

2025 Supplement to the Town of Rockland Comprehensive Plan

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I. Introduction

Since the adoption of its 2020 comprehensive plan, the Town of Rockland experienced an unprecedented growth in tourism, new business ventures, land-use applications, and building permits for residential construction. These recent conditions shifted development patterns, demographic density and demand for municipal services, requiring the adoption of a limited land use moratorium in June 2024 (Appendix F. – Moratorium Local Law) to assess necessary updates to allow for sustainable and balanced growth. The Town Board was charged with the evaluation and adoption of revisions to the Town's Comprehensive Plan, Zoning Law, Subdivision Law, and other land use regulations to address these new circumstances that require more advanced regulatory tools. The town board assigned the already active Zoning Review Committee (ZRC) to lead the process of achieving the objectives of the moratorium.

II. Summary of the Zoning Review Committee's Work

Since the adoption of the moratorium, eighteen ZRC meetings were held, attended by the formally appointed voting members of the committee, a land-use planning consultant hired to assist the ZRC, and several community leaders and residents, all of whom were afforded the opportunity to speak. The ZRC also offered several workshops led by speakers with expertise on affordable housing, agriculture, water resources, and county planning. All meetings were open to the public and included the option to join via the Zoom platform.

The committee reviewed the 2020 comprehensive plan, beginning with the plan's vision.

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.

Now, in 2025, the Town reaffirms this vision and recognizes that focused, collaborative, and continuous effort beyond this supplement is required to achieve it. Implementation of action-oriented strategies through a variety of fronts, including but not limited to climate-change adaptation, innovative land use practices, open space conservation, affordable housing, and energy-efficient construction, are necessary to preserve the unique and highly-valued characteristics of the Town of Rockland

Upon the ZRC's recommendation, the Town Board adopts this 2025 Supplement to the Town of Rockland Comprehensive Plan to satisfy the planning requirements set forth in the moratorium. This comprehensive plan supplement, along with the adoption of the land use amendments (Local Law No. 2, 2025) terminate the moratorium. The Town Board contemplates a complete revision of the comprehensive plan will be undertaken within two-to-three years to incorporate more current census and background data and comprehensively reevaluate the goals, strategies, and actions of the several topics not included in the scope of this moratorium. The Town intends to incorporate the invaluable information to be provided by several county-level plans currently in process and listed below. Once completed, these plans will offer guidance for the Town of Rockland to better align its local planning policies and actions with Sullivan County and embark upon intermunicipal efforts with neighboring towns.

The ZRC also noted that the majority of implementation strategies (Section 13 of the 2020 Comprehensive Plan) are assigned to the Town Board. With multiple responsibilities already associated with its core duties, the Town Board will continue to recruit interested parties and build capacity via committees and focus groups to design and propose related recommendations to the Board for approval and implementation. For example, during the moratorium, the Town Board appointed an Affordable Housing Committee (renamed Pro Housing Committee), who has already undertaken research, engaged in partnerships, and identified support programs to benefit the Town. This supplement also puts forth the creation of another critical group, the Conservation Advisory Council, to assist in matters related to natural resource preservation and balanced growth.

III. 2025 Amendments to the 2020 Comprehensive Plan

Amendments to the 2020 Comprehensive Plan focus on the Recommendations/ Strategy/ Actions of each section of the Plan. While all amendments are necessary to implement the new land use law, Sections 4-Residential, 8-Environmental, and 12-Land Use were the primary focus, being directly related to the purpose and findings set forth in the moratorium. As revised, they provide the basis for the amended land use regulations, along with the minor amendments in other plan sections. When the complete update of the 2020 Comprehensive Plan is undertaken, expected by 2028, all sections will be assessed more thoroughly. This will include the recommendations, strategies and actions of Section 13 – Implementation of the 2020 Comprehensive Plan that were not revised or removed as per this update; they remain in the Plan and accordingly are not included in this Supplement.

IV. Land Use Regulation Amendments

Primary areas of revisions to land use regulations:

- Timber harvesting

- Conservation Subdivision
- Land Clearing
- Land Disturbance on Steep Slopes
- Higher Elevation Land Activities
- Adjustments to the Schedule of District Regulations
- Minor Changes to the Subdivision Regulations

V. County Plans

Many of the plans listed below will be completed before the Town of Rockland undertakes its complete revision of the 2020 Comprehensive Plan, thereby providing invaluable direction and organization for the Town’s comprehensive plan update. In working to realize the goals and objectives of these county plans and those of the town of Rockland, the Town will consider opportunities for working intermunicipally and with new private and public partners.

Status of County Plans (July 2025) (*Some plans dependent on future funding.)

Bike and Ped Plan (in progress)

Countywide Assessment of Potable and Wastewater Infrastructure (in progress)

Aquifer study (approved and funded)

Mongaup Watershed Management Plan (Planned)

Hazard Mitigation Plan (in progress)

Countywide Parks and Recreation Plan (in progress)

County Comprehensive Plan (Planned – last plan completed in 2005)

Resiliency Plan (recently completed)

Ag and Farmland Protection Plan (2026)

Comprehensive Housing Strategy (2022)

Sullivan O&W Rail Trail Feasibility Study (2019) and supplement for Parksville to Livingston Manor (2022)

Coordinated Transportation Plan update (planned – original done 2015)

Open Space Protection Plan (2008)

Agriculture and Farmland Protection Plan (2014)

VI. Summary of significant actions, accomplishments, and changes since the adoption of the Town of Rockland Comprehensive Plan (2020)

Several projects and programs have been launched or accomplished since 2020, including but not limited to the following.

- Adoption of zoning amendments on subjects that include camping facilities, storage containers, food trucks, and short-term rentals.
- Climate Smart Community designation under New York State’s Climate Smart Communities program (2021)
- Sullivan O&W Rail Trail. Significant progress has been made on the reopening and resurfacing of this corridor. Seven segments of trail in Sullivan and Orange Counties, ranging from 1.1 to 14.1 miles in length and totaling almost 30 miles are open to the public. Once completed (with design plans well underway), the westernmost point will be located in Livingston Manor and will offer many tourism, recreation, and business opportunities.

- Riverwalk. Drawings for this path, which is to be located behind the businesses on the north side of Main St. Livingston Manor, were produced in 2024. The Town applied for a New York State Forward Grant, and a Riverwalk Committee was appointed by the Town Board in early 2025.
- School District Merger. In December 2024, the communities of Roscoe and Livingston Manor approved the merging of their two school districts into the new Rockland Central School District.
- Library Consolidation. In 2025, the Roscoe Free Library and the Livingston Manor Library formally merged into one library with two branches.
- Appointment of an Affordable Housing Community (2025); renamed the Pro Housing Committee, and Town certification as a NYS Pro Housing Community.
- Creation of the Roundtop Trail, a hiking trail adjacent to Livingston Manor with a view overlooking the hamlet.
- Periodic flooding events have underscored the flood-related recommendations of the comprehensive plan.

VII. Amendments to the Recommendations/ Strategy/ Actions in the topical sections of the 2020 Comprehensive Plan

Section 4 – Residential

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.*

2025 Recommendation: Retain this action and revise as follows:

Continue to explore the adoption of inclusionary and incentive zoning to facilitate the provision of affordable housing.

Summary: The ZRC hosted two affordable housing experts at separate meetings. One of the experts explained these tools and illustrated how they can work in conjunction with cluster development. The planning consultant provided more detailed information, including sample local laws and a summary of the state statute. The consensus reached is that these are positive tools that should continue to be considered as the Town engages further in affordable housing and land use amendment efforts.

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.*

2025 Recommendation: Retain this action and revise as follows:

Continue to 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.

Summary: The appointment of the Town Affordable Housing Committee – now known as the Pro Housing Committee -- (discussed below) allows for greater focus to be directed toward funding sources, particularly since the Town of Rockland is now certified as a NYS Pro Housing Community. Certification enables the town to apply to key discretionary funding programs, including the Downtown Revitalization Initiative (DRI), the NY Forward program, the Regional Council Capital Fund, capital projects from the Market New York program, the Mid-Hudson Momentum Fund, and the Public Transportation Modernization Enhancement Program (MEP).

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

2025 Recommendation: Retain this action.

The first speaker, Steve Rosenberg, Hudson Valley Alliance for Housing and Conservation, shared several examples of successful partnerships that demonstrated the opportunities of integrating open space protection with affordable housing. The second speaker, Adam Bosch, President & CEO of Hudson Valley Patterns for Progress, gave a comprehensive slide presentation that included demographics and statistics from the region, economic and cost of living factors, the roles of land use tools, and successful precedents. The Pro Housing Committee is coordinating further communication with experts.

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.*

2025 Recommendation: Amend this action with the following addition:

Support and facilitate connections between the recently formed Catskill Community Land Trust and the Town of Rockland Pro Housing Committee to continue to advance solutions for the Town's affordable housing needs.

Summary: Formed in June 2025, the Catskills Community Land Trust's mission is to hold and develop land as a shared asset to build and preserve affordable

homes. The Trust's vision is to build upon the historic and natural beauty of our area by constructing and upgrading homes so that they are green, healthy and beautiful places to live. We have the space, the creativity, and the will to work as a community to make housing affordable and sustainable for everyone.

Prior to its official formation and to help guide its policies and projects, a Housing Needs Assessment Survey was conducted among various stakeholders in the Town and the greater community. The Trust's pilot project, in the Town of Rockland, is the design and construction of a two-family rental home. It will include local skills, labor, and materials.

Action 1.5 *Consider appointing an affordable housing committee.*
2025 Recommendation: Amend this action as follows:

Continue to support the Town of Rockland Pro Housing Committee as it identifies project sites, explores successful precedent projects and partnerships, and pursues funding opportunities.

Summary: During ZRC meetings within the moratorium period, the provision of affordable housing was frequently discussed. Community members expressed interest in the formation of an affordable housing committee. A resolution was drafted, and in February 2025 the town board adopted the resolution, and the Town of Rockland Affordable Housing Committee was created. The committee, renamed the Pro Housing Committee, has met several times, and is considering a formal housing study and seeking inventory mapping assistance from the county to help identify potential project sites. The committee, who will report to the town board periodically, is also exploring other avenues for the provision of housing, including potential incentives for short-term rental owners to convert to long-term rentals.

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.*

Recommendation: Retain this action and amend as follows:

In coordination with other recommendations of this section, continue to explore how zoning can accommodate housing capacity using accessory dwelling units, apartments, and multiple family dwelling units in areas where they will benefit the community.

The ZRC has discussed the potential use of accessory dwelling units (ADUs) in depth. The zoning law does not allow ADUs, in part due to the ongoing enforcement of related residential violations, including unsafe and abandoned

buildings and substandard property maintenance. The ZRC agreed to refer the ADU topic to the Pro Housing Committee for additional research and eventual re-discussion by the ZRC.

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.*

Recommendation: Retain this action and amend as follows.

Continue to explore how land use regulations can support and encourage mixed uses, accessory apartments, and other opportunities for residential uses in and around the hamlets.

Strategy 3 Balance growth with community character in rural areas

Action 3.1 *Adopt 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.

Recommendation: Retain this action with the following addition:

Continue to explore ways 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.*

Recommendation: Remove this action.

The ZRC considered the use of the planned unit development tool and decided to recommend its removal from the zoning law.

SECTION 8 - ENVIRONMENTAL RESOURCES

8.3 Recommendations

Several of the recommendations of this section have important connections with those in Section 12 –Land Use.

Strategy 1 Take proactive steps to protect and sustain environmental resources.

- Action 1.1 *Establish a Conservation Advisory Council (see town of Tusten local law) to oversee assessments, evaluations, and programming related to natural resource assets, conservation strategies, and development projects. Comprised of at least three and not more than nine members representing the Town's various communities, create a council to meet regularly and lead various programming related to conservation and natural assets.*
- Action 1.2 *Seek grant funding to work with Sullivan County and other partners to conduct a natural/environmental resource asset inventory to focus on the Town and one or more neighboring municipalities. Such a study with accompanying maps would, in part, help to guide the Town's future land use changes as well as assist in habitat protection and identifying areas that are more, or less, suitable for development. Some tools to assist in this endeavor are NYS' Environmental Resource Mapper, Floodplain Maps, Soil Surveys. Sullivan County GIS personnel could also assist in creating relevant maps. Grant programs to help fund the project should be explored with the county. Align with the County as they pursue their county-wide Open Space Plan to create a Town of Rockland Open Space Plan.*
- Action 1.3.1 *Encourage Sullivan County to consider an open space bond issue to fund purchases of scenic easements and acquire floodplains and other environmentally sensitive areas; and Support Sullivan County in pursuing to consider a county-wide Community Preservation Act an open space bond issue to fund purchases of scenic easements and acquire floodplains and other environmentally sensitive areas. Through a Town referendum, pursue Community Preservation Funding program through a real property transfer tax on real estate sales to support the purchase of development rights and preservation of important, sensitive or otherwise valuable open space, including working lands of agriculture and forestry practices.*
- Action 1.4 *Develop regulations to manage commercial water extraction enterprises in the Town.*
- Action 1.5 *Explore the creation of a purchase of development rights program through the passage of a real estate transfer tax via the Community Preservation Act, as well as related strategies to help protect open lands and guide density toward areas on sewer and water infrastructure. Recruit the assistance of professional experts to help determine options for implementation.*

Strategy 2 Encourage stream appreciation and protection through the Conservation Advisory Council (CAC) and related means.

- Action 2.1 *Consider developing a stream enhancement program that protects, highlights and encourages use of the Town's streams while mitigating flooding problems and enhancing water quality. Through the CAC and in partnership with environmental and government organizations, establish programming to identify and protect various stream benefits - habitat, climate mitigation, recreation, aesthetics, property value, etc.*

- Action 2.2 *Seek to make available at town hall and other public locations, including the town website, educational guidance materials relating to stream stewardship and best streamside management practices.* This material could come from sources such as Trout Unlimited, NYS DEC, US ACOE and the Natural Resource Conservation Council and would be targeted at property owners in general and homeowners in particular. The CAC should explore partnerships, grants and other strategies to support the aggregation and dissemination of this material.
- Action 2.3 *Continue to build awareness of the location of the floodplains in the Town.* Make access to maps readily available on town website and hard copies as well as reference other county and state sites. Consider installing flood line markers in highly populated areas within the floodway and flood plain.
- Action 2.4 ***Explore the potential to prohibit land clearing and encourage tree restoration along riparian buffers. Areas that benefit most from replanting diverse tree species are those along streams and rivers. And they are the areas that suffer most from tree removal.***

Strategy 3 Help ensure long-term quality of individual onsite septic systems.

- Action 3.1 *Adopt a septic district maintenance law to require that septic systems are pumped and inspected on a periodic basis.* This may involve the creation of a special district(s) to generate the resources to operate this environmental protection program.

Strategy 4 Pursue initiatives and practices to mitigate flooding and flood damage.

- Action 4.1 *Continue to improve stream corridor management to reduce the practical effects of flooding by removing obstacles to free stream flow without dredging.*
The Town of Rockland received a Resilient NY grant to conduct a flood study in collaboration with Trout Unlimited and the Army Corps of Engineers. The result is a model for a re-engineered floodway that leverages the school property to reduce flood depth by as much as two feet in the hamlet of Livingston Manor.
- Action 4.2 Review the new New York State wetlands regulations and assess their impact on Town land use. Integrated resources that identify the Informational Freshwater Wetlands Mapping (new non-regulatory map) into planning board reviews. Require applicants to identify wetlands on site plan, special use permit, and subdivision applications. Provide guidance to make this information available to the public, e.g. on the Town website. The newly mapped wetlands are available on New York State’s Environmental Resource Mapper website (gisservices.dec.ny.gov/gis/erm/). A new publication has been issued by Hudson Valley Patterns for Progress (www.patterns-for-progress.org), *Getting Your Feet Wet; Exploring New York States Updated Freshwater Wetland Regulations*. There are numerous wetlands throughout that Town that are both integral to the water quality and help to mitigate flooding.

Priority Action 4.4 *Develop building and infrastructure regulations for lands characterized by slopes.* Special attention should be given to prevent runoff and downstream

flooding from any development on these lands. Consideration should be given to limiting or preventing construction on slopes over a certain percentage. The town is incorporating steep slopes (slopes above 15% grade) language in its revised land use regulations, as well as guidance on timber harvesting and its impact on waterways.

SECTION 11 – AGRICULTURE

11.4 Recommendations

Strategy 1 **Coordinate the implementation of strategies in this section with Sullivan County’s farmland protection plan.**

Action 1.3 *Consider the formation of an Agriculture Working Group to help lead the implementation of recommendations in this Section 11 - Agriculture. This group could consist of members from two or more municipalities in the county.*

Action 1.4 *Encourage applications for inclusion into Agricultural District 4 Sullivan County. Inclusion for eligible properties in the County’s Agricultural District 4 provides multiple benefits for the landowner and the community. Create awareness of such benefits through materials and workshops in conjunction with Cornell Cooperative Extension.*

SECTION 12 – LAND USE

12.7 Recommendations

Many of the land-use recommendations that follow have relationships with those found in other sections. For example, design guidelines relate to historic preservation; complete streets to transportation; and several regulatory measures to environmental resource protection.

Strategy 1 **Continue to review and improve as necessary land use regulations on a regular basis.**

In 2024 the Town identified environmental concerns associated with land use development and passed a moratorium on major developments and subdivisions. The moratorium enabled the town to undertake a review of the comprehensive plan and land use regulations in order to update, amend, and adopt changes that better address the town’s needs in terms of accommodating land use development and ensuring environmental protection.

Action 1.1 *Continue to involve the ZRC in reviewing and developing improvements to the Town’s land use regulations for adoption.*

Action 1.2 *Focus on “hot button” emerging topics and identified priorities for revising regulations. These topics may include, but not be limited to short-term rentals, traffic impact analyses, and adoption of campground regulations, and nonconforming use provisions. Topics of focus during the 2024-25 moratorium period have included rural conservation, steep slopes, ridgeline protection, and housing access and density.*

Action 1.3 *Improve conservation subdivision/ cluster development regulations by integrating more detailed review procedures, illustrated guidance materials, provisions for determining calculations for buildable and unbuildable areas, and open space ownership options. The town has integrated these components and has enabled conservation subdivisions to occur anywhere in the RC district for subdivisions with five or more lots.*

Strategy 2 Adopt guidelines with illustrations to complement land use regulations and help sustain the historic, rural character of the community.

Action 2.1 *Work to develop and integrate design guidelines within the zoning law and connect these with the site plan review and special use permit review processes. Consider applying these guidelines to all commercial development throughout the Town. Guideline elements include overall site design, parking and landscape layout, best site practices for stormwater mitigation, lighting, architectural materials and form, signage, and historical preservation. During the moratorium period the town developed ridgeline protection regulations (for certain activities above 1600’) and integrated NYS Forestry Best Management Practices Field Guide into timber harvesting regulations.*

Action 2.2 *Work to adopt a set of illustrated rural siting guidelines to include elements that are intended to mitigate the visual or environmental impacts of residential development and may be arranged in a preferred vs. discouraged format. Elements include cut-and-fill, driveway placement, tree preservation, and the choice of architectural features. Such guidelines could be adopted as a handbook, separate from regulations.*

Strategy 3 Undertake planning and policy initiatives to assist in the long-term implementation of land use recommendations.

Action 3.1 *Conduct a scenic resources inventory and analysis to support the ridgeline protection overlay district.*

Action 3.2 *Explore undertaking a buildout and fiscal analysis study to better understand the benefits and drawbacks of long-term growth scenarios and to further implement the goals and objectives of this plan.*

Action 3.3 *Explore adopting a Complete Streets resolution to help direct policy and increase eligibility for funding sources. Also explore resources for and examples of integrating Complete Streets principles into the site plan review process to encourage pedestrian friendly design. NYSDOT has a webpage for Complete Streets, including a link to a range of resolutions adopted by municipalities. (www.dot.ny.gov/programs/completestreets)*

Action 3.4 *Explore strategies to support climate resilience including forest land expansion and protection.* The CAC shall work with experts and stakeholders to create and seek funding for an “Open Space and Recreation Plan” to serve as a roadmap for the Town to advance natural resource management through various projects and programs, (including but not limited to reforestation efforts, purchase of ecologically sensitive lands, and alignment with the goals of the NYS 30x30 Initiative.)

Strategy 4 Develop and adopt regulations for floodplain and stormwater protection

Priority Action 4.1 *Adopt regulations for land clearing and development on steep slopes to mitigate stormwater runoff impacts that can negatively affect water quality, harm unique ecosystems and exacerbate flooding.* During the moratorium period, the ZRC developed regulations for land clearing and development on steep slopes and incorporated these regulations into the local zoning law.

Action 4.2 *Integrate incentives within land use regulations for development projects that reduce the overall amount of stormwater runoff such that post-development runoff amounts are less than predevelopment amounts.* This type of incentive will be considered by the Pro Housing Committee and the CAC as the town explores the use of Incentive Zoning in other areas, such as affordable housing.

Action 4.3 *Work to ensure that the requirements and amounts for professional fees to assist in the review of projects are sufficient in meeting the needs of the Town.* For example, the involvement of a Certified Professional in Erosion and Sediment Control (CPESC) or similarly qualified professional can ensure that the standards of the NYS Stormwater Design Manual are being adhered to.

Action 4.4 *Explore creating a stream corridor overlay district with protective buffers that include limitations on development, land clearing activities, and storage of materials.* This action, which can be led by the CAC, will afford greater protection of the Town’s water resources. Undertaking a Natural Resource Inventory prior to considering such a district and related land use tools, e.g. a lake overlay district, will create a sound planning basis for regulatory amendments.

Priority Action 4.5 *With input from the forest industry, work to develop a local timber harvesting permit that requires site plan review and integrates NYS Best Management Practices for Water Quality and other guidance.* This will help to ensure logging operations do not create adverse environmental impacts such as stormwater runoff, impacts on Town roads, and sedimentation of streams. During the moratorium period the town considered a range of options and adopted a new supplementary regulation that incorporates the use of best management practices as per NYS DEC and partners and identifies other potential requirements for timber harvesting operations.

Strategy 5 Examine options to increase protections for the larger lakes within the north central portion of the Town and integrate the same within land use regulations.

Action 5.1 *Explore through the CAC (via a Natural Resource Inventory) the creation of a lake overlay district with specific development standards such as buffers, heightened septic system design standards, building height limitations, and increased minimum lot sizes.*

Action 5.2 *Consider provisions for lake access, including minimum lot frontage, limited public access, limitations on the number of boats per lot, and requiring accessory use permits for all new boat docks, such that lake use does not exceed carrying capacity.*

Strategy 6 Take advantage of land-use training and other topical session opportunities that will fulfill the Planning and Zoning Boards' of annual training requirements and benefit the community.

Action 6.1 *Coordinate with Sullivan County and other providers to have training topics that are related to the implementation of this plan. Such topics could include Conservation Subdivision, Design Guidelines, Historic Preservation, and Complete Streets.*

Strategy 7 Explore the creation of an Official Map

New York Town Law §270 permits a town to create an Official Map indicating proposed roadway, sewage and water infrastructure, and other public facilities. The map can be a useful and effective tool for implementing a Comprehensive Plan by reserving future development sites and rights-of-way. In addition, development cannot take place in a way that does not conform to the public facilities set forth on the Official Map. This aspect provides a rare level of certainty and stability to the development process.

Appendix F. – Moratorium Local Law >>>