

TOWN OF CALLICOON SULLIVAN COUNTY, NEW YORK



COMPREHENSIVE PLAN UPDATE MAY 2013

**Town of Callicoon Comprehensive Plan Committee
Town of Callicoon Town Board**

www.townofcallicoon.org

TOWN OF CALLICOON

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The development of this plan was assisted by land use planning consultants from Community Planning and Environmental Associates of Berne, NY.

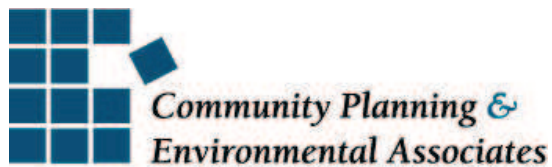


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EXECUTIVE SUMMARY

The Town of Callicoon's *Natural and Cultural Resource Inventory and Comprehensive Plan for the Town of Callicoon, Sullivan County, New York* was written in June 1980 and has guided town policy since that time. The 1980 Plan consisted of an exhaustive study and inventory of the town's natural and cultural resources, and general policy guidance based upon this study and inventory.

The general purpose of this update is to reconsider and refine the goals expressed in the 1980 Plan, to ensure that they reflect the changing needs and preferences of our residents. In 2009, the Town Board appointed a committee of residents to spearhead this update process. Early committee meetings, designed to set a general course for plan development, were attended by some members of the public. During the spring of 2010, the town sent surveys to all property owners. The results of the survey helped to define the vision, goals and objectives of the plan update. The committee held three public workshops, one in spring 2010, one in spring 2011 and one in spring 2012, to solicit public input on the draft plan update. In June 2012, the comprehensive plan committee held a public hearing and, after considering comments received at the hearing and making further changes to the draft plan, passed it to the Town Board in November 2012. The Town Board held a public hearing on February 6, 2013.

The comprehensive planning process is founded upon the town's collective vision for our future. This vision enables us to set goals and recommendations for achieving those goals, and answers the question, "What will success look like in the effective implementation of this Plan?" Based upon their review of the 1980 Plan, their experience in the town's development since that time, and their analysis of public input gleaned from the surveys and public meetings, the Comprehensive Plan Update Committee determined that the general vision set forth in the 1980 Plan remains valid, and should continue to guide us as we move forward.

INTRODUCTION

Comprehensive planning is a vital process for the shaping of our town's future. In 1995, laws were passed by the State of New York that elevated the importance of municipal comprehensive plans. Section 272-a of New York Town Law states that "Among the most important powers and duties granted by the legislature to a town government is the authority and responsibility to undertake town comprehensive planning... The development and enactment by the town government of a town comprehensive plan which can be readily identified, and is available for use by the public, is in the best interest of the people of each town." Further, Section 263 states that "such regulations (zoning) shall be made in accordance with a comprehensive plan."

The Town of Callicoon recognizes that the comprehensive plan provides the legal basis for developing and implementing its land use regulations. It also recognizes that a comprehensive plan is needed to serve as a long range guide for both public and private decisions that will influence the community in the future. Plans based on the needs and values of the community offer solid direction and focus for town decisions affecting long-term growth and development.

This comprehensive plan was developed with a long-range view, and is intended to serve the needs of our residents both today and years into the future. Using the research conducted by the Comprehensive Plan Committee, and the public input garnered throughout the plan's development, it sets forth a framework for the development and implementation of land use regulations. However, it is important to remember that the plan itself is not legally binding. The recommendations contained herein are not binding, and require separate action by the Town Board or Planning Board before becoming established as formal town laws and policies.

To ensure that it remains a vital and constructive resource for our residents and policymakers, this comprehensive plan will be reviewed at five-year intervals following the date of adoption.

PLAN VISION

The Town of Callicoon Comprehensive Plan Committee, guided by input from the public and the Town Board, developed the following vision for the Plan:

This plan seeks to preserve the quality of life and rural character of the Town of Callicoon, while protecting the health, well-being and safety of our residents. The plan recognizes that the environment is an economic asset, and places a high priority on the protection of our agricultural lands and their harvests. Though we are a small town, the quality of our infrastructure must be maintained as our needs change and grow. The livability and economic vitality of our hamlets, along with our historical and cultural assets, are highly valued.

The preservation of our town's community character is of utmost importance, as evidenced by the responses to the community survey. Community character means many things to our residents, but several key themes emerged in the survey.

Our vision for our community's character includes the promotion and protection of

- farms and farm-related businesses
- natural and cultural resources
- recreational and educational opportunities
- beautification efforts
- sustainable energy and development
- access to community spaces
- public participation in government

Our vision for our town's future is guided by a strong focus on

- supporting locally owned independent businesses
- planning for responsible development
- adequate roads, utilities and internet access
- responsible municipal budgeting
- planning for hazards (i.e., flooding)

To achieve this vision, the following specific purposes for the plan update were identified:

A. Identifying and analyzing changes that have taken place in the town since 1980, when the Natural and Cultural Resource Inventory and Comprehensive Plan were written;

B. Re-evaluating the town's character as a rural agricultural community with valuable natural resources, and identifying the best means for protecting this character while providing for growth and development;

C. Assessing the town's responsiveness to our residents' needs and identifying strategies for providing the infrastructure, services and facilities to meet those needs into the future;

D. Setting a framework for the development of town policies regarding commercial, agricultural and industrial growth, land use planning and zoning, housing, and transportation.

The development of this comprehensive plan was a process that spanned several years, as the comprehensive plan committee worked to stay informed of new developments surrounding controversial issues. In particular, constantly evolving statewide policies and proposed regulations on natural gas drilling have made it challenging to develop long-term policy recommendations for the town. The committee's intention is to ensure that the town is prepared to deal with gas drilling and all issues that may confront the town, in the near-term and long-term future.

The committee recognizes that there are strong feelings on all sides of the issue of gas drilling, and further recognizes the difficulty of preparing for all possible outcomes in this emotionally charged atmosphere. We have therefore worked hard to anticipate potential challenges in this uncertain time, and to advocate for policy recommendations that thoroughly address gas drilling and other industrial development activities.

Throughout the comprehensive plan update process, residents reminded the committee of the importance of maintaining our town's rural character, and this is the foundation of the entire plan. Recognizing that agriculture forms the basis of our rural character and, to a large degree, our economy, the Town of Callicoon developed an Agricultural and Farmland Protection Plan which was adopted in 2010. That plan sets forth specific goals and strategies for agricultural economic development, farm-friendly land use planning and policy making, and outreach and education to help promote agriculture throughout the town. This comprehensive plan update reaffirms the importance of agriculture as a critical presence in the Town of Callicoon, and includes the Agricultural and Farmland Protection Plan as Appendix A. Throughout this comprehensive plan update, reference is made to the Agricultural and Farmland Protection Plan as a guidance document for agricultural protection and promotion.

Thus, the Farmland Protection Plan, and this entire comprehensive plan, are also economic development plans for the Town of Callicoon. Youth retention and job creation are vital to the survival of our town—our economy, our social fabric, and our rural identity. Every aspect of life in our town depends on a strong local economy.

It is our sincere belief that this plan captures and advocates for the best interests of all residents of the town at this point in time, and into the future. We also recognize that conditions may change in ways that we cannot predict, which is why we view the plan as a living document, and urge that it be reviewed again in five years.

COMMUNITY PROFILE

The Town of Callicoon, in the northwestern part of Sullivan County, is a rural municipality that is home to the hamlets of Callicoon Center, North Branch, Shandeele and Youngsville. The Village of Jeffersonville also lies within the town's geographic boundaries, but is a separate municipality (incorporated villages do not come under the jurisdiction of the town within which they lie).

Population.

Callicoon's population, like that of the County overall, has grown slowly in recent decades. The population of the town was 2998 in 1980; 3052 in 2000 and 3057 in 2010.

At the time of the 2000 Census, the median household income for the Town of Callicoon was \$38811 (in 1999 dollars). Callicoon ranks ninth of the County's 21 municipalities in terms of median household income. Fifty-six families, or 6.8% of the town's total number of families, were below poverty level at the time of the 2000 Census. This is lower than the national average of 9.2% and the Sullivan County average of 11.6%. The permanent population of the town is predominantly of lower middle income families, whose wage earners are employees in various enterprises within commuting distance of their homes—tradespeople, businesspeople, farmers, and others.

Date	Population
1980	2998
1990	3024
2000	3052
2010	3057

Source: US Census Bureau, Decennial Census.

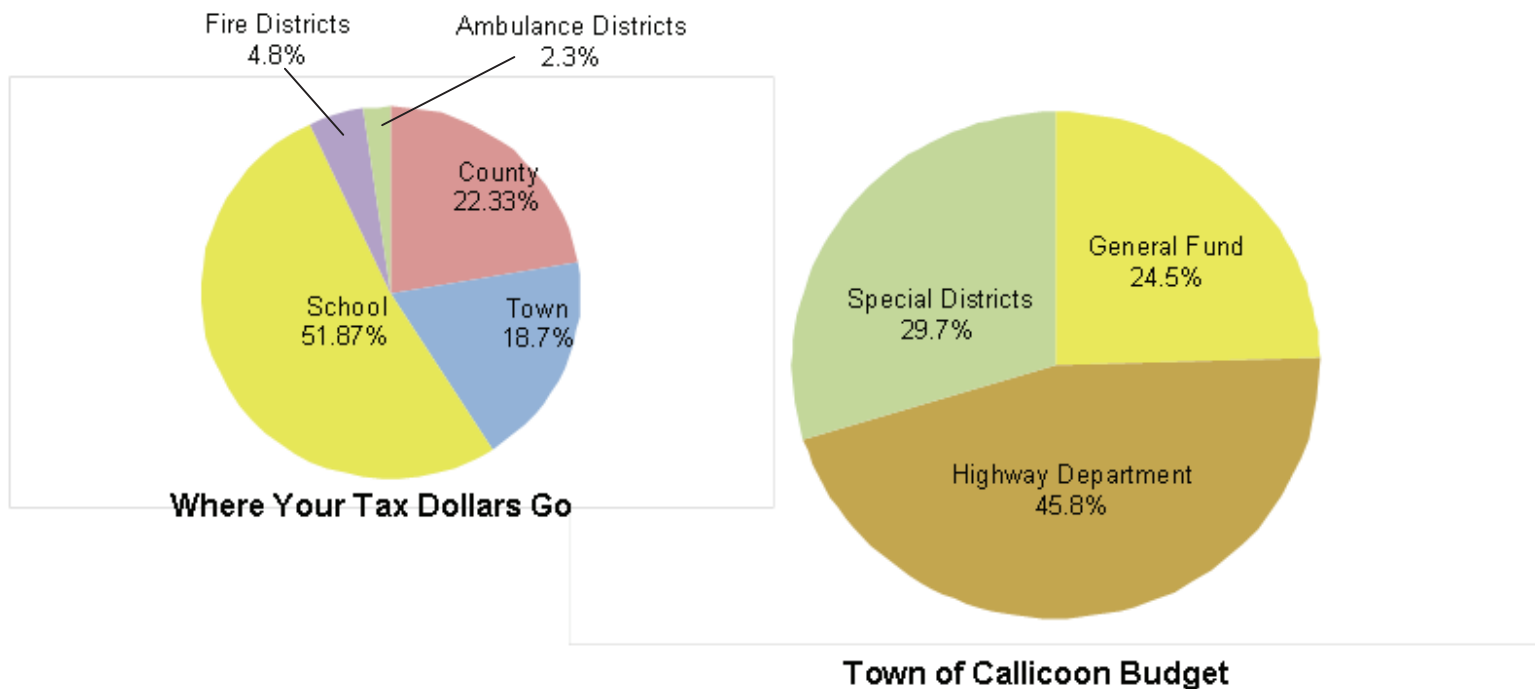
Callicoon's population is aging— 577 individuals, or 18.9% of all residents, were age 65 or over at the time of the 2010 Census. This is higher than the percentage of individuals age 65 or over in Sullivan County (14.8%) or New York State as a whole (13.5%). (Source: US Census Bureau, 2010 Decennial Census.)

Municipal Finances and the Tax Base.

Almost one-half of the Town of Callicoon's budget is used to maintain and upgrade our roadways.

Tax Exempt Properties.

8.1 percent of the Town of Callicoon's tax parcels are wholly exempt. These parcels are comprised of churches, cemeteries, schools, fire departments, library, town and village-owned properties and one non-profit organization known as Global Country for World Peace.



Employment and Occupations.

Within the Town of Callicoon, roughly one-third (33.2%) of employed residents over the age of sixteen are employed in management, professional and related occupations.

Approximately one-fifth (20.6%) are employed in service occupations, and almost as many (19.2%) are employed in sales and office occupations. Construction, extraction and maintenance occupations follow closely behind, making up 16.6% of the town's employed residents, and the remaining workers are employed in production, transportation and material moving occupations (9.8%) and farming, fishing and forestry occupations (0.7%).

These numbers are similar for the County as a whole, with Callicoon having more people employed in construction, extraction and maintenance and fewer employed in sales and office occupations than the County, as a percentage of the entire population. (Note that all data on employment and occupations is from the 2000 Decennial Census. 2010 data is not yet available.)

Occupation	Town of Callicoon		Sullivan County	
	Number	Percent	Number	Percent
Management, professional, and related occupations	459	33.2	9388	31
Service occupations	285	20.6	6234	20.6
Sales and office occupations	265	19.2	7367	24.4
Farming, fishing, and forestry occupations	9	0.7	261	0.9
Construction, extraction, and maintenance occupations	229	16.6	3361	11.1
Production, transportation, and material moving occupations	136	9.8	3633	12

Source: U.S. Census Bureau, 2000 Decennial Census.

Housing.

Families and individuals of all income levels reside in the Town of Callicoon and need continued access to decent and affordable housing with proper community facilities. The special needs of young families looking for their first homes and senior citizens on fixed incomes must be addressed.

Housing data from the 2010 Census is now available. In 2010, there were 2,003 housing units in the Town of Callicoon. This is an 11.5% increase in total housing units since 2000, and a 21.5% increase in total housing units since 1990. This is a significant increase in total number of housing units, especially in light of the fact that the town's total population has only increased by 0.2% since 2000, and 1.0% since 1990. An increase in total housing units without a corresponding population increase raises concerns of possible sprawl.

Of the 2,003 units in the town today, 1,288 are occupied and 715, or 35.7%, are vacant. This vacancy rate is much higher than the New York State average of 9.7% but slightly lower than the Sullivan County average of 38.7%. Rates for the town and the county are likely elevated due to the large number of second home owners, relative to the State as a whole. Thus, many of our

homes which are seasonally occupied are likely to be categorized as “vacant” by the Census.

2010 Census data on housing values is not yet available, but 2000 Census data and 2010 estimates offer useful information on housing values and affordability.

One method for assessing housing affordability is to determine the *rental index*. This index shows the maximum gross rent a given household can afford. Affordable rental housing is generally considered to be no more than 30 percent of a household’s monthly income.

In 2000, the median household income was \$38,811, which yields about \$3,234 of income per month. Thirty percent of that income is \$970. This means that the average household could afford to pay \$970 per month in rent. About 519, or 41% of households in Callicoon earned less than the median income in 2000, and these households are more likely to struggle to pay their rent.

2010 Census estimates indicate that housing continues to be unaffordable for some Callicoon residents. Almost twelve percent of households earned less than \$15,000 in 2010, and for these households, an affordable rent would be approximately \$375. In contrast, the 2010 Census estimates that median rent was \$575 per month.

A second method to determine affordability is to examine the ratio between the median value of a single-family house and median household income. Nationally, a ratio of two or less is considered to be affordable. The affordability ratio for Callicoon was calculated as follows:

For 2000, the median value of an owner-occupied home was \$92,800. The 2000 median household income was \$38,811. The affordability ratio, then, was 2.39 at the time of the 2000 Census. This figure is above the desired ratio of two and indicates some affordability issues for average income households. For households earning less than the median income, the affordability ratio would be even higher – meaning that conditions are even less affordable.

2010 Census estimates indicate that the ratio of median house value to median household income continues to rise. The 2010 estimate of median home value is \$160,000, and the estimated median household income is \$49,708. The affordability ratio is 3.2, meaning that housing is less affordable in 2010 than it was in 2000. (Note that the margin of error in the reported data for the 2010 Census means that actual median value of the household could be between \$133,774 and \$186,226. The affordability ratio could be between 2.85 and 3.96. Further, the actual median household income could be lower. Regardless, the trend appears to be decreasing affordability of houses.

The building of homes is an extremely important land use. The town’s zoning code regulates the principal factors that must be considered during site selection and development—slope or grade, percolation and spacing. The planning and zoning boards follow the regulations set forth in the zoning code, and the Code Enforcement Officer enforces them.

Many existing homes in town were built on sites that are difficult for septic system disposal, and were built before the New York State Sanitation Code was created. Increasingly sophisticated

septic disposal systems and compliance with the Code will help to minimize future problems associated with inadequate or substandard septic systems. In addition to complying with the Code, it is now required that all septic systems be designed by a professional engineer and inspected by an engineer or Code Enforcement Officer.

Land Use.

The Town of Callicoon lies in the western part of the County well away from the County's most populous and developed areas. The Town's Zoning Law governs land use. The town implemented zoning regulations in 1986 to preserve the character of the landscape. The Zoning Law, in addition to regulating lot size, setbacks and building height, also includes specific standards for a broad range of land uses including signs, junkyards, home occupations and multi-family dwellings. There are five zoning districts in town, and the current Zoning Map is included on page 15. In addition to the Zoning Law, the Subdivision Law provides standards for the development of residential and non-residential projects, assuring the provision of adequate community facilities such as roads, water supply, and sewage disposal, utilities, proper highway access and storm water control. A current Land Use and Water Resources Map is included on page 16.

While the Village of Jeffersonville is a separate jurisdiction, its land use policies and regulations affect the town, and the reverse is also true. The Village of Jeffersonville adopted a Zoning and Subdivision Law on July 15, 1998.

New York State Agricultural District Program:

A designation given by the New York State Department of Agriculture and Markets, designed to encourage the continued use of farmland for agricultural production. The program is based on a combination of landowner incentives and protections, all of which are designed to forestall the conversion of farmland to non-agricultural uses. Agricultural District #1 is a geographic area that encompasses much of the Town of Callicoon and several other towns in Sullivan County.

The Town of Callicoon covers 31,769 acres. Agriculture is a major land use in the Town of Callicoon, and approximately 80% of the total acreage is located within Agricultural District #1, under the **New York State Agricultural District Program**. It should be noted that not all land in the Agricultural District is devoted to agriculture.

Agriculture defines the character of our town, and contributes greatly to its economy. While we have seen a decrease in the prevalence of agriculture, Callicoon is still active with dairy farms, beef cattle and horse farms. Other crops include vegetables, Christmas trees and other forest products. Farm size is increasing—some small farms have gone out of business, but their land often remains in production, adding to the acreage of those farms that survive. Additionally, many farmers lease a large number of acres of land from non-farm neighbors, to increase their farms' production. This not only helps to preserve the rural character of the town but also helps to keep the existing agricultural land in production. It is also possible that agricultural land may be put back into production in the near future, as food prices continue to escalate.

The Town of Callicoon has recently completed and adopted an Agriculture and Farmland Protection Plan which is incorporated here as Appendix A.

In addition to agriculture, Callicoon is presently an area of homes for residents who work both within and outside of the town, as well as second home owners. Our hilly, rocky terrain and our lack of infrastructure preclude high density development over much of the town. Low density development will allow us to continue to provide a place for those seeking second home sites, but must be balanced with a commitment to maintaining intact forest and farmland, to preserve our rural, agricultural character. The current trend is to keep larger tracts of land together for privacy of primary residential homes as well as second homes.

Given Callicoon's slow rate of population growth, low level of development pressure, and lack of sewer and water services, it is hoped that the town's current and historic status as an agricultural and residential municipality will continue into the future. Many Callicoon residents, from farmers whose families have lived here for generations to new arrivals, place a very high value of preserving the rural character of the town (the 2010 survey results indicate that 203 people, or 72% of respondents, feel it is "important" or "very important" that new development be in harmony with the town's community character). We are fortunate that many of our predominant land uses have a relatively low impact on our natural resources and it is the intent of the town's zoning regulations and this comprehensive plan update to ensure that future land usage meets our residents' needs while working in harmony with the natural environment.

APPROXIMATE BREAKDOWN OF LAND USAGE*

1. Agriculture land used for farming**	49%
2. Woodlands	40%
3. Residential	10%
4. Commercial	1%

*The above percentages are derived from property classification codes.

**Includes some residential sites which are the home sites for the farms.

Zoning Map Town of Callicoon Sullivan County, NY



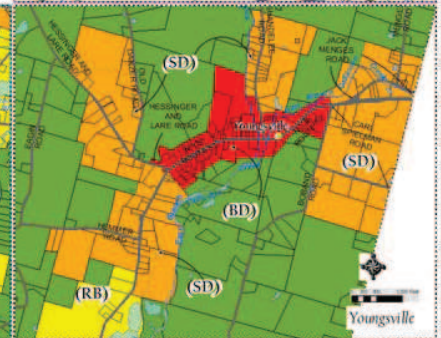
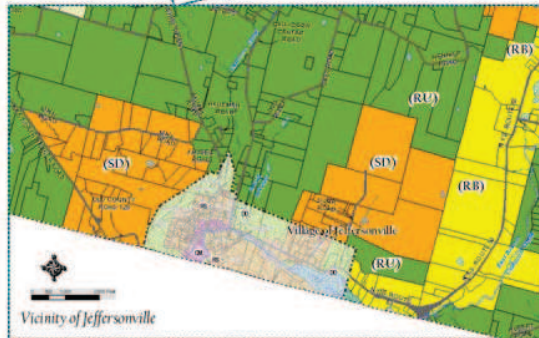
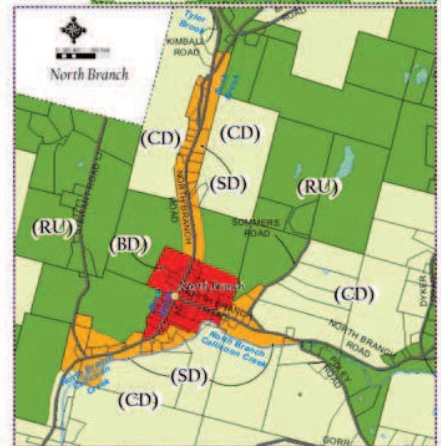
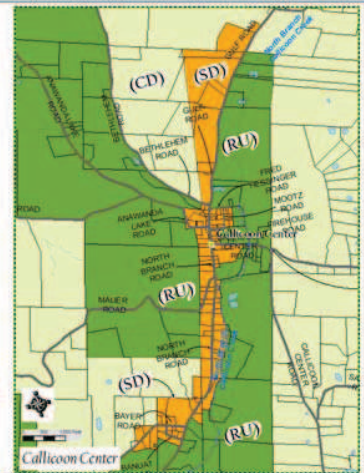
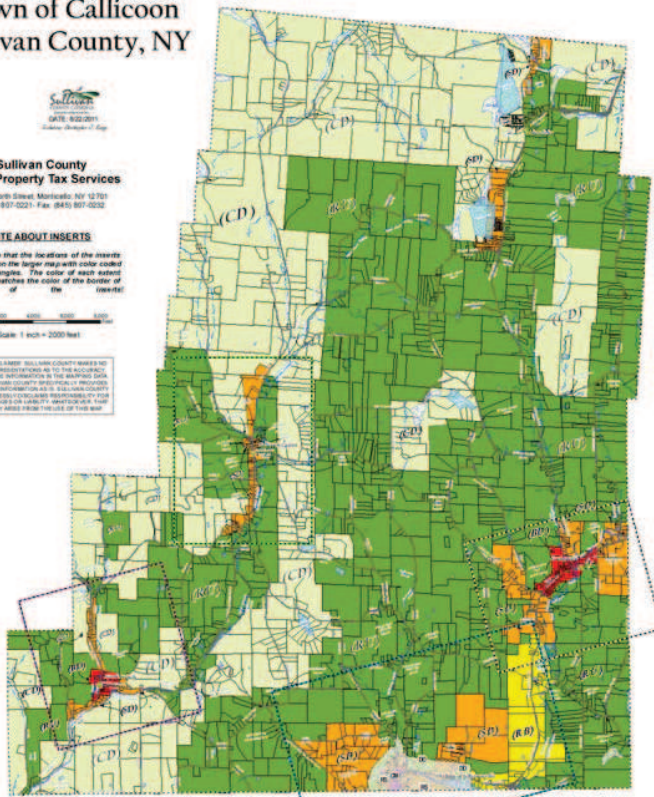
**Sullivan County
Real Property Tax Services**
100 North Street, Monticello, NY 12701
(845) 857-0221 • Fax: (845) 857-0232

NOTE ABOUT INSERTS

Please note that the locations of the inserts are shown on the larger map with color coded extent rectangles. The color of each extent rectangle matches the color of the border of each of the inserts.

Scale: 1 inch = 2000 feet

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Land Use & Water Resources Town of Callicoon Sullivan County, NY

Sullivan County
Real Property Tax Services

100 South Street, Marlboro, NY 12751
(845) 897-0221 Fax: (845) 897-0232

Scale: 1 inch = 2000 feet



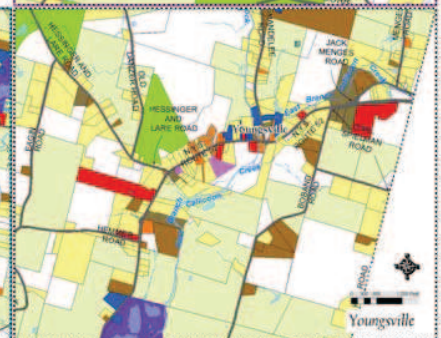
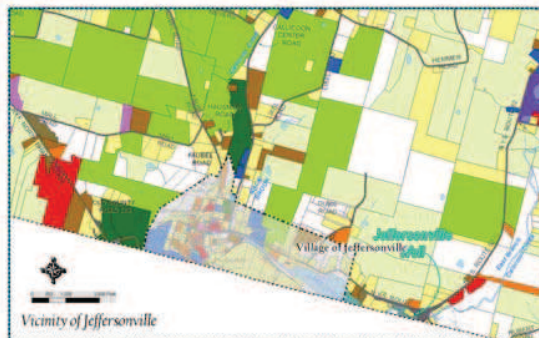
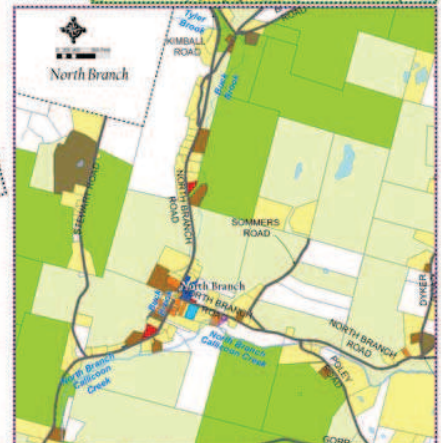
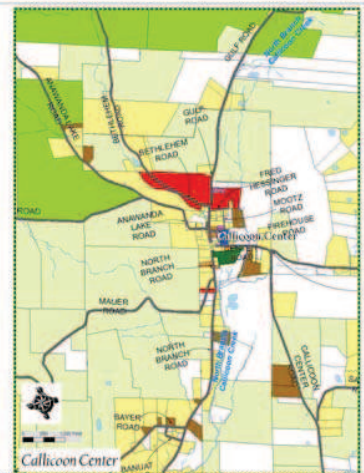
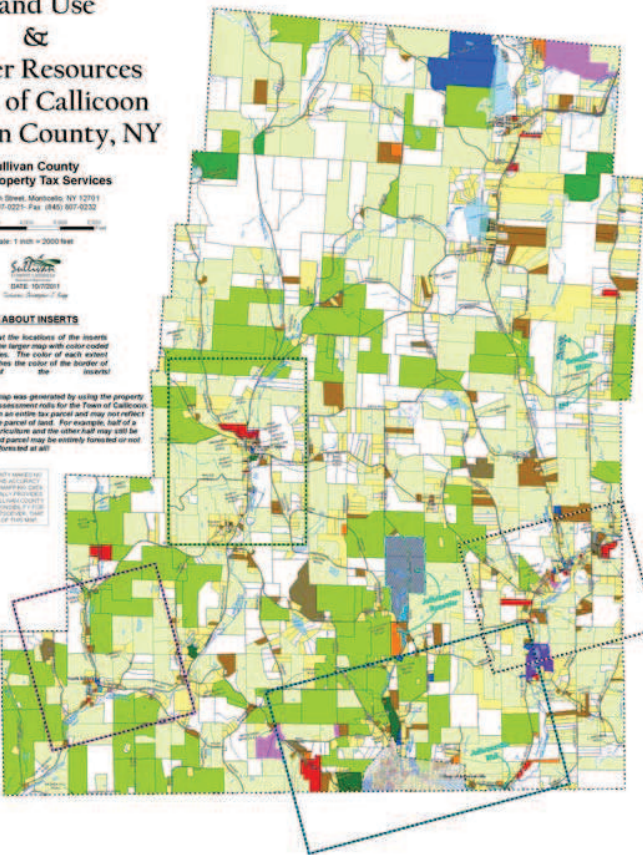
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The land use layer on this map was generated by using the property class codes from the 2001 assessment rolls for the Town of Callicoon. The land use is based upon an entire tax parcel and may not reflect the exact use of the entire parcel of land. For example, half of a parcel may be used for agriculture and the other half may still be forested or an undeveloped parcel may be entirely forested or not forested at all.

DISCLAIMER: SULLIVAN COUNTY HAS NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS MAP. THE MAP IS PROVIDED AS IS. THE USER ASSUMES ALL LIABILITY FOR ANY ERRORS OR OMISSIONS. THE MAP IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS DESIGNED.



Legend	
Land Use	Water Wells/Reservoirs
Agriculture	Callicoon Creek
Residential	North Branch Creek
Forest	Youngsville Creek
Water	Other Water
Other Layers	
Roads	Other Roads
Railroads	Other Railroads
Other	Other

This legend applies to the entire map.

Recreation.

Recreational opportunities abound in the Town of Callicoon, from organized sports to outdoor recreation activities, to social and volunteer organizations that host a variety of activities while enhancing our town's character and vitality.

In 1998 the Town of Callicoon purchased 4.67 acres of property located in Callicoon Center, which was cleared and turned into a town park. The fields are used for soccer, baseball, and softball. A basketball court was also added, and a recently completed pavilion provides bathrooms and indoor storage space.



Town Park, Callicoon Center

Town residents also use the facilities at the Jeffersonville campus of the Sullivan West Central School for recreational activities. Since the creation of the new fields on campus, the track around the football / soccer field can be used for walking or running by residents.

The town has in place an inter-municipal agreement with the Village of Jeffersonville and Sullivan West Central School, which funds programs for residents of the town as well as residents of the Sullivan West Central School District. Programs include winter basketball and a summer recreation program.

There are also several other recreation programs available to the youth of the town such as A.Y.S.O. soccer, Youth Football and Cal Ripkin Little League Baseball, softball and tee-ball. Many Town of Callicoon youth participate in 4-H Clubs, Boy and Girl Scout troops and church youth groups. These organizations provide valuable skills and foster citizenship and leadership.

In addition to organized sports, other types of outdoor recreation, especially hunting and fishing are popular. There are several private hunting clubs located in the town. During the winter, residents enjoy snowmobiling and cross country skiing. Although there are no public trails available, a local snowmobile club works together with land owners to provide some trails for its membership. Many local snowmobile enthusiasts travel north where public trails are available. While there are no skiing opportunities in town, there are two ski slopes in the County (the Villa Roma in the Town of Delaware and Holiday Mountain in the Town of Thompson). Ice fishing on local lakes and ponds is another popular winter sport. Some county groups hold ice fishing contests for residents to enter and win prizes.

The Town of Callicoon is fortunate to be home to a number of social and volunteer organizations that provide many recreational opportunities for our residents and visitors.

Local fire departments put on dinners for fund raising. Most local churches also serve dinners or engage in other fund raising activities such as penny socials and rummage sales. These are well attended by residents to show their support. There are several fraternal organizations for both males and females that have chapters in the area as well as ladies fire department auxiliaries. In 1934, a group of local musicians organized the present Callicoon Center band. They built a Bandstand in the center of the hamlet and in 1936 began giving regular concerts during the summer months. This tradition still continues today with concerts being held on Wednesday evenings during the summer months.

Community beautification and enhancement groups and projects also provide social opportunities. Many groups have organized to do beautification projects throughout the town. One such group is the Youngsville Environmental Preservation Committee, which has been made possible with seed money by the Gerry Foundation and receives ongoing support through donations from Youngsville residents. In addition to beautification efforts, the YEPC assists in flood mitigation by collecting data for the Sullivan County Soil and Water Conservation District, and hosting public informational meetings on flood mitigation.



Youngsville Park Pavilion

Another local volunteer group is Jeffersonville Enhances More of Sullivan (JEMS), a Sullivan Renaissance group that undertakes beautification efforts and hosts the annual JEMS Duck Race, which raises money for community improvements, projects at the Sullivan West Elementary School and related efforts.

Education.

There is one educational facility located in the Town of Callicoon. The Sullivan West Central School District Jeffersonville campus houses grades kindergarten through six. BOCES (Board of Cooperative Education Services) has its main campus in the Town of Liberty, and many students who reside in the Town of Callicoon attend BOCES. BOCES also has an adult education center located in Monticello, which is available to Callicoon residents.

Children living in Callicoon but outside the Sullivan West Central School District attend either Livingston Manor Central School or Roscoe Central School, both located in the Town of Rockland.

SUNY Sullivan is a two year college located in Loch Sheldrake, in the Town of Fallsburg. Many local residents attend SUNY Sullivan on a part-time or full-time basis.

Education in religion is provided by the various churches in town. St. Peters Catholic School in Liberty is also available to Callicoon residents, as are other private religious schools including the Hebrew Day School in Kiamesha Lake, the Sullivan County Christian Academy in Woodbourne, and others outside of the County.

Commerce.

Callicoon's hamlets are home to a wide variety of businesses that serve town residents and visitors. These include eateries, grocery and convenience stores, lodging, art studios and shops, auto and small engine repair shops, gas stations, specialty retail shops, professional offices and many more. In addition to these, many home-based businesses are also located within the town, including contractors, plumbers, electricians, masons and a variety of other tradespeople and businesspeople.¹

Agriculture, in addition to being an important land use, is also a vital commercial sector. Several farms in the town offer a variety of agritourism opportunities, including direct marketing of their goods from the farm, farm tours for schools, campers and the general public, and many others.²



Downtown Callicoon Center

Industry.

There is one industrial operation in the Town of Callicoon—ASA Precision, a small machine shop occupying 15000 square feet in two buildings. It is a family-run business with several employees.

¹ For current business listings, contact the Sullivan County Visitors Association (www.scva.net), the Sullivan County Chamber of Commerce (www.catskills.com) or the Jeffersonville Area Chamber of Commerce (www.jeffersonvilleny.com).

² For a directory of local farms and farm businesses, consult the *Pure Catskills Guide* (www.purecatskills.com). Pure Catskills is a program of the Watershed Agricultural Council.

It seems unlikely that any industry of even moderate size would seek to locate in the Town of Callicoon because it is off the main transportation routes, and lacks municipal sewage facilities and a dependable water supply. One notable exception to this is the possibility of natural gas drilling, which has become common in rural areas of the northeast despite a lack of infrastructure. The potential impacts of natural gas drilling (both positive and negative) are many, and are addressed elsewhere throughout this plan.

Transportation.

The Town of Callicoon is a rural municipality where service areas are separated by miles. State Route 52 is the only State road running through the town. It runs east to west for approximately 5 miles. There are twenty-six miles of County roads and eighty-two miles of town roads. To ensure the safety and convenience of our residents, it is imperative that all roads be well built and maintained.

For this reason, the Town of Callicoon highway budget is almost one-half of the town's total budget. As a result most of the roads are in good condition and kept clear of snow, sanded, and salted in winter.

The approximate makeup of the 82 miles of town roads is as follows:

Bituminous macadam 2 lane	59.06 miles
Bituminous macadam 1 lane	3.79 miles
Stone gravel 2 lane	7.58 miles
Stone gravel 1 lane	6.80 miles
One way earth	5.43 miles

All of these roads, although not intended for heavy truck traffic, and generally not subjected to it, have stood up very well. However, they like all roads in the north do suffer some winter frost damage.

The town maintains a road plan for repairs and resurfacing of town roads. The plan is driven by repairs that are needed the most. The State and County roads are under their own road maintenance plans.

At the present time the Town of Callicoon is in the process of doing a road assessment study. This study will provide us with an accurate assessment of the conditions of all the roads within the town. The study is particularly important should the possibility of gas drilling be realized. Heavy truck traffic and damage to existing roads are major concerns associated with this or any other new industry.



Town of Callicoon Highway Department

There are no plans by the town for the acquisition of new rights-of-way or the taking over of existing private roads at the present time. The official Town Highway Map is on file in the Town Clerk's office.

Open Space and Natural Resources.

Given that our town's character and economy depend on the well-being of the natural environment, it is important that we work, grow and develop in ways that ensure environmental protection. The New York State Department of Environmental Conservation (DEC) sets forth regulations and standards for evaluation of environmental impacts in land use development matters. Specifically, the State Environmental Quality Review Act (SEQR) requires state and local governmental agencies to consider environmental impacts equally with social and economic factors during the decision-making process. When the Town Board, Planning Board or Zoning Board of Appeals receives an application for any land use project (for example, special use permit, subdivision, site plan, area variance, use variance, zoning map amendment, or zoning or text amendment), the Board determines the significance of the project according to the standards established by SEQR. The subsequent environmental review process addresses any potential issues and finds possible solutions, and encourages communication among the decision-making Board, other involved and interested agencies, the project sponsor, and the general public. The entire process is outlined and codified in SEQR.³

Biological Resources.

The New York State DEC has identified rare plants along the Gulf Road (County Road 124) near the Rockland border, and rare animals along County Road 125 between Jeffersonville and Callicoon Center. The DEC has not identified any significant natural communities (natural ecosystems) within the Town of Callicoon.⁴

Water Resources.

The Town of Callicoon has many small brooks, almost all of which are intermittent. Those that are named on the USGS maps are year-round, except in the most extreme droughts, and include the following:

Buck Brook
The Gulf
Sand Pond Lake Outlet
Laundry Brook
Panther Rock Brook
Cattail Brook
Stewart Brook
Shandeleer Brook

Buck Brook, the Gulf and Sand Pond Outlet feed the North Branch of the Callicoon Creek. Laundry Brook and Panther Rock Brook feed its East Branch. Cattail Brook, Stewart Brook and Shandeleer Brook exit the town shortly after rising.

³ Source: NYSDEC. Permits and Licenses. www.dec.ny.gov/63.html

⁴ Source: NYSDEC Environmental Resource Mapper, www.dec.ny.gov/imsmaps/ERM/viewer.htm.

There are four principal water bodies in the Town of Callicoon. They are:

Name	Approximate Area (in square miles)	Shoreline (in miles)	Greatest Depth (in feet)
Shandeelee Lake	0.13	1.9	15
Sand Pond	0.1	1.2	40
Stump Pond	0.03	0.9	10
Lake Jefferson	0.07	3.1	15

The average depth of these lakes tends to be less than half that of their maximum depth, and their water level varies with the rainfall.

The largest lake, Shandeelee Lake, is the site of lodge/ catering business and a few summer cottages. The largest part of the shore line is owned by Global Country for World Peace, a tax exempt organization. All of the original structures on the property are in the process of being torn down and replaced. Further development of this lake is unlikely.

Sand Pond is the next largest and clearest lake in the town. The community of Swiss Forest has 40 seasonal homes, and the former Camp Clearwater has been subdivided into 18 lots, of which eight have been built as second homes. The potential for 10 more homes in the near future exists.

Stump Pond is very shallow for its size. After the flood damage of 2006 the dam has been replaced. A large portion of Stump Pond lakefront property was purchased and subdivided into eight lots on which 5 new homes have now been built. The potential for future development is possible on one parcel which currently operates as a farm.

The portion of Lake Jefferson that lies in the Town of Callicoon is not developable. The former Lake Jefferson Hotel property is now vacant. State and Village of Jeffersonville approval will be necessary for future development of this parcel.

Hust Pond, also known as Blackberry Lake, is another small water body located within the town, and is primarily surrounded by residences. Lake Anawanda is located within the Town of Fremont, but a part of its shoreline and beach are within the Town of Callicoon.

The two branches of the Callicoon Creek that run through the town are fairly small, and attract fewer transient fishermen than do the larger streams in the County. Within the town there are three designated New York State fishing access areas.

Other Significant Water Resources.

There are several wetlands in the Town of Callicoon that are classified by the New York State Department of Environmental Conservation (DEC), and are therefore subject to permits and regulations as defined by the New York State Environmental Conservation Law. Most wetlands occur in the northwest corner of the town, along the Rockland and Fremont borders in the vicinity of Tenannah Lake; and in the northeast corner of the town, near Sand Pond, Shandele Lake, and east toward the Liberty border. There is also a wetland near the northwest corner of Stump Pond, and there are two wetlands in the



Lake Anawanda

southeast corner of the town, along the Liberty border.⁵ There are also several federal wetlands in the Town of Callicoon, and these are mapped by the U.S. Fish and Wildlife Service and subject to regulations and landowner incentives by the U.S. Environmental Protection Agency and Army Corps of Engineers.

According to the DEC, there are no primary aquifers within the Town of Callicoon. However, there are principal aquifers.⁶ Primary aquifers are defined by the DEC as groundwater supplies that are highly productive aquifers presently utilized as sources of water supply by major municipal water supply systems. Principal aquifers are those that are known to be highly productive or whose geology suggests abundant potential water supply, but which are not intensively used as sources of water supply by major municipal systems at the present time.⁷

Groundwater Protection.

The Town of Callicoon is fortunate to have plentiful clean water, and ensuring the future health of our water supply is extremely important. This entails monitoring possible impacts from agricultural runoff, road salt, bulk tank storage, wastewater from residential and commercial uses and industrial activities such as natural gas drilling.

Agriculture: Agriculture has changed dramatically over the past 100 years, and its impact on the environment has increased. At the turn of the 20th century there were very few environmental problems associated with agriculture. Almost the entire area was owned by farmers who cultivated usable land and maintained unusable land as pastures and wood lots. Very little chemical fertilizer was used in agricultural practices, the top soil still being rich and the manure from the stables sufficient to produce good crops.

After many years of cultivation the top soil lost much of its fertility, and much top soil was carried away by heavy rain and wind. Today, to produce the heavy crops per acre demanded for

⁵ Source: NYSDEC Environmental Resource Mapper , www.dec.ny.gov/imsmaps/ERM/viewer.htm.

⁶ Source: New York State Department of Environmental Conservation , <http://www.dec.ny.gov/lands/52251.html>.

⁷ Source: New York State Department of Environmental Conservation, <http://www.dec.ny.gov/lands/36119.html>.

a farmer to survive, chemical fertilizers are often employed to make up for the deterioration of the top soil. These can leach into the streams where they support the growth of various organisms which are as undesirable in the water as are the chemical fertilizers themselves. In order to prevent run off from frozen ground into our streams farmers are encouraged to store manure in lagoons until spring. The larger farms are using this method while smaller farms still spread manure throughout the year.

Today the Natural Resources Conservation Service, an agency of the United States Department of Agriculture, offers a wide array of conservation programs and technical information to help farmers protect the natural resources on their land. The New York State Department of Environmental Conservation has established regulations and permitting processes that help to ensure the conservation of our natural resources as well.

Bulk Tank Storage: The potential exists for older buried fuel tanks to leak, causing water and soil pollution.

Salt: In recent years, the use of road salt has dramatically increased, causing a possible negative effect on vegetation and water quality.

Wastewater: If current development patterns continue, the greatest impact on our water resources and the environment generally will come from waste and sewage disposal (see the section below on Open Space and Natural Resources for more details). At the present time, privately owned septic systems are the only means of sewage disposal in town, but in the future public sewer systems may be necessary if our hamlets become more densely populated.

Currently the town uses private septic systems for disposal of human waste. In these systems, waste is mixed with water and conveyed into a septic tank, where it is liquefied and subsequently leached into the subsoil along with dishwater, bathwater, laundry water and so on. The bacterial action in a properly functioning septic tank, together with the filtering action of the soil, will make the water pure again if the septic systems and wells are properly spaced for soil conditions. These filtration and purification processes are of critical importance, because water that reaches the subsoil must eventually join the water table and possibly be pumped from our wells for reuse.

Residential demand for water is enormous compared with 100 years ago. Today water conservation measures are employed in appliances and fixtures to reduce the amount of water needed. The town is guided by the New York State sanitation code for regulations of new septic systems as well as replacement systems.

Natural Gas Drilling: Given the presence of the Marcellus Shale in the town, it is possible that natural gas drilling may come to town in the future. Because of the high volume of water and the chemicals used for **hydraulic fracturing**, there is concern for the safety of the area's drinking water. The storing of water used during the hydraulic fracturing process also presents a

Hydraulic Fracturing: a process that creates fractures in rocks, the goal of which is to increase the output of a well. It enables the production of natural gas from rock formations deep below the earth's surface where there might not otherwise be sufficient porosity and permeability to allow natural gas to flow from the rock at an economical rate.

potential source of pollution of our water supply.

Geologic Resources.

There are several known gravel banks in the Town of Callicoon. The material extracted from them is used in road building, concrete work, driveway topping, and in the construction of underground drainage ways.

There are several red shale banks, and the material extracted from them is used mainly for driveways.

The recent interest in the Marcellus Shale means that the Town of Callicoon could experience natural gas drilling in the future, as described elsewhere in this plan update.



The New York State DEC does not list any unique geologic features within the town.

Health Care, Public Safety, Community and Emergency Services.

Health Care.

The medical facilities and resources of the Town of Callicoon are limited. There is one doctor living and practicing in the town, as well as one physical and respiratory therapist, one chiropractor, two veterinarians, two animal hospitals, one pharmacy, one massage therapist and two adult homes.

Catskill Regional Medical Center is located in Harris with a satellite facility in the hamlet of Callicoon, in the Town of Delaware. There is also a medical center in Youngsville, and an Urgent Care Center in Rock Hill, in the Town of Thompson. In addition several Public Health nurses make regular home visits to patients in the Town of Callicoon, upon request from a doctor.

Public Safety and Emergency Services.

Emergency services in the Town of Callicoon are generally carried out by volunteers. The town is serviced by five volunteer fire departments—the Callicoon Center, North Branch and Youngsville Volunteer Fire Departments, all of which are based in the town, as well as the Jeffersonville Volunteer Fire Department and Livingston Manor Volunteer Fire Department, both of which are based in other municipalities but service portions of our town. All of the fire departments have the benefit of mutual aid from other departments to assist in fire calls if necessary. New regulations now require that all volunteer firemen be well trained to adequately respond to emergencies.

The town is serviced by two ambulance districts. Jeffersonville Ambulance District #1 has a paramedic on duty around the clock. Three ambulances and a medical response vehicle serve this District from the Jeffersonville First Aid Corps building located in Jeffersonville. Delaware Ambulance District is serviced by the Upper Delaware Volunteer Ambulance Corps, located in Hankins, in the Town of Delaware.

Law enforcement in the Town of Callicoon is provided by the New York State Police, based at the Troop F barracks in Liberty, and by the Sullivan County Sheriff's Department in Monticello.

Services for Seniors.

The Sullivan County Office for the Aging is located in the Sullivan County Government Center in Monticello. It operates a nutrition site at the Town of Callicoon Town Hall for the benefit of the residents who are sixty years of age or over. Meals are served at this site two days a week. On average, 30 to 35 people utilize this service. In addition, the Office for the Aging delivers approximately fifty or more meals to homebound seniors from this site.

The Sullivan County Department of Mobility Management provides weekly bus transportation for seniors. The bus picks residents up at their homes and travels to Monticello, making stops at larger stores that offer a variety of merchandise.

There is also a Retired Senior Volunteer program. The volunteers work at the nutrition site, transport people to and from appointments, volunteer in the local libraries and schools, and do crafts such as lap blankets, scarves and mittens which are distributed at the local nursing homes.

The Jeffersonville Senior Citizens Club meets weekly at the Town Hall for a variety of social activities. Several seniors also meet twice weekly for an exercise program.

The objective of these programs is to make it possible for the participants to maintain themselves in their home environment as long as possible.

Community and Welfare Services.

Federal, state and local welfare programs are administered by the Sullivan County Department of Social Services with offices in the Town of Liberty.

WIC (Women, Infant, & Children) meets monthly at the Town Hall as a pre-natal and post-natal nutritional service.

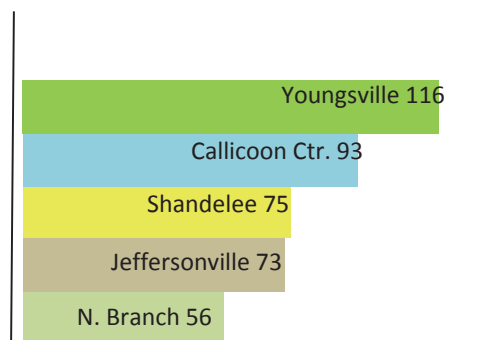
TOWN OF CALLICOON COMMUNITY SURVEY 2010

In early 2010, the Town mailed surveys to all persons who own property in the Town of Callicoon. Of approximately 2475 surveys mailed, 421 were completed and returned, for a response rate of 17%. The survey, which is included as Appendix B to this Plan, was intended to assess residents' opinions about various aspects of life in the Town of Callicoon, and to gauge their priorities for the future development of the Town. Included here is a summary of survey results. All surveys are on file in the Town Clerk's office and may be viewed upon request.¹

Part 1. Residences, Length of Tenure, and Use

Where in the Town of Callicoon do you live?

	# of responses	% of responses
Youngsville	116	27%
Callicoon Center	93	22%
Shandelelee	75	18%
Jeffersonville	73	17%
North Branch	56	13%
Other	7	2%
No Response	3	1%



For how long have you lived or owned land here?

	# of responses	% of responses
1-5 Years	64	15%
6-10 Years	53	13%
11-20 Years	66	16%
21-30 Years	74	18%
31-50 Years	90	21%
51 Years or More	56	13%
No Response	18	4%

Twenty-eight percent of survey respondents have purchased land or homes in the Town of Callicoon within the past ten years.

Part-time residents: how many months per year do you reside in the Town of Callicoon?

Are you a part-time or full-time resident?

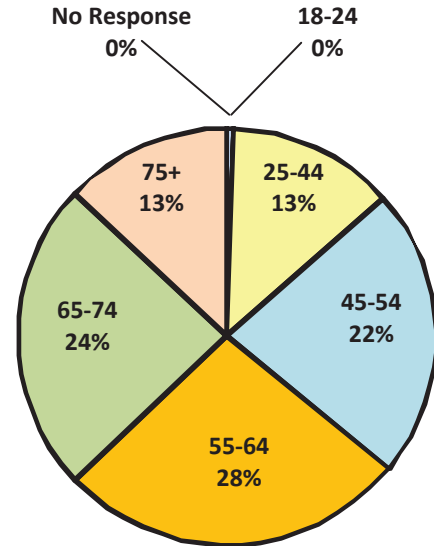
	# of responses	% of responses
Full-time	261	62%
Part-time	121	29%
Own Land Only	36	9%
No Response	3	1%

	# of responses	% of responses
Zero	1	1%
1-3 Months	28	23%
4-6 Months	50	41%
7-9 Months	8	7%
10-12 Months	24	20%
No Response	10	8%

Part 2. Age and Other Demographics

How old are you?

	# of responses	% of responses
18-24	0	0%
25-44	56	13%
45-54	97	22%
55-64	117	27%
65-74	104	24%
75 and Up	56	13%
No Response	2	0%



Are you employed?

	# of responses	% of responses
Home-based business	69	15%
Not home but within the Town	16	4%
Agriculture-based business	25	5%
Outside the Town	194	42%
Not employed (including .retired)	149	32%
No Response	5	1%

How many K-12 school-aged children currently live in your household?

	# of responses	% of responses
Zero	343	81%
One	31	7%
Two	31	7%
Three	9	2%
Four	1	0%
No Response	7	1%

Only 72 survey respondents report having children living at home. This represents approximately 17% of all respondents.

¹In addition to this survey and the public workshops that contributed to this plan's development, the Town of Callicoon Agriculture and Farmland Protection Plan was developed through a series of public input sessions and the dissemination and analysis of a survey of Town of Callicoon farmers and agri-business people.

Part 3. Residents' Preferences and Priorities.

Is maintaining community character important to you?

	# of responses	% of responses
Yes	373	89%
No	9	2%
No Opinion	23	6%
Written Comment Only	7	2%
No Response	9	2%

When asked to name three actions they would like to see taken with regard to community character, respondents cited a broad range of activities, many addressing recreational opportunities, preserving our rural and agricultural character, minimizing taxes, beautifying our hamlets, and a range of zoning changes.

Please rank the importance that each of the topics below have to you and your family.
How important is it to have the following in the Town of Callicoon?

Access to open spaces for recreation

	# of responses	% of responses
No response	38	9%
Not important	44	11%
Important	146	35%
Very important	170	40%
No opinion	21	5%
Written response only	2	1%

Cultural and recreational opportunities

	# of responses	% of responses
No response	33	8%
Not important	33	8%
Important	189	45%
Very important	143	34%
No opinion	22	5%
Written response only	1	0%

Protected critical wildlife habitats

	# of responses	% of responses
No response	25	6%
Not important	34	8%
Important	121	29%
Very important	223	53%
No opinion	16	4%
Written response only	2	0%

Protected streams and wetlands

	# of responses	% of responses
No response	29	7%
Not important	29	7%
Important	105	25%
Very important	247	59%
No opinion	7	2%
Written response only	4	1%

Please rank the importance that each of the topics below have to you and your family.
How important is it to have the following in the Town of Callicoon? (continued)

Farmlands and farming

		% of responses
No response	26	6%
Not important	17	4%
Important	110	26%
Very important	254	60%
No opinion	13	3%
Written response only	1	0%

Protected scenic views

	# of responses	% of responses
No response	27	6%
Not important	28	7%
Important	124	29%
Very important	224	53%
No opinion	16	4%
Written response only	2	0%

In response to the question, “what do you like most about living in the Town of Callicoon?” there were approximately sixty comments regarding agriculture, farmland and local agricultural products. Hundreds more alluded to our rural character, which is made possible in large part by our farms and farmers.

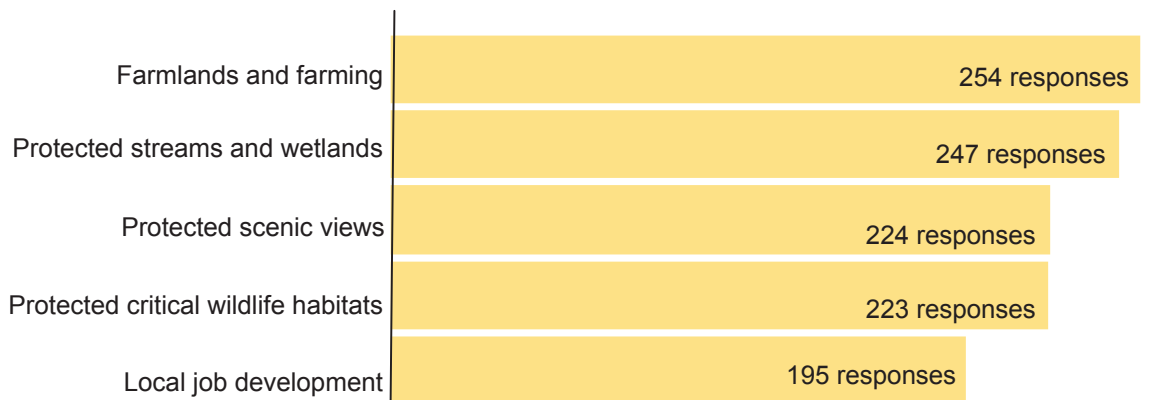
Protected historic structures

	# of responses	% of responses
No response	26	6%
Not important	38	9%
Important	152	36%
Very important	190	45%
No opinion	13	3%
Written response only	2	0%

Protected ridgelines

	# of responses	% of responses
No response	44	11%
Not important	48	11%
Important	111	26%
Very important	172	41%
No opinion	42	10%
Written response only	4	1%

Topics Most Often Cited as “Very Important to Have in the Town”



Natural Gas Drilling and the Town of Callicoon Comprehensive Plan Update

For this survey question, asking respondents to indicate the importance of having various activities in town, gas drilling received more written comments than any other topic (62). Fifty-two were negative, and ranged from the word “no” to concerns over water quality, community character and other issues. respondents with negative comments also checked “very important,” indicating that the topic is very important to them, rather than that it is very important to have gas drilling in Town. One respondent included a positive comment concerning the potential for gas drilling to make all of the other survey topics more affordable. Seven commenters were neither positive nor negative, but indicated a need for adequate regulations and safety assurances.

A look at the entire survey reveals that 103 respondents made comments about gas drilling, and many made multiple comments in response to various questions. In total, 82 respondents made negative comments, 11 made positive comments, and 10 made comments that could not be classified as negative or positive.

Gas drilling is a controversial issue, as evidenced by the survey results, because it raises questions about private property rights and brings potential economic benefits for landowners, businesses and municipalities, but also brings environmental, aesthetic and public health concerns. This plan establishes the intent of the Town of Callicoon community to promote the safety, health, and well-being of the residents of the town, and to protect and enhance the town’s natural environment and character while simultaneously promoting smart growth and economic development. The town recognizes the concerns shared by many of the citizens of the town about the impacts that could be associated with heavy industry and high intensity uses, in particular the operation of natural gas wells, and activities associated with their operation. So that the important resources identified in this Comprehensive Plan Update are maintained in the future, the town will aggressively work with the regulations set forth by the NYSDEC, on any industrial land use permit being reviewed in the Town of Callicoon. This means staying informed as the permitting process moves forward at the state level, understanding how the town may participate in the process, and exercising our right to participate to the fullest extent possible, to ensure safety and eliminate adverse impacts that may be associated with natural gas drilling or any other high intensity uses.

Please rank the importance that each of the topics below have to you and your family.
How important is it to have the following in the Town of Callicoon? (continued)

New development in harmony with
Callicoon's community character

	# of responses	% of responses
No response	30	7%
Not important	35	8%
Important	160	38%
Very important	143	34%
No opinion	43	10%
Written response only	10	2%

Commercial wind farms

	# of responses	% of responses
No response	43	10%
Not important	112	27%
Important	117	28%
Very important	95	23%
No opinion	47	11%
Written response only	7	2%

Alternate energy sources such as solar and
wind energy for personal use

	# of responses	% of responses
No response	25	6%
Not important	69	16%
Important	124	29%
Very important	176	42%
No opinion	21	5%
Written response only	6	1%

Gas drilling

	# of responses	% of responses
No response	31	7%
Not important	215	51%
Important	47	11%
Very important	57	14%
No opinion	45	11%
Written response only	26	6%

Please rank the importance that each of the topics below have to you and your family.
How important is it to have the following in the Town of Callicoon? (continued)

Public sewer services outside the Village

	# of responses	% of responses
No response	33	8%
Not important	212	50%
Important	69	16%
Very important	43	10%
No opinion	59	14%
Written response only	5	1%

Public water services outside the Village

	# of responses	% of responses
No response	35	8%
Not important	207	49%
Important	73	17%
Very important	42	10%
No opinion	59	14%
Written response only	5	1%

Business development in Town

	# of responses	% of responses
No response	29	7%
Not important	23	5%
Important	181	43%
Very important	168	40%
No opinion	18	4%
Written response only	2	0%

Local job development

	# of responses	% of responses
No response	33	8%
Not important	22	5%
Important	156	37%
Very important	195	46%
No opinion	13	3%
Written response only	2	0%

Cable and high speed internet services

	# of responses	% of responses
No response	26	6%
Not important	45	11%
Important	149	35%
Very important	181	43%
No opinion	17	4%
Written response only	3	1%

Please rank the importance that each of the topics below have to you and your family.
How important is it to have the following in the Town of Callicoon? (continued)

Survey responses regarding housing were mixed. While 51% of respondents stated that more residential housing is not important, 21% percent stated that affordable housing is very important, and 22% stated that senior citizen housing is very important. This suggests that, if properly renovated or rehabilitated, the current housing stock might be sufficient to provide housing opportunities for all segments of the population.

More residential development

	# of responses	% of responses
No response	45	11%
Not important	213	51%
Important	82	19%
Very important	31	7%
No opinion	42	10%
Written response only	8	2%

Less residential development

	# of responses	% of responses
No response	42	10%
Not important	110	26%
Important	123	29%
Very important	90	21%
No opinion	50	12%
Written response only	6	1%

Affordable housing opportunities

	# of responses	% of responses
No response	30	7%
Not important	103	24%
Important	155	37%
Very important	88	21%
No opinion	40	10%
Written response only	5	1%

Senior citizen housing

	# of responses	% of responses
No response	29	7%
Not important	81	19%
Important	164	39%
Very important	91	22%
No opinion	54	13%
Written response only	2	0%

Topics Most Often Cited as “Not Important to Have in the Town”

Natural Gas Drilling	215 responses
More residential development	213 responses
Public sewer outside the Village	212 responses
Public water outside the Village	207 responses
Commercial wind farms	112 responses

STRENGTHS, WEAKNESSES, OPPORTUNITIES AND THREATS

A Strengths, Weaknesses, Opportunities and Threats (SWOT) Analysis is a useful tool in strategic planning. It supplies a method for evaluating the strengths, weaknesses, opportunities and threats that face us as a town. Having set forth the vision statement for this Plan Update, we can now employ a SWOT Analysis to help us better understand how to best go about attaining that vision. In the course of developing the vision statement, using data obtained from the survey and other public input, seven issue areas were identified. For each issue area, the strengths weaknesses, opportunities and threats are described in the pages that follow. These issue areas are the focus of the goals and objectives identified later in the plan. The elements of a SWOT Analysis are as follows:

Strengths: positive or beneficial qualities inherent in our town that work to our advantage as we seek to achieve our vision and goals.

Weaknesses: internal qualities and characteristics that hinder us as we work toward our vision and goals.

Opportunities: external conditions that we may take advantage of, to help us meet our vision and goals.

Threats: External elements that we do not control, but that can interfere with our attainment of our vision and goals.

Community Character

Strengths:

Our small hamlets embody the friendliness (of residents, businesses and government officials), volunteerism and community spirit that help us to retain existing residents and attract new ones.

Callicoon has a vibrant cultural and recreational scene that revolves around many volunteer organizations, including bands, fire departments, churches and our local radio station.



Callicoon Center Bandstand

Weaknesses:

Callicoon does not stand out among other towns and the County, and we are somewhat isolated from other towns and the County.

Many properties in town are rundown and unsightly, and some of our roads and open space are littered, making Callicoon less attractive to visitors and residents.

Opportunities:

Our agricultural heritage, our many community organizations and our natural environment can help us to create a stronger town identity, which could broaden community pride among residents and continue to draw in visitors from other areas to boost our economy.

Our rural character sustains our economy in many ways, including agriculture, tourism, and attracting and retaining residents, and we can continue to capitalize on these strengths to further diversify and foster our economic development efforts.

Threats:

Changing demographics can lead to conflict between residents, businesses and government officials regarding the character of our town, the direction of growth, and the establishment of long-term policies that will benefit everyone.

Environment and Natural Resources

Strengths:

Callicoon's natural environment (especially our abundant clean air, water and forested land) ensures our public health, as well as providing a multitude of recreational opportunities and supporting our economy through fishing, forestry and other natural resource industries.

Weaknesses:

Winter weather plowing damages our roads, causing costly repairs, and salt needed to clear roads is causing damage to trees.

Steep slopes and soil characteristics are not conducive to high yield farming. Long winter conditions shorten the growing season, reducing the variety of crops that can be cultivated.

Opportunities:

The prospect of natural gas drilling could bring economic benefits to help landowners keep their land.

Our natural resources make it possible for us to take advantage of solar, wind, biomass and other sustainable energy opportunities as technology continues to improve and grant opportunities become available.

Threats:

The prospect of natural gas drilling in the Marcellus shale could negatively impact our water quality, our rural character and our agricultural base.

Flooding of the Callicoon Creek and its tributaries endangers our safety, generates high cleanup and response costs and diminishes property values.

Agriculture

Please see the Agriculture and Farmland Protection Plan, in Appendix A, for specific issues, goals and strategies pertaining to agriculture. Please note that the Agriculture and Farmland Protection Plan is an integral part of this comprehensive plan update. Thus, the implementation steps set forth in the Agriculture and Farmland Protection Plan are to be construed as steps in the implementation of this comprehensive plan update.

Strengths:

Callicoon's working farms not only contribute directly to our economy through the production of goods and services, but also provide the scenery and rural character that drive agribusiness, tourism and other economic sectors.

Weaknesses:

Farms, which are the backbone of our economy and our rural character, struggle with high property taxes, development pressure, high costs of production, lack of markets for sale of goods, and other factors.

Opportunities:

Agriculture in town is changing and diversifying—when traditional farms cease operations, niche farming presents an opportunity to preserve existing farmland and prevent conversion for development purposes.

Callicoon's agricultural industry is poised to take advantage of new markets and opportunities, and the town's Agriculture and Farmland Protection Plan has laid the groundwork for this to take place.

Threats:

The milk pricing system, set at the national level, must be addressed to prevent more of our dairy farms from going out of business.

Growth and Development

Strengths:

Callicoon's rate of growth and development has been slow for decades, which is consistent with residents' desire to maintain and respect the town's rural character.

Weaknesses:

Technological access, including cell phone service, cable and high speed internet, is lacking in parts of town.

Callicoon's lack of employment opportunities and the high costs of living and doing business are driving out our residents, especially our young people, and our businesses.

Lack of water and sewer infrastructure makes much of the town unsuitable for new industrial uses, limiting development opportunities in that sector.

Opportunities:

The diversity of our population, including full- and part-time residents and visitors, has in the recent past created a demand for new businesses in various sectors, and we can continue to capitalize on these opportunities for business development.

Threats:

If not regulated by zoning, new industrial and commercial uses could be sited in incompatible locations, jeopardizing neighborhood character and potentially harming our roads and environment.

Housing

Strengths:

Here in town, an adequate stock of homes is available for purchase.

Weaknesses:

Many homes in town are older and require a good deal of maintenance and upkeep, which can be economically challenging for homeowners.

Census data indicates that residents of the town are experiencing increased difficulty finding affordable housing. This problem could stem from a lack of jobs that pay workers enough to afford homes; increasing taxes that force landlords to raise rents; and the second home market, which may drive home prices up and out of the affordable range for full-time residents.

Opportunities:

Grant and loan opportunities exist for the rehabilitation of older homes, both single-family and multi-family, and the town can work with the County and other entities to help homeowners pursue these opportunities.

Through our Zoning Code, our municipal boards have the power to regulate the location and density of residential development, to ensure that new housing is not incompatible with its surrounding area.

Threats:

If not regulated, new residential development and construction could come at the expense of our open space and rural character.

Rural sprawl, characterized by the development of low density housing (generally on lots of one to five acres) that can destroy open space, farmland and forests, threatens to adversely impact Callicoon in many ways. These can include destruction of open space, abandonment of nearby cities and villages, loss of productive farmland, environmental problems, excess energy use and an increased demand for more and better-maintained roadways.⁸ Rural sprawl affects small towns like Callicoon, where our agricultural and tourism industries are important to our economy—as large lot development proceeds, the “rural” aspects of visiting or living in this rural place are diminished. Land use planning and zoning tools and techniques like those outlined here and in the Farmland Protection Plan (see Appendix A) can help us to maintain our rural, agricultural character while still providing for growth and development, thereby curbing rural sprawl.

⁸ Source: Lopez, R. and Hynes, P. (2003). Sprawl in the 1990s. *Urban Affairs Review*, Vol. 38, No. 3, 325-355.

Community Facilities and Services (government and non-government)

Strengths:

Our municipal government is widely recognized for its responsiveness to residents' needs.

Callicoon's volunteer fire departments, Jeffersonville Ambulance Corps, Jeffersonville Public Library, WJFF radio, and other community services and facilities are strong and vibrant.

While we rely on volunteers for provision of emergency services, and are always in need of more volunteers to fill these roles, a strong mutual aid agreement exists among neighboring municipalities, to ensure that no town is without necessary personnel and equipment in the event of an emergency.

Weaknesses:

Callicoon's rural nature and dispersed population means that we lack comprehensive water, sewer and other municipal services.

It is difficult for law enforcement agencies to monitor and control speeding, drug activity, littering, and other illegal activities.

Opportunities:

Callicoon's website can be enhanced to provide additional news and information to residents and visitors, increasing public awareness and participation.

The potential for shared municipal services exists, which could reduce the town's budget needs.

Threats:

Provision of adequate community services becomes increasingly difficult as the demands and preferences of residents exceed the revenue generated by property taxes.

Increasing costs associated with powering and heating town facilities, and related expenses, necessitate higher tax rates.



Grace Lutheran Church, North Branch

Transportation Network

Strengths:

Although Callicoon is far from major population centers, we are well connected to these areas and the wider region via town, county and state roads. This facilitates travel for visitors and for commercial purposes. Being slightly removed from these areas and corridors protects the town's rural character.

Weaknesses:

Of Callicoon's 113 total miles of roads, 82 are under the jurisdiction of the Town Highway Department, which necessitates that approximately one-half of the town's total budget be allocated to roads.

The lack of asphalt and concrete facilities within the town leads to higher material and transportation costs for road repairs.

Opportunities:

Through the adoption of a road ordinance and the site plan review process, the town can ensure the adequacy of both public and private roads for meeting current and future transportation needs.

The Multi-Municipal Task Force, including representatives from Callicoon, Rockland, Delaware, Bethel, Cochection, Tusten, Highland and Lumberland, works to establish a legal framework to ensure that the costs of road damage associated with high-traffic activities are borne by those who cause the damage, rather than the towns and taxpayers.

The possible economic benefits of natural gas drilling could include additional revenues for our municipality, helping it to fund needed infrastructure activities.

Threats:

Winter storms, freeze-thaw cycles and floods can create dangerous travel conditions and lead to serious damages and costly repairs.

GOALS AND OBJECTIVES

Any community planning process, by its very nature, must include goals for managing growth. Goals are community visions, or statements of the ends we seek to achieve. They describe expected future outcomes. Objectives are statements that identify the broad actions that can help us to reach a stated goal. The goals and objectives set out here are intended to outline the town's vision for itself and provide a foundation to build upon. Implementation steps are also given. These steps are organized in an implementation table at the end of the plan, and this table is intended to set a framework for future action to move toward the goals and objectives identified herein.

The goals of all residents will never be the same. Some residents favor increased economic development, while other residents demand environmental protection. Some desire more community services, while others prefer lower taxes. Some strive for land use diversity, while others are content to live in a "bedroom community." The major function of planning is to strike a balance between these various expectations.

The goals and objectives for this Comprehensive Plan Update were developed by the Town of Callicoon Comprehensive Committee and the Town Board based on the goals and objectives from the 1980 Master Plan, and updated to reflect the results of the 2010 survey that was undertaken as part of this Comprehensive Plan Update. The previously adopted Callicoon Agricultural Farmland Protection Plan and the SWOT analysis were also used to provide information during the development of the Comprehensive Plan Update.

The goals and objectives stated here are a starting point to help guide the town's policymaking process over the next several years. This plan will doubtless change as the town changes, and the goals and objectives contained herein are intended to provide a foundation for the conversations that guide policymaking discussions.

GOAL 1: Preserve and Protect the Town's Character and Identity as a Rural, Agricultural Community.

The town's physical environment, regional location and past development practices have shaped its character. Ninety percent of respondents to the 2010 comprehensive plan survey stated that maintaining the town's community character is important to them. When asked about their hopes for the future of our town's character, many respondents cited the importance of maintaining a quiet, rural community and preserving family farms. Maintaining our character should form the basis of our future development efforts and patterns.

Objectives:

Promote the implementation of the Town of Callicoon Agriculture and Farmland Protection Plan (Appendix A), including the encouragement of cluster housing, on-site sewage and wastewater systems, and all other strategies recommended in that plan.

Be mindful of private property rights when establishing and implementing land use regulations, and limit these regulations to the protection of health, safety and welfare. Be flexible in the creation of new regulations, as demanded by future growth of the town.

Promote awareness of and ensure compliance with the **Town of Callicoon Right to Farm Law**, and avoid zoning regulations that unduly restrict agriculture. Foster communication between farmers and non-farm neighbors, to help create a shared understanding of the needs and practices of farmers.

Implementation Steps:

Coordinate with neighboring towns and the Village of Jeffersonville to review zoning laws and districts, to ensure consistency in land use regulations. This coordination can be formalized through intermunicipal agreements that acknowledge our common desire to maintain our rural, agricultural character in the future.

Town of Callicoon Right to Farm Law: A 2000 law which recognizes that farming is an essential enterprise and an important industry which enhances the economic base, natural environment and quality of life in the Town of Callicoon. It states that it is town policy to encourage agriculture and foster understanding by all residents of the necessary day to day operations involved in farming. The general purpose and intent of this law is to maintain and preserve the rural traditions and character of the town, to permit the continuation of agricultural practices, to protect the existence and operation of farms, to encourage the initiation and expansion of farms and agri-businesses, and to promote new ways to resolve disputes concerning agricultural practices and farm operations.

Review all land use regulations (zoning, signage, subdivision and others) and update this Comprehensive Plan as growth demands. This will ensure that development regulations are consistent with the changing needs and visions of the town, and will provide a regular opportunity to evaluate the strengths and weaknesses of these regulations.

Use the town's website to encourage farmers to seek inclusion into New York State Agricultural District #1. Include information on Agricultural District benefits on the website.

GOAL 2: Protect and Promote Agriculture as a Valued Community and Economic Asset.

Agriculture contributes to our economy in many ways: by providing on-farm employment, as well as through sales of agricultural products, support of agri-businesses, and tourism. An increased awareness of the health and economic benefits of local food presents new opportunities for our farmers, and the Town should help them take advantage of these opportunities. (For more ideas and strategies, please see the Agricultural and Farmland Protection Plan in Appendix A.)

Objectives:

In accordance with our Right to Farm Law, ensure that the zoning law provides for a wide range of agricultural/forestry uses throughout the town, to create an environment in which a variety of agricultural operations can prosper.

Work with the County to explore and secure funding sources for agricultural economic development projects and programs.

Implementation Steps:

Direct the Farmland Advisory Board to oversee the implementation of the action steps identified in the Farmland Protection Plan, and establish a protocol for reporting progress to the Town Board.

Make information on the ag value assessment available at the Town Hall, to encourage non-farmers to consider renting to farmers.

Consider zoning law changes that would permit **transfer of development rights** and **density averaging** as options for new development that preserves important farmland.

Aggressively advocate for the needs of the agricultural community within the Sullivan County Legislature and the New York State Legislature, to ensure funding sources and a regulatory climate that help farmers and agri-businesses to prosper.

Transfer of Development

Rights: a program that allows development rights from one parcel to be transferred to another parcel. Please see the Farmland Protection Plan for details.

Density Averaging: a

technique whereby the development plans for a pair of noncontiguous parcels can be submitted together and treated as a single development project for purposes of regulation. The amount of development allowed for the paired parcels taken in tandem cannot exceed the amount of development that would be allowed if the parcels were developed and reviewed separately.

Communicate regularly with the appropriate County staff to convey the needs of Callicoon farmers and agri-businesses, to help guide the future of the Sullivan County Revolving Loan Fund, and other grant and loan programs from the County, State and federal government.

Sullivan County Revolving Loan Fund: a loan program providing seed capital and early stage loans to eligible entrepreneurial companies who want to establish or expand within the County. Special consideration is given to assisting businesses owned and operated by persons of low-to moderate-income, as required by the specific program. Two of the funds, the agri-business loan program and the agri-business micro-enterprise loan program, specifically target farmers and farm businesses.

GOAL 3: Conserve Open Space and Natural Resources as Economic, Social and Public Health Assets.

The Town of Callicoon's natural resources have provided the foundation for our agriculture, recreation, tourism and other industries since the time of European settlement. Long-time and new residents place a very high value on the health of the environment, and the conservation of our resources into the future will help to ensure our continued economic and social well-being, and maintain the public health.

Objectives:

Steer development away from sensitive natural areas.

Ensure that town laws adequately protect open space and important environmental features when new development occurs.

Implementation Steps:

Continue to conform to standards set forth by the New York State Department of Environmental Conservation for storm water management, erosion and sedimentation control, sewage and solid waste disposal and other environmental issues.

Seek recommendations from the Planning Board regarding possible future zoning regulations that further protect sensitive natural areas, and refine the town's zoning laws pertaining to these areas and features based on those recommendations.

GOAL 4: Ensure that New Commercial and Industrial Development is Compatible with our Community Character.

The economic revitalization of our hamlets, together with the preservation of outlying areas, will help to ensure that future growth and development are compatible with our rural character. Eighty-three percent of respondents to the 2010 survey indicated that business development is important or very important, while similar percentages indicated the importance of farmlands and farming (86%), protected scenic views (82%), and open space for recreation (76%). It is critical that the town preserves community character while providing for new development.

Objectives:

Ensure high-quality, compatible new commercial and industrial development by enforcing building and zoning regulations vigorously, equitably and uniformly.

Provide and encourage within certain zones a broad range of allowable commercial and industrial uses, relying on performance standards to mitigate any environmental impacts and protect the community.

Communicate regularly with local economic development agencies, including the Industrial Development Agency, Partnership for Economic Development, Sullivan County Economic Development Corporation, and others, and keep residents and businesses informed of possible economic development opportunities provided by these entities.

Promote green development in town, by encouraging LEED and other energy-efficient design and construction methods, allowing the use of alternative energy sources, and encouraging creative facility design, siting and sizing to maximize energy efficiency.

Support the development of solar, wind and geothermal resources in the town in accordance with reasonable standards and requirements.

As demanded by new growth and development, periodically reassess the zoning law and map to better reflect actual development patterns and future needs.

Use the Zoning Code to encourage new commercial development in or adjacent to areas where such development already exists, and where infrastructure and facilities can accommodate more development. Use performance standards to allow commercial and industrial development while minimizing environmental and community character impacts.

Continue to support home occupations and recognize their importance to the local economy, by allowing them in various zoning districts to the greatest degree feasible.

Monitor commercial and industrial development patterns into the future, and update land use standards for such development as necessary to protect the public health and the rural character of the town.

Implementation Steps:

Amend the zoning law so that there is a “sunset” provision for projects that have received site plan approval, but have not been constructed. It is recommended that when a project receives site plan approval from the planning board, but construction has not commenced after 18 months, then the permit becomes invalid.

Work closely with the New York State Department of Environmental Conservation (DEC) to ensure that any potential new industrial activity, including natural gas drilling, is carried out safely. This includes keeping informed of whether and how the town will be involved in the permitting process, exercising our rights to participate in the process, and advocating for the protection of the important resources named in this comprehensive plan.

Support and encourage the enforcement of the Town of Callicoon Road Use Law (Town of Callicoon Road Use Local Law # 1 adopted on February 11, 2013) to protect our roads.

Amend current zoning laws to include specific provisions allowing for wind, solar, geothermal and other alternative energy projects. Such regulations should be clear and concise, while taking into consideration any impacts on neighboring properties.

Make available at the Town Hall information on economic development opportunities and incentives offered by local agencies.

GOAL 5: Ensure that the Town’s Housing Supply is Adequate to Meet the Needs of all Residents.

The town must work to ensure that our housing stock meets the needs of all residents, from young families making their first home purchase to seniors on fixed incomes. Over one-half (51%) of survey respondents indicate that more residential development is not a priority, perhaps because there are many existing homes available for purchase or rent. Much of our housing stock is older and can be rehabilitated to provide good housing options while preserving our historical assets and maintaining our rural character.

Objectives:

Foster the maintenance and improvement of our housing stock by encouraging the rehabilitation and adaptive reuse of existing older homes, investigating county, state and federal housing rehabilitation and assistance programs, and urging all residents to take advantage of these programs.

Help make the cost of home ownership affordable by permitting higher density residential development within specific designated areas in town.

Implementation Steps:

Seek state and federal funds to reduce housing costs, especially for senior citizens. Maximize participation in existing federal and state housing programs aimed at providing rehabilitation funding and affordable rental or home ownership units.

Consider the use of positive incentives, such as **density bonuses**, for provision of senior housing, especially in locations suitable for more dense development.

Work with the Sullivan County Planning Division, the Sullivan County Department of Grants Administration and the Rural Sullivan Housing Corporation to maintain an up-to-date list of housing funding and assistance programs, and make this information available at the Town Hall.

Review the zoning regulations on campgrounds, boarding homes, mobile home parks and other relevant sections, to ensure that they adequately address new housing needs that could accompany potential new large-scale industrial uses, and to protect the character of the town from any adverse impacts that could come from transient housing developments.

Density Bonus: a technique that offers additional housing units in exchange for some type of restriction— in this case, the guarantee that some percentage of housing units will be set aside for senior housing.

GOAL 6: Provide Municipal and Related Community Services and Facilities to Meet Current and Future Needs.

As a small rural town, our ability to provide community services and facilities is somewhat limited, and many necessary services and facilities are provided by county or state government, or volunteer organizations. While recognizing these limitations, we also strive to meet the needs of our residents.

Objectives:

Improve the administration, implementation and enforcement of local land use regulations.

Continue to ensure that elected and appointed officials are sensitive and responsive to the diverse needs of our residents, and that the town government maintains the confidence of our residents.

Continue capital project plans and budget to meet the needs of our residents for community services and facilities.

Continue cooperating with other municipalities in community facilities planning and equipment sharing.

Implementation Steps:

Set up formal mechanisms to have annual or bi-annual meetings with all boards and agencies of the town to foster sharing of information, concerns, and ideas.

Continue to improve the town's website, and use it as an information clearinghouse for local residents and businesses.

Continue meeting with neighboring municipalities to discuss and consider existing shared municipal services agreements (for example, the Town of Callicoon Road Use Law developed by the Multi-Municipal Task Force, the inter-municipal youth agreement between the Town of Callicoon and Village of Jeffersonville, Town of Callicoon administration of Village of Jeffersonville Court and assessor office, and others) and consider potential new agreements that could reduce the cost of providing services.

Continue to maintain open lines of communication with the Youngsville Water Advisory Board, and seek funding and technical assistance for upgrades and modifications as needed, and investigate possibilities for shared water supplies with neighboring communities, to best meet the needs and interest of Youngsville residents.

Continue working closely with the Ambulance District pursuant to the contract between the town and the district, to further the safety and well-being of residents.

GOAL 7: Plan and Prepare for Hazards and Emergencies, both Natural and Man-made, and Ensure the Safety of Residents Should an Emergency Occur.

As a small rural municipality, the Town of Callicoon must be prepared for emergencies and hazards, both by taking advantage of our own resources and expertise, and forging partnerships with neighboring municipalities to ensure that we can collectively meet our residents' needs.

Objectives:

Work to implement the Town of Callicoon projects identified in the Sullivan County All-Hazard Mitigation Plan Update, currently in draft form.

To the greatest degree permitted by law, ensure that new residential, commercial and industrial development does not endanger the town's water supply, clean air, roads or other critical resources and infrastructure.

Seek educational opportunities to ensure that emergency response personnel are trained to deal with the potential hazards arising from new commercial, industrial and other forms of development.

Promote awareness of flood hazards and flood insurance requirements.

Work with Sullivan County Soil and Water and the DEC to respond promptly and effectively to flood incidents.

Take advantage of federal, state and county level grant programs and other assistance to reduce our vulnerability to flooding.

Minimize potential impacts from naturally occurring hazards by improving infrastructure and mitigating known trouble spots.

Implementation Steps:

Continue to maintain open lines of communication with DEC, Department of Health, Army Corps of Engineers, DOT and other state, federal and county regulatory agencies that govern land use and development, and require that elected and appointed town officials become familiar with the relevant regulatory frameworks.

Continue to work closely with county, state and federal agencies to identify and seek funding and technical assistance from a variety of sources, to mitigate flooding and other hazards.

Increase public awareness of the Town of Callicoon Emergency Management Plan, proper procedures in the event of an emergency, and available emergency facilities and services. Put the plan on the town website, and consider developing an informational summary to distribute to residents making them aware of proper procedures in the event of an emergency.

In the event that new heavy industrial activities are situated in town, ensure that all local, county and state emergency services personnel are in close contact with industrial companies to be sure that emergency responders know their roles and can effectively respond to incidents.

GOAL 8: Ensure that the Town's Transportation Network and Infrastructure are Safe, Efficient, and Adequate to Meet the Needs of our Residents, Businesses and Other Travelers.

Safe and well maintained roads are vital to all communities, serving not only as the means of travel within the community, but as the direct link to the region and beyond. The town is responsible for improvement and maintenance of many of our roads, with more heavily traveled routes generally owned and maintained by the County and State.

Objectives:

Ensure that the maintenance and improvements needs of all public roads are met.

Continue development of a capital improvements program and budget to upgrade roads to expected classification and level of service.

Enforce existing standards for driveway access, storm water drainage, and utility improvements within town rights-of-way.

Follow the guidelines of the federal Manual on Uniform Traffic Control Devices (MUTCD) to properly delineate hazards and speed restrictions, and employ traffic calming measures and devices as appropriate with new development.

Encourage development of traveled ways that preserves natural features, important views and cultural resources.

Require developers to provide traffic impact studies consistent with the Zoning Code, and require mitigation of traffic issues with on-site and off-site improvements whenever needed.

Implementation Steps:

Use the town's road inventory to classify all roads according to function, capacity and level of use, and to guide future maintenance and improvements.

Continue to monitor road use on town roads and collector roads, and maintain communication with NYSDOT and SCDPW to ensure that potential problems are identified in a timely manner.

Use guidelines set forth in the Town of Callicoon Road Use Law (Adopted February 11, 2013 Local Law #1) to preserve our roads.

STEPS FOR IMPLEMENTATION

Key to Entities:

FAB	Town of Callicoon Farmland Advisory Board
HD	Town of Callicoon Highway Department
TB	Town of Callicoon Town Board
PB	Town of Callicoon Planning Board
ZBA	Town of Callicoon Zoning Board of Appeals
SCDPEM	Sullivan County Division of Planning and Environmental Management
SCDGA	Sullivan County Department of Grants Administration
CEO	Town of Callicoon Code Enforcement Officer
MMTF	Multi-Municipal Task Force
NYSDEC	New York State Department of Environmental Conservation
SCSWCD	Sullivan County Soil and Water Conservation District
RSHCO	Rural Sullivan Housing Corporation
YWAB	Youngsville Water Advisory Board
NYSDOH	New York State Department of Health
NYSDOT	New York State Department of Transportation
ACOE	Army Corps of Engineers
SCDPW	Sullivan County Division of Public Works

Key to Action Types:

R	Regulatory Actions: actions that result in the development of new or amendment of existing land use related laws.
A	Administrative Actions: actions that result in enhanced administration of town functions.
O	Outreach Actions: actions that result in increased public awareness of town services or that build partnerships among the town and other governmental and non-governmental organizations, to enhance public understanding of programs and services offered.
P	Policy and Program Actions: actions that result in the establishment of a plan, activity, committee, proposal, or similar items.
CI	Capital Improvement Actions: actions that result in an investment and improvement of property, structures, equipment, staff or other similar items.

Summary of Recommended Action	Implementing Entity, Partners	Plan Goal	Plan Reference	Action Type
Coordinate with neighboring towns and the Village of Jeffersonville to review zoning laws and districts, to ensure consistency in land use regulations. This coordination can be formalized through intermunicipal agreements that acknowledge our common desire to maintain our rural, agricultural character in the future.	TB, PB, ZBA, Liberty, Fremont, Rockland, Delaware, Bethel, Village of Jeffersonville	1		R, A
Review all land use regulations (zoning, signage, subdivision and others) and update this Comprehensive Plan, as growth demands. This will ensure that development regulations are consistent with the changing needs and visions of the Town, and will provide a regular opportunity to evaluate the strengths and weaknesses of these regulations.	TB, PB, ZBA	1		R
Use the town's website to encourage farmers to seek inclusion into New York State Agricultural District #1. Include information on Agricultural District benefits on the website.	TB, FAB, SCDPEM, Webmaster	1		O, A
Direct the Farmland Advisory Board to oversee the implementation of the action steps identified in the Farmland Protection Plan, and establish a protocol for reporting progress to the Town Board.	TB, FAB	2		P
Make information on the ag value assessment available at the Town Hall, to encourage non-farmers to consider renting to farmers.	TB, Assessor, Town Clerk	2		O, A
Consider zoning law changes that would permit transfer of development rights and density averaging as options for new development that preserves important farmland.	TB, PB	2		R
Communicate regularly with the appropriate County staff to convey the needs of Callicoon farmers and agri-businesses, to help guide the future of the Sullivan County Revolving Loan Fund , and other grant and loan programs from the County, State and federal government.	TB, FAB, SCDPEM, SCDGA	2		O

Summary of Recommended Action	Implementing Entity, Partners	Plan Goal	Plan Reference	Action Type
Aggressively advocate for the needs of the agricultural community within the Sullivan County Legislature and the New York State Legislature, to ensure funding sources and a regulatory climate that help farmers and agri-businesses to prosper.	TB, FAB	2		O, P
Continue to conform to standards set forth by the New York State Department of Environmental Conservation for storm water management, erosion and sedimentation control, sewage and solid waste disposal and other environmental issues.	TB, CEO	3		R
Seek recommendations from the Planning Board regarding possible future zoning regulations that further protect sensitive natural areas, and refine the town's zoning laws pertaining to these areas and features based on those recommendations.	TB, PB	3		P, R
Amend the zoning law so that there is a "sunset" provision for projects that have received site plan approval, but have not been constructed. It is recommended that when a project receives site plan approval from the planning board, but construction has not commenced after 18 months, then the permit becomes invalid.	TB, PB, ZBA, CEO	4		R
Work closely with the New York State Department of Environmental Conservation (DEC) to ensure that any potential new industrial activity, including natural gas drilling, is carried out safely. This includes keeping informed of whether and how the town will be involved in the permitting process, exercising our rights to participate in the process, and advocating for the protection of the important resources named in this comprehensive plan.	TB, NYSDEC, CEO, PB, ZBA, MMTF	4		O, P, R
Support and encourage the enforcement of the Town of Callicoon Road Use Law (Adopted Local Law # 1 February 11, 2013) to protect our roads. Ensure that the town complies with the agreement when it becomes a local law.	TB, HD	4		R
Consider adopting a wind turbine/ tower ordinance.	TB, PB	4		R

Summary of Recommended Action	Implementing Entity, Partners	Plan Goal	Plan Reference	Action Type
Consider adopting a solar ordinance.	TB, PB			R
Make available at the Town Hall information on economic development opportunities and incentives offered by local agencies.	TB, Town Clerk	4		O, A
Seek state and federal funds to reduce housing costs, especially for senior citizens. Maximize participation in existing federal and state housing programs aimed at providing rehabilitation funding and affordable rental or home ownership units.	TB, SCDPEM, SCDGA	5		O, CI
Consider the use of positive incentives, such as density bonuses , for provision of senior housing, especially in locations suitable for more dense development.	TB, PB	5		R
Work with the Sullivan County Planning Division, the Sullivan County Department of Grants Administration and the Rural Sullivan Housing Corporation to maintain an up-to-date list of housing funding and assistance programs, and make this information available at the Town Hall.	TB, SCDPEM, SCDGA, RSHCO, Town Clerk	5		O,A, CI
Review the zoning regulations on campgrounds, boarding homes, mobile home parks and other relevant sections, to ensure that they adequately address new housing needs that could accompany potential new large-scale industrial uses, and to protect the character of the town from any adverse impacts that could come from transient housing developments.	TB, PB	5		R
Set up formal mechanisms to have annual or bi-annual meetings with all boards and agencies of the town to foster sharing of information, concerns, and ideas.	TB, PB, ZBA, FAB	6		O, A
Continue to improve the town's website, and use it as an information clearinghouse for local residents and businesses.	TB, Webmaster	6		O, A
Continue meeting with neighboring municipalities to discuss and consider existing shared municipal services agreements (for example, the Town of Callicoon Road Use Law) the intermunicipal youth agreement between the Town of Callicoon and Village of Jeffersonville, Town of Callicoon administration of Village of Jeffersonville Court and assessor office, and others) and consider potential new agreements that could reduce the cost of providing services.	TB, MMTF, CEO, Village of Jeffersonville	6		A, CI

Summary of Recommended Action	Implementing Entity, Partners	Plan Goal	Plan Reference	Action Type
Continue to maintain open lines of communication with the Youngsville Water Advisory Board, and seek funding and technical assistance for upgrades and modifications as needed, and investigate possibilities for shared water supplies with neighboring communities, to best meet the needs and interest of Youngsville residents.	TB, YWAB	6		A, CI
Continue working closely with the Ambulance District pursuant to the contract between the town and the district, to further the safety and well-being of residents.	TB, Ambulance District	6		A, CI
Continue to maintain open lines of communication with DEC, Department of Health, Army Corps of Engineers, DOT and other state, federal and county regulatory agencies that govern land use and development, and require that elected and appointed town officials become familiar with the relevant regulatory frameworks.	TB, NYSEDEC, NYSDOH, ACOE, NYSDOT, Others	7		R, O
Continue to work closely with county, state and federal agencies to identify and seek funding and technical assistance from a variety of sources, to mitigate flooding and other hazards.	TB, SCDPEM, SCDGA, SCSWCD, NYSDOT, ACOE	7		A, CI
Increase public awareness of the Town of Callicoon Emergency Management Plan, proper procedures in the event of an emergency, and available emergency facilities and services. Put the plan on the website, and consider developing an informational summary to distribute to residents making them aware of proper procedures in the event of an emergency.	TB, Webmaster	7		O, A
In the event that new heavy industrial activities are situated in town, ensure that all local, county and state emergency services personnel are in close contact with industrial companies to be sure that emergency responders know their roles and can effectively respond to incidents	TB, NYSEDEC, NYSDOT, NYSDOH, SCDPW	7		P, A, O
Use the town's road inventory to classify all roads according to function, capacity and level of use, and to guide future maintenance and improvements.	TB, HD	8		A, CI

Summary of Recommended Action	Implementing Entity, Partners	Plan Goal	Plan Reference	Action Type
Continue to monitor road use on town roads and collector roads, and maintain communication with NYSDOT and SCDPW to ensure that potential problems are identified in a timely manner.	TB, HD, NYSDOT, SCDPW	8		A, P
Use guidelines set forth in the Town of Callicoon Road Use Law to preserve our roads.	TB, HD	8		R