

Lumberland Comprehensive Plan Update

2016



**This project was assisted by a grant from the
Upper Delaware Council, Narrowsburg, NY 12764**

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Introduction

Purpose

A comprehensive plan is created through a process that identifies community goals and aspirations with respect to community development. The Plan then dictates public policy in terms of transportation, utilities, land use, recreation, and housing, and also sets forth other action items that the community hopes to accomplish. The Town of Lumberland last completed this process in 2008. Because the population, goals and issues facing a community change over time, the comprehensive plan needs to be updated or redone regularly. This document is an update to the 2008 Comprehensive Plan for the Town of Lumberland.



Several issues in the Town precipitated this update. In the implementation of the 2008 Plan, there were specific areas that needed more definition. To address those issues and to advance tasks that were completed, the Town decided to update the 2008 Plan. This update will identify any changes in population or vision in the community while seeking to identify where consensus is on the particular issues facing the Town.

Process

The Town appointed a committee in the spring of 2016 and brought on the Sullivan County Division of Planning and Environmental Management (SCDPEM) to serve as technical consultant for the process. To gather information and opinions from the Town's residents, the team conducted a survey using both a hard copy mailed to a random sampling of Town residents and a link posted for any resident to go on line and complete. A public workshop was held in June 2016 to reach more people and focus in more closely on some of the survey results. Census data was compiled to update the demographics to reflect the 2010 Census and American Community Survey. These results were compared to the 2008 Comprehensive Plan. Goals and strategies identified in the 2008 Comprehensive Plan were compared to the new data, and where vision, population, and new initiatives were identified, they were updated in this document. The Update

Historical Background of the Town

The historical and architectural resources of Lumberland are rich and diverse in character. These resources are important to the Town and are highlighted in the 2008 Comprehensive Plan. Since the plan was completed brochures and with signs were completed by the Town Historian, and the resulting Zoning included a historic overlay district. Additionally, there is a robust collection of historic information in the Glen Spey Museum located in the Town Hall. See Appendix for more information on the history of Lumberland.

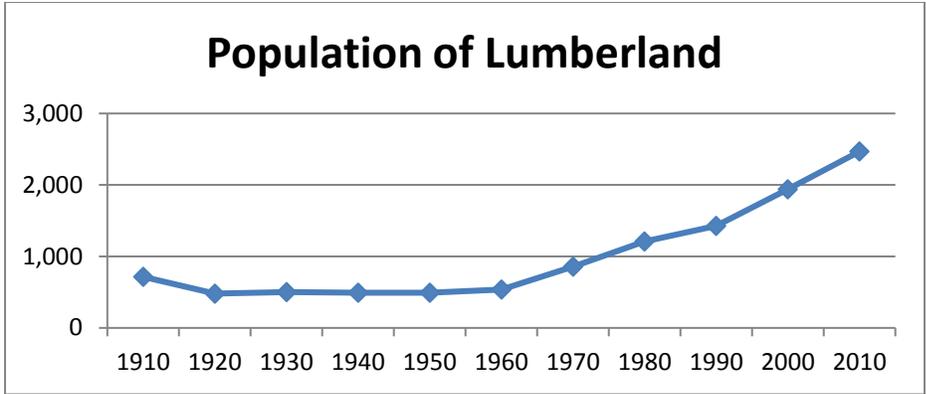
Area-Wide Demographics and Trends

Population

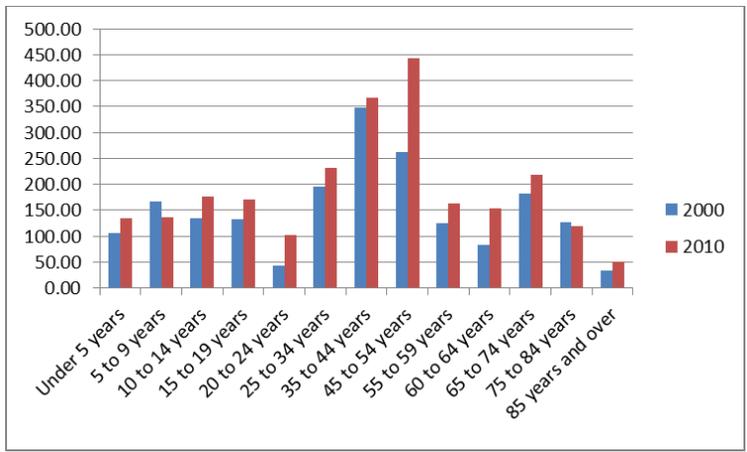
According to the 2010 Census the total population of the Town of Lumberland was 2,468. Lumberland's population grew in the ten years between the 2000 to 2010 Censuses and continued to outpace the population growth of Sullivan County. The percentage of persons identifying as white increased to 98.8% in 2010 from 95% in 2000.

Total Population	1980	1990	2000	2010	1980 – 1990 Change	1990 – 2000 Change	2000- 2010 Change
Lumberland Town	1,210	1,425	1,939	2,468	17.8%	36.0%	27.2%
Sullivan County	65,155	69,277	73,966	77,547	6.3%	6.7%	4.8%

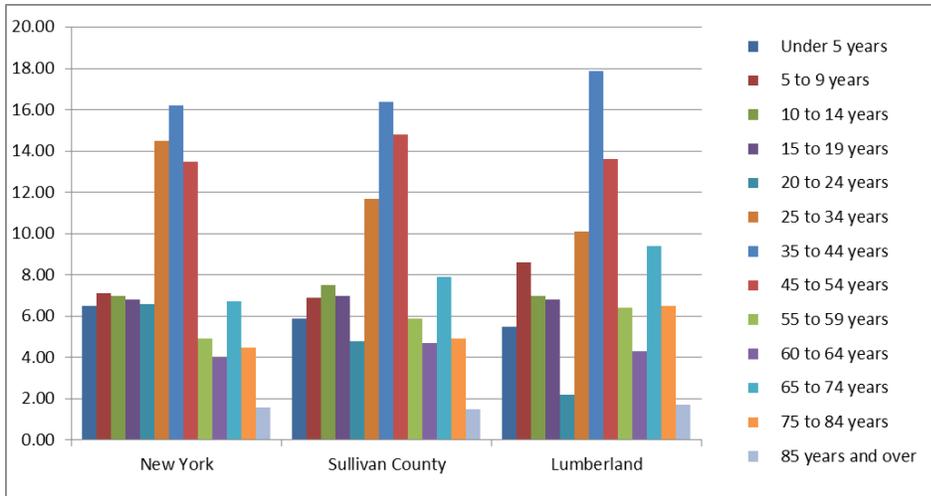
Source: U.S. Census Bureau



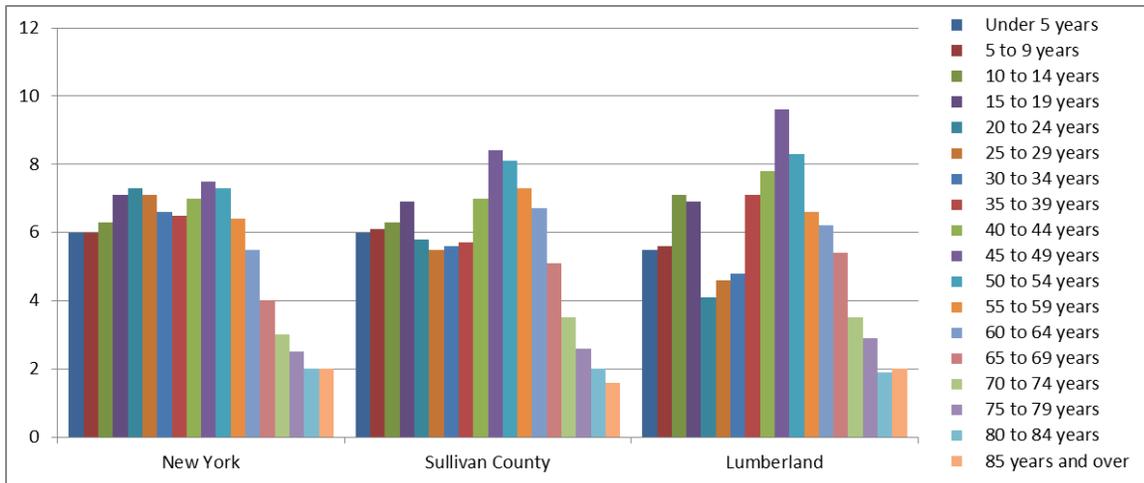
The age distribution as seen in age cohorts from 2000 to 2010 show Lumberland increasing in the 45-54 year old age group, and small gains in all other cohorts except the 5 to 9 and 75 to 84 year age ranges, where there were small decreases in number. There was a notable increase in the 20 to 24 year cohort, which is the age range the community had concerns about maintaining.



Population Cohorts Census 2000

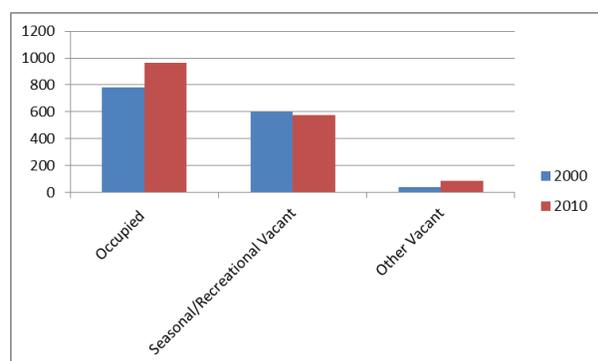
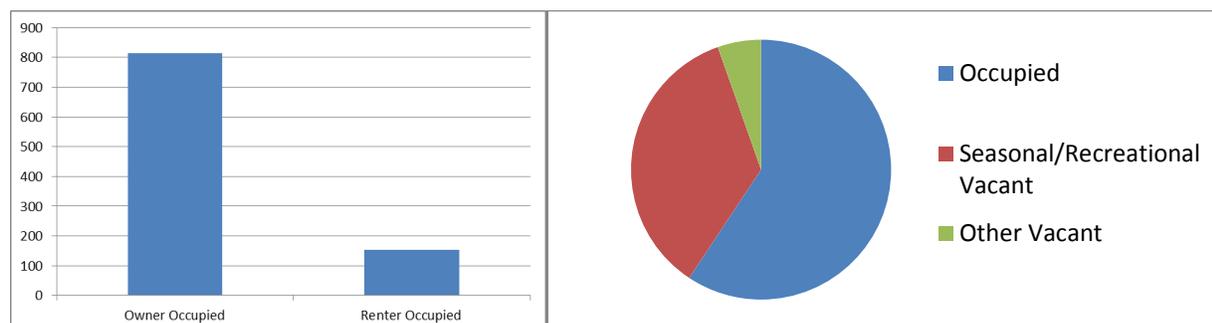


Population Cohorts Census 2010



Housing

According to the 2010 Census, the total number of housing units in Lumberland was 1,630, an increase from the 1,419 units recorded in 2000. It is a twenty-seven percent (27%) increase from the 1990 Census (1,276) and a 51% increase from the 1980 Census (1,079). In 2000, eighty-two percent (82%) of total housing units were owner-occupied and in 2010 that rose to 84%. Additionally, the number of seasonal homes decreased, as did the percentage of seasonal homes as a component of the overall housing stock. The number of vacant units also increased from 2000 to 2010.

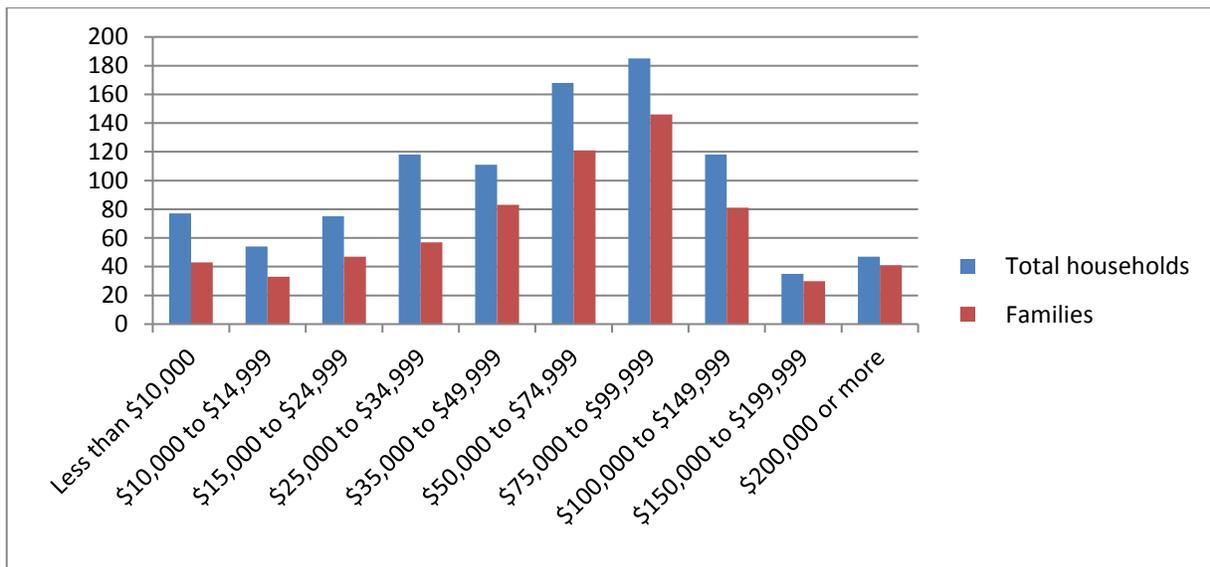
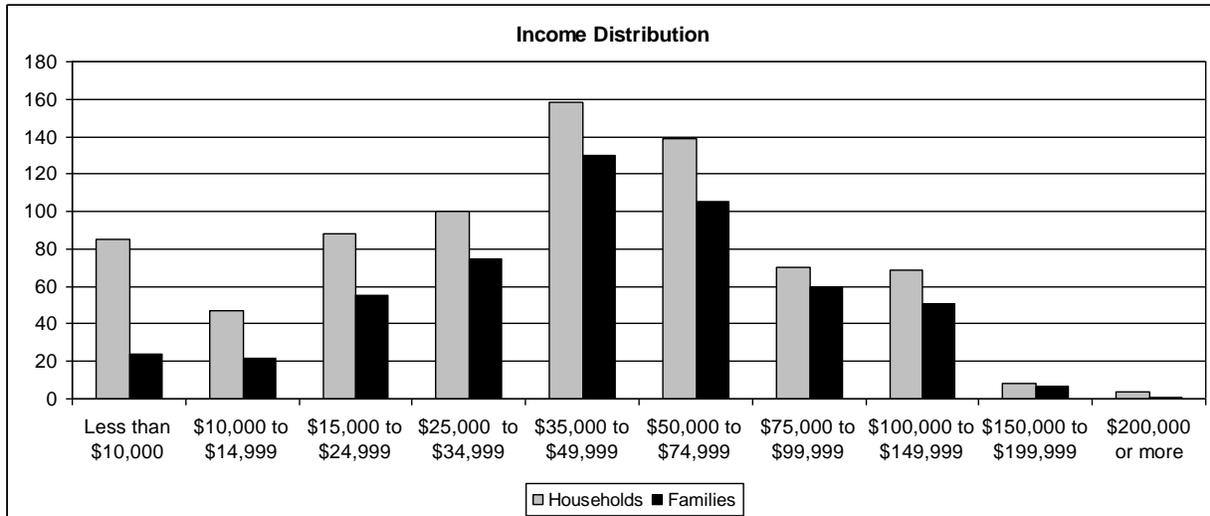


Employment and Income

Data from the 2014 American Community Survey of the Census Bureau shows fifty seven percent (57%) of the town population is in the workforce, compared with fifty nine percent (59%) from 2000. The ACS also shows unemployment at 8.6%, an increase from three percent (3.4%) unemployed in 2000. While this change is of concern, in the context of the national, state and county perspective it isn't disproportionate.

The median household income recorded in the 2000 Census was \$42,625 and the ACS shows a substantial increase to \$61,250. This figure is 28% higher than the median household income for the entire County. A household is

defined as all the people who occupy a housing unit as their usual place of residence. The median family income was \$68,952, close to twenty-four percent (24%) higher than the median family income for Sullivan County. A family is defined as a group of two or more people who reside together and who are related by birth, marriage, or adoption.



Over twelve percent (12.5%) in the ACS for 2014 compared with percent (8.7%) of families in 2000 Census for the Town are below the poverty level. Appendix C offers detailed US Census information on Lumberland's demographics, as well as selected social, economic and housing characteristics.

Survey Data

A survey was developed and administered by the Lumberland Comprehensive Plan Update Committee during the

spring of 2016. It aimed to gather input on various issues from the Town's residents to assist in developing key goals and recommendations for the Comprehensive Plan Update. Results were used to formulate recommendations for the Comprehensive Plan. A copy of the survey and an analysis are provided in Appendix A.

Existing Zoning and Land Use

The major tools that communities use to manage land use are comprehensive planning, zoning ordinances, subdivision regulations, and growth management policies. A key component of successful land use management is an effective structure to administer and enforce these tools. Lumberland seeks land use regulations that strike a fair and reasonable balance between private property rights and community interests.

Currently, Lumberland has seven zoning districts: Black Forest, Glen Spey, Hillside, Mohican Lake, Mongaup River Valley, River Hamlet and Rural Residential. Additionally, there are five overlay districts applicable by geography or land attributes: Flood Plain, Mohican Lake Access, Historic, River and Riparian. (see zoning map on page)

These districts allow varying levels of density and variety of uses. The overlay districts are additional requirements to protect assets the Town identified in the last Comprehensive plan such as clean water and historic buildings.

The current typical land use in Lumberland remains large lot single family residential. Two exceptions are the higher density residential area of Mohican Lake and a number of tax-exempt summer camps. Since the last Comprehensive Plan, the Town has retained the few commercial uses, though the ownership has changed in several cases. The combination of tax-exempt land and a nearly non-existent commercial tax base continues to contribute to the misperception that residents of Lumberland pay higher than average real estate taxes for the County. The See through New York Benchmark NY Property Tax database calculates the combined property tax rate and total average property tax bill, including schools and local governments, in every New York locality. Using this database to compare property tax burdens among multiple localities shows that in 2014, Lumberland's tax rate was one of the lowest in Sullivan County, the seventh lowest out of 40 taxing districts in the county. \$3.50 more than the lowest and over \$34 less than the highest (per \$1,000 in assessed value).

Flooding

Lumberland has had a history of flooding. Records recount the "Pumpkin flood" of the 1800's, and some residents still recall the summers of 1955 and 1969 when excessive rainfall caused massive flooding along the Delaware River. Roads and bridges were washed out along Route 97. Hollow Road was a disaster, as cars could not pass and families were stranded.

Then there were three “hundred-year floods” occurred from 2004 to 2007, suggesting that flooding may be a more regular occurrence. However, in the past nine years there has not been any significant flood. Residents and Town Officials are working with Federal Emergency Management Agency (FEMA) to update the flood maps.

Currently, uses that have low flood damage potential and which do not obstruct flood flows may be permitted within Special Flood Hazard Areas to the extent that these uses do not constitute development or substantial improvements to an existing structure and are not otherwise prohibited by any other law. These include:

(1) Agricultural uses such as pasture or grazing, so long as these uses do not require development within the flood plain.

(2) Private and public recreation, such as swimming areas, open space, wildlife or natural preserves, hunting and fishing areas, and hiking and horseback trails, so long as they do not require development within the flood plain.

(3) No uses shall diminish or constrict the capacity of the channel or floodway of any watercourse, or any tributary to the main stream, or any other watercourse, drainage ditch or any other facility or system to discharge the waters from the base flood elevation.

District Plans, Feature Based Development Standards and Policy Guidelines

Consistent with the 2008 Plan, there are several important aspects that guide potential uses of a parcel of land. These are:

Where is it located?

What surrounds it?

What size is it?

What is on it?

What is under it?

Two seemingly identical parcels may end up being suitable for completely different types of development. After completing the 2007 Comprehensive Plan, the Town used this approach for recommendations for balanced growth and conservation using the zoning ordinance and other policy documents. The approach addressed objectives set

forth by the participants of the 2007 Town Survey and Focus Groups. The survey and community outreach work completed for the update upholds this approach. An updated Tasks matrix is located in Appendix A.

District Plan Updates

The following District Plan Updates compare considerations and recommendations to land development and conservation of open space and rural character from the 2008 Comprehensive Plan. Lumberland is comprised of many neighborhood areas such as Pond Eddy and Mohican Lake. What is suitable for Pond Eddy may not be suitable for Mohican Lake. The District Plans made specific recommendations to guide development in every area of the Town, each of which has a unique character and needs in planning and development. The districts identified were as follows:

- Black Forest
- Route 97 Corridor
- Upper Road Historic District
- Glen Spey
- Pond Eddy
- Hillside
- Mohican Lake
- Mongaup River Valley

Those parts of Lumberland without a specific district plan are the areas of general residential development and parcels that are large, privately owned, and generally lightly developed. These areas are similar to the Hillside district. In these areas, like in Hillside, a baseline lot size of not less than 5 acres is still preferred. Other development guidelines for these areas, guidelines such as conservation subdivision requirements, can be found in the “Feature Based Development Standards” and “Policy Guidelines” sections.

Black Forest

As described in the 2008 Comprehensive Plan, Black Forest Colony has its origins in 1936 as the inspiration of Mr. C. K. Froehlich. Froehlich was a well-known member of several German societies in New York City who led tour groups through the Black Forest in Germany. He realized that political tension would make it impossible to travel to Europe. His vision to create a community and retreat for German-Americans here in the States included houses built in the Bavarian style, each surrounded by three acres of land. An additional 800 acres would be reserved for community park purposes. There would be no businesses, only residences, in this pristine forest environment. Groups of people from German community centers in New York City traveled the countryside of New York to find land that resembled the spirit of the original Black Forest. One group led by Edgar Zecher settled near Glen Spey where he became co-founder of the Black Forest Colony.

The building of the colony proceeded slowly, with individual membership and one major purchase of the approximately 2,000 acre MacKenzie Park property for the price of \$25,000. It was a struggle to get the funds together. The depression years were just ending, and the original prospective members were offered membership for three dollars and a certificate promising three acres for two hundred dollars. Bit by bit the Colony formed and on September 21, 1940 the mortgage for the entire Black Forest property had been paid.

Assessment of Current Conditions

Today, the Black Forest Colony is a de facto conservation subdivision, with private roads and a homeowners association which sponsors clubs and social events. There are 50 stockholders of a corporation that owns and manages the common spaces and roads, with a current proposal to change this structure so all homeowners may become shareholders. The common open space is in a Forest Management Program to reduce the taxes.

Land Use

Currently, land uses in the Black Forest Colony are restricted to residential and open space, with no commercial development allowed. Current zoning is "Black Forest District," which is intended to uphold the restrictive covenants built in to the corporation bylaws. Lots are limited in size to a minimum of five acres.

2008 Comprehensive Plan Goals and Tasks

In the 2008 Comprehensive Plan, the recommended task for this district was to use the Black Forest community as

an example of conservation subdivision, and a model for residential growth in the Town. The Goal was to protect open space and reduce Town costs associated with new roads being dedicated to the Town since home owners associations in conservation subdivisions would be made responsible for new roads.

Tasks	Entity Responsible	Timeframe	Priority
District Plans - Black Forest <i>Goal: The Town will promote the Black Forest Colony "blueprint" for future development on soft sites, which are sites that are currently undeveloped but show potential for future development given their size, location and natural characteristics. This will serve several purposes, including: 1) protection of open space through conservation subdivisions and restrictions on permitted land uses; and 2) protect the Town from future expenses for the cost of additional road maintenance, as any roads constructed in similar communities will remain private and be maintained by the homeowners' associations.</i>			
The Town will produce a brochure highlighting the benefits of conservation subdivisions, using the Black Forest Colony as an example. This brochure will be distributed to prospective developers seeking development opportunities in the Town of Lumberland.	Town Board, Town Historian, Planning Board, Code Enforcement	Immediate	medium

The current survey results show that conservation subdivision is only moderately supported in some districts; Hillside and Mongaup River Valley. In the other districts, conservations subdivisions were identified by a small margin as “not appropriate”.

Conservation subdivision is way to preserve open space and rural character. While the preservation of rural character is important to the Town, the method of conservation subdivision is not supported by the public outreach as appropriate for the entire Town and should not be encouraged in all districts.

Updated Recommendations

Make Conservation Subdivision an allowable use only in Hillside and Mongaup River Valley Districts.

The Black Forest Community has an active homeowners association and deed restrictions that govern development in the community. Based on community input, the zoning code should be checked to ensure agreement with the deed restrictions

Route 97 River Corridor

As described in the 2008 Comp Plan, the early roots of the Upper Delaware Scenic Byway, New York State Route 97 (“Scenic Byway”) began with the filled-in remains of the D&H Canal and the creation of a breathtaking motorway along the Upper Delaware River. It was completed in 1939, with a grand opening celebration to commemorate the event. A similar celebration dedicating it a "Scenic Byway" was held in 2002. Scenic Byways in New York State are state designated transportation corridors that are of particular statewide interest due to their scenic, recreational, cultural, natural, historic or archaeological importance. Route 97 serves as a link for the Upper Delaware, showcasing its beauty, history and nature. The beauty, history, and nature is also protected by the National Park

Service (NPS), which has administered this area as the “Upper Delaware National Scenic and Recreational River” since 1978. Both the Scenic Byway and the NPS designations have associated management plans that promote special consideration towards use and development in the corridor. The NPS also has several facilities along the corridor and provides funding for constables. These designations show the importance of the river corridor is not just local, it is statewide and nationwide.

Assessment of Current Conditions

This corridor still has potential for development, with three distinct nodes of development. Since the last comprehensive plan there have been no incidents of major flooding, but several stretches of the corridor are prone to flooding in severe weather conditions. There are many boat rental services along the Delaware River shoreline in Lumberland, but only one public access to the river. The Pond Eddy bridge will be replaced in 2017, and a parcel of river side land owned by Sullivan County is being considered for a river rest stop, which may help the two main businesses located in Pond Eddy. As mentioned, development is already guided by the Scenic Byway and the Upper Delaware River Management Plan. The National Park Service has plans to upgrade its Corwin Farms facility for more public uses. Currently it is used primarily as a ranger station.

Land Use

The current land use is a mix of commercial and residential, with houses and liveries intermingling along the shore of the Delaware River. There are three distinct nodes along the shoreline; Mongaup, where there is public access to the water; Pond Eddy, a hamlet with several churches and a few struggling businesses; and the area just before Knight's Eddy, which is a pocket of commercial development.

2008 Comprehensive Plan Goals and Tasks

District Plans - Route 97 Corridor			
<i>Goal: Retain the scenic beauty of the Route 97 corridor while increasing the opportunities for residents to access the River, and promoting appropriate commercial development. Appropriate development would blend in site design, architecture, environment and use.</i>			
Coordinate with the Upper Delaware Council to enhance river access.	Town Supervisor, Town Board	Ongoing	high
The Town should start a fund to purchase sites when they become available. The County's Endangered Property Protection Program (EPPP) can help fund these purchases. The Town should research whether or not they can get right of first refusal when waterfront parcels come up for sale.	Town Board	Immediate	high
Create a waterfront hiking trail by working with property owners and creating incentives to facilitate this path. A trail can be created with a right of way, where owners retain their property, but allow foot travel across a designated portion of their parcels. Security and maintenance issues can be negotiated along with the incentives. Link this trail to Mongaup trails to create a network.	Form a Committee	Immediate	medium
Work with Pennsylvania and business owners in Pond Eddy to create signage for the hiking trails on the Pennsylvania side of the river. This will help get tourists to stop, and improve the commercial viability of the two businesses, Nolan's and Millbrook.	Town Board, Pennsylvania Department of Transportation, New York State Department of Transportation, Scenic Byway	Immediate/ Long Term	low
Enhance the visitors center project by working with Alliance to pursue the road front parcel deeded to the Town. Continue to promote Route 97 beautification efforts along Orange entrance to the town from Orange County. Work in conjunction with the Lumberland Renaissance group, who would be interested in turning this currently vacant lot into a garden, picnic, and sitting area. Improving this lot will improve visitor's perception of Lumberland, and help increase the experience a tourist will have while visiting the Town.	Sullivan First, Renaissance, Town Board	Ongoing	high
Implement 3 acre zoning for the hamlet areas and 2-5 acre zoning for the connecting pieces. Allow for smaller lots, where appropriate, when development is commercial.	Town Board	Immediate	high
Protect the ridgeline so the views from the Delaware River and Route 97 will stay pristine looking. Adopt an ordinance that will protect these views. A sample ordinance is provided in Appendix.....	Town Board	Immediate	high
Ban billboards and windmills within the river corridor.	Town Board	Immediate	high
Make all information kiosks in a style that conforms with the Orange County kiosks.	DEC?	N/A	N/A
Work with river businesses to create a style of signage that will brand the area. Make funds available for sign replacement or create a schedule to phase in the new signs.	Form a Committee	Immediate	high

Tasks	Entity Responsible	Timeframe	Priority
<i>District Plans - Route 97 Corridor continued</i>			
Work with a consultant on a cell tower plan and ensure that all cell towers in the river corridor are camouflaged.	Town Board, Planning Board	Ongoing	low
Keep involved with the design and construction of the new Pond Eddy bridge. Construction may be able to accommodate a public access to the River.	Town Board	Ongoing	high

The recommended tasks for the Route 97 River Corridor are supported by the current outreach. However, some of the tasks need updating to reflect work completed or a change in resources.

Updated Recommendations

Remove the Endangered Property Protection Program from the task to start a fund to purchase waterfront sites. The EPPP is no longer available. Other grants and purchase assistance may be available in State grant funding rounds or potentially through land trusts and philanthropic groups such as the William Penn Foundation.

Remove the recommendation about the Visitors Center, as one is no longer proposed for the Town.

Change "implement" to "keep" in the recommendation about lot sizes. These adjustments were completed and the community outreach data supports maintaining them.

Update the task about cell towers to reflect work done with the Upper Delaware Council on cell towers in the river corridor.

Update the task about the Pond Eddy Bridge, since the work will commence next summer and the plans have been

completed.

Upper Road Historic District

As described in the 2008 Comprehensive Plan, this district is comprised of sections of County Routes 41, 42, and 31. It has many outstanding examples of architecture from the heyday of the Proctor and MacKenzie families and Singer Sewing Machine era.

There is also a large Ukrainian influence. The area known as "The Ukrainian Village" stretches from Pond Eddy to Glen Spey along Route 41. Ukrainians began buying land and building homes in this area as far back as 1948 when John Baran established his restaurant and motel by the Delaware River. Soon after, the Ukrainian Fraternal Association purchased the Mackenzie Estate in 1951 to start camps for children and a resort for members of "Verkhovyna" to enjoy the country air. The area also reminded many Ukrainians of the home they left behind in Ukraine because of the war. As more Ukrainians settled into the area building summer homes, they began building the first Ukrainian Church, St. Volodymyr's which was finished in 1967. This wooden church with a bell tower was built in the style of a Carpathian Mountain Church seen in the countryside. In 1972, St. Peter and Paul Ukrainian Orthodox Church was started by the Orthodox Ukrainians and was built in the style of churches in Kyiv (Kiev), the capital of Ukraine. The church is made of white brick with golden domes. Through the years the Ukrainians have been very active in the community with their many concerts, cultural events, and festivals which were mostly all held at the Verkhovyna Resort. Verkhovyna was sold since the 2008 Comprehensive Plan and is now privately owned and operated predominantly as a venue for weddings

Assessment of Current Conditions

This area has many beautiful structures in varying conditions. For example, Mike Fraysee's Sports Resort is in excellent condition, while just down the road another mansion continues to get more run down. Some of the more dilapidated buildings suffer because owners have financial difficulties, while others are simply neglected. Additionally, there are artifacts such as the former Glen Spey Church stone steps that bear consideration for preservation.

Land Use

The current land use is mixed, with several religious and cultural institutions as well as recreation, civic, and commercial enterprises, and a diversity of housing types.

2008 Comprehensive Plan Goals and Tasks

The 2008 Comprehensive Plan recommended the Town identify particular historic resources to be protected, and work to establish community policies to protect these resources. Once a policy of historic preservation was created, the Town would seek to formally recognize individual historic structures or groups of structures.

The area was also identified as a good location for affordable housing and housing for seniors.

District Plans - Upper Road Historic District			
<i>Goal: Preserve the historic characteristics of this area while promoting commercial and residential development.</i>			
Form a Historic Preservation Committee to work on designating the area as a district, identifying significant structures, and working with owners to place these structures on the register. Designated buildings are eligible for funding from multiple sources.	Town Board, Town Historian	Long Term	medium
Under the guidance of the Town Board and the newly formed Historic Preservation Committee, create design guidelines, and an architectural review board to ensure the sensitivity of restoration and development to the historic nature of the district. Consider the advantages of adaptive reuse.	Historic Preservation Committee	Immediate	high
Provide training to the code enforcement officers so they can enforce new regulations, and work with owners to properly maintain or restore their buildings.	Historic Preservation Committee	Long Term	medium

In response to these recommendations a historic overlay district was created in the zoning. There is not a Historic Preservation Committee designated, but there was a simple list of approved and disapproved materials that the Town felt would uphold the historic nature of the district.

Updated Recommendations

The Town is currently reviewing a “Zombie Building” law that would help the Code Enforcement Officer ensure buildings were properly maintained. A law such as this one would help prevent some of the historic buildings from becoming run down. Update the second recommendation to reflect the new zoning and the proposed new Law.

Glen Spey

As described in the 2008 Comprehensive Plan, George Ross Mackenzie, a vice president and manager of the Singer Sewing Machine company, was an early visitor to the area. Mackenzie eventually built his estate in this area partly because it reminded him of his native Scotland. The hamlet of Glen Spey is the Town seat and center of Lumberland, and is bordered by all other hamlets. The Town sprung up and grew with the development and prosperity of the Mackenzie family. George Ross Mackenzie built eight mansions in Lumberland, some of which still exist. Today, Glen Spey is still growing and prospering with the George Ross Mackenzie Elementary School, government offices, and the award winning Circle Park. Slightly outside the center’s core are the Post Office, Bisland Insurance Agency and the local country store.

Assessment of Current Conditions

Geographically speaking, Glen Spey is the center of the Town of Lumberland and at the crossroads of County Roads 31, 32 (Proctor Road), 41 and 42. It is also the community center of the Town in the sense that many vital services and resources are located here, including government offices, the Town garage, a post office, the elementary school, Circle Park, police headquarters and a firehouse.

Land Use

The current zoning is Glen Spey District, which allows for the development of multiple types of land uses and sets lot size minimums that vary from 1 acre to 50 acres according to land use. Current land uses include civic, commercial, recreational and residential.

2008 Comprehensive Plan Goals and Tasks

Given the availability of services and resources, Glen Spey was identified as a good location for future mixed-use development and smaller minimum lot sizes in order to keep commercial development contained and accessible.

It was thought residential development in Glen Spey would vary according to the proximity of a development's location to the center of the hamlet. Senior housing would be encouraged in areas close to businesses and services in order to assure that seniors, who may have limited mobility, would have ample access to these institutions. Senior housing may include mixed-use developments with both senior housing units and commercial units. Multi-family units were encouraged near the commercial corridor to accommodate individuals and families that may not be able to afford the large lots required elsewhere in town. Lot sizes of 3 to 5 acres will be required for all exclusively residential development as opposed to commercial development, which will be based on environmental feasibility along the designated commercial area in Glen Spey.

Since the 2008 Comprehensive Plan, the Town commissioned a feasibility study for the 11 acre lot on the corner of Proctor Road and Route 42 to research what types of businesses might thrive in this proposed commercial area of Town. The study showed services that catered to people who work from home as well as an event venue or small scale hotel or inn. The current outreach still supports business development. The types of housing that are supported by the outreach, however, are not associated with the higher density. With the exception of guest houses shown as slightly favorable, all other multi-family housing was narrowly "not appropriate". The survey also showed that smaller lots to allow for more density should be allowed for affordability. Glen Spey continues to be the

preferable location for more density, but the preferred density is smaller lots and homes with guest houses, not multi-family developments or mixed use development.

<p>District Plans - Glen Spey</p> <p><i>Goal: Given the availability of services and resources, Glen Spey stands out as a likely location for future mixed-use development. Light commercial development along the Proctor Road/County Route 42 axis will be encouraged and controlled within a designated commercial area. Design guidelines for new development will be established and enforced within this commercial area as a means of protecting the rural character of the area. This corridor will provide for smaller minimum lot sizes than will be required for other parts of Glen Spey in order to keep commercial development contained and accessible. Residential development in Glen Spey will vary according to the proximity of a development's location to the center of the hamlet. Senior housing will be encouraged in areas close to businesses and services in order to assure that seniors, who may have limited mobility, will have ample access to these institutions. Senior housing may include mixed-use developments with both senior housing units and commercial units. Multi-family units will also be encouraged near the commercial corridor to accommodate individuals and families that may not be able to afford the large lots required elsewhere in town. These individuals will include a variety of lifestyles. Lot sizes of 3 to 5 acres will be required for all residential development as opposed to commercial development, which will be based on environmental feasibility along the designated commercial area in Glen Spey.</i></p>			
<p>The Town will establish a marker at the four corners of Glen Spey (corner of Proctor Road and Route 42) that will signal to visitors that they are in fact in the hamlet of Glen Spey. This will be in the form of a decorative sign, informational kiosk, clock tower or other structure that will be designed to blend with the existing character of the Town.</p>	Town Supervisor, Town Board	Long Term	low
<p>The Town will investigate the potential purchase of an 11 acre lot on the corner of Proctor Road and Route 42 for future development of a community center/youth center, or mixed use, commercial/residential development. The Town will also explore other avenues that may attract commercial development, in the form of small shops and boutiques, to this piece of property. Walking paths may provide a pedestrian friendly link between this location and Town facilities, such as Town Hall, Circle Park and the senior center.</p>	Town Board, Circle Park Committee	Long Term	low
<p>The Town will create a committee that will be responsible for the development of a hamlet plan for the four corners of Glen Spey. This committee should involve several agencies from the Town and County, such as the IDA and Partnership for Economic Development, and it should explore available programs that may support such a plan (i.e.: Empire Zones). An office park is one example of potential development for this committee to explore.</p>	Town Board, Committee	intermediate	medium

Updated Recommendations

Amend the recommendation to investigate the potential purchase of the 11 acre parcel to reflect the work done in the feasibility plan.

Amend the goal to no longer promote multi-family housing, but to reflect the small hamlet feeling that is preferable.

Pond Eddy

As described in the 2008 Comprehensive Plan, Pond Eddy originated as a canal and railroad community. The community had a population of fewer than 100 in the early days of the canal. There was originally one Methodist Church, a school in a barn, a hotel, a telegraph office and about 18 homes in the hamlet. Jacob Portz started a hotel and bar around 1885 in Pond Eddy. Rixton's Hotel was located by the riverbank and Decker's Bridge.

Assessment of Current Conditions

This is an area where history has been well preserved and the steep slopes in Pond Eddy leave very little room for

further physical development. For the most part, the neighborhood is attractive and well kept. Due to its proximity to the Delaware River and the Mill Brook flowing through its center, portions of Pond Eddy are prone to flooding.

Land Use

The current zoning for the core hamlet of Pond Eddy is “River Hamlet District,” which allows for the development of multiple types of land uses and sets the minimum lot size at one (1) acre or three (3) acres depending on the intended use. The area is predominantly residential, with a post office a firehouse, and several other amenities, including religious and commercial uses.

2008 Comprehensive Plan Goals and Tasks

Several of the currently allowable housing types were identified in the public survey as “not acceptable”. They are; duplexes or two family dwelling units, multi family, conservation subdivisions, and accessory apartments. Guest houses were marginally “acceptable” but are not currently listed as an allowable use.

Additionally, work has been done on several of the tasks.

Tasks	Entity Responsible	Timeframe	Priority
District Plans - Pond Eddy			
<i>Goal: Highlight and improve the community's existing assets. One of the best ways to help a community with issues such as Pond Eddy's is to have a charrette, or</i>			
Highlight Berm Church Road.	Town Historian, Signage Committee	Long Term	low
Create Viewing Areas.	Signage Committee	Long Term	low
Reach out to Fire House about a Museum, or other community use.	Town Board, Town Historian, Committee	Long Term	low
Build out existing businesses, reach out to owners, work with incentives to re-establish this area with thriving businesses.	Town Board, Committee	Long Term	low
Consider low rent businesses such as take out restaurants.	Town Board, Committee	Long Term	low
Work with Sullivan County Soil and Water Conservation District to assess flooding. Apply to their stream programs for remediation, replanting, and debris removal where assessment shows this would be beneficial.	Town Board, Committee	Immediate	high
Work with FEMA on designation of flood plains.	Town Board, Committee	Immediate	high
Research the feasibility of various types of river access at this point			
Educate developers and residents about development within the floodplain.			
<i>Goal: Retain rural qualities by promoting sensible development.</i>			
Keep baseline zoning large lot to maintain rural characteristics	Town Board	Immediate	high
Reach out to the public to make developers and residents aware of guidelines	Town Board	Long Term	medium

Updated Recommendations

Add a task to look into changing the river hamlet zoning to remove duplexes or two family dwelling units, multi family, conservation subdivisions, and accessory apartments. Add guest houses to the list of allowable accessory uses.

Remove the task to work with FEMA on designation of flood plains as this has already been completed.

Hillside

As described in the 2008 Comprehensive plan, the hamlet of Hillside lies in the western corner of Lumberland. Like the name implies, the area is very hilly and rugged. A Native American cemetery and artifacts have been found and there are extensive stone ledges and walls, evidence of early farms. One of the earliest forms of proprietorship in the area was the Kerr boarding house, circa 1846, an extensive farm featuring natural springs. Companies such as Catskill Mountain Spring Water, Inc. and Leisure Time Water took advantage of this pristine water by bottling it and selling drinking water. Hunting and trapping were important industries, as Hillside and Lumberland are abundant with wildlife.

The original estate of William Ross Proctor once stood near Hillside's Loch Ada Lake. Proctor was the treasurer of the Singer Sewing Machine Company, and, along with company president George Ross Mackenzie, had an elaborate estate. It was situated around Haggais Pond, which is now known as Loch Ada. His original mansion was designed by H. J. Hardenberg, who also designed the Waldorf Astoria and Hotel Martinique. Only portions of the estate remain, yet the boat house and bridge are in an excellent state of preservation.

Hillside has no commercial core, and lacks local services such as a post office and general store. Residents rely on nearby hamlets such as Barryville for mail and Eldred for local shopping.

Assessment of Current Conditions

Hillside remains rural and serene. In addition to year-round residents, there are many seasonal and weekend residents who come to the area for the beauty and scenic charm of the country. The recently opened niche motel now brings visitors to the area.

Land Use

The area is zoned the Hillside District which allows a range of uses but requires 5 acre or 10 acre minimum lot sizes. Overall, the current land use is residential with two summer camps. The character is still very rural and there is tremendous desire to keep it that way.

2008 Comprehensive Plan Goals and Tasks

There were two goals identified in the 2008 Plan:

1. Keep baseline zoning large lot, a minimum of five (5) acres, to maintain rural characteristics.
2. Reach out to the public to make developers and residents aware of guidelines.

Updated Recommendations

There are no changes to this district plan. There are no related tasks.

Mohican Lake

As described in the 2008 Comprehensive Plan, Mohican Lake is a 180 acre lake with eight miles of shore line. Originally named Long Pond, the lake is long and narrow and was purchased by the Mohican Lakes Corporation in 1925. The lake was once a part of the Chapin Estate, which covered most of Glen Spey. Mohican Lake has a mix of permanent and summer residents who enjoy its scenic beauty and recreational opportunities such as ice fishing, skating, boating and swimming.

Assessment of Current Conditions

The lots for Mohican Lake were originally created for a summer camp type experience. In 2015, the Town of Lumberland received a \$30,000 Engineering Planning Grant (EPG) through the New York State Environmental Facilities Corporation (NYSEFC) for the commissioning of a Central Sewer Feasibility Study that was made possible by the Governor's 2014 Consolidated Funding Application. Currently all sewage is treated on site in privately owned septic tanks with many of them being of substantial age and near the Delaware River, Mohican Lake and/or their tributaries. With the aging tanks there is a concern with potential failure of these tanks and possible contamination issues associated with such failures. This feasibility study is a priority to the town as the sewer project would support increased growth and development in the community. The town itself is looking to keep its rural charm while developing some smaller, much needed business in the area. It is a long term strategy that would attract potential developers, retailers, small businesses and homeowners to the Town of Lumberland.

Land Use

The area is currently zoned "Mohican Lake District", which allows for a number of residential and commercial uses with a minimum lot size of two acres. The predominant use is residential, but the neighborhood abuts the 800 acre

Camp Champion. Mohican Lake district is home to the newly opened Lake House, a restaurant and bar.

2008 Comprehensive Plan Goals and Tasks

The same conditions and concerns still exist in Mohican Lake. The Town received funding for an engineering or feasibility

District Plans - Mohican Lake			
<i>Goal: Ensuring the Health of the residents is the primary goal and this entails constructing a sewer. A sewage treatment plant will also protect the waters of the Delaware, as Mohican Lake empties into the river via Millbrook.</i>			
Form a water district to define coverage area and help finance construction and maintenance. It should accommodate existing houses and undeveloped parcels on Mohican Lake, as well as allow reasonable future development.	Town Board	Immediate	high
Research funding for a sewage treatment facility. State and Federal funds are available to communities through a number of community assistance grants.	Town Board	Immediate	high
Work with engineers, State Department of Health and other towns and villages such as Fallsburg and Narrowsburg to get input on designing, constructing and operating a sewage treatment facility.	Town Board	Immediate	high
Promote education on management of the existing septic systems.			

Updated Recommendations

Update the recommendations about water and sewer to reflect the feasibility study.

Mongaup River Valley

As described in the 2008 Comprehensive Plan, the Mongaup River, which means, “a branch with tree feathers”, creates the eastern border of this district. The district is the area at the entrance to Lumberland from the direction of Port Jervis as well as the entrance to the Town from the Town of Forestburgh.

The Delaware and Hudson Canal crossed the Mongaup River in a wooden aqueduct and was the center of a development which stopped flourishing when the Canal ceased operations. Due to a buy-out of properties in 1992, many of the buildings were demolished or moved.

Assessment of Current Conditions

Many parcels in this area are owned by the New York State Department of Environmental Conservation and are forever protected. There is some development occurring, but the area embodies an undeveloped sense of natural beauty that the residents of Lumberland appreciate.

Land Use

The area is zoned Mongaup River Valley District, which allows for residential development and conservation subdivisions are preferred. The minimum lot size for most development is 5 acres. The predominant use is conservation and residential.

2008 Comprehensive Plan Goals and Tasks

There were two tasks outlined for this district:

1. Rezone this area: set a five (5) acre minimum base for lot calculation and mandatory conservation subdivision, and encourage public access and connectivity of the open space portions of the subdivisions.
2. Promote and expand where possible the Akesson Road Hiking Trail. This trail currently starts where the D and H Canal crossed the Mongaup River, and follows the River up the Rio Dam. Link this trail to the trails in Orange County and Pennsylvania, as well as to the proposed trail system along the Delaware River.

The area was rezoned, but mandatory conservation subdivision was made “preferred”. Akesson Road hiking trail is supported anew with a desire to move the trail end to a more accessible point.

Updated Recommendations

Continue to encourage public access and connectivity of open space.

Add information about changing the trailhead for the Akesson Road Hiking Trail.

Feature Based Development Standards

In the 2008 Comprehensive Plan, Feature Based Development Standards were recommended to guide development based on aspects such as proximity to water and wetlands, steepness of slope, and soil quality. Respecting these features is still important to maintain those qualities identified as important by residents in the survey and outreach completed for this Comprehensive Plan Update. This section updates the recommended land use management techniques that consisted of superimposing additional regulatory standards, or applying specific development criteria onto existing zoning provisions based on the characteristics of the land.

Steep Slopes

As described in the 2008 Comprehensive Plan, there are a number of issues associated with development on steep

slopes, hillsides, and ridgelines. Foremost among them are health, safety, and environmental considerations that arise when planning development in steep areas. Another factor is the aesthetic quality of hillsides and ridgelines that can be lost when they are developed. Lumberland residents, second homeowners and visitors place great value on the Town’s natural resources. Protecting hillsides and steep slopes from development helps to preserve those unique environmental qualities that people value. Furthermore, development on steep slopes can have an adverse effect on water quality as a result of increased erosion and sedimentation.

Many municipalities ban outright development on slopes in excess of 15-25%. In addition, grading controls are often used in conjunction with steep slope laws. Grading controls typically outline erosion control measures (such as the use of silt fences) that must be undertaken in conjunction with site grading, but can also specify the maximum percentage of a parcel that can be graded, limit the volume of earth that can be disturbed or removed from the site, and/ or specify the times and manner in which grading is done.

Assessment of Current Conditions

Lumberland has many steep slopes that affect the land’s ability to support development. In addition to the health, safety and environmental considerations, many of Lumberland’s slopes provide the views seen from the Upper Delaware, the Scenic Byway Route 97, and the Mongaup Valley. These views are highly valued by the Town’s residents and visitors alike. Since the completion of the 2008 Comprehensive Plan, the Town updated its zoning including preventing development on steep slopes by incorporating the schedule of uses and bulk regulations.

2008 Comprehensive Plan Goals and Tasks

Tasks	Entity Responsible	Timeframe	Priority
Feature Based Development Standards - Steep Slopes			
<i>Goal: Regulate the intensity of use in areas of steeply sloping terrain in order to limit soil loss, erosion, excessive storm water runoff, the degradation of surface water</i>			
Create zoning regulations that prevent and control development on steep slopes. While this may mean that some parcels will not be able to be developed, it will prevent significant problems associated with this type of development. Appendix....has examples of zoning ordinances that can be modified to work with Lumberland’s unique features. However, no ordinance adopted should allow development, grading or stripping of vegetation on slopes of 15% or greater if exceeding a certain percentage of the total development area, or too concentrated in ion portion of the development site.	Town Board, Town Supervisor	Immediate	high
Require site plans to show contours with steep slopes identified.	Town Board, Town Supervisor	Immediate	high

Updated Recommendations

The recommended tasks from 2007 were complete; the recommendation should be updated to “maintain” the

protections on steep slopes.

Soils

Soil is not unrelated to slope. As described in the 2007 Comprehensive Plan, soil based development issues can exist regardless of slope. Soil-based zoning districts base development density on the capability of on-site soils to support development. This technique is increasingly popular in communities like Lumberland that rely on individual septic systems and wells. The permitted density is derived from analysis of soils survey. Density limits are based on factors such as soil permeability, depth to bedrock or seasonal high water table and gradient. Overall performance standards may require permitted uses to comply with specific standards, ensuring that slope and soil conditions can sustain the proposed use or density without threatening the public health, safety or welfare. Performance standards can create an additional review either for uses permitted by right or uses that require a special permit.

Assessment of Current Conditions

The qualities of Lumberland’s soils are the basis of the ability of the land to support development. Soil permeability is critical to the ability of the ground to absorb storm water and therefore defines in part both the degree and frequency of floods and the extent of groundwater recharge upon which individual wells depend. Soils that are easily eroded present special problems for construction and site maintenance.

According to the Sullivan County Soils Survey, 95% of Lumberland’s soils have severe limitations for septic systems. This is due primarily to the presence of shallow bedrock, high water tables, impermeable soil layers, steep slopes, or combinations of all four conditions. The effectiveness of septic tank drain fields in properly discharging and treating liquid wastes is greatly dependent on the soil characteristics of permeability, depth to bedrock or hard pan, and depth to seasonal high water table.

2008 Comprehensive Plan Goals and Tasks

Feature Based Development - Standards Soils			
<i>Goal: Steer Lumberland's development to those areas where the soils can accommodate development pressures.</i>			
Rewrite existing zoning codes to have soil based standards. Appendix has examples of soil based zoning.	Town Board	Immediate	high
Educate developers and residents about appropriate and preferred septic systems as well as maintenance thereof. Where applicable, soil assessment should not rely on existing soils maps, but a site specific soil survey should be completed.	Town Board	Immediate	high
Require test pits early on in the process for all subdivisions and development, thereby allowing the development potential to be known before the project progresses too far.	Town Board	Immediate	high

Updated Recommendations

Based on the surveys and public input, soil based standards would be recommended for the River Hamlet and the Glen Spey Districts. Change the first recommendation to reflect this preference.

Lake and Water Features

The hydrological features in Lumberland are abundant and interconnected. They include rivers, streams, aquifers, lakes, reservoirs, and wetlands. The purity of the drinking water that flows from the wells through the faucets all over the Town is dependent on the purity of these water bodies, and the ability to adequately recharge the groundwater. Furthermore, the beauty of these features is highly valued by the Town’s residents

Assessment of Current Conditions

Lumberland has many bodies of water, most of which are beautiful and clean. There are some which are currently compromised, and others which may become polluted if development along their shores is not sensitive. There are a number of ongoing water testing efforts to help understand and monitor the baseline water quality.

The Town of Lumberland passed zoning with a “Riparian Overlay District” that will help maintain and improve water quality for the Town.

2008 Comprehensive Plan Goals and Tasks

Feature Based Development Standards - Lake and Water Features			
Goal: Create zoning and building regulations that will protect the quality of Lumberland’s numerous ponds and lakes. Monitor the existing conditions, and watch for changes in conditions.			
Create an overlay zone for all lakes, streams and wetlands. This overlay zone will include setbacks, development standards, and other requirements for developing in these areas. Appendix ... has examples of zoning requirements that can be modified to work with Lumberland’s unique features.	Town Board	Immediate	high
Research the legality of keeping certain lakes motorboat free. This will keep emergency costs down for Lumberland as well as maintaining the water quality of the more pristine lakes.	Town Board, Committee	Immediate	high
Continue to support the Town’s Environmental Management program, which currently is working on a stream assessment. Expand this program where possible.	Upper Delaware Council, Environmental Management Committee, Town Board	Ongoing	medium

Updated Recommendations

Change goal one to reflect the zoning amendment

Add a goal to have the Town work with groups monitoring water quality.

Policy Guidelines

Economic Development

Introduction

In the 2008 Comprehensive Plan, the identified consensus in the Town was to remain rural and to focus primarily on residential development rather than commercial development in the future. The Plan did recommend the Town prepare for future economic development to be done wisely and to fit within the context of the Town to ensure a balanced tax base.

The public outreach for this Update shows somewhat more desire for an economic base, but the desire to stay rural and largely residential remains. Balancing residential and commercial development remains the goal. The town would like to attract commercial development that is compatible with existing businesses and would not depreciate land values in any way that is detrimental to the town.

Assessment of Current Conditions

The majority of the town remains low-density residential development with minimal commercial development. Recent commercial development is scattered throughout the Town, Mohican Lake, Hillside, Pond Eddy, and Glen Spey being the locations of recent commercial investment.

2008 Comprehensive Plan Goals and Tasks

<p><i>Goal: Limit economic growth to appropriate commercial areas to create a balance between residential and commercial development that achieves safe growth. Utilize mixed-use development appropriately to achieve a combination of commercial uses, low-density residential and open space that complements the landscape of the town. Increase the overall tax base by attracting service and tourism related businesses that will benefit both the year round community and seasonal visitors, with focus on professional opportunities to retain our youth within the town.</i></p>			
Work with the Sullivan County Partnership for Economic Development to assist potential businesses locating within Lumberland to ensure their success. (i.e. business plans and financing)	Town Board, Sullivan County Partnership for Economic Development	Ongoing	low
Utilize the Sullivan County IDA to offer tax incentives to potential businesses, as well as, secure business loans for gap financing.	Town Board, Sullivan County Partnership for Economic Development, Sullivan County Industrial Development Agency	Ongoing	low
Research the Town's possibilities of offering tax incentives to potential businesses.	Town Board, Tax Assessor	intermediate	medium
Identify areas within the Town that are suitable for commercial growth and establish guidelines to ensure that the development complements the surrounding area. Consider low rent businesses such as take out food restaurants.	Town Board, Committee	intermediate	medium
Tasks	Entity Responsible	Timeframe	Priority
Policy Guidelines - Economic Development <i>continued</i>			
Establish protocol for informing impacted residents of proposed commercial developments with a specified boundary.	Town Board, Committee	intermediate	medium
Research the possibilities of creating shovel ready, or pre-approved, building sites for commercial development.	Town Board, Committee	intermediate	medium
Promote the development of office space with tax incentives and by identifying tenants	Town Board, Committee	intermediate	medium

Updated Recommendations

Sullivan County Division of Planning and Environmental Management currently offers business assistance and

should be added as a resource to business owners and entrepreneurs in Lumberland.

Housing

The 2008 Comprehensive Plan identified a need for mixed income housing and a strong desire to avoid massing people with needs in substandard accommodations with no access to services or transportation. It also expressed a need for senior housing and retirement communities.

Assessment of Current Conditions

The cost of living in Lumberland is more affordable than in some of the neighboring New York communities. Housing prices are more reasonable than further east toward Orange County, and taxes are low compared to other Sullivan County towns.

2008 Comprehensive Plan Goals and Tasks

There were five tasks for improving housing in the town from the 2008 Comprehensive Plan. They were:

1. Consider zoning laws that allow accessory dwelling units in secondary structures such as carriage houses, unused barns, and garages. These accessory units should be architecturally contextual with the neighborhood. Excellent examples of low cost, well designed housing can be seen in Appendix I. Also, see Appendix J for an account of the Town of Montgomery where such zoning modifications were successful. It is possible to specify that secondary structures are to be used only by family members such as parents, grandparents or grown children.
2. Zone areas of the town for senior housing and retirement communities and offer density bonuses and tax incentives to developers to include a certain percentage of units affordable to families earning median income or less. These areas should have access to amenities, or be zoned to accommodate the development of amenities such as a small grocery operation or other service establishments.
3. Offer a bonus density or tax incentives to developers to provide a certain percentage of units affordable to people earning the median income or below.
4. Require a certain percentage of development over a designated unit count to be affordable units. This is called inclusionary zoning. When necessary, a developer may offer to provide these units in a location other than the site triggering the requirement.
5. Research funding opportunities with the State Department of Housing and Community Renewal to develop

affordable housing in Lumberland.

Emerging Issues

Since the adoption of the 2008 Comprehensive Plan issues have arisen in the town that were not addressed in the Comprehensive Plan. The following addresses those issues.

Natural Gas

After multiple public meetings and hearings, the town included a ban on fracking in their zoning rewrite. Since that time New York State has banned it as well. The Town has also expressed its opposition to infrastructure associated with fracking and natural gas such as compressor stations. Some of the comments on the surveys done for this update included opposition to a proposed compressor in the neighboring town of Highland.

Recommendations

Keep current zoning language that prohibits heavy industry.

Recreational Vehicles

Survey responses to questions about Recreational Vehicles were divided. Most responded they were not at all or not really concerned about recreational vehicles (51%), but over 61% of people responding expressed concerns, the most commonly expressed being potential for abuse. These concerns were further explored at the public workshop. The results showed a dislike for poorly kept vehicles, vehicles that look like they were abandoned, vehicles stored on front lawns with their wheels removed.

Recommendations

The town should consider a law that would allow the Town to deal with RVs that are abandoned or dilapidated. The Town could also set time limitations for use on property. Sample ordinances are attached in Appendix [x](#)

Signs

The Survey showed the town does not want billboards allowed, and would like some regulation of signs. The visual preference survey completed at the public workshop showed a preference for monument signs using natural materials such as stone and wood. The results also showed a dislike of LED, variable message, and plastic box back-lit signs.

Recent case law has changed some of the approaches to regulating signs (Reed v. Town of Gilbert). Sign laws are being changed to ensure freedom of speech is not affected.

Recommendations

Review the current sign law to ensure its compliance with the Supreme Court case.

Develop sign design guidelines based on the visual preference survey from the public work session.

“Zombie” Buildings

The town is currently working on an ordinance to address the problem of buildings that become run down and dilapidated. This work is supported by the community input where multiple comments addressed the appearance of the town. The demographic update shows that there is poverty in Lumberland, and that should factor in to how the town deals with deterioration of housing.

Recommendations

Continue to work on the Zombie Building Ordinance, but look into ways the Town might find services to assist those residents who are suffering from financial stress and may not otherwise be able to maintain their homes.

Concepts from the Public Workshop

The public workshop asked the public to work with the facilitators to give input on the following:

- 84% of respondents participate in outdoor recreation. Are the recreational opportunities available in the Town sufficient, or should the Town develop additional resources? What kinds of new resources do you think are needed?
- 61% of respondents say they chose to live in Lumberland because of the rural qualities. What do you consider rural qualities?
- 90% of respondents felt tourism was very or somewhat important. What do you think the Town should do to increase, promote or preserve tourism?

- Nearly 90% of respondents feel there should be some controls placed on business signs. Please take the visual survey, marking your preferred designs with yellow adhesive dots and using the blue dots to note designs you feel should be discouraged.
- Survey respondents were divided on the subject of recreational vehicles. Please take the questionnaire to respond to the images shown.
- 74% of respondents felt improving transportation for seniors was important. Work with the facilitator to record ideas of what these improvements might be.

Business signs and recreational vehicles were addressed in Emerging Issues. The results from these other areas were interesting and important to include. For a complete list of the comments see [Appendix](#) .

IMPLEMENTING THE PLAN

Implementation is the most important part of a Plan. For any of the ideas and goals expressed here to become a reality, action must be taken. To make this easier, all of the updated recommendations from each of the chapters have been placed in a table labeled "Implementation." For easier reference, the sections from which the recommendations came are identified, as well as who needs to be taking the action, and a priority level for when the action should be taken.

Should not have the police patrolling Mohican Lake in a boat when town residents don't have access
--

to the lake
No one should be telling another what they should or shouldn't be doing with their own property. Unless, 51% of the residents are complaining about "tents, camping, ATV's, or RV's" no laws should ever be passed. Tell the few complainers that Sullivan County is rural for a reason. If they want more rules they should move to a development; then they can get on a board and dictate House paint color!
As much as development of the town would be somewhat beneficial, there are too many negative aspects that have the potential of bringing in the City/Long Island folks who have no respect for the country/rural areas. I have seen it way too many times. It ends up costing towns more to "clean up" the mess.
Lower taxes, so we all are not forced to move
As a very long term resident of Lumberland, I enjoy all that living in the country has to offer. I feel that an individual has a piece of property and wants to take advantage of using that property for any type of outdoor activity, he should be able to do so without town interference. As long as that individual is respectful to his neighbors and community. I feel that private property is private property and it is not the towns place to micromanage every activity.
You better think about opening the doors or this town will be shutting out the lights!! Really
Town needs to allow more affordable housing, but still overseeing temporary (RV's, tents, etc.) housing.
Parties who have properties on outer perimeters to Homeowners Associations i.e. Black Forest Colony and utilize their homes access from a County or Township Road, should not have to pay the same amount for fees on road maintenances as those within the Association gates. Homes on the outside do not add to the wear and tear daily like those inside and should have a separate fee from those inside. "Putting liens on someone's home that doesn't utilize or benefit from being within a community should be illegal!"
What I do resent is ATVs that are illegally riding the Mohican Lake trails day & night. These ATVs are unlicensed and are a danger to the community. I have witnessed young children (as young as 4 or 5) driving pint size ATVs unsupervised in traffic on the Mohican Trail roads and crossing on private property to get to their destination. The adults who ride them race up and down the trails and so do young teenagers. I have complained repeatedly. We do need more patrols in this area to monitor these unlawful drivers. Someone is going to get seriously hurt or killed eventually.
Lumberland should remain rural as it has always been & the Town should not be too restrictive on residents in general. Too much gov't = unhappy residents!
Local Law # , 1990, in pertinent part, specifically prohibits noise from vehicles such as RV's and from sound systems. The questions regarding RV's and camping noise reflect an ignorance of this. Anyone with sufficient property to not disturb the peace of his neighbors should be able to do these things. Conversely, the Law should be enforced. Note that it is not time-limited for these (and other) prohibitions! It is disturbing to receive this, as a master plan was not long ago agreed to after a lengthy process. It is particularly problematic as we do not currently have an elected supervisor.
Growth is not needed. Lumberland Township government is too large already. Expansion will only create larger government. Commercial space along the river is the way to go and bring tourist \$ into Lumberland without development of all the natural beauty of rural area.
Stop trying to over regulate the Town. A person should be able to own an RV or camp out in a tent. Who is going to enforce all these rules? They don't enforce the current speed limits. STOP Already.
There is no discussion about camps (religious) municipal facilities - permits & fees should be assessed
(1) Do "Care Homes" pay property taxes? (2) Do "Care Homes" provide care or bring in people who are not Town residents? (3) Do "Care Homes" increase the Medicaid burden we pay in taxes? (4) If someone sets up two or more RV's - it should be considered a commercial venture - subject to zoning

and applicable regs. (5) Same should be considered for tent camping. (6) Bill tax exempt properties for EMS/Fire costs, along with highway costs.
I understand your concerns. Please use COMMON SENSE and do YOUR homework! - A lack of leadership is disheartening . Please do your homework & LEAD! YOU have the responsibility to make INFORMED decisions. Residents come first.
I like the idea of short term rentals of campsites & RV's on private property as long as it is not dense & does not disturb neighbors. Possibly 1 campsite or RV per large lot.
A municipal golf course or campground might be the catalyst to bringing additional small businesses to Lumberland. A sports shop is needed to attend all of the activities available in the Town. Any future non-tax paying entity, whether religious or otherwise should be banned from development or habitation within the Town of Lumberland. Let's all heed a lesson from the mistakes of the past.
Oppose current "Blue" laws related to businesses in town including but not limited to bars, clubs, entertainment, etc. I am unfamiliar with noise laws but it'd be nice to have a place with music.
In this area, residents have to travel 20 miles (10 each way) to go food shopping. There is no public transportation (bus) in "town". We have space to grow our own food, but neighbors who do not. These neighbors spend their time changing zoning laws & make it impossible for us to eat healthy food on our budget, It seems that Sullivan County would prefer its residents who struggle financially to be on food stamp [program, rather than provide for themselves. Having the freedom to work at agriculture/animal husbandry would not only put good food on my table, but also provide me with supplement income & neighbors would not have to travel 20 miles.
I do not think opportunities should be made for low-income housing only because the problems most families bring. same for apartments/complexes. I would not want my area to turn into a Port Jervis or Monticello. I already am thinking of moving out of area if this happens we definitely will. So will many other long time residents which might not be good for the availability of who could come to town next.
1- Please form a committee or assign a town employee to research ways to attract cultural and educational groups, businesses, and industries to Lumberland. 2- Research ways to attract young technological entrepreneurs and artisans to Lumberland (Similar activity is happening now in Callicoon, Callicoon Center and environs).
The present zoning is not enforced, so why add more? !
Business development is long overdue. Taxes are outrageous! Allow for properties that do not require more than 2 acres. Nothing has changed in 10 years!
RV's & tents on private property should not be another persons concern, private means PRIVATE, and we are still a free country, last I checked!
No 4 wheelers to be driven on town roads that are under 16 years old
We understand that in order to have notice to occupants NOT ABIDING BY CURRENT ZONING REGS, we need to complain in WRITING?? So, why have a GOOD zoning policy which is NOT enforced? Take a look around Please. Our town hall has been efficient in supplying us with copies of our zoning.
Having tourist support our community only strengthens it, and lowers our taxes. Outdoor activities and beauty of the land should be promoted more vigorously.
The town needs to clean up the garbage and offer incentives for businesses to move here. Additionally, vacant homes are a major problem. Rather than intrude on people's right to happiness (RVs, live stock, etc) why not tackle the actual problems in our town???
Please promote business in town of lumberland
Given the state of our local economy I can not believe the primary concern of the town is issues regarding camping
Impacts on our roads, our schools , our emergency services all have to be included in future land uses.

Change and Growth are not bad, just need to be thoroughly thought through before decision are made.
No more commercial developments, like the bike resort!
use of term "billboards" instead of off premise signage in the survey is biased, I think anyone would be opposed to supersized billboards
This is one of the worst informational surveys I have ever taken. Quit trying to regulate everything, we are already taxed and regulated to the max. And you all wonder why the local kids don't stay here and people are moving out of NY by the 100's. After the ban on fracking..I am ready to get out of this town and I have lived here all of my life. Not in my back yard is what rules here...its about time for the "locals" to speak up, we are being controlled by the left wing conservation nuts who have closed minds and big wallets. Leave us alone already!
we are a fifteen member club who have hunted & fished & rafted in Lumberland for fifty years and never had a problem !
Encourage businesses by tax breaks, easy permits, no penalties for some minor infractions, allow good signs, and develop better public transportation of some kind on Route 97 from Port Jervis, a major transportation hub.
concerned that large tracts of land (such as a camp or the Proctor estate) could be sold and subdivided and developed.
Most important is to make sure our schools continue to operate, losing them will devastate our property values, many, many of our residents are employed by them. It is also important to keep our town clean from trash. We should be proactive with run down or especially abandon properties so we do not look like Monticello, Fallsburg, etc. It is also important that we do not become over regulated.
More and more people are leaving Sullivan County due to increased taxes and no services. There is a lack of transportation and no employment opportunities. There seems to be a disproportionate amount of tax exempt properties in the county. Lower taxes than surrounding areas was the draw and now it is gone!
As i already said i wish to keep and maintain the rural character of the area. No high density housing or commercial development or over population of the area.
This survey is a complete waste of time and money. The amount of money spent on this stupid survey could have been used to pay someone's salary. Obviously, someone needed to justify their existence...in my opinion.
zoning map was not very user friendly I was unable to read map full size and unable to print it for reference and unable to orient myself when I zoomed in close enough to read the map provided. Lastly, a cooperative trail system for ATV's and snowmobiling has worked well in other venues (revenue) and could be considered here
thanks
Lumberland needs better cell phone service throughout the town
Our town needs a place where we can buy medicine (i.e. a pharmacy) and/or medical supplies. We need some shops where we can purchase items such as gifts, cards, toys, etc. Driving all the way to Port Jervis to buy cards is a hardship. We also need good doctors and/or nurse practitioners nearby. It wouldn't be a bad idea to have defibrillators in places that are easily accessible in case of an emergency. In many European countries they are readily available.
Open up options to amount of land owned-not set limits. Stop being so critical of rentals, RV's, Tenting
There should be a "community pool" with certified lifeguards and "Passes" for town residence and guests.
The town should encourage business activities that allow residents to work in the community and be

closer to family. Reduce commuting.
If in future restrictions are placed on my ability to park my motorhome in my driveway for storage and loading or unloading before/after a trip, I will place my house on the market immediately. Nearing retirement age has caused us to look for property in the south with milder winters and lower property taxes. We have not purchased thus far because there are many restrictions on recreational vehicles due to hoa regulations. If that occurs here there will be no reason to stay and pay \$643 per month in school and property tax when we will need to pay storage in South Carolina but the average yearly tax is less than \$1000.
Use should be regulated to conserve the natural resources. Septic systems and wells are really the only issue I can see with residential use. Land use creating run-off or drainage issues has been dealt with pretty specifically in the zoning laws.
We already have given too much control of private property over to zoning which was never supposed to affect people here from before zoning started here
Very concerned about the compressor and do not want it anywhere near our community! It will spoil the air, water and quality of life for everyone with no possible gain for the community. Our communities highlight is the natural environment that we are so lucky to have. Why spoil it! We stopped fracking and the pipeline now we should stop the compressor!

--

Hiking, canoeing
Hunt, fish, trap, four-wheel, hike
Running, hiking, kayaking
bikes, walking, baseball, vollyball, soccer
Swimming, walking, boating
hunting
Hunting, fishing, kayaking
camping
Fishing, rafting, camping, hiking, shooting
Lumberland Only (River) winetasting, camping, concerts, breweries (everywhere but in Lumberland)
trap shooting, walking, hunting
swimming, jogging, boating, gardening
fishing, gardening, rafting, swimming
Hunting, fishing, hiking, camping
fishing, swimming, walking
hiking, skiing, gardening
biking, running, hiking, fishing
hunting & fishing
Hiking, biking, canoeing
river, boating, fishing, parks
boating

Playground
fishing, hunting
Running, hiking, mountain biking, hunting
Hunt, fish, nature walks
golf, kayaking, hiking
Fishing, hunting, hiking, rafting
In my yard
hiking, hunting, fishing & trail riding
Hiking & Camping
Hunting, fishing, gardening *agriculture*
hunting
fish- hunt-hiking
walking, caring for property
Hiking/biking/fishing/boating/swimming
Gardening- sport- swimming- hiking
Swim, but not as much because of my age (89)
ATV, Boating, Fishing, & shooting
parks, kayaking, trail walking, running/walking
golfing
hunting & fishing
Work- mowing/gardening/snow shoveling/cutting firewood/raking
gardening
walking
hiking & kayaking
swim, hike, & picnic
Fishing
water sports
Hunting, fishing
hiking, skiing
Hunting, fishing, hiking, & boating
Walking-daily 1 hr in neighborhood (Hillside)
Hunting, Fishing, Boating, & various other hobbies
Hiking, Rafting, Skiing, Target & Shooting
Camping, swimming, fishing, hiking, biking, running
fishing, hiking, walking
cycling , motorcycling, fishing
motorcycling, ATving, fishing
walking, swimming, kayaking, tennis
canoe, hike, garden, ski, sports

Skiing, hiking, softball
hiking, fishing
Farming
Fishing, hunting
hunting, fishing
Horseback Riding, Kayaking, Hiking
hiking, biking, hunting, kayaking
boating,
hunt fish ATV
swim, boating, hiking
Hunting, Fishing, Hiking
Rafting, hiking
fishing, hiking and golf
Only in my yard with my grandson
Hiking, canoeing, fishing, kayaking, swimming
Swimming, boating, hiking
Fishing, hunting, and skiing.
hiking, gardening
fishing, bird-watching
Hunting, hiking, fishing, camping
biking, hiking
Hiking, snowshoeing, running, cycling
Hiking, kayaking, wild life viewing , fishing
fishing, hunting
Found a house
Originally purchased as a summer home, decided to stay full-time
At the time it was affordable
I am a business person in Glen Spey & a member of Planning Board!
moved with parents
Affordability of housing & land at the time...not now
Married Lumberland native
wanted to establish a German-American community
rural lifestyle- *agriculture/animal husbandry*
Good schools >JOKE
lived here long time and like area
Tax rate NON business neighborhood
Had problem
Lakes

plenty of forest
Parents bought summer home here in the 1940's.
business opportunities
Beautiful area
low taxes
Family here since 1932
Like the people
Spent summers here growing up.
Natural beauty

Work at home
Motorcycle
Retired
Truck
Truck
Retired but get around with my pickup truck
Retired
Retired
Retired
work from home
retired
Bus>JOKE; Bicycle>JOKE, not bike friendly
I am retired- wife to work by train & bus
retired
Artist studio on property
Retired
Not working
Retired-DNA
work from home
Retired, (don't work). Retired Forest Ranger
Retired
not living there yet
didn't get to build yet, too expensive and too much red tape.
retired
not primary residence
retired
retired
Retired
company vehicle
retired

telecommute

Lower taxes

A community cannot exist on senior citizens limited income. We need commerce jobs & income potential

Many seniors cannot drive a motor vehicle any longer, therefore a senior bus service to Port Jervis and surrounding areas in an absolute necessity.

It is not clear what is meant by "improve the lives of seniors". Perhaps the Town could organize a volunteer driver registry. Otherwise, I do not see how the Town could do much. Better: County, State, Fed.

Society is aging. This issue will become more relevant as the years pass.

Reduce tax even more

As long as it is verified/otherwise becomes rental :(make sure they don't become rentals

Lower ALL taxes

Lower taxes for seniors

place an infant/youth day care in senior center

lower taxes

stay away from telling families what to do

What are your concerns, if any, about recreational vehicles? (please check all that apply)

As long as the RV's do not degrade neighbor's property

Abandonment

If the land is owned by the vehicle for park

people should mind their own business

Ugly/value down

many outside people are "partying" drug use brought in community

Regulations such as # of vehicles parked are NOT enforced now !

This is for KarolynAkt to respond -- no one else cares.

This is a ridiculous question, it's private property or are we becoming a police state

currently not impacted, would need to hear more on this subject

As long as respect is maintained i see no problem. Those that maintain that respect should not be punished because others do not!

They should be placed out of sight, behind a building (they are eye sores) or put in a campground where noise will be tolerated.

Do you think RV's should be allowed only in specific locations? (please check all that apply)

Owner should be able to park on their own property

Observe setbacks & sanitation regs
This is America!! Land of the free.
Regulated by Town
Suitable ac. to not be an eyesore
If more than 2 - commercial regs should apply & restrictions
Common sense
to be used by homeowners for personal use
10 acre minimum
For a limited time -1 year
not to be used on residential properties at all
On owners property, off road
only in permitted areas
They should be registered and insured
if they are permanent, they should be in special areas.
restricted if used as a home, full or part time.
people are plopping them down on vacant land - long term - brings down image & property value
As long as they are not being used as housing
They should be placed out of sight, behind a building (they are eye sores) or put in a campground where noise will be tolerated. And there should be a limit as to how many!
It's their private property

Do you think there should be restrictions on where RV's can be located on a property, such as requirements for: (please check all that apply)

Also, RV's, boat, cars should be in fair shape, not falling apart
Maintained also, not left to rot
RV's are popular vacation vehicles costing more than many homes. They should be allowed on any lot where they don't present an unsightly appearance.
Use common sense
neighbors should be supportive of others, not try to change others who are different
Should only be seasonal...if at all
not even commercial
Cars, Trucks, campers, boats, storage trucks & junk
No comment at this time
Designated to side or rear yards.
RVs should not be allowed in residential area.
It's their private property

Do you think there should be restrictions on the active use of RV's, such as requirements for owners to obtain a permit for: (please check all that apply)
use of RV's as permanent living space
On occasion but owners should not have people occupy their RV's on a regular basis.
You own it & pay taxes, licences, insurance. Get a grip!
More than 30 days
Less regulation we are a vacation area
NO RV PARKS!
No squatting
What does history show happens? Nuisance?
neighbors should butt out of others' business
don't know
a permit should be obtained specifying the specific reason for use
Require water/septic
should not live in them
If building a permanent house
depends on location
Dangerous travel on others private property, public roads
do not want to be able to rent space on private property for rv use
shouldn't be used for rental units
It's their private property
What are your concerns about camping in tents? (please check all that apply)
No more than 30 days
Fire
Any commercial use should be regulated
Keep camping along river
If more than 2= temporary regs
What has happened in other places?
don't know
more drugs being brought into town by outsiders. Safety of children more unknown strangers.
Lumberland should not have more than a few tents, a camp like the ones on the Delaware may not be appropriate
Health and Safety Concerns / differences depending on location
temporary, occasional tenting on private property is fine as long as it is not long term, which can overtime destroy the character of the neighborhood
There should be a mention of "Pot-a-johns" to lease/rent if there is going to be an "overcrowding and burdening on septic systems".

It's their private property
Do you think there should be restrictions on the number of campers and/or length of stay? (please check all that apply)

None entered

If you think there should be restrictions on tent camping, would you recommend any of the following: (please check all that apply)
Permits for large numbers
make sure fires are out when camping
Just be respectful of others and when leaving, leave it just like it was prior
Should not be allowed on public property - park - cemetarys - parking areas
What works in other places?
permits for more than 2 weeks
don't know
no tent camping should be permitted
Most tent camping is done on private property for \$, and neighbors pay a very high price when this is allowed.
not allowed
don't know
the business entity should pay the fees and get permits
It's their private property