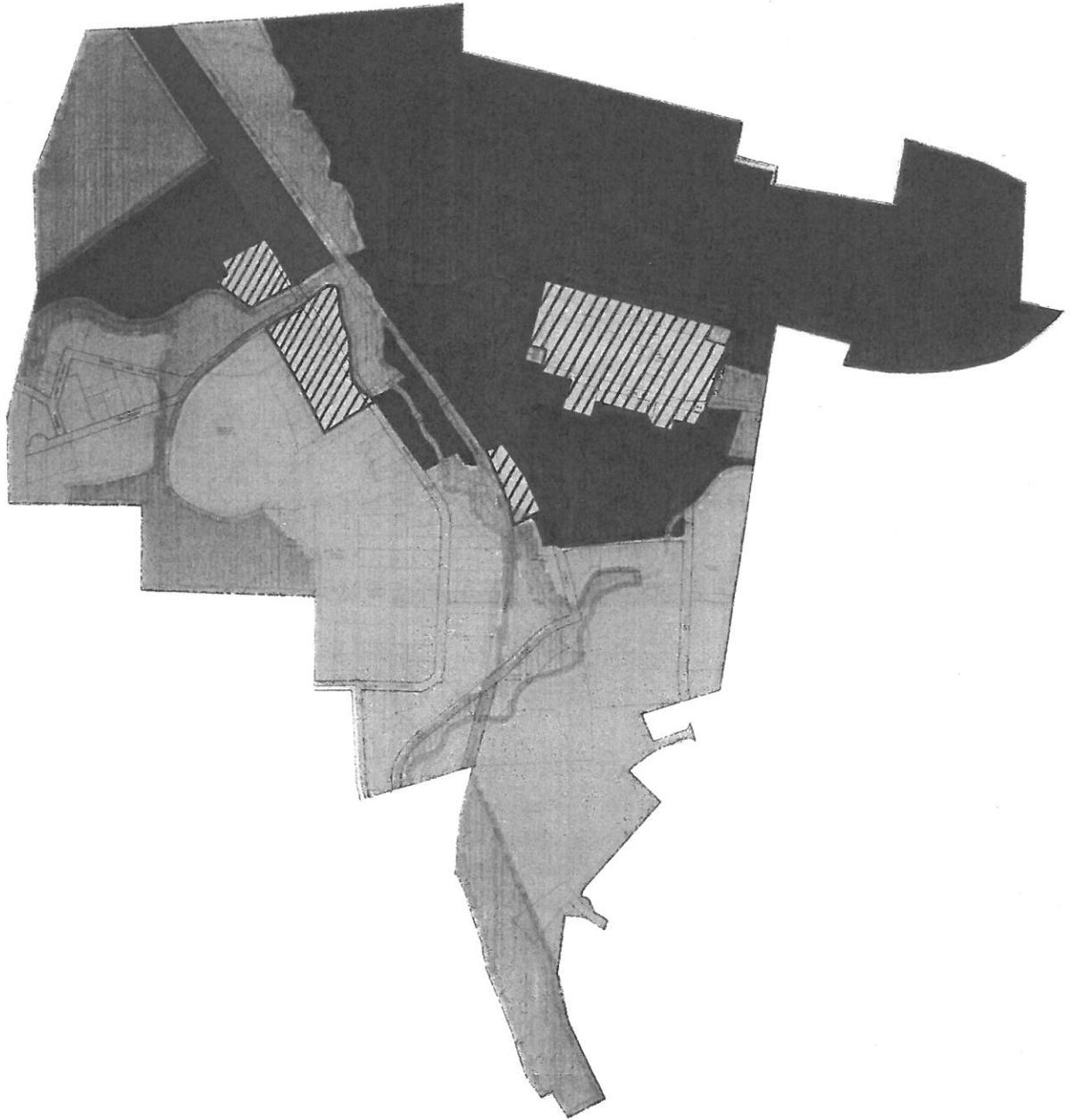


Town of North East - Village of Millerton

Comprehensive Plan





VILLAGE OF MILLERTON
LAND USE PLAN - 1992

-  Central Business
-  Planned Residential - Business
-  The Boulevard
-  Limited Business (Route 22)
-  Residential - Medium Density
-  Residential - Low Density
-  Industrial
-  Land Conservation



**TOWN OF NORTH EAST &
VILLAGE OF MILLERTON
LAND USE PLAN - 1992**

-  Low Density Residential
-  Medium Density Residential
-  The Boulevard
-  Limited Business
-  Land Conservation
-  Hamlet



**TOWN OF NORTH EAST &
VILLAGE OF MILLERTON
LAND USE PLAN - 1992**

-  Low Density Residential
-  Medium Density Residential
-  The Boulevard
-  Limited Business
-  Land Conservation
-  Hamlet

The Comprehensive Plan

**North East-Millerton
Comprehensive Plan Review Committee**

William Bartlett
Helene Brinker
John Brinker
Allan Butler
Nina Campbell
Peter Del Cantaro
Sarah Doar
Catherine Fenn (Co-Chair)
Arlene Flint
Holly Nelson
John Perotti
Julie Schroeder
David Sherman (Co-Chair)
Carl Stahovec
Lisa Wright

Dutchess County Department of Planning and Development

Roger P. Akeley, Commissioner

Plan Staff:

Richard Birch, Assistant Commissioner
Lori Tanner, Planner
Dennis Amone, Graphic Designer
Tracy Lee, Supervising Typist
Patricia Houston, GIS Technician

This Comprehensive Plan includes the Background Study and the Plan which is published as a separate document.

Prepared by Dutchess County Department of Planning and Development for the North East-Millerton Comprehensive Plan Review Committee.

The North East-Millerton Comprehensive Plan was funded, in part, by a grant from the Federal Community Development Block Grant Program.

Plan Contents

	<u>Page</u>
Comprehensive Plan	1
Goals and Objectives	3
Recommendations	15
Town Land Use Plan	33
Village Land Use Plan	50
Complementary Actions	54
Natural Resources	55
Central Business Area Plan	59
Community Design	70

Maps

	<u>Following Page</u>
Land Use Plan - Town	34
Land Use Plan - Village	50
Central Business Area Plan	60

IN MEMORIAL
Scott Scofield and Donna Wilke

Committees, like communities, are made up of a wide variety of unique individuals, each contributing their own thoughts and ideas to create a unified whole. The Town of North East, Village of Millerton Comprehensive Plan Committee benefited greatly from the contributions of two unique individuals who, tragically, did not survive to see the results of their labors. This plan is hereby dedicated to Donna Wilke and Scott Scofield in recognition and appreciation of their contributions.

Town of North East-Village of Millerton Comprehensive Plan

The Comprehensive Plan is a graphic and written expression of the community's policies for future development. The plan describes the goals and objectives of the community and provides recommendations for development. These goals, objectives and recommendations are derived from analyses of current trends, a survey of residents, and input from the Comprehensive Plan Committee.

The plan is general, comprehensive and long-range in nature. It is general in that it is broad in scope and deals with large land areas. The plan is comprehensive; it takes into consideration the land use and economic requirements of present and future residents and, where appropriate, the requirements of residents in adjacent communities. It is long-range in that it provides a framework for development for the next ten to fifteen years.

As a policy statement of community intent, the plan will serve the following purposes:

1. To operate as an overall guide to be used in day-to-day development decisions.
2. To serve as a coordinating mechanism between agencies/officials responsible for implementing elements of the plan.
3. To provide residents with information on how their community will develop.
4. To give developers a clear statement of what the community will expect in development proposals.
5. To provide a basis for the specific land use regulations which will govern the structure of the community in the future.

The plan is based upon technical studies as well as the input of community residents. It is based on:

1. Analyses of current and projected population, the local and regional economy, transportation, community facilities and existing land use. The studies of the natural environment include analyses of natural resources, topography and soils and their limitations on development;
2. Results of the survey of residents, and the comments and recommendations expressed in the public meetings held during the planning process;

3. The concerns and recommendations of members of the Comprehensive Plan Committee and residents who attended various committee meetings;
4. The patterns and trends which have affected growth and will continue to impact the future development of the community; and
5. Planning techniques to preserve the quality of the existing social, economic and visual environments and improve the quality of future development.

The town of North East and the village of Millerton adopted a joint comprehensive plan in 1976. The town has amended its plan in the 1980s with a housing plan and a plan for Route 44, east of the village.

Once a community plan is adopted, amendments must be made in the zoning ordinance, subdivision regulations and other appropriate municipal codes. The comprehensive plan is implemented by these regulations, updated in accordance with the new plan.

This plan is not intended to be a rigid document. It should serve as a flexible guide and be part of a continuous planning process. Since it is based on existing and projected social and economic trends and technology, the plan should be adjusted if significant, unanticipated changes occur.



Goals and Objectives

The goals and objectives of the North East-Millerton Comprehensive Plan reflect the community's desires for its future. They have been developed by studying the planning problems and opportunities identified in the community values survey, background studies, natural constraints and existing land use patterns. These goals and objectives have been used to interpret and update the Comprehensive plan and to formulate policy. The plan and policies should be used to guide future town and village decisions.

The goals and objectives of a comprehensive plan are only effective if they are carried through from theory to implementation. The implementation of written regulations is carried out by boards and individuals who must respond to economic development and social pressures with consistent policies and guidelines. The comprehensive plan provides consistent long- term policies and constructive guidelines for those involved in implementation.

Goal #1

Goal 1: Maintain the rural character and scenic resources of the community.

North East and Millerton have a predominantly small-town, rural character. The town is rich in scenic resources, including country roads, open agricultural lands, woodlands, lakes and mountains. The rural character and scenery have been identified as important elements contributing to the quality of the living environment within the town and village. The community hopes to maintain these elements while accommodating growth.

- Objectives:
- 1.1 Encourage high quality in the design and construction of new development.
 - 1.2 Discourage higher density development in areas away from the village and hamlet centers.
 - 1.3 Encourage a harmony of new and old structures to enhance the character of both town and village.
 - 1.4 Provide designated areas for commercial development.
 - 1.5 Discourage unattractive and unsafe strip development along the highways in the town and village.
 - 1.6 Encourage the use of landscape elements to integrate new development with the surrounding area.
 - 1.7 Consider the surrounding scenic elements when reviewing any development in areas designated as scenic resources.
 - 1.8 Advocate effective public participation in decision making to ensure that the concerns of all are considered.

Goal #2

Goal 2: Encourage the continuation and diversification of agricultural activities.

Agriculture has historically been an important part of the economy and landscape of North East and Millerton. High land values and lower profit margins for agricultural activities have caused a general decline in the number of agricultural businesses operating in the community. This has resulted in a loss of land in production. Open agricultural lands which have provided jobs, crops, and scenic quality are being converted to mini-estates, residential subdivisions, commercial development, or forests. It is the intention of the Comprehensive Plan to encourage the maintenance of agricultural activities and the preservation of land necessary to carry them out. The existence of steep slopes hinders the agricultural potential of a large segment of the town's land. Most of the local farms are dairy farms which use sloped land that is unsuitable for other food production and therefore these farms are uniquely important. Preserving the food production potential is critical. Once land is divided into small parcels and converted to residential uses, it is highly unlikely that it will ever be put back into agriculture. This translates into an irrevocable decision to depend on other sources for agricultural products. It also can mean a loss of scenic character. The town can assist in maintaining the viability of agriculture by conserving areas with good agricultural soils, segregating agricultural uses from non-agricultural uses, reducing pressures on the agricultural community, reducing pressures to convert agricultural land to other uses, and implementing programs which encourage and support agricultural operations.

- Objectives:
- 2.1 Support more efficient use of land and containment of developed areas.
 - 2.2 Protect agricultural operations from disruptions or constraints associated with adjacent non-agricultural development.
 - 2.3 Cooperate with local land trusts, public agencies and non-profit organizations on limited-development techniques.
 - 2.4 Explore possible tax incentives for agricultural land and farm buildings.
 - 2.5 Maintain significant areas of prime agricultural soils for long-term agricultural use.
 - 2.6 Explore possibilities of modifying subdivision regulations as an incentive to maintain agricultural lands.

Goal #3

Goal 3: Protect the natural environment.

Human activities depend on and must be sensitive to the natural resources. Activities which degrade our natural resources ultimately threaten the quality of our lives. The town and village will strive to ensure the careful protection and management of the natural environment.

- Objectives:
- 3.1 Protect surface and groundwater resources, especially existing public water supplies.
 - 3.2 Protect natural drainage areas by regulating development within and adjacent to wetlands, streams and flood prone areas.
 - 3.3 Protect natural drainage patterns and prevent flooding by controlling runoff rates and volumes.
 - 3.4 Designate and protect critical environmental areas.
 - 3.5 Regulate land uses with the potential to pollute the air, soil, or water.
 - 3.6 Limit erosion and sedimentation through careful application of erosion control measures.
 - 3.7 In areas not served by central water and sewer services, provide for densities which are compatible with the aquifers' and soils' ability to support development.
 - 3.8 Identify and protect wildlife habitats whenever possible.
 - 3.9 Control and provide for proper disposal of wastes.
 - 3.10 To implement the requirements of SEQRA, establish appropriate thresholds as provided for by the law to distinguish projects that would be expected to have a significant impact on the local environment.

Goal #4

Goal 4: Recognize and support the village of Millerton as the primary center of the community and encourage it to continue to function as the governmental, commercial, and population center.

Historically, the Village of Millerton has been the center of community life. This is still true; however, the existing commercial district is threatened by the potential for strip commercial growth outside of the village center. The plan supports the village as the center of the community, particularly as the center for governmental, financial, and small-scale commercial uses. The village will also be encouraged to remain the major population center.

- Objectives:**
- 4.1 Whenever appropriate, the town and village should encourage the location of community facilities in or near the village.
 - 4.2 Support and complement the village center through judicious location of commercial areas in the town.
 - 4.3 Discourage development which will detract from the ability of the village to function as the primary center of the community.



Goal #5

Goal 5: Encourage limited growth to keep the economy healthy.

Economic development is important in maintaining a healthy community which can provide goods, services, and jobs to existing and future residents. The town is concerned about the type and scale of economic development. Preference should be given to activities which conform to the needs of the community and are in keeping with the character of the area. Small businesses, home occupations, light industry, and low intensity tourism are specifically identified as the means to encourage economic activity while keeping development in character with the community.

- Objectives:
- 5.1 Maintain the Village of Millerton as a viable commercial center of the community. Outside of the center, limit commercial uses to designated areas.
 - 5.2 Encourage the expansion of employment opportunities.
 - 5.3 Encourage small businesses that are consistent with the needs of the community.
 - 5.4 Encourage home occupations which do not disrupt neighborhood character.
 - 5.5 Encourage the development of light industry in appropriate locations.
 - 5.6 Encourage low-intensity tourism that takes advantage of and is compatible with the rural character of the town and village.

Goal #6

Goal 6: Promote a variety of housing alternatives to meet the needs of all residents.

A full range of housing alternatives to meet the needs of current and future residents of the town and village is essential to the vitality of the community. Shelter is a basic need for all people; housing within the financial means of all income groups is necessary to maintain a diverse population, a healthy economy, and a stable supply of volunteers who provide vital services. In order to maintain a balanced community, to enable local businesses to rely on a steady pool of local labor, and to support the ability of volunteers to remain here, the town and village will work toward providing a range of housing types in locations which meet community planning objectives and the needs of residents in a range of incomes.

- Objectives:
- 6.1 Facilitate the development of housing appropriate in cost, size, location, and accessibility for many different types of households.
 - 6.2 Encourage access for all residents to housing that meets acceptable standards of construction, safety, and sanitation.
 - 6.3 Encourage appropriate housing that young people, the elderly, volunteer fire fighters, rescue workers and other volunteers, public sector employees, and a pool of labor for the private sector can obtain and afford within the community.
 - 6.4 Encourage a balance between the development of luxury and secondary homes and the development of primary owner-occupied and rental housing that is necessary to retain the community's diverse population and the local economy's vitality.
 - 6.5 Concentrate relatively dense housing, including multi-family housing, in and near the village and its jobs and services.
 - 6.6 Encourage retention of existing hamlets and continued residential growth around them, where consistent with health and safety standards.
 - 6.7 Develop housing initially serviced by central sewer and water facilities and plan for the eventual connection to these facilities of homes located in a utilities service area.

- 6.8 Consider the use of mixed residential-commercial development, if appropriately sited and consistent with standards developed by the community.
- 6.9 Encourage the careful consideration of services required and infrastructure available in the location of new development.



Goal #7

Goal 7: Provide for adequate future supplies of clean water and the environmentally sound disposal of wastes.

The provision of clean water and the proper disposal of waste are critical to existing and future development. The two are closely related, as improper disposal of waste can adversely affect water quality. The town intends to provide for central water supplies in those areas closest to the village by utilizing the existing village system. Any future central sewage treatment system would also serve primarily the village and surrounding areas. Also, the town intends to limit development density in areas not served by central utilities.

- Objectives:
- 7.1 Pursue the continued development of a centralized water system.
 - 7.2 Pursue the development of a centralized sewage disposal program.
 - 7.3 Ensure protection of surface and groundwater resources.
 - 7.4 Encourage waste reduction, composting, and recycling of waste materials.

Goal #8

Goal 8: Provide for safe and efficient transportation and provide for alternatives to the automobile.

Transportation systems are challenged by growth and new development. Without safe and efficient transportation, the quality of life diminishes, the costs of moving goods and services increase, and development patterns may become less organized. The town and village intend to carefully consider the need for transportation improvements consistent with land use development patterns and scenic character.

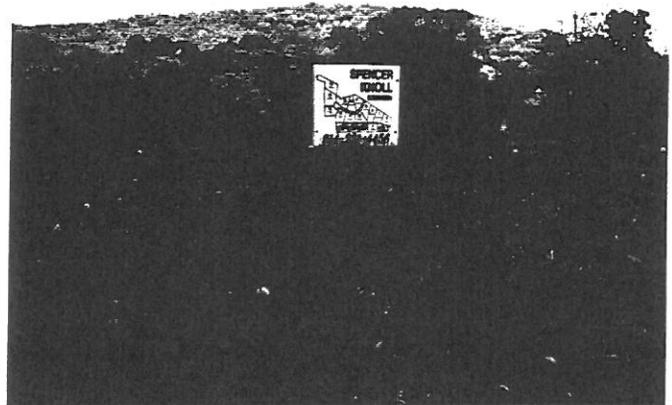
- Objectives:
- 8.1 Encourage the development of regional public transportation that serves the town and village.
 - 8.2 Ensure that adequate off-street parking is provided for residential and non-residential development.
 - 8.3 Encourage planned pedestrian walkways and bikeways for safe and convenient travel between residential areas and the downtown and recreational areas; promote these walkways/bikeways in all future road improvement projects.

Goal #9

Goal 9: Recognize, promote, and maintain the historic and cultural elements and character of the communities.

North East and Millerton have significant historic and cultural features that help shape the character of the community. Examples of period architecture and significant historic sites contribute to the area's sense of place. The town and village intend to recognize, maintain, and promote their historic element.

- Objectives:**
- 9.1 Designate historic sites and districts.
 - 9.2 Promote the compatibility of new development in or adjacent to locally recognized historic sites or districts to be compatible with the setting, scale, and architecture of existing features.
 - 9.3 Develop historic district and architectural review procedures to protect the cultural resources of the town and village.
 - 9.4 Identify scenic roads and consider the protection of scenic elements in the development process.



New development should complement the historic and cultural elements of the community

Goal #10

Goal 10: Encourage community, recreational and cultural activities that meet the social and community needs of all segments of the population.

Schools, road maintenance, police, fire protection, parks, historic sites, libraries, and concerts are just a few examples of community recreational and cultural facilities, activities and services which are important to all communities. Without careful planning, these aspects of community life will be more costly, less effective, or non-existent. It is important to review the community needs and desires in order to efficiently provide for these important facilities, activities, and services. North East and Millerton are fortunate to have tremendous recreational opportunities already existing in the area. The Taconic State Park system provides the town and village with many different recreational resources. Natural features such as mountains and lakes should be available for the enjoyment of all residents.

- Objectives:
- 10.1 Promote the coordination of municipal facilities and services such as town and village halls, public siting areas, and potential indoor and outdoor recreation facilities to allow convenient access to and sufficient space for all activities.
 - 10.2 Anticipate future needs and provide appropriate locations for community facilities.
 - 10.3 Encourage the use and improvement of all community facilities.
 - 10.4 Encourage public access to lakes and streams and other significant natural areas as well as the Harlem Valley Rail Trail.

RECOMMENDATIONS

This section provides detailed recommendations on various aspects of community development in terms of the natural and built environment and present and future needs of town and village residents.

Natural Resources

Recommendations

1. The town and village should continue to identify and preserve their scenic and/or sensitive natural features.
2. The town and village should use professional consultants to evaluate the potential impacts of development proposals on wildlife and other natural resources.
3. The floodplain regulation of the town and village should be strengthened to prohibit the siting of homes and other permanent structures within 100-year floodplains and to discourage the filling of floodplains.
4. The town and village should develop mechanisms to protect wetlands that have not been designated by the New York State Department of Environmental Conservation.
5. The town and village should strictly control the quantity and quality of runoff in the Tenmile River basin to protect the river as a natural system.
6. The town and village should work with developers, landowners, and regional groups to shape development by taking advantage of land use techniques such as clustering, conservation easements, land trusts and performance standards.
7. Land use controls should preserve the food production resources for future generations by discouraging the development of prime and statewide important soils.
8. The town and village should encourage the use of cluster development in sensitive areas that include prime and statewide important agricultural soils, and in other appropriate locations.
9. Especially in the identified aquifer areas, protecting groundwater resources should be a priority. Uses that might pollute the groundwater should be discouraged.
10. The town should adopt the Soil Erosion and Sediment Control Guidebook prepared by the Dutchess County Soil and Water Conservation District as an official standard for project erosion control plans.

Agriculture

Recommendations

1. Right-to-Farm

The community should adopt a town/village policy that ensures the right-to-farm. The community should include right-to-farm legislation in its zoning ordinance. The State of New York's Department of Agriculture and Markets is developing a list of normal farming practices allowed in New York State.

2. Road Improvements

The state should provide wider shoulders on Route 22 in order to better accommodate both farm and non-farm traffic.

3. Conservation Easements

The community should promote the use of conservation easements to permanently preserve farmland. The community may be able to grant a tax benefit to owners who have placed their land under restricted use.

4. Conservation Subdivisions

Conservation easements, clustering and limited development techniques should be encouraged as a preferred alternative to traditional subdivision designs, to preserve as much as possible the agricultural potential and the working farm landscape. The community should promote cluster subdivision to preserve prime agricultural soils. Density bonuses should be used where the conditions are favorable as an incentive to the developer to cluster. A bonus should be considered for cluster provisions aimed at maximizing agricultural land. An appropriate buffer should be required between farm and new non-farm land uses whenever possible to mitigate farm practices that residential neighbors might find to be offensive. This buffer should be the responsibility of the new owners rather than the pre-existing farm, and should be guaranteed through recorded easements and zoning requirements.

5. Tax Relief

The community should promote efforts to obtain state enabling legislation that will provide a local option for differential assessment of farmlands and farm buildings for tax purposes. The items to lobby for are specifically: 1) the local option, 2) a

change in the Agricultural Districts law to include agricultural buildings, and, 3) County or State financial assistance to help towns cope with tax revenue that will be lost if farmers are given tax relief.

Under General Municipal Law 247, it is possible to grant tax benefits to landowners who have land use restrictions on their land. The interests or rights in real property may be acquired by purchase, gift, grant, bequest, devise, lease or otherwise, development right easement, covenant, or other contractual right necessary to achieve the land use restriction. After acquisition of such interests or rights on land, the valuation placed on such parcels shall take into account the limitation on future use of the land.

Currently, agricultural buildings (barns) are assessed at what it would cost to build a new facility less depreciation. This is not a fair taxation method and the town should strive to change this method of assessment.

6. Value-Added Production

The community should promote the development of one or more small production units to take advantage of primary production and the proximity to a large regional market. Cheese, beef jerky, and ice cream are among the products that could be produced from local products.

7. Residential Subdivision for Farm Families

The community should allow farmers to build housing for immediate family members on reduced lot sizes (large enough for individual waste water treatment), provided that a compensating acreage is protected for agriculture through easement conditions.

8. Private Roads

The community should allow private roads for small housing developments. (e.g., 5-8 units). However, a minimum 50 feet right-of-way should be reserved.

9. Town Land Trust

The community should create its own local mechanism for accepting conservation easements.

10. Education

The community should encourage local organizations that teach the skills necessary to the farming business; such groups as 4-H, Future Farmers of America and clubs allow an individual to learn on the farm under the supervision of an experienced farmer. The town should also support the re-introduction of agricultural education in the school system.

The town and village should work with local farmers and farming organizations to educate residents about agricultural practices and products, and to foster a better understanding of the importance of farming to the community's character. Educational programs that emphasize the benefits of farming should be developed for use in schools as well as for presentation to the public.

11. Agricultural Soils

The goals of the planning technique is protection of important agricultural soils in SCS capability groups 1 and 2. During the site plan review process, the Planning Board should consult the Soil Conservation Service classification and maps in its determination of a site's suitability for development. Development should not occur on significant expanses of soils in SCS capability groups 1 and 2.

12. Transfer of Development Rights

Over the long term, the community should consider initiation of a transfer of development rights program. The program should be based on a detailed map of existing farm and soil resources. The transfer program should be funded through the normal land exchange process, but may require local and county support through a revolving loan fund. Areas with large tracts of agricultural land should be designated as sending zones and their development rights should be transferred, or "sent" to areas targeted for growth.

Under a Transfer of Development Rights program, large tracts of land should be kept together for agricultural purposes exclusively. These agricultural areas should be designated as sending zones. This should be done rather than resorting to larger lot zoning as the primary preservation technique. Values based on zoning rights, accordingly, are not lost. These are simply transferred to a location that is preferred for development within the town.

People

Recommendations

1. The town and village should plan for the needs of a growing elderly population in its recreational facilities, emergency services, housing choices, public transit opportunities, and site plan designs.
2. The town and village should provide recreational opportunities for teenagers and should involve the teenagers in identifying those opportunities.
3. The town and village should encourage different age groups to interact and cooperate in community projects.
4. Provision for handicapped access should be a basic requirement of community projects and new developments.
5. The multiple needs of this diverse population should also be reflected in development patterns and open space corridors that allow pedestrian access to shopping centers, the village center, local services, and recreation sites. A system of walkways serving a concentration of higher-density housing near the village could help accomplish this.



Historic and Cultural Resources

Recommendations

1. Historic Survey

The North East-Millerton historic survey should be available for local use and supplemented with historic research for the eventual purpose of making National Register nominations of historic districts and individual properties.

2. Education

The history of the village and the town should be promoted through the use of educational materials, including photo exhibits, slide shows, and written historical accounts that could be combined with driving or walking tours.

3. History Room

The town and village should actively support the local history room in the Millerton-North East library where a collection of historic documents and photographs is preserved for the community's residents.

4. Preservation Strategies

The town and village should strive to retain stone walls, tree-lined roadsides, barns, former railroad stations and other cultural features of the landscape. These features should be specified in local site plan regulations. Examples of specific strategies to protect cultural artifacts could include a program to replace roadside trees in rural areas or repair stone walls.

5. Design Standards

The town and village should encourage restoration and sensitive adaptive reuse of historic properties, as well as require new development to be compatible with the setting, scale, and design of surrounding architecture and landscape features. This protection is especially important in the village and the historic hamlets.

6. Historic Overlay Zones

Using the results of the county's historic survey, the town and village should designate protected overlay zones for historically significant structures, districts, cemeteries, archeological sites and locally significant scenic areas. Those structures or areas in the zone would be subject to specific design standards. Overlay protection zones should be considered for the historic core of Millerton, plus hamlet areas.

Community Facilities

Recommendations

1. Capital Program

The cost implications for public facilities in a small community are significant and must be planned. The town and village should initiate a comprehensive capital program process to maintain existing community facilities and identify future needs. This process would help to resolve problems created by additional growth.

2. Water System

The village should continue to update its existing water service. The village and town should proceed with the recommendations of the Water District Feasibility Study completed by Rudikoff and Rohde, Inc., to permit expansion of the water system into adjacent areas of the town.

3. Waste Water System

The village should move forward to implement a solution to the waste water treatment problem. The first step would be a formal engineering study.

4. New and Expanding Facilities

The developers of new residential or commercial facilities should utilize the existing water facilities where possible. They should pay for any expansion necessary and defray the cost to the village. Outside of the area served by the village water district, the town should consider individual central systems for developments that are large enough to make them economically feasible.

5. Solid Waste

The town and village must investigate alternatives for disposal of solid waste such as the creation of a transfer station. The community should initiate a recycling program and investigate innovative techniques for waste disposal including composting.

6. Recreation

The town and village should improve and expand the facilities that are already in existence, i.e., Eddie Collins Park and Denney Pool.

The town and village should encourage pedestrian walkways in both the town and village and in new residential development.

The town and village should look for opportunities to obtain and preserve lands that are deemed most valuable to the community so that they may always be enjoyed by their residents.

7. Harlem Valley Rail/Trail

The town and village should support development of the Rail Trail as an important economic and recreational resource. They should look for ways to link public lands with the Harlem Valley Rail Trail in order to take advantage of its unique linear pattern.

The town and village should reserve the use of the Harlem Valley Rail Trail as a future water and wastewater utility corridor.

8. Health and Human Services

The town and village should support the establishment of facilities to enable human service agencies, physicians and health professionals to provide services to the community.

The Economy

Recommendations

1. Maintain the village as the center of economic activity for the town and village.
 - A. Land use and zoning regulations should limit location of new commercial and shopping facilities to the village or along Route 44, east of the village, as far as Kelsey Brook.
 - B. Encourage the coordination of promotional and merchandising efforts on the part of central business area merchants.
 - C. The sewage disposal problems of the village and adjacent areas of the town must be resolved for the long term vitality of the community.
 - D. Village merchants should take advantage of the opportunities provided by the Harlem Valley Rail Trail which is adjacent to the downtown. Businesses should cooperate to upgrade frontage on the trail to make it more accessible and attractive to users.
 - E. Develop regulations to create an attractive and pleasant commercial environment. These should include the following provisions:
 1. Parking - On-street and off-street parking areas should be clearly marked and signed to encourage greater use of existing spaces. Attractive signs at the edges of the downtown should direct people to parking areas. Existing parking areas should be improved and maintained. Landscaping of parking areas will improve the appearance of the downtown area and complement the community character. Additional off-street parking should be provided near the Harlem Valley Rail Trail. In commercial areas throughout the town and village, off-street parking should be located behind, rather than in front of, buildings.
 2. Landscaping - Existing mature trees should be preserved. Landscaping and tree planting should be required for new development and redevelopment. The village should give developers a list of suggested vegetation and include specific landscaping requirements in site plan approvals.
 3. Appearance Code - Regulations should be developed to ensure that redevelopment and new development complement existing sites and buildings.

These regulations should include the following provisions:

- a. New and rehabilitated structures should be related to the site and surrounding areas and buildings.
 - b. A coordinated signage program should be developed for the downtown.
 - c. Walkways and parking areas should be coordinated to create a pleasant pedestrian environment.
4. The town and village should encourage the development of a business group and work with the members to address short-term and long-term community issues.
- F. To serve its economically diversified community, and to complement the present growth of leisure-time and luxury shops, the town and village should encourage a range of businesses to meet its citizens' daily needs.
2. While the agricultural sector and the downtown are the most visible sectors of the existing economy, diversification should be encouraged.
- A. Appropriate home occupations should be permitted in residential areas of the town and village.
 - B. Tourism-related businesses are encouraged on a scale compatible with the surrounding areas.
 - C. Offices and light industry should be encouraged where adequate infrastructure (transportation, water, sewer) can be provided and the site is appropriate.
3. Develop land use planning, zoning and subdivision regulations which complement and encourage the agricultural economy of the community. Facilitate, through these regulations, the development of activities which are related to the agricultural economy, such as farmers' markets and processing plants.
4. Access to mined soil and gravel is necessary to meet the development considerations of the community. Existing extractive resources in the community should be identified as to extent and location. Soil and gravel mining uses should be permitted considering the following criteria:
- Affected agricultural soils are reclaimed and restored for agricultural use.
 - Landforms are reclaimed to complement surrounding desirable terrain.
 - Adverse impacts on transportation (i.e., local roads and highway use) are mitigated to levels acceptable to community standards.

- Site specific impacts (i.e., noise, odor, dust, etc.) are mitigated to levels compatible to other land uses in the immediate vicinity.
- No adverse impacts on quality of groundwater and surface water resources will occur.

Soil mining and gravel mining are considered a category of use separate and distinct from processing activities.

Transportation

Recommendations

1. Route 22/44 Road Improvements

The town and village should consider the following recommendations in its reviews of development along this Corridor.

- A. The town and village should limit access to commercial development along the Route 22/44 corridor, require new residential development to have access to collector or local roads, and provide new collector roads in large-scale development.
- B. The town and village should work with the New York State Department of Transportation to get wider paved shoulders along Route 22, especially at farm vehicle crossing areas.
- C. Prohibit future strip development by limiting the number of access points to Route 22, and applying strict site plan standards.
- D. Require developments to limit access points.
- E. Encourage service roads to be constructed behind structures to link parking lots and limit the number of access points.

2. Route 44 Corridor Study

The town and village should follow the recommendations on the development of the section of Route 44, covered in the Route 44 Corridor Study.

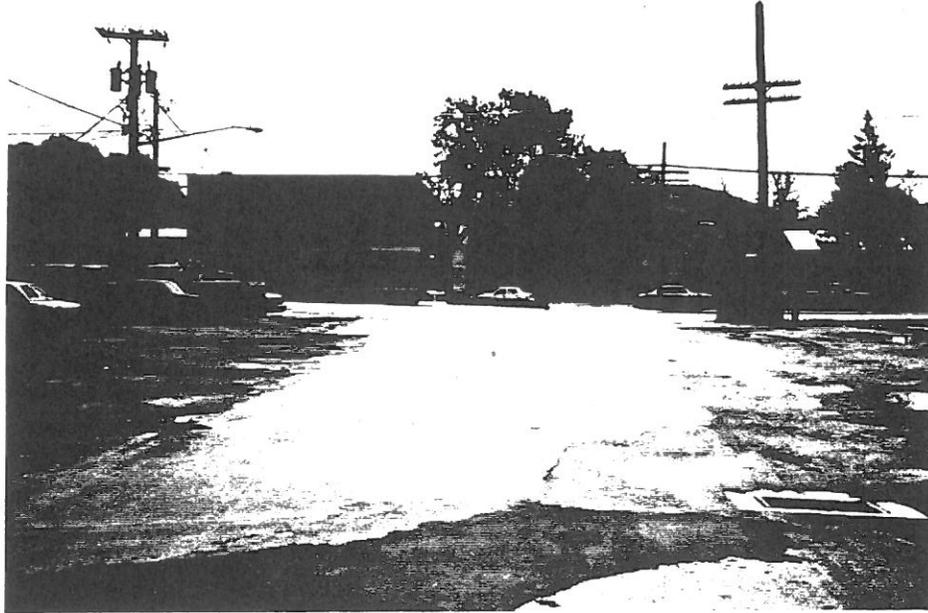
3. Village Bypass

The village and town should work with NYSDOT and the Dutchess County Department of Public Works to investigate the feasibility and necessity for a village bypass.

4. Intersection Improvements

A. N/S Center Street and Main Crosswalks

The village should work with the New York State Department of Transportation on ways to increase the visibility and safety of these intersections.



B. Route 199 and Route 22/44

The efficiency and safety of this intersection should be improved by widening shoulders and providing a left turn lane from Route 22/44 to Route 199.



Improvements should be made to the intersection of Routes 199 and 22/44

C. Route 22/44 Intersection with DC 5 (N&S)

Improvements to these two intersections should be accomplished to improve turning movements.

D. Dutchess Avenue/Route 44 (Main Street)

The village should work with NYSDOT to improve the sight distance of this intersection. The village should also encourage NYSDOT to provide safe pedestrian crosswalks at this intersection.

E. Route 22 Intersection with Route 44

The village should work with NYSDOT to obtain a turning lane at the intersection formed by the separation of Route 22 from Route 44. Also, the village should pursue clearly defined pedestrian passage, including automated control, through their work with NYSDOT.



F. Webutuck School Road [Haight Road]/Route 22/44

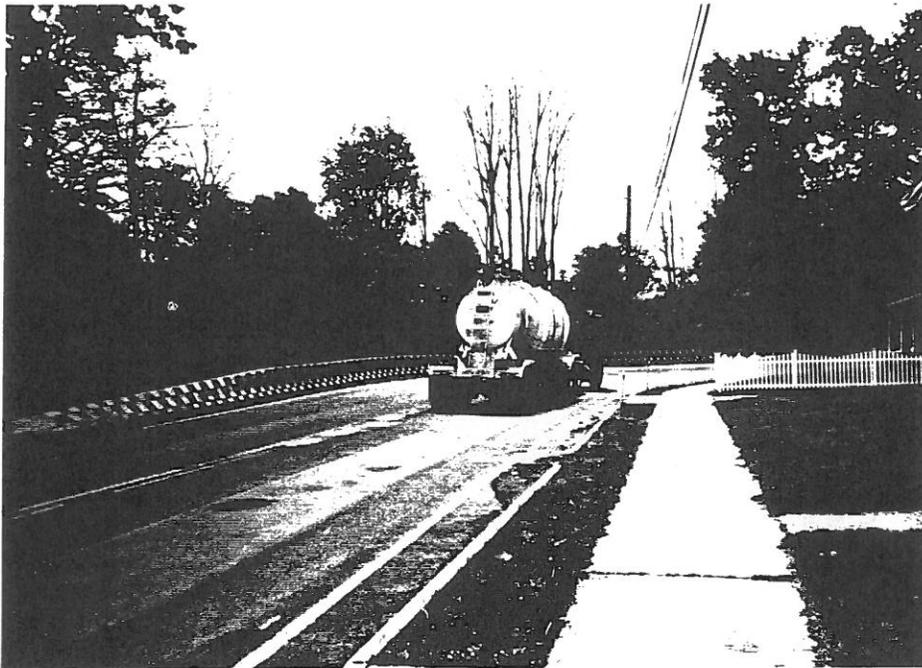
The town should work with NYSDOT to add a turning lane, and warning signs for the school at the Webutuck School Road intersection with Route 22/44.

G. Downey/McGhee Intersection

The town should encourage the Dutchess County Department of Public Works to improve the sight distance of the Downey/McGhee Road (CR 64) intersection.

H. Route 22/44 (Checkerboard Curve)

The town and village should work with NYSDOT to move the warning for the checkerboard curve further south and implement a lower speed limit for this vicinity.



I. Coleman Station Road

The town should work with the county to improve sight distance at the intersection of Coleman Station Road with Route 22/44.

5. Tourism and Regional Growth

The town and village should become actively involved with the Harlem Valley Planning Partnership and other groups in creating methods of assessing cumulative traffic impacts of major transportation uses in the SEQR process.

6. Parking for Rail Trail

The village should work with the NYS and Dutchess County Department of Parks and Recreation to obtain extra parking spaces in the village along the Harlem Valley Rail Trail. This area could serve as an access point to the trail and bring customers to downtown Millerton.

7. Public Transportation

- A. The town and village should investigate all feasible means of providing public transportation to meet the needs of local residents and provide convenient locations for passenger loading and discharge.



- B. Passenger loading and discharge facilities should be provided at appropriate locations.

Aesthetic Controls

Recommendations

1. Define and strengthen existing community centers, with particular attention to entrances, by using:
 - Greenbelt buffers at the edge of the centers;
 - Human - scale traditional lighting fixtures (work with the NY State Department of Transportation);
 - Entrance signs with flowers, shrubs, or other plantings;
 - Textured pedestrian walkways and entrance demarcations;
 - Sidewalks and narrowed shoulders, or center islands with trees (boulevard effect);
 - Reduced speed limits with adequate notice.
2. Require landscaping and tree planting for new development and improvements to existing development. Encourage new buildings to be compatible with the traditional community character.
3. Route 22
 - A. Identify and devise methods to protect significant views and open space areas along the corridor.
 - B. Designate portions of Route 22 as scenic roads (refer to the "Scenic Roads Handbook," Heritage Task Force for the Hudson River Valley, Inc.).
 - C. Preserve existing mature trees along the corridor; encourage planting of new trees and groundcover (coordinate efforts with NY State Department of Transportation).
 - D. Encourage the use of planted buffers and berms along road frontage.