

RESOLUTION ADOPTING 2015 COMPREHENSIVE PLAN

Councilperson Adria offered the following resolution, which was seconded by Councilperson Turletes, who moved its adoption:

WHEREAS, by Resolution duly adopted by the Town of Washington Town Board at its meeting of April 9, 2015, the Town Board adopted the 2015 Draft Comprehensive Plan, last dated April 9, 2015 as the official version of the draft plan for purposes of SEQRA review and any required circulation or referral of the draft plan; and

WHEREAS, corrections and updates were made subsequent to that date so that the latest draft is now dated April 23, 2015; and

WHEREAS, the environmental review for the proposed plan has been completed, the FGEIS has been accepted as complete and the Findings Statement has been adopted by the Town Board;

NOW, THEREFORE, BE IT RESOLVED that the Town Board hereby adopts the 2015 Comprehensive Plan, last dated April 23, 2015 as the official 2015 Comprehensive Plan for the Town of Washington.

The foregoing resolution was duly put to a vote which resulted as follows:

Supervisor Ciferri  
Councilman Turletes

Aye  
Aye

Councilman Audia

Aye

Councilperson *Moya*

Absent

Councilman DeBonis

Absent

DATED: Millbrook, New York  
December 10, 2015



MARY ALEX, Town Clerk  
Town of Washington

**2015**  
**TOWN OF WASHINGTON**  
**COMPREHENSIVE PLAN**

(Last Revised April 23, 2015)

Adopted 12/10/2015

**Steering Committee**

Co Chair	Dr. Thomas Beaumont
Co-Chair	Don Hanson
	Frank Genova
	Jim Shequine
	Town Supervisor 2004-2010
	Fussy Prisco

**Comprehensive Plan Committee**

Chairman	Joshua E. Mackey
	Jeremy Baker
	Jesse Bontecou
	Kate Farrell
	Maureen King
	Tim Marshall
	Karen Mosca
	David Strayer
Secretary	Nikki Caul
Liaison	Robert Audia

**Consultants**

Planning	River Street
	Neil Wilson
Legal	John Gifford
Village	Laura M. Hurley

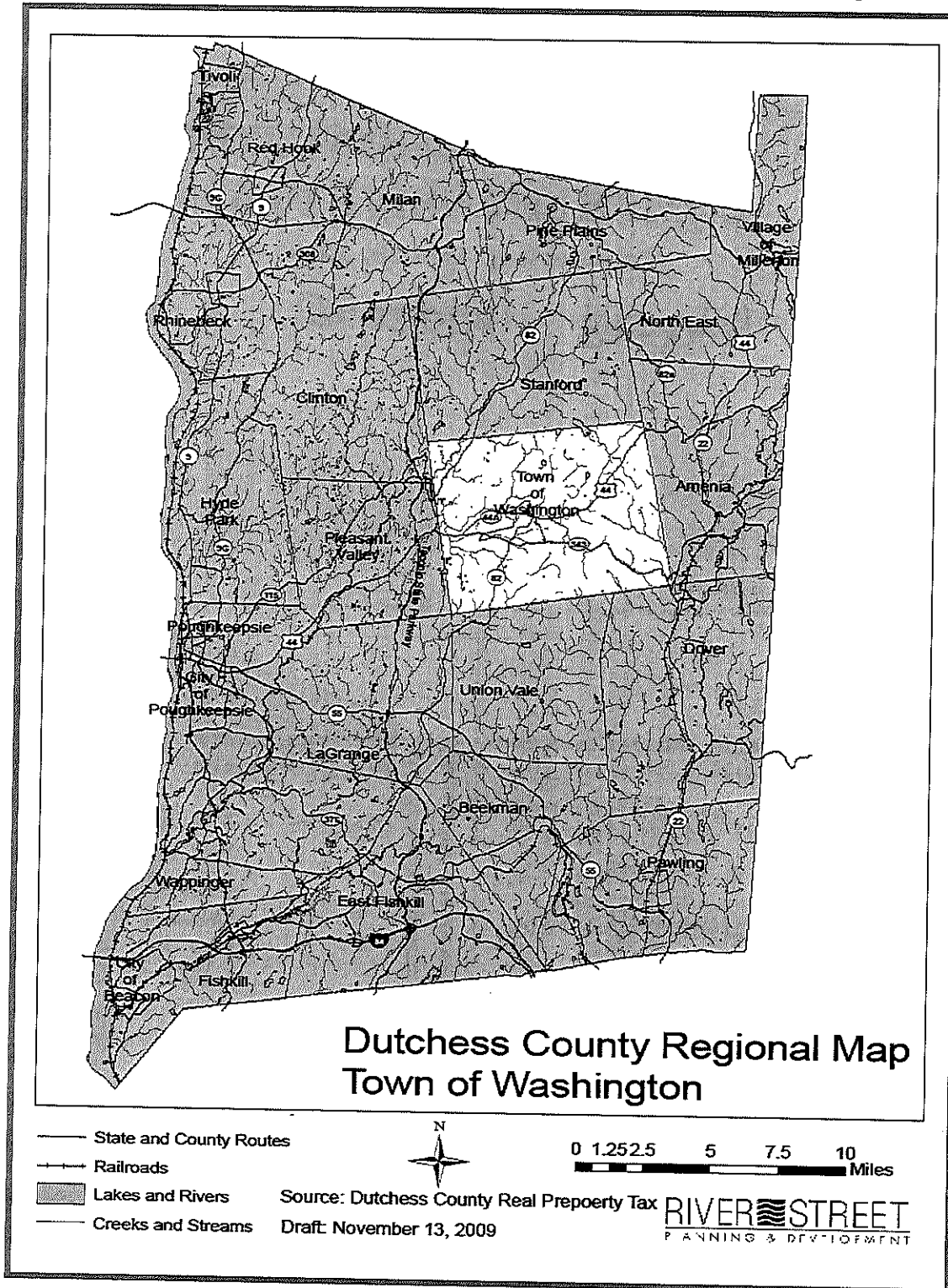
**ACKNOWLEDGEMENTS**

For eight years, dozens of individuals worked cooperatively to prepare the 2015 Town of Washington Comprehensive Plan. The Comprehensive Plan Committee members, together with Town residents, farmers, and business owners, made this Plan possible.

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This Plan was developed with a  
Greenway Connections Grant and a Dyson Foundation Grant

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<b>Washington Town Board</b>		
<b>Supervisor</b>	<b>Gary E. Ciferri</b>	<b>Robert Audia</b>
<b>Deputy</b>	<b>Stephen Turletes</b>	<b>Karen Mosca</b>
	<b>Al DeBonis</b>	
<b>Town Clerk</b>	<b>Mary E. Alex</b>	

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## INTRODUCTION

A Comprehensive Plan identifies the needs of a community and recommends goals, objectives, and actions to improve the health, safety, and general welfare of its citizens. Although not a local law itself, the plan is implemented through local laws and local government initiatives.

New York State statute requires that all municipal land-use laws be consistent with its Comprehensive Plan. The Comprehensive Plan is the policy foundation for the future development and preservation of a community. It is therefore the essence of zoning; for without it there can be no rational allocation of land use.

The official Town of Washington Comprehensive Plan was adopted in 1987 and amended in 1989. It is reviewed annually by the Planning Board, which in turn makes zoning update recommendations to the Town Board. In 2006 the Planning Board examined whether the 1987/1989 Plan provided adequate regulatory guidance to ensure the long term protection of surface and ground-water quality, wildlife habitats, and the rural character of the Town.

***It was determined that a wide-ranging review was prudent in order to identify changes to the local community character and surrounding environment.***

In the fall of 2007 the Town of Washington Town Board initiated a Plan review. Since the general vision and goals articulated in the 1987/1989 Comprehensive Plan remained relevant and appropriate, the focus was to be an examination of primary land use concerns; specifically, the protection of agriculture, preservation of surface and ground water quality and quantity, along with the need for additional environmental protections.

The updated Comprehensive Plan would be practical and general in scope. The process was intended to update statistical facts regarding current conditions in the Town and from there develop our shared vision for the future. The final product would reflect the priorities, hopes, and aspirations of the public; the commonly shared community values and goals for the future.

***Simply put, it would plan for what people want the Town of Washington to be like now and in the future.***

A Comprehensive Plan Steering Committee was appointed and charged with the task. Their role was to guide the planning process, oversee sub-committees, collect relevant data, review documents, supervise the consultant, educate residents about the process, and conduct community outreach.

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Planning firms were interviewed and River Street Planning and Development was selected as the professional consultant. The following sub-committees were then created:

Land Use	Housing
History and Community Character	Demographics and Local Economy
Transportation	Environmental Resources
Community Services	

***Over 30 dedicated volunteers, representing an extensive cross section of the community, convened, gathered data and completed detailed reports.***

***(Sub-Committee Reports are included in the Plan Appendix.)***

Once statistical data was collected and analyzed, a community profile was drafted documenting existing conditions within the Town. A written survey was distributed to residents and lively public workshops were well-attended. Several vision statement meetings were held and consensus was ultimately reached on a vision for our Town.

The establishment of the final Goals, Objectives, Background, Policies, and Recommendations, was a long and arduous process under-going many revisions before adoption.

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All planning activities have an inherent financial dimension. However, this 2015 Town of Washington Comprehensive Plan does not include fiscal impact assessments or cumulative impact studies. The Town Board will be able to examine the costs and benefits of proposed actions as they are raised and debated. Analytical tools are available for board reference; and using performance measures as targets for specific goal setting will ensure that this comprehensive plan leads to action.\*examples in appendix

***Fiscal consequences of this plan and potential zoning changes will affect future Town budgets.***

Open, inclusive governing and responsible management of financial resources is vital for our community's success. Elected officials are charged with the safeguarding and proper use of taxpayer funds. Financial resources of the Town of Washington are not committed to policies, practices, or projects that are inconsistent with the Town's vision for the future. A long term capital plan is in place and the annual budget is scrutinized, not only during its preparation, but throughout the year. As a result, Town taxes represent a very small portion of an individual's property tax obligation.



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By means of this update process we have identified our resources, our needs, and commonly held goals. Residents must continue to be active participants in both the planning and governing of the Town. Public participation is encouraged and can be performed by attending meetings, writing or e-mailing representatives, face-to-face discussion, volunteering to serve on Town Boards and committees, and running for election.

Ultimately, implementation is the key to a successful Comprehensive Plan. Adoption of the plan is not the end of the process. From here the adopted plan will be linked to Town policy and decision making.

This plan represents the official statement of guiding principles for the future of the Town of Washington and therefore must continue to be periodically reviewed.

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***The 2015 Town of Washington Comprehensive Plan embodies the community's desire to remain a rural town by maintaining existing land use types, protecting environmental resources, and supporting the Village of Millbrook as the location for concentrated diverse housing and commercial activity.***

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## II. LAND USE PLAN

This Comprehensive Plan will guide the Town in accomplishing its vision. The Plan does not in itself change zoning, fund infrastructure improvements, or assure implementation of Plan recommendations. Over the years, Washington has been developed by a myriad of individual and group decisions. This will not change. The Plan will guide the Town Board, Planning Board, and Zoning Board of Appeals in their respective roles as project review and approval agencies.

Stated goals and calls for zoning review will be advanced based on Planning Board or Town Board suggestion. Amending or adding new zoning requires the enactment of a Local Law, which necessitates active public participation through both notification and conducting public hearings.

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The Land Use Map presented herein mirrors the Land Use Plan laid out in the 1987/1989 Master Plan and is therefore a validation and affirmation of the Town's long-term planning efforts and ability to maintain the essential rural character that makes the Town of Washington such a desirable place in which to live.

***The current Land Use Map, as well as the 1987/1989 Plan, recognizes established settlement patterns, agricultural and open space resources, and natural features.***

As expressed in the Plan, the Land Use Map also recognizes the desire to avoid construction or extension of water and sewer facilities outside of the bounds of the Village of Millbrook, as well as preventing development of stand-alone water and sewer facilities as part of development proposals, in order to avoid sprawl that would likely harm the essential rural character of the Town.

Thus, the Land Use Plan attempts to reconcile community goals for conservation and development over the next several decades with existing land uses, zoning, and environmental constraints on development.

The main purpose of the Land Use Map is to underpin the Town's official zoning map and the maps contained within this Plan. These maps should be referred to in conjunction with the Land Use Map, in order to understand the potential future development or conservation of a particular lot.

***All maps are included in the plan appendix.***

***The following assumptions apply to the Land Use Plan Map:***

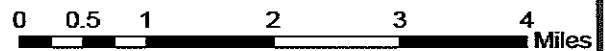
- I. Land Use Map is generally consistent with the existing patterns of development in the Town. Dramatic changes in existing land uses are not proposed as the settlement patterns are generally ones that the residents are satisfied with and wish to see continued.
- II. The Village of Millbrook will remain the focus for high density residential and non-residential development. The boundaries of the existing Mabbettsville hamlet zoning are not proposed for change nor are the types of land uses permitted in the zoning area.
- III. Mid to high density residential uses will be encouraged in the Village where community services to support such densities are located. Increased residential density potential in the Town, (i.e., 1 and 2 acre minimum lot size), will continue to be concentrated in the areas around the Village, with the bulk of the land area of the Town designated for low density (i.e. 5 and 10 acre minimum lot size) development.
- IV. Non-residential development will be limited to the Town's existing mixed-use area- the Hamlet of Mabbettsville, and to the Village of Millbrook.
- V. The major natural resource requiring protection by the Town is its ground water based drinking water supply. The Plan recommends measures to be added to existing local laws. The major environmental protection recommendation is the avoidance of a centralized water supply and sewage treatment and the avoidance of creating situations where failing septic fields can harm ground or surface water supplies.
- VI. Much of Washington's beauty is derived from its rural character. While absorbing slow but continued population increases the Town must shape this growth so that its attractiveness remains community-wide, rather than reduced to remnants. Many of the Plan recommendations focus on preserving rural, historic, and scenic character.
- VII. The Town's existing roadway network is not expected to change substantially. The existing system of through, collector, and local roads must be maintained to function as efficiently and safely as possible. New construction is expected to be limited to driveways serving new lots and, perhaps, to intersection improvements. New local roads are discouraged, but all safety, speed, and congestion improvements will need to be made as necessary and with regard for community appearance and character.
- VIII. The Town will review the existing zoning code to determine if changes are necessary based on this 2015 Comprehensive Plan. Stated goals and calls for zoning review will be advanced based on Planning Board or Town Board advice.
- IX. The Land Use Map is not a substitute for and does not supersede the Town's official zoning map.

# Town of Washington Land Use



## Land Use

-  Agricultural
-  Residential
-  Vacant Land
-  Commercial
-  Recreation and Entertainment
-  Community Services
-  Industrial
-  Public Services
-  Wild, Forested, Conservation, Parks
-  Parcels without Land Use Code



**RIVER STREET**  
PLANNING & DEVELOPMENT

Source: Dutchess County Real Property Tax

Draft: November 13, 2009

### III. COMMUNITY PROFILE

Washington has developed a community profile that evaluates its existing conditions, opportunities and constraints. The full profile is available as part of the Comprehensive Plan Appendices. Key issues and findings are summarized below.

#### A. REGIONAL SETTING

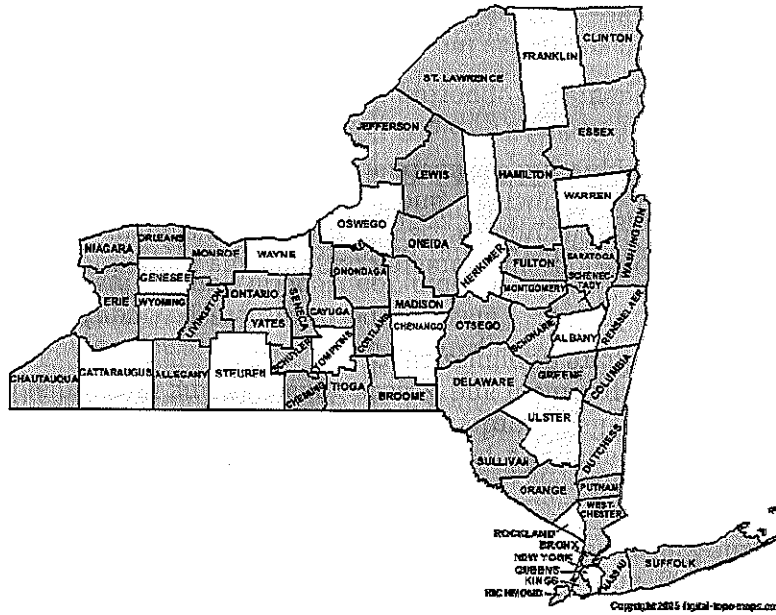
Located in central Dutchess County, the Town of Washington is a community of approximately 59.37 square miles and a 2010 Census population of 4,741; *this number includes the Village of Millbrook population of 1,452.*

There is one village located within the Town's borders; The Village of Millbrook.

Washington is bordered by the Town of Stanford to the north, the Towns of Union Vale and Dover to the south, the Town of Amenia to the east, and the Towns of Pleasant Valley and Clinton to the west.

Prior to 2004 the whole of Dutchess County was an Independent Statistical Area; as designated by the Census Bureau for the purpose of collecting and measuring geographic statistical data. From 2004 to 2015 it was grouped with Orange County and most recently;

***Dutchess is now partnered with Putnam County in the Dutchess-Putnam Metropolitan Division***



## **B. HISTORY OF WASHINGTON**

The Town of Washington was formed on March 7, 1788. General George Washington was the great hero of the hour, and the next year he was elected the first President of the United States. During the American War of the Revolution, General Washington made camp under the huge cottonwood tree that stood at the place which has been called Washington Hollow ever since. The blue cloth used in making the coats of the uniforms worn by the officers in General Washington's army was woven by Philip Hart at his cotton mill in Hart's Village (now Millbrook).

With all of these things reminding the people of George Washington, it was only natural that they named the new town in his honor. It was originally made up of about 67,000 acres, which lay mostly in the Great Nine Partners' land grant. However, in 1793, the Town of Stanford was formally established as a distinct municipality and Washington took its current shape.

The early settlers raised grain, hauled it in wagons to Poughkeepsie, put it on sloops, and sent it down the river for sale in New York City. They also raised cattle, sheep and turkey, and transported them to the market, first by boat and later by train. Irish immigrants arriving in the mid-19th century began the tradition of horse breeding that characterizes much of the Town today.

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George Hunter Brown, of Brown Brothers Brokers in New York City, built the Newburgh, Dutchess and Columbia Railroad. In 1869, it came through Millbrook, a new station named after Mr. Brown's own homestead. The railroad brought the county out of its wilderness years and ushered in an era of summer boarders from the City. Mr. Brown also built a milk factory in 1870 in Hart's Village which enabled farmers to carry on a profitable dairy business.

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The great estates of Daheim, Altamont, Cary, Thorne and others grew up around Millbrook. At the turn of the century, there were more estates of millionaires around Millbrook than around any other small village in the Country. During the Depression, these local estates retained their hired help and enabled many families to survive.

In 1907, May Friend Bennett purchased Halcyon Hall, (built as an elite hotel in 1893) and established Bennett School in 1908. That boarding school later became a junior college until its operations were ended in 1977. The Bennett School and the Millbrook School (which is actually in Stanford) gave the area a unique aspect of private education.

There are many remnants of the elements that have distinguished the Town's history. Estate homes, historic farm houses and barns, distinctive stone walls, educational institutions, and churches all remain as reminders of the pattern and progress of local development.

In addition, certain of the cultural resources (many of which are concentrated in the Village of Millbrook) continue to serve Town residents as they have previous generations. The Gifford House, the Cardinal Hayes Home for Children, and the Town Hall are particularly significant. Some of these facilities involved adaptation of older buildings for different current uses.

There are also new developments, such as the Cary Institute of Ecosystem Studies and the Farm and Home Center that represent continued investment in and appreciation of the natural environment that distinguishes the Town.

### C. THE VILLAGE OF MILLBROOK

The Village of Millbrook sits entirely within the Town of Washington and is the Town's sole village. It was incorporated in 1895 for the express purpose of accepting the gift of the Thorne Memorial School Building.

***The Village of Millbrook is governed by a Mayor and four trustees and has its own distinct body of laws and zoning regulations.***

Village residents are also Town residents, but Town residents are **NOT** Village residents. Since Town residents are not Village residents, they are not assessed Village taxes.

On the other hand, Village residents are Town residents and pay taxes to both governments. In fact, Village property owners pay equitably against all appropriations in the Town of Washington General Fund. This taxation permits villagers to share in all general fund programs such as recreation, park & pool, solid waste management, the court system, and animal control.

The salaries of elected Town officials are also included in the general fund affording Village residents the opportunity to vote in all Town elections, as well as hold office.

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Millbrook had a 2010 census population of 1,452 and has been growing slowly over the past two decades. Municipal water and sewer services have been in use since 1935 and a large network of sidewalks and street lights exists supporting the Village as a walkable mixed-use location.

The Village manages a part time local police department that provides coverage within the Village borders. In addition, the Village owns and operates the Millbrook Fire Department and Rescue Squad, setting the annual budget and acting as the Board of Fire Commissioners.

The Village provides an estimated 623 housing units, including over 300 rental units, (*The Church Alliance Senior Citizen housing project provides 24 federally subsidized apartments*), and is the geographic center of the Town's affordable housing supply and commercial activity.



The boundaries of the Village, created so as to include the major estate owners of the day, remain mostly rural to the north and east. The western edge has low density housing while denser housing is found in the area surrounding the general business district. The Millbrook Golf and Tennis Club, The Tribute Garden, Village Green, and School playgrounds provide abundant green open spaces.

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








Through ongoing discussion, it is clear that the Town and Village have a shared vision and wish to retain and build upon the unique differences and synergies that exist in order to benefit both communities and to work together to achieve common goals.

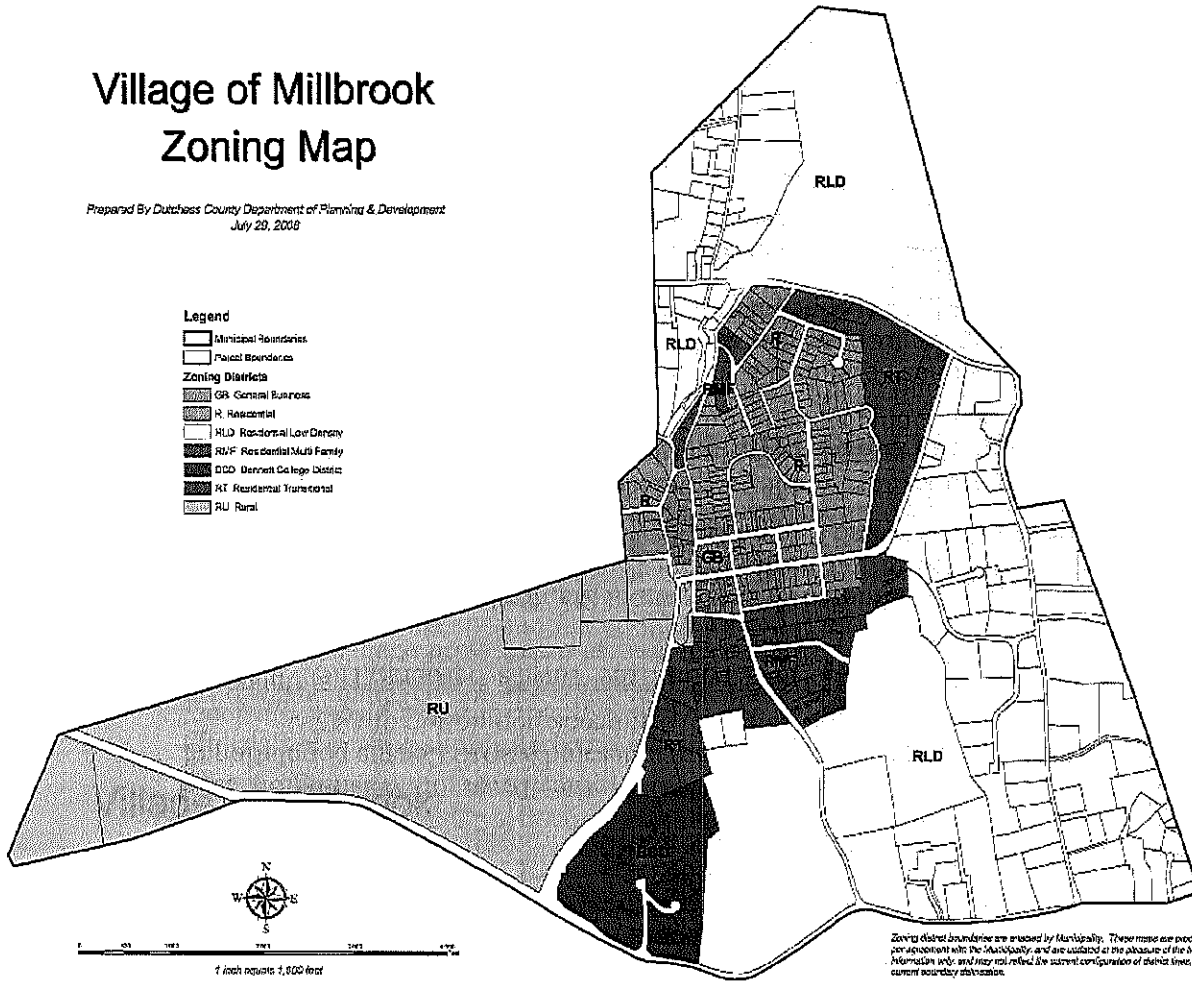
***Although the Town of Washington does not have governing authority within the Village borders and the Village government is not bound by recommendations in the Town Comprehensive Plan, it is clear that the vitality and success of the Village of Millbrook is of paramount importance to Town of Washington residents.***

# Village of Millbrook Zoning Map

Prepared By Dutchess County Department of Planning & Development  
July 28, 2008

### Legend

-  Municipal Boundaries
-  Parcel Boundaries
- Zoning Districts**
-  GK General Business
-  R Residential
-  RLD Residential Low Density
-  RMF Residential Multi Family
-  CCD Bennett College District
-  RT Residential Transitional
-  RU Rural



Zoning district boundaries are enacted by Municipality. These maps are produced by Dutchess County Planning & Development in cooperation with the Municipality, and are updated at the pleasure of the Municipality. These zoning maps are posted for informational only, and may not reflect the current configuration of district lines. Check with local Zoning Enforcement Officer for current boundary determination.

**\*Village of Millbrook Code and Zoning regulations are available at  
[www.villageofmillbrookny.com](http://www.villageofmillbrookny.com)**

## D. POPULATION

The population of the Town of Washington stands at 4,741, a decrease of 1 person from 2000. Genders are divided almost equally with 2,363 males and 2,378 females. Washington's population increased by 5.8% between the years 1990 and 2010.

**Table 1: Population by Decade**

Year	Town Outside	Village of Millbrook	Combined	Dutchess County
1900	2,005	1,027	3,032	81,670
1910	1,891	1,136	3,027	87,661
1920	1,699	1,096	2,795	91,747
1930	1,746	1,296	3,042	105,462
1940	1,740	1,340	3,080	120,542
1950	1,859	1,568	3,427	136,781
1960	1,978	1,717	3,695	176,008
1970	2,672	1,735	4,407	222,295
1980	3,039	1,343	4,382	245,055
1990	3,140	1,339	4,479	259,462
2000	3,313	1,429	4,742	280,150
2010	3,289	1,452	4,741	297,488

Source: US Bureau of the Census

During the last decade population growth in the Town remained flat, decreasing by .02%. The neighboring towns of Stanford and Dover showed a slight increase at 1.4% and 1.56% respectively; Dutchess County as a whole grew at a 6.18% rate. Growth in general has slowed from the double digit increases experienced in earlier decades to single digits for 2000-2010.

**Table 2: Comparative Population Change  
2000-2010**

Municipality	2000	2010	Change
Town of Washington	4,742	4,741	-.02 %
Town of Washington , outside village	3,313	3,289	-.72 %
Town of Stanford	3,544	3,823	1.4 %
Town of Amenia	4,048	4,436	9.58 %
Town of Dover	8,565	8,699	1.56 %
Town of Union Vale	4,546	4,877	7.28 %
Town of LaGrange	14,928	15,730	5.37 %
Town of Pleasant Valley	9,066	9,672	6.68 %
Town of Clinton	4,010	4,312	7.53 %
Dutchess County	280,150	297,488	6.18 %

Source: Bureau of the Census

According to the 2010 Census, there are 372 minorities in Washington comprising 7.8% of the population. The largest minority group is the Hispanic population, which comprises 45.7% of all minorities.

The age distribution of Washington's population has implications for the delivery of services within the community, including education, recreation, and child and elder care programs. The most recent census figures show that in 2010, 20.5% of Town residents were between the ages of 25 and 44, while an additional 31.5% of residents are between the ages of 45 and 64.

The Town's school-age population (ages 5-19) represented 20.5% of the total population, while 4.0% of Washington's residents were less than five years old in 2010.

<b>Table 3: POPULATION BY AGE</b>		
<b>2010 Census</b>	<b>Number</b>	<b>Percent</b>
<i>Total Population</i>	4,741	100.0
<b>AGE</b>		
Under 5 years	192	4.0
5 to 9 years	267	5.6
10 to 14 years	329	6.9
15 to 19 years	378	8.0
20 to 24 years	186	3.9
25 to 29 years	197	4.2
30 to 34 years	212	4.5
35 to 39 years	223	4.7
40 to 44 years	338	7.1
45 to 49 years	395	8.3
50 to 54 years	394	8.3
55 to 59 years	391	8.2
60 to 64 years	317	6.7
65 to 69 years	257	5.4
70 to 74 years	210	4.4
75 to 79 years	185	3.9
80 to 84 years	135	2.8
85 years and over	135	2.8

Source: US Bureau of the Census

## E. HOUSING

As defined by the Census Bureau, a housing unit is a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters. *Separate living quarters* are those in which the occupants live and eat separately from any other persons in the building and which have direct access from the outside of the building or through a common hall.

In 2000, there were 2,192 households in the Town of Washington, representing an increase of 5.9% from the 1990 figure of 2,070. From 2000 to 2010, the number of Housing Units in the Town of Washington increased by 12.18% to 2,459.

The predominant housing type in Washington is the single family dwelling. Approximately 53% of the Town's housing units are single family, 3% are condos, 24% are multi-family and 6% are farms. There are only 7 mobile homes in the Town of Washington.

Municipality	1940	1950	1960	1970	1980	1990	2000	2010
Washington	507	645	816	918	1,131	2,070	2,192	2,459
Stanford	513	643	764	1,058	1,314	1,564	1,712	1,913
Amenia	675	804	1,055	1,218	1,709	1,815	1,814	2,045
Dover	790	844	1,677	1,631	2,540	3,018	3,266	3,637
Unionvale	263	300	493	614	892	1,340	1,462	1,911
LaGrange	527	823	1,880	3,056	3,944	4,586	5,240	5,668
Pleasant Valley	660	923	1,473	1,995	2,584	3,186	3,614	4,049
Clinton	512	664	854	1,025	1,255	1,544	1,734	1,915
Dutchess County	31,824	38,344	53,592	69,126	86,852	97,632	106,103	118,638

Source: U.S Bureau of the Census

***Important to note: While the number of households increased, the average size of households decreased.***

From 1980 to 2000 the Town of Washington's household's growth vastly outpaced the rest of the county. The development of condominium/townhouses within the Village of Millbrook is largely responsible for the increase. In fact 15% of the Town's housing stock was constructed between 1980 & 1989 while 57% was constructed prior to 1960.

Out of the reported 2010 units, 1,956 are occupied, an increase of 42 units (or 2.3%) over 2000. The Town's vacancy rates in 2010 were high, with rental vacancy at 29.7% and for-sale housing vacancy at 15.3%. Approximately 65% of occupied units are owner-occupied.

<b>TABLE 5: HOUSING UNITS OCCUPANCY</b>		
	Number	Percent
<b><i>OCCUPANCY STATUS</i></b>		
Total housing units	2,459	100.0
Occupied housing units	1,956	79.5
Vacant housing units	222	9.0
Second home, Seasonal, recreational,	281	11.4
<b><i>TENURE</i></b>		
Occupied housing units	1,956	100.0
Owner occupied	1,264	64.6
Owned with a mortgage or loan	812	41.5
Owned free and clear	452	23.1
Renter occupied	692	35.4
<b><i>VACANCY STATUS</i></b>		
Vacant housing units	222	100.0
For rent	66	29.7
Rented, not occupied	9	4.0
For sale only	34	15.3
Sold, not occupied	15	6.7
For migratory workers	2	.90
Other vacant	96	43.4

Source: U.S Bureau of the Census

In 2010, approximately 63.9% of the households in Washington were considered traditional nuclear families with a husband, wife, and related children under age 18, while 10.7% were headed by a single parent. Non-family units, including single-person and households of unrelated persons, account for about one-third of the households in the Town.

Housing sale prices rose dramatically between 1996 and 2006. The median price of a home in the Town grew from \$148,500 to \$440,000; based upon home sales listed through the Mid-Hudson Multiple Listing Service.

In 2007 the median price of a home sold in the Town was \$560,000 and in the Village of Millbrook it was \$500,400. The median price of a condo was \$320,000.

However, due to several factors including, a relatively small sample size, wide year to year swings, and the numerous estates and properties with more than 10 acres in the Town, housing cost data must be carefully studied in order to draw accurate conclusions.

*See Table 8: 2012 Property Uses for a complete picture of the range of residential properties included in this data.*

**TABLE 6 HOUSING SALES  
1996-2010**

**DETACHED TOWN OF WASHINGTON**

YEAR	NUMBER SOLD	TOTAL SALES	AVGERAGE PRICE	MEDIAN PRICE
1996	21	3,907,398	186,006	148,500
1997	27	5,677,429	217,682	172,500
1998	46	9,891,575	215,034	179,500
1999	39	8,784,180	225,235	162,000
2000	23	11,032,948	479,693	300,000
2001	25	9,251,300	370,052	279,000
2002	25	10,212,460	408,498	260,000
2003	33	21,921,149	664,277	352,500
2004	35	29,744,940	849,855	425,000
2005	38	38,605,400	1,015,931	567,500
2006	31	28,504,400	919,496	440,000
2007	27	27,978,425	1,032,529	560,000
2008	13	7,983,425	614,109	475,000
2009	25	20,447,950	819,118	350,000
2010*	11	7,382,000	671,090	620,000

**DETACHED VILLAGE OF MILLBROOK**

YEAR	NUMBER SOLD	TOTAL SALES	AVERAGE PRICE	MEDIAN PRICE
2000	5	1,259,000	251,800	220,000
2001	4	881,000	220,250	222,500
2002	5	2,629,000	525,800	525,000
2003	3	1,777,500	393,500	325,000
2004	9	3,084,900	342,766	345,000
2005	11	4,461,250	405,558	365,000
2006	8	4,077,000	509,625	429,500
2007	9	4,927,150	547,461	500,400
2008	6	4,146,550	691,092	535,775
2009	10	5,124,440	512,440	342,700
2010*	5	2,329,000	465,800	475,000

**ATTACHED VILLAGE OF MILLBROOK**

YEAR	NUMBER SOLD	TOTAL SALES	AVERAGE PRICE	MEDIAN PRICE
2000	5	1,259,000	251,800	2220,000
2001	4	881,000	220,250	222,500
2002	5	2,629,000	525,800	525,000
2003	3	1,777,500	393,500	325,000
2004	9	3,084,900	342,766	345,000
2005	11	4,461,250	405,558	365,000
2006	8	4,077,000	509,625	429,500
2007	9	4,927,150	547,461	500,400
2008	6	4,146,550	691,092	535,775
2009	10	5,124,440	512,440	342,700
2010*	5	2,329,000	465,800	475,000

\*Dates Used 1/1/2010- 6/30/2010

Source: Mid Hudson Multiple Listing Service

The Town of Washington completed a town-wide property revaluation in 2005 and has maintained assessments at a 100% market value rating ever since.

Examining assessed values is another tool which can be used to create an accurate overall picture of the value of a community's housing stock.

***“When a town is assessing property at 100% market value a property's assessment should be roughly its market value (the price for which you could sell your property)”***. Source: New York State Department of Taxation and Finance

The **assessed** value of single family homes in both the Town and Village has dropped considerably since the bursting of the housing bubble of the last decade. From 2009 to 2012 the median **assessed value** of a single family home has dropped by 29.6% in the Town and 22.1% in the Village.

**Table 6A: Comparative Assessed Values \*  
Single Family Homes  
Town of Washington/Village of Millbrook**

2009				
Municipality	Units	Total Value	Average	Median
Village	428	158,216,600	369,665	329,600
Town	769	363,684,243	472,931	440,000
Both	1197	521,900,843	436,007	395,700
2012				
Village	425	126,154,400	296,834	256,700
Town	773	297,979,556	385,485	310,000
Both	1198	424,133,956	354,035	289,600
% Change 2009-2012	Units	Total Value	Average	Median
Village	-0.70	-20.26	-19.70	-22.13
Town	0.52	-18.07	-18.49	-29.55
Both	0.08	-18.73	-18.80	-26.81

\*Chart references full assessment data base of the Town and Village



## F. INCOME AND EMPLOYMENT

Personal income is one of the key indicators of the economy and one of the most important variables in creating a vibrant community for the future. Understanding the income characteristics of the community is also important in determining the community's wealth as well as the ability of residents to maintain housing, contribute to the local tax base, and participate in the economy.

In 2000, our median household and per capita income were higher than those in Dutchess County and New York State. In 2000, the estimated median household income was \$52,104 and the per capita income was \$32,561. In 2012 the median income rose to \$65,519 and per capita to \$44,074. Thirty-three families and 336 individuals (7% of the Town's residents) lived below the poverty line in 2000.

	Town of Washington (1989)	Adjusted* Town of Washington	Town of Washington (1999)	Dutchess County (1989)	Adjusted Dutchess County	Dutchess County (1999)
Median Household Income	\$41,368	\$55,580	\$52,104	\$42,250	\$56,765	\$53,086
Median Family Income	\$50,458	\$67,793	\$69,074	\$49,305	\$66,244	\$63,254
Per Capita Income	\$29,404	\$39,506	\$32,561	\$17,420	\$23,405	\$23,940
Individuals Below Poverty Level	4.2%	n/a	7.2%	5.4%	n/a	7.5%
Families Below Poverty Level	2.4%	n/a	2.7%	3.6%	n/a	5.0%

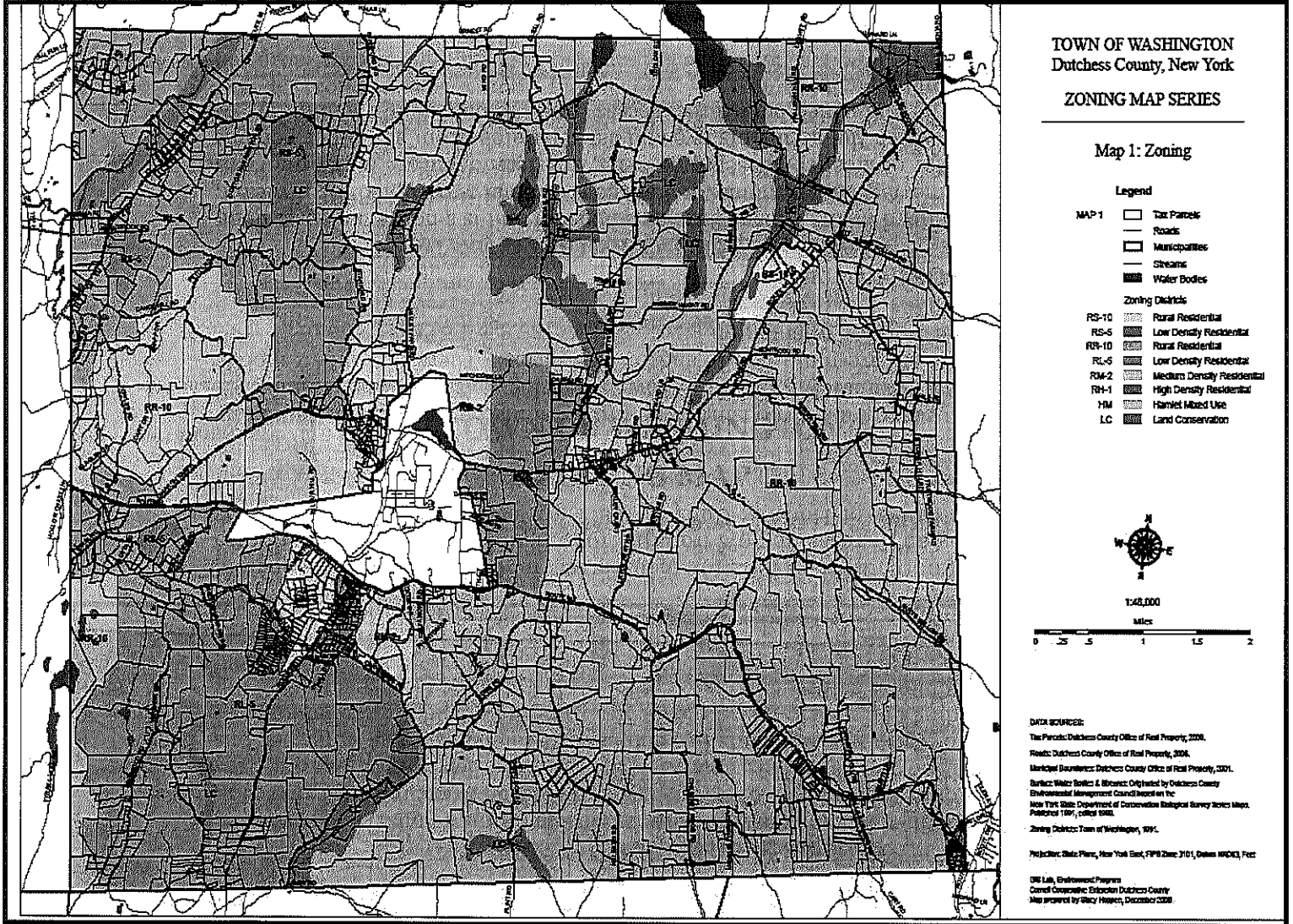
Source: US Bureau of the Census

In 2010, 67.9% of residents over age 16 were employed. The most common occupations were management, professional and related occupations, as well as sales, office and service professions.

In fact, 48.6% of Washington residents, who are employed, work in the service sector, including 592 (25.2%) in the educational, health, and social services sectors. Approximately 9.7% are employed in the retail sector, while 7.5% work in construction. Like the Town, the majority of residents in the Village are employed in the services sector.

Approximately 12.0% of Town residents work outside of Dutchess County. The most common mode of transportation is by car, truck or van (74.3%) while 3.3% of workers use public transportation and 6.8% walk to work. Of the 2,113 residents that travel outside the home for work, 42.7% travel less than 19 minutes. The most common travel time is 30 to 34 minutes.

# TOWN OF WASHINGTON ZONING MAP



\*Town of Washington Code and Zoning regulations are available at  
[www.washingtonny.org](http://www.washingtonny.org)

## G. LAND USE AND LAND MANAGEMENT

It is clear that there is a high degree of satisfaction throughout the Town with existing land uses, which have essentially remained the same, and an equally strong desire for that to continue in the future.

The current zoning code provides for eight districts including seven residential districts, High Density Residential RH-1, Medium Density RM-2, and Low Density Residential RS-5, RL-5. A hamlet/mixed-use district HM is found in the Mabbettsville area and Land Conservation relates to the Wetlands Local Law.

In addition there are six floating districts including: Agricultural Protection, Aquifer Protection, Environmental Preservation, Industrial/Office, Mobile Home, and Hamlet. Overlay districts include Agricultural Protection (APO), and Aquifer Protection (AQ). The Wetland Watercourse Law and Map regulate activities within wetland buffer zones.

The Town contains 59.37 square miles of land area (37,824 acres). Washington maintains assessment data on approximately 1,725 parcels that contain about 35,380 acres, indicating that approximately 2,444 acres (6.5%) is dedicated to roads and rights-of-way.

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### ***Land uses in the Town of Washington, outside the Village of Millbrook, include:***

- Residential land includes single-family homes, rural residences with acreage, multiple-family homes, manufactured homes, and seasonal homes. Parcels assessed as residential account for 37.1% of the land in Washington.
- Agricultural land accounts for 36.7% of the land.
- Vacant land in the Town of Washington includes 407 parcels consisting of 7,232 acres. It accounts for approximately 20.4% of the total acreage in the Town.
- Approximately 3.2% of the Town's land is in community services; property used for the well-being of the community.
- There are 29 parcels of commercial land comprising 116 acres in Washington (less than 1% of the total land in the Town).
- All other categories combined, including commercial development, occupy the balance, with no category occupying more than 2.0% of the land.

**Agricultural** land is found nearly everywhere in the Town, in both large and small tracts. The largest concentration and largest overall area of farmland is located in the northeast. The only large area without a significant amount of active farmland is the southeast corner of Town, where wooded land and residential uses predominate.

**Recreation** land is found mostly in the western portion of the Town with the exception of the Town Park in Mabbettsville. Two private recreation clubs have property off Route 82 and Woodstock Road. A third area, Innisfree Gardens, is owned by a private organization whose lands are open to the public.

**Water resources** consist of several small lakes and numerous ponds, many creeks and small streams, ground water, and numerous aquifers throughout Town.

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***The following summarizes the distribution of land uses in Washington:***

- **High-density subdivisions (1 acre)**, removed from the main roads, occur in three places; Horseshoe Road, south Millbrook on the east side of Route 82, and in the south eastern corner of the Town near Dover Plains. One mobile home park exists along the Route 343 spur.
- **Medium-density residential areas** are found in small concentrations in South Millbrook and around the north perimeter of the Village. These are areas of mixed lot sizes and are predominantly low in density.
- **Low-density residential uses (5 and 10 acres)** are scattered throughout the Town along state, county and town roads. The eastern portion of the Town of Washington is predominantly 10 acre zoning.
- **Commercial business entities** are located throughout the Town, with many businesses located along state roads. A wide variety of successful businesses exist and these establishments bring visitors to the Town and in turn to the Village of Millbrook.
- **Operational extractive industry uses**; sand and gravel mining operations, are found in one location on Canoe Hill Road near Route 82.
- **Communication Corridor** use is distinguished by a single transmission line which crosses the northwestern corner of the Town along Wappinger Creek.
- **Public and quasi-public uses** are found on small parcels throughout the Town, but with a greater concentration in the central area near the Village. Large areas of institutional open space are located in the northeast corner (the lands of the Millbrook School) and along the western border. The Cary Institute of Ecosystem Studies occupies a very large area in the western part of Town, providing nearly two thousand acres of protected land.

**TABLE 8: PROPERTY USES**

**2012 PROPERTY USES – TOWN OF WASHINGTON and VILLAGE of MILLBROOK**

Parcels	Village	Town	Total				
1 Family Res	426	773	1199	Parking lot	5	2	7
1 use sm bld	3	1	4	Pheasant		2	2
2 Family Res	36	28	64	Picnic site	1		1
3 Family Res	7	3	10	Playground	1		1
Abandoned ag	1		1	Police/fire	1		1
Aged - home		1	1	Priv Hunt/Fish		1	1
Air transprt		1	1	Prof. bldg.	2		2
Apartment	22	2	24	Pub Util Vac		2	2
Att row bldg	1	3	4	Rec facility		2	2
Auto dealer		2	2	Religious	5	3	8
Bank	2		2	Res Multiple	18	61	79
Branch bank	1		1	Res Vac		1	1
Cattle farm	1	23	24	Res vac land	52	47	99
Cemetery	1	3	4	Res w/Comuse	5	1	6
College/univ	1		1	Restaurant	2	1	3
Com vac w/imp		2	2	Ridng stable		1	1
Converted Res	18	4	22	Road/str/hwy	6		6
Country club	1		1	Rural res	3	202	205
Culture bldg	2		2	Rural res&ag	1	65	66
Dairy farm		9	9	Rural vac<10	6	157	163
Det row bldg	18	2	20	Rural vac>10		100	100
Diner/lunch	1		1	Sand&gravel		1	1
Educatn fac	2	6	8	School	3	1	4
Elec-Substation	1		1	Seasonal res		2	2
Estate	2	35	37	Sewage	2		2
Field crops	1	28	29	Sheep farm		1	1
Forest s480a		2	2	Snack bar		1	1
Fruit crop		3	3	Spec. school		3	3
Fuel Store&Dist		3	3	Special farm		1	1
Funeral home	1		1	Tele Comm	1		1
Gas station	1	1	2	Underwtr Ind	1		1
Govt bldgs	2	2	4	Vac farmland		41	41
Greenhouse	1		1	Vac w/imprv	5	19	24
Health bldg	1	2	3	Vacant comm	7	3	10
Health spa		1	1	Vacant Land		2	2
Highway gar	1		1	Vacant rural		22	22
Horse farm	1	26	27	Vineyard		2	2
Inn/lodge	1		1	Water supply	1	1	2
Kennel / vet		4	4	(blank)			
Landfill		1	1	<b>Total</b>	<b>696</b>	<b>1736</b>	<b>2432</b>
Library	1		1				
Mfg hsing pk		1	1				
Mine/quarry		3	3				
MiniWhseSelfSto		1	1				
Motel		1	1				
Multiple res		1	1				
Nursery		3	3				
Office bldg.	5	2	7				
Other stock	1	3	4				
Other Storage	2	1	3				
Outdr sport	2	1	3				

## H. NATURAL RESOURCES AND ENVIRONMENT

***Careful attention to the opportunities and the limitations of the natural environment is necessary to maintain the natural beauty, economic vigor, and quality of life in the Town of Washington.***

Development that is incompatible with natural conditions may negatively impact natural resources such as groundwater or wildlife, create problems in nearby or downstream properties, or result in excessive costs to develop and maintain structures and activities on the property itself.

***Environmental features in the Town of Washington include:***

- **Unconsolidated materials** deposited by glaciers and glacial melt waters (till, sand and gravel, or lacustrine deposits) cover much of the bedrock in the Town. Most till in Washington is high in clay, which reduces its permeability, limits its usefulness for ground water supply, and requires septic systems to be carefully designed and separated.
- **Sand and gravel** deposits consist of larger particles deposited in lowlands and river valleys. These deposits are the Town's most productive groundwater sources. They also provide materials for building and road construction.
- **Most bedrock** in the Town of Washington is shale and schist, with smaller areas of quartzite and limestone. Except for the small areas of limestone in the Town, these bedrock formations generally are not productive sources of water.

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**Soils** in the Town are highly varied; 20% of the Town is covered by Prime Agricultural Soils, but about half of the Town is covered by soils whose depth or permeability limits land use. Lands with prime agricultural soils represent an irreplaceable resource. ***Carefully planned land use policies are needed if the Town is to maintain the agricultural resource base that gives Washington its rural character.***

*Detailed information about local soils, including maps, is available in Faber, the USDA web soil survey site, and the local Natural Resources Conservation Service. These sources provide specific information about the precise location of different soil types in the town, as well as assessments of their suitability for building, septic systems, agriculture, and other uses.*

**Relief and slope** are two topographic features that significantly affect land use. Our Town has one of the greatest ranges in elevation of any town in the County, with elevations ranging from 120 to 1300 feet above sea level. This topography offers both outstanding scenery and challenges for land development and protection.

**Steep slopes**, defined as areas with more than a 15% grade, cover 16% of Washington. Steep slopes appear throughout the Town, but are most common along streams in the eastern hills. In particular, slopes rise steeply along Butts Hollow Road and Stone Church Brook along Route 343, and steep slopes are widespread in the Tower Hill Road area.

**Aquifers** are surficial or bedrock deposits that store and yield large amounts of groundwater. As noted previously, sand and gravel form the most productive surficial aquifers, and carbonate rocks such as limestone form the best bedrock aquifers. Areas where sand and gravel overlie limestone are therefore the most productive, as well as the most vulnerable, aquifers in the Town.

Such areas occur south of Mabbettsville along Mill Brook and north of Lithgow along a tributary of Wassaic Creek. ***The area along Mill Brook is especially important, because this recharge zone feeds the aquifer that is the source of the municipal water supply for the Village of Millbrook. Land use regulations should protect the quality of this resource.***

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The **Watershed**, or drainage basin, is the area of land that contributes water to a stream or lake. The Town is part of three drainage basins; Wappinger Creek, Tenmile River and Fishkill Creek. The fact that three drainage basins originate in Washington means that a large area of the Town is near drainage divides and is at higher elevations than most areas of surrounding towns.

Except for a small area traversed by the Wappinger Creek, Washington does not receive waters draining from other towns. Instead, storm waters flow out of the Town into nine other municipalities in Dutchess County. This gives Washington both an advantage and a responsibility in terms of water quality and flood conditions. Likewise, most of Washington's surface waters and aquifers are not subject to contamination from land uses outside the Town, but land uses within the Town of Washington can affect flooding, water quality, and water supplies.

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The numerous lakes, ponds, wetlands, and small streams that are found throughout the Town are important for biodiversity and scenic beauty. Wetlands cover more than 6% of Washington; 29 of these wetlands are state-protected, and many smaller wetlands and watercourses are protected under the Town's Wetlands Law.

About 1% of the Town lies within FEMA 100-year floodplains, which imposes stringent limitations on possible land uses. ***Ground water supplies essentially all of the water for residents, so long-term protection of the quality and quantity of ground water is a key challenge for Town managers.***

Washington contains a wide range of habitats that support a correspondingly wide range of plants and animals. A complete biodiversity study of Washington has not been undertaken, but Hudsonia, a not for profit Environmental Research Institute, performed a detailed analysis of the habitats in the Town that serves as a valuable guide to the Town's biodiversity.

**I. TRANSPORTATION AND INFRASTRUCTURE**

Washington has 107.88 miles of roadway, including 25.1 miles owned by New York State and 18.57 miles owned by Dutchess County. Approximately 64.21 miles of road are maintained by the Town Highway Department.

<b>Table #9 Town of Washington - Road Jurisdiction</b>		
<b>Jurisdiction</b>	<b>Miles</b>	<b>Percent of Total</b>
<b>New York State</b>	25.10	23.2
<b>Dutchess County</b>	18.57	17.2
<b>Town of Washington</b>	64.21	59.5
<b>Total</b>	<b>107.88</b>	<b>100</b>

Source: 2007 Data Traffic Report for New York State

There are three key thoroughfares in the community: Routes 44, 82, and 343. The highest traffic volumes can be found on Route 44 between Washington Hollow and the former 44A intersection. From the 44 intersection to South Millbrook, the level of traffic remains heavy, indicating a high degree of travel between the Village of Millbrook and the western part of the County.

Statistics regarding commuting patterns show that more than 90 percent of Washington workers commute to areas within Dutchess County. Of the workers holding jobs outside the county, nearly half commute to New York City.

One factor influencing traffic patterns is the location of residences in the Town. There is a concentration of residential development in the south Millbrook area out to Oak Summit Road. The county roads in this area approach a range of use usually found on state roads. Other areas of residential concentration are Mabbettsville and the area bounded by the former 44A, Stanford Road and the Village border.

A second factor affecting traffic patterns is the existence of three major New York State roadways, all converging in and around the Village of Millbrook. Traffic is the heaviest throughout the Town along Route 82, Route 44, and Route 343, which serve as major corridors for East-West and North-South traffic in the central to eastern part of the County, and are heavily used by residents exiting or entering the Village from all parts of the Town.

In order to preserve and protect the quality and character of certain and specific roads, sixteen roads in the Town of Washington have been designated as scenic roads. (See appendix)

Also, two sections of road, in particular, have been listed in the Dutchess County Natural Resource Inventory as having scenic vantage points:

- Route 82 north of Verbank
- County Route 98, North Mabbettsville Road, north of the Shunpike.



Washington is served by the Dutchess County Loop System (Countywide Bus System), which provides a route passing through the Village of Millbrook.

The Town of Washington has no designated bike trails; however, Dutchess County Tourism has designated several Scenic Bike Trails, including one that passes through Washington.

Metro-North Commuter Railroad provides two major rail lines connecting Dutchess County with Grand Central Station in New York City. The Harlem Valley line extends to Wassaic, Ten Mile River and Dover Plains in eastern Dutchess, and the Hudson River line serves Beacon, New Hamburg and Poughkeepsie. In addition, Amtrak trains travel along the Hudson River, making stops at Rhinecliff and Poughkeepsie. Washington residents can travel to the Poughkeepsie station by means of Route 44 and to the Dover Plains station via Route 343.

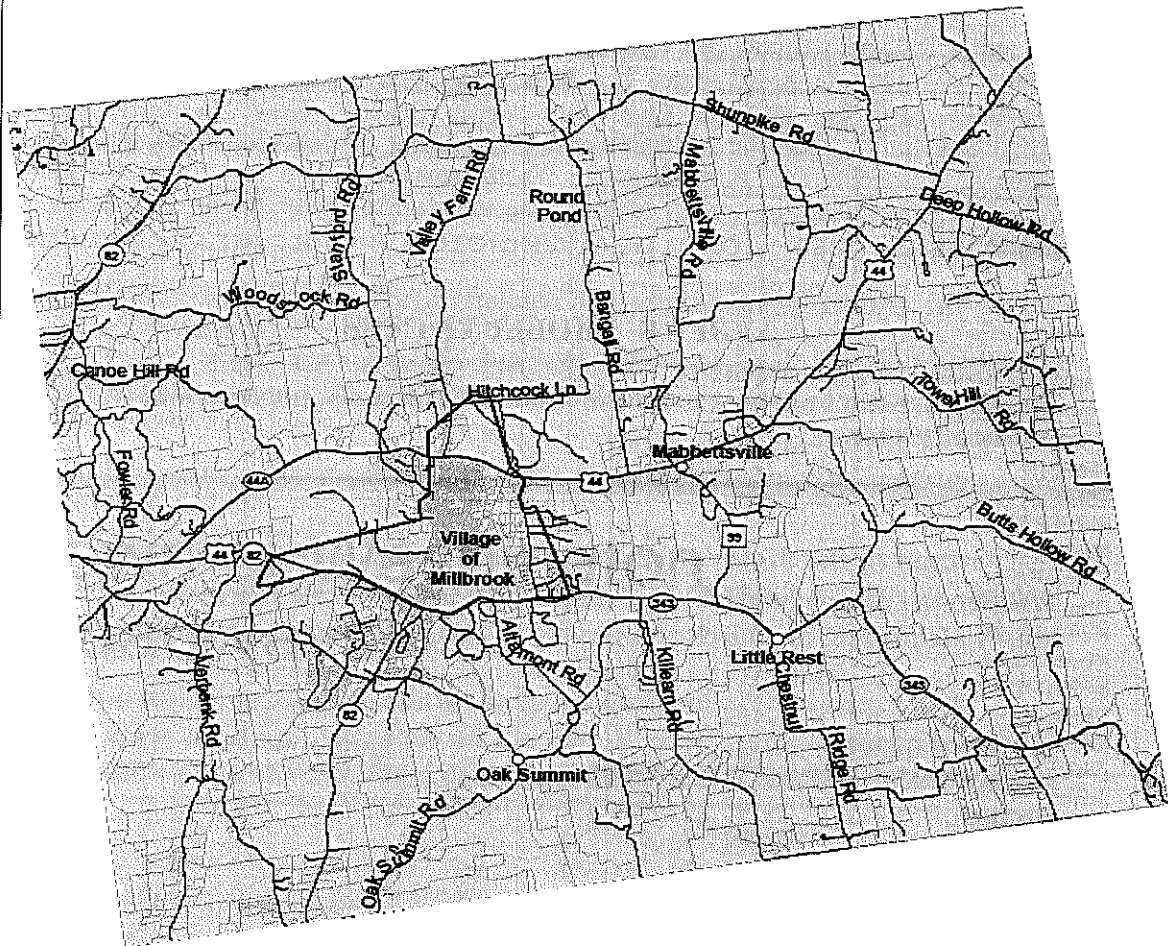
The nearest airport facility with regularly scheduled commercial flights is Stewart International Airport. The Dutchess County Airport provides services for recreational flights, corporate aircrafts and charters. Sky Acres Airport in Unionvale, which lies about 10 minutes south of Millbrook, provides facilities for private airplanes.

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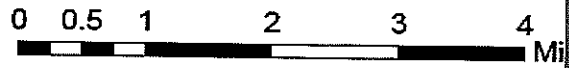
***Most of the Town of Washington (excluding the Village of Millbrook) is served by individual on-lot wells. Some portions of the south Millbrook area are connected to the Village water system.***

***The Town of Washington (excluding the Village of Millbrook) is served almost exclusively by private on-lot septic systems with some portions of the south Millbrook area connected to the public system.***

# Town of Washington Roadways



- Local Roads
- County and State Routes



Source: Dutchess County Real Property Tax  
Draft: November 13, 2009

**RIVER STREET**  
PLANNING & DEVELOPMENT

## **J. PARKS, RECREATION, SERVICES, AND GOVERNMENT**

The Town of Washington is governed by a Town Supervisor and a four-member Town Board. There are seven distinct departments, three of which are run by elected officials; the Town Clerk, Highway Superintendent and Town Justices. Municipal offices and the Highway Garage are located in the Village. There is a base of 35 full and part time employees with a significant increase in the summer months to manage the various recreational programs offered by the Town.

The Town also has six boards and commissions: Planning Board, Zoning Board of Appeals, Board of Assessment Review, Agricultural Advisory Commission, Conservation Advisory Commission, and Recreation Commission.

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The Town of Washington Park, the jewel of our community, is a multi-use recreation facility owned by the Town and located in Mabbettsville. The park provides a swimming area, athletic fields, playground, pavilions, camp building and fishing dock. Other recreational facilities nearby include; Village Hall Gymnasium, Innisfree Gardens, Cary Institute of Ecosystem Studies, Millbrook Tribute Gardens, Wethersfield Garden and Trevor Zoo.

The Town's Recreation Department utilizes a variety of community locations for its programming including, the Town Park athletic fields, the Dutchess Day School, the Millbrook Preparatory School; the Millbrook Tribute Garden; the Millbrook Fire House, Village Band Shell for events, and the Millbrook Community Tennis Courts.

Numerous clubs and community organizations exist within the Town including the Girl and Boy Scouts, Millbrook Seniors, Rotary Club, Lions Club, Millbrook Arts Group, The Millbrook/Town of Washington Business Association, Millbrook Hunt Club, Millbrook Historical Society, several garden clubs, and sporting associations.

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Houses of worship provide for both the spiritual and social needs of their congregants. They include, The Church of St. Joseph Roman Catholic Church, Grace Episcopal Church, Lyall Federated Church, St. Peters, The Central Baptist Church and the Free Evangelical Church. Vital services offered include Meals on Wheels, Food Pantry, Alcohol Anonymous, senior citizen organizations, and thrift shops.

Residents are served by the Millbrook Central School District, Webutuck Central School District and Dover Union Free School District. Millbrook, located in the Village, is the primary district. Its four buildings serve 1,200 students in grades K-12. Other schools in the community are The Dutchess Day School, The Upton Lake Christian Academy, The Millbrook School, and the Cardinal Hayes Home for Children.

The Millbrook Free Library is located in the Village and it has been renovated and expanded several times, lastly in 2002. In addition to offering periodical and computer services, the Library offers a host of cultural programs including, concerts, gallery space, lectures, and children's activities.

***In 2003 the Town of Washington tax payers approved a referendum to fund the library \$100,000 annually through property taxes.***

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The Town of Washington is served by the Millbrook Fire Department and Rescue Squad, under contract with the Village of Millbrook, for emergency and rescue services. Mutual aid service companies include East Clinton and Stanford.

Washington does not provide any law enforcement functions. Two constables serve as court officers. Police responses in the Town are handled by either the Dutchess County Sheriff's Department or the New York State Police at the discretion of the Dutchess County Emergency Response Center.

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The Town's Transfer Station is located on Route 343, on the same site as the former landfill, which was closed and capped in 1993. The transfer station is available 3 days a week to Town and Village residents and accepts most household waste and various hazardous materials.

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The Town's diverse business community has a comparable number of establishments to those located within the Village, which is consistent with the membership of the Millbrook Business Association (MBA).

Businesses located in the Town provide generous employment opportunities. These businesses also increase economic development, tourism, and sales tax revenue. Agribusiness and recreational facilities attract visitors from the tri-state area and beyond.

***Dutchess County Tourism encourages the partnership of Town and Village businesses in order to strengthen the economic benefits available to all.***

#### IV. Community Survey

During the fall of 2009, a community survey was conducted to assess the opinions of residents and to identify the issues of importance. A paper survey was mailed to every household and property owner. It was also available for completion via the internet. A total of 631 surveys were completed, representing an 18% response rate of adult residents. The majority of respondents were over the age of 40 with 31.7% retired.

Survey participants made numerous references to conditions in the Village of Millbrook with or without realizing that the Town of Washington Comprehensive Plan is not intended to address issues specific to the Village. The Village of Millbrook maintains its own Comprehensive Plan and Zoning Code.

The majority of respondents support the following statement, without regard to age, income, or residence status;

***They live in and/or own property in Washington for the scenic beauty, rural atmosphere, small town feel, safety, quiet/peacefulness, green/open spaces, horses, knowing neighbors, the friendliness of people, and proximity of family.***

The following conclusions have been drawn from the survey data collected:

- Residents strongly support protecting water supplies and aquifers, rural character, stream corridors, scenic views and ridgelines, forested areas, and wetlands. There is also interest in protecting both historic resources and the agricultural character of the community.
- The Village has long functioned as the residential and commercial center of Town. The majority of survey responses wished this function to continue.
- General comments regarding housing favored preventing new housing development in the Town preferring to see it develop in the Village. A need for new housing did not appear to be a major concern for the community as housing is ranked at or near the bottom of priorities.
- Slightly more than half the survey respondents strongly agree that the Town should improve the environment for small business, however expanding the amount of land in the Town for commercial use was only supported by 7% of the respondents. Only support for manufactured homes ranked lower. Additionally, respondents were supportive of agricultural based businesses and did not want chain or big box stores.

***A full analysis of the survey results is available as part of the Plan Appendix.***

## COMPREHENSIVE PLAN SURVEY RESULTS

Ranked by Priorities Most Strongly Agreed With

Rank	Topic	Priority	Strongly Agree	Percent of Respondents
1	Open Space and the Environment	Protect water supplies and aquifers	494	80.59
2	Open Space and the Environment	Protect rural character	465	76.48
3	Open Space and the Environment	Protect stream corridors	429	70.44
4	Open Space and the Environment	Identify and protect scenic views and ridgelines	420	69.42
5	Open Space and the Environment	Protect forested areas	387	63.76
6	Agriculture	Preserve the agricultural character	385	63.85
7	Agriculture	Protect agriculture from impact of development	373	61.75
8	Open Space and the Environment	Identify and protect wetlands	368	60.43
9	Open Space and the Environment	Use zoning to protect critical environmental areas	363	59.70
10	Open Space and the Environment	Identify and protect wildlife habitats	360	59.02
11	Open Space and the Environment	Provide incentives for private land conservation	356	59.53
12	Open Space and the Environment	Adopt tighter standards to protect rural character	340	56.86
13	Agriculture	Work to market local farm products	332	54.34
14	Economic Development	Improve the environment for small business	310	51.16
15	Agriculture	Encourage community-supported agriculture	304	50.33
16	Historical Preservation	Protect historic resources from new development	300	49.92
17	Economic Development	Retain existing businesses	298	49.34
18	Infrastructure	Support recruitment of volunteers (i.e. fire/rescue)	292	48.18
19	Agriculture	Purchase development rights for open lands to preserve working farms	292	48.75
20	Historical Preservation	Protect historic homes, places and buildings	279	45.81
21	Economic Development	Support a "buy local" campaign	277	45.79
22	Agriculture	Improve farmer representation on local boards	270	44.26
23	Economic Development	Support agricultural based businesses	269	45.21
24	Agriculture	Encourage niche or specialty farming	267	43.99
25	Historical Preservation	Continue to inventory historic buildings, sites and locations	261	42.86
26	Open Space and the Environment	Purchase open space	259	43.17
27	Economic Development	Limit development to existing commercial areas	256	42.67
28	Infrastructure	Promote alternate energy: solar	255	42.29
29	Housing	Help seniors to remain in their homes	250	41.67
30	Economic Development	Encourage new businesses	248	41.47
31	Historical Preservation	Provide tax incentives for rehabilitation of historic buildings	244	40.20
32	Economic Development	Help "green" environmentally friendly businesses	226	37.79
33	Historical Preservation	Protect stone masonry and walls	224	37.21
34	Infrastructure	Improve high-speed internet service	224	36.84
35	Transportation	Develop walking/bike paths	223	36.86
36	Infrastructure	Promote alternate energy: wind	204	33.94
37	Infrastructure	Improve cable/satellite television service	201	33.33
38	Open Space and the Environment	Encourage cluster development to conserve open space	199	33.06
39	Transportation	Make the town more walkable	186	30.90
40	Transportation	Improve facilities for bicyclists	181	30.17
41	Economic Development	Encourage home-based businesses	165	28.01
42	Transportation	Improve/provide transportation for seniors	160	26.53
43	Economic Development	Create businesses that meet the needs of senior citizens	160	26.71
44	Community Facilities	Develop multi use trails	159	26.28
45	Transportation	Improve road conditions	148	24.71
46	Economic Development	Help arts based businesses	140	23.14
47	Community Facilities	Develop more teen/youth services	140	23.49
48	Community Facilities	Improve community spaces such as a community center	134	21.97
49	Housing	Encourage single-family homes	129	21.90
50	Community Facilities	Improve town parks	128	21.23
51	Community Facilities	Develop more senior services i.e. recreational, day care	119	19.83
52	Economic Development	Provide more convenience retail	113	18.86
53	Housing	Encourage affordable senior housing	109	18.14
54	Housing	Encourage development of homes affordable to first-time homeowners	105	17.56
55	Infrastructure	Develop town water system	104	17.39
56	Housing	Encourage affordable apartments	102	17.03
57	Infrastructure	Develop town sewer system	101	16.83
58	Community Facilities	Provide new recreational services	94	15.54
59	Transportation	Create public transportation	91	15.27
60	Housing	Encourage assisted living facilities for seniors	85	14.12
61	Infrastructure	Develop a mass evacuation plan from high population centers (NYC)	81	13.61
62	Housing	Encourage nursing homes/acute care for seniors	70	11.86
63	Transportation	Pave gravel/dirt roads	56	9.33
64	Housing	Encourage more second home development	45	7.56
65	Economic Development	Expand the amount of land for commercial uses	43	7.12
66	Housing	Encourage high density manufactured (mobile) homes in the Town	7	1.16

## V. COMMUNITY VISION AND GOALS

### VISION STATEMENT

The purpose of a vision statement is to provide direction for the community's growth and development. It serves as the foundation underlying the development of goals, objectives, and strategies for implementation. Public Visioning Workshops were held to develop the vision statement. At the meetings, the committee and the consultant presented an overview of the planning effort and explained the visioning process.

Participants were asked to answer three questions:

- What do you love about Washington?"
- "What things would you change?"
- "When these things are changed, what will the Town be like?"

*This Vision Statement reflects the common values of our residents and expresses the "ideal future" that we hope to attain.*

### A VISION FOR THE TOWN OF WASHINGTON

We envision the Town of Washington will remain a rural community with great scenic beauty, a healthy natural environment, and a high quality of life for its residents.

We envision protecting our Town by ensuring that our working farms, beautiful historic landscapes, water resources, and natural habitats for our plants and animals are preserved for the future.

We believe in maintaining a vibrant and diverse local business district in the Village of Millbrook, and we want to maintain our historic character because of its importance in preserving the look and feel of our community.

## V. GOALS

Based upon the vision statement, as well as the community profile, input from residents at public workshops, and information gathered from the survey, a set of goals has been developed. The goals address key elements, including land management, economic development, and open space.

These goals guide the action planning process and allow for the execution of the policies and recommendations outlined in this action plan.

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### *Goals for the Town of Washington are as follows:*

- |                  |  |
|------------------|--|
| <b>GOAL I:</b>   | <b>Keep the Town Scenic and Rural and the Village the One Developed Center</b> |
| <b>GOAL II:</b>  | <b>Protect Land Water and the Natural Environment</b>                          |
| <b>GOAL III:</b> | <b>Strengthen the Village Center</b>   |
| <b>GOAL IV:</b>  | <b>Maintain a High Quality of Life</b>   |



## GOAL I

### KEEP THE TOWN SCENIC AND RURAL AND THE VILLAGE THE ONE DEVELOPED CENTER

#### A. Objectives:

1. Maintain existing land use types which keep the Town rural.
  2. Avoid infrastructure expansion into the Town.
  3. Keep our roads rural in form, use, and appearance, minimizing the impact of motor vehicles.
- 

#### B. Background

The Land Use Subcommittee observed that there is strong community consensus that our natural environment, scenic and historical attributes, farmland, and open space resources are valued for our future. The visual and scenic attributes of the Town's varied landscape define this natural beauty and rural character. They recommended that the Town maintain existing land use types, preserve and enhance the contrasts between the Town and the Village, and not rezone existing areas for new uses.

***Future planning should focus on maintaining and improving those appropriate land uses in each of the Town's existing zoning areas that work toward supporting contrasts between a rural town and a more urbanized village, and should focus on removing those uses from future consideration which do not.***

The Economy Subcommittee concluded that the Town should plan to remain largely a rural, open area that retains its agricultural economic base and serves as an aesthetic and recreational amenity to the Village of Millbrook and Dutchess County as a whole.

The Transportation Group observed that unpaved roads (almost one-half of the Town's roads are unpaved) preserve environmental resources and control development, but are problematic to maintain. The grade of unpaved roads is inconsistent. The cost of maintaining unpaved roads is greater than for paved, however, it would be very expensive to resurface dirt roads and any improvements would undoubtedly require bonding.

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**OBJECTIVE 1: Maintain Existing Land Use Types Which Keep the Town Rural**

**Policies**

- a. Preserve traditional rural land use patterns.
- b. Enhance and preserve the duality between the Town and Village.
- c. Avoid future new or denser zoning that would create village like areas in the Town.
- d. Maintain the scenic beauty and natural diversity of the Town by avoiding the disruption of scenic vistas, view sheds, corridors, ridgelines, natural areas, and historic resources.
- e. Cooperate with organizations that conserve rural character to preserve open space, and protect scenery and natural resources.

**Recommendations**

1. Evaluate existing property uses of each zoning district and remove uses from the zoning code update that are incompatible with the goal of remaining a rural community.
2. Continually review zoning and land management tools to help achieve desired development patterns.
3. Avoid creating new Hamlet-Mixed Use Zoning, or new commercial areas in the Town.
4. Encourage reuse and rehabilitation of existing buildings and sites rather than new development whenever possible.
5. Make sure that the Town's Conservation Advisory Commission continues to be involved in the planning and evaluation of new development from an early stage.
6. Periodically review planning board procedures so as to insure environmental and natural resource concerns are addressed early in the planning process and are incorporating conservation principles into choices of development sites, site designs, and construction practices.

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**OBJECTIVE 2: Avoid Infrastructure Expansion into the Town**

**Policies**

- a. Discourage construction of new roads in undeveloped areas.
- b. Deter the development or extension of centralized water and sewer systems into rural areas, except as necessary to address public health and safety.

**Recommendations**

1. Review standards for road construction and maintenance that reduce adverse environmental impacts.
2. Minimize the alterations of roads, both paved and unpaved, in scenic and historic areas.
3. Prohibit the construction of public water and wastewater facilities, except as necessary for public health and safety.

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**OBJECTIVE 3: Keep our Roads Rural in Form, Use, and Appearance, Minimizing the Impact of Motor Vehicles**

**Policies**

- a. Avoid zoning uses which will increase traffic congestion and flow as they detract from the look and feel of a rural community.
- b. Design and maintain roads in ways that minimizes their environmental and visual impacts.
- c. Avoid projects in the Town which will increase traffic congestion to and from the Village.

**Recommendations**

1. Design zoning code that will avoid increasing traffic beyond what would be generated by the principal and accessory by right uses allowed in the zoning district in which the use is located.
2. Pay particular attention to avoid new projects which may increase traffic flow on main roads immediately surrounding the Village, as this may discourage Town residents and tourists from patronizing businesses located in the village.

3. Promote development designs that minimize congestion at road points of ingress and egress so as to preserve the look and feel of the roads as well as avoiding areas of congestion that interfere with traffic flow and take away from the sense of living in a small rural community.
4. Identify and designate scenic roads according to Town regulations and by Dutchess County and the NYS Department of Transportation.
5. Consider conducting a comprehensive road study that results in a road network that is safer, more livable and more welcoming to everyone, including the young and old, motorists and bicyclists, pedestrians and wheelchair users, bus riders and shoppers.
6. Study and improve conditions on the Town's existing dirt roads, as they contribute to the Town's scenic, rural atmosphere, and serve as low traffic areas where our residents may enjoy such outdoor activities as walking, running, and biking in a rural setting.
7. Work with the Town Highway Department, Dutchess County Department of Public Works, and the New York State Department of Transportation to minimize the undesirable effects of certain road maintenance practices, such as paving, widening of shoulders, ditch clearing, salting, tree cutting and development of the transportation network.

## GOAL II

### PROTECT LAND, WATER, AND THE NATURAL ENVIRONMENT

#### A. Objectives

1. Conserve rural lands: farms, agricultural soils, and open space.
  2. Protect ground water, surface waters (including lakes, streams, and wetlands) and floodplains.
  3. Protect valuable natural habitats and the bio-diversity they support.
  4. Protect sensitive environmental areas including steep slopes and scenic areas.
- 

#### B. Background

Preservation of agriculture was a central goal in the Town's last Comprehensive Plan. Currently, in 2015, there are 114 parcels of agricultural land comprising 12,990 acres or 36.7% of the Town of Washington (second highest behind residential uses in the land use categories). According to the assessor's database, 27.4% of agricultural land is in cattle farms, followed by horse farms (17.8%) and field crops (12.6%).

In charging the Comprehensive Plan Update Committee, the Town Board observed that between adoption of the 1987/1989 Master Plan and the present, the primary issue has shifted from protection of agriculture to protection of surface and ground water, and that the development of an overall water quality protection strategy is central to the comprehensive planning effort.

***Almost all of the water used in the Town is ground water and its protection is critical to all Town residents.***

Although the amount of acres of farmland has remained stable, the nature of farming has changed, in that in addition to larger production farms there are also smaller, specialty farms. The Land Use Team observed that the danger of increasing levels of taxation, inheritance tax rates, personal tax obligations, and succession situations are driving larger farmers to consider selling or subdividing land. Because nearly half of the Town's land is owned by fewer than 50 landowners, the actions of a few owners could put the Town's agricultural base and rural character at risk.

The Economy Subcommittee observed that since the last Master Plan, farm services as well as services provided to farmers (such as machinery, equipment repairs, and markets to sell products) have declined in the Town of Washington, which has hastened the departure of dairy farms from the area.

The Environmental Resources Committee identified water resources, prime agricultural soils, open space protection and biodiversity as important environmental issues in Washington.

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**OBJECTIVE 1: Conserve Rural Lands: Farms, Agricultural Soils, and Open Space**

**Policies**

- a. Identify, manage and protect sensitive environmental areas on an ongoing basis to protect natural resources.
- b. Research alternative means to fund community purchase of land for conservation purposes.
- c. Consider the establishment of conservation easements.
- d. Think about offering tax incentives to private property owners to encourage conservation of open space.
- e. Cooperate with organizations that conserve rural character to preserve open space, and protect scenery and natural resources.
- f. Protect areas sensitive to erosion and sedimentation. Direct development away from steep slopes to prevent adverse impacts. Require appropriate control measures for areas where development will disturb soils.
- g. Preserve the maximum amount of agricultural land in large blocks for farm use and discourage development of productive agricultural areas and prime agricultural soils.
- h. Support a variety of farm types and farm businesses, such as niche farming, micro-farming, cooperatives and value-added agriculture facilities.
- i. Evaluate other working uses of the landscape that are consistent with rural character, such as honey production and maple sugaring, which allow landowners to generate income.
- j. Encourage farmers, non-farmers owning farmland and the public to participate in local land use decisions affecting agriculture.
- k. Use input from the Town's Farmland Protection Committee to advise the various boards and officers of the Town on matters pertaining to the preservation, promotion and ongoing operation of agricultural activity in the Town of Washington.
- l. Periodically review the Town's policies and make amendments where necessary to ensure compliance with New York State Agriculture and Market Law.
- m. Require projects in agricultural districts to evaluate the impacts on agriculture.
- n. Adopt best practices regulations to protect forested areas.

## **Recommendations**

1. Contemplate the establishment of conservation easements and the use of conservation subdivisions, clustering and buffering to preserve agricultural areas, prime agricultural soils, as well as scenic and natural areas.
2. Consider revising the Zoning Code to regulate density of housing units through density-averaging (clustering) rather than minimum lot size to preserve blocks of agriculture or wild lands. Consider offering a density bonus to the clustering provision to encourage its use.
3. Review and expand allowed uses for farm businesses. Consider allowing farmers the ability to extract a controlled amount of non-renewable resources like sand, topsoil and gravel as an additional revenue stream.
4. Consider the use of farm-scale alternative energy (such as wind turbines) that does not detract from scenic resources.
5. Endorse efforts that benefit farmers by supporting their attempts to add value to local products and bring them to market through storing, processing and packaging products more efficiently, including creating or locating new agriculture-support businesses.
6. Investigate enacting zoning regulations to protect prime agricultural soils.
7. Support marketing and distribution for local farm products in the region and nearby urban areas through buy local initiatives. Provide support to local farmers markets and farm stands that provide locally grown produce, meats and other products.
8. Consider development of a voluntary Purchase of Agricultural Easement Program to acquire future development rights.
9. Look into adoption of a Community Preservation Act. The Act would provide for a real estate transfer fee of up to two percent of the sale price of real property to fund the establishment and preservation of parks, nature preserves, recreational areas, open spaces, agricultural areas, wetlands and marshes, watershed areas, water bodies, forest lands, historic places and wildlife habitat. The first task in this process is production and adoption of a Community Preservation Plan.
10. Evaluate the cost/benefit of providing additional tax incentives for working farmers and owners of conserved agricultural land. Consider use of a term easement abatement approach which provides tax abatement in exchange for protection of the agricultural, open space or historical values of land or buildings.
11. Investigate materials from professional organizations to find specific examples of strategies to protect local agriculture and model ordinances.

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**OBJECTIVE 2: Protect Ground Water, Surface Waters and Floodplains**

**Policies**

- a. Develop a coordinated town-wide program to protect ground water and surface waters.
- b. Ensure that zoning and other long-term planning is compatible with available and projected water resources.
- c. Continue to minimize disturbance in and around wetlands, water bodies, and watercourses.
- d. Prevent incompatible land uses over aquifers and recharge areas to minimize runoff and potential sources of contamination.
- e. Restore and maintain broad buffer zones of natural vegetation along streams, shores, wetlands and around the perimeter of other sensitive habitats.
- f. Manage storm water runoff to maximize ground water recharge, minimize flood flows, and prevent erosion.
- g. Continue to limit or prohibit subsurface sewage disposal systems adjacent to wetlands and watercourses.
- h. Minimize the area of impervious surfaces (roads, parking lots, sidewalks, driveways, roof surfaces) and maximize onsite runoff retention and infiltration to help protect ground water recharge and surface water quality and flows.
- i. Prohibit or discourage land uses in and near floodplains that block flood flows, increase flood hazards in the Town of Washington or surrounding towns, or damage value of floodplains as habitats for plants and animals to minimize impediments to flood flows, minimize damage, and maximize the habitat value.
- j. Do not allow changes that impede the movement of floodwaters. Coordinate with adjacent communities to assure that floodplain management practices do not shift the flood hazard to adjacent communities.
- k. Regulate the construction of vulnerable structures in the floodplain.

**Recommendations**

1. Consider adoption of an ordinance to provide a coordinated program to protect ground water and surface waters throughout the Town.
2. Contemplate conducting a town-wide study of the ground water recharge, flow and quality with the aim of quantifying sustainable ground water withdrawals and identifying threats to ground water quality and quantity.



3. Use a build-out analysis to determine whether existing zoning could be sustainably supported by water resources. Adjust zoning as needed to accommodate actual and projected water resources, given likely climate change.
  4. Require new developments to manage storm water to maximize ground water infiltration, minimize storm flows, and reduce erosion.
  5. Examine need for a Storm Water Pollution Plan and Illicit Discharge Prevention Plan.
  6. Look into establishing a standard for septic treatment maintenance for new buildings based upon the density of population in a given area.
  7. Encourage proper management of existing septic systems, perhaps through the use of a local ordinance.
  8. Research benefits of floodplain management measures as part of zoning, subdivision, or building ordinances. Encourage the development of conservation easements along privately held and unprotected floodplains in the Town.
  9. Consider extending any protective or restrictive measures concerning floodplains to areas outside of FEMA-designated 100-year floodplains to accommodate likely effects of climate change.
- 

**OBJECTIVE 3: Protect Valuable Natural Habitats and the Biodiversity they Support**

**Policies**

- a. Look to protect regionally rare habitats, such as those listed by Hudsonia, including circumneutral bog lakes, fens and calcareous meadows, and kettle shrub pools.
- b. Direct development away from large and high-quality areas of contiguous forest, areas of contiguous meadow, and high-quality habitat complexes.
- c. Promote redevelopment of previously altered sites, “infill” development, and reuse of existing structures wherever possible.
- d. Protect or restore corridors of undeveloped land between habitat patches, fauna migration corridors, and habitats. Restore degraded habitats wherever possible, but do not use restoration projects as a license to destroy high-quality habitats.
- e. Educate the public about habitat and biodiversity in partnership with local environmental organizations.
- f. Work closely with environmental professionals to better use scientific information to assess and minimize environmental impacts.

- g. Support the use of sustainable timbering best practices to prevent fragmentation of forest lands.
- h. Coordinate Town actions that affect the environment with those of nearby municipalities.

### **Recommendations**

1. Consider using density-averaging (clustering), conservation easements, and other tools mentioned elsewhere in this Plan to minimize loss of valuable habitats and prevent habitat fragmentation.
2. Use the Town-Wide habitat map prepared by Hudsonia, which provides a landscape perspective to prioritize areas for protection and identify sites for new development where the ecological impact will be minimized.
3. Minimize construction of roads and driveways that fragment habitats.
4. Consider adopting a tree ordinance to protect valuable shade trees.
5. Involve the Town's Conservation Advisory Commission in discussions and decisions that affect habitats and biodiversity.
6. Study the need for regulating outdoor wood boilers.
7. Prohibit the practice commonly known as "hydrofracking" or "fracking" for exploration/exploitation of natural gas.

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## **OBJECTIVE 4 :    Protect Sensitive Environmental Areas                           Including Steep Slopes and Scenic Areas**

### **Policies**

- a. Identify, manage, and protect sensitive environmental areas on an ongoing basis to protect natural resources.

### **Recommendations**

1. Consider designating sensitive areas as formal New York State Critical Environmental Areas.
2. Protect areas sensitive to erosion and sedimentation. Direct development away from steep slopes to prevent adverse impacts.
3. Require control measures where development will disturb soils.
4. Consider development of a Steep Slopes Protection Plan/Overlay to control development, minimize erosion and preserve the natural scenic beauty of prominent hillsides.

## GOAL III

### STRENGTHEN THE VILLAGE CENTER

#### A. Objectives

1. Support the Village as an affordable, compact, walkable and mixed-use locale, serving as the centralized location for affordable housing.
  2. Sustain the Village in its role as the concentrated site of the Town's commercial activity.
  3. Take action to protect the Village water supply.
  4. Promote tourism as an important regional economic driver and expanding market for the Town and Village.
- 

#### B. Background

Conceptually in the Comprehensive Plan process it is essential to view the Village and the Town as one entity, each with a unique function in making our entire community the special place that it is.

The Village has been relied on in its traditional role as the region for high density housing, commerce, government, entertainment, education, and transportation for the Town and Village combined.

The Town in turn contributes to the community's rural atmosphere and scenic beauty. The Town's low density development and large tracts of open space, which pay taxes without demanding a high rate of services in return, help to maintain a stable tax base for all.

***Future planning should focus on maintaining and improving those appropriate land uses in each of the Town's existing zoning areas that work toward supporting contrasts between a rural town and the more urbanized Village.***

The Village is the geographic center of the Town's commercial activity, offering a range of retail establishments and services. However, our relatively low population poses a difficult threshold for rural retailing. We simply do not have the resident population to support retailing in both the Town and Village beyond what exists today.

Fortunately, the Town has remained largely agricultural. Great estates, originally used for farming and as summer retreats, remain largely unchanged. These estates are essentially responsible for keeping the Town rural. They impart huge tracts of open space and are a haven for horse lovers.

***It is the balance of different functions between the Town and Village that is at the core of what has enabled the quality of life in our community to be in harmony with our residents' most commonly held values and visions for our future.***

Nevertheless, Millbrook faces the same challenges as many small villages in the region; aging infrastructure, decreased assessments, growing commercial rents and the threat of competition from major retailers and the internet. At the same time, Millbrook has some unique advantages. Because the Town is rural, with a relatively small population growth rate, there has been little incentive for a second, competing business center or major retailer to develop and draw business away from the Village.

As part of a scenic, rural Town, Millbrook enjoys tourism trends that favor shorter distance and shorter duration trips that make it and the Town of Washington strong weekend destinations.

If the mutually beneficial duality of the Village of Millbrook and Town of Washington concept is to continue, cooperative planning between the two municipalities should persist. Over the years both municipalities have actively shared services and continue to look for ways to consolidate. When mutually beneficial, inter-municipal agreements should be undertaken to meet the needs of both entities.

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**OBJECTIVE 1: Support the Village as an Affordable, Compact, Walkable, and Mixed Use Locale, Serving as the Centralized Location for Affordable Housing**

**Policies**

- a. The Village has been identified as a service rich and walkable environment and, as such, it is the appropriate place for high density housing. Housing in the Village is viewed as good for business and a sense of community. Plan cooperatively with the Village whenever possible to support it in its traditional role.

**Recommendations**

1. Acknowledge the traditional role of the Village in regards to providing a variety of housing stock, including affordable housing.
  2. Consider exploring an inter-municipal agreement with the Village allocating it as the area for affordable and multi-family housing for the entire Town of Washington.
  3. Keep Town and Village municipal offices, buildings, and other public spaces in the Village center.
-

**OBJECTIVE 2: Sustain the Village in Its Role as the Concentrated Site of the Town's Commercial Activity**

**Policies**

- a. Focus on maintaining the mixed-use Village as the area for commercial, retail and service activities.
- b. Avoid the creation of new commercial development or mixed-use areas that are outside of the existing Village business district.
- c. Work with the Village of Millbrook and Millbrook Business Association to promote an attractive growing retail mix in the Village.

**Recommendations**

1. Maintain existing land uses that keep the Town rural.
  2. Do not allow the development of mixed use business areas within the Town as these may detract from the vibrant Village center and cause sprawl.
- 

**OBJECTIVE 3: Take Action to Protect the Village Water Supply**

**Policies**

- a. Protect the Village water source, located within the Town, as Village residents and commercial establishments depend on it for their sole source of water.

**Recommendations**

1. Develop an aquifer protection law and execute an inter-municipal agreement with the Village for the protection of those areas and aquifer resources in the Town that the Village depends on for its water supply.
- 

**OBJECTIVE 4: Promote Tourism as an Important Regional Economic Driver and Expanding Market for the Village & Town**

**Policies**

- a. Encourage community support of the Thorne Building as a cultural center.
- b. Ensure that area roads have proper signage directing visitors to the Village Center. Highlight specific events such as the Farmers Market, as appropriate.

**Recommendations**

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1. Develop an inventory of nearby attractions and tourism amenities.
2. Work with the Town of Washington/Village of Millbrook Business Association to market the nearby attractions and tourism assets of the Town and the Village through brochures, websites and face-to-face education.
3. Engage the New York State Department of Transportation, the Town and Village Highway Departments and local business owners to provide a more bicycle-friendly environment. Encourage bicycle based recreation and tourism.

## **GOAL IV**

## **MAINTAIN A HIGH QUALITY OF LIFE**

### **A. Objectives**

1. Protect and strengthen our inclusive, safe, lively, and healthy community.
2. Plan for and encourage excellent telecommunications services, including cellular phone coverage, cable and satellite television, Wi-Fi, and high-speed internet through facilities that are located and designed so as to protect the Town's important scenic, historic, and rural resources.
3. Protect and Preserve historic resources.

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### **B. Background**

According to the 2010 census data, the Town's population has remained stable at 4,741 residents. The school population age group of 5 to 19 has decreased slightly from 981 to 974. The senior population of 65 and older has increased by 146, from 766 to 922 residents. Except for a strong consensus from the community that we need to help seniors stay in their homes, issues relating to these two groups on the Comprehensive Plan Community Survey ranked near the bottom of the list of community priorities.

***Finding ways to assist our volunteer fire department and rescue squad were important to the community. Volunteer levels have fallen off and fundraising to support major projects is necessary, relying in large part on community donors.***

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The rapid consumer acceptance of wireless technology has resulted in the proliferation of wireless communications facilities, which have the potential for adverse impacts on the Town's scenic, historic, and rural qualities. More and more people rely on wireless communications as their singular source for phone service. Additionally, both full and part time residents regularly conduct business remotely.

The Town of Washington must evolve its policies and regulations for accommodating the wireless industry while protecting the visual resources integral to the Town's character and economy. One way to achieve this is by making consistently fair decisions through comparison of alternatives to typical telecommunications industry standards and deciding which alternative is best for the community.

Also of concern is the emerging use of drones, and other developing technologies, and how their arrival could affect our rural quality of life.

In terms of historic preservation, only Lynfield (the Milton Conrad Ham

House), located at South Road east of Tyrell Road, is listed on the National Register of Historic Places. Other significant properties have been identified and include Lithgow, St. Peter's Episcopal Church, and Killearn Farm. Many other properties, places and landscapes may be eligible for State or National Register listing.

**OBJECTIVE 1: Strengthen our Safe, Lively, and Healthy Community**

**Policies**

- a. Sustain an attractive level of municipal services and recreational activities for all members of the community, including youth, families and seniors. Educate the public about these resources.
- b. Maintain a safe community by supporting the volunteer fire company and EMS service through financial assistance for facilities and equipment as appropriate. Consider providing a limited property tax rebate to volunteers that could be scaled based upon degree of participation and years of service.
- c. Support arts and cultural activities to enrich the lives of Town residents.
- d. Encourage all rural matters: community gardens, preserves, nature trails.
- e. Strengthen fiscal effectiveness by broadening the range of fiscal options and analytical techniques available to the Town.

**Recommendations**

1. Support the Village in the development of a community arts facility, perhaps in the Thorne Building.
2. Consider partnerships with the Village, public and private schools, and other organizations.
3. Contemplate a joint Town and Village commission to identify and evaluate innovative solutions, such as inter-municipal agreements.
4. Consider a practical noise ordinance.
5. Work to balance an individual's right to maintain their property's appearance as they see fit, vs. the need to uphold neighborhood and community standards for the benefit of the entire community.
6. Think about establishing outdoor lighting standards for commercial buildings and parking lots. Limit the height of lighting fixtures and require lights to prevent glare. Ensure that lighting standards effectively manage light pollution.
7. Review existing design and development guidelines to ensure that new buildings and expansions of existing buildings reinforce traditional historic character.



8. Review and update the Disaster Preparedness Plan as necessary in coordination with the Village.
9. Explore practical cost-effectiveness techniques regarding Town policy making.
10. Investigate benefits of using fiscal impact analysis and related techniques.
11. Remain up to date regarding non tax revenue funding sources, such as grants.

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**OBJECTIVE 2: Plan for and Encourage Excellent Telecommunications Services**

**Policies**

- a. Maintain the current zoning law regulations that create a “by-right” building permit process for those wireless telecommunication facilities that would be located on existing towers and other structures in the Town where no part of the wireless facility would exceed the height of the existing tower or structure and where no change or alteration of the height or appearance of the existing support structure is required.
- b. Encourage installations that are hidden within existing architectural features.
- c. Establish specific restrictions for protecting sensitive areas such as view sheds, historic districts, scenic roads, and critical environmental areas.

**Recommendations**

1. Identify “areas of opportunity” and “areas of avoidance” for citing wireless telecommunications facilities, along with a preferred hierarchy of locations and installation type. Require that to the extent feasible, wireless service facilities be sited in public rights-of-way or other quasi-public locations.
2. Encourage the establishment of a greater number of smaller, less obtrusive wireless telecommunication structures as preferable to a lesser number of larger, more obtrusive structures.
3. Avoid the over-utilization of specific types of stealth installations, such as flagpoles and stealth water towers. “Tree” type monopoles are discouraged, but if used they must be of a type, style, and height that are consistent with the surrounding vegetation.
4. Prohibit the use of guyed structures.
5. Limit the height of new wireless telecommunications facilities to 10 feet above the height of prevailing development. When there is no surrounding development, facility height should be measured against the average tree canopy.

6. Where the applicant for a wireless facility is a company that specializes in building and managing “towers” require that these companies provide signed and binding lease agreements with licensed wireless communication providers. The tower building companies are not included in the FCC definition of functionally equivalent services or personal wireless services and should not be treated as such.

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**OBJECTIVE 3: Protect and Preserve Historic Resources**

**Policies**

- a. Assist the Dutchess County Department of Planning to identify, inventory and protect potential historic landmarks in the Town.
- b. Enhance, preserve and promote historic landmarks, landscapes and historic districts, which represent distinctive elements of the Town of Washington’s historic, architectural and cultural heritage for the economic, cultural, and educational benefit of the community.
- c. Promote nomination of local historic landmarks (including stone walls, culverts and railways) for listing on a local, state and national register of historic places in order to access available funding.
- d. Encourage Town boards to consult with the Town of Washington/Village of Millbrook Historical Society on projects affecting historic resources.
- e. Endorse compatible land use, scale, setting and architecture of new development or redevelopment adjacent to historic buildings and landscapes.

**Recommendations**

1. Expand the local register of historic homes, barns and structures.
2. Put forward a local preservation law and demolition review process for buildings, stone walls, old barns and landscapes that are eligible for local, state or national registers.
3. Review existing design and development guidelines to ensure that new buildings and expansions of existing buildings reinforce traditional historic character.

**AFFIRMATION OF 1987/1989 MASTER PLAN GOALS**  
**AS WE PREPARE FOR THE FUTURE**

The updated objectives and recommendations of this 2015 Comprehensive Plan are consistent with the following objectives set forth in the 1987/1989 Master Plan, which are re-affirmed:

- “New growth should not consume active agricultural land or disturb historic resources.”
- “New growth should not disturb sensitive natural features.”
- “New growth should contribute to maintaining the preferred level of services and facilities.”
- “New growth should be subject to rigorous review and enforcement.”
- “New growth should contribute to the local economy and the rural environment.”
- “New growth should be compatible with the local character.
- “New growth should address local housing needs.”
- “New growth should be subject to strict performance standards.”

