

TOWN OF CRAWFORD COMPREHENSIVE PLAN UPDATE DATED JANUARY 1, 2017



Our vision is to create a strong, vibrant and inviting community that reflects its diversity, history and culture with a sense of place and destination that facilitates economic opportunity and enhances the quality of life. The Town of Crawford envisions the creation of a mixed-use, environmentally friendly, walkable community integrated within the historic framework of Pine Bush and taking advantage of the rich agricultural environment.

We pledge to work in partnership with our residents to foster community pride, to develop a vibrant, diversified economy, to plan for the future, to support the health and well-being of all residents and to preserve and enhance the natural beauty of our environment through strong relationships between residents, the Town, businesses, educators, non-profits, and our faith-based community. The Town of Crawford will facilitate a forward-looking, people –friendly community that champions our community’s diversity and results in a better place to live, work, play and raise families.

Revised and Finalized by the Town of Crawford
Master Plan Committee on March 16, 2017.
For referral to Town Board

Adopted by Resolution of the Town of Crawford
Town Board on May 18, 2017.

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Introduction

This document updates the Town of Crawford's 2001 Comprehensive Development (CD) Plan. It describes the Town's past and present, and sets forth a vision of the Town's future. It also identifies both general goals and specific actions for the Town to achieve the future it envisions. This Comprehensive Plan is designed to fulfill the Town's obligations for defining an image of future land use priorities in the Town, consistent with the "comprehensive plan" content and procedures set forth in Section 272-a of New York State Town Law.

There have been many changes in the Town of Crawford over the past several years. Many small towns in the Hudson Valley have witnessed a declining population and school enrollment - the Town of Crawford is no different. Residents and local officials are fearful of what may or may not become of their rural character and small town feel, yet there is a desire of a population with disposable income to support local business. Small businesses are finding it increasingly difficult to keep their doors open and the Town officials want to help. The Town recognizes that planning cannot be accomplished without listening to the residents and businesses. The Town leaders want to address current conditions in a proactive manner and look to new opportunities in the future.

The Town of Crawford's rural areas, the Hamlet of Pine Bush and the Five-corners area in Bullville are witnessing changes every day. Change can mean increased economic and social opportunities especially in the Hamlet of Pine Bush and in Bullville. The Town of Crawford has opened up a Community Visioning process working with residents and the business community to create a Community Development Plan. The main goals are to provide a blueprint for development of the Main Street corridor in Pine Bush and examine potentials in the Bullville area. The desired outcome is sustainable development that will strengthen local businesses, revitalize Main Street, energize the economy, retain and attract Millennials and create a strong sense of place.

The CD Plan represents a guide for the Town of Crawford on the needs and desires of the local residents and businesses. The CD plan and the process provided a launching point to this update to the Town of Crawford Comprehensive Plan. The purpose is to document community feedback toward the goals, objectives, and vision of the Town leaders on behalf of the residents. The CD Plan includes public input received during the Community Visioning Sessions. One of the key elements of the comprehensive plan process is public participation. Public involvement is critical to the success of this planning effort and the long term implementation of the plan. Engaging residents and businesses in the planning process strengthens the plan by using local knowledge of community stakeholders.

The CD Plan and Envision Crawford offer assistance to Town leaders, residents and businesses to guide the future direction of the Town and enhance the public's access to the decision-making process and content in regards to the Comprehensive Plan.

Background

Location

The Town of Crawford is situated in the northwest corner of Orange County, approximately 18 miles west of Newburgh and 6 miles north of Middletown. It is bordered to the east and south by Orange County towns of Montgomery and Wallkill, to the west by the Sullivan County town of Mamakating, and to the north by the Ulster County Town of Shawangunk.

As a rural border town at the junction of three counties, Orange, Ulster and Sullivan, the Town of Crawford is influenced by trends in both the Hudson Valley and Catskill Regions of New York State.

History

Prior to European settlement in the Eighteenth Century, Native Americans were located in at least the northeast section of what became the Town of Crawford. One Native American burial site has been identified in the area of Bible Camp Road. Many places within the town have names of Native American origin, including the Pakanasink Creek and Shawangunk Kill.

The Town of Crawford was formally incorporated in 1824, but its development as a community began well before that date. As in many other areas of the Hudson Valley, there was early Dutch influence, as reflected by names like Dwaars Kill*.

Farming was the predominant occupation among the early settlers. Johannes Snyder was one of the earliest settlers in the town. He started a small settlement on both sides of the Dwaarskill, near what is now Searsville, around the 1740's. By 1786 he had a mill operation there and the area was supporting a meeting house. Robert Milliken is known to have had a saw mill on the other side of town on the Shawangunk Kill at about the same time.

During the French and Indian War, a British fort was constructed on what is now known as Bible Camp Road.

Throughout the latter part of the 1700's, more mills were erected on small streams about the town. The Big and Little Pakanasink Creeks powered some mills and the Dickerson's had a sawmill on an unnamed stream in the Graham Church settlement on what is now the border of Crawford and Montgomery. The Dickerson's mill ruins are still in evidence today. Some of

***"kill" means creek

these mills were part of family farms and were built to meet the needs of only the group that built them, but others were managed by individuals who had no other source of livelihood. The number of mills in operation before the 1800's implies that there were a good number of families both supplying them with raw materials and demanding their finished products.

By the early 1800's, communities began to coalesce around the rural milling industry. Searsville grew up around its mill and became a busy crossroads. At one time, Searsville supported two inns, a store, a post office, and a blacksmith's shop as well as the mill. It became the dominant community in the area with physicians settling there and with most matters of general importance being settled there. When, in 1824, the Town of Crawford was formed out of the Town of Montgomery, Searsville was the first meeting place of the Town government. Searsville lost its importance and its industry when the railroad passed it by in favor of Pine Bush in 1868. The hamlet of Thompson Ridge developed along what is now Orange County Route 17 and 48. Members of the Goodwill Church in Montgomery who lived in this area decided they needed a more local church, and erected the First Hopewell Church which provided a place for residents to congregate for worship and to exchange information. County Route 17 and 48 was a major highway connecting Searsville with the hamlet of Hopewell, which was a notable commercial and population center 100 years ago. The hamlet of Hopewell lay in the western part of the town overlooking the Shawangunk Kill and had two shops, and later a school.

Bullville dates back to this era as well. It is the only community that grew without the assistance of water power, relying instead on the traffic of what became known as the Cochecton-Cahoonzie Turnpike. It featured a post office, a smithy, an inn, and significantly, a good distillery. Local alcoholic beverages were mostly distilled from the products of numerous orchards that farmers of this period carefully tended. Bullville was originally called Cadiz, after the bastioned Spanish city of Armada fame, and was renamed in the 1820's.

One community that has been renamed over and over is Pine Bush. From Shawangunk to Crawford to Bloomfield to Crawford to Pine Bush, it has been a persistent bother to map makers and gazetteers. This community had the largest concentration of mills and eventually grew to become the most prominent center in the area.

By 1813, the area boasted "very numerous and good" roads and farms that were "under good cultivation and yielded great quantities of wheat, rye, beef, pork, hemp, and butter and cheese for adjacent market towns." The Town of Crawford became central to Orange County's claim as the butter capital of the world.

In 1845, a gazetteer listed the town's four major centers as follows: Pine Bush (then Crawford), with two stores and 8-10 dwellings; Searsville (then Searsburgh), with grist and saw mills, a

store, a tavern, a schoolhouse and about 10 homes; Bullville, with a store, a tavern distillery, smithy and a half dozen houses; and Hopewell, with a store, a tavern, mechanic shops, and a dozen homes. All told, the town had a population of 2,072.

In 1868, the railroad was brought through Bullville and Thompson Ridge to Pine Bush, leading to the development of six creameries and providing the transportation for milk and butter to New York City. Two of the creameries were in Pine Bush, two were in Thompson Ridge, and two were in Bullville. In addition, the railroad brought boarders from New York City in the summertime, spawning a tourism industry that provided employment for Pine Bush residents. Pine Bush also served as a retirement center for farmers.

For the first fifty years of the Twentieth Century, the Town of Crawford experienced only very modest growth, with approximately a 15% increase in population. The distilleries were no longer operating due to Prohibition, and a change in farming methods closed many creameries. In 1950, agriculture was still one of the major industries in the town, with dozens of operating farms and numerous farm support enterprises. Yet completion of the Route 17 highway corridor out of New Jersey and into the Catskills made the region immediately accessible and attractive for homes and tourists. Since that time, the number of operating farms has declined dramatically. To some extent, dairy operations have been replaced by horse farms, hobby farms or specialty operations. While many acres of farmland remain fallow, others are steadily being converted to primarily single family housing sites, as Crawford becomes a bedroom community for a larger multi-county region on the northern-most fringe of the New York City metropolitan area.

Natural and Cultural Resources

Rivers and Streams

The Town is divided into two watersheds. Lands to the west are drained by the Shawangunk Kill and its two tributaries, the Big Pakanasink and Little Pakanasink Creeks. The Big and Little Pakanasinks run north from the Bullville area along the west and east sides of Route 302, respectively. They converge just east of Gillespie Street before running north into the Shawangunk Kill just north of Ulsterville Road.

Floodplains

There are a handful of small isolated flood plains associated with rivers and streams in the Town of Crawford. These areas encompassed the best farmland in the town, and as a consequence were farmed by the first settlers. They are currently too small to support any major farming

operations, and some have been developed into bungalow colonies without consideration of their periodic inundation.

Wetlands and Aquifers

Crawford's water resources include wetlands and limited groundwater. There are many large and small wetlands in the Town of Crawford. They provide flood control and important wildlife habitat. This habitat supports a flourishing population of Canada geese, with muskrats, minks and otters, and in some places threatened or endangered species such as spotted turtles and painted turtles. Wetlands also help to purify and filter water. In addition, new water resource mapping by the Orange County Water Authority shows that low-lying wetlands may help to recharge groundwater where they adjoin bedrock fractures. This provides additional impetus to exercise care in considering land uses in and near wetlands.

Special Habitats and Plant Communities

Crawford abounds in wildlife of all kinds: fish, reptile, songbirds, predatory birds, and mammals of all sizes. Along the western border, most of the Shawangunk Kill has been designated a trout stream. It feeds into the Ulster County section of the Kill that has been designated a Recreational River as part of New York State's Wild, Scenic, and Recreational Rivers Program.

As abandoned farmland and pastures grow up they create ideal habitat for deer, whose populations are expanding while more land becomes restricted from hunting. Turkey populations have increased dramatically over the past ten years. Beavers are now found in the Dwaarkill basin. Migrating hawks pass over and near the area in great numbers during their spring and fall migrations, so that occasional non-native species can be sighted seasonally. Native red-tailed hawks and turkey vultures are abundant, as are a host of warblers and songbirds.

Scenic Resources

The most obvious of the Town's scenic resources is the dramatic western vista of the Shawangunk Ridge as viewed principally from Route 302 as well as from portions of Route 52 and numerous town roads. Route 302 is a State-designated Scenic Road/Scenic Byway, as well as a locally designated Scenic Road corridor, from the Burlingham Road intersection on the south extending to Van Keuren Avenue on the north. The Collabar Hills present another scenic view from the southeast portion of the Town. In addition, many of the road corridors within the Town offer quiet rural landscapes valued by the community's residents.

Archeological Sites and Historic Features

The Town has a number of old cemeteries that provide a link to the past. They contain the graves of early settlers and also a handful of Revolutionary War and War of 1812 veterans, as well as veterans from many of our country's subsequent wars. A Native American burial ground has also been identified off of Bible Camp Road.

There are several houses and outbuildings built by early settlers which present fine examples of Colonial architecture. Notable examples include the Hill House (1774), near Graham's Church; the Daniel Bull House (1787) and the Thompson House (1778), near Thompson Ridge.

Crawford does contain fine examples of development of American residential architecture, tracking our emerging nation from colonial settlement and general farming, to Industrial Revolution and specialized farming, to the bedroom community of today. These houses are locally significant, in that they were built by the very people who developed our town into what it is today.

Of special importance are the barns and mill sites. These were the genesis of our town. A perceptive observer can trace the country's agricultural history in the progression of barns built on one farmstead. The Town of Crawford has barns that are of architectural and historic interest, such as two at the Hopewell Farm and others in and around Thompson Ridge.

Also of special importance are the town's churches. These present classic architectural features employed by local builder. In addition, the churches are custodians of some detailed records of the town's past, and have been the site of important activities. For example, the Bullville Methodist Church is reputed to have been a station on the Underground Railroad.

People

The overall growth in the Town of Crawford was 18.3%, or 1,441 persons from 2000 to 2010. The Town of Crawford shows a similar pattern as the county with its fastest growing age cohort being 55 to 64 - which grew by 63.4%. The 65 to 74 and 75 + age cohorts also grew by significant amounts. The age cohort of less than 5 years old declined by 28 persons, or 5.3%. The median age jumped by 4.8 years, this is more than double the increase as the county. Again, these demographics show the decline in the younger generations and an aging population.

The county population has grown by 31,446 persons (9.2%) from 2000 to 2010. The age cohort of 55 to 64 was the fastest growing cohort at 52.1%, or 14,411 persons. The age cohort of less than 5 years of age declined by 518 persons, or 2% followed by the 35 to 54 age cohort which declined by 4,117 or 3.9%. The cohorts of 65 to 74 and 75 + all grew substantially, evidencing

the dramatic increase in the aging population. The median age increased from 34.7 to 36.6 (5.5%).

The population change from 2000 to 2010 in the Hamlet of Pine Bush shows a higher decline in the Under 5 age cohort than the county figures. Additionally, the age cohort of 5 to 19 shows a decline and the age cohort of 20 to 34 are flat. At the other end of the spectrum, the 55 and over age cohorts all drastically increase, while the median age significantly increases by over 21% going from 36.1 to 43.7.

The overall population trends of Orange County, the Town of Crawford and the surrounding municipalities all indicate the loss of the younger population and a dramatically aging population. The Town of Crawford is showing signs of a declining population and the trend in both school enrollment and birth rates indicates this will continue over the next few years.

These trends significantly impact the local economy as well as both school and municipal budgets. It is vitally important for the town to identify and collaborate with its neighbors in establishing strategies and plans to attract and retain the Millennials, while providing services for the aging population. The town should continue to monitor and track these demographics for planning purposes as the cost of providing services to area residents will continue to increase.

At the county level, as a percentage of the overall population, the cohort of white alone declined from 83.7% to 77.2% and grew by only .7%. There was an increase in the Black or African American population by 10,345 persons, or 37.5%. The other notable change in the demographics at the county level was the Asian population, which witnessed an increase of 72.5%.

The Town of Crawford did observe significant increases in minority populations, which follows the trends noted for Orange County. While the category of white alone had the largest number increase, 789, it declined as a percentage of the overall population.

The Hamlet of Pine Bush, following the trend of the County and the Town, witnessed a decline in white alone as a percentage of the overall population and increases in the minority populations. Again with small numbers in play, the Black or African American population nearly quadrupled from 12 persons in 2000 to 45 persons by 2010.

There has clearly been enormous growth in the Hispanic population from the 2000 Census to the 2010 Census in all geographies noted in the above table. Orange County witnessed an increase in the Hispanic population by almost 70%, while the Non-Hispanic population was essentially flat, increasing by only 1.33%. The Hamlet of Pine Bush has had the largest percentage increase in the Hispanic population, 160.3%, as compared to the adjacent municipalities. The non-Hispanic population increased by 12.3% in the Town of Crawford and 9.5% in the Hamlet of Pine Bush.

The average household and family size in the Town and the Hamlet has slightly decreased while increasing in the county. The average size of an owner-occupied and renter-occupied household declined in all areas except the renter-occupied households in the county, which showed a slight increase. Overall the changes are insignificant and these areas are following the national trend of smaller family size. The county's trend toward a larger average household size for renters follows the national trend. However, the Town and Hamlet are not following that trend. The renter-occupied figures may be skewed due to the number of senior housing units in the Hamlet.

The number of vacant housing units has increased in the county, town and hamlet. The homeowner vacancy rate is currently (2010) estimated to be 1.3% in the town and 2.1% in the hamlet. Typically, a rate of less than 2% indicates a high demand which has the potential of pushing prices up thereby negatively affecting affordability. However, the economy is still slowly recovering and the real estate market witnessed only modest signs of turning around. The rate of homeownership on a county and town-wide basis remains high. Again, the numbers of senior housing rentals skew the rates within the hamlet. Many housing professionals and community development experts state that a healthy neighborhood has a homeownership rate of 66%.

According to the American Community Survey (ACS) 2012 data, 63.2%, or 86,755 housing units were constructed before 1979 county-wide. Lead-based paint was used in homes up until 1978. Although LBP was not used in all homes and was used much less frequently in the late 1960's and 1970's, the possibility of dangerous lead levels still exists. Lead-based paint was used much more frequently prior to 1960 and in nearly all homes built before 1939.

The housing stock built before 1960 in Orange County represents 40% (54,925 units) of the total count and 25.2% was built before 1939. Typically, housing stock that is over 50 years old, are usually in need of major rehabilitation. In homes of this age, major systems and structural elements are typically in need of full replacement. Additionally, these homes are very inefficient in terms of energy use. Elements such as heating systems, doors, windows and insulation are also in need of updating. Specifically, in the Town of Crawford, 1,823 units (53.6%) were built prior to 1979 and 866 units (25.4%) are more than 50 years old. In the Hamlet of Pine Bush, 194 units built prior to 1939, which represents the highest percentage of the oldest housing stock in the hamlet at 24.7%.

According to the ACS 2012 data, a vast majority of the housing units in the town are 1-unit structures, either attached or detached. In the Hamlet of Pine Bush, housing is more diverse, with 58% of the homes being single family, 26% are between 2 and 9 units and approximately 16% of the homes are in structures of over 20 units.

The median household income in the Town of Crawford increased by almost 50% from the 2000 Census to the ACS 2012. The median household income in the Hamlet of Pine Bush significantly

declined from the 2000 Census to the ACS 2012. This decline may, in part, be explained by the increase in the number of seniors with fixed incomes living in the senior housing developments.

According to the ACS 2012 data, one-third of Orange County households have annual incomes over \$100,000. Over 40% of the households in the Town of Crawford have incomes over \$100,000. The largest percentage of households, in both the county and the town, fall in the income distribution range of \$100,000 to \$149,999. In Pine Bush, the largest percentage of households fall into the income range of \$15,000 to \$24,999, this, is in part, due to the large number of senior housing developments.

Another source for income is the U.S. Department of Housing and Urban Development (HUD). This federal agency uses the terms Area Median Income (AMI) and Fair Market Rents (FMR). These figures are calculated annually, on county-wide basis, and used primarily for program eligibility purposes for Community and Economic Development projects as well as housing. The Area Median Income is adjusted by family size and as a percentage of annual income to determine specific program eligibility. The following table provides the adjusted income levels, which became effective December 18, 2013.

The U.S. Department of Housing and Urban Development (HUD) published Fair Market Rents are typically associated with rental housing developments and assistance programs. The rents include a utility allowance for heat, hot water and electricity.

Costs for rental housing in Orange County have escalated over the past 5 years. According to HUD, the Fair Market Rents (FMR) increased from 2011 through 2015. However, there was a decline in the FMRs from 2014 to 2015, which may result in an issue for the local rental assistance program. When there is a decline in the FMR, the existing landlords who accept the housing assistance payment for their tenants will receive a reduction in rent.

Poverty rates in the Town of Crawford are relatively low when compared to the surrounding municipalities. The rates of poverty in the town have increasing slightly since the 2000 Census. The Hamlet of Pine Bush has the highest percentage of its population with less than a 9th grade education. On the other end of the spectrum, the village has the lowest percentage of its population with a Bachelor's degree, but a higher percentage with a graduate or professional degree. Both the town and the hamlet are witnessing a higher percentage of the population with high school diploma's and an overall increase in degrees of higher education at the Bachelor and Graduate level.

In the Town of Crawford, educational services, healthcare and social assistance jobs represent the highest percentage (26.5%) of the workforce with an annual median earning of \$49,063. Public administration is the next largest industry section with 10.1% of the workforce employed in that sector with an annual median earning of \$70,531.

According to the NYS Department of Labor and the US Census Bureau, in 2010 there were 170,425 Orange County residents employed. Over 35% of the workforce was employed outside of the county. The outmigration for employment of the Orange County workforce is higher as compared to the neighboring counties of Sullivan (28.4%) and Ulster (33%).

The Orange County residents who work outside of the county traveled to New York County 6.4%, Rockland County 5.8% and Westchester County (4.1%) for work. According to the 2012 ACS, over 79.1% of the commuters living in the Town of Crawford use a car, truck or van and drive alone on their journey to work. Only 1.8% use public transportation and 9.9% carpool. The town average travel time to work is 33.1 minutes, which again is overwhelmingly spent alone in a car. As a result, transportation costs represent a large part of a household's monthly budget.

Land Use

The wealth of both active as well as unused agricultural fields and farms within the town create its rural character, which is cherished by residents both old and new. Tucked between such uses are scattered single family homes, created by small two to five lot subdivisions located about the town. Increasingly, however, larger subdivisions of anywhere from five to twenty-four lots in size are consuming former farm fields. The practice of using existing road frontage to serve new residential subdivisions creates a heightened public awareness of development, where conspicuous new residences intrude upon the rural streetscape.

The following table shows the number of parcel of land in different land use categories, based on data in the Orange County Water Authority's land use data base:

Land Use Category	Number of Parcels
Agriculture	59
Commercial & Office	145
Industrial	8
Public & Quasi-Public	37
Residential	2,922
Vacant	556
Recreation and Entertainment	8
Community Service Properties	74
Total Parcels Counted	3,808

The category "Public and Quasi-Public" includes not only all municipally-owned parcels including parks and parkland, but also school properties and utility parcels.

As can be seen from the preceding table, the majority of the existing parcels of land within the Town of Crawford are residential, though there are also a significant number of unused parcels

categorized as vacant land and presumably susceptible to be converted to other uses. It should be noted that the majority of the Town of Crawford is zoned for Residential-Agricultural use.

Agriculture

Although agriculture was once one of the major economic sectors of the Town, the number of full-time operating farms has declined inexorably from 56 in 1950, to 25, in 1980, and still further to fewer than 10 today. Dairy farming was important throughout the late Nineteenth and early Twentieth Centuries; however, dairy farming has become increasingly challenging economically, and much of the decline in the numbers of operating farms can be attributed to these conditions. The Town of Crawford strongly believes that agriculture should continue to be encouraged as an important land use within the town. While the nature of farming in the town's future is likely to be different in the Twenty-first Century than it has been historically, it should be supported and encouraged to adapt creatively to future needs and market demands. Crawford is located close to exotic, specialized fruit, flower and vegetable markets in New York City and its suburbs, and this may become an important outlet for the town's agricultural harvest.

Public Lands

The Town, the County, the State, and the Federal government all have notable land holdings within the town.

Town Lands

The Town owns a 65 acre park located north of the hamlet of Pine Bush. The park includes ball fields, basketball courts, pickleball courts, a playground, and an extensive picnic area set in a pine grove. In Bullville the Town has 30 acres of parkland and has built a multi-use field, two pavilions and restrooms.

The Town Hall had been relocated to a new office building on Route 302 in the hamlet of Pine Bush. This location supports Pine Bush as the Principal Town Center. In 2016, the Town completed a new senior and community center adjacent to Town Hall for use by its residents. The Town highway barn relocated to a new main highway facility on Hardenburgh Road. The Hardenburgh Road property owned by the Town comprises 12.5 acres of land abutting the Shawangunk Kill north of Pine Bush, and the Town's municipal wastewater treatment plant is currently located at this site. The wastewater treatment plant discharges to the Kill.

County Lands

Winding Hills Park is owned and operated by the County of Orange. It is located just north of Route 17K in the southeast part of the town, and extends into the Town of Montgomery. The park features overnight camping sites, fishing, boating, nature trails and picnic sites.

The County has also acquired approximately 1,100 acres of land east of Pine Bush in the northeast part of town, bounded by County Route 17 and 89 and Searsville Road. This land was the site of the proposed Dwaarkill Reservoir, which was intended to be part of a now-defunct county-wide water system. This land is now being leased to individuals in an agricultural district, which helps preserve the Town's rural character and agricultural acreage. Although the reservoir proposal is now inactive, the County expects to retain this land for undefined future needs.

The Town has an interest in this land being used for open space recreation and some potential commercial uses where feasible in the Searsville-County 17 area.

The Town should be an active partner with the County in decisions affecting this use. Much of the land which is not capable of supporting major development could be used as a wildlife refuge as well as selective recreation under Town control. Possible uses might include walking and recreation trails, hunting, fishing, hiking, camping, etc. These uses for the majority of the land would be completely consonant with maintaining as much of the Towns present character as possible while considering possible future options for tax revenues.

State Lands

Highland Lakes State Park, operated under the jurisdiction of the Palisades Interstate Parks Commission, is located in the southeastern part of the town and extends into the Town of Wallkill. The park lands located within the Town of Crawford are undeveloped, and are only allowed to be used for passive purchases such as hiking and horseback riding. The adjoining lands within the Town of Wallkill have limited improvements, with a small parking area and field for model plane users located off Pufftown Road. The State of New York has extensive park facilities that must compete for limited financial resources, and the State recently acquired extensive new park lands in southern Orange County. Consequently, there is a significant competition for use of limited state parkland management funds, and there are no plans at this time for any significant changes to be made at Highland Lakes State Park.

The New York State Department of Environmental Conservation also owns an acre of land providing an access to the Shawangunk Kill at Red Mills Road. This land is not used for

extensive public purposes as there is no developed parking area and the approach to the river is steep.

Federal Lands

The Federal government owns a 163 acre parcel of land located north of Route 17K east of Bullville. This land is the site of a military reservation, and there are several buildings situated there. There are only limited personnel working on this site regularly, so that currently it is not a major source of employment.

Town Centers

Pine Bush – Principal Town Center

The hamlet of Pine Bush is the gateway to the Town and to Orange County from the west and north connecting to the Ulster County Town of Shawangunk. From the east, Pine Bush serves as a gateway connecting to the Town of Montgomery. Presently, Pine Bush is the only population center of any significant size within the Town of Crawford, containing roughly 30% of the Town's population of 9,316 people. Pine Bush is the site of the Town's only supermarket, and it also contains numerous other retailers as well as restaurants, banks, physicians and other health care providers. Accordingly, it is a local shopping center for the northern part of the Town of Crawford, as well as rural parts of the adjoining towns of Shawangunk, Montgomery, and Mamakating.

The soils map for the Town of Crawford*, prepared in conjunction with a previous Town Master Plan, indicates that the soils in and around Pine Bush are generally well suited for urban uses and can be developed accordingly.

In addition to having desirable soil conditions, the Pine Bush area is also a focal point for transportation. It is the intersection of New York State Route 52, providing access to the east

*The *Soils Report for the Town of Crawford* (Town Report), along with the *Soils Interpretation Report for Orange County* (SIR) outline how the soil survey was made, how the interpretation maps were made, and how the information found on these maps can be used. The data in the SIR was taken from *Soils Interpretations for Major Land Resources Area 140*, which includes Orange County, and used guidelines established by the U.S. Department of Agriculture's Soil Conservation Service. The Town Report was developed for use with eight interpretational maps, which are available for viewing at Town Hall. These maps reflect several items that are crucial to development, as well as a composite map.

(Walden and Newburgh) and west (Ellenville), and New York State Route 302 providing access to the south (Middletown). Route 302 serves as a major arterial for commuters connecting to New York State Route 17 (the Quickway). At peak commuter and school transit times, traffic in Pine Bush is heavy enough to create a bottleneck at the Route 52/302 intersection.

A major factor contributing to the development of Pine Bush as the principal town center has been the availability of central water and sewer services. The only municipal water supply and sewer systems in the Town are located in and serve the hamlet. Both systems would need to be expanded if additional significant development occurs.

Pine Bush is also a center of educational activity, with most of the Pine Bush Central School District's facilities located there. Two elementary schools, a middle school, and the District's only high school are located in the hamlet, along with the District's administrative facilities. This concentration of educational facilities has a significant influence on the Pine Bush area in terms of traffic and economic development.

Finally, Pine Bush is the center of Town government, and is the site of the Town Park. Town government facilities located in the hamlet include not only the Town Hall, but also the municipal police department headquarters. A significant portion of the town's volunteer firefighting equipment is located in Pine Bush, as well as the town's volunteer ambulance facilities. In addition, many voluntary and service organizations operate out of Pine Bush, including the Knights of Columbus, American Legion and Lions Club.

Bullville

The hamlet of Bullville is located in the southern part of the Town at the intersection of New York State Routes 302 and 17K. Bullville serves as a second gateway to the Town, leading to the Town of Wallkill on the south and west, and ultimately to the Town of Montgomery on the east. It once served teamsters along the Newburgh-Cochecton Turnpike with a hotel distillery and cider house. Today Bullville is the Town's secondary commercial center, serving modern-day commuters with two convenience stores and a farm market, landscape nursery, a post office, two restaurants and other commercial enterprises. It is also the base of operations for the Town's second fire district, and the Town's second stop light!

Searsville

Searsville, historically the seat of Town government, has declined in importance since the railroad passed through Thompson Ridge to Pine Bush in the late Nineteenth Century. Today the hamlet is comprised of a cluster of historic houses perched on the edge of a busy County road. The old Grange building, located between the road and the Dwaarkill, once functioned as a

general store but has since closed, and there is no formal retail or service providers in the hamlet, but only a few home-based businesses. The approach to Searsville along Bullville and Searsville Roads has seen considerable residential development in recent years.

Thompson Ridge

Thompson Ridge was once a milk depot with two creameries and a feed and lumber store. Today, Thompson Ridge features a post office, the Hopewell Church, a fire department substation, and several businesses.

Commercial and Industrial Areas

Collabar

Collabar was once a spot to rest horses after the long climb up to the crest of the Collabar Hills on the Newburgh-Cochecton Turnpike, now New York State Route 17K. It had a toll booth and a hotel. A few old houses and a former school house remain as a testament to those days. They are joined now by several commercial enterprises. An industrially zones area lies along Route 17K located west of the crest of the Collabar Hills.

Outskirts of Bloomingburg

West of the Town of Crawford boundaries in the southwestern part of the Town, the hamlet of Bloomingburg is located in the Sullivan County Town of Mamakating on the south side of the Route 17 Quickway interchange with New York State 17K. The north side of the interchange is located in the Orange County Town of Wallkill. A large portion of the Town of Crawford lands in this area had previously been planned and zoned for industrial use, but in 1995 much of this land was re-zoned as Residential-Agricultural as there was no demand for its industrial use. The remaining industrially zoned land in this portion of Town is the site of a private ballfield and a private airport, with a machine shop and general store and meeting place also located there. To the west along the Shawangunk Kill are the remnants of a summer camp establishment.

Services

Education

Most of the Town of Crawford is included within the Pine Bush Central School District. The Pine Bush Central School District is extensive, incorporating lands within parts of three different counties. It includes most of the Town of Crawford and a large, heavily populated section of the Town of Wallkill, as well as portions of the Towns of Shawangunk and Mamakating. It serves

as one of the major cohesive forces for Crawford as well as the adjoining portions of Orange, Ulster and Sullivan counties.

District facilities include four elementary schools, two middle schools, and one high school. Two of the elementary schools and one middle school are located on Route 302 in the hamlet of Circleville in the Town of Wallkill. The remaining buildings are located in the hamlet of Pine Bush, which is also home to the District administration building.

The following table shows the decrease in school enrollment in the Pine Bush School District since 1990:

Pine Bush Central School District Enrollment

Year:	2006	2009	2011
Total Enrollment:	6,115	5,850	5,649

The New York State Department of Education reports a decline in school enrollment for all schools within the Pine Bush District since 2006. From 2006 through 2011, Pine Bush Central School District has declined by 466 students (7.6%). According to the Cornell University Program on Applied Demographics, the projected school enrollment for the Pine Bush School District will continue to decline through at least 2022. The Pine Bush School District, in the aggregate, is projected to decline by 415 students (7%) from 2012 to 2022, according to the Cornell figures. The loss of school-aged population is occurring in many Orange County School Districts. The projected overall decline in all Orange County schools is 16% from 2012 to 2022.

Approximately 20% of the Town of Crawford lies in the Valley Central School District. The southeastern portion of the Town of Crawford in the vicinity of Winding Hills County Park and Highland Lakes State Park is included in the Valley Central District. Valley Central incorporates virtually all of the land east of Crawford in the Town of Montgomery along with the Coldenham area of the Town of Newburgh, plus small, sparsely populated portions of the Town Wallkill, the Town of Hamptonburgh, and the Town of New Windsor. Valley Central School District facilities are primarily in the central part of the Town of Montgomery on NY State Route 17K, with elementary schools located in the Villages of Montgomery and Walden and another elementary school in Coldenham.

There is one private secondary school located within the Town of Crawford. Chapel Field Christian High School is on Fleury Road near the Town's eastern border with the Town of Montgomery. There are also multiple nursery schools located throughout the town.

Water

The Pine Bush Water District is the only centralized water system in the Town. It serves the densely populated Pine Bush hamlet area with water drawn from three wellfields located in the hamlet, with two water storage towers located off Blackhawk Road. The Water District provides fire flows as well as potable water. The Water District's three wells currently produce a safe yield of approximately 172,000 gallons per day (gpd), although they are rated to produce a total of approximately 240,000 gpd. The Water District is currently in the process of looking for additional water sources.

In 1995 the Orange County Water Authority (OCWA) conducted a ground water survey for the town. The OCWA report identified an existing total demand of 150,000 gpd in the Pine Bush Water District and projected a steady rate of growth for a year 2020 demand of 370,000 gpd.

The OCWA report identified no known supply problems in the Town affecting typical individual residential wells. The estimated recharge capacity of the bedrock underlying the entire town is 16.0 mgd in a normal year, and 6.4 mgd under extreme drought conditions.

Crawford is a Groundwater Guardian Community. This means that the Town has been recognized by a nationally known organization, the Groundwater Foundation, for protecting groundwater and for promoting educational awareness of protecting groundwater resources within the schools. The level of awareness is substantial, as a recent survey of town residents overwhelmingly identified the protection of groundwater resources as an important issue.

The County of Orange owns approximately 1,100 acres of land east of Pine Bush as the site of a county proposed Dwaarkill Reservoir. This land is currently leased to various parties and some parcels are used for agriculture and farming.

Sewer

The Pine Bush Sewer District, serving the densely populated Pine Bush central hamlet area, is the only centralized sewer district in the Town. The Sewer District first began in 1984. The District's treatment plant is located north of the hamlet adjacent to the Shawangunk Kill, a trout stream which receives the plant's discharge. The treatment plant capacity is 300,000 gallons per day (gpd). The average daily usage currently ranges from 160,000 to 300,000 gpd, so it is clear that the plant is nearing its capacity limits. The need to continue producing a high quality treatment plant effluent is of paramount importance, due to the use and classification of the receiving waters – any expansion to the treatment plant would need to meet tertiary treatment standards. There is sufficient land area at the existing treatment plant to accommodate an expansion, because the existing plant consumes only a small portion of the existing 12.5 acre

parcel. However, the sewer plant capacity cannot be expanded without consideration of the limits of the water supply system's capacity. The limits on the Pine Bush Water District's well water output may conceivably limit sewage plant expansion.

The capacity of the Sewer District's wastewater collection system is also important to consider. An improvement will soon be completed to re-route certain wastewater collection lines to avoid two pump stations that currently serve about 70% of the Sewer District. This improvement will replace the pump stations with gravity flow, which will be cheaper and more reliable to operate, avoiding both potential mechanical and electrical problems. When operational, this improvement will increase the capacity of service to the Boniface Drive area, which is part of the hamlet's expanding business and multi-family residential area.

Fire

The Town of Crawford is divided into two fire districts. The Pine Bush Fire District in the northern part of town is served by the Pine Bush Hook and Ladder Company, which has stations both in the hamlet of Pine Bush and in the hamlet of Thompson Ridge. The southern part of the town is served by the Bullville Fire Company, which has a single station in the hamlet of Bullville. Both districts participate in the Orange County Mutual Aid system and both rely on volunteer firefighters. Fire flows are available from hydrants only within the Pine Bush Water District. Elsewhere within the town, water is obtained from streams and ponds.

Police

The Town of Crawford, unlike some towns within Orange County, has its own municipal police force. The municipal police station is a modern facility located within the Town Hall in Pine Bush. In addition, Troop F of the New York State Police provides coverage within the Town. Troop F is headquartered in Middletown, but also has a substation in Pine Bush.

Ambulance

The Pine Bush Volunteer Ambulance Corps is located in the hamlet of Pine Bush and offers emergency medical care as well as transport to the hospital.

Recreation and Cultural Arts

The Town of Crawford owns and operates a municipal park near Pine Bush, and acquired additional lands to expand the same. The municipal park is equipped with ample improved parking area, contains five ballfields, three of which are lighted, a tennis court, pickleball courts, basketball courts, pavilions, a playground, restrooms and extensive picnic facilities. The

additional lands are suited for passive recreational purposes and may be used to provide additional pedestrian links to the developed portion of the park.

The Town also acquired additional parklands in the hamlet of Bullville. These lands contain two pavilions, as well as a multi-use field and restrooms. Additional public parklands exist on the eastern border of the Town, where Orange County's Winding Hills Park extends into the Town of Montgomery. Active facilities include camp sites, fishing, boating, hiking trails and a picnic area are provided there. They also permit horseback riding. On the southern border of the Town, where the Palisades Interstate Park Commission's Highland Lakes State Park extend into the Town of Wallkill, there are recreational facilities for biking and horseback riding, and limited facilities for model plane users.

The Pine Bush Central School District has recreational facilities adjacent to its schools in the hamlet of Pine bush. Near the high school, there is a lighted football field and track with seating facilities, and high school sports activities are well attended by the community. Additional playgrounds, indoor and outdoor basketball courts, baseball and soccer fields are located at the high school, elementary schools and middle school in Pine Bush. The Pine Bush High School has an Olympic sized indoor pool. School-sponsored plays and choral performances are offered at the high school auditorium.

Privately operated recreational facilities exist within and near the Town. Near the park in Pine Bush, there is an outdoor golf driving range and batting cages. There is a bowling alley located east of the Town on Route 52 in the Town of Montgomery. There are multiple fitness gyms, a couple of martial arts studios and Quest Gymnastics on Route 52 leaving the hamlet of Pine Bush.

There are many outlets for artistic and creative talent within the town. The Annie Hill Adams Bandstand is located in the Crawford Commons and is host to a variety of cultural programs throughout the year and on summer evenings. The Town is home to local arts groups which host regular events for the community.

A dance performing arts school is located in Pine Bush, and it offers performances for public events. There are both church-sponsored and public coffee houses providing music in Pine Bush and original works of art can be found for sale at the many shops in Town.

Library

In addition to the school libraries located within and serving each public school within the Town, the Pine Bush Area Public Library provides access to books and information. Recently renovated and expanded the library offers computer access in addition to traditional printed reference

materials, loans videos as well as books, and has a large, comfortable children's room where special programs are offered seasonally to encourage young readers. The Town of Crawford Free Library is part of the regional Ramapo-Catskill Library System (RCLS) which enables card-holders to have access to all materials included within the 52-library network, covering Orange, Rockland, Sullivan and southern Ulster county region.

Community Visioning - Public Opinion and Feedback

Below are the responses for each of the three topic areas as recorded from all four Community Visioning Sessions held during the month of October 2014. The items are not listed in any type of rank order of importance.

Natural Environment

- Protect the environment, viewshed, parks and rural character
- Enhance outdoor recreational facilities including year round use of existing parks
- Explore and develop rail trail connections
- Preserve agricultural land and heritage
- Install signage to identify park locations

Community and Economic Development

- Create more job opportunities including light industry and medical facilities
- Establish high-end dining, promote unique dining experience for a variety of dining options, promote Farm-to-Table dining, enhance outdoor dining, partner with local wineries and incoming micro-brewery
- No more fast-food restaurants
- Establish Pine Bush as a destination for tourists, local residents and neighboring communities
- Repair buildings promoting a consistent theme - use the Design Guidelines
- No more chain stores that compete with local shops
- Need for additional lodging - spa theme, small B&B's
- Encourage, promote and enhance day spa activities
- Enhance the appearance of Main Street
- Install planters, hanging baskets and flowers and create pocket parks within the Hamlet of Pine Bush
- Establish Community Gardens
- Promote the Farmer's Market
- Slow traffic in the hamlet and on the rural roads
- Increase traffic patrols of "hot spots"
- Need local medical offices

- Streamline local approval process for opening a business
- No more high density housing in the Hamlet of Pine Bush
- Build more housing for senior and build 2BR units - waiting lists for the existing senior housing is years long
- Address absentee landlords of rental housing
- Continue enforcement of building code compliance
- Attract retail stores that cater to outdoor activities such as biking & hiking
- Demolish deteriorated buildings in Bullville
- Integrate Bullville. Bullville does not feel like they are part of the Town; “forgotten, sad, depressing, fragmented”
- Need a master calendar of events and activities
- Create an outdoor movie venue
- Plan more events. Local festivals, concerts and activities are well attended and create a positive community
- Promote the positive - Schools are great, low crime, great community feel and terrific parks, great library
- Control taxes - taxes are too high

Public Infrastructure

- Identify local flood areas and assist in flood mitigation
- Address water supply and quality in Pine Bush
- Repair Route 302 and Route 52 are in bad shape and need repair
- Place more sidewalks and safer crosswalks at the corner of Boniface and Rt. 52
- Resolve poor design of Post Office parking and traffic flow
- Widen roads to accommodate bicycle and pedestrian traffic
- Add traffic light at the intersection of St. Rt. 302 and County Rt. 48

Community Surveys - Public Opinion and Feedback

The Town distributed a residential survey to the entire community along with a letter from the Supervisor. The letter provided details of the visioning process and the purpose of the surveys. There were 375 residential responses and 20 business responses. The detailed results of the surveys may be found in Appendix 5 and Appendix 6. The following synopsis was taken from the survey responses and is not presented in any rank order of importance.

- Taxes are too high - especially for senior citizens who do not have children in the school system, which forces some seniors to leave the area
- Taxes are too high as compared to the amount of services provided by the Town

- School District is too large - busing and transportation cost concerns and length of bus ride for children, specifically reduce the size in the Scotchtown area
- Drug Issue – Want law enforcement actively addressing any drug use that may occur in the schools as well as the hamlet of Pine Bush and the township
- Water and Sewer issues in Pine Bush - needs improvement
- Condition of roads is a concern - especially Route 302, concern for safety, too many accidents, local officials need to push the state harder to get it fixed
- No more fast food - more restaurants and dining
- No more gas stations
- No more high density housing
- More single family homes
- Traffic at schools along Route 302 is a safety concern
- Need additional sidewalks
- Need additional entertainment venues and activities- especially child and teen friendly
- Strong natural environment, but sufficient preservation activities
- Desire for more retail shopping
- Clean up vacant, abandoned and foreclosed properties
- No more tax exempt properties

“A Balancing Act”

Based upon the visioning sessions and the survey results, it is clear that residents and businesses have many concerns about their community. Essentially, the residents want to keep the small town feel, preserve their agricultural heritage, lower taxes, have safer roads, give more attention to the drug issues in the community and school and would like to see amenities typically found in larger urban settings such as Middletown.

The residents would like to see small, controlled single family development and growth with some light industry.

Simultaneously, the residents want to see a population with disposable income living in town and visiting the Main Street of Pine Bush. The residents and business owners are seeking to create, “Destination Pine Bush” to include high-end dining, boutique shops and more cultural activities and entertainment.

Residents and businesses want upgrades, improvements and additional public facilities, services and infrastructure; however, the message delivered through the sessions and surveys was taxes are too high. Businesses want to improve their balance sheets, residents want more shopping options; however, too much growth and the development high-density housing was a major concern.

The future of the Town of Crawford represents a delicate balancing act of growth and preservation. Communication and education is the key. Town leaders, community stakeholders, businesses and residents must schedule regular meetings to learn from one another. It was apparent that the general public and business owners need clarification and an increased knowledge base in regards to municipal responsibilities and administration. Further communication on how the Town is addressing development pressures and the delivery of local services would also be beneficial.

Current Projects and Activities

- Sidewalks - Town was awarded over \$960,000 in federal and state grant funds for the installation of new sidewalks along Route 302 and adjacent areas. These sidewalks will connect the Pine Bush High School with the existing sidewalks adjacent to Crispell Middle School and Edmunds Lane and Holland Avenue.
- Water Project - the County of Orange has provided approximately \$500,000 in grant funds for preliminary engineering and design of a new water line from Hill Avenue into the Hamlet of Pine Bush. The Town is pursuing grant funding for the capital investment. The infrastructure costs will most likely be covered by an Ad Valorem tax and user fee.
- Senior Center is recently finished and being actively used
- Parking Lot - was acquired and resurfaced and named Crawford Commons as a place to congregate and enjoy community events.
- Dining Establishments – Tosco’s (new), Old Town Hall Eatery (new), Crawford Craft (new)
- Dollar General recently opened
- Walking Trail – The Town will be building a new walking trail and hope to have it open by Fall.
- Parks- Upgrading park facilities including a new playing field and restroom facilities.

The Plan – Priority Goals for the Town of Crawford

This plan embraces the principles of smart growth and quality communities towards guiding growth, development and environmental protection in the Town of Crawford. These primary principles are:

1. Town policies and actions should equally respect the environment, the economy, and the community’s well-being.
2. Land use decisions need to be based on an understanding of priority growth and priority protection areas within the Town. Land use regulations should be periodically reviewed and updated to realize the goals of the Plan.
3. Infrastructure and capital investments should support and complement these principles and the land use regulations developed to implement them.
4. Create economic value for the Hamlet of Pine Bush, focusing on the Main Street by redeveloping underutilized and vacant sites and buildings;
5. Create jobs and career opportunities for Town residents;

6. Provide net positive tax revenue to the Town and the School district;
7. Provide a vibrant Main Street and create a diversity of uses (live, work, shop, learn, and play);
8. Provide an integrated and inclusive downtown, including mixed-use buildings with ground floor commercial and upper story residential options, retail, hospitality, parks, open space, cultural, civic and other uses; and
9. Create and enhance Hamlet gateways, improve streetscapes and create a pedestrian friendly “walkable” environment

Overall Objectives of the Plan

1. New growth should be guided in such a manner as to preserve and protect the existing character of the Town. To help accomplish this goal, selected areas of scenic beauty should be protected. The present character of the Town and this Plan indicates that growth should continue in the hamlets of Pine Bush and Bullville. However, the development of a major urban core is not anticipated, as Crawford will continue to encourage small, family-owned businesses as well as residential and agricultural activities that should minimize impacts on the existing rural streetscape and community character.
2. Pine Bush should continue as the center of Town activity. Municipal offices, the Pine Bush Central School system, and most other public and quasi-public activities as well as most commercial activities should continue to be centered in this portion of the Town, because this is the area of the Town served by public water and sewer systems as well as the area that is best served by major transportation links. Focus on Main Street to create a diversity of uses. (Live, work, shop, learn and play.)

It has been a long-established goal of the Town to support Pine Bush as its primary growth area, consistent with its historic role for 150 years. Central sewer and water services, municipal and community facilities, and major transportation routes all serve Pine Bush, which has the Town’s greatest concentration of population. The beauty and charm of the Main Street area has been highlighted by Main Street revitalization efforts, which this Plan supports. These efforts should continue, with the support of updated Town land use policies that support a complementary mix of land uses and appearance. Boniface Drive should be a focus for increased commercial activity that should not conflict with Main Street.

3. Every effort should be made to minimize the need for capital expenditures at all levels of government, while maximizing the resource use efficiency. To accomplish this goal, several key factors must be taken into consideration. For example, existing major connector and collector roads (typically State and County Roads*) should be of primary importance in the location of any major developments. At the same time, the functional capacity of existing collector and collector roads should be protected, and the Town should discourage a proliferation of curb cuts.

To ensure adequate and safe ingress and egress, projects containing more than fifty dwelling units should have direct access to connector or collector roads.

Second, as the Town's growth centers develop, selected Town roads should be upgraded. The Town should discourage an excessive proliferation of cul-de-sacs and should pursue suitable opportunities for new and collector roads. This effort must not lag behind completed development, as a viable system of streets and highways must be completed. Conditions on existing state highways should not be neglected: New York State Department of Transportation should be encouraged to investigate safety, widening and sight distance improvements to Route 302 at the Thompson Ridge intersection, and between Thompson Ridge and Pine Bush.

Third, if the opportunity presents itself and it is in the Town's best interest, consideration should be given to joining a regional sewer and/or water district in order to facilitate commercial development.

Fourth, where possible, private and public funds should be combined to make capital improvements. This is especially true for the municipal sewer district and municipal water supplies in Pine Bush, and road improvements adjacent to the growth centers.

4. The Town should continue to provide for an appropriate mix in residential housing by size, type and cost in order to fulfill the needs of all citizens.
5. Residential densities should relate to the character and density of surrounding developed areas, topography and natural features, utilities, and other community services and facilities, while incorporating natural features and open spaces. Measures should be taken to protect the rural appearance of the Town's streetscape. Consideration should be given to reducing residential density in the scenic corridor district.
6. Commercial and industrial growth should be encouraged in or adjacent to existing and proposed growth centers. The Town of Crawford encourages this type of development as a means of creating a balanced socio-economic atmosphere. Growth in the Bullville, Route 17K area as well as the Stone Schoolhouse Road area should be focused on attracting commercial rateables to these areas. Commercial/industrial parks should be centralized around adequate sewage, water, and transportation facilities and not be allowed to grow in a strip pattern. Their layout and appearance should be regulated so that it presents an attractive face that is consistent with the community, avoiding cookie-cutter design and large, windowless boxes.
7. Adequate recreational facilities to serve all ages and incomes should be developed. In acquiring and developing additional recreation facilities and parkland, attention should be paid to the Town's active recreational needs as well as passive recreational uses.

**Refer to the Town of Crawford Transportation Study that was completed in 1988 and is available for viewing at Town Hall.*

8. The Town currently has high quality resources and is totally reliant on groundwater for supplies. The Town has successfully worked to increase the awareness of this resource, and is currently a Groundwater Guardian Community. The Town should make use of excellent resources that are available to it through the Orange County Water Authority (OCWA) to develop an approach to protect the quality and quantity of its existing groundwater supplies. As well as partnering with them to develop new water sources when needed.

9. Since the Town's earliest settlement, the economic role of agriculture has been important to the Town and the Town's agricultural lands remain a treasured part of its beauty and character. The need to preserve the Town's agricultural lands and character was identified as a priority issue from opinion surveys and by the Town's leaders. This plan acknowledges that agricultural activity provides multiple values, not only the direct economic benefits of jobs, retail purchases and tax benefits, but also the aesthetic and open space benefits to the community at large. Agricultural land use is affected by many factors and has changed over the centuries: the Town understands that not all factors affecting agriculture can be influenced at the town level, yet understands that it is important to do whatever is possible to preserve and re-vitalize agricultural activities in the town for the 21st Century. The Town's proximity to the New York Metropolitan area provides opportunities for specialty crops and livestock as well as tourism; these should be promoted. Other elements of an agricultural enhancement strategy are set forth below:
 - The Town has considered the County Agricultural and Protection Plan and supports many of the goals of that Plan
 - The Town should consider making municipal property available for farmers markets and should update its practices and policies to be "farm friendly"
 - A Town designee should research funding and partnership opportunities with the USDA, the regional Resource Conservation and Development Council, Orange County, and other governmental and non-governmental organizations.

10. The agricultural and scenic streetscape of New York State Route 302 north of Bullville has long been recognized by Crawford's local and regional Scenic Road. After these local efforts, the roadway was designated as a New York State Scenic Byway. The viewshed of the Scenic Byway contains not only the dramatic views of the Shawangunk Mountains, but also a patchwork of woodlots, houses, farm fields and buildings typical of the region. This Plan identifies the critical need to protect the characteristics of the existing viewshed along the Scenic Byway. Without such protection, the entire resource could become so degraded as to lose its designation. It is the goal of this Plan to find creative means of enhancing and protecting the Route 302 viewshed, which also forms a key gateway into and out of Town and the hamlet of Pine Bush. This complements other goals of the Plan regarding historic resources, tourism, and community character.

Grant Funds are available for visual improvements and printed material; these should be pursued by the Town. The Town should also join with its Ulster County neighbors in advancing the Shawangunk Mountains Scenic Byway project.

11. The Town's many hamlets and their historic roles are described in this Plan. Though the passage of history and changes in land use has changed these areas from vital community centers to quiet settlements, they retain a distinct identity and remain an important part of the Town's special, rural character. The hamlets contain a concentration of historic buildings and resources, and efforts should be made to address the unique needs of these special areas of the Town. The Town should encourage and promote the preservation of historic structures.
12. Establishing an office/light industrial park can be an effective means of managing both the location and the design of new commercial development, and this has proven successful in nearby locations. Particularly in areas of the Town where access to high-speed data lines or other resources is available, such parks can serve as incubators for economic development while presenting an attractive, coordinated appearance. The Town should consider expediting review for potential sites. This goal was identified in the opinion survey as a means of enhancing the Town's non-residential tax base, while still protecting the Town's character and appearance.
13. Unique opportunities exist for business location in these corridors due to the availability of high-speed data lines. The Town should address these opportunities proactively in a way that is consistent with the Plan in anticipation of marketplace trends and pressure for business location in these corridors. Such development should carefully consider compatibility with neighborhood uses and design. Like the preceding item, this was identified as a priority goal in the opinion survey.
14. "Gateways" are key transition points within the Town, either at the edges of the Town's key hamlets or at the boundary of the Town itself. Travelers and residents form their first impressions of the Town and its settlements from the appearance of these gateways. Therefore, the appearance and design development at these gateways, notably along Routes 52, 302, and 17K is critically important. Town land use code and policies should encourage gateway enhancements- particularly when new development is proposed.
15. Taxes were a priority identified in the opinion survey, yet the major component of property taxes are school taxes. Because Pine Bush Central School District includes parts of several towns in three different counties, land use decisions outside of Crawford impact school population and costs. This underscores need for intermunicipal cooperation as well as cooperation with School District itself, as addressed in complementary goals of this Plan.
16. In re-evaluating and updating Town's zoning, new regulatory solutions must be evaluated in light of the cost to implement the same. Costs are associated with the implementing regulations and the goals of the Plan, and this must be recognized in devising the most effective solutions. Avoided costs associated with preventing

problems should be included in the Town's evaluation in order to be equitable. The Town should encourage and communicate creative solutions to effectively meet its regulatory needs, and continue to foster the existing sense of community pride.

17. Look to provide jobs and career opportunities for Town residents in the Town's business attraction efforts.