

Town of Deerpark Comprehensive Plan

Town of Deerpark Comprehensive Plan Summary of Recommendations

No.	Recommendation	Priority	Responsibility
Land Use Recommendations:			
1	The Town should use Orange County Soil Survey classifications as the basis for setting the minimum lot sizes for residential development when dependent on individual wells and septic systems, allowing for the use of alternative technologies and designs to make use of poorer quality soils.	Continuing	Town Board & Planning Board
2	The Town should update its Zoning Law, incorporating requirements consistent with the Goals and Objectives contained herein, providing greater flexibility in parking requirements, adopting more practical provisions for non-conforming uses and streamlining all procedures.	Immediate	Town Board & Planning Board
3	The Town should adapt its zoning districts to the four basic categories of existing development (hamlets, residential clusters, highway interchange, and rural low density), with a fifth classification for new economic development in the form of a floating planned unit development zone and a sixth zone to protect the Delaware River corridor.	Immediate	Town Board & Planning Board

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Land Use Recommendations:			
4	The Town should update its manufactured housing regulations to be current with best industry practice and law and ensure that Deerpark manufactured home communities are built to a high standard and provide safe, healthy and decent living environs. Siting of single-section manufactured housing should be restricted to manufactured home parks. Recreational vehicle parks should be separately regulated.	Immediate	Town Board & Planning Board
5	The Town should allow and even encourage the replacement of existing manufacturing housing with new housing of any type, provided there is proper skirting, landscaping and attention to setback requirements, but additions to such housing for the purpose of enlargement of permanent dwelling space should be prohibited.	Immediate	Town Board & Planning Board
6	The Town should incorporate requirements in its land use regulations protecting the Neversink aquifer.	Immediate	Town Board & Planning Board

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Land Use Recommendations:			
7	The Town should require developers to inventory those unique natural resources that should be protected in site design. Such outstanding features might include rock outcrops and promontories, waterfalls, scenic vistas and eagle nesting places.	Immediate	Town Board & Planning Board
8	The Town Industrial Development Agency should be activated to create some incentive programs of tax-abatements that will help attract industry or encourage its expansion by the offering of incentives special to Deerpark.	Long-term	Town Board & Planning Board, Partnership & IDA
9	The Town should allow for the growth of its Hamlet Districts to reflect the growing needs for services with population increases.	Short-term	Town Board & Planning Board
10	The Town should work with the Orange County Partnership and others to achieve designation of an Empire Zone or similar economic development designation for the Town of Deerpark.	Short-term	Town Board & Planning Board Partnership & IDA
11	The Town should develop zoning provisions to provide for and encourage conservation subdivisions and other forms of development where density is traded for open space.	Short-term	Town Board & Planning Board

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Land Use Recommendations:			
12	The Town should work with the Minisink and Neversink historical groups to aggressively promote the extensive history of the Town as an economic and tourism development resource and link these efforts to the development of Route 97 as the Upper Delaware Scenic Byway.	Long-term	Town Board, Planning Board & Town Historian
13	The Town should develop a program that would trade tax abatements for 10 to 25 year length leases of open space easements under the authority of the General Municipal Law, similar to the Town of Periton in Monroe County, for use by large open space land-holders.	Long-term	Town Board, Planning Board & Town Attorney
14	Sensitive site planning standards should be enacted which can achieve energy conservation without any significant financial differential, through assurance of solar access, and through provision of landscaped shade and windbreaks.	Long-term	Town Board & Planning Board

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Transportation Recommendations:			
15	The Town should continue with its excellent multi-year capital improvement program for town roads.	Continuing	Town Board & Highway Superintendent
16	The Town should include level of service analysis and evaluation of the carrying capacity of its Town roads as a Special Use review criteria for major projects, providing density incentives for developers who participate in highway improvement projects that help to update the level of service on Town highways.	Short-term	Town Board, Planning Board, Highway Superintendent & Town Engineer
17	The Town should pursue State and County assistance in creating a by-pass of the City of Port Jervis, linking I-84 to NYS Route 42 and Route 209.	Long-term	Town Board & Planning Board
18	Monitor rail freight service situation and encourage retention of the Port Jervis mainline as a source of economic development for the region.	Long-term	Town Board

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Transportation Recommendations:			
19	Plan highway and public transportation improvements with a view to complementing commuter rail service by matching schedules and ensuring good highway links to commuter rail stations.	Long-term	Town Board

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Community Facilities and Services Recommendations:			
20	The Town should pursue development of municipal sewage treatment capacity by working with the City of Port Jervis to take over the existing City plant or independently develop new facilities to serve most of the existing industrial, commercial, institutional and higher density residential development areas within the Town.	Short-term	Town Board, & Town Engineer
21	The Town should investigate the feasibility of developing a municipal water supply system located on the Boehmler tract to service, by gravity flow, both the Sparrowbush and Huguenot areas.	Long-term	Town Board, & Town Engineer
22	The Town should identify a location for a new Town Center where its various services and facilities can be consolidated. An engineering and economic feasibility study should be initiated to size and design such a facility once the site is chosen.	Long-term	Town Board, & Town Engineer
23	Water lines supplying Neversink aquifer water to the Boehmler tract, and Boehmler tract water to the Huguenot hamlet and environs should be placed within the right-of-way of a rebuilt and realigned Peenpack Trail at the same time that road construction work is accomplished.	Long-term	Town Board, Highway Superintendent & Town Engineer

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Community Facilities and Services Recommendations:			
24	The Town should develop and implement a master plan for recreational development, not only with regard to the ultimate development of Boehmler Park, but also existing public and neighborhood parks with special attention to the need for organized group management of such facilities to prevent vandalism and abuse.	Long-term	Town Board, Planning Board & Recreation Commission
25	The Town should require the creation of common open space in new developments so as to ensure that new residents have recreational opportunities available to them.	Long-term	Town Board & Planning Board

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Other Recommendations:			
26	The Town should work with the Neversink Valley Area Museum (and with the Minisink Historical Society) to further expand its marker program using the 1930's research and other sources as a foundation.	Long-term	Town Historian & Town Board
27	The Town should work with Orange County under their Rails to Trails program to create a trail from Westbrookville to Cuddebackville with a future extension to the Port Jervis Trail.	Long-term	Town Historian & Town Board
28	Historic homes should be surveyed for possible placement on National Register.	Long-term	Town Historian & Town Board
29	Historic districts should be considered for addition to the National Register.	Long-term	Town Historian & Town Board
30	Attractive welcome signs should be placed at all entrances to the Town (11 in all). Signs should use the Deerpark Bicentennial logo (map and hamlets) so that visitors understand the makeup of the Town. A search for grant money to help pay for this project should begin as soon possible.	Short-term	Town Historian & Town Board

Town of Deepark Comprehensive Plan

No.	Recommendation	Priority	Responsibility
Other Recommendations:			
31	A large street map should be placed in front of Town Hall for visitor reference. The map funded by the Upper Delaware Council several years ago should also be updated, reprinted as necessary and distributed from multiple locations. It should serve as a "Welcome to Deepark " brochure for new residents.	Short-term	Town Historian & Town Board
32	The Town of Deepark website in the process of being created should depict historic, scenic and natural interests, as well as Town information. It should feature the same themes as used on signage and in brochures. It should incorporate an interactive map of Town historic sites and other attractions that will allow visitors to gain more information on specific sites by clicking on map links. It should also designate various "trails" that visitors can take by car, bike or foot to see Deepark's attractions with a featured link to the Upper Delaware Scenic Byway and the Upper Delaware Scenic and Recreational River.	Short-term	Town Historian & Town Board
33	Pursue a housing rehabilitation grant program under the Community Development Block Grant program to help Deepark homeowners upgrade units.	Long-term	Town Board