Town is approximately 95 square miles in area much of which lies within the bounds of the Catskill Park, which park includes the Catskill Forest Preserve (Figure 3-2, Catskill Park). Lands within the preserve are protected from development by state law, while the remaining lands within the park are subject to development as allowed under the Town's zoning law. Still other lands in the Town are protected from development by conservation easements as shown in Figure 3-3, Protected Open Space.

3.2 History

Rockland's heritage, like other communities in Sullivan County, lies partly in logging, agriculture and tourism and some of this heritage is reflected in the Town's current appearance and character. Rockland was originally part of the 1709 Hardenburgh Patent and later became part of the Town of Rochester in Ulster County. In 1798 it became a part of Neversink and in 1809 the western part of Neversink was split off to form Rockland. The Town of Rockland was legally established in 1910 by an act of the state.

The original settlement of the area dates back to the end of the Revolution in the late 1700s, and settlers at the time were largely of English origin. The region was historically a center for logging as settlers in the early 1800s cleared the land and found a ready market for logs and lumber. As roads improved, businesses began to boom and many new settlers came to the area. With arrival of railroads in the mid-1800s, the stage was set for the growth of the tourist industry as the region's cool mountain air, pure water and pristine natural beauty offered a welcome respite to New York City dwellers seeking relief from crowded tenement streets and summer heat. Agricultural dairy farms also sprang up during this period and shipped milk by rail to NYC markets.



Beaver Lake

Figure 3-1

Location Map

Town of Rockland

Sullivan County, NY

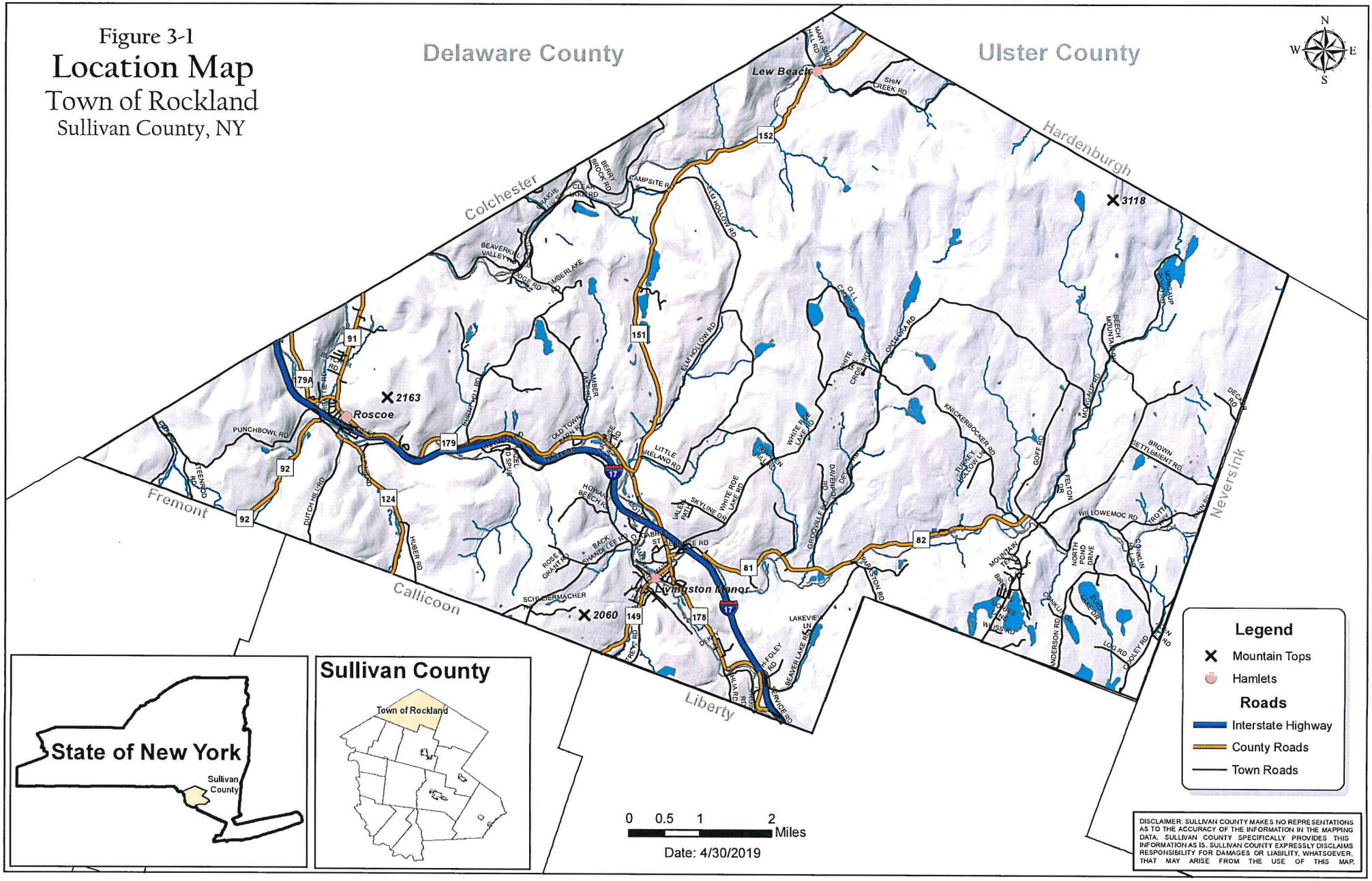
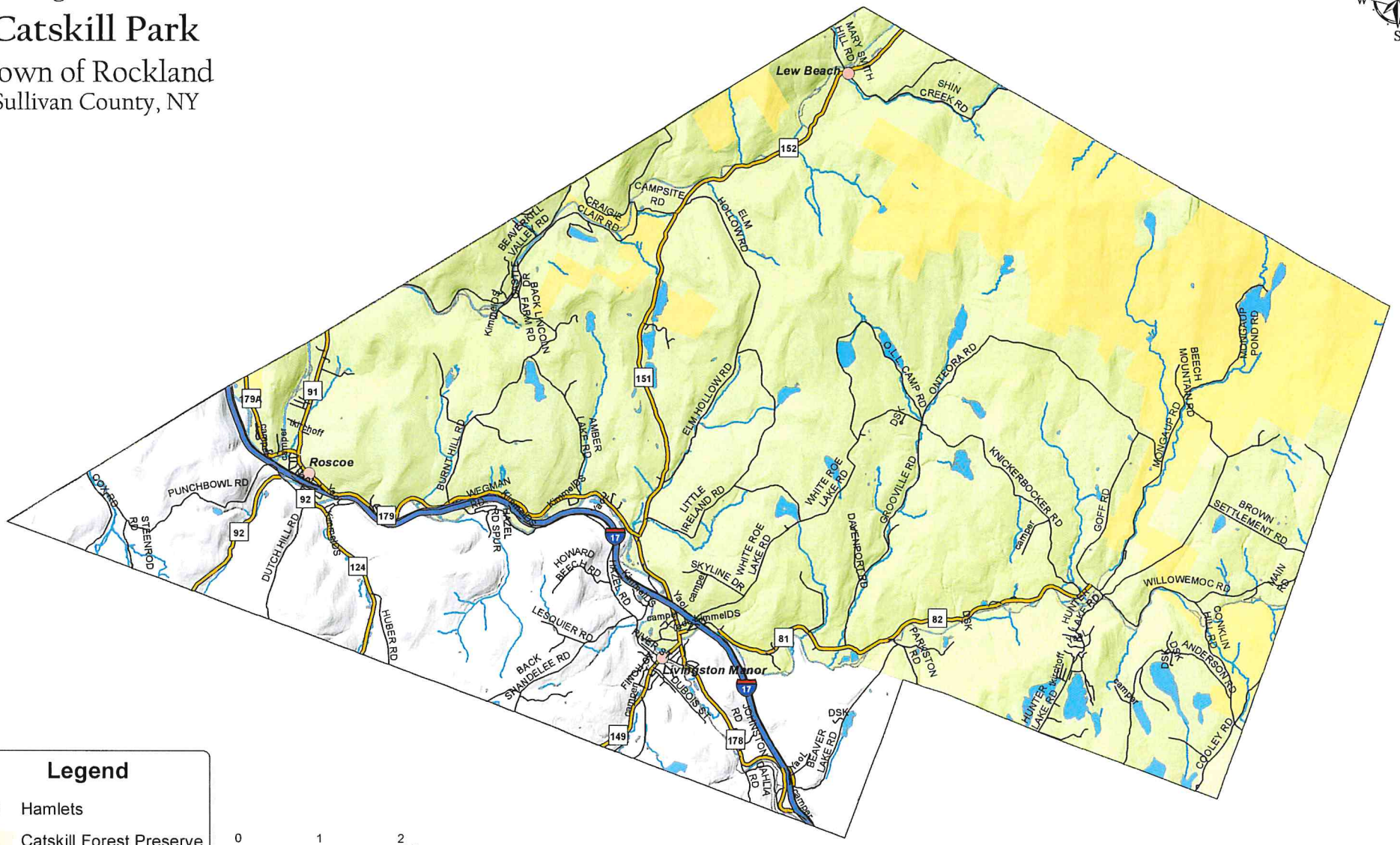


Figure 3-2

Catskill Park

Town of Rockland

Sullivan County, NY



Legend

- Hamlets
- Catskill Forest Preserve
- Catskill Park

0 1 2 Miles

Date: 4/30/2019

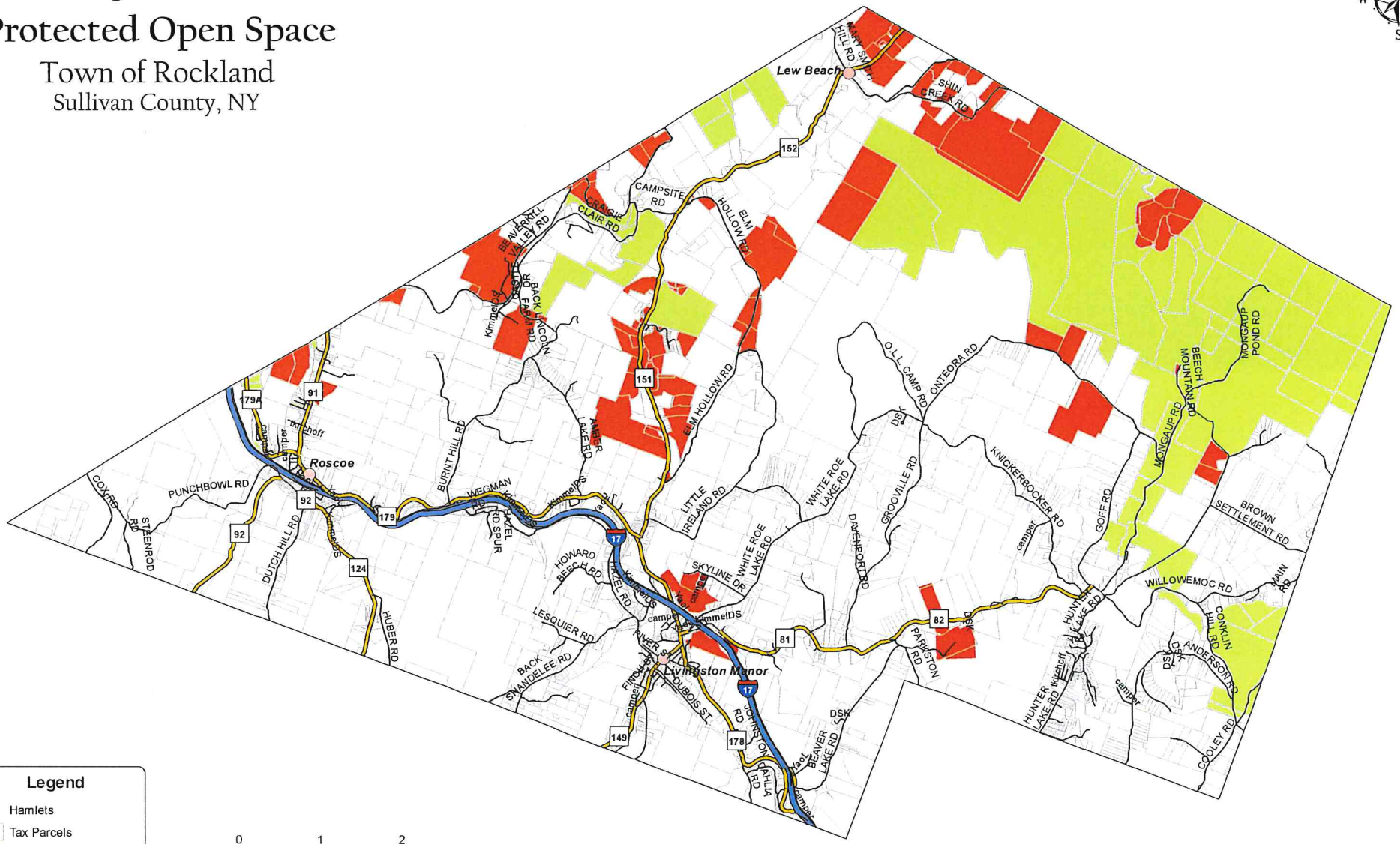
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Figure 3-3

Protected Open Space

Town of Rockland

Sullivan County, NY



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Today, the Town's pristine rural beauty continues to attract a resurgence of tourists from the NY metropolitan area even as traditional dairy farms have all but disappeared. Increased tourism has helped to promote economic growth in the hamlets of Roscoe and Livingston Manor. The proximity of both hamlets first to the railroad and later to Route 17 has caused them to become the commercial, cultural and civic centers of the Town.

Rockland's year-round population was 3,775 in the 2010 US Census. The Town's last population increase was recorded in the 1980 Census, while succeeding Census periods have recorded incremental population decreases (see Appendix A, Table 1).

While a predominate part of the Town is zoned for low density residential uses (Figure 3-4, Zoning Districts), a good portion of these lands are either environmentally constrained and/or protected open space. As a note, Figure 3-4 is not the Town's official zoning map, but serves here for illustrative purposes only. The official zoning map is available on the Town's website and from the town clerk's office at town hall.

3.3 Land Use

Figure 3-5, Land Use, shows the location of the Town's existing land uses on a parcel by parcel basis. For this Plan, twelve categories of land use have been utilized based on data provided by the Sullivan County Real Property Tax Services. Definitions of these categories are as follows:

Agricultural – Property actively used for the production of crops or livestock.

Public Parkland – Property used by individuals and groups for recreational and amusement activities.

Private Conservation Land – Property protected from development by a conservation easement or other similar vehicle.

Vacant – Property that is not in use or lacks permanent improvement.

Residential – Property used for human habitation including single and multi-family, year-round and seasonal residences.

Commercial – Property used for the sale of goods and/or services. Includes hotels, restaurants, storage facilities, retail services, banks and office buildings, and multi-purpose properties.

Mixed-Use – Property that is typically commercial which includes more than one type of function such as a blend of retail and office or retail and residential.

Private Recreation – Property used by select individuals and groups such as private hunting or fishing clubs.

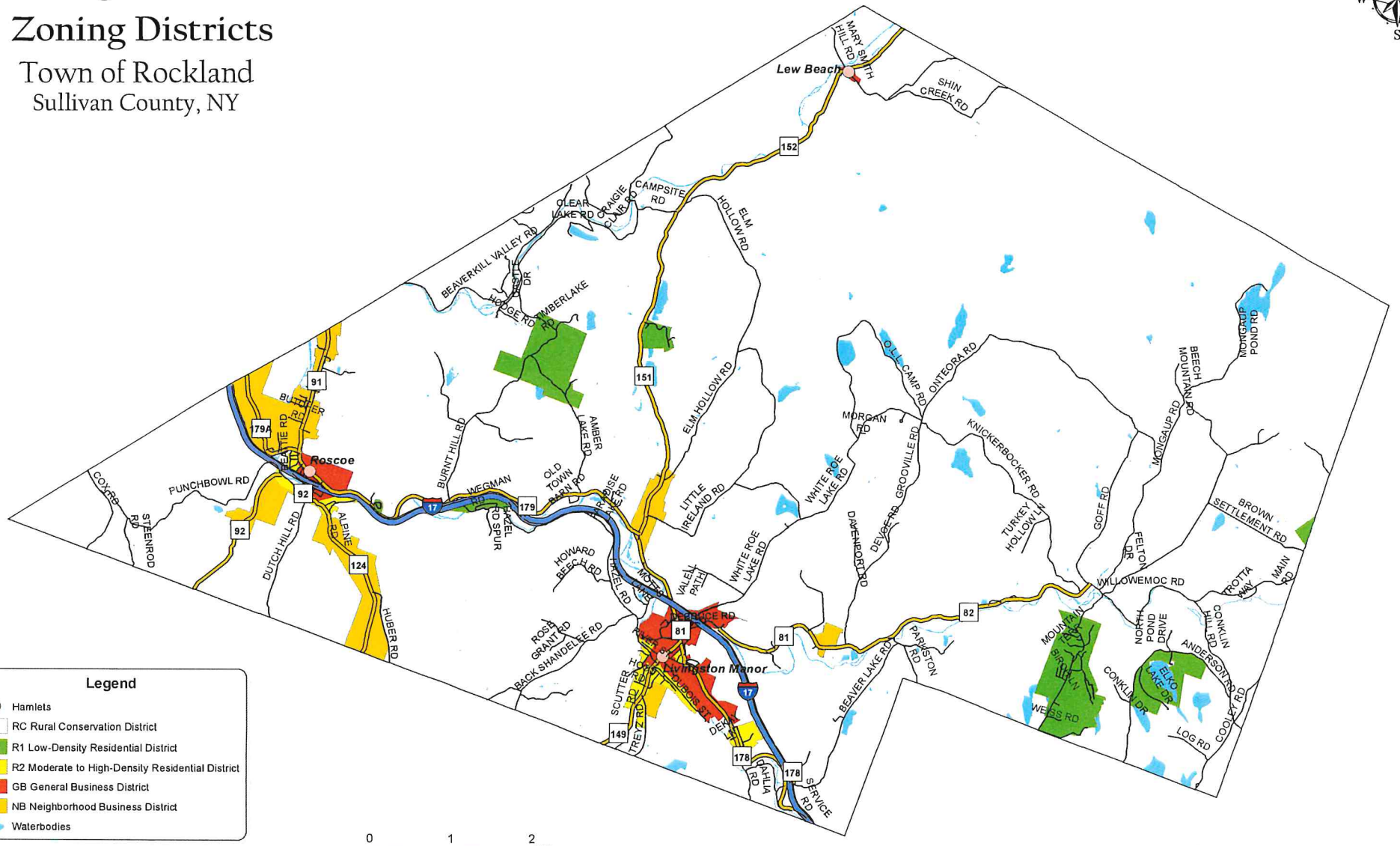
Industrial – Property used for the production and fabrication of durable and non-durable goods. Includes manufacturing and processing uses.

Figure 3-4

Zoning Districts

Town of Rockland

Sullivan County, NY



Date: 4/30/2019

This is not intended to constitute an accurate or complete reproduction of the official Zoning Map of the Town of Rockland. The official map is available for inspection at the Town of Rockland Town Hall.

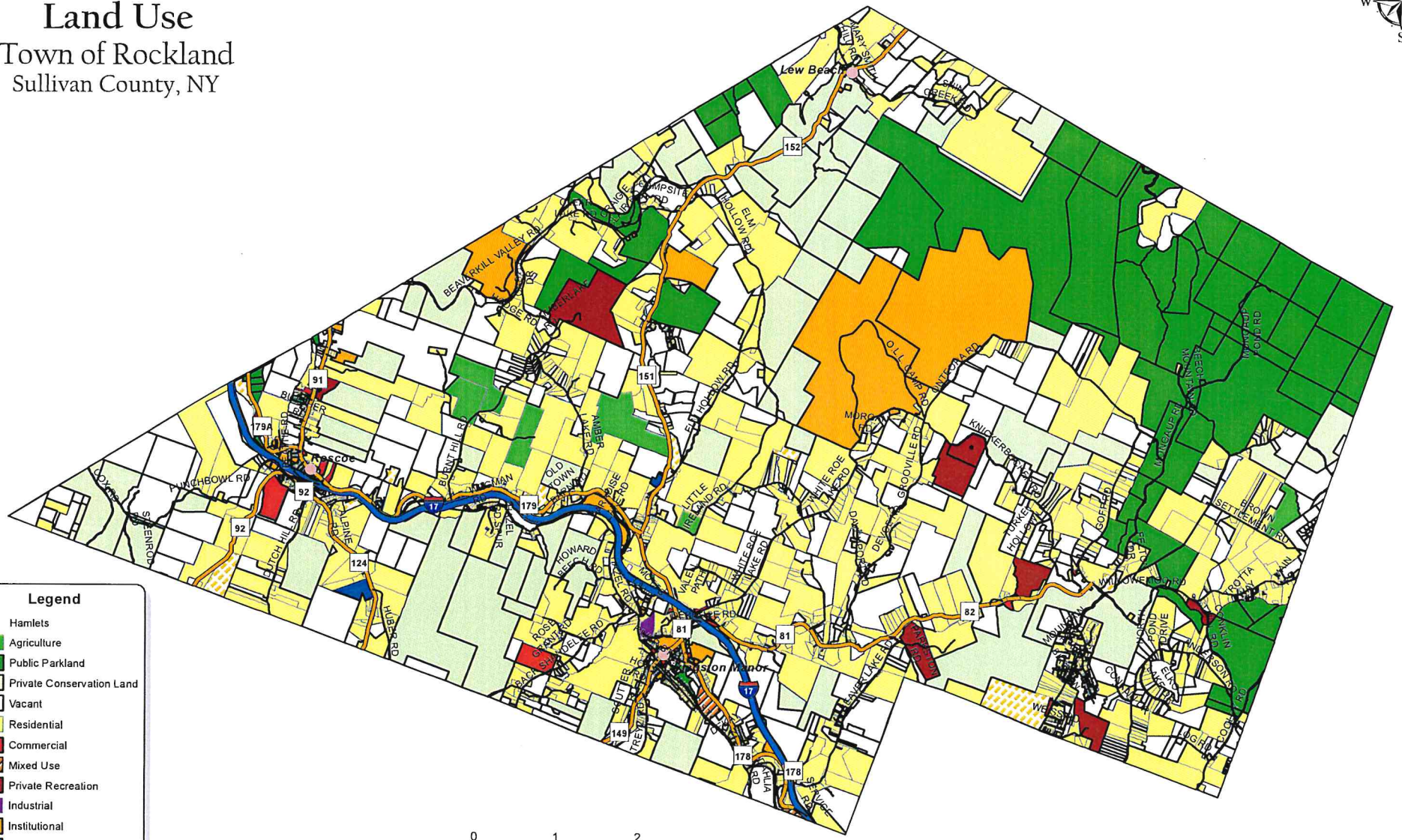
DISCLAIMER: SULLIVAN COUNTY MAKES NO REPRESENTATIONS AS TO THE ACCURACY OF THE INFORMATION IN THE MAPPING DATA SULLIVAN COUNTY SPECIFICALLY PROVIDES THIS INFORMATION AS IS SULLIVAN COUNTY EXPRESSLY DISCLAIMS RESPONSIBILITY FOR DAMAGES OR LIABILITY, WHATSOEVER, THAT MAY ARISE FROM THE USE OF THIS MAP

Figure 3-5

Land Use

Town of Rockland

Sullivan County, NY



Date: 4/30/2019

DISCLAIMER: SULLIVAN COUNTY MAKES NO REPRESENTATIONS AS TO THE ACCURACY OF THE INFORMATION IN THE MAPPING DATA. SULLIVAN COUNTY SPECIFICALLY PROVIDES THIS INFORMATION AS IS. SULLIVAN COUNTY EXPRESSLY DISCLAIMS RESPONSIBILITY FOR DAMAGES OR LIABILITY, WHATSOEVER, THAT MAY ARISE FROM THE USE OF THIS MAP.

Institutional – Property used for schools, religious facilities, health care facilities, and government facilities.

Governmental – Property used for government facilities including offices, jails, waste disposal facilities, and water and wastewater facilities

Utilities – Property used to provide services to the general public including utility and communication services.

Table 3-1, Land Use, shows the acreage and percentage of each land use category in the Town including a roadway category.

Table 3-1

Land Use

Land Use Designation	Acreage	Percent of Town
Agricultural	731	1.2%
Public Parkland	10,032	16.5%
Private Conservation Land	10,011	16.4%
Vacant	14,925	24.5%
Residential	18,550	30.5%
Commercial	252	0.4%
Mixed Use	72	0.1%
Private Recreation	872	1.4%
Industrial	28	0.06%
Institutional	3,516	5.8%
Governmental	69	0.11%
Utilities	504	0.83%
Roadway	1,318	2.2%
TOTAL	**60,880**	**100%**

Source: Sullivan County Real Property Tax Services

Residential is the largest single land use and is distributed fairly evenly throughout the Town with a mix of parcel sizes. Residential development within Rockland is found primarily in the form of single-family homes on lots of various sizes. Public Parkland and Private Conservation Land make up a combined 32.9% of Town lands. Vacant lands account for 24.5% of land use. The remaining uses combined account for a very small percentage of total land use.

Rockland is home to three hamlet areas: Livingston Manor, Roscoe and Lew Beach.[1] The hamlets of Livingston Manor and Roscoe are well defined and have concentrations of residential, commercial and civic uses. Lew Beach has one commercial building, a church and firehouse and small number of residences. The greatest mix of land uses occurs in Livingston Manor and Roscoe due largely to their roles as the Town's residential and commercial centers.

[1] The Town's historical record speaks to other hamlets including Hazel, Rockland, Craigie Clair, Jocelyn, Grooville, Beaverkill, Deckertown, Morsston, Parkston, Debruce, and Anderson. Rockland has become part of Roscoe and the others are no longer recognizable as hamlets.

Land used for commercial purposes accounts for a small percent of the Town's total area and is generally found in the form of small-scale, sole-proprietor businesses. Commercial land generally lies within or near the hamlets of Livingston Manor and Roscoe. Within these hamlets, commercial uses primarily include retail stores, restaurants, professional services, lodging and community services such as libraries and fire stations.

Land used for industrial purposes exists on one parcel in Livingston Manor. Land currently used for agricultural production exists on parcels that are scattered throughout the Town.

Public parkland is one of the larger land uses in the Town with the largest such use being state parkland. The Town owns and maintains Riverside Park in Roscoe and is cooperating with Sullivan County to create a rail trail (i.e., linear park) running from Rotary Park (a privately owned park in Livingston Manor) to nearby Parksville.

Vacant land is found throughout the Town primarily in districts zoned for residential use. Such lands may be vacant due to their location and/or environmental features. Throughout Rockland steep slopes and other environmental constraints are found which makes some land unsuitable for development.

3.4 Zoning

The land use pattern described above is established by the Town's Zoning Law and subdivision regulations, which includes five zoning districts as shown in Figure 3-4, Zoning Districts. These districts include Rural Conservation (RC), Low-Density Residential (R1), Moderate to High-Density Residential (R2), General Business (GB) and Neighborhood Business (NB). There are two Water Supply Protection Overlay Zones which consist of (1) an Aquifer Protection Overlay District (W-1) and (2) a Watershed Protection Overlay Zone (W-2). Copies of these overlay zones are on file with the town clerk's office.

The acreage distribution of each zoning district is shown on Table 3.2, Zoning Districts. The majority of the Town consists of the Rural Conservation zone which is evenly distributed over 94% of the Town. The Low-Density Residential district accounts for 2% of Town lands. The Moderate to High-Density Residential, General Business, and Neighborhood Business zones account for .06%, 1.1% and 2.3% of

Table 3-2

Zoning Districts

Zoning District	Acreage	Percent of Town
Rural Conservation	57,102	94.0%
Low-Density Residential	1,378	2.0%
Moderate to High-Density Residential	348	0.6%
General Business	682	1.1%
Neighborhood Business	1,370	2.3%
TOTAL	60,880	**100%**

Source: Sullivan County Real Property Tax Services

Town lands respectively. These latter three zones primarily exist in and around the hamlets of Livingston Manor and Roscoe.

The Town's zoning map and zoning law might require amendments to implement specific strategies of this Plan, which amendments may include modifications of the allowable use lists in existing zones. These and other refinements are discussed in Section 12, Land Use.

SECTION 4 – RESIDENTIAL AREAS

4.1 Goals

> To encourage a range of quality housing for all ages and income levels that maintains the character of the community.

> To address the need for affordable housing through existing programs and by fostering new initiatives and partnerships.

> To continue to make the Town's residential areas attractive through improvements to land use policies, infrastructure, and integration with related recommendations in this plan.

4.2 Summary of Existing Conditions

Rockland's residential areas contribute significantly to its small-town character. Located in and around the hamlets and dispersed in rural settings, residential properties comprise 55% of all parcels and 30.5% of the area in the Town[1]

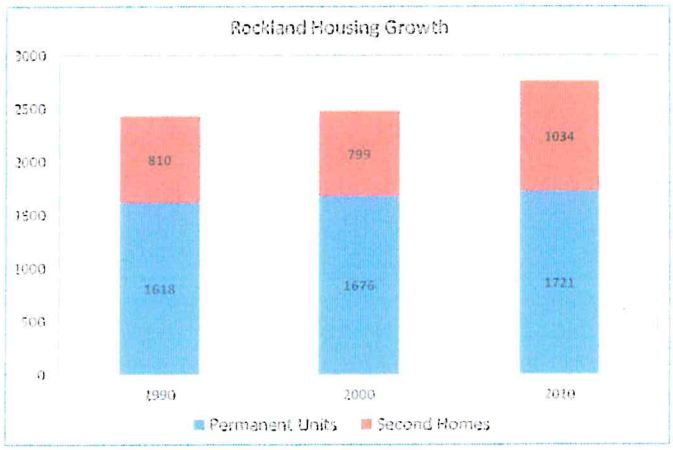
Rockland's growth rate in housing units has approximated that of Sullivan County and adjoining towns (Table 4-1). From 2014-17, the Town averaged 8 building permits issued for residential housing.[2]

Table 4-1

Municipality	2000	2010	Percent Change
Rockland	2475	2755	11.3
Sullivan County	44730	49186	10.0
Fremont	1182	1323	11.9
Callicoon	1797	2003	11.5
Liberty	5350	5495	2.7
Neversink	1960	2045	4.3
Hardenburgh	275	344	25.1
Denning	517	531	2.7
Andes	1326	1459	10.0
Colchester	1587	1822	15.0

Housing Units 2000 and 2010 Rockland, Adjoining Towns, and Sullivan County (US Census)

Table 4-2



(US Census)

In terms of the median value of housing in the county and surrounding towns, Rockland falls some $40,000 [avg. = $180,670 or $32,670 below] below the average estimate (Table 4-3). Residential real estate transactions in the Town illustrate wide range of values and a median that is also below the US Census estimated average in 2014 (Table 4-4).

[1] Sullivan County Real Property Tax Services.

[2] Town of Rockland Code Enforcement.

Table 4-3

	Estimate
Rockland	148,000
Sullivan County	168,000
Fremont	192,700
Callicoon	201,400
Liberty	141,700
Neversink	169,700
Denning	223,800
Hardenburgh	241,700
Andes	188,300
Colchester	131,400

Table 4-4

Total Homes Sold: 136		
	List Price	Sold
Highest	750,000	705,000
Lowest	14,000	10,000
Avg.	168,184	151,859
Total $	22,873,134	20,652,950
Median	137,000	120,000

Town of Rockland Home Sales 2012-2016
(RM Farm Real Estate/ MLS Listings.)

4.2.1 *Affordable Housing*

For affordable housing, the primary indicator sets a threshold of 30 percent of household income spent on housing costs. Households at or above the 30 percent mark are not considered affordable. According to census estimates, Rockland exhibits elevated percentages of the population exceeding the 30% mark within the two lowest income brackets for both owners and renters (Table 4-5).

These statistics are reinforced in a 2014 study by the NYS Office of the Comptroller (OSC) that published county level affordability threshold rankings (for both homeowner and rental households) for the State's 62 counties.[3] In 2012, 34.9% of homeowner households and 51% of renter households were above the 30% affordability threshold. These percentages ranked Sullivan County 50th (homeowner households) and 48th (renter households), both in the lowest quartile. Both of these percentages increased in the 2000-12 period; 7.2 for homeowners and 9.1 for renters. The study further ranked counties within a severe housing



Sherwood Heights senior housing



Hemlock Ridge low-income housing

[3] Housing Affordability in New York State, March 2014. NYS Office of the State Comptroller.

cost burden category, meaning more than 50% of household income is spent on housing costs. At 26.8%, Sullivan County ranked 34th for rental households and 53rd for owner household at 17%.

While the challenges of affordable housing are impactful statewide, the trends illustrated in the data are concerning for the town of Rockland and Sullivan County. As noted in the OSC paper, there are many factors influencing the affordability equation, as well as associated results that affect economic growth. For example, lack of affordable housing can impact the ability of employers to create and sustain a workforce. And with less available financial resources for households to spend or invest in other needs comes the influence to locate in areas where housing costs are more affordable. Rockland, however, has many assets that attract and sustain residents, and these can be leveraged along with targeted strategies to offset the factors influencing affordability.

Table 4-5

	Occupied housing units	% Occupied housing units	Owner-occupied housing units	% Owner-occupied housing units	Renter-occupied housing units	% Renter-occupied housing units
	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate
Occupied housing units	1,527	1,527	1,064	1,064	463	463
MONTHLY HOUSING COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME IN THE PAST 12 MONTHS						
Less than $20,000	227	14.9%	142	13.3%	85	18.4%
Less than 20 percent	12	0.8%	12	1.1%	0	0.0%
20 to 29 percent	33	2.2%	27	2.5%	6	1.3%
30 percent or more	182	11.9%	103	9.7%	79	17.1%
$20,000 to $34,999	245	16.0%	169	15.9%	76	16.4%
Less than 20 percent	53	3.5%	53	5.0%	0	0.0%
20 to 29 percent	40	2.6%	40	3.8%	0	0.0%
30 percent or more	152	10.0%	76	7.1%	76	16.4%
$35,000 to $49,999	180	11.8%	111	10.4%	69	14.9%
Less than 20 percent	76	5.0%	50	4.7%	26	5.6%
20 to 29 percent	46	3.0%	21	2.0%	25	5.4%
30 percent or more	58	3.8%	40	3.8%	18	3.9%
$50,000 to $74,999	255	16.7%	201	18.9%	54	11.7%
Less than 20 percent	137	9.0%	101	9.5%	36	7.8%
20 to 29 percent	58	3.8%	40	3.8%	18	3.9%
30 percent or more	60	3.9%	60	5.6%	0	0.0%
$75,000 or more	480	31.4%	430	40.4%	50	10.8%
Less than 20 percent	419	27.4%	369	34.7%	50	10.8%
20 to 29 percent	55	3.6%	55	5.2%	0	0.0%
30 percent or more	6	0.4%	6	0.6%	0	0.0%
Zero or negative income	11	0.7%	11	1.0%	0	0.0%
No cash rent	129	8.4%	(X)	(X)	129	27.9%

4.2.2 *Second Homeowners*

As shown in Table 4-2, second homeowners account for a sizeable portion of the number of growing homes in Rockland. Sullivan County conducted a second homeowner study in 2008 that revealed many important characteristics of second homeowners that are useful as the Town plans for its future.[4]

The results of the study indicate that during the period from 2001 to 2007, the County experienced a 65 percent increase in second home ownership, with the number of second homeowners rising from 6,089 to 10,085. An additional 6,196 people with a full-time residence outside the county owned vacant land in the county.

Key findings of the study show that Rockland had the third highest percentage (11.2) of second homeowners among the county's municipalities. Countywide, the median number of years that second homeowners have owned their homes was 16, and almost 90% indicated that they will not sell their home in the near future. However, only 16% intended to become full-time residents and 29% plan to retire to their home in the county. The study further notes that natural amenities drew the greatest percentage of respondents to the county (62.8% cited scenery and surroundings, 46.5% cited geographic location, and 43.6% cited air and water quality).

Also yielded were survey results on purchasing and travel behavior, philanthropic giving, income levels, and frequency of stays. On the subject of community attributes, the topic 'scenic and visual quality' was ranked highest at 85.8%, while the cell phone service was most frequently cited as "poor" or "needs improvement" at 58.7%.

4.2.3 *Hamlet Areas*

The major hamlets – Livingston Manor and Roscoe – offer a range of benefits to residents and visitors. These compact, historic downtowns are walkable, provide direct access to goods, services, transportation, and amenities, and they strengthen the community through social interaction and events. They serve as mixed-use hubs for the Town, which has not experienced automobile-oriented commercial sprawl. Sustaining these land-use patterns and the vibrancy of the hamlets requires a range of strategies. The hamlets are not without challenges, including vacant buildings and storefronts. Hamlets are also high priority areas for higher speed internet access.

Sustaining the mixed-use strengths of these downtowns involves the integration of residential space. There are opportunities for affordable housing and investments for residential projects. More residential uses help support hamlet businesses and events and can extend the hours of main street activities. Participants at the hamlet visioning workshops identified vacant buildings as a challenge to increased revitalization. Historic preservation tax credits, main street programs, and related funding sources for housing are among the resources that can help meet these challenges.

[4] 2008 Second Home Owner Study: Assessing Attitudes, Consumer Behavior, and Housing Tenure among Second Home Owners in Sullivan County. Sullivan County Division of Planning and Environmental Management.



Rural single-family home (White Roe Lake Road)



Hamlet single-family home (Lew Beach)

4.2.4 *Rural Areas*

Residential uses in the outlying portions of the Town offer privacy on larger lots and closer connections with streams, forests, and preserved public land. Accommodating residential development in these areas while maintaining the character of the Town is largely a function of land use regulations that are crafted to help strike this balance.

4.3 Recommendations

Strategy 1 Increase affordable housing in the community.

Action 1.1 *Explore the adoption of inclusionary and incentive zoning to facilitate the provision of affordable housing.*

Action 1.2 *Pursue funding and assistance programs to provide or facilitate affordable housing with NYS Homes and Community Renewal, Sullivan County, and other partnering agencies and organizations.*

Action 1.3 *Invite speakers from assistance-providing agencies or organizations and examine successful affordable housing projects in other communities.*

Action 1.4 *Explore the creation of a non-profit housing organization to elevate the provision of programs to serve housing needs.* With focused resources, such as needs assessments and grant writing, eligible homeowners can receive home repair grants, or first-time homebuyers can receive incentive packages to ease the costs of home ownership and maintenance. The creation of a service providing organization could be considered in partnership with adjacent municipalities and/ or Sullivan County.

Action 1.5 *Consider appointing an affordable housing committee.*

Action 1.6 *In coordination with other recommendations of this section, ensure that zoning regulations enable accessory dwelling units, apartments, and multiple family dwelling units in areas where they will benefit the community and help meet housing needs.*

Strategy 2 Enhance housing opportunities in hamlet areas

Action 2.1 *Ensure that land use regulations support and encourage mixed uses, accessory apartments, and other opportunities for residential uses in and around the hamlets.*

Action 2.2 *Encourage residential housing in and adjacent to hamlets and explore opportunities and programs for redevelopment and investment in housing stock, such as the Sullivan County Land Bank Corporation.*

Action 2.3 *Facilitate awareness of requirements, including the NYS Uniform Fire Prevention and Building Code, for renovation of hamlet structures for residential and mixed uses.*

Action 2.4 *Continue to enhance the attractiveness of hamlet areas through property maintenance regulations, beautification projects, and similar efforts.*

Action 2.5 *Promote connections between hamlets, adjacent neighborhoods, and nearby amenities, including parks and trails.*

Strategy 3 Balance growth with community character in rural areas

Action 3.1 *Revise conservation subdivision regulations to strengthen the protection of open space and sensitive environmental resources.* Improve options for open space ownership and management; and provide less costly, efficient patterns of development.

Action 3.2 *Revise and improve planned unit development (PUD) regulations to facilitate mixed use and encourage innovative development opportunities.*

Action 3.3 *Review and revise subdivision regulations to help ensure that the quality of residential developments provides neighborhood amenities and blends with the character of the community.*

Action 3.4 *Assess the effectiveness of property maintenance regulations in sustaining rural character and revise accordingly.*

Strategy 4 Encourage the use of sustainable standards for new residential development.

Action 4.1 *New residential developments, as well as Town facilities, should be encouraged to meet standards of the LEED (Leadership in Energy and Environmental Design) Green Building Rating System(r).* LEED is a voluntary, consensus-based national standard for developing high-performance, sustainable buildings. Sustainable elements may include, but not limited to, water saving devices, Energy Star-compliant roofing materials, and energy efficiency.

SECTION 5 – COMMERCIAL AREAS

5.1 Goals

> To preserve the architectural heritage of hamlet business districts.

> To expand sidewalk networks to create walkable communities.

> To mitigate flooding in hamlet business districts.

5.2 Summary of Existing Conditions

A relatively small percentage of Rockland is currently zoned for intensive commercial use. There are two commercial zones, each of which allows for various principal permitted and special uses. These zones consist of the GB, General Business District and the NB, Neighborhood Business District (see Figure 3-4, Zoning Districts in Section 3, Setting). While the RC, R1 and R2 zones also allow for certain commercial uses, the focus of this section is on the GB and NB commercial zones.

The GB general business zones primarily exist in the hamlets of Roscoe and Livingston Manor. While a small GB zone is located in the hamlet of Lew Beach, the only commercial building there is a general store/gas station. The GB zone provides a principal area for a wide variety of commercial uses such as mixed-use buildings, office, retail, restaurant, essential services and light manufacturing. The NB neighborhood business zones are located near or adjacent to the GB zones in Roscoe and Livingston Manor. The NB zone allows many of the same uses as the GB zone though some uses such as light manufacturing are currently not allowed. Both the GB and NB zones allow one and two family dwellings as well as multi-family dwellings.

Most property parcels in the GB and NB zones have municipal water and sewer service, though some parcels only have one of these services but not both (see figures 6-3 and 6-4 in Section 6, Community Services). Maintaining this infrastructure is critical to attracting and retaining new and existing businesses.



GB Zone, Downtown Business District, Livingston Manor



GB Zone, Downtown Business District, Roscoe



NB Zone, Commercial Brewery, Roscoe



GB Zone, Commercial Mixed-Use, Livingston Manor



GB Zone, Commercial Lodging, Roscoe



GB Zone, Commercial Retail, Livingston Manor

Both Livingston Manor and Roscoe have vibrant Downtown business districts each with a variety of stores that serve Town residents and the increasing number of tourists visiting the area. These include antique shops, bakery, grocery, bed & breakfast establishments, sporting goods stores (including fly-fishing specialty shops), restaurants, pharmacy, flower shop, breweries, distillery, professional services, specialty retail shops and more. These business establishments provide an attractive downtown shopping experience for both local residents and visitors.

The Downtown districts also serve as the cultural and civic centers of the Town. They host numerous community events and cultural activities such as the annual Trout Parade in Livingston Manor and the Fourth of July celebration in Roscoe. The Catskill Arts Center and Rockland Town Hall are located in Livingston Manor, while the RRFD Community Center and O&W Railway Museum are located in Roscoe. Both Downtowns are home to a public library and a post office. These civic and cultural places draw people downtown which in turn promotes business activity as well as a positive business climate. Taken together, the civic, cultural and commercial activities in both hamlets create an attractive downtown destination *and* provide the Town with a strong sense of community place that it otherwise would not have.

5.3 Marketing

Due to its location as the western gateway to recreational opportunities in Catskill Park and to its position as a world class fly-fishing destination, the Town often benefits from media exposure including social media. Within the past year, the Wall Street Journal and New York Post have each featured lengthy

articles about the Town's fly-fishing opportunities.[1] The *Lonely Planet*, a well known travel guide, named the Catskills as the second best travel destination in the world for 2019. Airbnb named the Catskill Mountains/Hudson Valley region as one of its top nineteen world-wide travel destinations for 2019 based, in part, on a 100% increase in regional bookings over 2018. The Town's new breweries, distillery and several lodging establishments have also been the subject of media attention over recent years. Often the most effective form of marketing is simple word of mouth, including social media reviews from visiting tourists. All of this media activity represents valuable free advertising that reaches a national and world-wide audience. This exposure, coupled with tourism promotions by the Sullivan County Visitors Association and those of the Livingston Manor and Roscoe chambers of commerce, has resulted in an increase in the number of tourists visiting Rockland in recent years. This includes New York City millennials seeking green open spaces and increasing numbers of women and couples who have discovered the joys of fly-fishing. Increased tourism translates into a boost in economic activity for the business community.

The Town and its business community should continue to work together to support existing local events that draw people Downtown, such as the annual Trout Parade in Livingston Manor. The business community should continue to coordinate local marketing initiatives and downtown street enhancements such as seasonal street decorations and planter boxes. The Town and business community should explore new strategies that draw people to the Downtown areas. For example, the Town could seek to refresh the pavilion at Renaissance Park and use it to stage summer concerts that would draw people downtown. A mobile phone application that displays Downtown destinations, activities and events could be developed and bundled with the wayfinding application discussed in Section 9, Transportation. A community activities portal could be added to the Town's website to promote destinations, activities and events.

5.4 Downtown appearance and walkability.

Creating an attractive Downtown appearance through streetscapes and facades requires careful planning and design execution. Many commercial buildings in Livingston Manor and Roscoe respect the historic facade architecture, but others do not. And yet, it is their historic architecture that makes these business districts visually unique and attractive destinations. Preserving and enhancing the historic architectural heritage of both districts would greatly add to their overall allure to residents and visitors alike. Going forward, there are steps that would enhance the architectural atmosphere and overall attractiveness of the Downtown districts.

5.4.1 *New development and redevelopment*

There are several sites in the GB and NB zones that are suitable for development or redevelopment. Establishing a set of design standards would help to assure that any new or renovated structures conform with the architectural atmosphere of other buildings. For example, the Wayne Bank pictured on the next

[1] Dunn, Elizabeth. "A Stress-Free Weekend in the Catskills." Wall Street Journal, June 15, 2018.
Steussy, Lauren. "Hooked." New York Post, June 23, 2018.
Steussy, Lauren. "Goin' Up Country." New York Post, July 21, 2018.



Former First National Bank (Stewart Avenue, Roscoe)



Wayne Bank (Stewart Avenue, Roscoe)

page, while nice in appearance, does not reflect the Downtown architectural atmosphere. However, renovations to the former First National Bank, located just down the street, mostly preserved the building's historic heritage and is harmonious with adjacent architecture.

The Dollar General store pictured below attempts to fit in with the historic heritage, but its style still reflects that of a chain store and its signage – including roadside signage pictured on page 5.6 – does not reflect the historic atmosphere. The Chinese restaurant pictured below is an example of a facade that does not fit the architectural atmosphere, while the Brandenberg Bakery and Manor Pharmacy are examples of previously renovated buildings that are compatible with the Downtown atmosphere.



Dollar General (Main Street, Livingston Manor)



Chinatown Kitchen (Main Street, Livingston Manor)



Manor Pharmacy (Main Street, Livingston Manor)



Brandenberg Bakery (Main Street, Livingston Manor)

This is not to say that new buildings or old facades with no particular character worth preserving should be designed to "look old" in rigid conformity with existing historic styles. In these cases, both historic and more contemporary designs could be considered. Designs should be compatible with their surroundings, but do not necessarily have to be substantially historic in character. As noted above, the Manor Pharmacy represents a renovation that is harmonious with other buildings but not historic in appearance like the Brandenburg Bakery.

In general, new structures and renovations to existing buildings should respect the architecture of the building and/or the surrounding architectural atmosphere. Renovations that mask historic elements of a façade worth preserving should be discouraged. Renovations that remove a false façade to reveal a period façade underneath that is worth preserving should be encouraged.

The proposed River Walk Trail in downtown Livingston Manor will run along the Willowemoc Creek in back of several commercial buildings. This will create opportunities to improve the rear facades of those structures in order to create a more aesthetically pleasing view from the walkway. It could also be an opportunity to create rear entrances to existing businesses and outdoor communal areas that would enhance the attractiveness of the Downtown business district.

Developing a set of design guidelines would help to preserve the architectural integrity of existing buildings (including Downtown residences) and assure that new structures would complement the overall architectural heritage of the Downtown districts. These same guidelines (or others) could also encourage new civic, cultural and commercial developments to meet LEED (Leadership in Energy and Environmental Design) standards. Green Building Rating System(r). LEED is a voluntary, consensus-based national standard for developing high-performance, sustainable buildings.

5.4.2 *Informational kiosks and commercial signage*

Information kiosks in Roscoe and Livingston Manor (pictured below) are generally attractive in appearance and provide useful information about the communities they serve. The Town should continue to maintain them and routinely update their information to keep it current. Many store fronts in both hamlets serve as informal kiosks by posting community event information in their display windows.



Information Kiosk (Old Route. 17, Roscoe)



Information Kiosk (Main Street, Livingston Manor)



Gateway sign, (Route 17 exit ramp, Livingston Manor)



Cluttered, difficult to read signage,
(White Roe Lake Road / Old Route 17 intersect)



Wildlife Gift Shop, Livingston Manor



Dollar General, Livingston Manor



Willow Creek Falls B&B, Livingston Manor

Gateway signage to Roscoe and Livingston Manor (pictured above) is attractive, easy to read and expresses a sense of community pride and historic perspective. Other hamlet signage, however, can be cluttered, difficult to read and not in keeping with the historic heritage of the Downtown business districts. For example, the Dollar General street sign (pictured above) appears too large and does not reflect the architectural heritage of Downtown Livingston Manor, while signage for the Wildlife Gift Shop and the Willow Creek Falls B&B respects that heritage. The Town should review and update (if necessary) existing signage standards in conjunction with the building design guidelines recommended above.

5.4.3 *Sidewalks and crosswalks*

As discussed in Section 9, Transportation, there is a need to expand the sidewalk network and improve crosswalk safety in Roscoe and Livingston Manor. The discussion here is meant to supplement discussion of this topic in Section 9.

Design guidelines for sidewalks, crosswalks and street lighting should be developed and coordinated with the building design guidelines discussed above.

Sidewalks. Hamlet neighborhoods in Roscoe and Livingston Manor lack sidewalks which causes residents to walk in the street in order to reach Downtown sidewalk networks. In some cases, existing Downtown sidewalks do not extend to all businesses. For example, the Dollar General store in Livingston Manor is

not connected to the sidewalk network which forces pedestrians (some of whom are low-income and may not own a car) to walk on the edge of the road in order to reach the store. Seniors living in the Sherwood Heights senior housing complex must walk a short distance on the edge of Old Route 17 before reaching a sidewalk connected to downtown shopping on Main Street. Short sidewalk extensions would solve both of these pedestrian safety issues. Expanding sidewalk networks over time in both hamlets would improve pedestrian safety and convenience *and* begin to balance pedestrian and vehicular access to Downtown areas.

Crosswalks. The recent increase in tourists visiting downtown Livingston Manor and Roscoe has caused issues with pedestrian jaywalking in traffic due, in part, to a lack of clearly marked crosswalks. This situation is exacerbated by the long distance between crosswalk intersections on business corridor streets in both hamlets (see picture below). Adding a mid-block crosswalk would help discourage jaywalking by offering a convenient mid-block place to cross the street. As discussed in Section 9, Transportation, incorporating clearly marked crosswalks with ADA compliant ramps to the street network would further improve overall pedestrian safety and convenience.



Long distance between crosswalk intersections (Main Street, Livingston Manor)



Example of a mid-block crosswalk (Village of Goshen, NY)

5.5 Parking

Increased tourism has caused a shortage of vehicular parking in Roscoe and Livingston Manor especially on weekends during the peak tourist season. In Livingston Manor, this situation will be exacerbated when the proposed O&W rail trail is completed. The Town should explore ways to add additional parking in both Downtown areas. This could involve adding designated parking spaces on side streets and entering into parking arrangements with churches and banks that have specific hours of use. When their parking spaces are not needed, they could be used to supplement hamlet parking through a shared parking arraignment. While vacant lots in Downtown areas can be tempting to repurpose as parking lots, careful consideration should first be given to their potential use as viable building sites that could enhance the business community and add to the commercial tax base. Parking issues are also discussed in Section 9, Transportation.

5.6 Flooding

The downtown business districts of Roscoe and Livingston Manor have been historically subject to

periodic flooding caused by streams which overtop their banks during heavy rain events. The mitigation of flooding in both hamlets are priority projects for the Town. Information about flood mitigation in the hamlets may be found on the Town's website (www.townofrocklandny.com).

In Livingston Manor, the Willowemoc Creek and Little Beaverkill stream flow through the hamlet and converge near Renaissance Park. During heavy rain events, the Willowemoc is unable to absorb all of the flow from the Little Beaverkill which causes both streams to overtop their banks and flood downtown Main Street and several side streets. Depending on the flood's high point, a number of commercial buildings are vulnerable to interior flood damage. The Town is currently working with the U.S. Army Corps of Engineers the mitigate the flooding issue.

In Roscoe, a stream is piped under the hamlet's downtown area and outfalls to the Willowemoc Creek. During heavy rain events the Willowemoc cannot absorb all the flow from this stream causing water to backup and overtop the stream bank at the other end of the pipe. These flood waters then flow down Stewart Avenue and other streets in the downtown business center. The Town and Sullivan County are working together to mitigate these flood events and initial efforts have met with success.

5.7 Recommendations

Strategy 1 Continue to maintain infrastructure serving the NB and GB zones.

Action 1.1 *Continue to maintain streets and roadways in the NB and GB zones.*

Action 1.2 *Continue to maintain municipal water and sewer systems serving the NB and GB zones and incorporate flood resiliency measures into these systems as warranted.*

Action 1.3 *Continue to maintain street lighting in the NB and GB zones and seek to incorporate energy saving measures such as adding LED lighting to street lamps.*

Strategy 2 Maintain civic and cultural elements in Downtown business districts.

Action 2.1 *Work to keep government buildings, libraries and cultural attractions located within Downtown business districts.* These civic and cultural elements act to draw people to Downtown businesses and create a community sense of place.

Action 2.2 *Maintain a dialog with cultural and community service entities so the Town is aware of their physical space and/or program needs.*

Action 2.3 *Continue to hold community events to attract people to Downtown businesses and to cultivate a sense of community place.* A special events portal could be established on the Town's website to promote community events. Social media could also be utilized for this purpose.

Strategy 3 Continue to promote the Town as a world class tourist destination.

Action 3.1 *Continue to work with the Sullivan County Visitors Association on tourism marketing initiatives.*

Action 3.2 *Continue to support marketing initiatives by the Livingston Manor and Roscoe Chambers of Commerce.* For example, the chambers' jointly produce an annual "Visitors Guide" magazine promoting the Town's many attractions and businesses.

Priority Action 3.3 ***Continue to explore new means, such as social media, mobile phone apps and the Town's website to promote the town as a tourist destination and as a place to live and start a business.*** This would include promoting Town events and activities for residents and visitors of all ages.

Strategy 4 Preserve the historic architectural heritage of Downtown business centers.

Action 4.1 *Establish commercial design guidelines and/or development standards for the NB and GB zones as well as for all other zoning districts which allow commercial enterprises.* Such guidelines would, in part, focus on Downtown business centers in Roscoe and Livingston Manor. Guidelines would encompass new and existing structures, change of use, expansion, building façade renovations, building orientation, exterior lighting, signage, landscaping, awnings, mechanical equipment (such as air conditioners, photovoltaic cells and satellite dishes), signage, building maintenance and other factors. A Town Board established ad hoc committee with assistance from a design professional is one option to facilitate this recommendation.

Action 4.2 *Review and update (if necessary) signage ordinances and regulations for the NB and GB zones, as well as for all other zones which allow commercial enterprises.* Downtown hamlet signage should be in keeping with the historic architectural atmosphere. Signage regulations should be considered within the context of commercial design guidelines recommended in Action 4.1 above.

Action 4.3 *Conduct a signage audit to assess the need to improve Downtown signage to locations such as municipal parking, museums, parks, community health center, and libraries.*

Action 4.4 *Continue to promote dark sky lighting standards in the Town's zoning law.* Modern society requires outdoor lighting for a variety of needs including safety and commerce. To minimize harmful effects of light pollution, lighting should, in part, be no brighter than necessary, only lights the intended area, and is fully shielded (pointing downward).

Action 4.5 *Review commercial property maintenance regulations and revise if necessary.* Vacant structures and empty lots in particular can quickly become eyesores and detract from the attractiveness of adjacent areas and downtown business centers.

Action 4.6 *Seek governmental and private sector funding to develop building design and signage guidelines.*

Strategy 5 Maintain and enhance Town gateway signage from Route 17 interchanges and work to identify new gateway signage locations.

Action 5.1 *Maintain and enhance Route 17 gateway signage.* These sites should be treated as important focal points welcoming people into the community. Simple landscaping enhancements would improve the already attractive gateway signs. Reduce signage clutter where it exists at these sites and incorporate uncluttered wayfinding signage to centers and destinations.

Action 5.2 *Work to identify new gateway locations for comprehensive improvement projects to include aesthetic landscape treatment, coordinated signage, and interpretive opportunities related to attractions in the Town and the Catskill Park.*

Strategy 6 Encourage the use of sustainability standards and for new and existing commercial development.

Action 6.1 *New and existing commercial developments, as well Town facilities, should be encouraged to meet standards of the LEED (Leadership in Energy and Environmental Design Green Building Rating System(r).* LEED is a voluntary, consensus-based national standard for developing high-performance, sustainable buildings. Sustainable elements may include, but not limited to, water saving devices, Energy Star-compliant roofing materials, and energy efficiency.

Strategy 7 Create an interconnected sidewalk network in Roscoe and Livingston Manor.

Priority Action 7.1 ***Conduct an audit to identify sidewalks/crosswalks in need of maintenance or replacement and identify locations where new sidewalks and crosswalks are needed.***

Priority Action 7.2 ***Incorporate clearly marked, ADA compliant crosswalks into the sidewalk network.***

Action 7.3 *Explore opportunities to create shared bikeways and walkways.*

Action 7.4 *Expand the hamlets' sidewalk networks over time to connect neighborhoods with Downtown businesses, parks, schools, libraries, places of worship and other destinations.*

Action 7.5 *When hamlet streets are repaved or resurfaced, consider adding accommodations for pedestrians and cyclists such as sidewalks, bike lanes or widened shoulders*

Action 7.6 *Establish sidewalk, crosswalk and street lighting design guidelines.* Such guidelines would consider the needs of all users including pedestrians, bicyclists and people of all ages and abilities, including children, senior citizens, and persons with disabilities.

Action 7.7 *Seek governmental and private sector funding assistance to expand sidewalk networks.*

Strategy 8 Increase vehicular parking opportunities in Roscoe and Livingston Manor.

Action 8.1 *Explore adding designated parking on Downtown side streets.*

Priority Action 8.2 ***Explore adding parking areas in Livingston Manor near the trailhead of the proposed O&W rail trail, which trailhead will be adjacent to Rotary Park.*** When completed, the trail is expected to draw heavy use by tourists and local residents. Convenient parking near the trailhead would help to mitigate existing parking issues in Downtown Livingston Manor.

Action 8.3 *Explore shared parking arrangements with underutilized parking areas.* For example, churches and banks have specific hours of use and when not needed their parking spaces could be used to supplement Downtown hamlet parking through parking arrangements.

Action 8.4 *Coordinate with Sullivan County and/or private businesses to explore adding van service to bring tourists from overnight destinations such as hotels and B&Bs to Downtown business centers in Livingston Manor and Roscoe.* This would reduce vehicular traffic in the hamlets and help to relieve any shortage of public parking. Some local wedding reception venues already offer this service to and from hotels, motels and B&Bs.

Strategy 9 Mitigate flooding events in downtown Roscoe and Livingston Manor.

Priority Action 9.1 ***Continue to work with the U.S. Army Corps of Engineers to mitigate flooding in downtown Livingston Manor.***

Priority **Action 9.2** ***Review storm water planning and design criteria and update the same (if necessary) to ensure that new or expansion uses do not create new flooding problems.*** Such design criteria could help to mitigate existing flood problems.

Action 9.3 *Continue to work with Sullivan County to mitigate flooding if it should reoccur in downtown Roscoe.*

Priority **Action 9.4** ***The Town should participate in Sullivan County's upcoming climate change Resiliency Plan.*** The plan will assist the Town in tackling issues related to climate change such as flooding.

Action 9.5 *Seek governmental and private sector funding assistance to implement flood mitigation measures in both hamlets.*

SECTION 6 – COMMUNITY SERVICES

6.1 Goals

> To maintain Rockland's high level of public safety and health services.

> To maintain the public infrastructure and make improvements when needed.

> To provide library services that meet changing needs of the community.

6.2 Summary of Existing Conditions

6.2.1 Local service providers

6.2.1.1 *Police Services*

Presently, the Town of Rockland does not have its own police department, but is policed by the New York State Troopers, Troop F, the New York Department of Environmental Conservation Police and Forest Rangers, and the Sullivan County Sheriff's Office. Troop F is headquartered in the Orange County town of Wallkill and maintains a substation in the hamlet of Roscoe, while the NYSDEC police and forest rangers are based at the NYSDEC Region 3 offices in New Paltz, N.Y. The Sullivan County Sheriff's office is based in Monticello and maintains a substation at Rockland Town Hall. Rockland's residents are generally satisfied with the current level of police protection.

The need to provide police protection is a public policy matter and is also based upon the public's sense of security and response time to incidents. Depending on the amount of future growth that occurs in the Town, including growth of the tourist industry, the demand by local residents for additional police protection may increase. The Town should continue to coordinate with law enforcement agencies on the service needs of the community.

6.2.1.2 *Fire and Emergency Medical Services*

The Town of Rockland has three fire districts each with its own volunteer fire department (see Figure 6-1, Fire Districts). The Livingston Manor Fire District serves the southern half of the Town and has one station house with some 48 active volunteers, one pumper truck, a tanker truck, a combo pumper/tanker truck, a heavy utility truck, a brush truck, and one small utility truck. The Roscoe-Rockland Fire District serves the southwestern part of the Town and has one station house with some 60 active volunteers, one ladder truck, two pumper engines, a heavy utility truck, a heavy rescue truck, a tanker truck, a utility vehicle and one boat. The Beaverkill Valley Fire District serves the northern part of the Town and has one station house with some 20 active volunteers and one pumper engine, two tanker trucks and a utility vehicle.

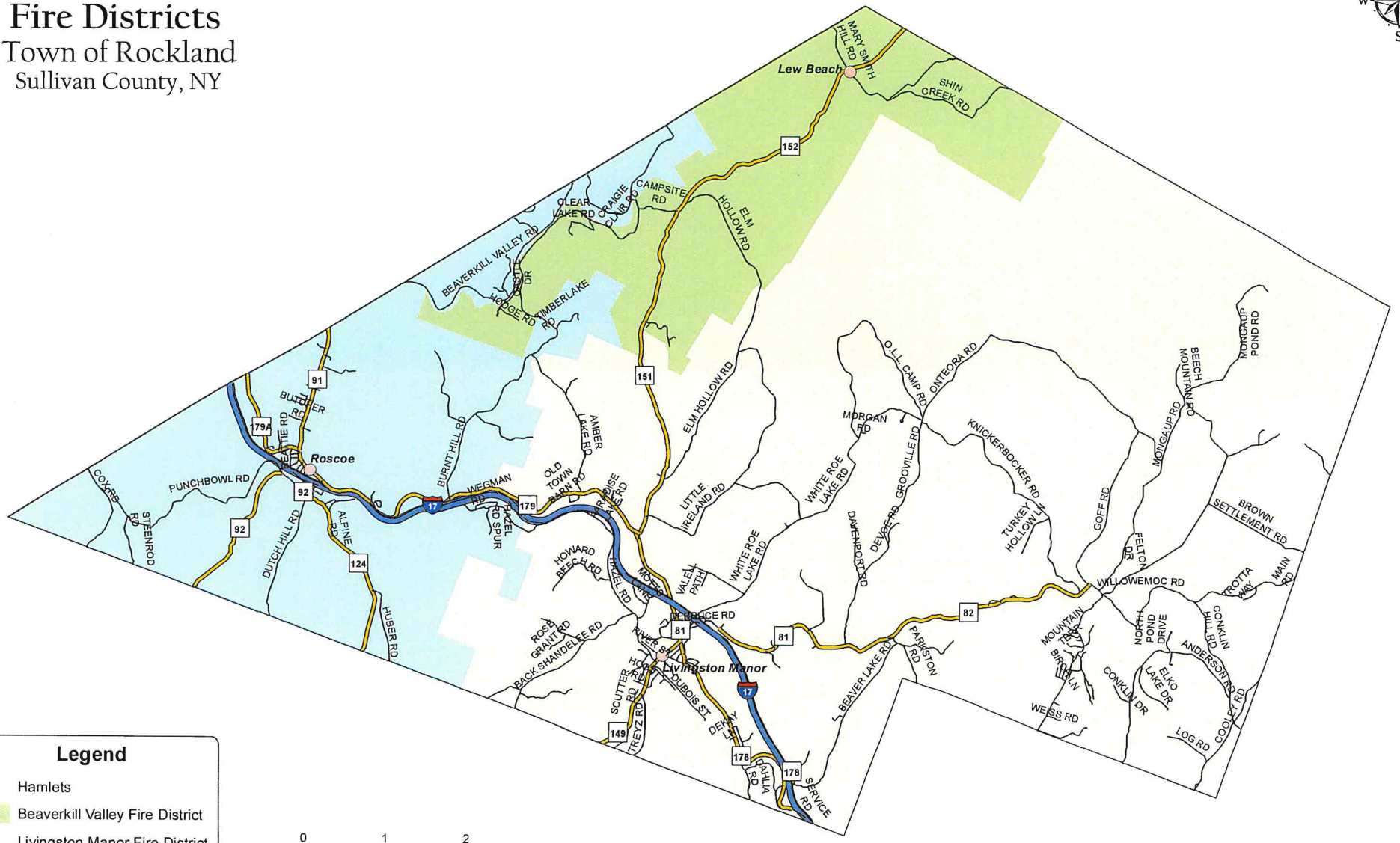
The three fire districts currently meet the needs of the community. However, pressures on volunteers in the districts to appropriately staff calls and provide adequate service may increase, especially if the Town's population begins to increase and/or as the commercial sectors continue to grow. The Town

Figure 6-1

Fire Districts

Town of Rockland

Sullivan County, NY



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Livingston Manor Fire District



Roscoe/Rockland Fire District

should continue to monitor growth in all three fire districts. As the Town grows, so too will the need for fire protection service.

Emergency ambulance services for Rockland are provided by MobileMedic EMS a privately owned commercial paramedic service serving Sullivan County and surrounding areas. MobileMedic provides Basic and Advanced Life Support services. The Town is also served by the Roscoe & Rockland Volunteer Ambulance Corps and the Livingston Manor Volunteer Ambulance Corps.

6.2.1.3 *Hospitals and Healthcare Care Providers*

The nearby Catskill Regional Medical Center (CRMC) provides convenient hospital care for Rockland's residents. The hospital has 218 beds, 17 emergency treatment bays and a helipad. The CRMC operates an Urgent Care facility in the Village of Monticello. Within Rockland there are two primary care medical clinics – one in Livingston Manor run by CRMC and another in Roscoe run by the UHS Delaware Valley Hospital.

There is a wide array of healthcare providers located within the Town and in the surrounding area. These range from sole practice and small group providers to large medical care groups such as Crystal Run Healthcare and the Catskill Regional Medical Group which is affiliated with CRMC.

There is a need to provide broadband internet service to all rural areas of the Town to facilitate access to a


Beaverkill Valley Fire District


Livingston Manor Volunteer Ambulance Corps