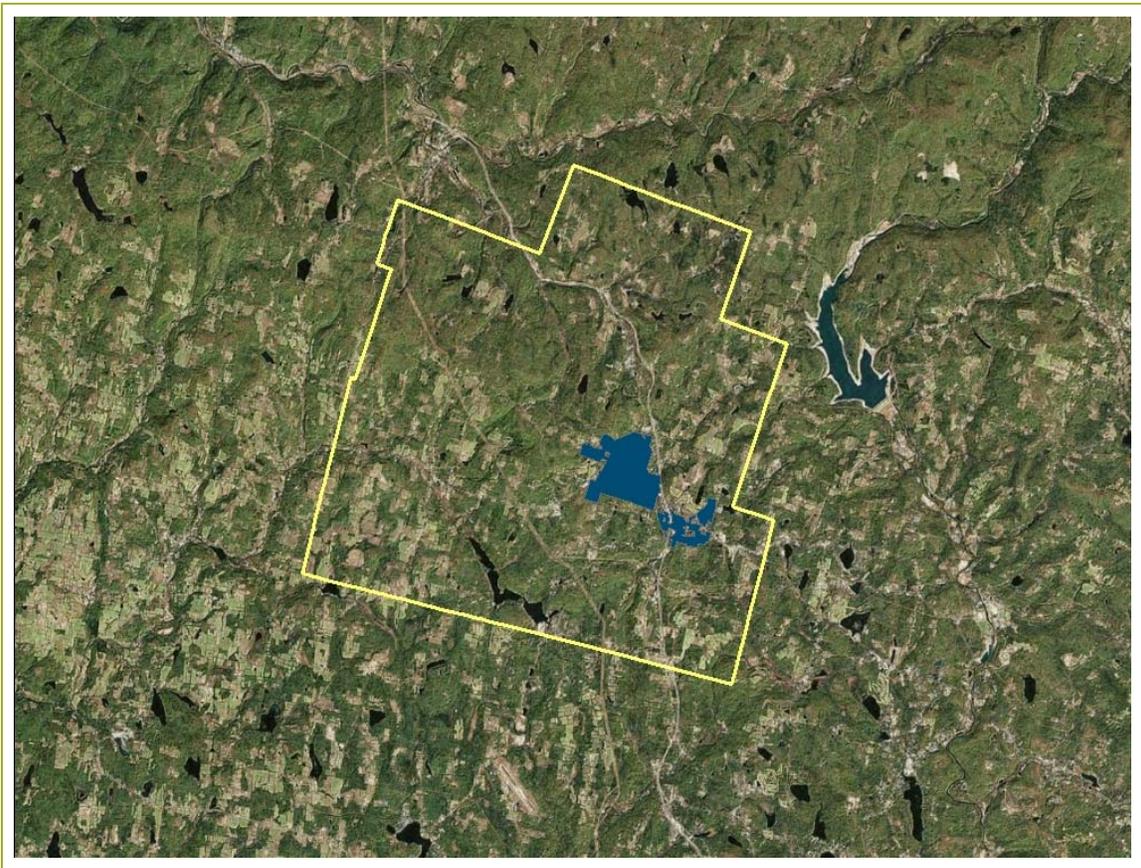


Appendix I

An update to the land use element of the Town of Liberty, NY Comprehensive Plan



Draft: December 14, 2016

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Special Thanks and Acknowledgements for the 2016 Update Sullivan County Department of Planning

Further, special thanks to all the individuals, groups and organizations who helped with and contributed to the development of this plan update.

Note

This comprehensive plan update is intended to act as an amendment to the 2008 Liberty Joint (Town and Village) Comprehensive Plan, and is intended to apply only to the Land Use and Zoning component of that plan as it relates to the Town.

FOREWORD TO THE 2016 COMPREHENSIVE PLAN UPDATE

Introduction to the Update to the Town of Liberty Comprehensive Plan

This update is intended to act only as an update to the land use and zoning component of the 2008 plan as it relates to the town, and does not apply to the Village of Liberty.

Over the past five years since the 2011 zoning amendment, the town has invested significant time reviewing the zoning regulations and has found that further modifications must be made in order to better foster opportunities for development and growth within the town. This comprehensive plan update seeks to document the desired outcomes from these community discussions and describe the modifications which the town believes must be made to achieve the desired results in terms of land use and zoning in the town.

In preparation of this plan, the Town of Liberty Draft Agriculture and Farmland Protection Plan was also reviewed and considered in the development of the future land use recommendations.

The technical content of the update to the comprehensive plan is provided in updated Appendix I.

The contents of the 2008 Appendix I is hereby deleted and replaced with the new Appendix I of this document. Original Appendices J and K are deleted from the 2008 plan. The content that was addressed in those appendices is fully covered in the proposed amendments to the town zoning code that are provided in a separate document available on the town website and at the office of the town clerk. Finally, the town has prepared a draft generic environmental impact statement (EIS) for the review of the proposed update to the comprehensive plan and the proposed amendments to the town code. The draft generic EIS is also available on the town website and at the office of the town clerk.

Town of Liberty, NY Comprehensive Plan Update

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SECTION I: Introduction

This plan updates the 2008 Liberty joint (Town and Village) Comprehensive Plan which was designed to “guide Liberty and its residents to a rebirth of economic strength, civic unit and community pride.” This comprehensive plan update builds upon that sentiment, but is adapted to reflect that town’s current economic, commercial, residential and environmental needs. This update is intended to act only as an update to the land use and zoning component of the 2008 plan as it relates to the town, and does not apply to the village.

This plan continues to look to the future vision for the town that was established in the 2008 plan and provides refinement to the future land use plan and zoning recommendations. Where the recommendations differ in this update from the 2008 plan, then this updated plan shall take precedence.

Regionally, a number of positive changes have been occurring as a part of ongoing economic development efforts by a large number of advocates. The Sullivan County Partnership promotes and coordinates the economic development of private business in Sullivan County to help enhance the quality of life and improve the standard of living while protecting and preserving the environment. One of the major projects the partnership has been working on for the past several years is now becoming reality. The Montreign Resort Casino is currently under construction off exit 106 of US Route 17 in the town of Thompson. Projects like this area bringing new jobs to the region and will help increase tourism and related growth that is important the future of the area including the town of Liberty.

There are renewed efforts within the town to grow—both economically and in population—without compromising the important natural and physical resources of the town and while maintaining its small-town character. Land use regulations are a crucial part in insuring that Liberty continues to provide growth while protecting its natural setting. This document, acting as the guide for future land use, is an important part of this effort.

Demographics

The Town of Liberty has experienced a slow population decline in recent history, losing approximately 3.5% of its population between 1990 and 2010. This population loss contrasts with Sullivan County as a whole with a growth rate of nearly 11% in this same time period. In more recent years, however, Sullivan County along with the majority of the counties within the Hudson Valley Region have experienced a general loss in population.



The town has always recognized that planning for the future must consider the next generation. (Photo credit Greater Liberty Chamber of Commerce.)

The loss of population in many of the communities in the Hudson Valley Region is attributed to a high level of out-migration, especially among younger residents who often relocate for employment opportunities. This trend can be seen in Liberty where from 2000 to 2010, the median age rose from 39.3 to 41.7 (data includes village).

According to research conducted for Hudson Valley Patterns for Progress, some of the demographic groups more likely to in-migrate include ethnic minorities and renters as opposed to homeowners. Between 2000 and 2010, the town experienced a nearly 8% increase in the Hispanic or Latino population in the town. Additionally, while housing occupancy rates remained constant at 70% between 2000 and 2010, there rate of renter occupied housing grew while owner-occupied housing in the town declined. (See Appendix A for additional demographic data.)

PURPOSE OF THE PLAN

This update to the comprehensive plan is meant to inform the immediate and long-range land use decisions and actions of the town. The comprehensive plan serves as an important guiding document as the town seeks to foster the growth throughout community.

The plan is intended to be a living document and should be reviewed and updated on a regular basis to ensure that it continues to reflect the evolving goals and objectives of the community. Upon this review, the town and its residents have concluded that the current land use regulations do not accurately reflect their goals and vision for the future of their community. The purpose of this update is to ensure that the land use decisions align with the goals and visions identified by the town.

As set forth in New York State Town Law, the Town Board shall provide, as a component of such proposed comprehensive plan, the maximum intervals at which the adopted plan shall be reviewed, detailing achievements, steps completed on goals, and re-set or confirm implementation priorities. As this update is focused only on land use and zoning, the comprehensive plan should be reviewed completely on a ten-year basis.

PLANNING PROCESS: PUBLIC PARTICIPATION

The Town of Liberty mobilized a significant effort to involve the entire community to discuss land use issues in advance of this work. Four different groups were created to review the current zoning and develop suggestions to present before the town board.

The town first established a zoning review committee comprised of representatives from the planning board, the zoning board and code enforcement. Additionally, subgroups of 3-4 representatives from each hamlet were created to review the zoning within the boundaries of their hamlet and to make recommendations to the Steering Committee. The Steering Committee was comprised of 3-4 individuals, including two town board members who met on a quarterly basis to compile all suggestions and materials to present to the town board and the public. Finally, a quality control group was formed to review and proofread the suggested code edits once they were developed.

The zoning review committee held regular meetings that were open to the public. These meetings allowed the public to express their concerns, desires and recommendations at critical points in the planning process. The forums introduced the planning concepts to the public and gave residents an opportunity to officially contribute their “vision” for the future of the town. Meetings were held on:

- 4/24/12 Zoning & Planning Meeting
- 7/10/12 Meeting
- 7/24/12 Meeting
- 8/12/12 Zoning Regulations Committee Meeting
- 8/30/12 Zoning Regulations Committee Meeting
- 10/1/12 Zoning Regulations Committee Meeting
- 11/12/12 Zoning Regulations Committee Meeting
- 12/17/12 Zoning Regulations Committee Meeting
- 1/7/13 Zoning Regulations Committee Meeting
- 2/4/13 Zoning Regulations Committee Meeting
- 3/21/13 Special Joint Meeting
- 4/16/13 Swan Lake Hamlet Committee Meeting
- 5/21/13 Swan Lake Hamlet Committee Meeting
- 5/30/13 Town Board at Senior Center
- 6/13/13 Zoning Meeting

The different hamlet and review committees worked to establish a list of recommended land-use changes which were then collected and considered by the town in developing a future land-use vision for the community, outlined in this plan, and subsequent draft amendments to the zoning and subdivision regulations.

IMPLEMENTATION

To realize Liberty's vision, the Comprehensive Plan must be actively applied, revisited, and used as a framework through which decisions are made, priorities established and actions taken that advance the town's goals and objectives. While the Town Board will take the leadership role in this effort, the Comprehensive Plan calls upon citizens, civic organizations, institutions and businesses to coordinate their efforts with a shared sense of direction and partnership. It is recommended that the town board or through a subcommittee continue to devote time each year to comprehensive plan implementation.



SECTION II: Land Use Goals

For this update, the following land use goals are set forth to supplement those expressed in the 2008 Comprehensive Plan and the 2009 Agriculture and Farmland Protection Plan.

Economic Development

The Town of Liberty seeks to encourage a broad range of economic development that benefits from Sullivan County's unique base of natural and infrastructure assets that will add to the tax base and create employment opportunities.

Having employment opportunities is the most important factor in maintaining the local population and keeping a community vibrant. A diverse and expanded economic base will provide many benefits including offering job opportunities for a broad spectrum of people, and in particular will allow the youth of the community to be able to stay or to come back and live in Liberty later in their lives.

The town will develop its economic sector with a diversified base of business and industry consistent with the other goals of this plan so as to strengthen the town's tax base and to provide employment opportunities for area residents while preserving the town's rural residential character. A key part of achieving this goal is to continue to support and retain existing businesses and jobs to the maximum extent practicable while also seeking new investors and enterprises that bring jobs to town.

Commercial development should contribute to and enhance the town's character and not result in adverse impacts, environmental or otherwise.

Residential Land Uses

The Town of Liberty seeks a balanced diversity of housing opportunities and types to meet the needs of its current and future residents.

The town seeks to maintain its existing supply of housing, including its variety of price ranges, to accommodate residents of all income groups and all ages.

Furthermore, the town seeks to guide new development toward already existing population nodes—such as the hamlets—and to promote growth while maintaining the rural quality of life for Liberty residents.

Commercial Land Uses

The Town of Liberty seeks to expand commercial opportunities that will maximize community benefits. The development should reflect the local factors of the area and recognize regional, town and neighborhood center opportunities.

Commercial development should be directed to locations with infrastructure and setting appropriate for the scale and intensity of commercial activity consistent with the land use plan.

Commercial development should contribute to and enhance the town's character and identity and not result in adverse environmental impacts. Furthermore, development should complement the community's needs and enhance the overall quality of life for Liberty residents.

Agriculture, Forestry, Open Space and the Natural Environment

Agriculture holds an important place in the history of Liberty and will continue to do so in the future. Farms contribute to the quality of life in the town and also to the local economy through retail sales and agri-tourism. Farmland was also found to be important to residents because of increased access to healthy foods and the enhancement to the town's rural character.

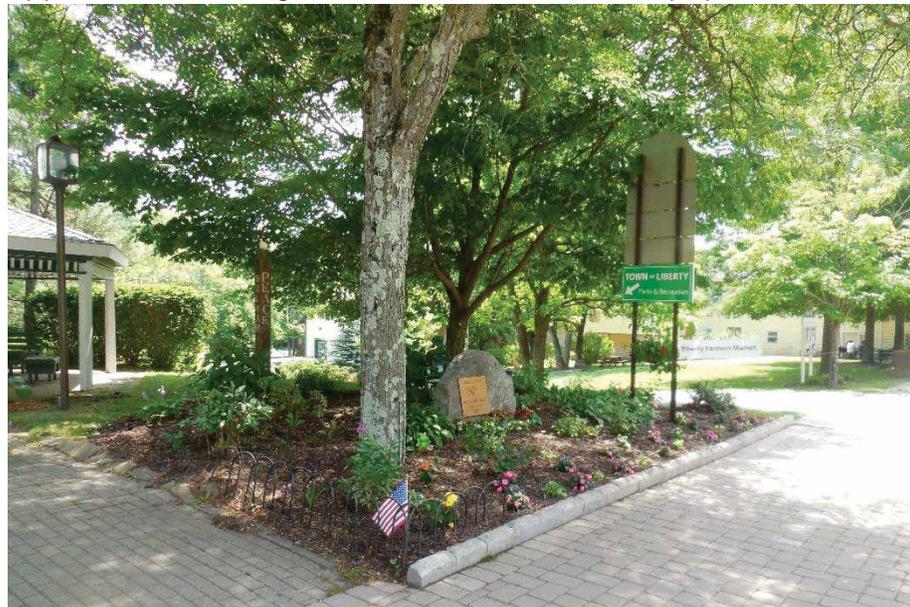


The Town of Liberty is committed to conserving its farmland, working forests, and its other open space and natural resources. This includes supporting and enhancing agriculture and forest land uses and supporting activities, preserving existing farms, safeguarding the livelihoods of the town's farmers and foresters and protecting the town's natural resources as a critical component of quality-of-life.

Furthermore, the town seeks to preserve its open spaces and scenic vistas, minimize harm to the local landscape, protect and limit the fragmentation of habitats for wild animals of all species from development, protect watercourses, wetlands, steeply sloped lands, and establish an integrated, well-connected open space system.

Parks, Recreation and Community Facilities

As the community's needs evolve over time, the Town of Liberty seeks to improve the quality of life for its residents offering a variety of recreational experiences, providing quality facilities and services, protecting natural and historic areas, and developing educational opportunities throughout the town for a diverse population.



Infrastructure

The Town of Liberty will continue to support maintenance and upgrades to important infrastructure including water supplies,

sewer systems, roads, pathways for bikers and pedestrians, high speed internet, and energy.

The town seeks to protect its ground water resources in particular those earmarked for current or future public water supply systems by implementing wellhead protection overlay districts.

The town will support increased reuse and recycling in collaboration with the county and other partners and the increased use of renewable energy resources. The existing utility infrastructure is costly to maintain and the town will continue to seek grants and other funding to assist with this burden.

The town of Liberty seeks to support its existing settled neighborhoods and commercial and industrial areas by maintaining existing public sewer capabilities while ensuring sound environmental operation of private septic systems. The town will continue to provide its residents with adequate, accessible and efficient community services and facilities for the support and benefit of the community.

The town is committed to providing and maintaining an efficient, safe and well-maintained network of roadways and public transportation to serve local and through-travelers, especially residents, businesses and visitor and will encourage any new development to reduce extensive pavement and minimize new town-maintained road systems to the maximum extent practicable in order to reduce future maintenance costs. The town is also committed to maintaining the rural character of Liberty by protecting the character of many of its rural and scenic roadways.

SECTION III: Future Land Use Plan

The future land use plan is the centerpiece of the Comprehensive Plan Update. It synthesizes all of the key goals and policies into a single, coherent land use vision. The overall objective of the future land use plan is to provide guidance for the town's land use regulations – primarily the zoning ordinance. In order to implement the plan, a thorough update of many local land use regulations will be required. These tasks and activities are outlined within the strategic plan section of this document.

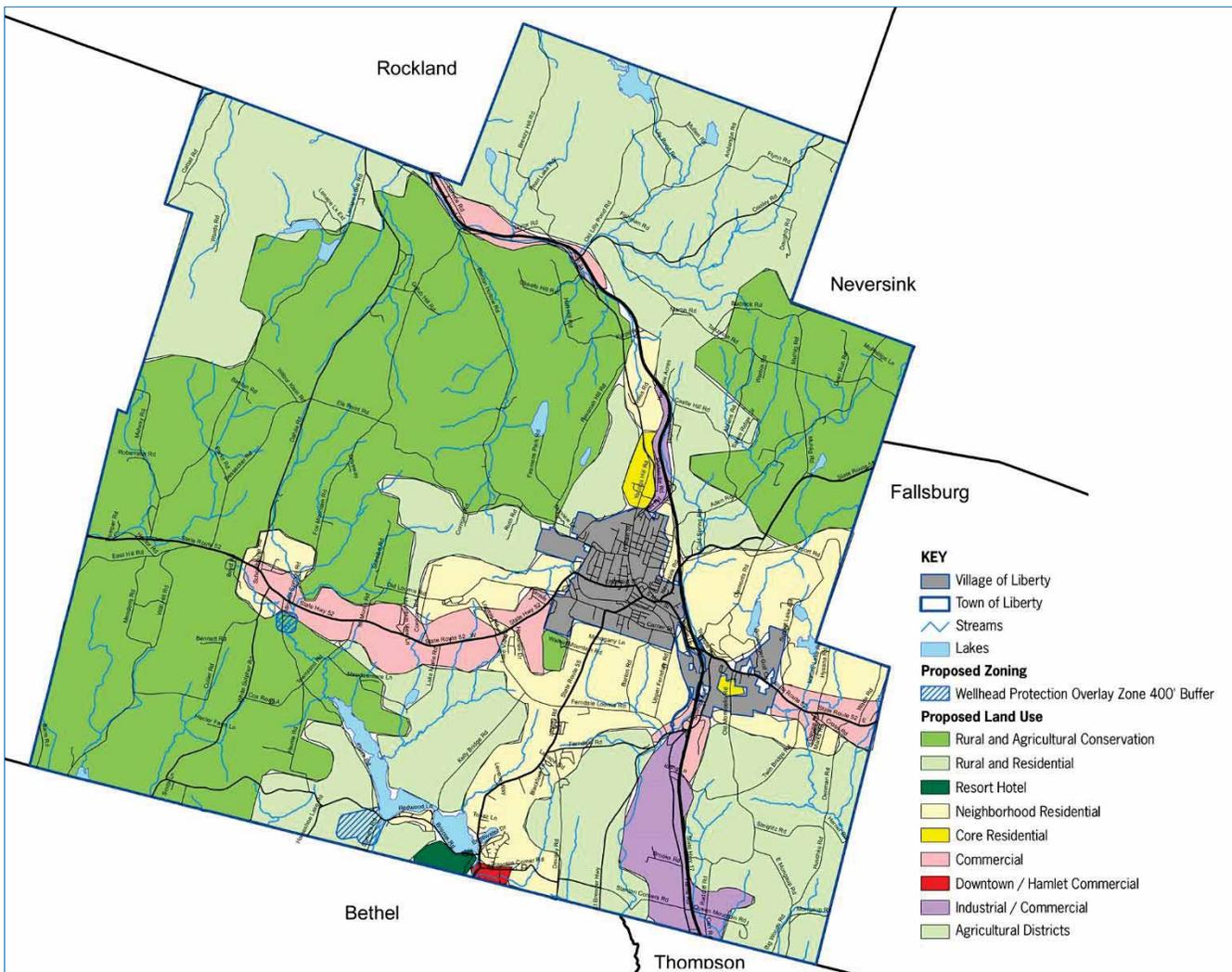
General Land Use Concepts addressed in the land use plan

The land use plan is intended to direct growth to areas where efficient infrastructure exists and to minimize adverse impacts upon environmental resources. It is based on a series of concepts and principles designed to help the town achieve its far-reaching vision:

1. Maintain the rural small-town character of the town by focusing growth and development in the already established hamlet areas.
2. Focus higher density growth in areas with sewer and water infrastructure.
3. Reinforce conservation objectives through an incentive-based conservation subdivision program.
4. Ensure new commercial and industrial activities are compatible with the surrounding areas.
5. Promote future development that is consistent with the unique characteristics of Liberty.
6. Ensure that the town has the tools available to plan and manage growth and change and provide adequate public services to the community.

Land Use Character Areas

The land use plan has been divided into several character areas—representing general land and development concepts with similar natural, cultural, or development features meant to outline future land use patterns. These character areas do not represent specific zoning boundaries, but rather, broad development, land use, and conservation categories. Nevertheless, these character areas should be considered and further refined when making updates to the town's zoning ordinance.



Future Land Use Plan. The Future Land Use Plan illustrates the desired character of different land use areas of town, helping to guide future zoning changes which will be compatible with the overall community vision. Refer to the attachments for larger copies of this map.

Rural and Residential Character Areas

Rural and Agricultural Conservation

The rural woodlands and agricultural areas reflect one of the defining aspects of the land use characteristics of the town. These areas are primarily found on the outskirts of the town. This plan encourages recognition of the values that agricultural land, forest land and open spaces bring to the community. Here, protection of sensitive natural areas, viable farmlands and water resources are prioritized and residential development is intended to blend into the natural landscape and that residential developments be designed to be compatible with farm and forest uses to the maximum extent practicable.



Farms and forests are important aspects contributing to the town's rural character.

For the most part, these areas are zoned Agricultural/ Conservation (AC), a designation that allows for single-family detached dwellings, wildlife preserves and agricultural related activities among other uses. The current minimum lot size in this district is 10 acres, which is quite large and can create a financial hurdle for those seeking to buy land on which to build a home. To allow for more accessible residential development that consumes less land and allows for greater opportunities for agricultural and forest land conservation, the minimum lot size requirement in this character area should be significantly reduced. It is recommended that the minimum lot size could be brought down closer to the sizes found in surrounding Sullivan County townships to be more competitive. Additionally, the conservation subdivision style of development should be promoted as a preferred method of residential development within this character area. Over time, as this area develops, it will be important to maintain large contiguous tracts of land in open space—primarily in forest and farm uses—as a way to preserve the rural and agricultural character and natural resources of the area.

For residential projects that follow the conservation subdivision approach, the town should seek to incentivize permanent protection of open space resources. The zoning should set standards for conservation land with the goal of protecting a significant and contiguous area of land in each development which helps protect the attractive rural character of the town.

It is recommended that this conservation tool be a voluntary program provided through incentives, such as number of lots permitted, rather than a mandatory requirement. While a voluntary program is generally recommended, as the town zoning code is developed, the town may consider granting the planning board authority to require that an applicant provide a conservation subdivision design as an alternative—in particular if the conventional subdivision design may cause an unacceptable loss of important open space resources.

In a conservation subdivision design, once the land area designated for conservation is identified, the individual lots to be developed could be sized according to the goals of the applicant and determined by the town Planning Board based on the characteristics of the property and its ability to support development. In this case, the minimum lot size should not be a constraint to smart planning of the land and designing with natural resources in mind.

Ideally in conservation subdivision design, the lot size is a separate consideration from the overall density. This type of development would result in significant protection of important resources and enhanced site design without changing the total number of allowable units on a given parcel of land after including density incentives for the conservation subdivision. In setting these parameters for incentivizing land conservation, the town board should consider the benefits achieved in the conservation land protected compared to the relative increase in the number of lots created. Design guidance could be included in the zoning code so that future conservation subdivisions identify the areas most appropriate for conservation and those most appropriate for development.

Rural and Residential

The rural residential development areas, similar to the rural agricultural areas, are found on the outskirts of town and surround the village. These areas are often adjacent to low-density development areas and provide a transition between agricultural and residential uses. This designation reflects the rural character of the town, allowing low-density residential development at approximately three acres per lot along with other uses that are complementary to the adjacent agricultural lands and open space. The conservation subdivision style of development should also be promoted as a preferred alternative for residential developments in this character area.

For residential projects in this area that follow the conservation subdivision approach, the zoning code should set standards for conservation land with a goal of protecting a significant and contiguous area of land in each development which helps maintain the attractive rural character of the town. Ideally, subdivision of larger parcels will be designed as conservation subdivisions.

It is recommended that conservation subdivisions in this character area be a voluntary program through incentives to permanently set aside land in a development for open space. The incentives used could include a percentage increase in the total number of lots permitted, based on the amount of land preserved. This approach to development is generally less consumptive of land and natural resources in addition to reducing municipal costs by reducing the length of roads, water and sewer infrastructure that must be maintained.

Neighborhood Residential

The Neighborhood Residential districts are characterized by single-family and two-family dwelling units of low to moderate density. These areas are found adjacent to the village and the hamlet areas of the town. Settlement patterns of this area would range from approximately one to five dwelling units per acre, depending upon the availability of public water and sewer services. This character area reflects a moderate density residential neighborhood typical for maintaining the small-town feel of Liberty. The majority of the Neighborhood Residential districts are serviced by municipal sewer and/or water which provide the necessary infrastructure for future residential growth.

Core Residential

The Core Residential designated areas provide areas adjacent to the village with higher density neighborhoods of single-family, two-family and multifamily dwellings.

The Core Residential areas are located in and around the hamlet centers where public services are generally most available, positioning these areas for additional growth in a more compact form.

Commercial/Business Character Areas

Commercial

The commercial areas are located along State Route 52 in the town to the East and West of the village and State Highway 17, both serve as major travel corridors through the town. This district is intended to provide for the development of commercial businesses and enterprises that serve the needs of Liberty residents as well as the traveling public.



The commercial districts largely have access to municipal services and utilities, allowing for future economic growth that takes advantage of this infrastructure investment. Where these services do not exist, they should be extended if feasible. Residential uses may be appropriate here with careful site plan design and the set aside of landscaped buffer areas to reduce potential conflicts between the commercial activities and the residential uses.

The use of site plan review is encouraged for most commercial uses. Special use permits should be required for those uses which are more intensive and may need to be more closely reviewed in terms of potential conflicts related to the specific operational aspects of the proposed use.

The town should consider adopting a full set of commercial development design guidelines over the coming years to help shape the development of the town's commercial corridors to improve development readiness and increase predictability for applicants



and to more clearly articulate what the town expects in terms of design and to ensure that development projects are visually appealing and add to the community assets, character and economic value in the town.

Resort Hotel

This district is intended to provide areas within the town for the normal development and expansion of resort hotel facilities along with related recreational enterprises. These facilities are typically characterized by a variety of building types, activities and densities of a substantially different nature from the surrounding area, including a mixture of recreational, commercial and residential uses. Found only on the southern edge of the town along Swan Lake, most of this district has access to municipal sewer and/or water services.



Downtown / Hamlet Commercial

The downtown district encourages the development of a traditional historic hamlet and community center. The downtown district allows for both residential and commercial uses to encourage a vibrant, attractive place for residents to live and shop.

Industrial / Commercial

The industrial districts allow for areas within the Town where large scale production-oriented enterprises can flourish. Proper site planning can ensure that industrial activities can be conducted while reducing potential conflicts with adjacent areas and still reflecting the rural quality of the Town. Residential uses, if proposed, should be appropriately buffered from potential conflicts related to noise, traffic, and other aspects associated with uses in this area. The town should consider also allowing other non-industrial uses, which would be less intensive, within the industrial district to provide more flexibility for economic growth.

Existing Conditions: Environmental Resources and Development Constraints

The Town of Liberty consists of unique physical and geological characteristics that are common throughout the Catskill Mountains. While these characteristics are treasured, they also present constraints to development that must be considered.

As the town seeks to encourage development and growth, it continues to be important to recognize the natural resources whose physical characteristics are also appropriately considered development constraints in terms of limiting disturbances or contamination that may occur. These features should be closely considered during development review, including:

100 Year Flood Zone – These areas should be avoided where possible and are addressed in the town code related to the federal flood insurance program. Opportunities to create larger, watershed-based stormwater management system and to mitigate flooding should be pursued as a strategy over the next several years. Grant funding is available to assist with flood mitigation efforts.



***Watershed Management.** This local watershed management pond built by the Town of Pittsford NY on Irondequoit Creek prevents downstream flooding, serves as an attractive setting for a town park, provides an irrigation pond for a nearby golf course and is an amenity for nearby properties.*

Stream Buffers – Streams and streambanks along with the top of the slope and associated bordering trees and vegetation are important areas for maintaining water quality and fish habitat. These areas should be avoided to the maximum extent practicable as land is developed in town.

Designated Wetlands – The state has a wetland protection program and associated set of regulations that guide activities that could impact wetlands or their buffer zones as designated on wetland maps issued by New York State Department of Environmental Conservation. Similarly, the federal government through the Clean Water Act also has jurisdiction in terms of protecting wetland areas that supplement the state program. However the federal program, administered by the U.S. Army Corps of Engineers, does not employ pre-determined mapping of wetland areas, rather, areas that are potentially wetlands (as indicated in the maps provided in this plan) need to be confirmed as jurisdictional as part of a site-specific wetland mapping process. This is typically done by a property owner or applicant prior to developing, filling or otherwise altering any wetland/potential wetland area.

These wetland resources provide many benefits and values including flood prevention and are critically important to the survival of many fish and wildlife species. Also, research is increasingly finding that wetlands provide a major role in treating stormwater by removing pollutants and in filtering out sediments. These “ecosystem services” are important as there is nothing more cost-effective in keeping water clean than what nature does on a daily basis. Protecting these resources will be of continuing and increasing importance to the town.

Slopes 25% or greater – All development and disturbance should be avoided wherever possible on slopes 25% or greater. Soils in these conditions are highly erodible and can easily fail structurally—especially when vegetation is removed and the soil is disturbed. When it becomes necessary to cross or build upon steep slopes, extra precautions and carefully planning and design considerations must be deployed to ensure that erosion and sedimentation are fully controlled and that catastrophic soil failure (landslides) are avoided.

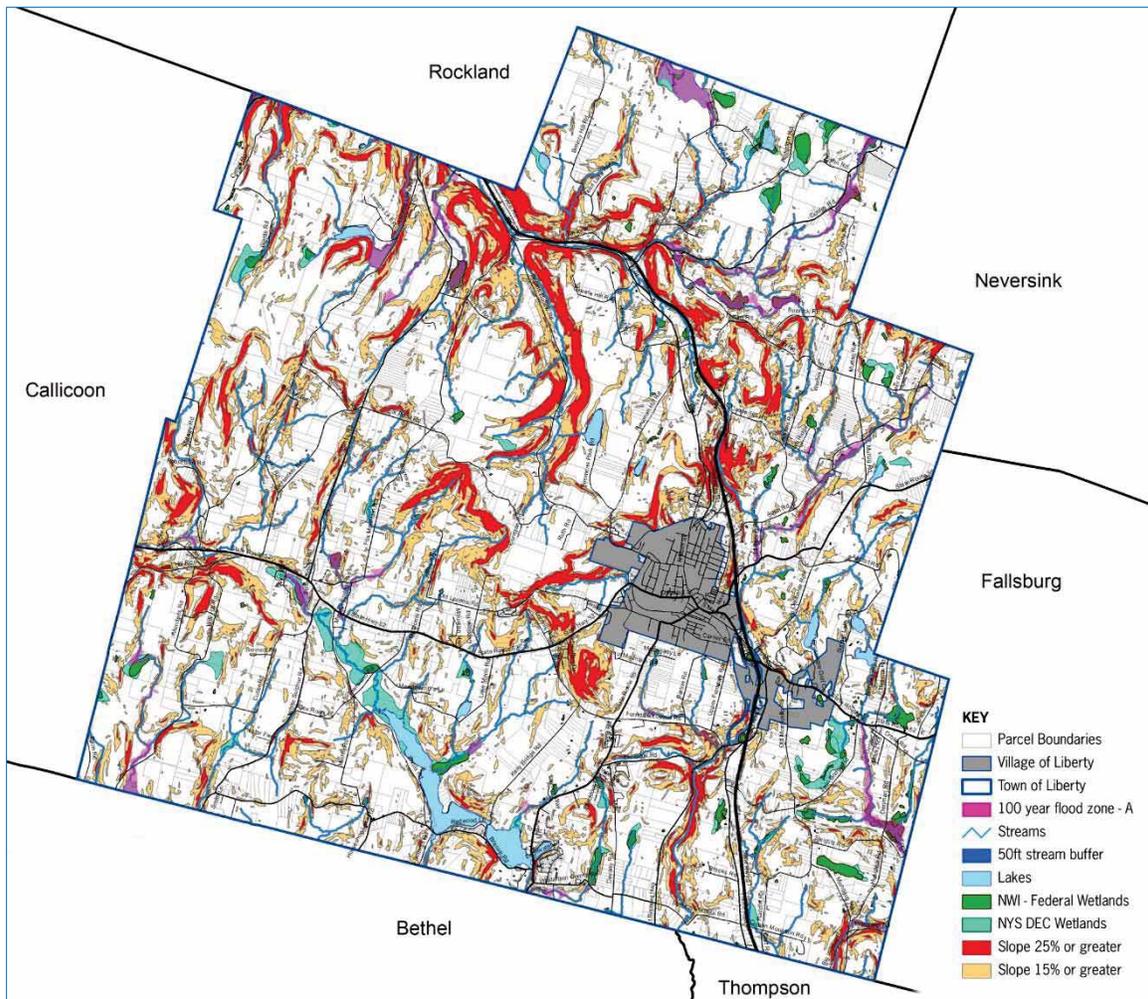
Slopes 15% or greater – Take caution when development or disturbing areas on slopes of 15% or greater. Driveways and roads should be designed to follow the natural topography of the site, with gentle horizontal and vertical curves. If there is potential for a shared driveway, it should be explored, as it reduces the amount of disturbance to the site by eliminating the need for an additional driveway. Steep natural slopes require large amounts of grading to achieve the proper grade on cut and fill slopes. Soils also vary considerably in their makeup and some can be graded steeper than others. Soil properties should be evaluated prior to determining the proper slope on graded areas.

Liberty's Water Resources

The Town of Liberty's water resources, its rivers, streams, water bodies, reservoirs, and wetlands, are special features, important for quality of life, recreation, drinking water, and natural habitats. The town should continue to pay particular attention to the protection and enhancement of these resources. A comprehensive water protection strategy should be considered by the town.

One immediate next step would involve the creation of a wellhead protection overlay district for public water supply wells. The surface and subsurface area surrounding a water well or well field supplying a public water supply system needs to be protected as this is a place through which contaminants are reasonably likely to making them highly susceptible and vulnerable to groundwater contamination from land use activities.

The town wellhead protection overlay would help the town control potentially harmful development or activities near these sensitive water sources to avoid contamination and protect natural resources.



Existing Conditions - Development Constraints. Refer to the Appendix for larger copies of this and other maps.

SECTION IV: Recommendations and Conclusion

In the years since the formation of the 2008 comprehensive plan, the Town of Liberty has adopted a number of significant changes to the zoning code to reflect the changing needs and goals of the town. The following recommendations are meant to reflect these changing needs and integrate the community's input into the future land use regulations of the town.

- Update the zoning code so that it reflects community input and promotes growth while protecting Liberty's natural resources and is consistent with the towns adopted comprehensive plan;
- Consider reduced minimum lot size requirements in the AC district in order to allow for residential growth while preserving the rural character of the district and maintaining agricultural uses;
- Promote the use of conservation subdivision for residential development in appropriate districts to reinforce conservation objectives and preserve open space, protect scenic views and maintain the rural nature of the town;
- Ensure that future zoning changes continue to support agricultural uses on properties in the Sullivan County Agricultural District;
- Establish a wellhead protection overlay district and corresponding regulatory measures to protect public water supply;
- Revise zoning district use tables to allow appropriate uses, reduce the number of uses requiring special use permits and increase by-right uses where appropriate;
- Ensure for high quality site planning and design for commercial developments in the town;
- Continue to explore opportunities for partnerships with the Village of Liberty, the Sullivan County Partnership, the Sullivan County Chamber of Commerce and Industry, Sullivan Renaissance, and the Sullivan County IDA to identify and attract investors and inventory shovel ready sites throughout the town;

- Continue and enhance the town's farmland, forestland, and other open space protection efforts to include the identification and prioritization of land protection needs and resources. Promote and incentivize the use of conservation subdivision design for residential developments and guide new development towards existing hamlets to further conserve open space;
- Continue efforts to protect the sensitive natural and cultural resources of Liberty including scenic vistas, open spaces, watercourses and agricultural land.

Conclusion

Liberty is a diverse, welcoming community surrounded by exquisite natural beauty. It is this natural beauty that attracted generations of visitors to Liberty in the past. It is the desire to sustain this natural beauty and at the same time encourage the economic growth necessary to be able to provide Liberty's property owners with services they deserve and expect, that has inspired this comprehensive plan update.

Town of Liberty, NY

Comprehensive Plan Update

Attachments

- **Attachment A: Demographics**
- **Attachment B: Maps**

ATTACHMENT A: Demographics

The information provided below shows an overview in the general change in the demographics of the Town of Liberty. Unless otherwise noted, this information includes data from the Village of Liberty.

Population

The Town of Liberty has experienced slow population decline in recent history. The Village on the other hand experienced a decline from 1990 to 2000 but had 10% growth from 2000 to 2010.

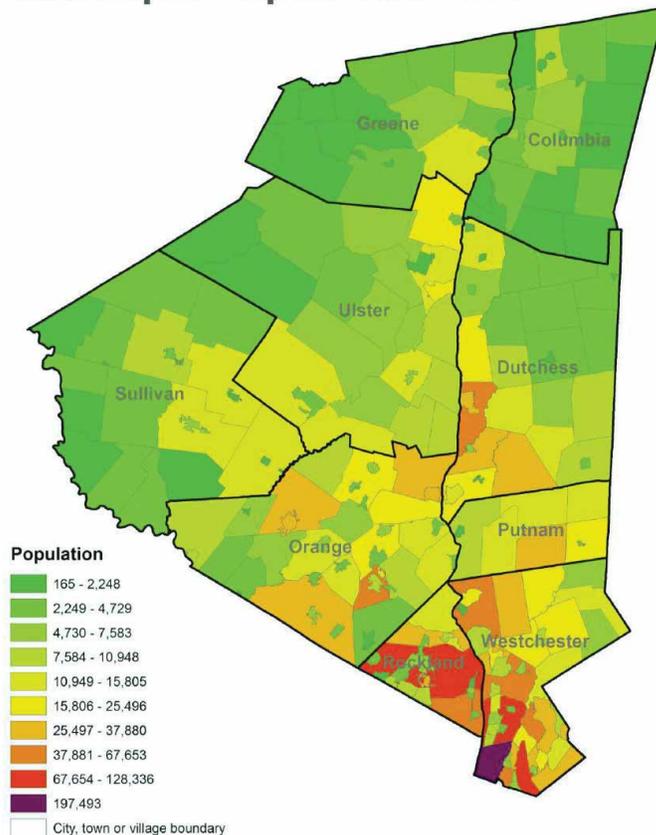
CHANGES IN POPULATION 1990-2015

Population Data	1990	2000	2010	2015 (Est.)*
Town of Liberty	5,697	5,657	5,493	
Village of Liberty	4,128	3,975	4,392	
Town and Village of Liberty	9,825	9,632	9,885	
Sullivan County	69,277	73,966	77,547	74,877

Source: U.S. Census Bureau

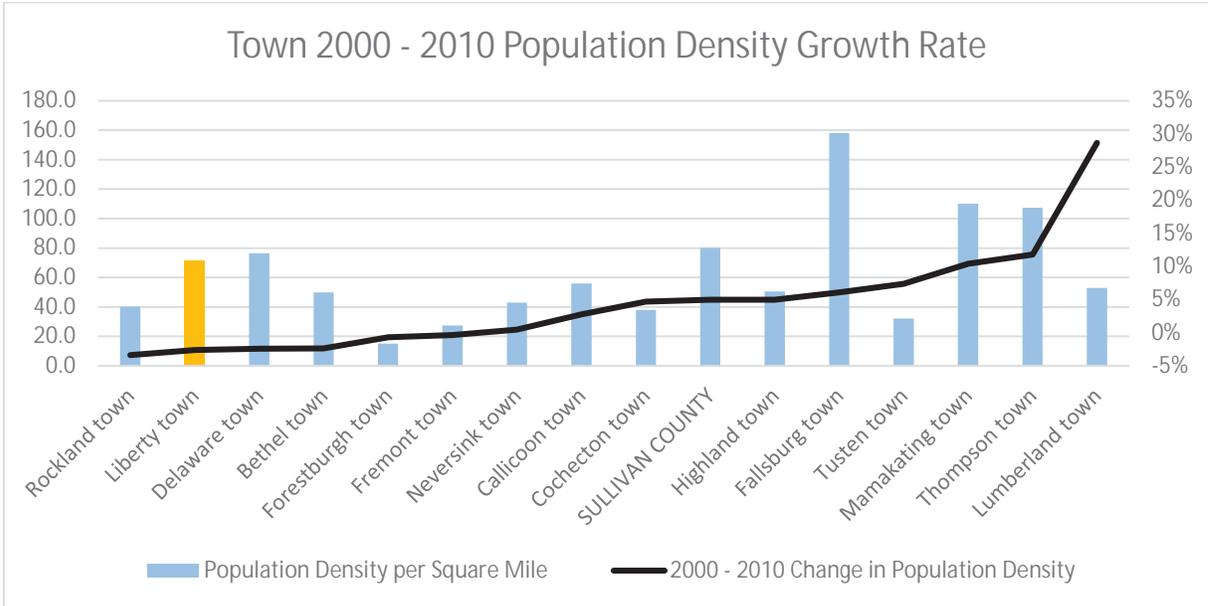
The map at right was taken from Changing Hudson Valley – Population Trends published by Hudson Valley Patterns for Progress. It shows how the Town of Liberty and the rest of Sullivan County compare to the rest of the Hudson Valley.

Municipal Population 2013

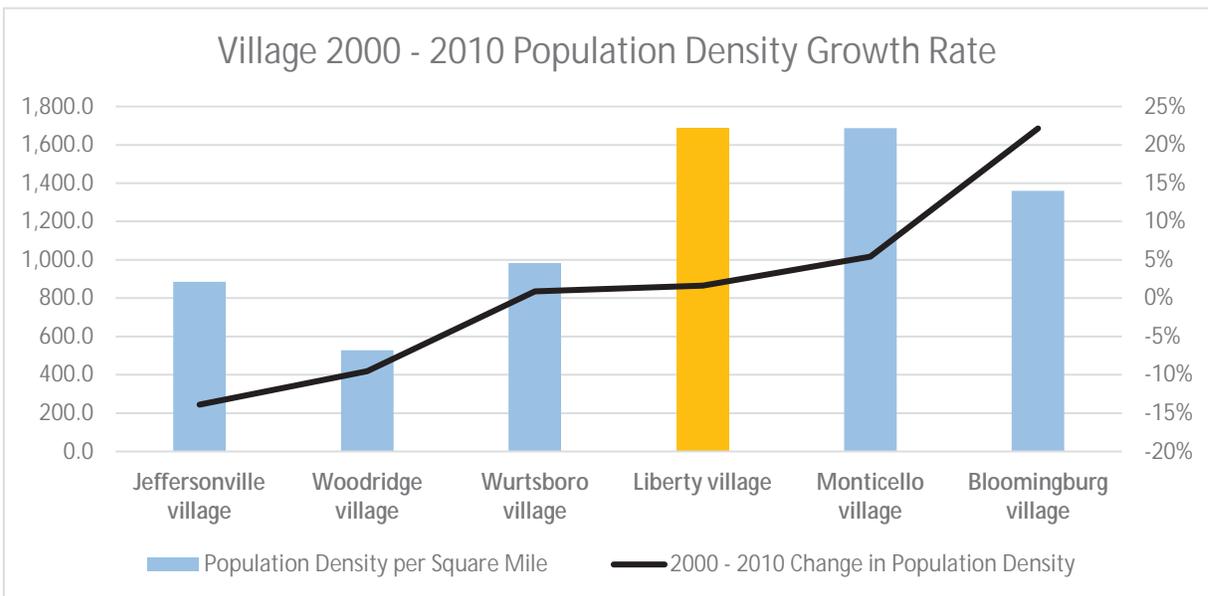


Population Density and Growth Rate

The graph below shows how the Town of Liberty compares to the other towns in Sullivan County in terms of population density and growth. The vertical bars show the population per square mile on the left side of the chart. The black line shows the percentage growth on the right side of the chart. The Town of Liberty experienced a negative 3% change going from 73.3 persons per square mile in 2000 to 71.1 persons per square mile in 2010. Although Liberty has the fifth largest population density of the County, it had the second lowest growth rate from 2000 - 2010.

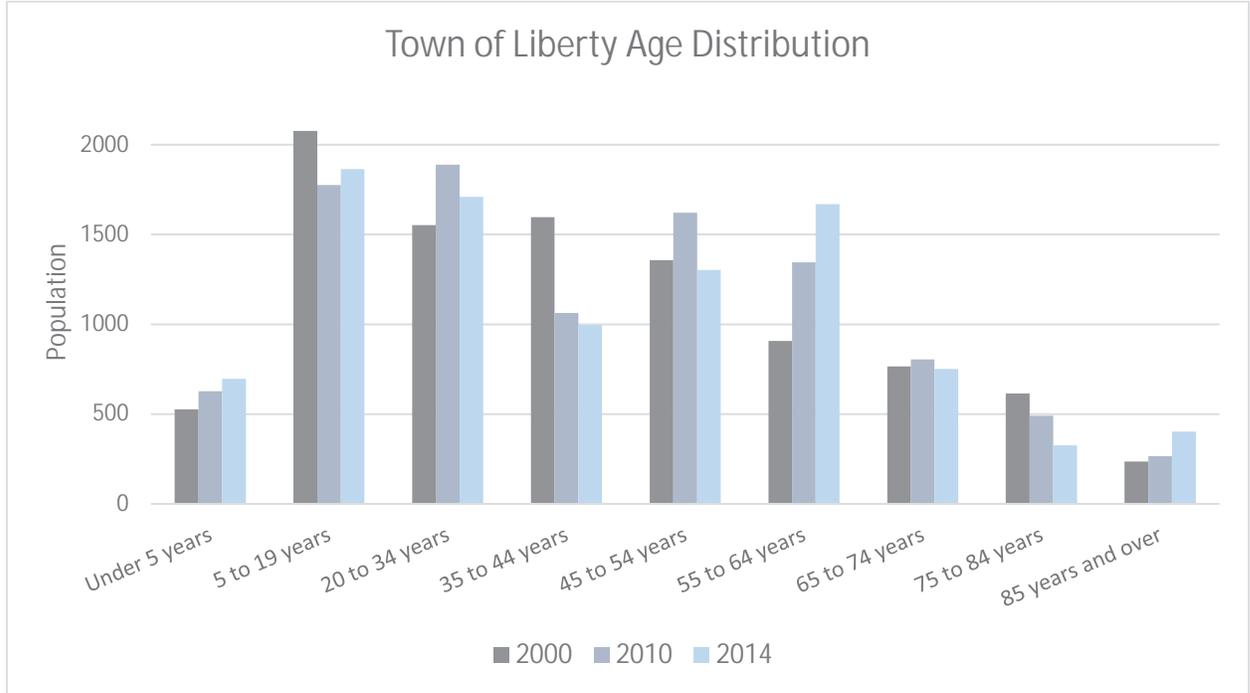


The following graph shows how the Village of Liberty compares to the other villages in Sullivan County. The village's population density increased by 2% from 2000 - 2010.



Age (includes town and village)

The median age increased from 39.3 in 2000 to 41.7 in 2010. The steepest decline is seen in the 35 to 44 age group while the steepest incline is seen in the 55 to 64 age group.



Race and Ethnicity (includes town and village)

The Town of Liberty saw an 8% increase in Hispanic or Latino community from 2000 to 2010. This is representative of the Hudson Valley Region which is seeing the greatest growth in the Hispanic or Latino communities and the Hasidic or Jewish Orthodox communities.

Ethnicity	2000	2010	2014
Hispanic or Latino	10.9%	18.8%	21.8%
Not Hispanic or Latino	89.1%	81.2%	78.2%

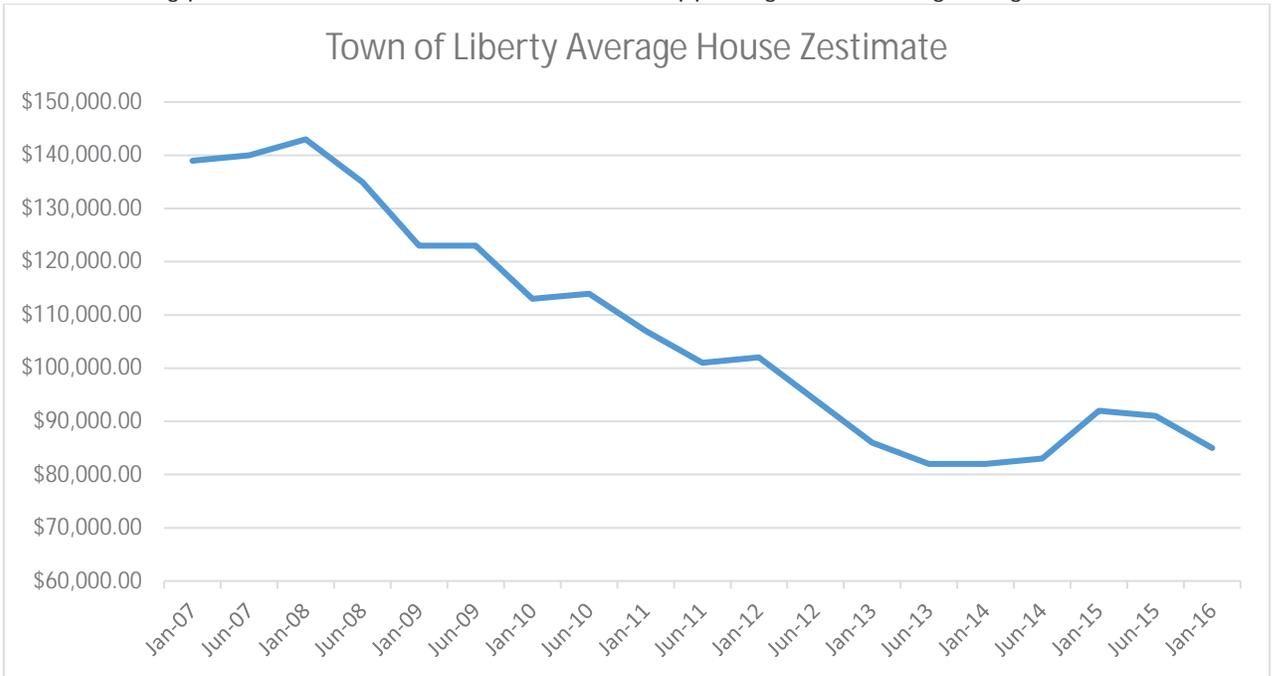
Race	2000	2010	2014
White	84%	78%	84%
Black or African American	9%	9%	5%
Asian	1%	2%	1%
Other	6%	11%	10%

Housing (includes town and village)

The housing occupancy rate held steady at 70% from 2000 to 2010; however, there was slight shift from owner-occupied to renter-occupied.

HOUSING OCCUPANCY	2000		2010	
	Total housing units	5,350	100.0%	5,495
Occupied housing units	3,711	69.4%	3,883	70.7%
Vacant housing units	1,639	30.6%	1,612	29.3%
Owner-occupied housing units	2,213	59.6%	2,179	56.1%
Renter-occupied housing units	1,498	40.4%	1,704	43.9%

The following graph shows that the average housing price steadily decreased from 2007 – 2013. Housing prices started to increase in 2014 but slipped again at the beginning of 2016.



ATTACHMENT B: Planning Maps

Map 1: Existing Zoning Map

Map 2: Existing Conditions - Land Use

Map 3: Existing Conditions – Development Constraints

Map 4: Existing Conditions – Aerial Photo

Map 5: Land Use Vision Map

Town of Liberty Sullivan County, NY

Existing Zoning

June 2016

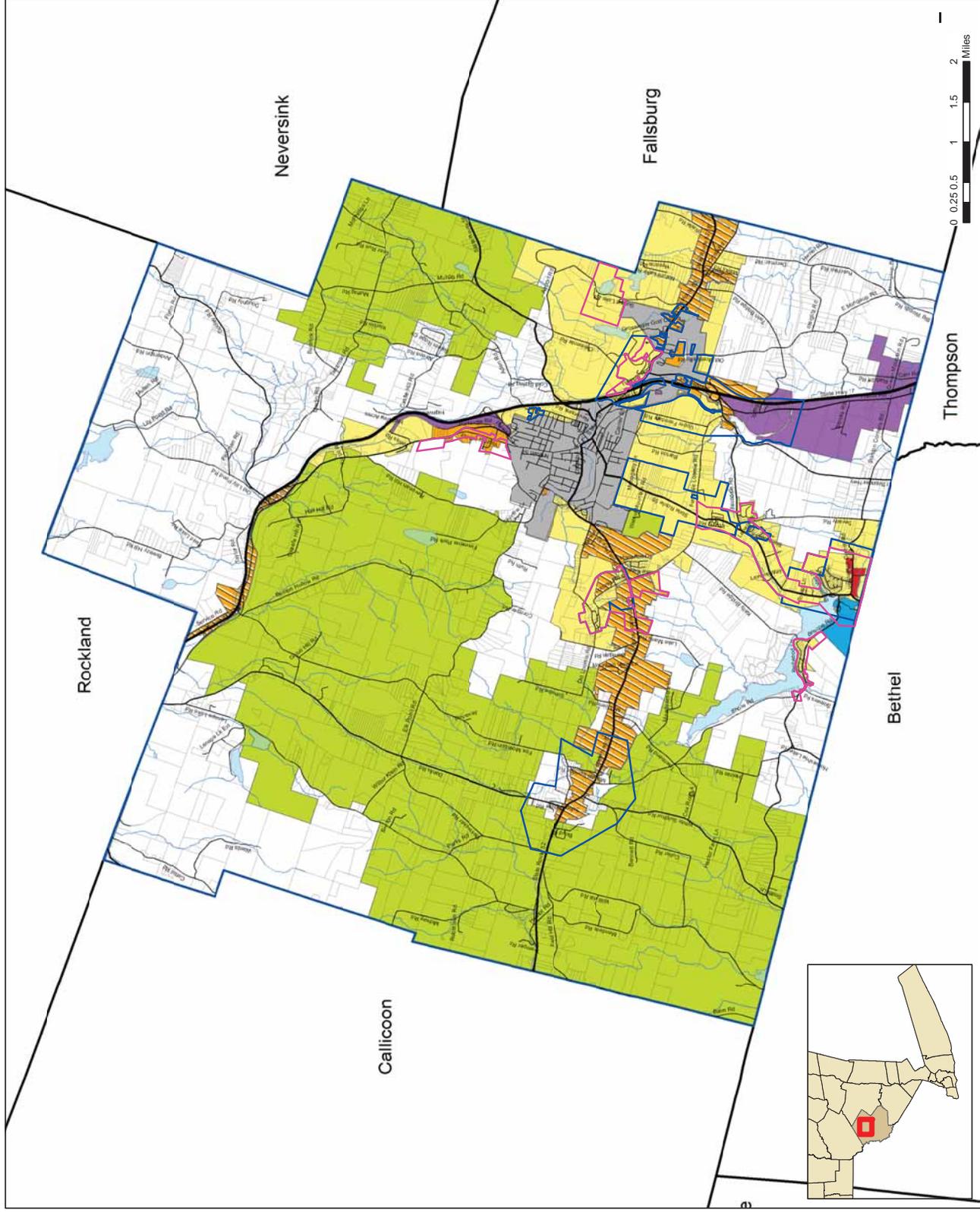
KEY

- Parcel Boundaries
- Village of Liberty
- Town of Liberty
- Streams
- Lakes
- Sewer Districts
- Water Districts
- Existing Zoning (2011)
- AC Agricultural/Conservation
- DCC Downtown Commercial Core
- IC Industrial Commercial
- R-1 Low Density Residential
- R-2 High Density Residential
- RD Rural Development
- RH Resort Hotel
- SC Service Commercial

PROJECT # 2016-020

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Town of Liberty Sullivan County, NY

Existing Conditions Land Use

June 2016

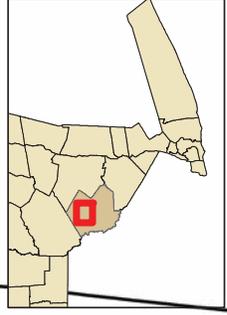
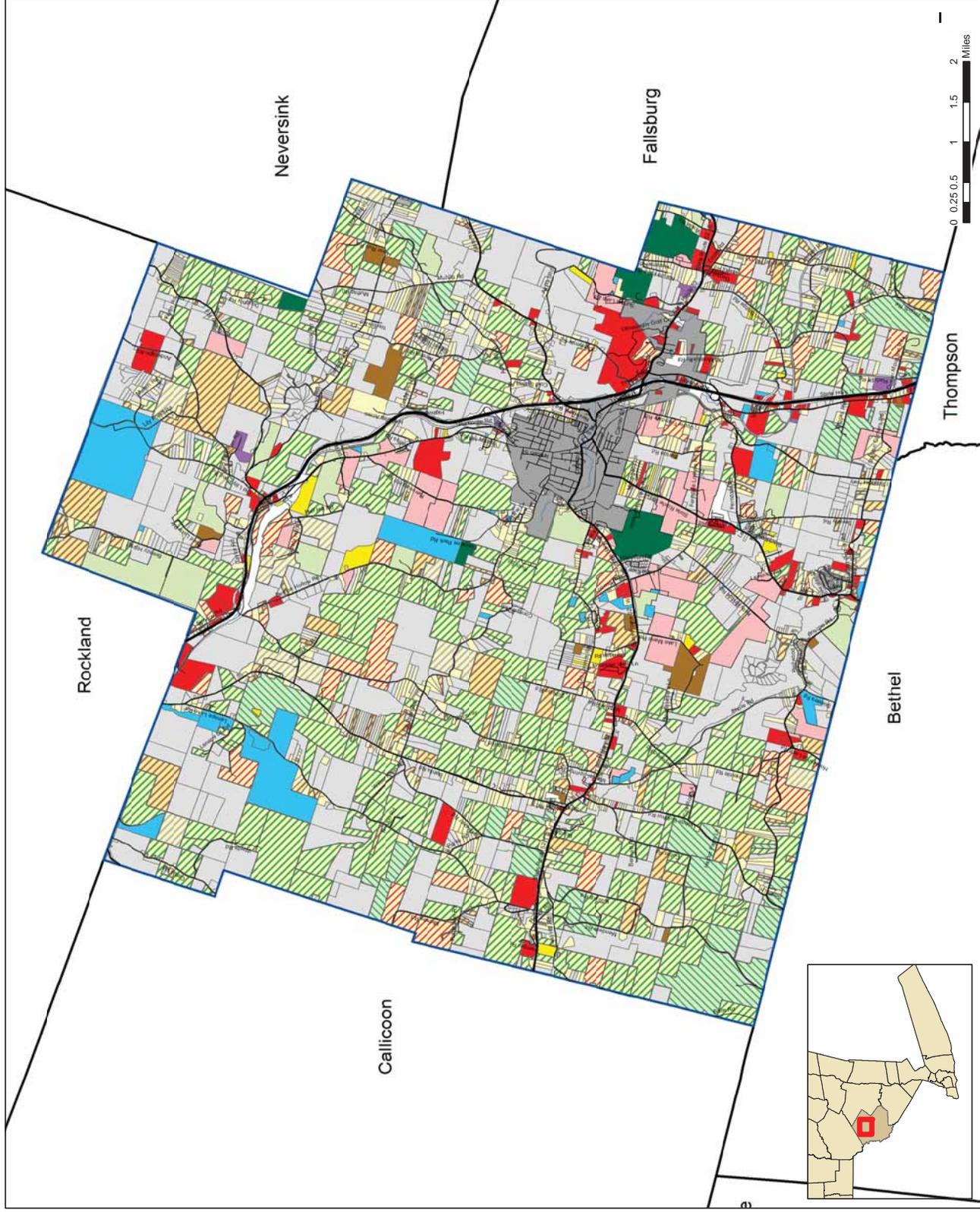
KEY

- Village of Liberty
- Town of Liberty
- 1 Family Residence
- 2 Family Residence
- 3 Family Residence
- Rural Residence
- Seasonal Residence
- Mobile Home(s)
- Apartments
- Residential Multipurpose
- Commercial
- Community Services
- Industrial
- Public Services
- Recreation and Entertainment
- Agricultural
- Wild, Forested, Conservation Lands and Public Parks
- Vacant

PROJECT # 2016-020

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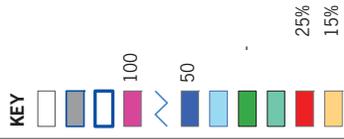
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Town of Liberty Sullivan County, NY

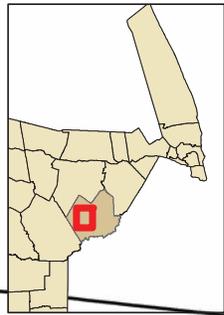
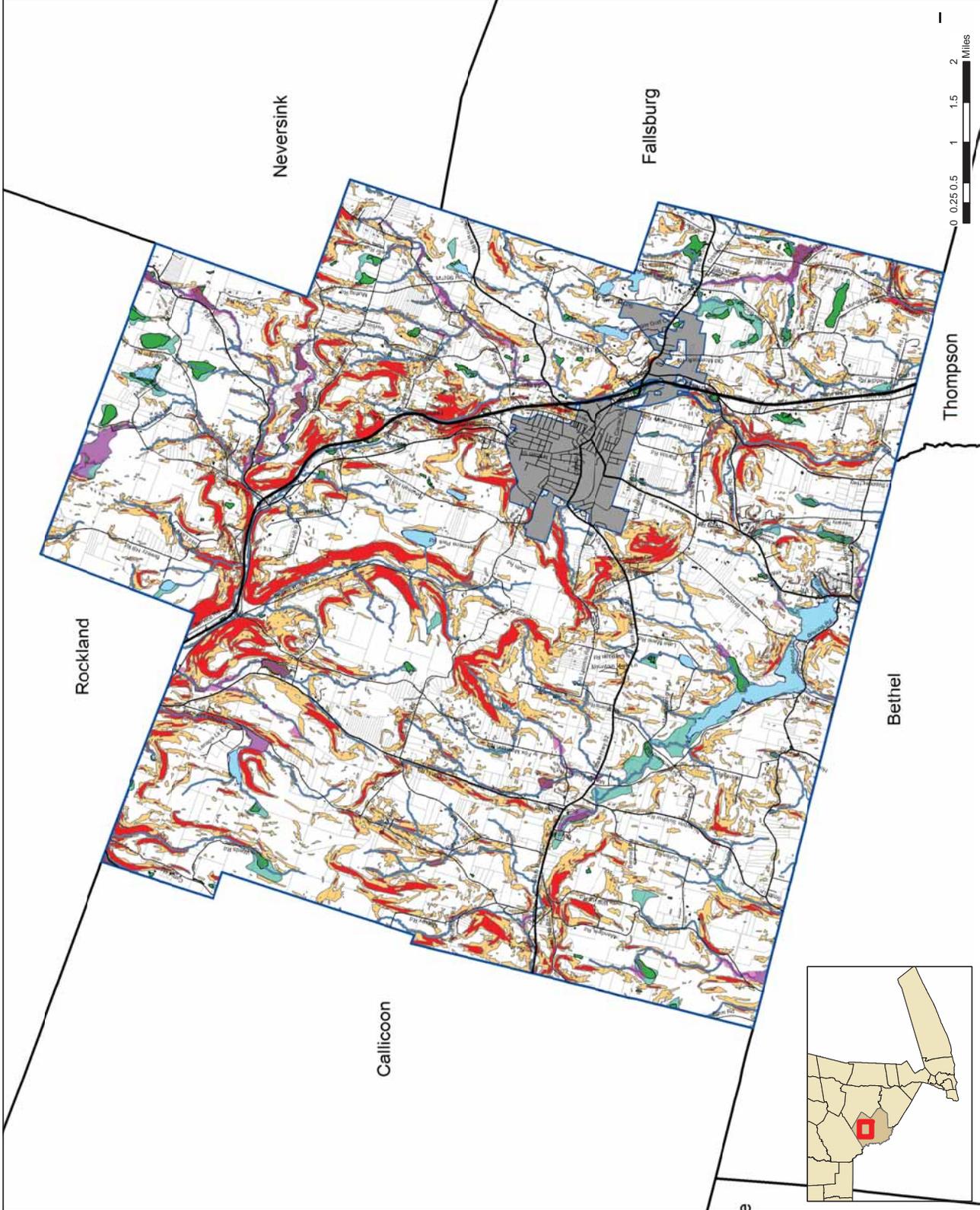
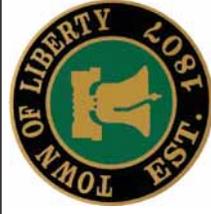
Existing Conditions Development Constraints

2016



2015-001
2015

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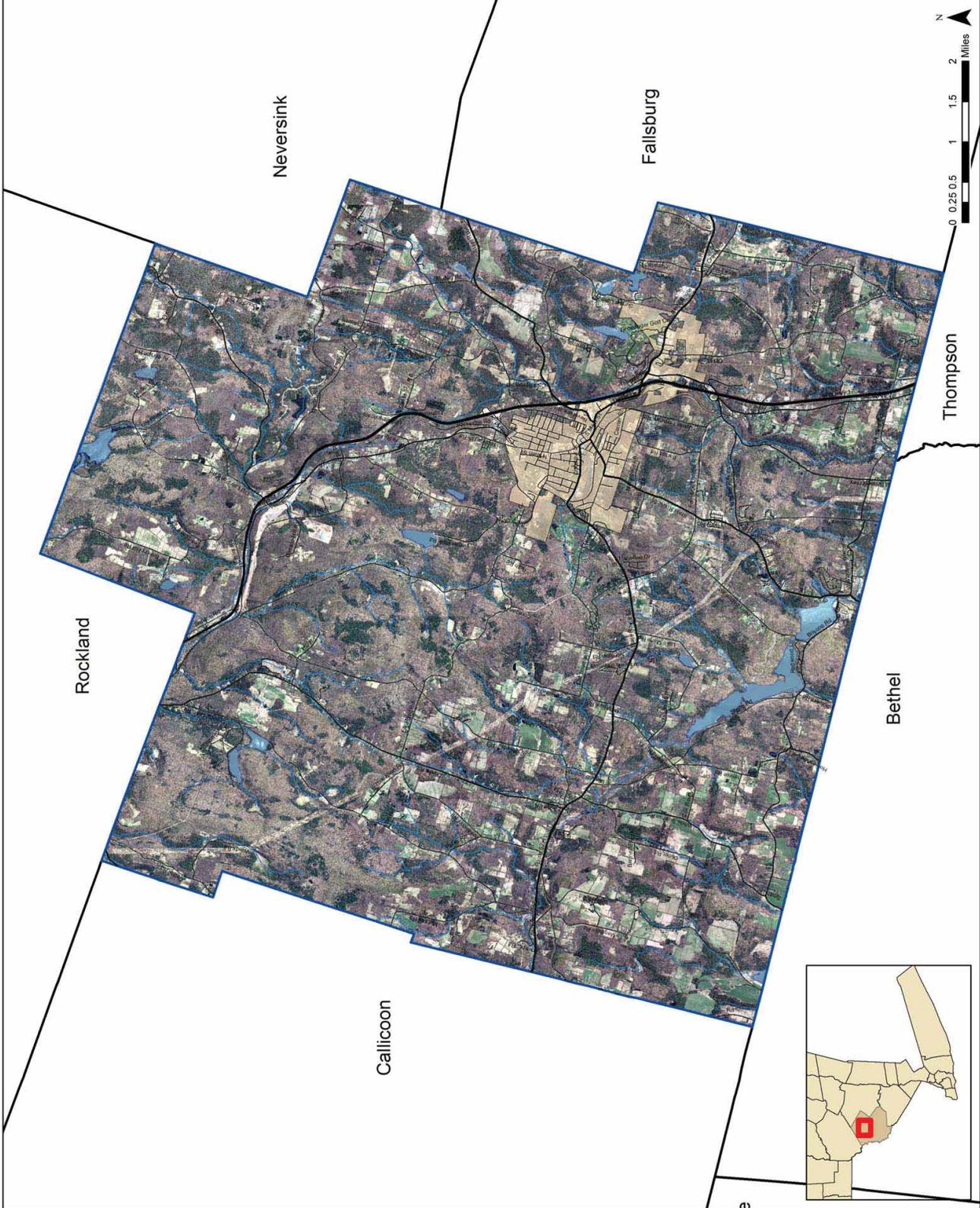
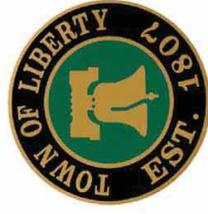
Town of Liberty Sullivan County, NY

Aerial Photo

June 2016

- KEY**
-  Parcel Boundaries
 -  Village of Liberty
 -  Town of Liberty
 -  Streams
 -  Lakes

PROJECT # 2016 - 020
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Town of Liberty Sullivan County, NY

Future Land Use

November 2016

KEY

- Village of Liberty
- Town of Liberty
- Streams
- Lakes

Proposed Zoning

- Wellhead Protection Overlay Zone 400' Buffer

Proposed Land Use

- Rural and Agricultural Conservation
- Rural and Residential
- Resort Hotel
- Neighborhood Residential
- Core Residential
- Commercial
- Downtown / Hamlet Commercial
- Industrial / Commercial
- Agricultural Districts

PROJECT # 2016 - 020

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