

# Acknowledgments

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## Executive Summary

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This chapter provides a snapshot of the information found in the Town of Beekman Comprehensive Plan. During the planning process a comprehensive inventory, research, and analysis was conducted to provide a foundation from which to create the Plan. A detailed inventory of Town's resources and a full explanation of each goal and the associated implementation strategies are included later in the planning document.

### ***The "Blueprint for Action"***

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A Comprehensive Plan identifies the goals and strategies by which a community looks to achieve sustainable vitality, high quality of life, and to direct actions and resources in response to the future needs of both its residents and businesses. This Vision Beekman Comprehensive Plan will act as a guide or "blueprint" for the future of the Town.



### ***The Planning Process and Activities***

The Town of Beekman is situated in the south-central portion of Dutchess County, approximately thirteen miles east of the Hudson River shoreline and about eight miles from the Connecticut border. The Town's rural feeling and natural environment, reminiscent of its agricultural heritage, and its access to the tri-state metropolitan area of New York, New Jersey and Connecticut, bring great development pressure on the Town's land.

To preserve the continuing vitality of the Town of Beekman, a strategic vision was created as part of the Comprehensive Plan to represent the future of the Town. This vision retains the qualities of the Town that residents have come to cherish, weaves together the facts of the changing socio and economic conditions, and reflects the needs and desires of a diverse population. The Comprehensive Plan will continue to be an enabling tool for the Town to manage growth and deliver public services in a sustainable manner.

Planning is a process of formulating goals, strategies and actions necessary to implement the community's vision. By coordinating actions to guide the Town's development, the Comprehensive Plan becomes a valuable tool to Town government, its citizens and the private sector. In developing the Town's Comprehensive Plan, consultants worked closely with the Comprehensive Plan Review Committee (CPRC) and the community to develop goals, strategies and actions that directly supported the public participation findings.

To ensure that the goals, strategies, and actions of the Comprehensive Plan are relevant to the changing conditions within the Town, it is recommended that the Plan be reviewed by the Town Board at least every five years and amended where appropriate.

### ***Demographic Summary***

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The Town of Beekman's population is growing. This trend is expected to continue because of the Town's proximity to the New York City metropolitan area and Beekman's quality of life. The median age of Beekman's residents is 35.5 years. Most of the residents have a high school diploma, and over a quarter of them have attained a bachelor's degree or a higher education degree. Between 1990 and 2000, the median household income in the Town of Beekman rose from \$53,127 to \$65,955.

Community assets identified during focus group workshops included Beekman's family-oriented community and a quality education system. Both of these are appealing features that are now attracting people to relocate to Beekman.

### ***Beekman's Opportunities, Challenges, Goals and Strategies***

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During the development of the Comprehensive Plan the consultants worked closely with CPRC and the community to identify the challenges that needed to be overcome and the opportunities that could be capitalized on to continually improve the quality of life in Beekman. The collaboration involved several public workshops, stakeholder interviews, a series of committee meetings, and a community survey.

This partnership helped to identify the opportunities and challenges facing the community, and create statements of future conditions or goals that provide the framework for the community's vision of the future. The resulting Comprehensive Plan aims to assist the community to reach these goals.

The inventory of the existing opportunities and challenges in the Town and all discussions regarding goals, strategies and actions for addressing future issues are divided within the Plan by topics: land use, natural resources, open space, recreation and cultural resources, transportation, housing, municipal services and infrastructure, and economic development.

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## Land Use

The challenge in establishing land uses is to identify sufficient amounts of land to satisfy the Town's future needs, and to relate the location of those uses to the transportation system and other infrastructure of the Town while preserving the existing “small town feeling”. The Land Use Goals indicate what particular types of uses the Town desires and expects to see in future development, which later will be reflected in the Zoning Ordinance rules and range of permitted uses.



**Agricultural land use in Beekman**

The general direction in creating land use goals aims at preserving the existing rural character of the Town and its open space by concentrating new development in areas already developed. Improving the infrastructure and enhancing the aesthetics of these existing developed places is the key in attracting future development here.

## Land Use Goals

- LU Goal 1: Preserve and enhance the existing rural character while accommodating a balanced mix of agricultural, recreational, residential, commercial and industrial uses.**
- LU Goal 2: Focus higher density commercial and residential development in the Town Center to preserve the outlying open space areas of the Town.**
- LU Goal 3: Encourage an appropriate balance of residential, commercial, light industrial development, and open space to maintain a balanced tax base.**
- LU Goal 4: Establish and implement design guidelines to ensure development in the Town Center maintains a “Town-scale”.**
- LU Goal 5: Encourage future development that minimizes negative impacts on natural resources, infrastructure, and neighboring uses in order to safeguard the health, safety, and welfare of the community.**
- LU Goal 6: Protect and improve the community’s visual character and aesthetics, especially along commercial corridors, ridgelines and at prominent gateways.**
- LU Goal 7: Ensure any development is of quality design to foster and preserve the character of the Town and meet the long-term needs of the community.**
- LU Goal 8: Enhance the Town Center as a centerpiece for commercial, recreational, social, cultural and educational activities in Beekman.**
- LU Goal 9: Update the land use regulations to reflect a density supported by the natural limitations of the resources in Beekman.**
- LU Goal 10: Explore land use regulations to encourage the preservation of open space.**

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## **Natural Resources**

The ground water from unconsolidated sand and gravel deposits in the Fishkill Creek Valley is the principal source of supply for farms and rural homes. The protection of the Town's resources has long been a primary goal for its citizens. During the public natural resource workshop many participants also identified wetlands, water resources and steep slopes as Beekman's natural resource assets. Focus Group participants further recommended additional regulations to protect these assets.



**Scenic vista in the Town of Beekman**

According to the Town of Beekman's Open Space Plan:

"The views and viewshed from the Appalachian National Scenic Trail looking across "the valley" of Beekman and panoramically around the Mid-Hudson Valley region, are resources to be conserved from a national importance standpoint. The views looking up toward Depot Hill and the long, continuing ridge of the Hudson Highlands, as well as West Mountain, and smaller, but locally important hills such as Clapp Hill, are also scenic views and scenic resources that are special and give meaning and character to Beekman.

Preserving and protecting the land, water and scenic resources that contribute to the Town's unique character are goals that should be considered in development decisions within the Town.

## **Natural Resource Goals**

- NR Goal 1: Ensure the continued protection of all the Town's important natural resources.**
- NR Goal 2: Foster the preservation of the Town's many environmentally sensitive lands, protecting them from any adverse impacts associated with man-made development on land, air, water quality, natural habitats, unique land formations and scenic resources.**
- NR Goal 3: Preserve and protect those lands and scenic resources that contribute to the Town's unique character.**
- NR Goal 4: Promote development that is environmentally conscientious and energy efficient to preserve and protect the Town's resources.**

## **Open Space & Agricultural Resources**

Located in the southern-central portion of Dutchess County, the Town of Beekman covers 19,637 acres of which 4,850 acres of farms and orchards are enrolled in Dutchess County Agricultural District No. 23. State and local programs permanently protect 2,600 acres of the Town's agricultural-use land. The rich soils of the Town made farming and agriculture one of its main economic industries. Recent trends in housing development have resulted in a reduction of the number of working farms as well as the size of those farms continuing production.

During the last decade, the residents of the Town consistently expressed their strong desire to preserve Beekman’s rural character. In 2005, the residents voted overwhelmingly in favor of authorizing the Town Board to Bond up to \$3 million for the sole purpose of preserving open space and protecting Beekman’s farmland.

The community’s mind-set on these issues makes evident that preserving the scenic views of the rural and agricultural countryside, the unique ridgelines, and abundant open spaces are key aspirations of the Comprehensive Plan. Integrating the needs of agriculture by promoting agriculturally related businesses and niche farming in the development of an economic development plan will further promote the goals presented in the Comprehensive Plan.



Open space resource in Beekman

### Open Space & Agricultural Resources Goals

- OS Goal 1:** Preserve open space, farmland and woodlots through the implementation of the Open Space Plan.
- OS Goal 2:** Assess, protect and enhance the environment to sustain the quality of natural resources, the rural landscape, and diversity of wildlife habitats.
- OS Goal 3:** Preserve the scenic views of the rural and agricultural countryside, the unique ridgelines, the abundant open spaces and other important physical features in Beekman.
- OS Goal 4:** Integrate the needs of agriculture in the development of any economic development plan by promoting agriculturally related businesses and niche farming.
- OS Goal 5:** Protect and enhance existing productive farmlands, as well as potentially productive farmlands and working landscapes to further preserve agriculture in Beekman.
- OS Goal 6:** Promote Beekman as an “agricultural friendly” community.
- OS Goal 7:** Ensure open space is preserved and protected.

### Recreational & Cultural Resources

The rich history of the Town of Beekman is shown in its numerous structures and places of historical significance. In May of 2007, the Town of Beekman passed a resolution to apply for status as a Preserve America Community to protect and promote its historical and heritage resources. As part of the Town’s promotion efforts to recognize and celebrate its history, the Town has initiated reconstruction plans of the Old Gristmill. Future plans include



Beekman Furnace

utilizing the mill as a museum and tourism center.

The rich natural features of the Town could be enjoyed in areas specially designed for recreation uses. Approximately three miles of the Appalachian Trail can be accessed in the Town of Beekman and many other existing recreation opportunities are spread around the Town.

The Recreational and Cultural Resources element of the Comprehensive Plan studies the feasibility of providing additional recreational services and/or facilities to satisfy community need. The goals on this topic identify the existing historical and cultural resources and address the future recreational needs of Beekman's residents.



Recreation Park

### Recreation & Cultural Goals

- RC Goal 1:** Identify the recreational needs of Beekman's residents and study the feasibility of providing any additional recreational services and/or facilities to satisfy this identified need.
- RC Goal 2:** Maintain and enhance the existing as well as the continued development of the park and recreation system to meet the needs of current and future Town residents, and provide them with top quality parks and facilities.
- RC Goal 3:** Continue to create a network of trails and paths throughout the community to link and improve accessibility to recreational, cultural, commercial, and regional resources.
- RC Goal 4:** Promote and support the growth of arts and cultural events throughout the Town as a means of enhancing the Town's cultural experiences and strengthening its sense of community.
- RC Goal 5:** Preserve, enhance, and promote the Town's historical and cultural resources for the enjoyment of the current residents and future generations.
- RC Goal 6:** Create tourism opportunities by promoting the Town's historic identity.
- RC Goal 7:** Develop and enhance destinations throughout the Town that have cultural, historical and/or educational interest.
- RC Goal 8:** Protect and enhance the unique local history of the Town's Hamlets through reuse, rehabilitation and maintenance of significant structures, as well as to safeguard against the loss of these important resources.

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## **Transportation Resources**

The Town of Beekman maintains 73 miles of local roads. One reason for the Town's dynamic growth is the Town's street network and the reasonable commuting distance to major cities and transportation hubs. The roads taking the residents to destinations outside the Town transform the Town of Beekman into a destination and bring in tourists.



**Town Center (Route 55 & Beekman Road)**

In the future, improving and maintaining the integrity and capacity of existing roads, and promoting and encouraging a safe and contiguous system of sidewalks, bike trails and pathways throughout the Town Center and the Hamlets will enhance the mobility and accessibility throughout the Town. Also, good public transportation makes places accessible to everybody.

## **Transportation Goals**

- T Goal 1: Support a multi-modal transportation system by exploring opportunities to enhance public transportation in the Town.**
- T Goal 2: Foster a safe and efficient transportation network throughout the Town of Beekman.**
- T Goal 3: Improve and enhance the parking in the Town's commercial areas.**
- T Goal 4: Enhance mobility and accessibility throughout the Town via improvements or new infrastructure designed to accommodate a variety of transportation modes for the safety, convenience, and efficiency of drivers, cyclists, and pedestrians.**
- T Goal 5: Promote and encourage a safe and contiguous system of sidewalks, bike trails and pathways throughout the Town Center and the Hamlets.**
- T Goal 6: Improve and maintain the integrity and capacity of existing roads through access management.**

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## **Housing Resources**



Beekman's 2007 median family income of \$87,055 can generally afford a \$287,000-\$315,000 house. However, the median price of a house in Beekman currently costs \$409,000. During the workshops participants identified a need to retain and support a balanced mix of community members by ensuring housing that is affordable to seniors, workers, and young adults. Providing a diversified range of housing opportunities consistent with a well-balanced community is the main goal on this topic.

### **Housing Goals**

- H Goal 1: Provide a diversified range of housing opportunities consistent with a well-balanced community.**
- H Goal 2: Require the design and construction of new housing to consider the character and natural features of the area and the overall rural character of the Town.**
- H Goal 3: Encourage a balanced blend of quality housing opportunities including moderately priced housing to provide a range of prices to accommodate the Town's workforce.**

### **Municipal Services & Infrastructure**

Quality municipal services and reliable infrastructure enhances residents' quality of life and existing businesses' level of services and continuity. It also encourages new businesses to establish in Town.

The residents of the Town consider the quality of the local educational system to represent an important asset to the community. Instilled with a strong sense of civic duty, Beekman's residents volunteer to operate a fire fighting squad and rescue squad. Both the fire fighters and the rescue squad serve the neighboring communities as well as the Town of Beekman. The rescue squad is funded entirely by local donations.



**Beekman Town Hall**



Effective communication between community, government, businesses and municipalities builds better relationships and solves problems. Reliable infrastructure directs and encourages development to concentrate in designated places and saves open space. Quality public services improve residents' quality of life.

### **Municipal Services & Infrastructure Goals**

- MS Goal 1: Promote and encourage inter and intra-municipal cooperation and communication, including but not limited to participation in a shared services or consolidation study, to provide quality services at reasonable costs.**
- MS Goal 2: Promote and encourage a high quality of public services for the safety, comfort, and pleasure of residents and business owners.**
- MS Goal 3: Improve the capacity of the Town government to be proactive, focused and able to provide leadership and support for the implementation of the Vision Beekman Comprehensive Plan.**
- MS Goal 4: Support professional and educational development for both elected and government officials to better serve the community.**
- MS Goal 5: Maintain and enhance public infrastructure and services that meet the needs of current and future residents and businesses, while advancing the overall vision established for Beekman.**
- MS Goal 6: Develop and promote effective communication between Town government and residents/business owners.**
- MS Goal 7: Promote the community's educational resources as a vital contributor to Beekman's continued viability.**
- MS Goal 8: Evaluate the feasibility of expanding municipal water and sewer infrastructure to the Town Center to promote economic development and preserve the Town's open space resources.**

### ***Economic Development***

At the time of the 2000 census, the Town's top three industrial sectors were education/health/social services sectors (21.7%), manufacturing (12.5%), and retail trade (11.2%). Similarly, the top three sectors in Dutchess County were education/health/social services sectors (26.4%), manufacturing (12.3%), and retail trade (11.4%).



**Commercial Plaza (Route 55 & Route 216)**

The participants in the workshops held during the Comprehensive Plan development identified various economic opportunities in the Town, which consist of establishing a Chamber of Commerce, concentrating commercial development in select areas, enforcing Village style design guidelines, creating a civic identity, attracting small businesses and retail establishments, utilizing the internet for business and tourism marketing, expanding sewer and water system to the Town Center, diversifying commercial establishments, creating employment opportunities for residents, and developing a visible Town Center. See Appendix B, Map 20: Creating a New Town Center.

Establishing a sense of civic identity and identifying realistic economic development opportunities for the Town in consideration of its transportation resources, infrastructure, demographics, and location in the region should constitute the primary goals on this matter.

### **Economic Development Goals**

- ED Goal 1: Identify realistic economic development opportunities for the Town in consideration of its transportation resources, infrastructure, demographics, and location in the region.**
- ED Goal 2: Establish a sense of civic identity, including a “branding” of the Town for the purposes of building Town identity, facilitating economic development marketing, and promoting tourism.**
- ED Goal 3: Create an organizational structure that promotes strong, proactive and innovative municipal support for economic and community development in the Town.**
- ED Goal 4: Create conditions and incentives highly conducive to recruiting and retaining appropriate light industrial and commercial businesses within the Town.**
- ED Goal 5: Develop the capacity to market and promote the Town in terms of the economic, social, tourism, and quality of life benefits and opportunities that it offers.**
- ED Goal 6: Promote a stronger retail sector as a means of stemming expenditure leakage from the region, encouraging Town Center businesses, and attracting a broader customer base to benefit both retail and service sector businesses.**
- ED Goal 7: Foster a viable local tourism economy and position Beekman to benefit from increased tourism. Develop tourism resources in the Town to strengthen the local economy and establish stewardship and preservation of the Town’s unique resources.**
- ED Goal 8: Encourage the Town Center to become a mixed residential and commercial district that provides a variety of necessary goods, services, entertainment venues and attractions for local and regional patrons.**

# Introduction

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## *Introduction to Planning*

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### ***What is a Comprehensive Plan?***

New York State law grants municipalities the authority to prepare and adopt Comprehensive Plans. As defined in the state legislation, a Comprehensive Plan is a document that identifies goals, objectives, principles, and policies for the immediate and long-range protection, enhancement, growth, and development of a community.

As a tool of planning, Comprehensive Plans provide guidance to municipal leaders, government agencies, organizations, businesses, and residents, and helps to ensure that the community's needs are met, both now and in the future. Comprehensive Plans are implemented through a variety of tools including land use policies, regulatory measures, zoning changes, and local laws. Town Law further strengthens the role of the Comprehensive Plan by mandating that any new land use regulations and/or amendments, and all public capital improvements within the community must take into consideration the adopted Comprehensive Plan.

Over time, adherence to the preferences set forth in the Comprehensive Plan (and to the implementation tools) results in a community that closely resembles preferred vision identified through the Comprehensive Planning process. For this reason, a well-developed Comprehensive Plan is regarded as a community's blueprint for the future.

Like all communities, for the Town of Beekman to continue to be socially and economically sustainable, it must respond to changing conditions. The Town's continuing vitality requires development of a strategic vision that weaves together the facts of changing economic conditions, the importance and value of open space, and the needs and desires of a diverse population.

### ***Plan Adoption & Schedule of Decisions***

The Town Board created the Comprehensive Planning Review Committee (CPRC) in 2005 in order to review the *1999 Comprehensive Plan*, understand what goals and strategies were completed, and advise how the Town could best update the Plan. In late 2006, the Laberge Group was contracted by the Town Board to assist the CPRC. Together, the CPRC subsequently met monthly with the consultant and bi-monthly as a committee to ensure the information comprehensively reflected the needs and views expressed by the public.

**EVERYONE IS WELCOME**  
All Residents, Property Owners, Civic Groups,  
Businesses and Government Officials are invited.

*What is Your Vision?*

The community is developing a Plan to guide us into the future and we need to know what you think. This is your opportunity to make a difference in your community.

*Your chance to shape  
your community's Future*

The CPRC conducted a public hearing and presented the Draft Comprehensive Plan to the public. The Draft Comprehensive Plan was available for public review at the office of the Town Clerk, the Beekman Library, and on the Town's website. Upon review and acceptance of the Draft Comprehensive Plan by the CPRC, the Town Board scheduled a second public hearing on the Draft Plan.

The Town Board referred the Draft Plan to the Dutchess County Department of Planning and Development for review as required by §239-m of the General Municipal Law. Dutchess County Department of Planning and Development provided a written response indicating that the Comprehensive Plan was complete.

Comments from the public hearing and public comments submitted were incorporated into the Final Comprehensive Plan. The Town Board reviewed the Final Comprehensive Plan and passed a resolution accepting the Plan as complete and commenced the State Environmental Quality Review process. The Town Board declared itself Lead Agency, and completed Parts 1 and 2 of the Full Environmental Assessment Form. The Town Board determined the adoption of the Comprehensive Plan would not result in any significant impact on the environment and therefore prepared a Negative Declaration in accordance with 6 NYCRR Part 617.

Upon completion of the Final Comprehensive Plan and all SEQR requirements, the Town Board adopted the Town of Beekman Comprehensive Plan.

### ***Updating & Amending the Plan***

In order for the Comprehensive Plan to be an effective tool in guiding the desires of Beekman residents, it must be reviewed regularly. Ideas and attitudes change over time. Five years from now, a problem that may have been at the forefront of the public mind may be resolved and something else may take its place. Therefore, it is recommended that Town Board and Planning Board, or other designated special board, annually review the Comprehensive Plan's goals, objectives, and strategies to ensure that they are relevant to the changing conditions within the Town. It is recommended that the entire Comprehensive Plan be reviewed at least once every five years, and be amended where needed. The Plan should be updated or re-written every ten years.

# Goals, Strategies & Actions

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## *Development of Goals*

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*You got to be very careful if you don't know where you're going, because you might not get there. -Yogi Berra*

The Town of Beekman is faced with similar challenges and issues that many communities in Upstate New York face: development pressures, increasing costs of services, changes in demographics, desire maintain the qualities that make it a great place to live.

Smart communities who wish to remain healthy and vital places – to live, work, raise families, invest – acknowledge that change occurs and issues need to be addressed. It is through the planning process of looking towards the future that the necessary actions can be identified and implemented to preserve quality of life.

The goals, strategies, and actions of the Comprehensive Plan, once implemented, are intended to guide the future development of the Town. To best understand the intent of these elements, the differences between goals, strategies, and actions are as follows:

- **Goal:** A goal is a general statement of a future condition, which is considered desirable for the community; it is an end towards which this plan is aimed.
- **Strategy:** A strategy is a measurable activity to be accomplished in pursuit of the goal; it refers to some specific aspiration, which is reasonably attainable.
- **Action:** An action is a specific proposal to do something that relates directly to accomplishing the strategy and identifies the how, where, and amount to be done. As strategies and actions are successfully undertaken, they function as measurable accomplishments.

These goals, strategies and actions were developed in support of the Vision Beekman Comprehensive Plan, and were crafted through the efforts of plan consultants working closely with the CPRC and the community. Much effort was put into the public participation process conducted in support of the planning process. This involved several public workshops, stakeholder interviews, a series of committee meetings, and a community survey.

Culling all the feedback from these efforts, an attempt was made to identify goals that best reflect the community's concerns and desires. With the feedback received from the CPRC, the goals were finalized and tailored to better reflect the Town's desired vision of the future. Strategies and actions were then developed in order to provide a framework for achieving those expressed goals.

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## Land Use

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### Land Use Goals

**LU Goal 1: Preserve and enhance the existing rural character while accommodating a balanced mix of agricultural, recreational, residential, commercial and industrial uses.**

LU Strategy 1.1: Identify preferred development for specific areas of the Town.

*LU Action 1.1.1: Review and revise existing residential zoning to incorporate land use techniques to preserve the rural landscape.*

*LU Action 1.1.2: Utilize development tools such as conservation zoning and cluster zoning to preserve and protect prime lands valued for agriculture, open space, environmental features, or scenic qualities.*

*LU Action 1.1.3: Maximize recreational uses on land currently serving recreational purposes before designating additional parcels of land for related activities.*

LU Strategy 1.2: Update the Town's zoning ordinance to achieve a balanced mix of commercial, residential, and recreational properties with planned transitioning and appropriate buffers between the various districts.

*LU Action 1.2.1: Evaluate and update existing setbacks, road frontages, lot sizes, building coverage, parking requirements, and buffers to preserve the rural character of Beekman.*

*LU Action 1.2.2: Encourage mixed-use development in the Town Center District.*

*LU Action 1.2.3: Review and update the Town's sign ordinance and design guidelines to protect Beekman's rural character and scenic views.*

*LU Action 1.2.4: Develop appropriate zoning densities and permitted uses within the Town Center District and the adjacent areas to prevent a conflict of uses and building form.*

**LU Goal 2: Focus higher density commercial and residential development in the Town Center to preserve the outlying open space areas of the Town.**

LU Strategy 2.1: Encourage a mix of residential development options within the Town Center.

*LU Action 2.1.1: Continue to allow for a variety of housing opportunities as part of mixed-use applications in the Town Center.*

LU Strategy 2.2: Continue to expand and improve infrastructure located in the Town Center.

*LU Action 2.2.1: Expand water and sewer infrastructure to the Town Center.*

*LU Action 2.2.2: Create a parallel road system throughout the Town Center to increase parking availability and provide secondary access to Rt. 55.*

*LU Action 2.2.3: Require the placement of empty conduit underground whenever the ground is opened (i.e. as part of development, construction, improvements, etc.) for the future lighting and fiber optic cable.*

LU Strategy 2.3: Limit commercial development outside the Town Center to prevent the further development of strip malls that will compete with Town Center business activity.

*LU Action 2.3.1: Review the C-2 Commercial District regulations and uses in the district to ensure future commercial development does not compete with the Town Center.*

*LU Action 2.3.2: Apply for CDBG microenterprise program funding to allow businesses currently located outside the Town Center to relocate to this target area.*

*LU Action 2.3.3: Encourage businesses to explore Empire State Development Corporation loan opportunities to enable relocation to the Town Center.*

**LU Goal 3: Encourage an appropriate balance of residential, commercial, light industrial development, and open space to maintain a balanced tax base.**

LU Strategy 3.1: Encourage development in appropriate areas of the Town.

*LU Action 3.1.1: Review the zoning designation for the Green Haven prison property and possibly rezone as light commercial or industrial to avoid future residential development if the property is sold.*

*LU Action 3.1.2: Identify preferred development for specific areas, and promote the efficient use of such lands for business related uses consistent with neo-traditional planning techniques and “smart growth” principals.*

*LU Action 3.1.3: Create an inventory of developable resources. The inventory should provide detailed information on vacant buildings and vacant lands, including the gross floor area of the building or size of the parcel, selling price, contact information, and development constraints (zoning or other).*

*LU Action 3.1.4: Establish “shovel-ready” sites. The Town should consider the preparation of a Generic Environmental Impact Statement (GEIS) for select key properties suitable for commercial development. The GEIS would evaluate the potential impacts associated with the future development of these sites, the potential impacts of a water and/or sewer expansion, and identify the necessary improvements to mitigate any associated impacts. The completion of a GEIS helps to alleviate the obstacles associated with developing land. “Shovel-ready” sites eliminate the unknowns associated with developing property and allow the Town to market to future businesses and developers.*

**LU Goal 4: Establish and implement design guidelines to ensure development in the Town Center maintains a “Town-scale”.**

LU Strategy 4.1: Update and strengthen the existing design and land use regulations to be consistent with the goals of the Comprehensive Plan.

*LU Action 4.1.1: Amend zoning ordinance to require new construction to be in scale and complementary in design to surrounding structures.*

*LU Action 4.1.2: Promote development that resembles the Town’s historic development pattern, paying particular attention to the scale of structures and the appearance of architecture.*

*LU Action 4.1.3: Specify a minimum and maximum distance between buildings to ensure a suitable building scale in the Town Centers.*

*LU Action 4.1.4: Develop design guidelines and/or regulations for fences in designated areas to ensure design consistency.*

**LU Goal 5: Encourage future development that minimizes negative impacts on natural resources, infrastructure, and neighboring uses in order to safeguard the health, safety, and welfare of the community.**

LU Strategy 5.1: Examine and revise, as appropriate, the Town’s existing regulations and measures to protect environmental resources.

*LU Action 5.1.1: Evaluate the Town’s natural resources to determine appropriate land use regulations to protect such resources.*



**LU Goal 6: Protect and improve the community’s visual character and aesthetics, especially along commercial corridors, ridgelines and at prominent gateways.**

LU Strategy 6.1: Identify viewsheds, scenic features, landscape features, and scenic districts that significantly contribute to the aesthetic quality of Beekman’s rural setting.

*LU Action 6.1.1: Conduct a driving and walking tour to identify viewsheds, scenic features, and landscape features, and prepare conceptual map demarcating their locations in addition to a written report.*

*LU Action 6.1.2: Process input from local experts and residents and include relevant information in the scenic resources inventory.*

LU Strategy 6.2: Ensure that new development is sensitive to identified community scenic values.

*LU Action 6.2.1: Create land use regulations that ensure the protection of identified scenic resources during the review and approval processes to protect.*

*LU Action 6.2.2: Control excessive signage and enforce signage regulations along roadways to preserve the rural character of the Town.*

LU Strategy 6.3: Improve the overall aesthetics of the Town.

*LU Action 6.3.1: Address issues such as vacant or dilapidated buildings, broken or boarded up windows, unscreened dumpsters, junk cars and general rubbish, distasteful building facades, and unattractive signs with enhanced local codes and code enforcement.*

*LU Action 6.3.2: Identify and work with absentee landlords to improve the use and appearance of residential, commercial, or mixed-use buildings throughout the Town.*

**LU Goal 7: Ensure any development is of quality design to foster and preserve the character of the Town and meet the long-term needs of the community.**

LU Strategy 7.1: Revise architectural design, building form, subdivision regulations and signage guidelines to foster new commercial, residential, and mixed-use development that retains small town, historic and natural character of the Town.

*LU Action 7.1.1: Strengthen the language and further detail the design regulations in the zoning ordinance to be consistent with the goals of the Comprehensive Plan.*

*LU Action 7.1.2: Update the zoning ordinance to include specific design guidelines for proposed historic districts or structures.*

*LU Action 7.1.3: Update signage regulations specifically for the Town Center to foster a unique identity and ensure design consistency within the district.*

**LU Goal 8: Enhance the Town Center as a centerpiece for commercial, recreational, social, cultural and educational activities in Beekman.**

LU Strategy 8.1: Create a centralized destination within the Town Center itself as the focus for commercial, recreational, social, cultural, and educational activities in the Town.

*LU Action 8.1.1: Utilize various resources and incentives to developers for the design and construction of a plaza or central meeting area in the Town Center.*

*LU Action 8.1.2: Construct a kiosk in the Town Center where residents and visitors can find information about local attractions, news, events, dining and shopping experiences, and municipal contact information.*

LU Strategy 8.2: Establish Town Center first as the priority location for all new municipal, recreational, cultural, and educational facilities in addition to community events.

*LU Action 8.2.1: Ensure that the Town Center represents the most easily developable land in the Town for these proposed uses.*

*LU Action 8.2.2: Begin sponsoring appropriate community events in the Town Center to establish its reputation as a place of community congregation and happenings.*

*LU Action 8.2.3: Promote the Town Center as a location for new facilities and events (i.e. Community Day).*

LU Strategy 8.3: Create a pedestrian-friendly environment.

*LU Action 8.3.1: Construct sidewalks and install pedestrian-scale street lighting.*

*LU Action 8.3.2: Require buildings to be located at the front of the lot near the sidewalk and require parking areas to be located in the rear of the building.*

*LU Action 8.3.3: Create a business assistance fund to attract business to the Town Center through programs such as the Rural Business Enterprise Grants (RBEG) and Community Development Block Grants (CDBG).*

**LU Goal 9: Update the land use regulations to reflect a density supported by the natural limitations of the resources in Beekman.**

LU Strategy 9.1: Updated land use regulations to incorporate natural limitations or constraints.

*LU Action 9.1.1: Review and update the Comprehensive Plan's Build-out Analysis to ensure future land use regulations are not in conflict with the findings of the analysis.*

*LU Action 9.1.2: Evaluate the Town's natural resources to determine appropriate land use regulations, such as a wetland, waterbody and watercourse protection law or a steep slopes protection law.*

**LU Goal 10: Explore land use regulations to encourage the preservation of open space.**

LU Strategy 10.1: Identify properties for open space and preservation and develop planning techniques and funding strategies for the acquisition and/or protection of those areas.

*LU Action 10.1.1: Investigate various land preservation tools, including: tax abatement easements, Purchase of Development Rights (PDR's), and land purchase.*

*LU Action 10.1.2: Investigate all potential public and private funding sources for open space conservation and preservation efforts.*

LU Strategy 10.2: Update the zoning ordinance to include provisions for open space and visual appreciation within residential districts.

*LU Action 10.2.1: Require that houses be sited in a way that minimizes their visibility from the road while maximizing the surrounding space that is left undeveloped.*

*LU Action 10.2.2: Require a detailed limit of disturbance for all developments during the review process to address haphazard and unnecessary site clearing.*

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## Natural Resources

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### Natural Resource Goals

**NR Goal 1: Ensure the continued protection of all the Town’s important natural resources.**

NR Strategy 1.1: Continue to implement effective stormwater management practices to preserve and protect the Town’s water bodies, water quality and lands that serve as natural drainage channels and habitat areas.

*NR Action 1.1.1: Create regulations that address the need for impervious surfaces and natural drainage design features.*

*NR Action 1.1.2: Prohibit development on steep slopes.*

*NR Action 1.1.3: Explore the feasibility of utilizing alternative road material to improve drainage and stormwater management.*

NR Strategy 1.2: Develop a maintenance plan for Beekman’s stormwater detention ponds.

*NR Action 1.2.1: Inventory the location and condition of current stormwater detention ponds.*

*NR Action 1.2.2: Explore cost efficient and effective alternatives to ensure stormwater management practices are administered. Alternatives to consider may include 1) special taxing district; 2) sharing a compliance officer through intermunicipal cooperation; or 3) hiring additional staff.*

*NR Action 1.2.3: Explore alternative fee and/or special district solutions to ensure future development complies with stormwater regulations.*

NR Strategy 1.3: Ensure the sustainability of woodlots and protection of trees by professionally managing tree-harvesting activity with the exception of agricultural-related business properties.

*NR Action 1.3.1: Develop regulations that require professional management of tree-harvesting activity of a certain scale, determined by lot size or quantity of trees planned for removal.*

*NR Action 1.3.2: Update and enforce regulations to prevent trees over a specified caliper from clear cutting and/or site clearing during development.*

**NR Goal 2: Foster the preservation of the Town’s many environmentally sensitive lands, protecting them from any adverse impacts associated with man-made development on land, air, water quality, natural habitats, unique land formations and scenic resources.**

NR Strategy 2.1: Update the zoning ordinance to include provisions for wetlands, steep slopes, floodplains, stream corridors, and ridgelines protection.

*NR Action 2.1.1: Adopt a wetlands, waterbody and watercourse protection law.*

*NR Action 2.1.2: Adopt a steep slopes protection law that includes provisions to protect ridgelines and viewsheds.*

*NR Action 2.1.3: Create an aquifer protection overlay district to be included in the Town’s zoning ordinance. Regulations may include a maximum impervious surface area, an alternative minimum lot size requirement for septic-dependent residences within the Town Center, and prohibition of particularly deleterious land uses and activities.*

**NR Goal 3: Preserve and protect those lands and scenic resources that contribute to the Town’s unique character.**

NR Strategy 3.1: Actively advocate and promote adequate preservation of scenic areas for the continued enjoyment of both existing and future Town residents as well as for wildlife preservation.

*NR Action 3.1.1: Seek services to create a detailed biodiversity report of the entire Town. Consider working with Hudsonia Ltd. to complete the biodiversity report that supplements an area of the Town previously studied.*

*NR Action 3.1.2: Partner with existing and future nature conservation groups, Dutchess County Land Trust, and Home Owners Associations on establishing permanent protections of environmentally sensitive areas within Beekman. This can include wetland areas, local waterbodies and watercourses.*

*NR Action 3.1.3: Consider creating a land trust to administer the acquisition of land intended to be preserved Land will be acquired through donations or conservation easements.*

*NR Action 3.1.4: Develop and/or promote incentives, such as the Wildlife Habitat Incentives Program (WHIP) to encourage the development of a wildlife refuge area or a bird sanctuary.*

*NR Action 3.1.5: Explore designating important natural and/or scenic resources as “Critical Environmental Areas” to ensure developers assess environmental impacts to these resources.*

NR Strategy 3.2: Continue to research regulations to protect the Town’s scenic resources.

*NR Action 3.2.1: Identify and catalogue the Town’s significant scenic areas that may be impacted by development, encroachment, erosion, and/or water pollution.*

*NR Action 3.2.2: During the site plan review process, the Town should, as needed, place conditions and/or offer incentives that shape development proposals in ways that protect or minimize harm to these resources.*

**NR Goal 4: Promote development that is environmentally conscientious and energy efficient to preserve and protect the Town’s resources.**

NR Strategy 4.1: Utilize cluster zoning to preserve large blocks of open space and other significant developable land.

*NR Action 4.1.1: Explore the use of density bonuses as an incentive to preserve large blocks of open space as part of cluster zoning regulations.*

*NR Action 4.1.2: Require permanent “usable” open space to be dedicated as part of cluster developments.*

NR Strategy 4.2: Require that development proposals prove to be environmentally conscientious and energy efficient.

*NR Action 4.2.1: Require site plan and subdivision applicants to demonstrate environmentally conscientious and energy efficient plans (e.g. water-conserving landscaping plants).*

*NR Action 4.2.2: Recruit a natural resource expert to consult with the Planning Board to make well-informed development review process decisions.*

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## Open Space & Agricultural Resources

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### Open Space & Agricultural Goals

**OS Goal 1: Preserve open space, farmland and woodlots through the implementation of the Open Space Plan.**

OS Strategy 1.1: Identify new properties to preserve as open space.

*OS Action 1.1.1: Create a mapped inventory of all protected open space properties and easements. Identify new properties and/or easements to link together open space properties.*

*OS Action 1.1.2: Require developers to provide the electronic data associated with development applications to ensure accurate mapping of all protected properties and easements.*

OS Strategy 1.2: Ensure the goals of the Open Space Plan are implemented.

*OS Action 1.2.1: Establish an Open Space Committee to review the goals of the Open Space Plan every 5-years and seek solutions to implement the goals.*

**OS Goal 2: Assess, protect and enhance the environment to sustain the quality of natural resources, the rural landscape, and diversity of wildlife habitats.**

OS Strategy 2.1: Conduct a Town-wide natural resources and open space inventory/survey.

*OS Action 2.1.1: Collaborate with organizations and government agencies that can provide information about the Town's natural resources.*

*OS Action 2.1.2: Integrate the results of the natural resources and open spaces inventory into Town and County Geographic Information Systems (GIS).*

OS Strategy 2.2: Incorporate the natural resource inventory into Town planning, zoning, subdivision, site plan documents, and commercial design guidelines.

*OS Action 2.2.1: During the site plan review process, the Town should place conditions and/or offer incentives that shape development proposals in ways that protect or minimize harm to these resources.*

**OS Goal 3: Preserve the scenic views of the rural and agricultural countryside, the unique ridgelines, the abundant open spaces and other important physical features in Beekman.**

OS Strategy 3.1: Consider using incentives to ensure large parcels are protected now and in the future.

*OS Action 3.1.1: Investigate all potential public and private funding sources for open space conservation and preservation efforts.*

*OS Action 3.1.2: Consider utilizing either a purchase of development rights (PDR) and/or a transfer of development rights (TDR) program (where development density is transferred from a location that should remain as agriculture or open space to an area more suitable for denser development such as in or near the Town Center).*

OS Strategy 3.2: Strengthen language of subdivision regulations to protect undeveloped space surrounding subdivisions.

*OS Action 3.2.1: Require that developers make every provision within reason to conceal houses from view along frequented transportation routes.*

*OS Action 3.2.2: Require that a certain percentage of land developed remains as open “usable” space accessible to the public.*

OS Strategy 3.3: Examine alternative densities and/or regulations (i.e. clustering, conservation subdivisions, TDR, etc.) for the residential districts to preserve open space.

**OS Goal 4: Integrate the needs of agriculture in the development of any economic development plan by promoting agriculturally related businesses and niche farming.**

OS Strategy 4.1: Encourage formation of an entity to promote the sale of produce locally and regionally.

*OS Action 4.1.1: Create local outlets and/or a farmers market for local farm products.*

*OS Action 4.1.2: Collaborate with adjacent communities to host larger sales of regional products.*

*OS Action 4.1.3: Assist local farmers in establishing Community Supported Agriculture programs.*

OS Strategy 4.2: Create business opportunities utilizing non-traditional agricultural business techniques.



*OS Action 4.2.1: Develop an “agri-tourism” map of local farms to promote tourism and enhance both appreciation and understanding of the regional agriculture industry.*

*OS Action 4.2.2: Institute a buy-local program.*

*OS Action 4.2.3: Encourage farmers to initiate recreational leasing of their lands as a means of supplementing farm incomes. Explore the feasibility of the Town acting as a partner with these farm operations to help resolve insurance and liability issues.*

*OS Action 4.2.4: Work with Dutchess County Planning Department to assist Beekman with increased participation in the Section 485-b tax abatement program for business investments. This could encourage development of additional agri-businesses.*

OS Strategy 4.3: Encourage the growth of the local equestrian and commercial horse industry.

*OS Action 4.3.1: Promote access to and conservation of land for equestrian use.*

*OS Action 4.3.2: Ensure that horse farms receive many of the same benefits and are guided by the principals that govern agricultural farms.*

**OS Goal 5: Protect and enhance existing productive farmlands, as well as potentially productive farmlands and working landscapes to further preserve agriculture in Beekman.**

OS Strategy 5.1: Improve the relationship between farmers and non-farmers to allow farms to be productive in the Town.

*OS Action 5.1.1: Evaluate the benefits of Right-to-Farm laws and determine if consider adopting such a local law for Beekman. Such a local law can be utilized to ensure that area farms are not negatively impacted due to nuisance issues brought by non-farmers.*

OS Strategy 5.2: Create incentives that encourage current farm owners to retain their land for farm-related purposes.

*OS Action 5.2.1: Implement lower land valuation rates that would encourage the retention of farmlands in their current use while offsetting market incentives to convert these lands to non-farming uses.*

*OS Action 5.2.2: Offer local tax incentives to farmers who prove their commitment to the local community by offering tours to inform the public about the local agricultural industry or establishing stands to sell produce and other farm products.*

*OS Action 5.2.3: Explore and encourage additional tax incentives for agriculture, especially for smaller and start-up farms that might not meet the State-required acreage of income levels that dictate eligibility for a State agricultural assessment.*

OS Strategy 5.3: Ensure that new development does not negatively impact existing agricultural lands.

*OS Action 5.3.1: Require buffers between farmland and new non-farm uses. New development should not cause undue impact upon existing farms.*

*OS Action 5.3.2: Require that new development provide for its own buffer zone and/or landscape plantings for screening when necessary.*

*OS Action 5.3.3: Create policies to encourage appropriate development of water and sewer infrastructure to protect agricultural or other important open space areas.*

**OS Goal 6: Promote Beekman as an “agricultural friendly” community.**

OS Strategy 6.1: Town zoning should be amended to be more farm friendly and create more opportunities for a variety of agricultural activities.

*OS Action 6.1.1: Create agricultural definitions for agriculture, farms, farmland, farm stand, and agri-business as well as organic and niche farming operations in the zoning ordinance.*

*OS Action 6.1.2: In the Town, zoning should specifically allow farmers markets, farm stands, and other agri-tourism uses (e.g. processing facilities, u-pick farms, Christmas trees, etc).*

OS Strategy 6.2: Zoning should allow flexibility in regulations to accommodate agricultural businesses.

*OS Action 6.2.1: Allow farm businesses to use temporary signage.*

*OS Action 6.2.2: Allow for and accommodate parking near pick-your-own fields.*

OS Strategy 6.3: Encourage local farmers to participate in planning efforts at both the local and State level to best ensure that Beekman’s agricultural needs are being met.

*OS Action 6.3.1: Increase participation of farmers on the Planning Board by appointing agricultural members in order to best represent agriculture in the Beekman community.*

*OS Action 6.3.2: Encourage farm landowners to participate in the New York State Agricultural Districts Program. Work with the County to identify properties that may be eligible within the District and solicit landowners to apply. Consider providing a local consistency review every five years to ensure agricultural*

*properties included in the District continue to be eligible under the program requirements.*

OS Strategy 6.4: Initiate programs to increase community awareness about farming as a viable economic enterprise and a way of preserving open space.

*OS Action 6.4.1: Consider hosting a regional agricultural fair for Beekman and its neighboring farming communities to exhibit products and animals, educate the public about farming practices, and provide entertainment.*

*OS Action 6.4.2: Create a year-round educational program associated with the agricultural fair made available to children and teenagers. The program could teach participants about farm-related practices and prepare young adults for competitions held annually at the fair.*

**OS Goal 7: Ensure open space is preserved and protected.**

OS Strategy 7.1: Evaluate Town zoning regulations and institute amendments, standards, and practices, which will work to preserve agriculture as an important land use in Beekman.

*OS Action 7.1.1: Amend zoning to enhance clustering and use of conservation subdivisions at the Town level.*

*OS Action 7.1.2: Establish creative residential subdivision design requirements in addition to clustering and conservation layouts that could help future homes co-exist with active farmland. Utilize other rural siting standards including, but not limited to: preserving stone walls, hedgerows, and other rural landscape elements.*

OS Strategy 7.2: Ensure that information about Beekman's agricultural community is made readily available to both local officials and residents.

*OS Action 7.2.1: Require use of the Agricultural Data Statement (as detailed in NYS Agriculture and Markets Law) so that land buyers and homebuilders are legally notified that they are locating within an agricultural area.*

*OS Action 7.2.2: Maintain agriculture parcel maps for use by the Planning Board so that they can adequately review projects and determine impacts of new development on agriculture.*

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## Recreation & Cultural Resources

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### Recreation & Cultural Goals

**RC Goal 1: Identify the recreational needs of Beekman’s residents and study the feasibility of providing any additional recreational services and/or facilities to satisfy this identified need.**

RC Strategy 1.1: Prioritize the allocation of scarce resources to the development of recreation in the Town.

*RC Action 1.1.1: Determine the feasibility of developing new programs and offering additional services using currently available funding.*

RC Strategy 1.2: Explore the feasibility of creating additional recreational opportunities including improved lake access and constructing an indoor recreational facility.

*RC Action 1.2.1: Develop the future deeded waterfront parcel to allow for boating, swimming, and picnicking. Use this facility to supplement the currently used waterfront facility.*

*RC Action 1.2.2: Implement recreational use fees for selected programs and services.*

*RC Action 1.2.3: Recreational Impact Fees should be evaluated annually and adjusted as may be necessary to reflect the rising cost of recreational properties and infrastructure.*

*RC Action 1.2.4: Evaluate the current and future demand for a gymnasium, indoor/outdoor swimming pool, fitness room, indoor track, concessions area, party rooms, and a multipurpose space to be included in a RecPlex facility. Consider partnering with neighboring municipalities and school districts to fund the construction of a RecPlex facility.*

RC Strategy 1.3: Diversify passive and active recreational opportunities to cater to the needs of all residents.

- RC Action 1.3.1: Examine all currently available opportunities and determine resident population groups whose needs are being met or not met, and the extent to which this is true.*
- RC Action 1.3.2: Provide passive recreational or “hang out” opportunities for teenagers on Friday and Saturday nights.*
- RC Action 1.3.3: Request parent volunteers to supervise children and young adult indoor recreational activities in the Recreation Center on weekends when staff supervision is unavailable.*
- RC Action 1.3.4: Dedicate one night per month to invite a guest speaker/instructor to the Recreation Center to offer a non-traditional passive or active recreational class. The class can be lecture or active-style and open to all ages. A small fee could be charged to offset the cost of inviting the speaker/instructor.*
- RC Action 1.3.5: Provide additional exercise classes for senior citizens.*
- RC Strategy 1.4: Develop and implement a Town-wide Recreation Master Plan.
- RC Action 1.4.1: Allocate funding to develop a Recreation Master Plan seeking outside professional assistance.*
- RC Action 1.4.2: Ensure that the goals of the Recreation Master Plan reflect those of the Comprehensive Plan.*
- RC Strategy 1.5: Improve and expand currently available athletic programs.
- RC Action 1.5.1: Construct new athletic fields (i.e. baseball, softball, tee-ball, soccer, and lacrosse fields) to meet the Town’s growing demand for these sporting activities.*
- RC Action 1.5.2: Gain access to public school facilities to supplement the use of currently over-burdened public fields and courts.*
- RC Action 1.5.3: Explore alternatives to expand recreational opportunities in Beekman (e.g. lights on baseball and softball fields to increase the amount of league competition and practice time; acquisition of additional recreational fields; etc).*
- RC Action 1.5.4: Install amenities such as additional batting cages to offer baseball and softball players more practice; bullpens on fields where participants ages 13 and older compete; bleachers, scoreboards and an announcement booth at Town Center Park; and construct currently planned dugouts at senior baseball fields.*

*RC Action 1.5.5: Develop the underutilized property in Doherty Park for active and passive recreational uses.*

**RC Goal 2: Maintain and enhance the existing as well as the continued development of the park and recreation system to meet the needs of current and future Town residents, and provide them with top quality parks and facilities.**

RC Strategy 2.1: Improve access to Town parks where feasible.

*RC Action 2.1.1: Pave Town Center Boulevard and parking lot to improve park access, better organize the parking lot, and establish the park as a more permanent amenity in the Town.*

*RC Action 2.1.2: Complete the network of walking trails through the Town that will connect the parks.*

RC Strategy 2.2: Enhance current park facilities to meet passive recreation demands.

*RC Action 2.2.1: Install a greater number of benches in parks and along the walking trail network.*

*RC Action 2.2.2: Construct restrooms and a concession stand at Town Center Park.*

*RC Action 2.2.3: Run water and electric lines to Town Center Park.*

*RC Action 2.2.4: Enhance park facilities to provide a safe recreational experience for visitors and to eliminate the threat of vandalism.*

RC Strategy 2.3: Capitalize on the Appalachian Trail and State forests as recreational destinations.

*RC Action 2.3.1: Install signage at trailheads and along roadways that provide directions to the trailheads. Wayfinding signage informs both residents and visitors that trails exist as well as leading the informed hikers to the trails.*

**RC Goal 3: Continue to create a network of trails and paths throughout the community to link and improve accessibility to recreational, cultural, commercial, and regional resources.**

RC Strategy 3.1: Ensure the construction of a trail network is practically designed and meets the special needs of local residents and visitors.

*RC Action 3.1.1: Seek trail development guidance from the Trails Committee and utilize the schematic plan that has already been developed by the committee.*

*RC Action 3.1.2: Meet the special needs of seniors who heavily utilize the current trail system. Provide an adequate number of benches and emergency call boxes along the trails.*

*RC Action 3.1.3: Provide wayfinding signage for tourists leading pedestrians to historical sites, municipal facilities, recreational areas, and the tourist center.*

RC Strategy 3.2: Continue to utilize volunteer labor to undertake small construction projects along the trails including bench and garden installation.

*RC Action 3.2.1: Continue to seek assistance from local Scouts troops. Investigate the possibility of utilizing other local young adult and adult organizations.*

**RC Goal 4: Promote and support the growth of arts and cultural events throughout the Town as a means of enhancing the Town’s cultural experiences and strengthening its sense of community.**

RC Strategy 4.1: Host a Beekman Community day once a year as an outdoor event where arts and culture are promoted.

*RC Action 4.1.1: Invite touring dance or theater groups to perform; invite local restaurants to cater the event; offer film screenings on a large outdoor screen; and/or display local art by professional artists and students.*

RC Strategy 4.2: Expand recreational offerings that promote the growth of arts and culture in the Town.

*RC Action 4.2.1: Offer additional dance classes and consider creating theater classes. Designate space in the new recreational facility to hold dance and theater classes.*

*RC Action 4.2.2: Encourage summer youth programs and local schools to incorporate Town cultural sites and events into their activities.*

*RC Action 4.2.3: Explore the feasibility of designating an outdoor area for summer concerts and events.*

RC Strategy 4.3: Display local art from professional artists and students throughout the Town.

*RC Action 4.3.1: Designate one wall in the Town Hall and Recreation Center for the display of local art.*

*RC Action 4.3.2: Encourage middle school and high school art teachers to reach out to casual dining restaurants about displaying art in restaurant lobbies. Community-oriented restaurants are often interested in supporting this type of local initiative.*

*RC Action 4.3.3: Display local art at Beekman’s Community Day.*

**RC Goal 5: Preserve, enhance, and promote the Town’s historical and cultural resources for the enjoyment of the current residents and future generations.**

RC Strategy 5.1: Hold commemorative historical events to bring people together and substantiate the Town's historical identity.

*RC Action 5.1.1: Consult the Beekman Historical Society, Friends of History, or other historical organization about establishing select historical events that could be held annually.*

*RC Action 5.1.2: Advertise events in regional newspapers to invite visitors to learn about Beekman's history in addition to local residents.*

RC Strategy 5.2: Support the development of a Town walking tour as a way to educate the public about historic homes, buildings, and sites within the community.

*RC Action 5.2.1: Develop promotional materials and maps to support a community walking tour program.*

*RC Action 5.2.2: Consider training responsible upper-level high school students to lead weekend tours on a volunteer basis as a way for students to conduct community service, foster public speaking skills, and learn about their community.*

**RC Goal 6: Create tourism opportunities by promoting the Town's historic identity.**

RC Strategy 6.1: Create a network of tourism sites and corresponding map to guide visitors through the Town's historic district.

*RC Action 6.1.1: Collaborate with the Beekman Historical Society, Friends of History, or other historical organization to create and distribute the historic district map.*

*RC Action 6.1.2: Distribute the historic map at the proposed tourism center and post it on the Town's website.*

RC Strategy 6.2: Market local historical events and tourist destinations.

*RC Action 6.2.1: Utilize advertisement opportunities in regional newspapers and on websites including "iloveny.com" to attract tourists to the area.*

*RC Action 6.2.2: Provide background materials and encourage local press to spotlight community sites and resources in occasional articles or as part of an ongoing series.*

*RC Action 6.2.3: Ensure that main Town resources are identified in Dutchess County tourist promotion materials and regional/state websites are linked to community 'resource' web pages.*

*RC Action 6.2.4: Foster a reciprocal advertising relationship between businesses and the historical organizations (i.e. Beekman Historical Society, Friends of History, etc). Local restaurants and shops could distribute historic district brochures while*



*historic district tour guides could recommend visiting commercial destinations in the Town for entertainment and refreshment upon completion of the tour.*

**RC Goal 7: Develop and enhance destinations throughout the Town that have cultural, historical and/or educational interest.**

RC Strategy 7.1: Establish local incentives for historic preservation.

*RC Action 7.1.1: Consider property tax rebate incentives to encourage private property owners to carry out stabilization, rehabilitation, and improvements to historic structures.*

*RC Action 7.1.2: Consider additional incentives including historic landowner recognition programs (i.e. awards, certificates, plaques, etc.) or use of a voluntary facade easement program. Through a facade easement, the Town can assist a homeowner in preserving the historic qualities of the structure without a financial burden to the homeowner.*

RC Strategy 7.2: Create a Cultural and Historical Committee who will report to the Town Board.

*RC Action 7.2.1: Assign the Cultural and Historical Committee with the task of organizing local events relevant to their area of expertise and ensuring similar goals stated in the Comprehensive Plan are realized.*

*RC Action 7.2.2: Encourage the Cultural and Historical Committee to fully develop a Geographic Information System (GIS) map showing historic and cultural places in the Town. The inventory should include all historical markers, cemeteries, and other historical and cultural sites.*

RC Strategy 7.3: Inform/update current owners, residents, and local real estate firms/agents of historic property incentives, funding, low interest loan resources and rules and regulations that pertain to local historic districts that exist at the state and federal level.

*RC Action 7.3.1: Utilize newsletters, direct mailings, brochures, the Town web site and other means.*

*RC Action 7.3.2: Encourage the Beekman Historical Society, Friends of History, or other historical organization to begin fostering a relationship with the general public as resource for historic preservation information.*

**RC Goal 8: Protect and enhance the unique local history of the Town's Hamlets through reuse, rehabilitation and maintenance of significant structures, as well as to safeguard against the loss of these important resources.**

RC Strategy 8.1: Investigate becoming a Certified Local Government (CLG) under NYS Office of Parks, Recreation, and Historic Preservation program.

*RC Action 8.1.1: Explore the benefits of participating in the CLG program. To participate in the CLG program, the Town is required to create and adopt a Historic Preservation Ordinance designed to protect historic structures.*

*RC Action 8.1.2: Consider designating the Beekman Historical Society as the organization to review proposed activities that have potential impact on local historical resources.*

*RC Action 8.1.3: Pursue grants to undertake historical building restoration projects.*

RC Strategy 8.2: Develop and designate a Local Historic Overlay District (LHOD) to protect local historic structures and sites.

*RC Action 8.2.1: Develop boundaries for the LHOD. Consider designating the Roosevelt House in Dalton Farms as the center of the historic district with the Beekmanville and Poughquag Hamlets representing the boundaries at either end of the district.*

*RC Action 8.2.2: Consider developing and adopting a Local Historic Overlay District as part of the Town's Zoning Ordinance.*

RC Strategy 8.3: Identify significant historical structures and sites and officially designate them as Town historical landmarks. Apply for these sites to be included on the National Register of Historic Sites.

*RC Action 8.3.1: Consult the Beekman Historical Society for evaluating, preserving, and cataloguing historic documents.*

*RC Action 8.3.2: Renovate the Old Grist Mill to improve structural integrity and to include both a museum and tourism center.*

*RC Action 8.3.3: Install signage that identifies historical structures and landmarks.*

*RC Action 8.3.4: Work with the Trails Committee to create wayfinding signage that leads visitors down the Old Upper Road. Consider incorporating the Old Upper Road into the Town Trails network.*

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## Transportation Resources

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### Transportation Goals

**T Goal 1: Support a multi-modal transportation system by exploring opportunities to enhance public transportation in the Town.**

T Strategy 1.1: Increase the number of public transportation options available within the Town of Beekman.

*T Action 1.1.1: Continue to work with the Dutchess County Division of Mass Transit and other agencies to expand their senior transportation services in order to provide better access to local and regional attractions and resources.*

*T Action 1.1.2: Continue to partner with the School District to consider promoting the provisions of late-run school buses for students involved in extra-curricular activities.*

T Strategy 1.2: Increase the accessibility for travel throughout the region and beyond for both Town residents and visitors.

*T Action 1.2.1: Partner with the Dutchess County Division of Mass Transit to expand bus service and include a route from the Town to the Poughkeepsie train station and Pawling.*

**T Goal 2: Foster a safe and efficient transportation network throughout the Town of Beekman.**

T Strategy 2.1: Review current traffic patterns within the Town and utilize, where appropriate, traffic control devices to discourage speeding on the Town's roadways.

*T Action 2.1.1: Slow traffic along Rt. 55 in the proposed Town Center through use of traffic calming devices such as roundabouts, bump-outs, additional signage, and textured sidewalks.*

*T Action 2.1.2: Address traffic issues on County Rt. 7 and in the Sylvan Lake/Taconic area.*

*T Action 2.1.3: Construct turning lanes on Beekman Rd. through Green Haven.*

**T Goal 3: Improve and enhance the parking in the Town’s commercial areas.**

T Strategy 3.1: Evaluate current parking conditions in each of the Town’s commercial areas and designate the Town Center as a priority to receive funding for improvements.

*T Action 3.1.1: Complete a comprehensive inventory of parking in the Town’s commercial areas documenting the number of spaces, ownership, management, and needs assessment.*

*T Action 3.1.2: Update parking and impervious surface requirements to agree with MS4 regulations.*

T Strategy 3.2: Update the parking regulations in the zoning ordinance to address adequacy of space, as well as landscaping and aesthetics both within and surrounding the parking areas.

*T Action 3.2.1: Require that all new parking lots in the Town Center be constructed in the rear yard of the and not be permitted in the front or side yards.*

*T Action 3.2.2: Work with the NYSDOT to identify alternative design solutions for Rt. 55 through the Town Center to slow traffic and accommodate pedestrians.*

**T Goal 4: Enhance mobility and accessibility throughout the Town via improvements or new infrastructure designed to accommodate a variety of transportation modes for the safety, convenience, and efficiency of drivers, cyclists, and pedestrians.**

T Strategy 4.1: Incorporate context sensitive design solutions into local road design to construct roads that not only meet the transportation needs but also improve or enhance the community.

*T Action 4.1.1: Consider narrowing roads, to Engineering Best Practices, in priority areas where slower traffic is desired or to reduce impervious runoff/stormwater impacts.*

*T Action 4.1.2: Work with developers on proposed projects to ensure that new roads are consistent with Town goals regarding connectivity and accessibility.*

*T Action 4.1.3: For all new developments consider the feasibility of constructing roads, sidewalks, and trails to provide connections between destinations.*

T Strategy 4.2: Promote bicycling as a safe and efficient mode of transportation where appropriate.

*T Action 4.2.1: Include bicycle racks at key destination points throughout the Town.*

*T Action 4.2.2: Establish appropriate signage requirements along roads that generate bicycle traffic, e.g. "SHARE THE ROAD".*

**T Goal 5: Promote and encourage a safe and contiguous system of sidewalks, bike trails and pathways throughout the Town Center and the Hamlets.**

T Strategy 5.1: Prepare a "Detailed Pedestrian Access Master Plan" for new, reconstructed and/or improved sidewalks and existing crosswalks. The Plan should include existing uses, development patterns, and traffic patterns supportive of sidewalks and crosswalks.

*T Action 5.1.1: Require that developers install sidewalks and crosswalks for new development occurring within the Town when reasonable.*

*T Action 5.1.2: Develop a plan that will ensure the sidewalk system is inviting and safely maintained for pedestrian use, particularly in the Town Center area. Include appropriate amenity requirements, such as pedestrian scale lighting where sidewalks are to be located.*

*T Action 5.1.3: Research and review existing and potential funding mechanisms for the replacement and repair of existing sidewalks.*

**T Goal 6: Improve and maintain the integrity and capacity of existing roads through access management.**

T Strategy 6.1: Examine the capacity of existing roads and any potential need for new roads in order to provide additional access, convenience, and enhanced safety.

*T Action 6.1.1: Hire a consultant to work with the Town Highway Department to complete an "Alternative Roadway Study" to examine the need for new roads or extensions to existing roads in order to provide additional access, convenience, and enhanced safety*

*T Action 6.1.2: Evaluate the feasibility of constructing parallel roads in the Town Center to allow convenient and safe secondary access along Rt. 55.*

*T Action 6.1.3: Examine the required cul-de-sac length to ensure adequate fire protection and highway maintenance is achieved. Meet with both the Fire Chief and the Highway Superintendent to ensure any proposed modifications are in the best interest of the public's health, safety and welfare.*

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## Housing Resources

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## Housing Goals

**H Goal 1: Provide a diversified range of housing opportunities consistent with a well-balanced community.**

H Strategy 1.1: Support a mix of housing opportunities in the Hamlets and the Town Center to concentrate residential development and protect the Town's open space from development pressures.

*H Action 1.1.1: Modify zoning to allow a greater variety of housing in designated areas of the Town. This would include apartments, townhouses, senior housing, and duplexes in addition to the traditional single-family units.*

*H Action 1.1.2: Update the zoning ordinance to allow for Planned Unit District (PUD) to satisfy a mix of residential housing needs.*

H Strategy 1.2: Consider the needs of individual housing developments within the Town and meet these needs according to the vision established in the Town's Comprehensive Plan.

*H Action 1.2.1: Continue to foster a relationship between the Town Board and local Home Owners Associations.*

*H Action 1.2.2: Foster the development of neighborhood associations that work to implement positive changes in the Town's new and established neighborhoods.*

H Strategy 1.3: Create senior citizen housing opportunities.

*H Action 1.3.1: Designate senior citizen housing in one of the Hamlets or in the Town Center to allow seniors the ability to walk to resources and services after further development in these areas is completed.*

*H Action 1.3.2: Include both moderately priced units and market-rate unit options for seniors.*

H Strategy 1.4: Promote mixed-use development in the Town Center.

*H Action 1.4.1: Use incentives such as density bonuses to encourage developers to include mixed-use development in commercial districts.*

**H Goal 2: Require the design and construction of new housing to consider the character and natural features of the area and the overall rural character of the Town.**

H Strategy 2.1: Require subdivisions to preserve the rural landscape to the greatest extent possible.

*H Action 2.1.1: Require that a predetermined acreage of trees be preserved to separate the road from the subdivision.*

*H Action 2.1.2: Utilize natural features including hills and valleys to maintain a more aesthetically pleasing vista from the road.*

*H Action 2.1.3: Explore alternative construction techniques that may be required to minimize disturbance of natural resources during construction.*

**H Goal 3: Encourage a balanced blend of quality housing opportunities including moderately priced housing to provide a range of prices to accommodate the Town's workforce.**

H Strategy 3.1: Understand the benefits of either encouraging and/or requiring private developers to construct moderately priced housing units.

*H Action 3.1.1: Consider a law that requires developers to designate a certain percentage of planned development to moderately priced housing, or use incentives such as density bonuses to persuade developers to create moderately priced housing units.*

*H Action 3.1.2: Consider designating certain areas of Town as locations for moderately priced housing.*

H Strategy 3.2: Educate the public on the necessity of moderately priced housing and how it is distinguished from affordable housing.

*H Action 3.2.1: Sponsor additional public workshops on moderately priced or "attainable" housing.*

*H Action 3.2.2: Publish an informative article in the newspaper that discusses moderately priced housing and its application in the Town of Beekman.*

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## **Municipal Services & Infrastructure**

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### **Municipal Services & Infrastructure Goals**

**MS Goal 1: Promote and encourage inter and intra-municipal cooperation and communication, including but not limited to participation in a shared services or consolidation study, to provide quality services at reasonable costs.**

MS Strategy 1.1: Explore beneficial relationships with other governmental entities to share the burden of providing community services when feasible.

*MS Action 1.1.1: Investigate opportunities and usage of the Shared Municipal Services Initiative (SMSI). Where feasible, consolidate municipal services and/or cooperate with other government agencies to limit the duplication of services and the costs of providing such services*

*MS Action 1.1.2: Pursue opportunities to share additional athletic facilities.*

**MS Goal 2: Promote and encourage a high quality of public services for the safety, comfort, and pleasure of residents and business owners.**

MS Strategy 2.1: Ensure that public safety services are adequate.

*MS Action 2.1.1: Work with existing public safety officials to ensure enforcement of the Town's environmental protection laws, especially those prohibiting the illegal dumping of waste.*

*MS Action 2.1.2: Update the zoning ordinance to reflect recent fire code regulation changes.*

*MS Action 2.1.3: Partner with existing public safety officials to ensure enforcement of the Town's traffic laws. One specific issue demanding attention is speeding on Rt. 55 and Rt. 216.*

*MS Action 2.1.4: Continue to support and invest the necessary resources to the municipal Fire, Police, and Emergency Medical Service squads in order to maintain a high level of public safety and*



*security. Enact a local law at the Town level to take advantage of the NYS tax incentives for emergency service volunteers.*

MS Strategy 2.2: Establish a beautification program including façade and landscaping improvements.

*MS Action 2.2.1: Explore funding opportunities through the New York State Main Street Program.*

*MS Action 2.2.2: Appoint a Citizen Committee to administer this program under the guidance of the Town Board.*

*MS Action 2.2.3: Earmark a percentage of taxes paid by local businesses to the beautification program in commercial areas.*

MS Strategy 2.3: Expand Town government GIS capabilities to keep mapping services internal.

*MS Action 2.3.1: Send select Town officials and appointees to a GIS training sessions to improve GIS skills and capabilities.*

*MS Action 2.3.2: Provide a link on the Town's website to Dutchess County's website to assist prospective residents, professionals, and business owners with retrieving property parcel data. Listed property information may include location, zoning district, allowances and restrictions, and ownership status.*

MS Strategy 2.4: Develop new ways to engage the public in community activities and programs.

*MS Action 2.4.1: Appoint a Citizen Committee to be responsible for organizing community enhancement and Clean-up Days in addition to engaging the public in these programs.*

*MS Action 2.4.2: Establish an electronic kiosk in the Town Center to actively advertise Town meetings and events to increase citizen participation in local government.*

**MS Goal 3: Improve the capacity of the Town government to be proactive, focused and able to provide leadership and support for the implementation of the Vision Beekman Comprehensive Plan.**

MS Strategy 3.1: Encourage frequent communication between the elected officials of the Town and surrounding communities to share information, discuss issues of mutual concern, and develop strategies for regional collaboration.

*MS Action 3.1.1: Host quarterly regional meetings where select officials from neighboring communities congregate to discuss current issues and concerns in addition to achievements.*

*MS Action 3.1.2: Create an online forum where officials from neighboring communities can meet more frequently in order to keep abreast of current issues and hold discussions.*

*MS Action 3.1.3: Investigate opportunities to expand municipal telecommunications and utility infrastructure, such as DSL, high speed Internet, and/or cable access connections.*

*MS Action 3.1.4: Establish a system to facilitate frequent and interactive communication and sharing of information among a regional leadership team and municipal officials within the Town.*

MS Strategy 3.2: Clarify the roles of the Town’s Planning Board and Zoning Board.

*MS Action 3.2.1: Choose members of the Town Planning Board and Zoning Board to attend select Department of State Division of Local Government workshops. These workshops provide basic information about traditional local government powers and duties, including the specialization of tasks within the local government body.*

*MS Action 3.2.2: Update local documents describing the roles of the Planning Board and Zoning Board.*

MS Strategy 3.3: Ensure that local Town officials are well versed in the goals of the Comprehensive Plan and that the goals of the Plan are implemented.

*MS Action 3.3.1: Annually review the Comprehensive Plan’s goals and recommendations to ensure that they are relevant to the changing conditions within the Town.*

*MS Action 3.3.2: Review the Plan at least once every five years, and amend where needed.*

*MS Action 3.3.3: Update or re-write the Plan at least once every ten years.*

*MS Action 3.3.4: Create a full or part-time grant writing position to pursue grant opportunities consistent with the goals of the Comprehensive Plan.*

**MS Goal 4: Support professional and educational development for both elected and government officials to better serve the community.**

MS Strategy 4.1: Revise Town government employment policies to include provisions for continuing education.

*MS Action 4.1.1: Support a tuition reimbursement program that allows government officials to take public administration and government-related courses at a discounted rate.*

MS Strategy 4.2: Invite guest speakers to hold informational sessions for local officials during the workday. These sessions will help inform government officials about current issues in neighboring municipalities, as well as at the State and federal level.

*MS Action 4.2.1: Consider inviting members of the Dutchess County government to speak about municipalities throughout the County and the County as a whole. Information sessions will address issues and possible solutions.*

*MS Action 4.2.2: Consider inviting members of the Dutchess County Economic Development Corporation to address economic development issues in the Town of Beekman and provide suggestions for improvement that would complement the County as a whole.*

**MS Goal 5: Maintain and enhance public infrastructure and services that meet the needs of current and future residents and businesses, while advancing the overall vision established for Beekman.**

MS Strategy 5.1: Consider the adoption of a Capital Improvements Program (CIP) to better plan for all capital projects in the Town.

*MS Action 5.1.1: Include budgeting, physical, real estate, staffing and equipment needs related to sidewalks, roads, water and sewer, parks facilities, etc.*

*MS Action 5.1.2: Educate all Town officials about the importance of accurately reporting present and projected expenses in addition to how it impacts the Town financially.*

MS Strategy 5.2: Expand Town facilities to accommodate present and projected needs.

*MS Action 5.2.1: Expand Town Hall to create additional office and meeting space for departments currently at full capacity.*

*MS Action 5.2.2: Design and construct a Town courtroom contingent on County judicial reorganization decision.*

*MS Action 5.2.3: Expand highway department facilities to allow for the storage of currently unprotected equipment.*

*MS Action 5.2.4: Expand recreation department facilities to allow for additional office, meeting, and storage space. Construct a 3-bay garage to store equipment, new bathrooms, a kitchen facility, a lobby to greet the public, small item storage space, and meeting space in the current recreation department's administrative facility.*

**MS Goal 6: Develop and promote effective communication between Town government and residents/business owners.**

MS Strategy 6.1: Enhance the Town website for the promotion of existing and forthcoming programs, development initiatives and community events.

*MS Action 6.1.1: Continue advertising for public participation in Town meetings.*

*MS Action 6.1.2: Promote links to the proposed Chamber of Commerce, Dutchess County and school district websites to attract participation and tourism for local events.*

MS Strategy 6.2: Improve communication about property descriptions throughout the Town.

*MS Action 6.2.1: Utilize GIS and a land use data base to create a link to the Town's website that allows residents and potential buyers to understand the restrictions associated with property in the Town.*

*MS Action 6.2.2: Create online information relative to zoning districts and or policies to assist future business owners and/or developers with the regulations in the Town.*

**MS Goal 7: Promote the community's educational resources as a vital contributor to Beekman's continued viability.**

MS Strategy 7.1: Increase communication and cooperation amongst Town, County and School District officials.

*MS Action 7.1.1: Create a steering committee comprised of Town, County and School District representatives to address issues of joint concern.*

*MS Action 7.1.2: Foster relationships between local businesses and the public school district.*

*MS Action 7.1.3: Create a tax incentive program that awards businesses a tax return for making donations to the school district. The tax return would represent a certain percentage of the donation amount.*

*MS Action 7.1.4: Encourage local businesses to advertise employment opportunities in local high schools.*

MS Strategy 7.2: Improve access to currently existing local educational resources.

*MS Action 7.2.1: Request longer library hours.*

MS Strategy 7.3: Attempt to establish college and continuing education scholarships available to Town residents.

*MS Action 7.3.1: Seek scholarship funding from local businesses and organizations.*

**MS Goal 8: Evaluate the feasibility of expanding municipal water and sewer infrastructure to the Town Center to promote economic development and preserve the Town’s open space resources.**

MS Strategy 8.1: Conduct a feasibility study examining the proposed cost of sewer and water infrastructure expansion, the projected economic benefit of installing sewer and water infrastructure in the Town Center, and any obstacles that would inhibit sewer and water expansion.

*MS Action 8.1.1: Utilize the Town Center’s sewer and water feasibility study to identify funding options to expand infrastructure to the Town Center.*

*MS Action 8.1.2: Continue fostering a relationship between the Town government and Dalton Farms and consider easement of Dalton Farm’s land to be used for Town Center sewer and water system infrastructure development.*

*MS Action 8.1.3: Implement new DEP sewer and water regulations.*

MS Strategy 8.2: Install sewer and water infrastructure in the Town Center prior to commercial property sales. This will attract a greater concentration of businesses to the Town at one time rather than waiting for individual businesses to submit development proposals and in turn waiting for sewer and water infrastructure expansion projects to be completed.

*MS Action 8.2.1: Utilize the feasibility study in conjunction with projected commercial growth over the next 5, 10, 15, and 20 years.*

*MS Action 8.2.2: Establish sewer and water infrastructure expansion funding as a priority in the Town budget over the next few years.*

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## Economic Development

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### Economic Development Goals

**ED Goal 1: Identify realistic economic development opportunities for the Town in consideration of its transportation resources, infrastructure, demographics, and location in the region.**

ED Strategy 1.1: Foster development of a variety of economic sectors in Beekman consistent with the vision of the Comprehensive Plan.

*ED Action 1.1.1: Promote the development of light manufacturing, small retail establishments, and professional services sectors in the Town to maintain a balanced local economy.*

*ED Action 1.1.2: Partner with the Dutchess County Economic Development Corporation to improve communication and foster the type of economic development in the Town that is most consistent with the Town's vision. Develop a referral system among the agencies so that all are kept informed of potential projects.*

ED Strategy 1.2: Create “shovel-ready” commercial parcels in designated areas that reduce the amount of time and effort required to complete the development review process. A more efficient process will attract new businesses based on convenience and lower start-up costs.

*ED Action 1.2.1: Expand the sewer and water system to include the Town Center, allowing businesses to establish themselves in this location more easily.*

*ED Action 1.2.2: Complete generic phases of the development review process for commercial properties in the Town Center prior to process initiation by individual businesses.*

ED Strategy 1.3: Improve local infrastructure to create an efficient, safe, and aesthetically pleasing environment to conduct business.

*ED Action 1.3.1: Create safe and adequate parking opportunities for patrons located along main corridors and in lots behind establishments.*

*ED Action 1.3.2: Enhance roadways to encourage additional vehicle traffic and provide local businesses with increased visibility.*

ED Strategy 1.4: Encourage local residents to live and work in the Town.

*ED Action 1.4.1: Offer special incentives to resident entrepreneurs to discourage them from considering alternative business locations.*

*ED Action 1.4.2: Encourage business establishments to seek local workers before advertising at a regional or state-wide level.*

**ED Goal 2: Establish a sense of civic identity, including a “branding” of the Town for the purposes of building Town identity, facilitating economic development marketing, and promoting tourism.**

ED Strategy 2.1: Develop an identifiable and unique theme that embraces the Town’s culture, character and history, as well as enhances community identity and connection.

*ED Action 2.1.1: Create seasonal events that promote the Town’s agricultural resources and scenic amenities. Strategically locate events to introduce tourists to local establishments where additional money will be spent and enhance the overall experience.*

*ED Action 2.1.2: Capitalize on developing and improving the Town’s existing resources to help promote tourism. These resources include historical sites (Roosevelt House), agricultural sites (Apple Orchard) and natural areas (State forests and Appalachian Trail).*

*ED Action 2.1.3: Enhance the community gateways or “welcome” signs, with additional landscaping, lighting, and thematic signage. Gateways can be tied to an established theme and can include signs, sculptures, or ornamental historic objects.*

ED Strategy 2.2: Utilize design features to identify the Town Center as the hub of all local activity.

*ED Action 2.2.1: Establish street lighting in the Town Center to create a sense of place and the moment of arrival to a destination.*

*ED Action 2.2.2: Install sidewalks, landscaping elements, and benches to mark the Town Center as a pedestrian-friendly environment.*

*ED Action 2.2.3: Display the Beekman logo on welcoming signs.*

**ED Goal 3: Create an organizational structure that promotes strong, proactive and innovative municipal support for economic and community development in the Town.**

ED Strategy 3.1: Establish a Business Association, or similar entity, to ensure better communication among lead agencies and to streamline the business start-up process.

*ED Action 3.1.1: Generate interest among local businesses and sponsor a kickoff meeting at the Town Hall.*

*ED Action 3.1.2: Work with local business owners to create a merchant association that can work together on defining community aesthetics and developing joint planning and promotional activities.*

ED Strategy 3.2: Continue to improve effective communication efforts between the Town government and residents/business owners.

*ED Action 3.2.1: Develop and distribute a Town government newsletter to inform residents and businesses about current issues, programs, and development activity.*

*ED Action 3.2.2: Assist local community groups in developing joint recruitment and promotion through the Town-sponsored newsletter and website.*

*ED Action 3.2.3: Explore the feasibility of developing wireless access in public spaces throughout the Town without raising taxes.*

*ED Action 3.2.4: Designate an Economic Development Advisor who will report to both the Town Board and the Chamber of Commerce.*

ED Strategy 3.3: Promote small business development and help micro-enterprise or home-based business owners to transition to small business status through the provision of technical assistance and financial resources.

*ED Action 3.3.1: Create an entrepreneur/small business start up packet steering local residents toward local/regional/state and federal resources that assist in starting up small businesses.*

*ED Action 3.3.2: Offer micro enterprise loans, capital interest loans and zero interest loans to help small businesses establish themselves.*

**ED Goal 4: Create conditions and incentives highly conducive to recruiting and retaining appropriate light industrial and commercial businesses within the Town.**

ED Strategy 4.1: Promote economic development that will expand and balance the Town's tax base while providing for a range of local employment opportunities in the professional and service sectors, commercial and retail enterprises, agriculture and light industrial sectors.



*ED Action 4.1.1: Strategically target areas consistent with smart growth principles where sewer capability can be expanded to act as an incentive for business development.*

*ED Action 4.1.2: Promote the development of light manufacturing and commercial employment opportunities to maintain a balanced local economy.*

*ED Action 4.1.3: Promote the growth of small professional businesses including medical, dental, and design services.*

ED Strategy 4.2: Retain and improve the Town's commercial and industrial base to expand the availability of goods and services to residents and tourists alike.

*ED Action 4.2.1: Promote the development of businesses that cater to local shopping needs, including clothing and accessory shops, auto parts stores, book and music stores, and florists.*

*ED Action 4.2.2: Create a contractor service storage and retail area where small local contractors are afforded the possibility of storing large equipment and the ability to purchase essential work materials to create a more efficient business environment.*

**ED Goal 5: Develop the capacity to market and promote the Town in terms of the economic, social, tourism, and quality of life benefits and opportunities that it offers.**

ED Strategy 5.1: Create local advertising opportunities to inform Beekman residents about current events and service offerings in the Town.

*ED Action 5.1.1: Construct a kiosk in the Town Center where local establishments are offered free advertising opportunities.*

*ED Action 5.1.2: Create advertising opportunities at local athletic competitions and recreational events by making announcements and distributing flyers when a large target population can be reached.*

*ED Action 5.1.3: Encourage cooperation among local businesses to reciprocally advertise for one another by providing information to patrons about neighboring businesses.*

ED Strategy 5.2: Create regional advertising opportunities to inform neighboring communities about current events and service offerings in the Town.

*ED Action 5.2.1: Advertise Beekman events and services in regional newspapers.*

*ED Action 5.2.2: Fully develop the shopBeekman.com website and establish its reputation as a comprehensive and reliable resource.*

**ED Goal 6: Promote a stronger retail sector as a means of stemming expenditure leakage from the region, encouraging Town Center businesses, and attracting a broader customer base to benefit both retail and service sector businesses.**

ED Strategy 6.1: Promote the development of businesses in the Town Center supportive of local shopping needs and establish a pedestrian-friendly shopping area.

*ED Action 6.1.2: Utilize the Town Comprehensive Plan's Retail Market Analysis to make educated decisions about business types that are needed to support local demand for goods and services.*

*ED Action 6.1.3: Develop a list of priority business types that the Town intends to attract.*

ED Strategy 6.2: Consider attracting specialty businesses that are not necessarily represented in the Retail Market Analysis but have been requested by the general public

*ED Action 6.2.1: Promote the development of specialty businesses including gift shops, bakeries, and antique stores.*

*ED Action 6.2.2: Locate specialty businesses in the Town Center to ensure heavier traffic volume. The local resident population alone cannot support these establishments.*

**ED Goal 7: Foster a viable local tourism economy and position Beekman to benefit from increased tourism. Develop tourism resources in the Town to strengthen the local economy and establish stewardship and preservation of the Town's unique resources.**

ED Strategy 7.1: Create visual advertisements and informational resources to inform Beekman residents and tourists alike about the full extent of resources located in the Town.

*ED Action 7.1.1: Develop a tourism brochure for the Town of Beekman promoting local history, scenic vistas, recreation, dining experiences, and retail shopping opportunities.*

*ED Action 7.1.2: Determine an advertising cycle to periodically advertise Beekman resources in regional newspapers. These advertisements should describe on-going opportunities rather than specific events.*

ED Strategy 7.2: Develop a program of activities focused on arts and entertainment at community parks for the enjoyment of local residents and visitors.

*ED Action 7.2.1: Set a goal to host a set number of arts and entertainment events annually which are distributed evenly throughout the year during appropriate seasons. This will establish expectations and anticipation of future events once residents and tourists learn this schedule.*

*ED Action 7.2.2: Consider exhibiting art and hosting musical events, dance performances, and film screenings.*

**ED Goal 8: Encourage the Town Center to become a mixed residential and commercial district that provides a variety of necessary goods, services, entertainment venues and attractions for local and regional patrons.**

ED Strategy 8.1: Encourage small professional services, including medical, dental, and children’s nutritional services, to locate in Town Center to provide services that are currently lacking in Town as well as to create a workforce population that will support local shops and restaurants during daytime business hours.

*ED Action 8.1.1: Expand sewer and water capability to accommodate Town Center development plans.*

*ED Action 8.1.2: Advertise the need for medical, dental, and children’s nutritional services in State and national medical journals that offer advice and information about career opportunities.*

ED Strategy 8.2: Encourage a cluster of small retail businesses to locate in the Town Center to encourage patrons to walk between establishments.

*ED Action 8.2.1: Create clusters of “shovel-ready sites” that promote development in the most desirable locations of the Town Center with respect to past and future development plans.*

*ED Action 8.2.2: Strongly encourage initial commercial development activity at the intersection of Rt. 216 and Rt. 55 to act as an anchor as the development of the Town Center proceeds.*

ED Strategy 8.3: Create housing opportunities that allow the local workforce to live and work in the Town Center.

*ED Action 8.3.1: Develop mixed-use buildings with retail on the ground floor and apartments on the upper floors to create affordable housing opportunities for the local workforce.*

# Implementation

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## ***Implementing the Plan***

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The adoption of the Comprehensive Plan is only the beginning. The mere statements of goals, strategies and actions of this plan will not produce the desired results unless the Town implements the concepts through land use regulations, public investment and cooperation, and/or the formation of partnerships with adjacent municipalities.

Once the Comprehensive Plan is adopted, the Town Board should designate a Comprehensive Plan Implementation Committee to review the Plan's goals and strategies and recommend actions the Town should pursue. The Committee should include representatives of the Planning Board, Zoning Board of Appeals and Town Board. This Implementation Committee should first be charged with implementing the recommended changes to the Zoning Ordinance and Zoning Map, so that these regulations may be in accordance with the Comprehensive Plan. Upon completion of their review, the Committee should present their recommendations to the Town Board for consideration and adoption. The Town Board must follow the legal requirements set forth in Town Law §263 - §265 and General Municipal Law §239-m when making changes to Town Laws and Ordinances.

The Implementation Committee should also be charged with the implementation of the other goals, objectives and strategies of the Comprehensive Plan. The Committee should work on each strategy in the order of importance established by the "time frames" given within this document; however, it is likely that priorities may change with the availability of funding sources for particular projects.

## ***Implementation Timeline***

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In the Action Matrix that follows identifies the responsible or lead party designated for implementing the action and the approximate timeframe the action should be accomplished. The recommended timeframes are identified as follows:

- S - Short (or near) term - Next twelve months (Beginning 2008)
- M – Midterm (or intermediate): Next Two to Three Years (2009-2011)
- L – Long term: Three to Five years (2011-2013)
- O – On-going. To be accomplished any time over the next five years.

In addition, potential funding sources have been identified wherever possible. The following table gives the complete names of the agencies that may be abbreviated within the subsequent Action Matrix.

Acronym	Full Name
A&BC-CTIG	Arts & Business Council – Cultural Tourism Initiative Grant
ACHP	Advisory Council on Historic Preservation
AFGP	Assistance to Firefighters Grant Program
AFT	American Farmland Trust
BARC	Building Advocacy, Resources & Community
BOCES	Board of Cooperative Educational Services
BTF	Baseball Tomorrow Fund
CCE	Cornell Cooperative Extension
CDBG	Community Development Block Grant
CDBG-TA	Community Development Block Grant – Technical Assistance
CF	Conservation Fund
CHAMBER	County Chamber of Commerce
CLG	Certified Local Government
CW/CA	Clean Water/Clean Air Bond Act
DHCR-SMSI	Division of Housing & Community Renewal
EFC-CWSRF	Environmental Facilities Corp. Clean Water State Revolving Fund
EFC-DWSRG	Environmental Facilities Corp. Drinking Water State Revolving Fund
ESDC	Empire State Development Corp
ESDC-WCG	Empire State Development Corp – Wireless Communities Grant
EZ	Empire Zone
FTA	Federal Transit Administration
GOSC	Governor’s Office for Small Cities
GROW-NY	Grow NY through NYS Agriculture and Markets
GTSC	Governor’s Traffic Safety Council
HHS CSBG	Health & Human Services – Community Service Block Grant
HRVG	Hudson River Valley Greenway
IDA	County Industrial Development Agency
IMLS	Institute of Museum & Library Services
LDC	Local Development Corporation
LOCAL	Local Municipality
MANY	Museum Association of New York
MSNY	Main Street NY through DHCR
NG	National Grid Resource Center for Economic Development
NPS – LWCF	National Park Service – Land & Water Conservation Fund
NYMS	New York Main Street Program
NYPF	NY Planning Federation
NYRWA	NYS Rural Water Association
NYS DHCR	NYS Div. Of Housing & Community Renewal

Acronym	Full Name
NYSAG	NYS Dept of Agriculture and Markets
NYSAG –FP	NYS Agricultural & Farmland Protection Program
NYS-Aging	NYS Dept. of Aging
NYSBD	NYS Banking Dept.
NYSBDC	NYS Business Development Corporation
NYSCA	NYS Council on the Arts
NYSCC	NYS Conservation Council
NYSCS	NYS Canal System
NYSDEC	NYS Dept of Environment Conservation
NYSDOL	NYS Dept. of Labor
NYSDOS – QC	NYS Dept. of State, Quality Communities Program
NYSDOS-LWRP	NYS Dept. of State, Local Waterfront Redevelopment Plan
NYSDOT	NYS Dept. of Transportation
NYSDOT IAP	NYSDOT Industrial Access Program
NYSDOT TEP	NYSDOT Transportation Enhancement Program
NYSDOT TIP	NYSDOT Transportation Improvement Program
NYSED	NYS Dept of Education
NYSEDC	NYS Economic Development Council
NYSED-DHP	NYS Dept of Education Document Heritage Program
NYSERDA	New York State Energy Research and Development Authority
NYSHFA	New York State Housing Finance Agency
NYSOCSF	NYS Office of Children and Family Services
NYSOPRHP	NYS Office of Parks, Recreation & Historic Preservation
NYSOPRHP-CLG	NYSOPRHP-Certified Local Government
NYSOPRHP-EPF	NYSOPRHP-Environmental Protection Fund
NYSORPS	NYS Office of Real Property Tax Services
NYSOSC	NYS Office of the State Comptroller
NYSUCS	NYS United Court System
OPRHP-Parks Program	Office of Parks, Recreation & Historic Preservation-Parks Program
OSI	Open Space Institute
PF	Private Funding Sources, i.e., Private Foundation
QC/SG	Quality Communities/ Smart Growth
RBEG	Revolving Business Enterprise Grant
RCAP	Rural Community Assistance Program
Restore NY	Empire State Development Corp. Restore NY Communities Initiative
RUS	Rural Utility Service
SAFTEA-LU	Safe, Accountable, Flexible, Efficient, Transportation Equity Act
SARA	State Archives and Records Administration
SBA	Small Business Administration
SBF	Scenic Byways Foundation
SMSI	NYSDOS Shared Municipal Services Incentive Program
SNYM	State of New York Mortgage (Home of Your Own Program)

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Acronym	Full Name
TEA-21	Transportation Equity Act for the 21 <sup>st</sup> Century
USDA	US Dept of Agriculture
USDOI- RICA	US Dept. of the Interior, Rivers Trails, & Conservation Assistance
USDOJ	US Department of Justice

**Action Matrix**

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The following represents the implementation Matrix for the goals, strategies and actions identified by the Town of Beekman.

Goals, Strategies & Actions		Time Frame	Responsible Party	Potential Funding Sources
<b>LU Goal 1: Preserve and enhance the existing rural character while accommodating a balanced mix of agricultural, recreational, residential, commercial and industrial uses.</b>				
<b>LU Strategy 1.1: Identify preferred development for specific areas of the Town.</b>				
LU Action 1.1.1	Review and revise existing residential zoning to incorporate land use techniques to preserve the rural landscape.	S	Town Board Planning Board	NYSDOS-QC/SG
LU Action 1.1.2	Utilize development tools such as conservation zoning and cluster zoning to preserve and protect prime lands valued for agriculture, open space, environmental features, or scenic qualities.	S	Town Board Planning Board	NYSDOS-QC/SG NYSAG-F{P
LU Action 1.1.3	Maximize recreational uses on land currently serving recreational purposes before designating additional parcels of land for related activities.	M	Town Board Planning Board	NYSOPRHP CW/CA
<b>LU Strategy 1.2: Update the Town's zoning ordinance to achieve a balanced mix of commercial, residential, and recreational properties with planned transitioning and appropriate buffers between the various districts.</b>				
LU Action 1.2.1	Evaluate and update existing setbacks, road frontages, lot sizes, building coverage, parking requirements, and buffers to preserve the rural character of Beekman.	S	Town Board Planning Board	NYSDOS-QC/SG
LU Action 1.2.2	Encourage mixed-use development in the Town Center District.	S/O	Town Board Planning Board	CDBG-TA
LU Action 1.2.3	Review and update the Town's sign ordinance and design guidelines.	S	Town Board Planning Board	NYSDOS-QC/SG
LU Action 1.2.4	Develop appropriate zoning densities and permitted uses within the Town Center District and the adjacent areas to prevent a conflict of uses and building form.	S	Town Board Planning Board	NYSDOS-QC/SG
<b>LU Goal 2: Focus higher density commercial and residential development in the Town Center to preserve the outlying open space areas of the Town.</b>				
<b>LU Strategy 2.1: Encourage a mix of residential development options within the Town Center.</b>				
LU Action 2.1.1	Continue to allow for a variety of housing opportunities as part of mixed-use applications in the Town Center.	S/O	Town Board Planning Board	Local



Goals, Strategies & Actions		Time Frame	Responsible Party	Potential Funding Sources
<b>LU Strategy 2.2: Continue to expand and improve infrastructure located in the Town Center.</b>				
LU Action 2.2.1	Expand water and sewer infrastructure to the Town Center.	L	Town Board	CDBG RUS USDA
LU Action 2.2.2	Create a parallel road system throughout the Town Center to increase parking availability and provide secondary access to Rt. 55.	M	Town Board	NYSDOT]
LU Action 2.2.3	Require the placement of empty conduit underground whenever the ground is opened for the future lighting and fiber optic cable.	O	Town Board Planning Board	NYSDOT NYSDOS-QC/SG
<b>LU Strategy 2.3: Limit commercial development outside the Town Center to prevent the further development of strip malls that will compete with Town Center business activity.</b>				
LU Action 2.3.1	Review the C-2 Commercial District regulations and uses to ensure that future commercial development does not compete with the Town Center.	S	Town Board Planning Board	NYSDOS-QC/SG
LU Action 2.3.2	Apply for CDBG microenterprise program funding to allow businesses currently located outside the Town Center to relocate to this target area.	M	Town Board	CDBG
LU Action 2.3.3	Encourage businesses to explore Empire State Development Corporation loan opportunities to enable relocation to the Town Center.	M	Town Board Business Association Chamber	ESDC CDBG-TA
<b>LU Goal 3: Encourage an appropriate balance of residential, commercial, light industrial development, and open space to maintain a balanced tax</b>				
<b>LU Strategy 3.1: Encourage development in appropriate areas of the Town.</b>				
LU Action 3.1.1	Review the zoning designation for the Green Haven prison property and possibly rezone as light commercial or industrial to avoid future residential development if the property is sold.	S	Town Board Planning Board	CDBG-TA Restore NY
LU Action 3.1.2	Identify preferred development for specific areas in view of “smart growth” principals.	S	Town Board Planning Board	NYSDOS-QC/SG

Goals, Strategies & Actions		Time Frame	Responsible Party	Potential Funding Sources
LU Action 3.1.3	Create an inventory of developable resources.	M	Town Board	NYSDOS-QC/SG
LU Action 3.1.4	Establish “shovel-ready” sites. The Town should consider the preparation of a Generic Environmental Impact Statement (GEIS) for select key properties suitable for commercial development to alleviate the obstacles associated with developing land.	L	Town Board Planning Board	NYSDOS-QC/SG NYSDEC
<b>LU Goal 4: Establish and implement design guidelines to ensure development in the Town Center maintains a “Town-scale”.</b>				
<b>LU Strategy 4.1: Update and strengthen the existing design and land use regulations to be consistent with the goals of the Comprehensive Plan.</b>				
LU Action 4.1.1	Amend zoning ordinance to require new construction to be in scale and complementary in design to surrounding structures.	S	Town Board Planning Board	NYSDOS-QC/SG
LU Action 4.1.2	Promote development that resembles the Town’s historic development pattern.	O	Town Board Planning Board	NYSDOS-QC/SG
LU Action 4.1.3	Specify a minimum and maximum distance between buildings to ensure a suitable building scale in the Town Centers.	S	Town Board Planning Board	NYSDOS-QC/SG
LU Action 4.1.4	Develop design guidelines and/or regulations for fences in designated areas to ensure design consistency.	S	Town Board Planning Board	NYSDOS-QC/SG
<b>LU Goal 5: Encourage future development that minimizes negative impacts on natural resources, infrastructure, and neighboring uses in order to safeguard the health, safety, and welfare of the community.</b>				
<b>LU Strategy 5.1: Examine and revise, as appropriate, the Town’s existing regulations and measures to protect environmental resources.</b>				
LU Action 5.1.1	Evaluate the Town’s natural resources to determine appropriate land use regulations to protect such resources.	S/O	Town Board Planning Board CAC	NYSDEC NYSDOS-QC/SG NYSOPRHP

Goals, Strategies & Actions		Time Frame	Responsible Party	Potential Funding Sources
<b>LU Goal 6: Protect and improve the community's visual character and aesthetics, especially along commercial corridors, ridgelines and at prominent gateways.</b>				
<b>LU Strategy 6.1: Identify viewsheds, scenic features, landscape features, and scenic districts that significantly contribute to the aesthetic quality of Beekman's rural setting.</b>				
LU Action 6.1.1	Identify viewsheds, scenic features, and landscape features, and prepare conceptual map demarcating their locations in addition to a written report.	M	Town Board Planning Board CAC	NYSOPRHP NYSDEC NYSDOS-QC/SG
LU Action 6.1.2	Process input from local experts and residents in the scenic resources inventory.	M	Town Board Planning Board CAC	SBF NYSDOS-QC/SG
<b>LU Strategy 6.2: Ensure that new development is sensitive to identified community scenic values.</b>				
LU Action 6.2.1	Create land use regulations that ensure the protection of identified scenic resources.	M	Town Board Planning Board CAC	NYSDOS-QC/SG SHP NYSAG-FP
LU Action 6.2.2	Control excessive signage and enforce signage regulations along roadways.	S/O	Town Board Planning Board	Local
<b>LU Strategy 6.3: Improve the overall aesthetics of the Town.</b>				
LU Action 6.3.1	Address issues such as vacant or dilapidated buildings, broken or boarded up windows, unscreened dumpsters, junk cars and general rubbish, distasteful building facades, and unattractive signs with enhanced local codes and code enforcement.	M/O	Town Board	Restore NY NYMS CDBG
LU Action 6.3.2	Identify and work with absentee landlords to improve the use and appearance of residential, commercial, or mixed-use buildings.	M/O	Town Board	Restore NY HOME CDBG MSNY

Goals, Strategies & Actions		Time Frame	Responsible Party	Potential Funding Sources
<b>LU Goal 7: Ensure any development is of quality design to foster and preserve the character of the Town and meet the long-term needs of the community.</b>				
<b>LU Strategy 7.1: Revise architectural design, building form, subdivision regulations and signage guidelines to foster new commercial, residential, and mixed-use development that retains small town, historic and natural character of the Town.</b>				
LU Action 7.1.1	Strengthen the language and further detail the design regulations in the zoning ordinance to be consistent with the goals of the Comprehensive Plan.	S	Town Board	NYSDOS-QC/SG
LU Action 7.1.2	Update the zoning ordinance to include specific design guidelines for proposed historic districts or structures.	M	Town Board Planning Board	NYSDOS-QC/SG NYSOPRHP
LU Action 7.1.3	Update signage regulations specifically for the Town Center to foster a unique identity and ensure design consistency within the district.	S	Town Board Planning Board	NYSDOS-QC/SG
<b>LU Goal 8: Enhance the Town Center as a centerpiece for commercial, recreational, social, cultural and educational activities in Beekman.</b>				
<b>LU Strategy 8.1: Create a centralized destination within the Town Center itself as the focus for commercial, recreational, social, cultural, and educational activities in the Town.</b>				
LU Action 8.1.1	Utilize various resources and incentives to developers for the design and construction of a plaza or central meeting area in the Town Center.	L	Town Board	PF Local
LU Action 8.1.2	Construct a kiosk in the Town Center where residents and visitors can find information about local attractions, news, events, dining and shopping experiences, and municipal contact information.	M	Town Board	CDBG MSNY
<b>LU Strategy 8.2: Establish Town Center first as the priority location for all new municipal, recreational, cultural, and educational facilities in addition to community events.</b>				
LU Action 8.2.1	Ensure that the Town Center represents the most easily developable land in the Town for these proposed uses.	S/O	Town Board	CDBG-TA NYSDOS- QC/SG
LU Action 8.2.2	Sponsor appropriate community events in the Town Center to create a place of community congregation.	M/O	Town Board	Local
LU Action 8.2.3	Promote the Town Center as a location for new facilities and events (i.e. Community Day).	S/O	Town Board	Local

Goals, Strategies & Actions		Time Frame	Responsible Party	Potential Funding Sources
<b>LU Strategy 8.3: Create a pedestrian-friendly environment.</b>				
LU Action 8.3.1	Construct sidewalks and install pedestrian-scale street lighting.	M	Town Board	NYSDOT-TEP NYSDOT-TIP SAFETEA-LU
LU Action 8.3.2	Require buildings to be located at the front of the lot near the sidewalk and require parking areas to be located in the rear of the building.	S	Town Board Planning Board	NYSDOS-QC/SG
LU Action 8.3.3	Create a business assistance fund to attract business to the Town Center through programs such as the Rural Business Enterprise Grants (RBEG) and Community Development Block Grants (CDBG).	M	Town Board	RBEG CDBG NYSBDC
<b>LU Goal 9: Update the land use regulations to reflect a density supported by the natural limitations of the resources in Beekman.</b>				
<b>LU Strategy 9.1: Updated land use regulations to incorporate natural limitations or constraints.</b>				
LU Action 9.1.1	Review and update the Comprehensive Plan's Build-out Analysis to ensure future land use regulations are not in conflict with the findings of the analysis.	S/O	Town Board Planning Board	NYSDOS-QC/SG
LU Action 9.1.2	Evaluate the Town's natural resources to determine appropriate land use regulations.	S/O	Town Board Planning Board CAC	NYSDEC HRVG
<b>LU Goal 10: Explore land use regulations to encourage the preservation of open space.</b>				
<b>LU Strategy 10.1: Identify properties for open space and preservation and develop planning techniques and funding strategies for the acquisition and/or protection of those areas.</b>				
LU Action 10.1.1	Investigate various land preservation tools, including: tax abatement easements, Purchase of Development Rights (PDR's), and land purchase.	M/O	Town Board CAC	OSI NYSOPRHP-EPF CW/CA

Goals, Strategies & Actions		Time Frame	Responsible Party	Potential Funding Sources
LU Action 10.1.2	Investigate all potential public and private funding sources for open space conservation and preservation efforts.	M	Town Board CAC	CW/CA NYSOPRHP OSI PF
<b>LU Strategy 10.2: Update the zoning ordinance to include provisions for open space and visual appreciation within residential districts.</b>				
LU Action 10.2.1	Require that houses be sited in a way that minimizes their visibility from the road while maximizing the surrounding space that is left undeveloped.	S	Town Board Planning Board	NYSDOS-QC/SG
LU Action 10.2.2	Require a detailed limit of disturbance for all developments during the review process to address haphazard and unnecessary site clearing.	S	Town Board Planning Board	NYSDOS-QC/SG
<b>NR Goal 1: Ensure the continued protection of all the Town's important natural resources.</b>				
<b>NR Strategy 1.1: Continue to implement effective stormwater management practices to preserve and protect the Town's water bodies, water quality and lands that serve as natural drainage channels and habitat areas.</b>				
NR Action 1.1.1	Create regulations that address the need for impervious surfaces and natural drainage design features.	S	Town Board Planning Board	NYSDEC NYSDOS-QC/SG
NR Action 1.1.2	Prohibit development on steep slopes.	S	Town Board Planning Board CAC	NYSDOS-QC/SG
NR Action 1.1.3	Explore the feasibility of utilizing alternative road material to improve drainage and stormwater management.	M	Town Board Highway Dept.	
<b>NR Strategy 1.2: Develop a maintenance plan for Beekman's stormwater detention ponds.</b>				
NR Action 1.2.1	Inventory the location and condition of current stormwater detention ponds.	M	Town Board	NYSDEC

Goals, Strategies & Actions		Time Frame	Responsible Party	Potential Funding Sources
NR Action 1.2.2	Explore cost efficient and effective alternatives to ensure stormwater management practices are administered.	S	Town Board	NYSDEC
NR Action 1.2.3	Explore alternative fee and/or special district solutions to ensure future development complies with stormwater regulations.	S	Town Board	NYSDOS NYSDEC
<b>NR Strategy 1.3: Ensure the sustainability of woodlots and protection of trees by professionally managing tree-harvesting activity with the exception of agricultural-related business properties.</b>				
NR Action 1.3.1	Develop regulations that require professional management of tree-harvesting activity of a certain scale, determined by lot size or quantity of trees planned for removal.	M	Town Board Planning Board CAC	NYSDOS NYSDEC NYSOPRHP
NR Action 1.3.2	Update and enforce regulations to prevent trees over a specified caliper from clear cutting and/or site clearing during development.	S/O	Town Board Planning Board CAC	NYSOPRHP NYSDOS NYSDEC
<b>NR Goal 2: Foster the preservation of the Town's many environmentally sensitive lands, protecting them from any adverse impacts associated with man-made development on land, air, water quality, natural habitats, unique land formations and scenic resources.</b>				
<b>NR Strategy 2.1: Update the zoning ordinance to include provisions for wetlands, steep slopes, floodplains, stream corridors, and ridgelines protection.</b>				
NR Action 2.1.1	Adopt a wetlands, waterbody and watercourse protection law.	S	Town Board Planning Board CAC	NYSDEC
NR Action 2.1.2	Adopt a steep slopes protection law that includes provisions to protect ridgelines and viewsheds.	S	Town Board Planning Board CAC	NYSDOS-QC/SG
NR Action 2.1.3	Create an aquifer protection overlay district to be included in the Town's zoning ordinance.	M	Town Board Planning Board CAC	NYSDOS-QC/SG

Goals, Strategies & Actions		Time Frame	Responsible Party	Potential Funding Sources
<b>NR Goal 3: Preserve and protect those lands and scenic resources that contribute to the Town's unique character.</b>				
<b>NR Strategy 3.1: Actively advocate and promote adequate preservation of scenic areas for the continued enjoyment of both existing and future Town residents as well as for wildlife preservation.</b>				
NR Action 3.1.1	Seek services to create a detailed biodiversity report of the entire Town.	L	Town Board CAC Hudsonia	CCE NYSDEC
NR Action 3.1.2	Partner with nature conservation groups, such as Dutchess County Land Trust, and Home Owners Associations on establishing permanent protections of Beekman's environmentally sensitive areas	O	Town Board & Conservation Groups	PF
NR Action 3.1.3	Consider creating a land trust to administer the acquisition of land intended to be preserved.	O	Town Board & Conservation Groups	OSI PF NYSOPRHP
NR Action 3.1.4	Develop and/or promote incentives to encourage the development of a wildlife refuge area or a bird sanctuary.	O	Town Board, Conservation Groups, CAC	NYSOPRHP NYSDEC CW/CA OSI
NR Action 3.1.5	Explore designating important natural and/or scenic resources as "Critical Environmental Areas" to ensure developers assess environmental impacts to these resources.	M	Town Board CAC	NYSDOS-QC/SG
<b>NR Strategy 3.2: Continue to research regulations to protect the Town's scenic resources.</b>				
NR Action 3.2.1	Identify and catalogue the Town's significant scenic areas that may be impacted by development, encroachment, erosion, and/or water pollution.	M	Town Board CAC	NYSDOS-QC/SG
NR Action 3.2.2	During the site plan review process, the Town should, as needed, place conditions and/or offer incentives that shape development proposals in ways that protect or minimize harm to these resources.	O	Town Board	NYSDOS



Goals, Strategies & Actions		Time Frame	Responsible Party	Potential Funding Sources
<b>NR Goal 4: Promote development that is environmentally conscientious and energy efficient to preserve and protect the Town's resources.</b>				
<b>NR Strategy 4.1: Utilize cluster zoning to preserve large blocks of open space and other significant developable land.</b>				
NR Action 4.1.1	Explore the use of density bonuses as an incentive to preserve large blocks of open space as part of cluster zoning regulations.	S/O	Town Board Planning Board	NYSDOS-QC/SG
NR Action 4.1.2	Require permanent "usable" open space to be dedicated as part of cluster developments.	S/O	Town Board Planning Board	NYSDOS-QC/SG
<b>NR Strategy 4.2: Require that development proposals prove to be environmentally conscientious and energy efficient.</b>				
NR Action 4.2.1	Require site plan and subdivision applicants to demonstrate environmentally conscientious and energy efficient plans (e.g. water-conserving landscaping plants).	O	Town Board Planning Board	
NR Action 4.2.2	Recruit a natural resource expert to consult with the Planning Board to make well-informed development review process decisions.	O	Town Board Planning Board	
<b>OS Goal 1: Preserve open space, farmland and woodlots through the implementation of the Open Space Plan.</b>				
<b>OS Strategy 1.1: Identify new properties to preserve as open space.</b>				
OS Action 1.1.1	Create a mapped inventory of all protected open space properties and easements. Identify new properties and/or easements to link together open space properties.	L	Town Board CAC	NYSDOS-QC/SG
OS Action 1.1.2	Require developers to provide the electronic data associated with development applications to ensure accurate mapping of all protected properties and easements.	O	Town Board Planning Board	
<b>OS Strategy 1.2: Ensure the goals of the Open Space Plan are implemented.</b>				
OS Action 1.2.1	Establish an Open Space Committee to review the goals of the Open Space Plan every 5-years and seek solutions to implement the goals.	M/O	Town Board	

Goals, Strategies & Actions		Time Frame	Responsible Party	Potential Funding Sources
<b>OS Goal 2: Assess, protect and enhance the environment to sustain the quality of natural resources, the rural landscape, and diversity of wildlife habitats.</b>				
<b>OS Strategy 2.1: Conduct a Town-wide natural resources and open space inventory/survey.</b>				
OS Action 2.1.1	Collaborate with organizations and government agencies that can provide information about the Town's natural resources.	O	Town Board Hudsonia NYSDEC Dutchess County	
OS Action 2.1.2	Integrate the results of the natural resources and open spaces inventory into Town and County Geographic Information Systems (GIS).	L	Town Board	SMSI SARA
<b>OS Strategy 2.2: Incorporate the natural resource inventory into Town planning, zoning, subdivision, site plan documents, and commercial design guidelines.</b>				
OS Action 2.2.1	During the site plan review process, the Town should place conditions and/or offer incentives that shape development proposals in ways that protect or minimize harm to these resources.	O	Town Board Planning Board	
<b>OS Goal 3: Preserve the scenic views of the rural and agricultural countryside, the unique ridgelines, the abundant open spaces and other important physical features in Beekman.</b>				
<b>OS Strategy 3.1: Consider using incentives to ensure large parcels are protected now and in the future.</b>				
OS Action 3.1.1	Investigate all potential public and private funding sources for open space conservation and preservation efforts.	O	Town Board	
OS Action 3.1.2	Consider utilizing either a purchase of development rights (PDR) and/or a transfer of development rights (TDR) program	O	Town Board	OSI NYSDOS-QC/SG
<b>OS Strategy 3.2: Strengthen language of subdivision regulations to protect undeveloped space surrounding subdivisions.</b>				
OS Action 3.2.1	Require that developers conceal houses from view along frequented transportation routes.	O	Planning Board	
OS Action 3.2.2	Require that a certain percentage of land developed remains as open "usable" space accessible to the public.	O	Town Board Planning Board	NYSDOS-QC/SG

Goals, Strategies & Actions		Time Frame	Responsible Party	Potential Funding Sources
<b>OS Strategy 3.3: Examine alternative densities and/or regulations (i.e. clustering, conservation subdivisions, TDR, etc.) for the residential districts to preserve open space.</b>				
<b>OS Goal 4: Integrate the needs of agriculture in the development of any economic development plan by promoting agriculturally related businesses and niche farming.</b>				
<b>OS Strategy 4.1: Encourage formation of an entity to promote the sale of produce locally and regionally.</b>				
OS Action 4.1.1	Create local outlets and/or a farmers market for local farm products.	M	Town Board Business Association Chamber	USDA NYSAG
OS Action 4.1.2	Collaborate with adjacent communities to host larger sales of regional products.	O	Town Board Business Association Chamber	SMSI NYSAG USDA
OS Action 4.1.2	Assist local farmers in establishing Community Supported Agriculture programs.	O	Town Board Business Association Chamber	USDA NYSAG SMSI
<b>OS Strategy 4.2: Create business opportunities utilizing non-traditional agricultural business techniques.</b>				
OS Action 4.2.1	Develop an “agri-tourism” map of local farms to promote tourism and enhance both appreciation and understanding of the regional agriculture industry.	M	Town Board Business Association Chamber	SMSI ESDC USDA NYSAG
OS Action 4.2.2	Institute a buy-local program.	L/O	Town Board Business Association Chamber	NYSAG USDA ESDC
OS Action 4.2.3	Encourage farmers to initiate recreational leasing of their lands as a means of supplementing farm incomes. Explore the feasibility of the Town acting as a partner with these farm operations to help resolve insurance and liability issues.	O	Town Board Business Association Chamber	ESDC NYSBDC CDBG-TA

Goals, Strategies & Actions		Time Frame	Responsible Party	Potential Funding Sources
OS Action 4.2.4	Work with Dutchess County Planning Department to assist Beekman with increased participation in the Section 485-b tax abatement program for business investments.	O	Town Board DC Planning Dept.	SMSI
<b>OS Strategy 4.3: Encourage the growth of the local equestrian and commercial horse industry.</b>				
OS Action 4.3.1	Promote access to and conservation of land for equestrian use.	O	Town Board Conservation Groups CAC	OSI PF NYSOPRHP
OS Action 4.3.2	Ensure that horse farms receive many of the same benefits and are guided by the principals that govern agricultural farms.	O	Town Board	NYSAG USDA
<b>OS Goal 5: Protect and enhance existing productive farmlands, as well as potentially productive farmlands and working landscapes to further preserve agriculture in Beekman.</b>				
<b>OS Strategy 5.1: Improve the relationship between farmers and non-farmers to allow farms to be productive in the Town.</b>				
OS Action 5.1.1	Evaluate the benefits of Right-to-Farm laws and determine if consider adopting such a local law for Beekman.	M	Town Board	NYSDOS NYSAG
<b>OS Strategy 5.2: Create incentives that encourage current farm owners to retain their land for farm-related purposes.</b>				
OS Action 5.2.1	Implement lower land valuation rates that would encourage the retention of farmlands in their current use while offsetting market incentives to convert these lands to non-farming uses.	M	Town Board	NYSDOS
OS Action 5.2.2	Offer local tax incentives to farmers who prove their commitment to the local community, offer tours to inform the public about the local agricultural industry or establishing stands to sell produce.	O	Town Board	ESDC USDA NYSAG
OS Action 5.2.3	Explore and encourage additional tax incentives for agriculture, especially for smaller and start-up farms that might not meet the State-required acreage of income levels that dictate eligibility for a State agricultural assessment.	O	Town Board	

Goals, Strategies & Actions		Time Frame	Responsible Party	Potential Funding Sources
<b>OS Strategy 5.3: Ensure that new development does not negatively impact existing agricultural lands.</b>				
OS Action 5.3.1	Require buffers between farmland and new non-farm uses.	S/O	Town Board Planning Board	NYSDOS-QC/SG
OS Action 5.3.2	Require that new development provide for its own buffer zone and/or landscape plantings for screening when necessary.	O	Town Board Planning Board	Local
OS Action 5.3.3	Create policies to encourage appropriate development of water and sewer infrastructure to protect agricultural or other important open space areas.	O	Town Board	RUD NYSDOS-QC/SG
<b>OS Goal 6: Promote Beekman as an “agricultural friendly” community.</b>				
<b>OS Strategy 6.1: Town zoning should be amended to be more farm friendly and create more opportunities for a variety of agricultural activities.</b>				
OS Action 6.1.1	Create agricultural definitions for agriculture, farms, farmland, farm stand, and agri-business as well as organic and niche farming operations in the zoning ordinance.	S	Town Board Planning Board	NYSDOS-QC/SG CDBG-TA
OS Action 6.1.2	Zoning should specifically allow farmers markets, farm stands, and other agri-tourism uses.	S	Town Board Planning Board	NYSDOS-QC/SG
<b>OS Strategy 6.2: Zoning should allow flexibility in regulations to accommodate agricultural businesses.</b>				
OS Action 6.2.1	Allow farm businesses to use temporary signage.	S/O	Town Board Planning Board	
OS Action 6.2.2	Allow for and accommodate parking near pick-your-own fields.	S/O	Town Board Planning Board	SBF NYSDOT NYSDOT-TIP
<b>OS Strategy 6.3: Encourage local farmers to participate in planning efforts at both the local and State level to best ensure that Beekman’s agricultural needs are being met.</b>				

Goals, Strategies & Actions		Time Frame	Responsible Party	Potential Funding Sources
OS Action 6.3.1	Increase participation of farmers on the Planning Board by appointing agricultural members in order to best represent agriculture in the Beekman community.	O	Town Board	
OS Action 6.3.2	Encourage farm landowners to participate in the New York State Agricultural Districts Program. Work with the County to identify properties that may be eligible within the District and solicit landowners to apply. Consider providing a local consistency review every five years to ensure agricultural properties included in the District continue to be eligible under the program requirements.	O	Town Board DC Planning Dept.	NYSAG USDA
<b>OS Strategy 6.4: Initiate programs to increase community awareness about farming as a viable economic enterprise and a way of preserving open space.</b>				
OS Action 6.4.1	Consider hosting a regional agricultural fair for Beekman and its neighboring farming communities.	M/O	Town Board	ESDC NYSAG USDA
OS Action 6.4.2	Create a year-round educational program associated with the agricultural fair made available to children and teenagers.	O	Town Board School District	CCE BOCES
<b>OS Goal 7: Ensure open space is preserved and protected.</b>				
<b>OS Strategy 7.1: Evaluate Town zoning regulations and institute amendments, standards, and practices, which will work to preserve agriculture as an important land use in Beekman.</b>				
OS Action 7.1.1	Amend zoning to enhance clustering and use of conservation subdivisions at the Town level.	S	Town Board Planning Board	NYSDOS-QC/SG
OS Action 7.1.2	Establish creative residential subdivision design requirements in addition to clustering and conservation layouts that could help future homes co-exist with active farmland.	S/O	Town Board Planning Board	NYSDOS-QC/SG
<b>OS Strategy 7.2: Ensure that information about Beekman’s agricultural community is made readily available to both local officials and residents.</b>				
OS Action 7.2.1	Require use of the Agricultural Data Statement (as detailed in NYS Agriculture and Markets Law) so that land buyers and homebuilders are legally notified that they are locating within an agricultural area.	O	Town Board Planning Board	NYSAG

Goals, Strategies & Actions		Time Frame	Responsible Party	Potential Funding Sources
OS Action 7.2.2	Maintain agriculture parcel maps for use by the Planning Board so that they can adequately review projects and determine impacts of new development on agriculture.	O	Town Board Planning Board	NYS DOS-QC/SG NYSAG
<b>RC Goal 1: Identify the recreational needs of Beekman’s residents and study the feasibility of providing any additional recreational services and/or facilities to satisfy this identified need.</b>				
<b>RC Strategy 1.1: Prioritize the allocation of scarce resources to the development of recreation in the Town.</b>				
RC Action 1.1.1	Determine the feasibility of developing new programs and offering additional services using currently available funding.	O	Town Board Recreation Dept.	NYSOPRHP NYS DOS-QC/SG
<b>RC Strategy 1.2: Explore the feasibility of creating additional recreational opportunities including improved lake access and constructing an indoor recreational facility.</b>				
RC Action 1.2.1	Develop the future deeded waterfront parcel to allow for boating, swimming, and picnicking.	M	Town Board	NYS DOS NYSOPRHP
RC Action 1.2.2	Implement recreational use fees for selected programs and services.	O	Town Board Planning Board	
RC Action 1.2.3	Recreational Impact Fees should be evaluated annually and adjusted as may be necessary to reflect the rising cost of recreational properties and infrastructure.	O	Town Board	
RC Action 1.2.4	Evaluate the current and future demand for a gymnasium, indoor/outdoor swimming pool, fitness room, indoor track, concessions area, party rooms, and a multipurpose space to be included in a RecPlex facility.	S	Town Board Recreation Dept.	NYS DOS-QC/SG
<b>RC Strategy 1.3: Diversify passive and active recreational opportunities to cater to the needs of all residents.</b>				
RC Action 1.3.1	Examine all currently available opportunities and determine resident population groups whose needs are being met or not met.	S/O	Town Board Recreation Dept.	NYS DOS-QC/SG

Goals, Strategies & Actions		Time Frame	Responsible Party	Potential Funding Sources
RC Action 1.3.2	Provide passive recreational or “hang out” opportunities for teenagers on Friday and Saturday nights.	O	Town Board Recreation Dept.	NYSOPRHP-EPF
RC Action 1.3.3	Request parent volunteers to supervise children and young adult indoor recreational activities in the Recreation Center on weekends when staff supervision is unavailable.	O	Town Board Recreation Dept.	
RC Action 1.3.4	Dedicate one night per month to invite a guest speaker/instructor to the Recreation Center to offer a non-traditional passive or active recreational class.	S/O	Town Board Recreation Dept.	
RC Action 1.3.5	Provide additional exercise classes for senior citizens.	O	Town Board Recreation Dept.	NYS Aging
<b>RC Strategy 1.4: Develop and implement a Town-wide Recreation Master Plan.</b>				
RC Action 1.4.1	Allocate funding to develop a Recreation Master Plan seeking outside professional assistance.	S	Town Board Recreation Dept.	NYSDOS-QC/SG
RC Action 1.4.2	Ensure that the goals of the Recreation Master Plan reflect those of the Comprehensive Plan.	M	Town Board Recreation Dept.	NYSDOS-QC/SG
<b>RC Strategy 1.5: Improve and expand currently available athletic programs.</b>				
RC Action 1.5.1	Construct new athletic fields (i.e. baseball, softball, tee-ball, soccer, and lacrosse fields) to meet the Town’s growing demand for these sporting activities.	L	Town Board Recreation Dept.	CW/CA NYSOPRHP-EPF
RC Action 1.5.2	Gain access to public school facilities to supplement the use of currently over-burdened public fields and courts.	O	Town Board Recreation Dept. School District	SMSI
RC Action 1.5.3	Explore alternatives to expand recreational opportunities in Beekman	O	Town Board Recreation Dept.	NYSDOS-QC/SG



Goals, Strategies & Actions		Time Frame	Responsible Party	Potential Funding Sources
RC Action 1.5.4	Install amenities such as additional batting cages to offer baseball and softball players more practice; bullpens on fields where participants ages 13 and older compete; bleachers, scoreboards and an announcement booth at Town Center Park; and construct currently planned dugouts at senior baseball fields.	L/O	Town Board Recreation Dept.	PF BTF CW/CA NYSOPRHP-EPF
RC Action 1.5.5	Develop the underutilized property in Doherty Park for active and passive recreational uses.	M	Town Board Recreation Dept.	NYSOPRHP-EPF CW/CA PF
<b>RC Goal 2: Maintain and enhance the existing as well as the continued development of the park and recreation system to meet the needs of current and future Town residents, and provide them with top quality parks and facilities.</b>				
<b>RC Strategy 2.1: Improve access to Town parks where feasible.</b>				
RC Action 2.2.1	Pave Town Center Boulevard and parking lot to improve park access, better organize the parking lot, and establish the park as a more permanent amenity in the Town.	S	Town Board	CW/CA NYSOPRHP-EPF
RC Action 2.2.2	Complete the network of walking trails through the Town that will connect the parks.	O	Town Board Recreation Dept.	CW/CA NYSOPRHP-EPF
<b>RC Strategy 2.2: Enhance current park facilities to meet passive recreation demands.</b>				
RC Action 2.2.1	Install a greater number of benches in parks and along the walking trail network.	M/O	Town Board Recreation Dept.	CW/CA NYSOPRHP-EPF
RC Action 2.2.2	Construct restrooms and a concession stand at Town Center Park.	L	Town Board Recreation Dept.	CW/CA NYSOPRHP-EPF
RC Action 2.2.3	Run water and electric lines to Town Center Park.	L	Town Board Recreation Dept.	CW/CA NYSOPRHP-EPF

Goals, Strategies & Actions		Time Frame	Responsible Party	Potential Funding Sources
RC Action 2.2.4	Enhance park facilities to provide a safe recreational experience for visitors and to eliminate the threat of vandalism.	O	Town Board Recreation Dept.	CW/CA NYSOPRHP-EPF
<b>RC Strategy 2.3: Capitalize on the Appalachian Trail and State forests as recreational destinations.</b>				
RC Action 2.3.1	Install signage at trailheads and along roadways that provide directions to the trailheads.	M	Town Board Recreation Dept.	CW/CA NYSOPRHP-EPF
<b>RC Goal 3: Continue to create a network of trails and paths throughout the community to link and improve accessibility to recreational, cultural, commercial, and regional resources.</b>				
<b>RC Strategy 3.1: Ensure the construction of a trail network is practically designed and meets the special needs of local residents and visitors.</b>				
RC Action 3.1.1	Seek trail development guidance from the Trails Committee and utilize the schematic plan that has already been developed by the committee.	M	Town Board Recreation Dept. Trail Committee	NYSDOS-QC/SG
RC Action 3.1.2	Meet the special needs of seniors who heavily utilize the current trail system.	O	Town Board Recreation Dept.	NYS Aging
RC Action 3.1.3	Provide way-finding signage for tourists leading pedestrians to historical sites, municipal facilities, recreational areas, and the tourist center.	L	Town Board Recreation Dept. Historical Org.	NYSDOS-QC/SG SBF
<b>RC Strategy 3.2: Continue to utilize volunteer labor to undertake small construction projects along the trails including bench and garden installation.</b>				
RC Action 3.2.1	Seek assistance from local Scouts troops and other local young adult and adult organizations.	O	Town Board Recreation Dept.	PF
<b>RC Goal 4: Promote and support the growth of arts and cultural events throughout the Town as a means of enhancing the Town's cultural experiences and strengthening its sense of community.</b>				

Goals, Strategies & Actions		Time Frame	Responsible Party	Potential Funding Sources
<b>RC Strategy 4.1: Host a Beekman Community day once a year as an outdoor event where arts and culture are promoted.</b>				
RC Action 4.1.1	Invite touring dance or theater groups to perform; invite local restaurants to cater the event; offer film screenings on a large outdoor screen; and/or display local art by professional artists and students.	O	Town Board Recreation Dept.	A&BC-CTIG
<b>RC Strategy 4.2: Expand recreational offerings that promote the growth of arts and culture in the Town.</b>				
RC Action 4.2.1	Offer additional dance classes and consider creating theater classes.	O	Town Board Recreation Dept.	A&BC-CTIG NYSOCFS
RC Action 4.2.2	Encourage summer youth programs and local schools to incorporate Town cultural sites and events into their activities.	O	Town Board Recreation Dept. School District	A&BC-CTIG BOCES NYSOCFS
RC Action 4.2.3	Explore the feasibility of designating an outdoor area for summer concerts and events.	O	Town Board Recreation Dept.	NYSDOS-QC/SG NYSOPRHP
<b>RC Strategy 4.3: Display local art from professional artists and students throughout the Town.</b>				
RC Action 4.3.1	Designate one wall in the Town Hall and Recreation Center for the display of local art.	O	Town Board Recreation Dept.	
RC Action 4.3.2	Encourage middle school and high school art teachers to reach out to casual dining restaurants about displaying art in restaurant lobbies.	O	Business Association Chamber School District	
RC Action 4.3.3	Display local art at Beekman's Community Day.	O	Town Board.	
<b>RC Goal 5: Preserve, enhance, and promote the Town's historical and cultural resources for the enjoyment of the current residents and future generations.</b>				
<b>RC Strategy 5.1: Hold commemorative historical events to bring people together and substantiate the Town's historical identity.</b>				

Goals, Strategies & Actions		Time Frame	Responsible Party	Potential Funding Sources
RC Action 5.1.1	Consult the Beekman Historical Society, Friends of History, or other historical organization about establishing select historical events that could be held annually.	O	Town Board Historical Org.	NYSOPRHP
RC Action 5.1.2	Advertise events in regional newspapers to invite visitors to learn about Beekman's.	O	Town Board Historical Org.	
<b>RC Strategy 5.2: Support the development of a Town walking tour as a way to educate the public about historic homes, buildings, and sites within the community.</b>				
RC Action 5.2.1	Develop promotional materials and maps to support a community walking tour program.	M	Town Board Historical Org.	ESDC NYSDOS-QC/SG NYSOPRHP-CLG
RC Action 5.2.1	Consider training responsible high school students to lead weekend tours on a volunteer basis as a way for students to conduct community service, foster public speaking skills, and learn about their community.	M	Town Board Historical Org. Business Association Chamber	BOCEs
<b>RC Goal 6: Create tourism opportunities by promoting the Town's historic identity.</b>				
<b>RC Strategy 6.1: Create a network of tourism sites and corresponding map to guide visitors through the Town's historic district.</b>				
RC Action 6.1.1	Collaborate with the Beekman Historical Society, Friends of History, or other historical organization to create and distribute the historic district map.	M	Town Board Historical Org.	NYSOPRHP-CLG
RC Action 6.1.2	Distribute the historic map at the proposed tourism center and post it on the Town's website.	M	Town Board Historical Org.	
<b>RC Strategy 6.2: Market local historical events and tourist destinations.</b>				
RC Action 6.2.1	Utilize advertisement opportunities in regional newspapers and on websites including "iloveny.com" to attract tourists to the area.	O	Town Board Historical Org.	ESDC
RC Action 6.2.2	Provide background materials and encourage local press to spotlight community sites and resources in occasional articles or as part of an ongoing series.	O	Town Board Historical Org.	

Goals, Strategies & Actions		Time Frame	Responsible Party	Potential Funding Sources
RC Action 6.2.3	Ensure that main Town resources are identified in Dutchess County tourist promotion materials and regional/state websites are linked to community 'resource' web pages.	O	Town Board Historical Org. DC Tourism	SMSI ESDC
RC Action 6.2.4	Foster a reciprocal advertising relationship between businesses and the historical organizations.	O	Town Board Business Association Chamber	
<b>RC Goal 7: Develop and enhance destinations throughout the Town that have cultural, historical and/or educational interest.</b>				
<b>RC Strategy 7.1: Establish local incentives for historic preservation.</b>				
RC Action 7.1.1	Consider property tax rebate incentives to encourage private property owners to carry out stabilization, rehabilitation, and improvements to historic structures.	M/O	Town Board	NYSOPRHP
RC Action 7.1.2	Consider additional incentives including historic landowner recognition programs (i.e. awards, certificates, plaques, etc.) or use of a voluntary façade easement program.	M/O	Town Board Historical Org.	
<b>RC Strategy 7.2: Create a Cultural and Historical Committee who will report to the Town Board.</b>				
RC Action 7.2.1	Assign the Cultural and Historical Committee with the task of organizing local events relevant to their area of expertise and ensuring similar goals stated in the Comprehensive Plan are realized.	M	Town Board	
RC Action 7.2.2	Encourage the Cultural and Historical Committee to fully develop a Geographic Information System (GIS) map showing historic and cultural places in the Town.	L	Town Board	NYSOPRHP-CLG SARA SHPO
<b>RC Strategy 7.3: Inform/update current owners, residents, and local real estate firms/agents of historic property incentives, funding, low interest loan resources and rules and regulations that pertain to local historic districts that exist at the state and federal level.</b>				
RC Action 7.3.1	Utilize newsletters, direct mailings, brochures, the Town web site and other means.	O	Town Board	

Goals, Strategies & Actions		Time Frame	Responsible Party	Potential Funding Sources
RC Action 7.3.2	Encourage the Beekman Historical Society, Friends of History, or other historical organization to begin fostering a relationship with the general public as resource for historic preservation information.	O	Town Board Historical Org.	NYSOPRHP SHPO
<b>RC Goal 8: Protect and enhance the unique local history of the Town's Hamlets through reuse, rehabilitation and maintenance of significant structures, as well as to safeguard against the loss of these important resources.</b>				
<b>RC Strategy 8.1: Investigate becoming a Certified Local Government (CLG) under NYS Office of Parks, Recreation, and Historic Preservation program.</b>				
RC Action 8.1.1	Explore the benefits of participating in the CLG program, for which the Town is required to create and adopt a Historic Preservation Ordinance designed to protect historic structures.	M	Town Board Historical Org.	NYSOPRHP-CLG
RC Action 8.1.2	Consider designating the Beekman Historical Society as the organization to review proposed activities that have potential impact on local historical resources.	M	Town Board Historical Org.	
RC Action 8.1.3	Pursue grants to undertake historical building restoration projects.	O	Town Board Historical Org.	NYSOPRHP-EPF Restore NY CDGG MSNY
<b>RC Strategy 8.2: Develop and designate a Local Historic Overlay District (LHOD) to protect local historic structures and sites.</b>				
RC Action 8.2.1	Develop boundaries for the LHOD. Consider designating the Roosevelt House in Dalton Farms as the center of the historic district with the Beekmanville and Poughquag Hamlets representing the boundaries at either end of the district.	M	Town Board Historical Org.	NYSOPRHP-CLG
RC Action 8.2.2	Consider developing and adopting a Local Historic Overlay District as part of the Town Zoning ordinance.	M	Town Board Historical Org.	NYSDOS-QC/SG
<b>RC Strategy 8.3: Identify significant historical structures and sites and officially designate them as Town historical landmarks. Apply for these sites to be included on the National Register of Historic Sites.</b>				
RC Action 8.3.1	Consult the Beekman Historical Society for evaluating, preserving, and cataloguing historic documents.	O	Town Board Historical Org.	NYSDEC-DHP

Goals, Strategies & Actions		Time Frame	Responsible Party	Potential Funding Sources
RC Action 8.3.2	Renovate the Old Grist Mill to improve structural integrity and to include both a museum and tourism center.	L	Town Board Historical Org.	NYSOPRHP-EPF MANY
RC Action 8.3.3	Install signage that identifies historical structures and landmarks.	L	Town Board Historical Org.	NYSOPRHP
RC Action 8.3.4	Work with the Trails Committee to create way-finding signage that leads visitors down the Old Upper Road. Consider incorporating the Old Upper Road into the Town Trails network.	L	Town Board Historical Org.	NYSOPRHP NYSDOS-QC/SG NYS DOT-TEP
<b>T Goal 1: Support a multi-modal transportation system by exploring opportunities to enhance public transportation in the Town.</b>				
<b>T Strategy 1.1: Increase the number of public transportation options available within the Town of Beekman.</b>				
T Action 1.1.1	Continue to work with the Dutchess County Division of Mass Transit and other agencies to expand their senior transportation services.	O	Town Board Dutchess County	SMSI FTA
T Action 1.1.2	Continue to partner with the School District to consider promoting the provisions of late-run school buses for students involved in extra-curricular activities.	O	Town Board School District	SMSI NYSOCFS
<b>T Strategy 1.2: Increase the accessibility for travel throughout the region and beyond for both Town residents and visitors.</b>				
T Action 1.2.1	Partner with the Dutchess County Division of Mass Transit to expand bus service and include a route from the Town to the Poughkeepsie train station and Pawling.	O	Town Board Dutchess County	FTA SMSI
<b>T Goal 2: Foster a safe and efficient transportation network throughout the Town of Beekman.</b>				
<b>T Strategy 2.1: Review current traffic patterns within the Town and utilize, where appropriate, traffic control devices to discourage speeding on the Town's roadways.</b>				

Goals, Strategies & Actions		Time Frame	Responsible Party	Potential Funding Sources
T Action 2.1.1	Slow traffic along Rt. 55 in the proposed Town Center through use of traffic calming devices such as roundabouts, bump-outs, additional signage, and textured sidewalks.	O	Town Board Dutchess County NYSDOT	NYSDOT-TIP NYSDOT-TEP SAFTEA-LU
T Action 2.1.2	Address traffic issues on County Rt. 7 and in the Sylvan Lake/Taconic area.	L	Town Board Dutchess County	NYSDOT-TIP NYSDOT-TEP SAFTEA-LU
T Action 2.1.3	Construct turning lanes on Beekman Rd. through Green Haven.	L	Town Board	NYSDOT-TIP NYSDOT-TEP SAFTEA-LU
<b>T Goal 3: Improve and enhance the parking in the Town's commercial areas.</b>				
<b>T Strategy 3.1: Evaluate current parking conditions in each of the Town's commercial areas and designate the Town Center as a priority to receive funding for improvements.</b>				
T Action 3.1.1	Complete a comprehensive inventory of parking in the Town's commercial areas documenting the number of spaces, ownership, management, and needs assessment.	L	Town Board	NYSDOS-QC/SG
T Action 3.1.2	Update parking and impervious surface requirements to agree with MS4 regulations.	M	Town Board	NYSDOT-TIP
<b>T Strategy 3.2: Update the parking regulations in the zoning ordinance to address adequacy of space, as well as landscaping and aesthetics both within and surrounding the parking areas.</b>				
T Action 3.2.1	Require that all new parking lots in the Town Center be constructed in the rear yard of the and not be permitted in the front or side yards.	S/O	Town Board Planning Board	NYSDOS-QC/SG
T Action 3.2.2	Work with the NYSDOT to identify alternative design solutions for Rt. 55 through the Town Center to slow traffic and accommodate pedestrians.	O	Town Board NYSDOT	NYSDOT FTA



Goals, Strategies & Actions		Time Frame	Responsible Party	Potential Funding Sources
<b>T Goal 4: Enhance mobility and accessibility throughout the Town via improvements or new infrastructure designed to accommodate a variety of transportation modes for the safety, convenience, and efficiency of drivers, cyclists, and pedestrians.</b>				
<b>T Strategy 4.1: Incorporate context sensitive design solutions into local road design to construct roads that not only meet the transportation needs but also improve or enhance the community.</b>				
T Action 4.1.1	Consider narrowing roads, to Engineering Best Practices, in priority areas where slower traffic is desired or to reduce impervious runoff/stormwater impacts.	M	Town Board Highway Dept.	NYSDOT-TIP NYSDOT-TEP
T Action 4.1.2	Work with developers on proposed projects to ensure that new roads are consistent with Town goals regarding connectivity and accessibility.	O	Town Board Planning Board	
T Action 4.1.3	For all new developments consider the feasibility of constructing roads, sidewalks, and trails to provide connections between destinations.	O	Town Board Planning Board	
<b>T Strategy 4.2: Promote bicycling as a safe and efficient mode of transportation where appropriate.</b>				
T Action 4.2.1	Include bicycle racks at key destination points throughout the Town.	L	Town Board Recreation Dept.	PF NYSOPRHP
T Action 4.2.2	Establish appropriate signage requirements along roads that generate bicycle traffic, e.g. “SHARE THE ROAD”.	L	Town Board Recreation Dept. Highway Dept.	NYSDOT-TEP
<b>T Goal 5: Promote and encourage a safe and contiguous system of sidewalks, bike trails and pathways throughout the Town Center and the Hamlets.</b>				
<b>T Strategy 5.1: Prepare a “Detailed Pedestrian Access Master Plan” for new, reconstructed and/or improved sidewalks and existing crosswalks. The Plan should include existing uses, development patterns, and traffic patterns supportive of sidewalks and crosswalks.</b>				
T Action 5.1.1	Require that developers install sidewalks and crosswalks for new development occurring within the Town when reasonable.	O	Town Board Planning Board	
T Action 5.1.2	Develop a plan that will ensure the sidewalk system is inviting and safely maintained for pedestrian use, and include appropriate amenity requirements.	L	Town Board	NYSDOS-QC/SG

Goals, Strategies & Actions		Time Frame	Responsible Party	Potential Funding Sources
T Action 5.1.3	Research and review existing and potential funding mechanisms for the replacement and repair of existing sidewalks.	O	Town Board	
<b>T Goal 6: Improve and maintain the integrity and capacity of existing roads through access management.</b>				
<b>T Strategy 6.1: Examine the capacity of existing roads and any potential need for new roads in order to provide additional access, convenience, and enhanced safety.</b>				
T Action 6.1.1	Hire a consultant to work with the Town Highway Department to complete an "Alternative Roadway Study" to examine the need for new roads or extensions to existing roads.	M	Town Board Highway Dept.	NYSDOT FTA
T Action 6.1.2	Evaluate the feasibility of constructing parallel roads in the Town Center to allow convenient and safe secondary access along Rt. 55.	M	Town Board Highway Dept.	NYSDOT FTA
T Action 6.1.3	Examine the required cul-de-sac length to ensure adequate fire protection and highway maintenance is achieved. Meet with both the Fire Chief and the Highway Superintendent to ensure any proposed modifications are in the best interest of the public's health, safety and welfare.	S	Town Board Highway Dept. Fire Dept.	NYSDOS-QC/SG
<b>H Goal 1: Provide a diversified range of housing opportunities consistent with a well-balanced community.</b>				
<b>H Strategy 1.1: Support a mix of housing opportunities in the Hamlets and the Town Center to concentrate residential development and protect the Town's open space from development pressures.</b>				
H Action 1.1.1	Modify zoning to allow a greater variety of housing in designated areas of the Town.	S	Town Board Planning Board	NYSDOS-QC/SG
H Action 1.1.2	Update the zoning ordinance to allow for Planned Unit District (PUD) to satisfy a mix of residential housing needs.	S	Town Board Planning Board	NYSDOS-QC/SG
<b>H Strategy 1.2: Consider the needs of individual housing developments within the Town and meet these needs according to the vision established in the Town's Comprehensive Plan.</b>				
H Action 1.2.1	Continue to foster a relationship between the Town Board and local Home Owners Associations.	O	Town Board	

Goals, Strategies & Actions		Time Frame	Responsible Party	Potential Funding Sources
H Action 1.2.2	Foster the development of neighborhood associations that work to implement positive changes in the Town's new and established neighborhoods.	O	Town Board	PF
<b>H Strategy 1.3: Create senior citizen housing opportunities.</b>				
H Action 1.3.1	Designate senior citizen housing in one of the Hamlets or in the Town Center to allow seniors the ability to walk to resources and services after further development in these areas is completed.	S	Town Board Planning Board	CDBG-TA CDBG DHCR
H Action 1.3.2	Include both moderately priced units and market-rate unit options for seniors.	S/O	Town Board Planning Board	CDBG DHCR
<b>H Strategy 1.4: Promote mixed-use development in the Town Center.</b>				
H Action 1.4.1	Use incentives such as density bonuses to encourage developers to include mixed-use development in commercial districts.	O	Town Board Planning Board	NYSDOS-QC/SG
<b>H Goal 2: Require the design and construction of new housing to consider the character and natural features of the area and the overall rural character of the Town.</b>				
<b>H Strategy 2.1: Require subdivisions to preserve the rural landscape to the greatest extent possible.</b>				
H Action 2.1.1	Require that a predetermined acreage of trees be preserved to separate the road from the subdivision.	S/O	Town Board Planning Board	NYSDOS-QC/SG
H Action 2.1.2	Utilize natural features including hills and valleys to maintain a more aesthetically pleasing vista from the road.	O	Town Board Planning Board	
H Action 2.1.3	Explore alternative construction techniques that may be required to minimize disturbance of natural resources during construction.	O	Town Board Planning Board	NYSDOS-QC/SG
<b>H Goal 3: Encourage a balanced blend of quality housing opportunities including moderately priced housing to provide a range of prices to accommodate the Town's workforce.</b>				
<b>H Strategy 3.1: Understand the benefits of either encouraging and/or requiring private developers to construct moderately priced housing units.</b>				

Goals, Strategies & Actions		Time Frame	Responsible Party	Potential Funding Sources
H Action 3.1.1	Consider a law that requires developers to designate a certain percentage of planned development to moderately priced housing, or use incentives such as density bonuses to persuade developers to create moderately priced housing units.	M	Town Board Planning Board	CDBG-TA NYSDOS-QC/SG
H Action 3.1.2	Consider designating certain areas of Town as locations for moderately priced housing.	M	Town Board Planning Board	NYSDOS-QC/SG DHCR
<b>H Strategy 3.2: Educate the public on the necessity of moderately priced housing and how it is distinguished from affordable housing.</b>				
H Action 3.2.1	Sponsor additional public workshops on moderately priced or “attainable” housing.	S	Town Board Planning Board	DHCR PF CDBG-TA
H Action 3.2.2	Publish an informative article in the newspaper that discusses moderately priced housing and its application in the Town of Beekman.	S	Town Board Planning Board	
<b>MS Goal 1: Promote and encourage inter and intra-municipal cooperation and communication, including but not limited to participation in a shared services or consolidation study, to provide quality services at reasonable costs.</b>				
<b>MS Strategy 1.1: Explore beneficial relationships with other governmental entities to share the burden of providing community services when feasible.</b>				
MS Action 1.1.1	Investigate opportunities and usage of the Shared Municipal Services Initiative (SMSI).	O	Town Board	SMSI
MS Action 1.1.2	Pursue opportunities to share additional athletic facilities.	O	Town Board School District	SMSI NYSOCFS
<b>MS Goal 2: Promote and encourage a high quality of public services for the safety, comfort, and pleasure of residents and business owners.</b>				
<b>MS Strategy 2.1: Ensure that public safety services are adequate.</b>				

Goals, Strategies & Actions		Time Frame	Responsible Party	Potential Funding Sources
MS Action 2.1.1	Work with existing public safety officials to ensure enforcement of the Town's environmental protection laws, especially those prohibiting the illegal dumping of waste.	O	Town Board	SMSI NYSDEC
MS Action 2.1.2	Update the zoning ordinance to reflect recent fire code regulation changes.	S	Town Board Planning Board	NYSDOS-QC/SG
MS Action 2.1.3	Partner with existing public safety officials to ensure enforcement of the Town's traffic laws. One specific issue demanding attention is speeding on Rt. 55 and Rt. 216.	O	Town Board Police Dept.	SMSI DCJS GTSC
MS Action 2.1.4	Continue to support and invest the necessary resources to the municipal Fire, Police, and Emergency Medical Service squads in order to maintain a high level of public safety and security. Enact a local law at the Town level to take advantage of the NYS tax incentives for emergency service volunteers.	O	Town Board Fire Dept. Police Dept. EMS	DCJS USDOJ AFGP USDOJ
<b>MS Strategy 2.2: Establish a beautification program including façade and landscaping improvements.</b>				
MS Action 2.2.1	Explore funding opportunities through the New York State Main Street Program.	O	Town Board	MSNY
MS Action 2.2.2	Appoint a Citizen Committee to administer this program under the guidance of the Town Board.	M	Town Board	
MS Action 2.2.3	Earmark a percentage of taxes paid by local businesses to the beautification program in commercial areas.	M	Town Board	
<b>MS Strategy 2.3: Expand Town government GIS capabilities to keep mapping services internal.</b>				
MS Action 2.3.1	Send select Town officials and appointees to a GIS training sessions to improve GIS skills and capabilities.	O	Town Board	SARA
MS Action 2.3.2	Provide a link on the Town's website to Dutchess County's website to assist prospective residents, professionals, and business owners with retrieving property parcel data.	S	Town Board	SARA NYSORPS

Goals, Strategies & Actions		Time Frame	Responsible Party	Potential Funding Sources
<b>MS Strategy 2.4: Develop new ways to engage the public in community activities and programs.</b>				
MS Action 2.4.1	Appoint a Citizen Committee to be responsible for organizing community enhancement and Clean-up Days in addition to engaging the public in these programs.	S	Town Board	
MS Action 2.4.2	Establish an electronic kiosk in the Town Center to actively advertise Town meetings and events to increase citizen participation in local government.	M	Town Board	MSNY
<b>MS Goal 3: Improve the capacity of the Town government to be proactive, focused and able to provide leadership and support for the implementation of the Vision Beekman Comprehensive Plan.</b>				
<b>MS Strategy 3.1: Encourage frequent communication between the elected officials of the Town and surrounding communities to share information, discuss issues of mutual concern, and develop strategies for regional collaboration.</b>				
MS Action 3.1.1	Host quarterly regional meetings where select officials from neighboring communities congregate to discuss current issues and concerns in addition to achievements.	M	Town Board	SMSI
MS Action 3.1.2	Create an online forum where officials from neighboring communities can meet more frequently in order to keep abreast of current issues and hold discussions.	L	Town Board	SMSI
MS Action 3.1.3	Investigate opportunities to expand municipal telecommunications and utility infrastructure, such as DSL, high speed Internet, and/or cable access connections.	O	Town Board	ESDC-WCG
MS Action 3.1.4	Establish a system to facilitate frequent and interactive communication and sharing of information among a regional leadership team and municipal officials within the Town.	M	Town Board	SMSI
<b>MS Strategy 3.2: Clarify the roles of the Town's Planning Board and Zoning Board.</b>				
MS Action 3.2.1	Choose members of the Town Planning Board and Zoning Board to attend select Department of State Division of Local Government workshops.	O	Town Board	NYSDOS
MS Action 3.2.2	Update local documents describing the roles of the Planning Board and Zoning Board.	O	Town Board	NYSDOS

Goals, Strategies & Actions		Time Frame	Responsible Party	Potential Funding Sources
<b>MS Strategy 3.3: Ensure that local Town officials are well versed in the goals of the Comprehensive Plan and that the goals of the Plan are implemented.</b>				
MS Action 3.3.1	Annually review the Comprehensive Plan's goals and recommendations to ensure that they are relevant to the changing conditions within the Town.	O	Town Board	
MS Action 3.3.2	Review the Plan at least once every five years, and amend where needed.	O	Town Board	
MS Action 3.3.3	Update or re-write the Plan at least once every ten years.	L	Town Board	NYSDOS-QC/SG CDBG-TA
MS Action 3.3.4	Create a full or part-time grant writing position to pursue grant opportunities consistent with the goals of the Comprehensive Plan.	S	Town Board	
<b>MS Goal 4: Support professional and educational development for both elected and government officials to better serve the community.</b>				
<b>MS Strategy 4.1: Revise Town government employment policies to include provisions for continuing education.</b>				
MS Action 4.1.1	Support a tuition reimbursement program that allows government officials to take public administration and government-related courses at a discounted rate.	O	Town Board	
<b>MS Strategy 4.2: Invite guest speakers to hold informational sessions for local officials during the workday. These sessions will help inform government officials about current issues in neighboring municipalities, as well as at the State and federal level.</b>				
MS Action 4.2.1	Consider inviting members of the Dutchess County government to speak about municipalities throughout the County and the County as a whole. Information sessions will address issues and possible solutions.	O	Town Board Dutchess County	SMSI
MS Action 4.2.2	Consider inviting members of the Dutchess County Economic Development Corporation to address economic development issues in the Town of Beekman and provide suggestions for improvement that would complement the County as a whole.	O	Business Association or Chamber	SMSI

Goals, Strategies & Actions		Time Frame	Responsible Party	Potential Funding Sources
<b>MS Goal 5: Maintain and enhance public infrastructure and services that meet the needs of current and future residents and businesses, while advancing the overall vision established for Beekman.</b>				
<b>MS Strategy 5.1: Consider the adoption of a Capital Improvements Program (CIP) to better plan for all capital projects in the Town.</b>				
MS Action 5.1.1	Include budgeting, physical, real estate, staffing and equipment needs related to sidewalks, roads, water and sewer, parks facilities, etc.	O	Town Board	NYSDOS-QC/SG NYSDOT
MS Action 5.1.2	Educate all Town officials about the importance of accurately reporting present and projected expenses in addition to how it impacts the Town financially.	O	Town Board	NYSOSC
<b>MS Strategy 5.2: Expand Town facilities to accommodate present and projected needs.</b>				
MS Action 5.2.1	Expand Town Hall to create additional office and meeting space for departments currently at full capacity.	L	Town Board	NYSOSC
MS Action 5.2.2	Design and construct a Town courtroom contingent on County judicial reorganization decision.	L	Town Board	NYSOSC SMSI
MS Action 5.2.3	Expand highway department facilities to allow for the storage of currently unprotected equipment.	L	Town Board	USDA-CFP
MS Action 5.2.4	Expand recreation department facilities to allow for additional office, meeting, and storage space. Construct a 3-bay garage to store equipment, new bathrooms, a kitchen facility, a lobby to greet the public, small item storage space, and meeting space in the current recreation department's administrative facility.	L	Town Board	USDA-CFP
<b>MS Goal 6: Develop and promote effective communication between Town government and residents/business owners.</b>				
<b>MS Strategy 6.1: Enhance the Town website for the promotion of existing and forthcoming programs, development initiatives and community events.</b>				
MS Action 6.1.1	Continue advertising for public participation in Town meetings.	O	Town Board	



Goals, Strategies & Actions		Time Frame	Responsible Party	Potential Funding Sources
MS Action 6.1.2	Promote links to the proposed Chamber of Commerce, Dutchess County and school district websites to attract participation and tourism for local events.	O	Town Board Chamber Dutchess County School District	SMSI
<b>MS Strategy 6.2: Improve communication about property descriptions throughout the Town.</b>				
MS Action 6.2.1	Utilize GIS and a land use data base to create a link to the Town's website that allows residents and potential buyers to understand the restrictions associated with property in the Town.	M	Town Board	SARA
MS Action 6.2.2	Create online information relative to zoning districts and or policies to assist future business owners and/or developers with the regulations in the Town.	M	Town Board	CDBG-TA NYSDOS-QC/SG
<b>MS Goal 7: Promote the community's educational resources as a vital contributor to Beekman's continued viability.</b>				
<b>MS Strategy 7.1: Increase communication and cooperation amongst Town, County and School District officials.</b>				
MS Action 7.1.1	Create a steering committee comprised of Town, County and School District representatives to address issues of joint concern.	M	Town Board	SMSI
MS Action 7.1.2	Foster relationships between local businesses and the public school district.	O	Town Board Business Association Chamber School District	BOCES
MS Action 7.1.3	Create a tax incentive program that awards businesses a tax return for making donations to the school district. The tax return would represent a certain percentage of the donation amount.	O	Town Board	

Goals, Strategies & Actions		Time Frame	Responsible Party	Potential Funding Sources
MS Action 7.1.4	Encourage local businesses to advertise employment opportunities in local high schools.	O	Town Board Business Association Chamber School District	NYSDOL
<b>MS Strategy 7.2: Improve access to currently existing local educational resources.</b>				
MS Action 7.2.1	Request longer library hours.	S	Town Board	
<b>MS Strategy 7.3: Attempt to establish college and continuing education scholarships available to Town residents.</b>				
MS Action 7.3.1	Seek scholarship funding from local businesses and organizations.	O	Town Board Business Association Chamber	
<b>MS Goal 8: Evaluate the feasibility of expanding municipal water and sewer infrastructure to the Town Center to promote economic development and preserve the Town's open space resources.</b>				
<b>MS Strategy 8.1: Conduct a feasibility study examining the proposed cost of sewer and water infrastructure expansion, the projected economic benefit of installing sewer and water infrastructure in the Town Center, and any obstacles that would inhibit sewer and water expansion.</b>				
MS Action 8.1.1	Utilize the Town Center's sewer and water feasibility study to identify funding options to expand infrastructure to the Town Center.	M	Town Board	USDA CDBG
MS Action 8.1.2	Continue fostering a relationship between the Town government and Dalton Farms and consider easement of Dalton Farm's land to be used for Town Center sewer and water system infrastructure development.	O	Town Board Dalton Farms	

Goals, Strategies & Actions		Time Frame	Responsible Party	Potential Funding Sources
MS Action 8.1.3	Implement new DEP sewer and water regulations.	O	Town Board	NYSDOS-QC/SG
<p><b>MS Strategy 8.2: Install sewer and water infrastructure in the Town Center prior to commercial property sales. This will attract a greater concentration of businesses to the Town at one time rather than waiting for individual businesses to submit development proposals and in turn waiting for sewer and water infrastructure expansion projects to be completed.</b></p>				
MS Action 8.2.1	Utilize the feasibility study in conjunction with projected commercial growth over the next 5, 10, 15, and 20 years.	M	Town Board	CDBG-TA
MS Action 8.2.2	Establish sewer and water infrastructure expansion funding as a priority in the Town budget over the next few years.	M	Town Board	
<p><b>ED Goal 1: Identify realistic economic development opportunities for the Town in consideration of its transportation resources, infrastructure, demographics, and location in the region.</b></p>				
<p><b>ED Strategy 1.1: Foster development of a variety of economic sectors in Beekman consistent with the vision of the Comprehensive Plan.</b></p>				
ED Action 1.1.1	Promote the development of light manufacturing, small retail establishments, and professional services	O	Town Board Business Association Chamber	NYSBDC ESDC CDBG Restore NY
ED Action 1.1.2	Partner with the Dutchess County Economic Development Corporation (DCEDC) to improve communication and foster the type of economic development in the Town that is most consistent with the Town's vision. Develop a referral system among the agencies so that all are kept informed of potential projects.	O	Town Board DCEDC	SMSI NYSBDC ESDC

Goals, Strategies & Actions		Time Frame	Responsible Party	Potential Funding Sources
<b>ED Strategy 1.2: Create “shovel-ready” commercial parcels in designated areas that reduce the amount of time and effort required to complete the development review process. A more efficient process will attract new businesses based on convenience and lower start-up costs.</b>				
ED Action 1.2.1	Expand the sewer and water system to include the Town Center, allowing businesses to establish themselves in this location more easily.	L	Town Board	USDA RUS CDBG
ED Action 1.2.2	Complete generic phases of the development review process for commercial properties in the Town Center prior to process initiation by individual businesses.	M	Town Board Planning Board	NYSDOS-QC/SG
<b>ED Strategy 1.3: Improve local infrastructure to create an efficient, safe, and aesthetically pleasing environment to conduct business.</b>				
ED Action 1.3.1	Create safe and adequate parking opportunities for patrons located along main corridors and in lots behind establishments.	O	Town Board Planning Board	NYSDOT
ED Action 1.3.2	Enhance roadways to encourage additional vehicle traffic and provide local businesses with increased visibility.	O	Town Board Highway Dept.	NYSDOT-TIP NYSDOT-TEP FTA
<b>ED Strategy 1.4: Encourage local residents to live and work in the Town.</b>				
ED Action 1.4.1	Offer special incentives to resident entrepreneurs to discourage them from considering alternative business locations.	O	Town Board Business Association Chamber	CDBG MSNY NYSBDC
ED Action 1.4.2	Encourage business establishments to seek local workers before advertising at a regional or statewide level.	O	Town Board Business Association Chamber	NYSDOL CDBG ESDC

Goals, Strategies & Actions		Time Frame	Responsible Party	Potential Funding Sources
<b>ED Goal 2: Establish a sense of civic identity, including a “branding” of the Town for the purposes of building Town identity, facilitating economic development marketing, and promoting tourism.</b>				
<b>ED Strategy 2.1: Develop an identifiable and unique theme that embraces the Town’s culture, character and history, as well as enhances community identity and connection.</b>				
ED Action 2.1.1	Create seasonal events that promote the Town’s agricultural resources and scenic amenities. Strategically locate events to introduce tourists to local establishments where additional money will be spent and enhance the overall experience.	M	Town Board	USDA
ED Action 2.1.2	Capitalize on developing and improving the Town’s existing resources to help promote tourism. These resources include historical sites (Roosevelt House), agricultural sites (Apple Orchard) and natural areas (State forests and Appalachian Trail).	O	Town Board Business Association Chamber	USDA NYSOPRHP ESDC
ED Action 2.1.3	Enhance the community gateways or “welcome” signs, with additional landscaping, lighting, and thematic signage. Gateways can be tied to an established theme and can include signs, sculptures, or ornamental historic objects.	M	Town Board	
<b>ED Strategy 2.2: Utilize design features to identify the Town Center as the hub of all local activity.</b>				
ED Action 2.2.1	Establish street lighting in the Town Center to create a sense of place and the moment of arrival to a destination.	L	Town Board	NYSDOT
ED Action 2.2.2	Install sidewalks, landscaping elements, and benches to mark the Town Center as a pedestrian-friendly environment.	L	Town Board	NYSDOT-TIP NYSDOT-TEP
ED Action 2.2.3	Display the Beekman logo on welcoming signs.	M	Town Board	NYSDOS-QC/SG CDBG
<b>ED Goal 3: Create an organizational structure that promotes strong, proactive and innovative municipal support for economic and community development in the Town.</b>				
<b>ED Strategy 3.1: Establish a Business Association, or similar entity, to ensure better communication among lead agencies and to streamline the business start-up process.</b>				

Goals, Strategies & Actions		Time Frame	Responsible Party	Potential Funding Sources
ED Action 3.1.1	Generate interest among local businesses and sponsor a kickoff meeting at the Town Hall.	O	Town Board Business Association Chamber	
ED Action 3.1.2	Work with local business owners to create a merchant association that can work together on defining community aesthetics and developing joint planning and promotional activities.	O	Town Board Business Association Chamber	
<b>ED Strategy 3.2: Continue to improve effective communication efforts between the Town government and residents/business owners.</b>				
ED Action 3.2.1	Develop and distribute a Town government newsletter to inform residents and businesses about current issues, programs, and development activity.	O	Town Board	Local
ED Action 3.2.2	Assist local community groups in developing joint recruitment and promotion through the Town-sponsored newsletter and website.	O	Town Board Business Association Chamber	SMSI
ED Action 3.2.3	Explore the feasibility of developing wireless access in public spaces throughout the Town without raising taxes.	M/O	Town Board	ESDC-WCB
ED Action 3.2.4	Designate an Economic Development Advisor who will report to both the Town Board and the Chamber of Commerce.	S	Town Board	
<b>ED Strategy 3.3: Promote small business development and help micro-enterprise or home-based business owners to transition to small business status through the provision of technical assistance and financial resources.</b>				
ED Action 3.3.1	Create an entrepreneur/small business start up packet steering local residents toward local/regional/state and federal resources that assist in starting up small businesses.	S	Town Board	CDBG MSNY NYSBDC
ED Action 3.3.2	Offer micro enterprise loans, capital interest loans and zero interest loans to help small businesses establish themselves.	M	Town Board	CDBG

Goals, Strategies & Actions		Time Frame	Responsible Party	Potential Funding Sources
<b>ED Goal 4: Create conditions and incentives highly conducive to recruiting and retaining appropriate light industrial and commercial businesses within the Town.</b>				
<b>ED Strategy 4.1: Promote economic development that will expand and balance the Town's tax base while providing for a range of local employment opportunities in the professional and service sectors, commercial and retail enterprises, agriculture and light industrial sectors.</b>				
ED Action 4.1.1	Strategically target areas consistent with smart growth principles where sewer capability can be expanded to act as an incentive for business development.	L	Town Board DCEDC	NYSDOS-QC/SG
ED Action 4.1.2	Promote the development of light manufacturing and commercial employment opportunities to maintain a balanced local economy.	O	Town Board DCEDC	ESDC Restore NY CDBG
ED Action 4.1.3	Promote the growth of small professional businesses including medical, dental, and design services.	O	Town Board	Restore NY NYSBDC CDBG
<b>ED Strategy 4.2: Retain and improve the Town's commercial and industrial base to expand the availability of goods and services to residents and tourists alike.</b>				
ED Action 4.2.1	Promote the development of businesses that cater to local shopping needs, including clothing and accessory shops; auto parts stores, book and music stores, and florists.	O	Town Board Planning Board	CDBG NYSBDC MSNY
ED Action 4.2.2	Create a contractor service storage and retail area where small local contractors are afforded the possibility of storing large equipment and the ability to purchase essential work materials to create a more efficient business environment.	L	Town Board	CDBG
<b>ED Goal 5: Develop the capacity to market and promote the Town in terms of the economic, social, tourism, and quality of life benefits and opportunities that it offers.</b>				
<b>ED Strategy 5.1: Create local advertising opportunities to inform Beekman residents about current events and service offerings in the Town.</b>				
ED Action 5.1.1	Construct a kiosk in the Town Center where local establishments are offered free advertising opportunities.	M	Town Board	CDBG MSNY

Goals, Strategies & Actions		Time Frame	Responsible Party	Potential Funding Sources
ED Action 5.1.2	Create advertising opportunities at local athletic competitions and recreational events by making announcements and distributing flyers when a large target population can be reached.	M	Business Association Chamber School District	
ED Action 5.1.3	Encourage cooperation among local businesses to reciprocally advertise for one another by providing information to patrons about neighboring businesses.	O	Business Association Chamber	
<b>ED Strategy 5.2: Create regional advertising opportunities to inform neighboring communities about current events and service offerings in the Town.</b>				
ED Action 5.2.1	Advertise Beekman events and services in regional newspapers.	O	Business Association Chamber	
ED Action 5.2.2	Fully develop the shopBeekman.com website and establish its reputation as a comprehensive and reliable resource.	L	Business Association Chamber	ESDC
<b>ED Goal 6: Promote a stronger retail sector as a means of stemming expenditure leakage from the region, encouraging Town Center businesses, and attracting a broader customer base to benefit both retail and service sector businesses.</b>				
<b>ED Strategy 6.1: Promote the development of businesses in the Town Center supportive of local shopping needs and establish a pedestrian-friendly shopping area.</b>				
ED Action 6.1.1	Utilize the Town Comprehensive Plan's Retail Market Analysis to make educated decisions about business types that are needed to support local demand for goods and services.	O	Town Board Business Association Chamber DCEDC	CDBG NYSDOS-QC/SG
ED Action 6.1.2	Develop a list of priority business types that the Town intends to attract.	M	Town Board Business Association Chamber DCEDC	



Goals, Strategies & Actions		Time Frame	Responsible Party	Potential Funding Sources
<b>ED Strategy 6.2: Consider attracting specialty businesses that are not necessarily represented in the Retail Market Analysis but have been requested by the general public</b>				
ED Action 6.2.1	Promote the development of specialty businesses including gift shops, bakeries, and antique stores.	M	Town Board Business Association Chamber DCEDC	
ED Action 6.2.2	Locate specialty businesses in the Town Center to ensure heavier traffic volume.	O	Town Board Business Association Chamber DCEDC	
<b>ED Goal 7: Foster a viable local tourism economy and position Beekman to benefit from increased tourism. Develop tourism resources in the Town to strengthen the local economy and establish stewardship and preservation of the Town's unique resources.</b>				
<b>ED Strategy 7.1: Create visual advertisements and informational resources to inform Beekman residents and tourists alike about the full extent of resources located in the Town.</b>				
ED Action 7.1.1	Develop a tourism brochure for the Town of Beekman promoting local history, scenic vistas, recreation, dining experiences, and retail shopping opportunities.	M	Town Board Business Association Chamber Historic Org.	NYSOPRHP
ED Action 7.1.2	Determine an advertising cycle to periodically advertise Beekman resources in regional newspapers.	O	Town Board Business Association Chamber	SMSI
<b>ED Strategy 7.2: Develop a program of activities focused on arts and entertainment at community parks for the enjoyment of local residents and visitors.</b>				
ED Action 7.2.1	Set a goal to host a set number of arts and entertainment events annually which are distributed evenly throughout the year during appropriate seasons.	O	Town Board Business Association Chamber	

Goals, Strategies & Actions		Time Frame	Responsible Party	Potential Funding Sources
ED Action 7.2.2	Consider exhibiting art and hosting musical events, dance performances, and film screenings.	O	Town Board Business Association Chamber	NYSCA
<b>ED Goal 8: Encourage the Town Center to become a mixed residential and commercial district that provides a variety of necessary goods, services, entertainment venues and attractions for local and regional patrons.</b>				
<b>ED Strategy 8.1: Encourage small professional services, including medical, dental, and children’s nutritional services, to locate in Town Center to provide services that are currently lacking in Town as well as to create a workforce population that will support local shops and restaurants during daytime business hours.</b>				
ED Action 8.1.1	Expand sewer and water capability to accommodate Town Center development plans.	L	Town Board	CDBG USDA RUD
ED Action 8.1.2	Advertise the need for medical, dental, and children’s nutritional services in State and national medical journals that offer advice and information about career opportunities.	O	Town Board DCEDC	NYSOCFS NYSDOH
<b>ED Strategy 8.2: Encourage a cluster of small retail businesses to locate in the Town Center to encourage patrons to walk between establishments.</b>				
ED Action 8.2.1	Create clusters of “shovel-ready sites” that promote development in the most desirable locations of the Town Center.	L	Town Board	Restore NY
ED Action 8.2.2	Strongly encourage initial commercial development activity at the intersection of Rt. 216 and Rt. 55.	O	Town Board Planning Board DCEDC	CDBG-TA Restore NY NYSDOS-QC/SG
<b>ED Strategy 8.3: Create housing opportunities that allow the local workforce to live and work in the Town Center.</b>				
ED Action 8.3.1	Develop mixed-use buildings with retail on the ground floor and apartments on the upper floors to create affordable housing opportunities for the local workforce.	O	Town Board Planning Board DCEDC	MSNY CDBG Restore NY

## Appendix A: Inventory & Analysis

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# Community Overview & Public Participation

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## Community Overview

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### Community Setting

The Town of Beekman is situated in southeastern Dutchess County about 15 miles directly east of Poughkeepsie. There are several Hamlets in the Town including Poughquag, Beekmanville, Green Haven, Clove Valley and Sylvan Lake.

Adjacent municipalities include the Town of Union Vale to the north, the Town of Dover and Pawling to the east, the Town of LaGrange to the west, and the Town of East Fishkill to the south.

NYS Route 55 runs east and west through the heart of the Town and NYS Route 216 transects the southern part of the Town. Two major transportation corridors, the Taconic State Parkway and Interstate I-84, pass near the Town but do not cross its borders. The Taconic State Parkway is listed on the State Register of Historic Places as a scenic parkway for passenger vehicles traveling north-south between New York City and Albany. Access to the commuter route is less than three miles from the Town and can be reached either from Route 55 in the northern part of the Town or Beekman Road in the southern part of the Town. The Parkway provides direct access to Interstate I-84, a major east/west arterial, which is located just a few miles south in the Town of East Fishkill.

These regional roads provide excellent connections to work and shopping in the tri-state metropolitan area of New York, New Jersey and Connecticut, and beyond. Similarly, the Town is located equidistant between the Hudson and East-Harlem commuter railroad lines that terminate in New York City. The Town's proximity to these connections is part of its growing attraction as a bedroom community of New York's expanding metropolitan area.

The original inhabitants of the Beekman area were Wappinger Indians, one of the Algonquin tribes that inhabited the Northeastern United States. They were an agricultural people who grew



**Beekmanville Hamlet**



**Poughquag Hamlet**

corn, beans, squash and tobacco and their territory extended from the Hudson River to the Taconic Mountains on the New York / Connecticut border.

In 1697, Henry Beekman, a large landowner from the Kingston area, obtained a land grant from the British Crown for the area that became known as the “Beekman Patent”. This was the second largest land holding in Dutchess County and included Beekman, Pawling, Dover, Union Vale and part of LaGrange. Beekman and his heirs were landlords and rented the land. The first European settlers arrived around 1710. The Hamlet of Beekmanville was settled around this time and by the nineteenth century the Hamlet afforded a hotel, forge, meeting house and a schoolhouse. Beekman’s residents were self-sustaining and their farms produced most of what they required. Mills were one of the earliest industries in the Town. The Hamlet of Poughquag’s economy expanded to include a saw, grist and fulling mills during the 19th century.



**Old Grist Mill**

The Town of Beekman was incorporated in 1788, and was one of the early Towns recognized by the newly-independent state of New York. Part of the Town’s original land holdings was broken off to form other Towns and by 1827, Beekman’s current boundaries were established.

Many emigrants from New England passed through Beekman as part of their journey west. Others, such as the Palatines and Quakers, were among the early settlers who remained for several generations or more. The Town of Beekman contains some of the earliest settlements in the area.

The Town experienced an industrial boom in the latter half of the nineteenth century. Iron ore beds were discovered in the Hamlets of Sylvan Lake, Beekman and Clove Valley. The mining industry brought the railroad and a second influx of immigrants, mostly from Ireland. They brought their families with them, introducing an entirely new culture into the Town.

The Green Haven Correctional facility was built by New York State just prior to WWI and was used by the federal government during the war. It is now a maximum security prison run by the State. Although the Town has been primarily rural and agricultural in nature, the later twentieth century has seen substantial suburban growth. Farms gave way to suburban developments clustered about the centers of



**Ditron**

Poughquag, Green Haven, Beekmanville and Clove Valley.

## **Previous Local & Regional Planning Efforts**

### **Comprehensive Plan 1999**

The Town of Beekman last updated and adopted a *Comprehensive Plan* in 1999. This plan inventoried the Town's resources and identified a number of planning goals for the Town. Since its adoption, the Town of Beekman has actively sought to implement the goals and recommendations of the *1999 Comprehensive Plan*.

The Plan called for the development of a Town Center and enhancement of traditional settlement patterns. Higher density residential and commercial development was to be focused in the Town Center, designated along Route 55, while Village style residential and commercial development was reserved for the hamlets. Subsequently, the Town adopted design guidelines for the Town Center to implement the Comprehensive Plan.

Protecting open space, farmland and woodlots was another priority discussed in the Plan. The Town sought to preserve its rural character and maintain its identity as a rural setting for generations to come. Coupled with this goal, the Plan also called for the continued protection of the Town's natural resources. This included safeguarding the Town's groundwater resources in particular. Subsequently, the Town prepared and adopted an Open Space Plan in 2005 to implement its Comprehensive Plan.

Recreation has always been a priority in the Town of Beekman and the previous Plan recommended seeking additional recreational opportunities including developing a network of trails and providing lake access. More specifically, the Plan suggested creating a trail network that linked activity centers, residential areas and recreational areas of the Town. The Recreation Committee was encouraged to advance its programming and update its facilities to address the Town's growing recreational needs as well. In addition, the *Town Center Recreation Plan* was developed based upon the recommendations of the Comprehensive Plan.

### **Open Space Plan 2005**

In February of 2005, the Town adopted the Open Space Plan, which provided an inventory of the Town's open space, assessment of needs, and goals and recommendations for the future.

One of the main goals discussed in the Plan was farmland protection. Five farms were identified as prime candidates for the farmland protection project, and the Plan encouraged purchasing development rights to any one or several of these properties. The Plan indicated that in the future, more creative means of protecting the Town's agricultural core would need to be conceived; however farmers and other large landowners had already shown interest in partnering with the Town in pursuit of this goal.

The Plan also highlighted the importance of developing trails and community connections between the Town Center, recreational areas and residential areas. Constructing a trail between two Town-owned parks or a park and large residential area was suggested as an initial action, to be followed in the future by the development of a trail network. The Plan recommended the development of a Town-wide trails master plan.

Beekman's scenic vistas are greatly appreciated by its residents and visitors, and protecting these resources was included as a goal within the previous Plan. The Plan suggested initially choosing to protect one ridgeline or area of a prominent hillside with the intention of protecting additional scenic vistas in the future. The importance of this goal and the goal of ensuring farmland protection cannot be understated because the effects of development in either case cannot easily be reversed.

### **Town Center Park Master Plan 1999**

As a result of the tremendous residential growth experienced by the Town of Beekman, it was determined that a new Town park was necessary to meet growing recreational needs. The Town Board purchased land in 1998 for the development of a new park and the Recreation Construction Committee worked in conjunction with a professional planning firm to develop the Town Center Recreation Park Master Plan.



**Town Center Park**

The Plan included site inventory and analysis, determination of need based upon New York State Office of Parks Recreation and Historic Preservation (NYS OPRHP) standards and development guidelines, evidence of SEQRA compliance, a list of recreation priorities, and a survey conducted to assess the recreational needs and wants of residents.

The recreational needs that ranked as the highest priorities in the Town included the development of additional soccer fields, followed by baseball fields, a maintenance building, sports facility building and roller hockey rink. Additional priorities were discussed with the hope of implementation during later phases of the project.

### **Hudson River Greenway**

The Town is part of the Hudson River Valley and a part of the Hudson River Greenway. The Hudson River Valley Greenway is a state-sponsored program created to facilitate the development of a voluntary regional strategy for preserving scenic, natural, historic, cultural and recreational resources while encouraging compatible economic development and maintaining the tradition of home rule for land use decision-making.



The Town is one of 31 Greenway communities in Dutchess County and adopted many of the Greenway's policies, principles and guidelines when it adopted its *1999 Comprehensive Plan*. Beekman is considered a "countryside" community, with no physical connection to the Hudson River but located within the geographic boundary of the Greenway area.

## **Community Outreach Process**

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### **Comprehensive Planning Review Committee**

The Town Board created the Comprehensive Planning Review Committee (CPRC) in 2005 in order to review the *1999 Comprehensive Plan*, understand what goals and strategies were completed, and advise how the Town could best update the Plan. At the start of this process in 2005, the Town held a series of public workshops to discuss the goals from the *1999 Comprehensive Plan* and gather contact information from attendees who were interested in serving on the CPRC. Approximately 70 members of the public attended the first workshop and 25-40 residents attended the remaining two. These workshops concluded that many of the goals from the 1999 plan had not yet been achieved and it became clear that the previously written goals needed to be updated while new goals also needed to be written. The CPRC co-chairs selected seven members of the general public to serve on the CPRC, who would share the responsibility of this task. Three additional non-voting members were also chosen to serve in an advisory capacity to the CPRC.

The CPRC held its first meeting in November of 2005 and has been meeting twice a month since its inception. By the end of January 2006 the group had reviewed the full set of goals from the *1999 Comprehensive Plan*, but before proceeding to update the plan the CPRC determined that more public input was necessary. The group decided that the first step was to write and distribute a Town-wide survey to assess the key issues that were currently most important to local residents. However, while the survey alone provided substantial feedback, the CPRC decided that focus group workshops were necessary in order to fully understand the community's concerns and desires related to long-term planning.

After the survey was completed, the CPRC determined the task of updating the plan was larger than initially anticipated and the Town needed to additionally engage the services of a professional planning firm. The Town Board hired Laberge Group in October 2006 and the firm initiated the planning process with the CPRC in November 2006. The CPRC has subsequently met monthly to provide information to the consultant, brainstorm solutions to the Town's unique circumstances and to ensure that the final plan reflected the views expressed by the public.



## Focus Group Workshops

The role of the public in the planning process cannot be overstated and one of the most important tools for engaging local residents is holding focus group workshops. Focus group workshops usually occur in two parts. The first part of the workshop consists of a presentation by the planning consultant. This portion of the workshop is meant to educate the public about the topic they will be discussing in the latter part of the workshop. Once the presentation is complete, small groups consider and discuss specific questions put forward by the planning team related to the workshop topic and record their answers. The majority of the workshop is used for this round-table discussion. A short sharing session usually concludes the workshop, where table leaders stand and summarize the commentary from his or her table.

## Assets and Liabilities Workshop




The first focus group workshop in the Town of Beekman was held on January 29, 2007, centered on the Town's Assets and Liabilities. This represented an important workshop because the public articulated the most apparent positive and negative features of the Town of Beekman. This workshop helps lay the foundation for the development of goals and recommendations later in the planning process by revealing the fundamental successes and failures within the Town according to its residents.

Residents clearly agreed that the Town's biggest assets are natural beauty and parks and recreation. Reporting this as an asset reveals a number of community values that are important for understanding the type of community that Beekman wants to be now and in the future. Residents not only want to observe and appreciate the natural environment but enjoy being there as well. Local citizens appreciate the forests, ridgelines, rolling hills and streams that collectively make the Town of Beekman a beautiful place, while also appreciating the parks and recreational opportunities that co-exist with these natural features. Residents recognize the need to protect these features if they are to be enjoyed by future generations.

**COME JOIN US !**

**Town of Beekman Comprehensive Plan**  
**Your chance to shape the future...  
 Your opinion COUNTS...**



The Town of Beekman is preparing an update to its Comprehensive Plan and will conduct three Focus Group Workshops to target specific issues within the Town and create community consensus for addressing these issues. These Focus Group Workshops will provide residents with an opportunity to participate in the planning process, while focusing on specific issues throughout the Town. Each workshop will update the public to the completed tasks and identify the upcoming steps necessary for the Comprehensive Plan.

The public Focus Group Workshops will be as follows:

<b>Workshop:</b>	<b>Economic Development &amp; Town Center</b>
<b>Date:</b>	<b>Monday, March 12<sup>th</sup>, 2007</b>
<b>Time:</b>	<b>7:00 p.m. – 9:00 p.m.</b>
<b>Location:</b>	<b>Green Haven Pavilion</b>
<b>Workshop:</b>	<b>Housing, Land Use &amp; Zoning</b>
<b>Date:</b>	<b>Monday, March 26<sup>th</sup>, 2007</b>
<b>Time:</b>	<b>7:00 p.m. – 9:00 p.m.</b>
<b>Location:</b>	<b>Green Haven Pavilion</b>
<b>Workshop:</b>	<b>Natural Resources, Open Space &amp; Recreation</b>
<b>Date:</b>	<b>Monday, April 23<sup>rd</sup>, 2007</b>
<b>Time:</b>	<b>7:00 p.m. – 9:00 p.m.</b>
<b>Location:</b>	<b>Green Haven Pavilion</b>

All residents, property owners, civic groups, business owners, community leaders, and all other interested stakeholders are welcome to participate.

Any questions, please contact Barbara Zalauf, CPRC Co-Chair at (845) 223-5281, Daniel French, CPRC Co-Chair at (845) 629-1808, or Nicole Allen, Senior Planner for Laberge Group at (518) 458-7112.

Residents also largely agreed that the “small town feel” and “sense of community” are assets to the Town. These features compliment the Town’s rural character and recreational components mentioned previously as Beekman’s most positive elements. Clearly, residents want to preserve the sense of intimacy that is experienced both socially and with nature as the Town moves forward in the development of the comprehensive plan.

The survey also revealed that residents believe Beekman’s quality school system represents one of the most positive features of the Town. This information reveals that many residents living in Beekman are currently raising children or plan to be raising children in the future. Some residents may also realize that property values significantly increase when located within a quality school district.

During this public workshop, residents also expressed the Town’s liabilities. The most widely discussed liability was uncontrolled development. Development is happening at a rate the Town cannot handle while also destroying irreplaceable natural features and reducing the amount of open space found within the Town. Residents were already prepared with a number of possible solutions to the issue, proving that the problem had been given significant thought previously. Some of these solutions included revising land use regulations, better enforcement of current laws and raising development fees.

Another item mentioned a number of times were high taxes and the need for economic development to balance the ratables in the Town. Similarly, residents listed the lack of development in the Town Center as an important liability to address. Fast traffic and inadequate sidewalks were also listed as liabilities in the Town. These liabilities are closely related to the desire for a Town Center since all promote a space where residents can safely walk and access different areas of Town safely and pleasantly. The full results of the workshop, including a copy of the PowerPoint presentation is included in Appendix C, Public Participation Process.

### **Economic Development Workshop**



The Town held its second workshop on March 12, 2007, covering the subject of Economic Development, including an emphasis on development of the Town Center. Although economic development would benefit all areas of the Town, concentrating commercial businesses and professional services in the Town Center would simultaneously create an interesting destination for local residents and tourists to visit. It would provide the Town with a visual identity that

leaves a lasting impression and its proposed vibrancy would attract future businesses to locate in the area as well.

After the Economic Development presentation, residents were again given a series of questions to consider. They were first asked to review draft goals proposed by the CPRC and offer additional suggestions. These draft goals included focusing higher residential and commercial density in the Town Center, ensuring village style and low-impact development, supporting a multi-modal transportation system, establishing a sense of civic identity, creating conditions and incentives to attract businesses and promoting small businesses and a stronger retail sector. Residents also made suggestions beyond the proposed goals, which included utilizing the Internet to attract businesses and tourists, establishing additional traffic control, establishing a Chamber of Commerce and creating a Town logo.

In addition to the goals, residents were asked to define “Beekman scale”. Top responses from the public included a small town look, three to four story buildings, wood signs and coordinated signage and no “big box stores”. Defining “Beekman scale” is important for establishing what the Town Center, the proposed hub of commercial activity, should look like according to the public. Residents were also asked what type of economy they wanted for the Town of Beekman, which received a variety of answers. Some responses that were repeated included professional services, small retail stores, an agricultural economy including a farmer’s market, health care, galleries and an art center, light industry, restaurants and a small services industry.

Returning to the prospect of developing a Town Center, residents were asked to name specific characteristics they would like to define this center of economic activity. Top responses included locating businesses close to the road, the presence of restaurants and cafes, on-street and rear parking options, a neo-traditional design, multi-family, senior, rental and affordable housing options, park areas with seating and street lighting. Once again it was clear that the public had considered the development of a Town Center in Beekman previously and the articulation of these ideas is an important step for bringing these desires closer to reality.

The final question asked Beekman residents identify the impediments associated with economic development in the Town. The majority noted that large-scale water and sewer improvements are necessary to accommodate future development in key areas. Other challenges were associated with transportation resources and the need to construct additional access roads or offering public transportation in some capacity. Residents supported tax incentives to retain and attract businesses. The full results of the workshop, including a copy of the PowerPoint presentation is included in Appendix C, Public Participation Process.

## Housing, Land Use & Zoning Workshop



On March 26, 2007, the Town sponsored the Housing, Land Use & Zoning Workshop, the third in the series. The general purpose of this meeting was to gain a better understanding of how residents would like to see the Town develop in the future. Important issues that were considered included housing options, protecting open space and agriculture, commercial and industrial development, creating new parks and residential development. These topics were considered in terms of location and the number or amount of future development.

A Housing Coordinator from the Dutchess County Economic Development Corporation introduced inclusionary housing at this meeting. A misconception is often held that inclusionary housing is synonymous with affordable housing, but this is not the case. Inclusionary housing is not subsidized like affordable housing but is instead moderately priced and therefore affordable to residents currently out priced by market prices. Since Beekman's median family income can afford a \$287,000-\$315,000 home and the median home price was \$409,000 in 2006, Beekman is facing an affordability issue. Inclusionary housing is one option for addressing this challenge. With this in mind, Beekman residents were asked to answer a number of more general questions during the course of this workshop.

In the last 10 years, Beekman residents noticed a number of trends reflecting local land use. These included unrestricted development, substantial residential development coupled with relatively little commercial development, the loss of agricultural heritage and disregard for local sewer and water capacities. As an appropriate follow-up question, the public was asked about changes that should be made to Beekman's land uses. Top responses included limiting residential development while encouraging commercial and light industrial development, encouraging agricultural uses and senior housing, preserving open space and developing a Town Center. In terms of where these categories residents suggested commercial, mixed-use and moderately priced housing development to occur in the Town Center, higher commercial density should be encouraged along Route 55 and some commercial and residential development should be encouraged in the hamlets.

When asked specifically about what type of housing should be encouraged and where, residents shared a number of suggestions. Moderately priced housing in the Town Center with parcels of 10 units or more was listed, along with making provisions for senior housing, housing for workers, multi-family units and rentals in both the Town Center and the hamlets. Although more specific

allocations need to be considered in the future, these initial responses provide a good indication about the direction to take for further research.

Residents were also asked to comment on the sufficiency of their hamlets and the majority believed hamlets could be expanded in some capacity. A number of tables suggested that Green Haven should be expanded by increasing the number of apartments and accommodating greater commercial and light industrial development. Some respondents also wrote that the Poughquag hamlet should be expanded, however another table disagreed and stated that Poughquag should be preserved as is. Within the hamlets that should be expanded, residents stated that more vacancies and allowances or a change in zoning would be necessary for expansion to be possible. The full results of the workshop, including a copy of the PowerPoint presentation is included in Appendix C, Public Participation Process.

### Natural Resources, Open Space & Recreation Workshop



The fourth workshop was held in the Town on April 23, 2007 and focused on natural resources, open space and recreation. Protecting and enhancing these resources and amenities are important for many reasons. Preserving natural resources and open space is essential in order to maintain the Town's rural character, preserve scenic viewsheds and space for recreational activities, protect local habitats and sustain the local agricultural economy. Recreational opportunities are important as well but for different reasons. Some of the most important include improving the physical health and well-being of the community and building a sense of community by creating opportunities for people to meet and interact.

Workshop participants were asked to assess the capacity to which each of these important resources was working or not working within the Town. In general, residents had a number of positive comments about what was currently working. Many specific examples of successful protection projects were listed. With regard to what is currently not working in terms of natural resources and open space protection, the public expressed substantial concern to protect water sources, including the aquifers noted as being depleted and an over-burdened water and sewer system as a result of new development. Participants also shared that an inadequate number of refuse and bulk pick-up days are held, which encourages some residents to dispose of items in rivers, forests, or along roadsides. Aesthetically speaking, regulations for ridgelines and viewsheds need to be developed and enforced throughout the Town. According to participants,

regulations about prohibiting trees of a certain caliper also need to be enforced and additional regulations should be created. Many of these issues were addressed in the recently adopted Open Space Plan. The Town will need to take a stronger stance to ensure that these goals are met in the future.

When workshop participants were asked about what natural resources should be protected, all tables gave similar responses. Ridgelines, aquifers, streams, lakes, wetlands, floodplains, forests, trees and farmland all appeared repeatedly in the lists of responses. Specifically, some residents shared that Sugar Maple Farm, Sheffield Farms, Barton Orchards, the Aquifer field on Recreation Road, the wetlands off Martin Road, and both Hollow and Fishkill Creek need to be protected in the future. Residents also believed that additional open spaces should be protected, which included agricultural properties in terms of entire districts, sections of districts and individual properties.

Lastly, workshop participants were asked to comment on Beekman's parks and recreational facilities. Residents gave suggestions about additions, extensions and improvements that could be made to Recreation Park and Town Center Park specifically. Within Recreation Park respondents largely agreed that more trails for biking, walking, cross country skiing and snowshoeing would be a welcome addition. Other amenities were also suggested which including a swimming pool, Frisbee golf, softball fields, a turf field, a miniature golf course, a hockey rink and a walking oval. A number of tables also suggested connecting existing parks and recreation facilities with a system of trails. For Town Center Park, participants believed that restrooms, picnic tables, gazebos, trails, improving the parking area and access road and adding an indoor recreational facility would all improve the overall quality of the park and its recreational opportunities. The full results of the workshop, including a copy of the PowerPoint presentation is included in Appendix C, Public Participation Process.

### ***Stakeholder Interviews***

Project consultants conducted in-person interviews with individuals and groups identified as stakeholders by the Town Board. A list of governmental departments and groups was compiled by the Laberge Group and approved by the CPRC that included stakeholders who could provide the most useful information within a reasonable period of time. The full results of stakeholder interviews are included in Appendix C, Public Participation Process.

A stakeholder is any individual or group that may be impacted by recommendations developed through the Comprehensive planning process. In general, stakeholders represent government agencies, residential communities, business associations, and other local organizations, such as nonprofits or volunteer committees that perform a specific public function.

Stakeholder interviews included 45-minute to hour-long discussions with persons representing a variety of organizations, agencies, or business interests. The issues discussed with these individuals ranged from specific issues with Town infrastructure, to environmental concerns to

traffic issues to historic preservation to parks and recreational resources. The information discovered through these discussions was used to inform the planning process and provide guidance to the consultants on how to move forward in developing the Plan.

### ***Community Survey***

The CPRC developed, distributed and collected a Town-wide survey over the course of six months beginning early in 2006. Over 900 residents completed the survey and this large pool of respondents helped ensure that the survey results provided a fair representation of the Town. The survey mainly consisted of multiple-choice questions and concluded with one open-ended question that allowed residents to share any additional thoughts, comments or suggestions.

The survey began by asking residents to study two images of possible development strategies. An overwhelming majority determined that the higher density development would be more appropriate for Beekman's yet undeveloped lands. In fact, throughout the survey the residents of Beekman appeared significantly concerned and aware of sprawling large parcel development. When asked about the biggest possible improvement in the areas where individual residents lived, the majority expressed similar sentiments by choosing to prevent the loss of open land or undeveloped land and rural character. Residents were also asked about the most important issues in the future based on current trends and top responses included the loss of open land or undeveloped land, the loss of farmland and agriculture and the rate of residential growth.

Another question in the survey asked residents how the overall quality of life in the Town of Beekman was changing, and unfortunately most residents claimed that it is getting worse. Although the question is vague, it provides valuable insight about an underlying anxiety in the Town about its future. The response further emphasizes the importance of developing a purposeful and realistic comprehensive plan.

The CPRC also asked residents about qualities that make Beekman an attractive and enjoyable place to live and the majority of residents ranked all of the following qualities as either average or good. These qualities included that where residents live feels like a neighborhood, housing costs are reasonable, the convenience of neighborhood businesses, town roads are safe and in good condition, residents are conveniently located to schools, walking trails are accessible and useful, parks are easily accessible and residential investment is protected through zoning. In terms of the factors that actually influence people's decisions to live in Beekman, some of the most important factors included the quality of schools, housing selection and quality, natural features in the area, reasonable taxes, family and friends and a safe community in terms of crime. The most significant factor from this list was the quality of local schools, which received the highest percentage of residents ranking it as very important compared to all other factors. The least important or not at all important factor that influenced people's decision to live in Beekman was whether they were born or raised in the Town. Some other factors that were ranked by the majority of people as not at all important included access to parks and recreation opportunities, being unable to move or relocate and access to public transportation.

In terms of the facilities and services provided by the Town, most residents ranked items in the provided list as good or average. Some examples include law enforcement, controlling Town spending, senior services and youth services. While there may be room for improvement in each of the listed categories, residents apparently feel there are more pressing issues to be examined within the Town.

In order to gain a better understanding of what the Town should improve upon, the CPRC also gave residents the opportunity to state their level of agreement with a number of statements. Among the most notable objectives that residents felt strongly about were continuing to protect environmental resources (steep slopes, wetlands, streams, mature forests, etc.) and allowing individual property owners to have more rights in determining appropriate use of their land. The former objective was well received, showing a large pool of respondents strongly agreeing with the statement. The latter objective was the only statement with a majority of local residents expressing disagreement, although people were clearly torn about the proposition. Even though a majority of respondents disagreed with the statement, nearly the same number strongly agreed with it.

Overall, the Town-wide survey provides valuable information about how local residents perceive the Town, what they appreciate about it, what they are disappointed about, and what they think should be done to improve the community as a whole. For full survey results please refer to Appendix C, Public Participation Process.



# Demographic Profile

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## *Highlights: Opportunities & Challenges*

- *The Town of Beekman's population grew 30.4% between 1990 and 2000. However, growth trends indicate that from 2000 to 2006, the Town will have experienced a growth rate of approximately 14.9%.*
- *Beekman's median age of 35.5 years was almost equivalent to the median age of New York State (35.9 years).*
- *Residents between the ages of 35 – 54 years are the largest age cohort in the Town (36.0%).*
- *Approximately 83.9% of residents over the age of 25 have a high school diploma and 28.6% of Town residents have a bachelor's degree or higher.*
- *The median household income rose 24.1% from \$53,127 to \$65,955 between 1990 and 2000.*
- *Assets identified during focus group workshops included Beekman's family-oriented community and a quality education system. Both features entice citizens living outside the Town to relocate to this community.*

## **Demographic Characteristics**

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This section summarizes a number of trends, including social, housing, and economic characteristics, currently impacting the Town of Beekman. This information is culled primarily from the U.S. Census of Population and Housing, 2000. To document trends some information from the 1990 Census is included as well.

### **Population**

Local population growth or decline is often dependent upon several factors; including economic expansion, environmental capacity, housing suitability, age driven needs, and regional desirability. According to the US Census Bureau, the Town of Beekman's population increased from 10,469 in 1990 to 13,655 in 2000. This reflects a 30.4% growth rate for the Town, a greater growth rate than either experienced by the County (8.0%) or the State (5.5%) during the same period.

According to Table 1, population estimates for 2006 indicate significant population growth for the Town (14.9%) when compared to the County (8.5%) and the State (2.9%). The 2011 population projections conducted by ESRI forecasted that all three areas, the Town, the County, and NYS would experience positive population growth. See Table 1, *Historic and Project Population Trends* for additional details.

**Table 1: Historic and Projected Population Trends**

Year	(T) Beekman		Dutchess County		New York State	
	Number	Growth	Number	Growth	Number	Growth
1990	10,469	NA	259,462	NA	17,990,455	NA
2000	13,655*	30.4%	280,150	8.0%	18,976,457	5.5%
2006	15,693	14.9%	304,072	8.5%	19,532,703	2.9%
2011	17,177	9.5%	327,579	7.7%	19,953,521	2.2%
<b>% Chg -1990-2006</b>	<b>49.9%</b>		<b>17.2%</b>		<b>8.6%</b>	
<b>% Chg -1990-2011</b>	<b>64.1%</b>		<b>26.3%</b>		<b>10.9%</b>	

\* This figure reflects the corrected population data as part of the Count Question Resolution (CQR).

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2006 and 2011. CQR data provided by [www.census.gov/prod/cen2000/notes/cqr-ny.pdf](http://www.census.gov/prod/cen2000/notes/cqr-ny.pdf)

In June of 2001 the Dutchess County Department of Planning & Development submitted a challenge to the Census Bureau concerning the Census 2000 population figures for the Town of Beekman and the Town of Milan. The challenge concerned the incorrect placement of 2,203 people included as part of a group-quarters population (Green Haven Prison) in the Town of Milan instead of the Town of Beekman. On January 4, 2002 the Census Bureau issued a correction to the original numbers published. The group-quarters population (2,203 people) was taken out of the Town of Milan and added to the Town of Beekman.<sup>1</sup>

However, the Census Bureau will not make corrections to the data concerning the characteristics of this population or the characteristics of the housing inventory. This means racial, income, age and other “characteristic” data will not be corrected. The corrected counts will only be reflected in the population and housing unit total counts, and will be used in making postcensal estimates.

This mix up seems to clearly be a Census geocoding error, one that appears to be prevalent across New York State concerning Group Quarters (prisons, college dormitories, etc...) populations. According to officials across the state, there are widespread errors in where group quarters were located by the Census Bureau. This problem is substantial in nature as it can affect redistricting, state and federal grant funding and local county sales tax payments.

### **Age Distribution**

The Town of Beekman is similar to both Dutchess County and NYS, in that, children, or individuals aged 19 and below, comprise a sizable share of the population. It was further estimated that the 20 – 34 age group makes up less of the total population in the Town (15.8%) than it does in the County (18.7%) and the State (21.1%). The 35 – 54 age groups contribute a larger portion to the Town (36.0%) and County population (31.9%) than it does in the State (29.7%). In 2000, it was estimated that individuals aged 65 and over made up a small portion of the Town (7.5%) when compared to both the County and State’s senior citizens population, representing 12.0% and 12.9%, respectively. See Table 2 and Figure 1, *Comparison of Population by Age, 2000* that follow.

The estimated median age in 2000 for the Town of Beekman and New York State were comparable, ranging between 35.5 and 35.9, while Dutchess County’s median age, at 36.7, was slightly higher.

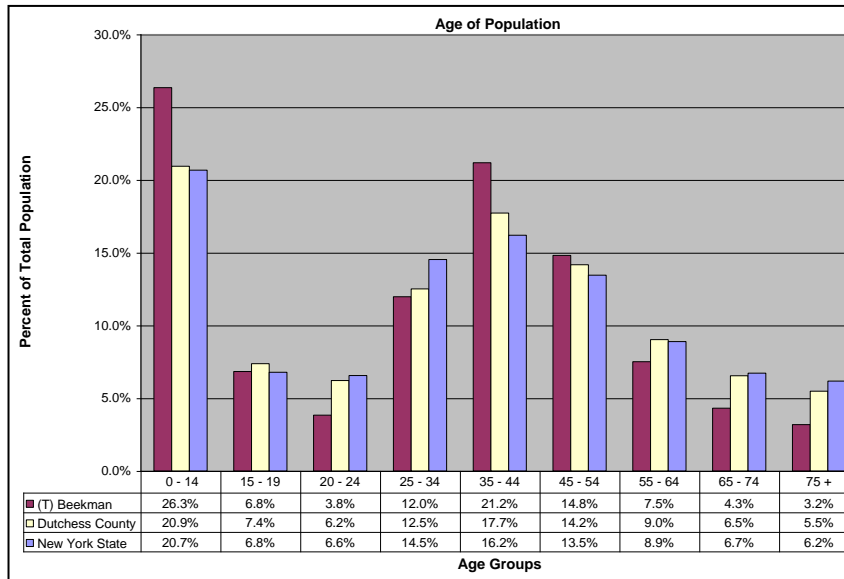
**Table 2: Comparison of Population by Age, 2000**

Age	(T) Beekman		Dutchess County		New York State	
	Total	%	Total	%	Total	%
0 - 14	3,017	26.3%	58,675	20.9%	3,923,707	20.7%
15 - 19	783	6.8%	20,655	7.4%	1,287,544	6.8%
20 - 24	439	3.8%	17,404	6.2%	1,244,309	6.6%
25 - 34	1,371	12.0%	35,063	12.5%	2,757,324	14.5%
35 - 44	2,426	21.2%	49,665	17.7%	3,074,298	16.2%
45 - 54	1,697	14.8%	39,707	14.2%	2,552,936	13.5%
55 - 64	860	7.5%	25,291	9.0%	1,687,987	8.9%
65 - 74	494	4.3%	18,327	6.5%	1,276,046	6.7%
75 +	365	3.2%	15,363	5.5%	1,172,306	6.2%
<b>Total</b>	<b>11,452*</b>	<b>100.0%</b>	<b>280,150</b>	<b>100.0%</b>	<b>18,976,457</b>	<b>100.0%</b>
<b>Median Age</b>	<b>35.5</b>		<b>36.7</b>		<b>35.9</b>	

Source: U.S. Census of Population and Housing, 2000.

\* Census Bureau did not make corrections to the data concerning the characteristics of this population or the characteristics of the housing inventory.

**Figure 1: Comparison of Population by Age, 2000**



Source: U.S. Census of Population and Housing, 2000.

Table 3 below illustrates the shift of population within the Town of Beekman from 1990 to 2000 within different age groups (cohorts). In 1990, approximately 26.2 % of the Town’s population comprised of children, or individuals aged 19 and below. This figure increased to 33.2% in 2000.

Also indicated in Table 3, the resident’s population in 1990 between the ages of 20 and 34 years made up 30.4% of the total population in the Town. This age group witnessed a significant decrease of 15.8% in 2000.

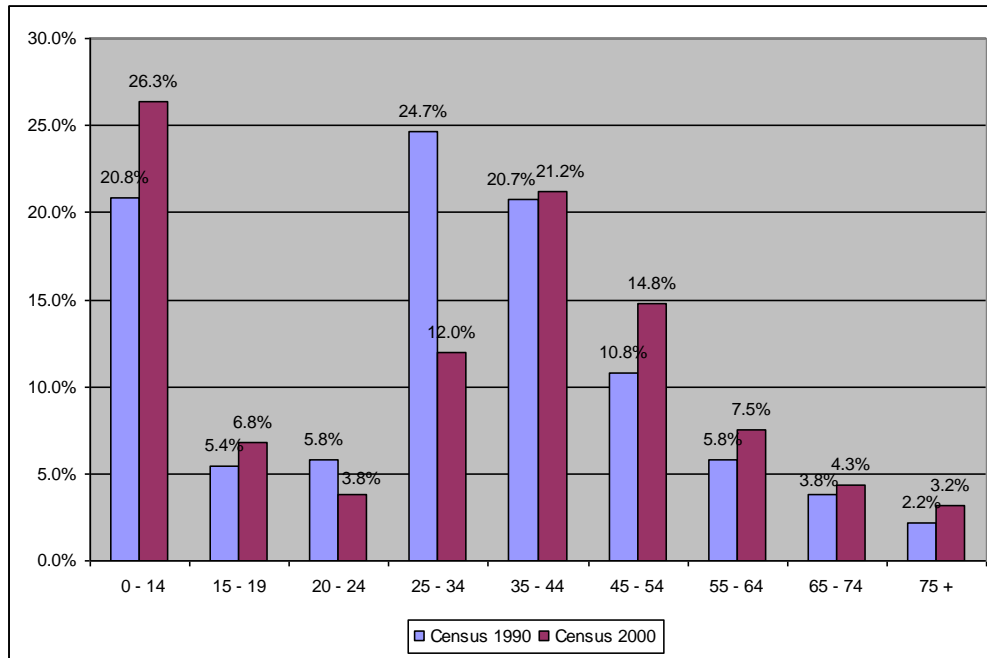
In 1990, individuals aged 65 and over made up a smaller portion of the Town’s population, representing 6.0%. This age group witnessed a slight increase to 7.5% in 2000. See Table 3.

The median age in 1990 for the Town was 32.5 years and in 2000 was 35.5 years. See Table 3 and Figure 2: Town of Beekman Population by Age, 1990 - 2000 that follows.

**Table 3: Town of Beekman Population by Age, 1990 – 2000**

Age	Census 1990		Census 2000	
	(T) Beekman		(T) Beekman	
	Total	%	Total	%
0 - 14	2,178	20.8%	3,017	26.3%
15 - 19	566	5.4%	783	6.8%
20 - 24	603	5.8%	439	3.8%
25 - 34	2,582	24.7%	1,371	12.0%
35 - 44	2,169	20.7%	2,426	21.2%
45 - 54	1,133	10.8%	1,697	14.8%
55 - 64	609	5.8%	860	7.5%
65 - 74	402	3.8%	494	4.3%
75 +	227	2.2%	365	3.2%
<b>Total</b>	<b>10,469</b>	<b>100.0%</b>	<b>11,452</b>	<b>100.0%</b>
<b>Median Age</b>	<b>32.5</b>		<b>35.5</b>	

**Figure 2: Town of Beekman Population by Age, 1990 – 2000**



Source: US Census, 2000.

### **Education**

National trends have indicated that more and more individuals are attaining higher levels of education, while the number having a high school education or less has been steadily decreasing. When reviewing educational attainment data from Census 2000, it is evident that the trends in the Town and the County are consistent with these national trends.

In comparing the Town, the County, and NYS, it is clear that NYS had the highest percentage (20.9%) of residents with less than a high school diploma. The Town had an extremely low percentage of residents lacking a high school diploma (8.6%), while the overall County was 16.0%.

In 2000, it was estimated that 64.9% of Town residents had a high school degree and some college education. This percentage was above both the County (56.3%) and the State (51.8%). However, the Town had slightly lower percentages (26.5%) of residents with a bachelor's and/or graduate/professional degree than both the County (27.6%) and the State (27.4%). See Table 4.

**Table 4: Educational Attainment, 2000**

Attainment Level	(T) Beekman	Dutchess County	New York State
Less than 9th grade	2.2%	4.9%	8.0%
9th to 12th grade, no diploma	6.4%	11.1%	12.9%
High school graduate	32.6%	28.0%	27.8%
Some college, no degree	20.1%	19.2%	16.8%
Associate degree	12.2%	9.1%	7.2%
Bachelor's degree	16.7%	15.7%	15.6%
Graduate or professional degree	9.8%	11.9%	11.8%
Total	100.0%	100.0%	100.0%

Source: U.S. Census of Population and Housing, 2000.

### ***Household Composition***

In 2000, it was estimated that the Town of Beekman housing stock consisted of 4,180 homes, of which, 3,751 homes, or 89.7%, were occupied. Of these, 3,230 housing units, or 86.1%, were owner-occupied while the remaining 521, or 13.9%, were renter-occupied (see Table 5). The Town had 429 vacant units (10.3% of its total housing inventory). About 309 homes or 7.4% of the total housing stock in the Town were used for seasonal and recreational purposes.

In 2000, 99,536 homes in the County, or 93.8% of its total housing stock, were occupied while 6,567 units, or 6.2%, were vacant. The County had a lower percentage (2.3%) of seasonal, recreation, or occasional houses as compared to the Town.

Vacant rental properties accounted for a smaller share of all vacant units in the Town (4.2%) as compared to the County (22.3%) and the State (25.5%). Vacant houses listed for sale comprised a smaller percentage of vacant units in the Town (9.3%) than in the County (13.9%).

**Table 5: Housing Inventory, 2000**

Characteristics	Town of Beekman		Dutchess County		New York State	
	Number	%	Number	%	Number	%
<b>Total housing units</b>	<b>4,180</b>	<b>100.0%</b>	<b>106,103</b>	<b>100.0%</b>	<b>7,679,307</b>	<b>100.0%</b>
Occupied housing units	3,751	89.7%	99,536	93.8%	7,056,860	91.9%
Vacant housing units	429	10.3%	6,567	6.2%	622,447	8.1%
<i>Seasonal, recreation, or occasional</i>	309	7.4%	2,410	2.3%	235,043	3.1%
<b>Occupied housing units</b>	<b>3,751</b>	<b>100.0%</b>	<b>99,536</b>	<b>100.0%</b>	<b>7,056,860</b>	<b>100.0%</b>
Owner-occupied housing units	3,230	86.1%	68,636	69.0%	3,739,166	53.0%
Renter-occupied housing units	521	13.9%	30,900	31.0%	3,317,694	47.0%
<b>Vacant housing units</b>	<b>429</b>	<b>100.0%</b>	<b>6,567</b>	<b>100.0%</b>	<b>622,447</b>	<b>100.0%</b>
For rent	18	4.2%	1,462	22.3%	158,569	25.5%
For sale only	40	9.3%	914	13.9%	59,405	9.5%
Rented or sold, not occupied	24	5.6%	488	7.4%	40,439	6.5%
Migrant Workers	0	0.0%	12	0.2%	750	0.1%
Seasonal, recreation, or occasional	309	72.0%	2,410	36.7%	235,043	37.8%
Other vacant	38	8.9%	1,281	19.5%	128,241	20.6%

Source: U.S. Census of Population and Housing, 2000.

Table 6 compares the household composition for the Town, Dutchess County, and NYS. In 2000, it was estimated that the Town had a total of 3,751 households. Of these households, approximately 3,035 households, or 80.9%, were family households and 716, or 19.1%, were non-family households.

The Town’s family households were primarily comprised of married couple households totaling 2,625 family households or 70.0% of the total family households. An additional 410 households, or 10.9%, were non-couple families. The Town is composed of a greater percentage of family households, and in particular married couple households, than the County. County households were made up of 69.5% family households; of these 55.5% were married-couple families and 14.1% were non-couple families.

About 19.1% of Town households were categorized as non-family households, including individuals living alone or together as roommates. This figure is much lower when compared to the County (30.5%) and NYS (34.3%). The Town also had the lowest percentage of householders living alone (14.3%) when compared to the County (24.6%) and NYS (28.1%).

In 1990, about 18.5% of Town households were categorized as non-family households. In 2000, this figure increased to 19.1%. In 1990, Town households categorized as family households were 81.5%. This percentage slightly decreased to 80.9% from 1990 to 2000 (Table 6).

**Table 6: Household Composition, 2000**

Total Population	Town of Beekman		Dutchess County		New York State	
	Total	%	Total	%	Total	%
<b>Total households</b>	<b>3,751</b>	<b>100.0%</b>	<b>99,536</b>	<b>100.0%</b>	<b>7,056,860</b>	<b>100.0%</b>
<i>Family households</i>	<i>3,035</i>	<i>80.9%</i>	<i>69,201</i>	<i>69.5%</i>	<i>4,639,387</i>	<i>65.7%</i>
Married-couple family	2,625	70.0%	55,209	55.5%	3,289,514	46.6%
With children < 18 years	1,546	41.2%	27,522	27.7%	1,527,187	21.6%
Other Family (No Spouse Present)	410	10.9%	13,992	14.1%	1,349,873	19.1%
With children < 18 years	262	7.0%	8,953	9.0%	704,194	10.0%
<i>Nonfamily households</i>	<i>716</i>	<i>19.1%</i>	<i>30,335</i>	<i>30.5%</i>	<i>2,417,473</i>	<i>34.3%</i>
Householder living alone	538	14.3%	24,481	24.6%	1,982,742	28.1%
Households With children < 18 years	1,808	48.2%	36,475	36.6%	2,431,419	34.5%
Households below Poverty Level	167	4.5%	7,499	7.5%	982,266	13.9%
Average household size	3.04		2.63		2.61	
Average family size			3.41		3.16	
					3.22	

Source: U.S. Census of Population and Housing, 2000.

The percentage of households living below poverty level in the Town (4.5%) is lower than the County (7.5%) and much lower than NYS (13.9%). The average family size for the Town is 3.16 persons per family, slightly less than the average family size for the County (3.22 persons per family) and the State (3.22 persons per family).

**Income**

Table 7 shows a breakdown of household income in the Town of Beekman as compared to Dutchess County and NYS. Town households earn more, on average, than County and NYS households. More than one-third (39.6%) of NYS households earn less than \$25,000. This figure is 10.9% for the Town and 20.5% for the County.

The percent of households earning between \$25,000 and \$49,999 is the lowest in the Town (22.1%) as compared to 25.7% for the County and 26.2% for NYS. Town households are better off than County and State households as a larger percentage of Town residents (25.4%) earn between \$50,000 and \$74,999. This figure is 21.9% for the County and 18.4% for the State.

While 25.9% of NYS households and 31.9% of County households earn \$75,000 or more, a higher percentage (41.6%) Town households earn that much.



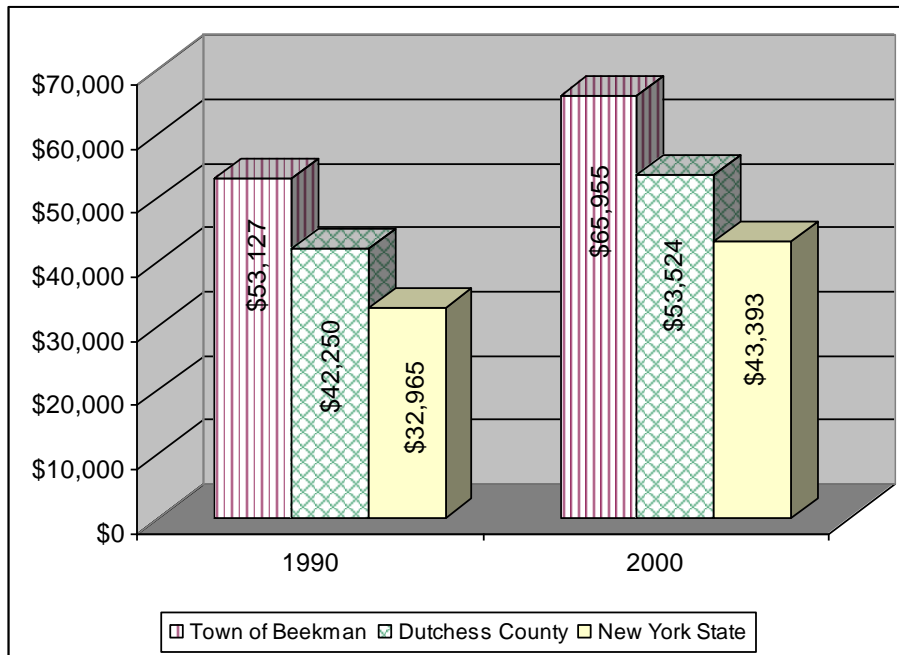
**Table 7: Household Income, 2000**

Income in 1999	(T) Beekman	% Of Total	Dutchess Co. % Of Total	NYS % of Total
Less than \$25,000	408	10.9%	20.5%	29.6%
\$25,000 to \$49,999	827	22.1%	25.7%	26.2%
\$50,000 to \$74,999	949	25.4%	21.9%	18.4%
\$75,000 to \$99,999	822	22.0%	14.7%	10.6%
\$100,000 or more	736	19.7%	17.2%	15.3%
<b>Households</b>	<b>3,742</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>
Median HH Income- 1990	\$53,127		\$42,250	\$32,965
Median HH Income-2000	\$65,955		\$53,524	\$43,393

Source: U.S. Census of Population and Housing, 1990 and 2000.

In 1990, the median household income was \$53,127 in the Town; \$42,250 in the County; and \$32,965 in NYS. Between 1990 and 2000, the Town’s median household income increased by 24.1% to \$65,959. While the County’s household income increased by 26.7% to \$53,524 and the NYS increased by 31.6% to \$43,393.

**Figure 3: Median Household Income, 1990 and 2000**



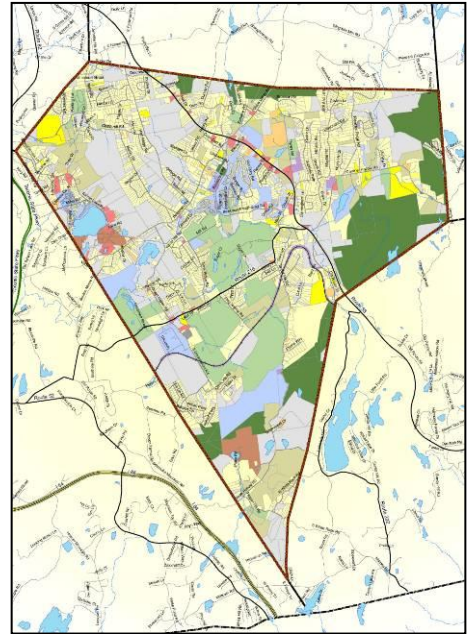
Source: U.S. Census of Population and Housing, 2000.

# Land Use

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## *Highlights: Opportunities & Challenges*

- *The Town contains 4,804 tax parcels comprising approximately 18,986 acres. The two largest land classifications are Single Family Homes (32%) and Vacant Land (28%).*
- *The Town's Wetland Protection Law will potentially protect 3,307 acres from future development.*
- *The Town continues to address the challenge of balancing development pressures to prevent haphazard development.*
- *Active agricultural properties cover approximately 10.5% of Town land, or 1,987 acres.*
- *The current zoning regulations will allow the Town's population to grow to approximately of 26,873 persons at full buildout.*
- *Focus Group participants indicated a need to regulate the protection of natural resources and open space, evaluate local water and sewer capacity, balance residential and commercial development, protect the Town's agricultural heritage, and provide light commercial opportunities in the Hamlets.*



**Town of Beekman Land Use Map**

## **Land Use Patterns**

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### **Existing Land Use Patterns**

Existing land use patterns, when compared to existing zoning districts, represent a snapshot of the current and potential future pattern and extent of development in Beekman. Land use patterns are a result of historic settlement characteristics coupled with modern building codes, zoning ordinances, and subdivision regulations. Beekman's development patterns reflect such influences.

### **GIS Analysis of Existing Land Use Patterns**

The Town's development patterns have been greatly influenced by many factors, including its inland location, natural terrain, fertile farmland, lakes and water courses and the existing railroad, road and bridge network. The majority of the Town's land is categorized as either single-family residential or vacant.

A detailed land use map was created to illustrate the existing land uses for each parcel in the Town of Beekman (see Appendix B, *Map 4, Existing Land Use Map*). The Town of Beekman's *Existing Land Use Map* was created using 2006 Geographic Information System (GIS) data

supplied by the Dutchess County Planning and Development Department. Each individual parcel was assigned a land use category based on the New York State Real Property Type Classification Codes. The local tax assessor uses these codes to complete the real property tax assessments for the Town. Accuracy and completeness of this information is not guaranteed, as the information is only updated on an annual basis. The database will not always reflect the most current use of a particular parcel, especially if it has been abandoned or changed, and the local Assessor is not notified.

The following land use categories are depicted on the Existing Land Use Map:

- **Agricultural** – Property used as a part of an operating farm that does not have living accommodations and is used for the production of crops and/or raising of livestock.
- **Commercial** – Property used for hotels, restaurants, automobile services, storage, retail, banks, offices, funeral homes, etc.
- **Community Services** - Property used for schools, libraries, places of worship, cultural facilities, welfare services, hospitals, clinics, government, police, armed forces, correctional facilities, shelters, cemeteries, etc.
- **Industrial** - Property used for the production and fabrication of durable and non-durable goods, mining, quarrying, etc.
- **Multi-Purpose Residential** - More than one residential dwelling may exist on one parcel of land. The property may be a mixture of single, two and/or three-family dwellings or all one type.
- **Public Services** - Property used for electric or gas power generation or transmission, public drinking water and water treatment facilities, communications, train, plane, and bus terminals, canals, waste disposal, sewer treatment, etc.
- **Recreation & Entertainment** - Property used for parks, theaters, racetracks, bowling centers, health spas, beaches, campgrounds, etc.
- **Single-Family Residential** - Property used for one-family, year round residences.
- **Two & Three Family Residential** - Property used for two-or three family, year round residences.
- **Rural Residential** – Property used primarily for residential that is 10 or more acres of land, may have up to three year-round dwelling units, and could also be used for agricultural production.
- **Estate, Seasonal & Mobile Homes** – This grouped category consists of (1) residential properties of not less than 5 acres with a luxurious residence and auxiliary buildings, (2) dwelling units generally used for seasonal occupancy; not constructed for year-round occupancy and (3) a portable structure built on a chassis and used as a permanent dwelling.
- **Vacant Land** – Property that is not in use, in temporary use, or is lacking any permanent improvements.

- **Wild, Forested, Conservation Lands & Public Parks** – Includes State, Federal and privately owned forestlands, reforested lands, and preserves; Town, County and State public parkland; and private hunting and fishing clubs.

Table 8, *Land Use Coverage in the Town of Beekman*, breaks down the Town properties into thirteen (13) classifications shown above. The information listed in Table 8 is based on the Dutchess County GIS system. The Town contains 4,804 tax parcels comprising approximately 18,986 acres. The two largest land classifications are Single Family Homes (30.6%) and Vacant Land (27.6%). These figures relate to taxable parcels only and do not include land area covered by roads and rivers and hydrologic features.

**Table 8: Land Use Coverage in the Town of Beekman**

Property Class	Number of Parcels	% of Total Parcels	Acres	% of Total Acres
<b>Agricultural</b>	24	0.5%	<b>1,986.74</b>	<b>10.5%</b>
Commercial	101	2.1%	226.11	1.2%
Community Services	49	1.0%	1,164.49	6.1%
Industrial	1	0.0%	10.58	0.1%
Multi-Family	29	0.6%	373.95	2.0%
Public Services	15	0.3%	226.47	1.2%
Recreational & Entertainment	5	0.1%	280.7	1.5%
<b>Single-Family</b>	<b>3,636</b>	<b>75.7%</b>	<b>5,808.1</b>	<b>30.6%</b>
Two & Three Family	94	2.0%	153.22	0.8%
Rural Residential	56	1.2%	1,541.22	8.1%
Estate, Seasonal Residences, Mobile Homes	63	1.3%	211.62	1.1%
<b>Vacant Land</b>	<b>704</b>	<b>14.7%</b>	<b>5,234.56</b>	<b>27.6%</b>
Wild, Forested, Conservation Lands & Public Parks	27	0.6%	1,768.68	9.3%
<b>Grand Total</b>	<b>4,804</b>	<b>100.0%</b>	<b>18,986.44</b>	<b>100.0%</b>

Source: Dutchess County Office of Computer Information Systems, 2006

As indicated in Table 8, and visible on the Town of Beekman Existing Land Use Map, the largest land area within the Town is covered by properties assessed as **Single-Family Homes**, making up 30.6% of the total land area, or about 5,808 acres. Single-family homes also comprise the largest number of parcels, totaling 3,636 parcels or 75.7% of the parcels in the Town.

The second largest land use category is **Vacant Land**, making up 27.6% of the total area, or approximately 5,235 acres. Vacant Land parcels are scattered throughout the Town. There are 704 Vacant Land parcels in the Town representing 14.7% of the total parcels.

**Agricultural** properties cover approximately 10.5% of Town land, or 1,987 acres. This land is located mostly in the south-central part of Town, in the flat and fertile valley region. There are 24 agricultural parcels in Town,



**Riding stables located in Dalton Farms**

0.5% of the total number of parcels.

**Wild, Forested, Conservation Lands and Public Parks** represent 1,769 acres or 9.3% of the Town's total acres. Most of the wild and conservation acreage is concentrated along the Town's eastern border. There are 27 parcels in this category or 0.5% of the total parcels in Town.

Properties classified as **Rural Residential** are large lots of 10 or more acres, which are forested or open land areas and mostly contain one single-family dwelling. Rural residential properties comprise 1,541 acres and make up 8.1% of the Town's land and total 56 or 1.2% of the parcels

Property assessed as **Community Services** comprises 6.1% of the total land area, or approximately 1,164 acres. Community Services parcels include School District properties, Town government office buildings, the United States Post Office, and various religious properties located throughout the Town. There are 49 Community Services properties, which are 1.0% of total parcels in the Town.



**Post Office in Beekman**

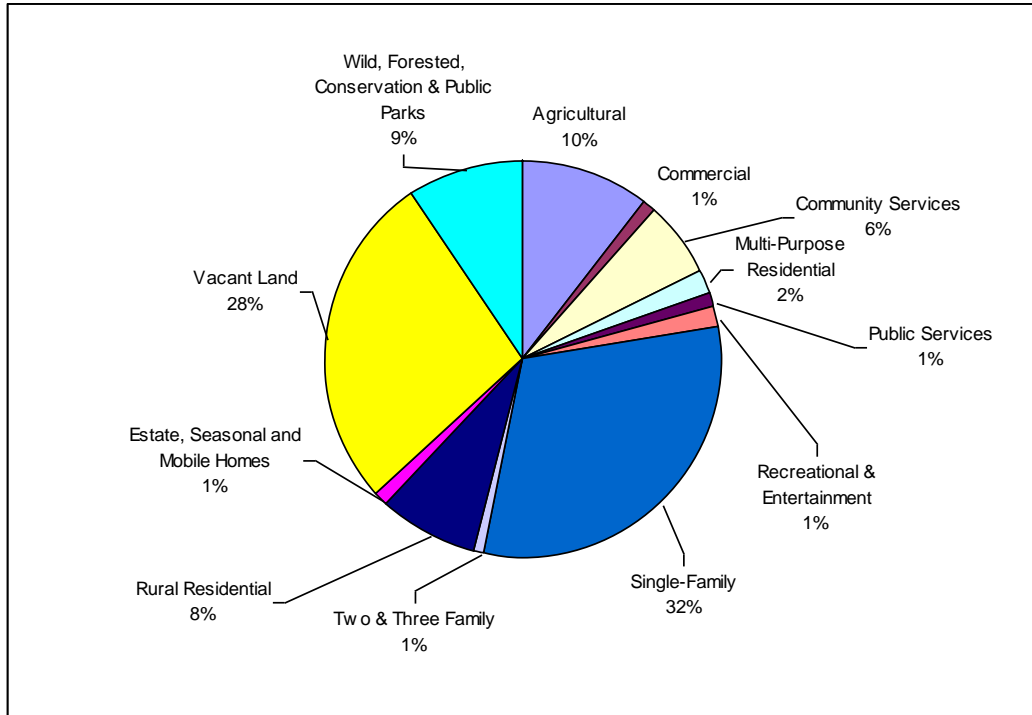
Properties assessed as **Multi-Purpose Residential** make up 2.0% of the total Town area, or 374 acres. Multi-family residences consist of four or more units in a building. The 29 Multi-Family Residential parcels represent 0.6% of the parcels in Town.

Properties assessed as **Recreation and Entertainment** represent only 1.5% of the total Town area, or approximately 281 acres. There are five parcels in this category or 0.1% of the Town's parcels.

Properties assessed as **Public Services** cover the ninth largest land area in the Town covering 226 acres or 1.2% of the total land area. There are 15 parcels representing 0.3% of the Town's total parcels.

**Commercially** assessed parcels within the Town equal approximately 1.2% of the total Town area, or 226 acres. There are 101 commercially assessed parcels in the Town or 2.1% of the total.

**Figure 4: Existing Land Use Coverage in Beekman**



Homes categorized as **Estate/Seasonal Residences/Mobile Homes** make up 1.1% of the total Town land area or 212 acres. There are 63 parcels in the category or 1.3% of total Town parcels.

Properties assessed as **Two & Three Family Residential** make up 0.8% of the total Town area, or 153 acres. There are a total of 94 parcels classified as Two & Three Family Residential and comprise 2.0% of the parcels in Town.

Properties assessed as **Industrial** are limited to 0.1% of the total area of the Town, or 10.5 acres. With only one industrial property in the Town, the total parcels are nominal in comparison to the other land use categories the Town.



**Industrial property in Beekman**

***Land Use Regulations***

Neighborhood stability, future economic growth, and natural resource preservation are directly impacted by the zoning district boundaries, permitted uses, accessory uses, conditional uses, and prohibited uses, as well as the development requirements of the various zoning districts.

The Town has pledged consistency to the extent possible, with the land use policies, principles and guidelines of the "Greenway Connections: Greenway Compact Program and Guides for

Dutchess County Communities". Preservation of the rural character of the community and existing land use pattern in the Town are encouraged through the permanent preservation of open space, agricultural lands and other natural resources. Development that consumes less open land and protects adjacent open space from negative impacts is encouraged.

### **Zoning Ordinance**

The Town currently has four (4) types of residential use districts, three (3) types of non-residential use districts and two (2) mixed-use districts:

#### Residential

- R-135 Rural Residential (135,000 square feet)
- R-90 Residential - Low-Density (90,000 square feet)
- R-45 Residential - Low/Medium-Density (45,000 square feet)
- R-MH Residential - Mobile Home

#### Nonresidential

- C-1 Neighborhood Shopping
- C-2 Highway Commercial
- I-1 Industrial

#### Mixed Use

- PH Poughquag Hamlet
- TC Town Center

The **Rural Residential (R-135) District** is an open space or low-density residentially zoned-use district. The land included in this district is considered to have substantial environmental constraints that significantly affect the development potential and development pattern of the land. Permitted uses include single-family residential dwellings, farming/agriculture, family day-care homes, group family day-care homes and accessory structures. The minimum lot size is 135,000 square feet. There are 14 special permit uses ranging from accessory apartments to tree harvesting. (See Table 9 below.) The R-135 District encompasses eastern part of Town to the Pawling border. See Appendix B, Map 5, *Existing Zoning Map* for a complete illustration of all existing Zoning District boundaries.

The **Residential-Low-Density (R-90) District** is a low-density residentially zoned use district and is located adjacent to existing commercial and higher density areas. The land included in this

district has some environmental limitations, including steep slopes, wetlands and floodplains. Permitted uses include single-family residential dwellings, farming/agriculture, family day-care homes, group family day-care homes and accessory structures. The minimum lot size is (90,000 square feet). There are 15 special permit uses including all of those in R-135 plus mining and mineral extraction. The R-90 District encompasses the area in the western part of Town.

The **Residential-Low/Medium-Density (R-45) District** includes the area most built up for residential use with single-family attached or detached residential homes. Permitted uses include single-family residential dwellings, farming/agriculture, family day-care homes, group family day-care homes and accessory structures. Existing lot sizes generally vary from 30,000 square feet to two or more acres. There are 15 special permit uses (see Table 9 below) including all of those in R-90. The R-45 District encompasses a wide swath in the central area of Town from the Union Vale border to the East Fishkill border.

The **Residential Mobile Home (R-MH) District** includes areas encompassing existing mobile home parks. These districts are for mobile home parks on one lot, which includes two or more mobile homes within the park located and maintained in accordance with the Comprehensive Plan. Permitted uses include mobile homes, farming/agriculture, accessory structures, family day-care homes and group family day-care homes. There are 6 special permit uses allowed (see below). R-MH districts are scattered through the Town in four locations.

**Table 9: Residential Special Permits by Zoning District**

Special Use	R-135	R-90	R-45	R-MH
Accessory apartments.	✓	✓	✓	
Alternate care or nursing homes.	✓	✓	✓	✓
Bed-and-breakfasts.	✓	✓	✓	
Cemeteries.	✓	✓	✓	
Day-care centers.	✓	✓	✓	✓
Home occupations.	✓	✓	✓	✓
Keeping of animals.	✓	✓	✓	
Mining and mineral extraction.		✓	✓	
Nursery schools.	✓	✓	✓	
Outdoor recreation facilities.	✓	✓	✓	✓
Personal wireless services.	✓	✓	✓	
Public assembly places.	✓	✓	✓	
Public stable/riding establishments.	✓	✓	✓	
School-age child-care facilities.	✓	✓	✓	✓
Satellite dish antennas.				✓
Tree harvesting.	✓	✓	✓	

Source: Town of Beekman Code



The **Neighborhood Commercial (C-1) District** is situated to encourage pedestrian access and the integration of small-scale shopping areas into the neighborhoods that they serve. These districts, providing limited small business services, are designed to serve the adjacent residential community and should not compete with general commercial uses and services found in the C-2 or I-1 Districts. Permitted uses include accessory structures, bars and nightclubs, business and professional offices, restaurants and retail goods. There are 11 Special Use Permits provided for in this district (see Table 10). The C-1 District is adjacent to the Industrial District and is located on Route 216.

The **Highway Commercial (C-2) District** is intended for primary corridors and is oriented to some degree for through-traffic commercial usage. The district provides for a variety of regulated commercial activities and is designed to accommodate most of the retail and service needs of the Town through its mixture of land uses, architecture, street environment and pedestrian orientation. Permitted uses include accessory structures, bars and nightclubs, business and professional offices, medical and dental clinics, restaurants, retail goods, theaters. Special use permits are provided for in Articles V and VI. The C-2 District encompasses the area along State Route 55 starting past Clove Road and extending east to Pleasant Ridge Road. See Table 10.

The **Industrial (I-1) District** is located to serve industrial development. The purpose and intent is to provide for a variety of highly regulated and intense commercial activities within the Town. Permitted uses include accessory structures, business and professional offices, farming/agriculture, laboratories, light industrial, warehousing or wholesale businesses, lumberyards; building material sales yards, self-storage centers. There are 27 Special Use Permits allowed. The C-2 District encompasses an area off of South Green Haven Road in the south-central part of Town.

The **Poughquag Hamlet (PH) District** is a mixed-use district established to preserve the historic and community identity of one of Beekman's early settlements by encouraging development of a Village center providing a mix of residential, civic, governmental, business/professional and local-serving commercial uses. This includes attractive and architecturally compatible development contributing to the economic stability and growth of the Hamlet area, the restoration of existing structures, and improvements for the public benefit, such as pedestrian access, streetscape design and infrastructure. New and renovated buildings should be compatible with the prevailing architecture. Window patterns, roof pitch, color, materials and other factors should be considered in the design. Site plan applicants should be prepared to discuss and justify architectural compatibility. There are 26 Special Use Permits allowed in this district including several commercial uses. The PH District encompasses the Poughquag Hamlet, south of Rt.55, fanning out from Main and Church Streets.

The **Town Center District**, established in 2005, is intended to implement the goals and objectives of the Town's *1999 Comprehensive Plan*. The general design pattern for the Town Center is to create walkable, highly integrated, multifunctional public and private spaces through a network of connected streets, sidewalks, and uses. Structures in the District are to be two or three stories,



**Table 10: Special Use Permit by District**

Special Use Permit	C-1	C-2	I-1	TC
Accessory Apartment				✓
Adult Use and Entertainment			✓	
Alternative Care/Nursing Homes	✓	✓	✓	✓
Animal Hospitals	✓	✓		
Art Gallery/Museum				✓
Auto Body Shops		✓	✓	
Boardinghouses	✓	✓		
Bar/Nightclub				✓
Bed and Breakfast				✓
Business and Professional Services				✓
Commercial Vehicles		✓	✓	
Contractor Storage Yards		✓	✓	
Day Care Centers	✓	✓		✓
Drive-through Restaurants		✓		
Equipment Storage and Sales Yard		✓	✓	
Gas Station/Convenience Stores	✓	✓	✓	✓
Hospitals		✓	✓	✓
Hotel/Motel/Inns	✓	✓		✓
House of Worship				✓
Indoor Recreation Facilities		✓	✓	✓
Keeping of Animals		✓		
Manufacturing/Processing			✓	
Medical and Dental Clinics	✓			✓
Mining/Commercial Excavation			✓	
Motor Vehicle Repair Facilities		✓	✓	✓
Multifamily Residential		✓		
Nursing Schools	✓	✓		✓
Outdoor Recreation Facilities		✓		
Personal Wireless Facilities	✓	✓	✓	
Public Assembly		✓		✓
Public/Stable Riding Establishments		✓		
Publishing, Printing, Bookbinding		✓	✓	
Satellite Dish Antennas	✓	✓	✓	
School-age Childcare Facilities	✓	✓		
Self-storage Centers		✓		
Theater				✓
Two-family Residential		✓		✓

Source: Town of Beekman Town Code

The former Residential (H-R) Condominium District was dissolved by Town Board legislative action effective August 20, 2001. Property designated H-R became part of the adjoining R-90 zoning district. However, Town Zoning Maps produced since the removal of the H-R District did not reflect its discontinuance. It is the current intent of the Town to reestablish an H-R Condominium District coincident with the former H-R District boundaries. The former H-R District permitted up to eight dwelling units per acre, and is proposed to be reestablished under the same density provisions.

Nearly 30 years after the original establishment of the former H-R District, current land use policies related to natural and scenic resources will require that a reconstituted H-R District assure compliance with all applicable environmental quality standards.

The view of the currently undeveloped portion of Sylvan Lake provides much of the scenic quality along Sylvan Lake Road. New development within this area should fully comply with applicable policies adopted and regulations promulgated by the Town. The reintroduction of the residential condominium Zoning District will advance the Town's objective of creating diversified housing opportunities where the availability of central water supply and sewage disposal infrastructure is in place.

## **Signage Regulations**

Signage regulations control the location, size, type and design of existing and proposed signs in order to enhance the Town's physical appearance, ensure that signs are effective, address public safety issues and protect property values. Regulations are found in Beekman Town Code 155-57. The permitting process for new signs includes a submission of an application and detailed drawings or blueprints of the proposed sign(s) to the Architectural Review Board (ARB).

All signs can be broken down into one of two categories; those requiring a permit and those that do not. Signs requiring a permit include permanent, temporary and promotional signs. Signs that do not require a permit are specific exceptions to these three types of signs, including memorial or historic signs, garage sale signs, and a farm produce signs to name a few. A detailed enumeration of these exceptions is found in the Town Code.

In general, signs must be well maintained and free of hazards such as faulty wiring or loose fastenings. A series of standard regulations for all districts is also included in Town Code 155-57, which lists specifications for illuminated signs, the prohibition of roof signs, billboards and moving signs, and general location requirements. Standard design criteria has also been established by the Town that specifies size, color, font, uniformity within selected areas, number of items written on the sign and number of faces, which are all presented in a detailed outline. More specific regulations apply according to the district where the sign appears also.

## **Site Plan Review**

Site plan approval is required by the Planning Board for the proposed use or changes in use of land, buildings and other structures showing as identified in the Zoning Ordinance. All special use permits issued in residential districts, principal uses, accessory uses and special permit uses in all other districts and nonconforming uses in all districts are required to go through the site plan review process.

Applicants seeking site plan approval must first present a sketch to the Planning Board, prior to the submission of a formal site plan. The purpose of the sketch plan is to receive initial feedback from the Planning Board, who would advise the applicant about any potential problems as well as establish more detailed expectations about the information to appear in the final site plan application. A sketch plan consists of three main parts including a statement, sketch or map of the area and a topographic map.

After sketch plan approval, the preliminary sketch plan application should be completed. It must be accompanied by a detailed site plan prepared by a licensed engineer, including all information predetermined by the Planning Board. Some required information would include an estimated project construction schedule, an environmental assessment, a series of architectural descriptions and a maintenance plan. After submission of a complete preliminary site plan, the Planning Board will conduct a public hearing and fulfill the requirements of the State Environmental Quality

Review Act (SEQRA). Within 62 days of the public hearing the Planning Board must take action to approve, approve with modifications, or disapprove the proposed project.

Assuming the preliminary sketch plan application is approved, the applicant is required to submit a final detailed site plan to be reviewed by the Planning Board. This submission should closely resemble the previous application but incorporate any revisions or other modifications recommended by the Planning Board. Within 62 days of receiving the final application, the Board will make its final decision. Following this action the Building Inspector would issue necessary permits and a certificate of occupancy in conformance with project specifications.

### ***Subdivision Regulations***

All proposed subdivisions must comply with subdivision standards and follow the procedure for approval specified in the Town Code. This ensures that all subdivision development responsibly addresses the current conditions and future vision of the Town of Beekman, and therefore best serves its residents.

The procedure for gaining approval involves a series of extensive steps, beginning with a pre-application discussion between the subdividing owner or authorized agent and the Town Planner or Planning Board. Initial reactions by the local government will enable the interested party to continue with the procedure in the most efficient manner possible. A highly involved application procedure follows this discussion and concludes with a public hearing, where the proposal is presented in its final stages of revisions. Within 62 days of the public hearing, the Planning Board will approve, modify, or disapprove the subdivision proposal. Following approval, an applicant has one year to submit the final subdivision plat proposal; otherwise preliminary approval will be revoked. Lastly, in order for a developer to proceed with implementation, the developer is given 60 days to file an approved plat with the Town once the final approval by the Planning Board has been given.

New subdivision plats must also comply with a series of general requirements and design standards. Highly specific regulations are included within the categories of preservation of existing features, meeting road standards, lot standards, and allowing for reservations and easements determined by the Planning Board. Reservations and easements are generally used to designate park and recreation areas in a subdivision plat.

A list of required improvements and agreements is also established prior to the filing of an approved subdivision plat. The Planning Board will require that certain improvements to the site be made in accordance with the street, sanitary, and other sets of regulations that have been established by Town Departments. The subdividing agent will make improvements without reimbursement from the Town. Agreements about utilities and the installation of monuments are also made at this time if necessary.

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## **Buildout Analysis**

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A buildout analysis is an exercise designed to estimate the amount of development that can possibly occur if all developable land within a municipality is built in accordance with current land use regulations. Dutchess County Department of Planning & Development prepared a Buildout Analysis on behalf of the Town of Beekman. It applied the current Town of Beekman land use regulations, considered environmental constraints that would limit development in certain areas, and calculated the total residential density allowed at full buildout within three Zoning Districts of the Town. Dutchess County Department of Planning & Development formulated two scenarios that can be utilized by the Town of Beekman to responsibly develop municipal land. Scenario A offers guidance in consideration of the existing zoning regulations, while Scenario B analyzes the potential additional resources protected through a proposed amendment to the zoning regulations. The zoning amendments included in Scenario B includes the addition of a proposed wetlands law, which requires a 100-foot buffer on all streams. The buildout analysis does not predict when development would occur, at what rate it would occur, or where it would occur first. It only predicts the possible end result if the town were fully developed.

The three residential zoning districts considered in both scenarios include the R-45, R-90 and R-135, as well as some preliminary analysis of the Town Center District and the Poughquag Hamlet District. Within these districts, the land is further categorized as undeveloped or underdeveloped to express whether the land is untouched or whether some development has occurred but maintains the possibility of being further developed. Underdeveloped parcels are those parcels that are currently developed but have enough acreage to subdivide into additional lots. Therefore, the minimum lot sizes for underdeveloped parcel were designated as 2.06 acres of land for the R-45 District, 4.12 acres of land for the R-90 District, and 6.18 acres of land for the R-135 District.

The Dutchess County Department of Planning & Development prepared a *Combined Physical Constraints* map in order to quantify the number of parcels that were still available for development and the number of new people that could be accommodated at full buildout by comparing Scenarios A and B. The *Combined Physical Constraints* map accounts for the 100' buffer surrounding NYS DEC wetlands, 100-year flood hazard areas, and steep slopes greater than 25% to determine Scenario A.

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### **Scenario A – Buildout Analysis**

Based on these constraints, Scenario A is as follows:

**R45 District:**

722 Units Undeveloped

1275 Units Underdeveloped

246 Protected Farms

**R90 District:**

290 Units Undeveloped

261 Units Underdeveloped

**R135 District:**

241 Units Undeveloped

219 Units Underdeveloped

52 Protected Farms

Total Undeveloped=1,253 units

Total Underdeveloped=1,755 units

Total Protected Farms=298 units

**TOTAL New Units = 3,306****TOTAL New People = 9,918**

Based upon 3 people per unit, Scenario A results in 9,918 new people living in the Town of Beekman's residential zoning districts.

The Poughquag Hamlet and Town Center were considered separately since densities in these districts still need to be determined. The County made two buildout estimates for both districts using suggested densities though, and these estimates need to be added back to the Scenario A totals listed above in order to get the full picture of the Town.

In the Poughquag Hamlet with physical constraints removed, there are 34.14 acres of underdeveloped land and 18.23 acres of undeveloped land. Assuming 20% of this land is designated for infrastructure and 10% allowed for lot inefficiencies, the total developable land acreage is approximately 38 acres. Using an R45 density designation, approximately 38 units could be developed, and assuming 3 people per unit this translates to the accommodation of 114 new people. Using a higher density designation of ¼ acres per parcel, approximately 152 units could be developed. Assuming 3 people per unit once again, this scenario accommodates 456 new people in the Poughquag Hamlet.

By removing constraints in the Town Center, there are 81.32 acres of underdeveloped land and 28.43 acres of undeveloped land. Assuming the same prescription of 20% infrastructure usage and 10% lot inefficiencies, the total land acreage is approximately 79 acres. Using R45 density this would mean about 79 units could be developed and 237 new people could be accommodated at 3 people per unit. At a density of 12 units per acre, or the maximum density allowed by the Town, 948 units could be developed. This would mean that 2,844 new people could reside in Town at 3 people per unit.



**Table 11: Scenario A Buildout Summary**

Zoning Districts	Total New Units	Total New People (3 people per unit)
Residential Districts (R45, R90 & R135)	3,306 units	9,918 people
Poughquag Hamlet (PH) District	38 – 152 units	114 - 456 people
Town Center (TC) District	79 – 948 units	237 – 2,844
<b>Total New Scenario A</b>	<b>3,423 – 3,695 units</b>	<b>10,269 – 13,218 people</b>
<b>Total Population at Full Buildout</b>	---	<b>23,924 – 26,873 people</b>

\*Based upon Census 2000 population of 13,655 people.

**Scenario B – Buildout Analysis**

Scenario B, or the proposed zoning scenario, considers the additional buffer constraint on and therefore further limits the total amount of land available for development. Along with considering a 100’ buffer surrounding wetlands, 100-year flood hazard areas, and steep slopes greater than 25%, the county also included a 100’ buffer surrounding streams and water bodies. Based on this set of constraints, Scenario B is as follows:

**R45 District:**

670 Units Undeveloped

1201 Units Underdeveloped

240 Units Protected Farms

**R90 District:**

260 Units Undeveloped

240 Units Underdeveloped

**R135 District:**

229 Units Undeveloped

192 Units Underdeveloped

48 Units Protected Farms

Total Undeveloped = 1,159 units

Total Underdeveloped = 1633 units

Total Protected Farms = 298 units

**TOTAL New Units = 3, 080**

**TOTAL New People = 9,240**

Using 3 people per unit, this would mean 9,240 new people could be accommodated in the Town of Beekman’s residential zoning districts.

In Scenario B, the Poughquag Hamlet and Town Center were also considered separately for the same reason given in Scenario A. The County also made two buildout estimates for both districts in this Scenario using suggested densities, and similar to Scenario A these calculations needed to be added to the totals given above in order to gain a complete understanding of the Town buildout potential.

In the Poughquag Hamlet with physical constraints removed, there are 30.05 acres of underdeveloped land and 17.79 acres of undeveloped land. Assuming 20% of this land is designated for infrastructure and 10% allowed for lot inefficiencies, the total developable land acreage is about 34 acres. Using an R45 density designation, approximately 34 units could be developed, and assuming 3 people per unit this translates to the accommodation of 102 new

people. Using a higher density designation of ¼ acres per parcel, approximately 102 units could be developed. Assuming 3 people per unit once again, this scenario accommodates 306 new people in the Poughquag Hamlet.

By removing constraints in the Town Center, there are 80.18 acres of underdeveloped land and 28.10 acres of undeveloped land. Assuming the same prescription of 20% infrastructure usage and 10% lot inefficiencies, the total land acreage is approximately 77 acres. Using R45 density this would mean about 77 units could be developed and 233 new people could be accommodated at 3 people per unit. At a density of 12 units per acre, or the maximum density allowed by the Town, 924 units could be developed. This would mean that 2,772 new people could reside in Town at 3 people per unit.

**Table 12: Scenario B Buildout Summary**

Zoning Districts	Total New Units	Total New People (3 people per unit)
Residential Districts (R45, R90 & R135)	3,080 units	9,240 people
Poughquag Hamlet (PH) District	34 – 102 units	102 – 408 people
Town Center (TC) District	77 – 233 units	233 – 2,772
<b>Total New Scenario B</b>	<b>3,423 – 3,695 units</b>	<b>9,575 – 12,420 people</b>
<b>Total Population at Full Buildout</b>	---	<b>23,230 – 26,075 people</b>

\*Based upon Census 2000 population of 13,655 people.

# Natural Resources

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## Highlights: Opportunities & Challenges

- *Portions of the Town contain substantially sloped areas and ridgelines affording unique scenic viewsheds.*
- *Depot Hill Multiple Use Area is a 260-acre forest established on abandoned farmland through a process of natural regeneration in the early 1900s.*
- *Many of the Town's soils are rated as Prime Farmland and/or Farmland of Statewide Significance; an asset considered important in meeting the Nation's short- and long-range needs for agriculture (food and fiber).*
- *Beekman is subject to MS4 Phase II regulations and will be fully compliant with such regulations by 2008.*
- *The Town's natural resources provide habitat for several endangered and threatened species.*
- *The Beekman Town Garage is listed by NYSDEC as an inactive hazardous waste site.*
- *The Appalachian Trail and surrounding forests offer unique recreational opportunities that also contribute to the Town's aesthetic appeal and quality of life.*
- *Focus Group participants recommended additional regulations to protect wetlands, water resources, and steep slopes.*



The Town of Beekman is situated in the fertile and scenic Hudson Valley in the south-central portion of Dutchess County. The Town is approximately thirteen miles west of the Hudson River shoreline and about eight miles to the Connecticut border. Beekman's central location within the County and its unique natural features are factors in how the Town has been able to preserve a rural, natural environment, reminiscent of its agricultural heritage. Surrounding communities to the west and south have experienced greater developmental pressure.

The southern and eastern portions of the Town, with their more rugged and steeply inclined terrain, contain protected federal and state lands. A segment of the Appalachian Trail passes through these forested lands in the southern portion of Beekman. By contrast, the flatter central valley area contains the majority of Town's farmland and parts are designated as an agricultural district. Fishkill Creek delineates the more steeply inclined western hill portions of the Town from the central valley area as it flows west and south to the Hudson River. Preservation of the Town's natural characteristics such as its forest, farmlands and streams are important considerations in fostering the continuation of the community's quality of life, overall aesthetic appeal and recreational opportunities.

## **Land Attributes**

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### **Topography**

Higher elevations in the Town are divided by a low-central bowl that most of the water courses flow through. This bowl is surrounded by substantially higher elevations in the west and eastern part of Town, which are over three and four times as high.

The most notable topography occurs in the eastern part of Town, where the Hudson Highlands pass through the southern and extreme northeastern portions of Beekman. The Hudson Highlands are part of the great sweep of the Appalachian Mountains, which stretch from Eastern Pennsylvania through New Jersey and New York to Northwestern Connecticut.

It is the extreme southeastern part of Town, in the area of the Hudson Highlands, between Emma Way and the Pawling Border, which reaches the highest elevation of 1330 feet above sea level. This is part of the forested ridge where the Appalachian Trail passes through Beekman. Elevations are not quite as high in the eastern part of Town, although the elevation reaches 850 feet above sea level between NYS Route 55 and High Ridge Road. See Appendix B, Map 6, *Topographic Map* and Map 7, *Topographic Map with Elevations*.

The Town has vast areas of steep slopes, especially in the southern and eastern portions of the Town. The majority of the southern end of Town contains slopes greater than 8%, nearly half of which consists of slopes steeper than 15%, reaching 60% in some areas. Building on slopes greater than 25% becomes substantially more expensive than flatter ground and significantly impacts the environment. Clearing steeply sloped land increases water runoff dramatically and contributes to washouts and flooding in some cases.

The northeastern and northwestern sections of the Town also contain substantially sloped areas, although overall these areas are not as dramatically sloped as in the south. In the northwest, slopes reach only 45% in a few select areas and in the northeast a small percentage of slopes are between 45% and 60%. The center of Town is relatively flat with the majority of land sloped only between 0% and 8%. See Map 8, *Soils Map (Classification based on Slopes)*.

### **Soils**

Soil Surveys are one of the main tools available to help land users determine the potentials and limitations of soils. In 1992, the United States Department of Agriculture and the Natural Resources Conservation Service (NRCS), in cooperation with Cornell University Agricultural Experiment Station, prepared the *Soil Survey of Dutchess County*. The Soil Survey is intended to assist homebuyers or developers determine soil-related hazards or limitations that affect the development of property. Land use planners are able to determine the suitability of areas for housing or onsite sewage disposal systems, while farmers are able to estimate the potential crop or

forage production of land. For these reasons, knowledge of the properties and distribution of surficial materials is essential.

This section describes the soils in Beekman, emphasizing those properties, which are most critical in land-use planning. The distribution of soils in the Town is illustrated by soil classifications on Map 9, *Soils by Classification*. The predominant soils in the Beekman include, but are not limited to, Hollis, Chatfield, Copake, Hoosic, and the Stockbridge series. Table 13, *Predominant Soils Classifications of Beekman*, describes the important characteristics of each predominant soil classifications found in Beekman.

The soils within Beekman can be divided into two major areas. The southern and eastern parts of the Town (below the Conrail railroad tracks) primarily consist of the Hollis and Chatfield soil types. These soils are classified as rough, stony land with a 25-60% slope. The central, northern and western portions of Town are more gently sloping and composed of soils more suitable to construction. In general, the optimum conditions for construction and development are up to 15% slope. A steeper slope may make construction cost prohibitive due to more difficult grading, increased costs associated with sewer installation, and the need for erosion prevention mechanisms. Slopes of 15% and higher are generally unstable and are better left undeveloped or used for open space.

Large portions of the most fertile soil, Hoosic Loam, are situated in the central part of the Town along Fishkill Creek, which bisects the Town, north to south. Copake Gravelly Loam, which is also very desirable, can be found on land situated just south of the Hamlet of Poughquag and on lands in the north central part of Town.

**Table 13: Predominant Soil Classifications of Beekman**

Soil Type	Soil Characteristics	Soil Group
Bernardston	Very deep, well-drained and moderately permeable over slowly permeable soils on glaciated uplands. These soils formed in glacial till derived from shale, slate and schist. They are gently sloping to very steep. Depth to high water table 1.5 to 2 feet. Depth to bedrock greater than 60 inches.	C
Charlton	Very deep, well drained, moderate or moderately rapid permeable soils on glaciated uplands. These soils formed in acid, loamy glacial till, high in crystalline rock fragments. They are gently sloping to very steep. Depth to high water table greater than 6 feet. Depth to bedrock greater than 60 inches.	B
Chatfield	Moderately deep, well drained and somewhat excessively drained, moderate or moderately rapid permeable soils on bedrock controlled glaciated uplands. Formed in glacial till deposits over highly fractured folded and tilted granite, schist, or gneiss bedrock. Slopes are complex and irregular. Depth to high water table greater than 6 feet. Depth to bedrock greater than 20 to 40 inches.	B
Copake	Consist of deep, well drained, moderate or moderately rapid permeable over very rapid permeable soils on outwash plains and terraces. Formed in glaciofluvial deposits high in limestone fragments. Slopes vary from 0 to 45%. Depth to high water table greater than 6 feet. Depth to bedrock greater than 60 inches.	B
Dutchess	Consists of very deep, well drained, moderately permeable soils on glaciated uplands. Formed in loamy glacial till high in slate and shale fragments. Slopes range from 1 to 30%. Depth to high water table greater than 6 feet. Depth to bedrock greater than 60 inches.	B
Farmington	Shallow, well drained, moderately permeable soils on bedrock controlled glaciated uplands. Formed in thin glacial till deposits over limestone. They are nearly level to very steep and are on uplands where bedrock affects the relief. Depth to high water table greater than 6 feet. Depth to bedrock greater than 10 to 20 inches.	C
Galway	Moderately deep, well-drained and moderately well drained, moderately permeable soils on bedrock controlled glaciated uplands. Formed in glacial till deposits over limestone bedrock. Bedrock is 20 to 40 inches of the surface. Slopes are complex and irregular. Depth to high water table 1.5 to 3 feet. Depth to bedrock greater than 20 to 40 inches.	B
Georgia	Very deep, moderately well drained, moderately permeable over slowly permeable soils on glaciated uplands. Formed in loamy glacial till. Slopes range from 0 to 15%. Depth to high water table 1.5 to 3 feet. Depth to bedrock greater than 60 inches.	C
Hollis	Shallow, well drained and somewhat excessively drained, moderately to moderately rapid permeable soils on bedrock controlled glaciated uplands. Soils formed in glacial till deposits over highly fractured, folded and tilted granite, schist, and gneiss. Slopes are complex and irregular. Depth to high water table greater than 6 feet. Depth to bedrock greater than 10 to 20 inches.	C/D
Hoosic	Deep, somewhat excessively drained, moderately coarse textured soils. These soils formed in glacial outwash derived mainly from slate, shale and quartzite. They are nearly level through very steep and are on glacial outwash plains, terraces and sand and gravel ridges. Depth to high water table greater than 6 feet. Depth to bedrock greater than 60 inches.	A
Massena	Very deep, somewhat poorly drained, moderately permeable over moderately slow permeable to slow permeable soils on glaciated uplands. Formed in loamy glacial till. Slopes range from 0 to 8%. Depth to high water table 1 to 1.5 feet. Depth to bedrock greater than 60 inches.	C

Soil Type	Soil Characteristics	Soil Group
Nassau	Shallow, somewhat excessively drained, medium textured soils that have shale or slate bedrock within 10 to 20 inches of the surface. Formed in thin deposits of glacial till, derived mainly from shale, slate and some sandstone. Gently sloping to very steep, and are on uplands where relief is affected by folded bedrock. Slope and shallowness over bedrock are the main limitations for farm uses. Depth to high water table greater than 6 feet. Depth to bedrock greater than 10 to 20 inches.	C
Pittstown	Very deep, moderately well drained, moderately permeable over slow or moderately slow permeable soils on glaciated uplands Formed in compact glacial till derived mainly from slate, phyllite, shale or schist. Slopes range from 3 to 25%. Depth to high water table 1.5 to 3 feet. Depth to bedrock greater than 10 to 20 inches.	C
Stockbridge	Very deep, well drained, moderately permeable over moderately slow to slow permeable soils on glaciated uplands. Formed in loamy calcareous glacial till. Slopes range from 2 to 45%. Depth to high water table greater than 6 feet. Depth to bedrock greater than 60 inches.	C
Sun	Very deep, poorly drained and very poorly drained, moderately permeable over slowly permeable soils on glacial till Plains, draingeways, and impounded areas. Formed in glacial till of mixed mineralogy. Slopes range from 0 to 3%. Depth to high water table 0.5 to 1 feet. Depth to bedrock greater than 10 to 20 inches.	D
Udorthents	Very deep to shallow, somewhat excessively drained to moderately well drained soils in disturbed areas. These soils result from cutting and filling, especially in urban areas. Slopes are commonly less than 8% but range to 25%. Depth to high water table 1 to 3 feet. Depth to bedrock greater than 10 to 20 inches.	A/C

**Agricultural Soils**

The U.S. Department of Agriculture classifies farmland soils as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. Beekman does not have soils designated as farmland of local importance or unique farmland.

*Prime Farmland*

Prime farmland is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is available for these uses. It could be cultivated land, pastureland, forestland, or other land, but it is not urban or built-up land or water areas. The soil quality, growing season, and moisture supply are those needed for the soil to economically produce sustained high yields of crops when proper management, including water management, and acceptable farming methods are applied. In general, prime farmland has an adequate and dependable supply of moisture from precipitation or irrigation, a favorable temperature and growing season, acceptable acidity or alkalinity, an acceptable salt and sodium content, and few or no rocks. The water supply is dependable and of adequate quality. Prime farmland is permeable to water and air. It is not excessively erodible or saturated with water for long periods, and it either is not frequently flooded during the growing season or is protected from flooding. Slope ranges mainly from 0 to 6 percent.

*Farmland of Statewide Importance*

Farmland of statewide importance is land, in addition to prime farmland, that is used for the production of food, feed, fiber, forage, and oil seed crops. Generally, additional farmlands of

statewide importance include those that are nearly prime farmland and that economically produce high yields of crops when treated and managed according to acceptable farming methods. Some may produce as high a yield as prime farmlands if conditions are favorable.

Recent land use trends have resulted in the loss prime farmland and statewide importance due to development pressures and conversion to urban uses. The loss of these resources to other uses puts pressure on marginal lands, which generally are more erodible, droughty, and less productive and cannot be easily cultivated. Prime farmland is of major importance in meeting the Nation's short- and long-range needs for food and fiber. Because the supply of high-quality farmland is limited, the U.S. Department of Agriculture recognizes that responsible levels of government, as well as individuals, should encourage and facilitate the wise use of our Nation's prime farmland.

Table 14, *Prime Farmland and Statewide Important Soils in Beekman* identifies these important resources in the Town of Beekman. These resources are further illustrated Map 10, *Prime Farmland and Statewide Important Soils*.

**Table 14: Prime Farmland and Statewide Important Soils in Beekman**

Soil Survey Symbol	Soil Unit Name	Rating
ChB	Charlton loam, 3 to 8 percent slopes	Prime Farmland
ChC	Charlton loam, 8 to 15 percent slopes	Farmland of Statewide Importance
CuA	Copake gravelly silt loam, nearly level	Prime Farmland
CuB	Copake gravelly silt loam, undulating	Prime Farmland
CuC	Copake gravelly silt loam, rolling	Farmland of Statewide Importance
CwA	Copake channery silt loam, fan, 0 to 3 percent slopes	Prime Farmland
CwB	Copake channery silt loam, fan, 3 to 8 percent slopes	Prime Farmland
DuC	Dutchess silt loam, 8 to 15 percent slopes	Farmland of Statewide Importance
DwB	Dutchess-Cardigan complex, undulating, rocky	Prime Farmland
DwC	Dutchess-Cardigan complex, rolling, rocky	Farmland of Statewide Importance
Fr	Fredon silt loam	Prime Farmland if drained
GfC	Galway-Farmington complex, rolling, rocky	Farmland of Statewide Importance
GsA	Georgia silt loam, 0 to 3 percent slopes	Prime Farmland
GsB	Georgia silt loam, 3 to 8 percent slopes	Prime Farmland
GsC	Georgia silt loam, 8 to 15 percent slopes	Farmland of Statewide Importance
HsA	Hoosic gravelly loam, nearly level	Farmland of Statewide Importance
HsB	Hoosic gravelly loam, undulating	Farmland of Statewide Importance
HsC	Hoosic gravelly loam, rolling	Farmland of Statewide Importance
HtA	Hoosic channery loam, fan, 0 to 3 percent slopes	Farmland of Statewide Importance



Soil Survey Symbol	Soil Unit Name	Rating
HtB	Hoosic channery loam, fan, 3 to 8 percent slopes	Farmland of Statewide Importance
Ln	Linlithgo silt loam	Prime Farmland if drained
MnA	Massena silt loam, 0 to 3 percent slopes	Prime Farmland if drained
MnB	Massena silt loam, 3 to 8 percent slopes	Prime Farmland if drained
PwB	Pittstown silt loam, 3 to 8 percent slopes	Prime Farmland
PwC	Pittstown silt loam, 8 to 15 percent slopes	Farmland of Statewide Importance
PzB	Punsit silt loam, 3 to 8 percent slopes	Prime Farmland if drained
SkB	Stockbridge silt loam, 3 to 8 percent slopes	Prime Farmland
SkC	Stockbridge silt loam, 8 to 15 percent slopes	Farmland of Statewide Importance
SmB	Stockbridge-Farmington complex, undulating, rocky	Prime Farmland
SmC	Stockbridge-Farmington complex, rolling, rocky	Farmland of Statewide Importance
Su	Sun silt loam	Farmland of Statewide Importance

**Surface & Bedrock Geology**

The Town of Beekman spans two geological provinces, the Valley and Ridge Province and the New England province. The low Taconics are part of the Valley and Ridge Province that composes the central and western part of Town. The New England province in the eastern part of Town encompasses Depot Hill, which is a part of the Hudson Highlands. The major geologic formations in the eastern elevations of the Hudson Highlands in Beekman are Proterzoic biotite bedrock and hornblende granite gneiss. The Wappinger Group is located in the central part of Town and is composed of Fishkill limestone and dolomite. Poughquag Quartzite runs through a small strip in the center of Town. The Biotite Granite Gneiss is located in the western part of Town. Map 11, Bedrock Geology and Map 12, Surficial Geology illustrate the bedrock and surficial geology for the Town of Beekman.

During the last ice age, Dutchess County was entirely covered by the “Wisconsin Glacier”. As the glacier started to melt it ebbed and flowed, leaving a series of glacial moraines, one of which extended as far as Green Haven and Poughquag in Beekman.

As previously mentioned, the Town of Beekman is located in the Taconic Mountains sub-province of the New England Uplands, along the eastern margin of the State. The Taconics extend north from the Hudson Highlands in Putnam County to Ticonderoga at the northern tip of Lake George. The mountains of Beekman are largely composed of metamorphic slates and schists that have primarily been pushed westward into the State along low-angle thrust faults.<sup>2</sup>

## **Dutchess County Soil and Water Conservation District**

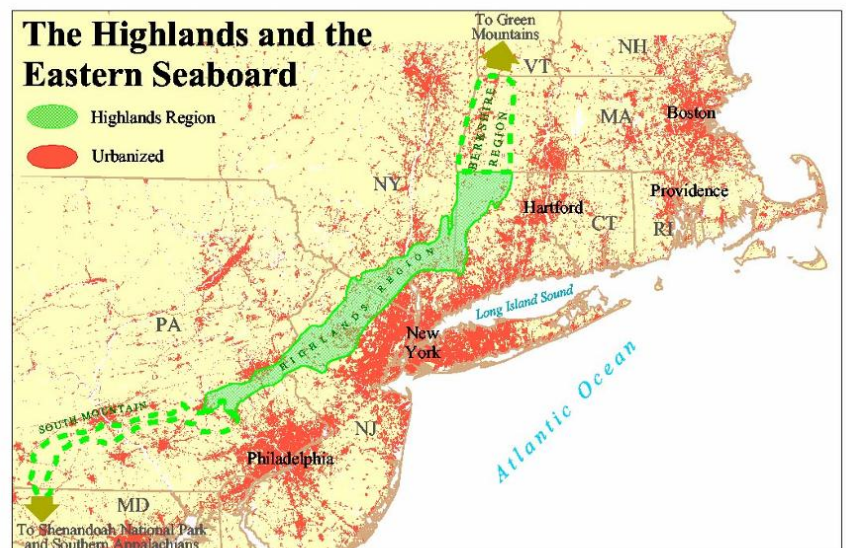
The Dutchess County Soil and Water Conservation District was established in 1945. Authorized by State Statute, the District is an organization set up to coordinate State and Federal conservation programs at the local level. A Conservation District focuses on natural resource problems and solutions and provides technical assistance as well as education on soil, water and related natural resources. Municipalities, farmers and landowners use this information in making proper land use decisions. The District is directed by a seven member Board of Directors and technical and administrative staff to oversee day-to-day operations, which include preparation of agricultural assessment application data.

## **Water Resources**

### **Surface Waters & Watersheds**

Most of the Town of Beekman falls within the Fishkill Creek Watershed, which drains approximately eleven municipalities in Dutchess County and three in Putnam. The creek and its tributaries contribute to groundwater aquifers and then ultimately drain into the Hudson River. A small portion of the Town's southeastern corner is part of the Croton River Watershed, which flows south towards Putnam County. The area known as the Hudson Highlands is the natural divider between the two watersheds and the conservation of this forested area, which contains the Appalachian Trail, is critical to protection of the region's pristine drinking water. Other watersheds within the Town limits are the Tenmile River Watershed, a sub-division of the Housatonic River Watershed covering parts of eastern Dutchess County, Columbia County and Connecticut and the Sprout Creek Watershed, which feeds into the Fishkill Watershed. Other tributaries in the Town are Whaley Lake Stream, Whortle Creek, Gardner Hollow Brook, Flat Rock Brook and Frog Hollow Brook.<sup>3</sup>

There are several water bodies within the Town. These include Sylvan Lake, Prison Reservoir, Furnace Pond and part of Nuclear Lake, which is shared with Pawling. These water bodies provide a number of amenities to the Town, including, but not limited to: recreation; aesthetic; wildlife habitat, aquifer recharge, and drinking and commercial water supplies. Natural water resources including rivers,



Source: [www.hhlt.org/hudson\\_highlands.htm](http://www.hhlt.org/hudson_highlands.htm)

streams, New York State Department of Environmental Conservation (NYSDEC) regulated wetlands, and FEMA flood plains boundaries are shown on Map 13, *Water Resources*.

### **Wetlands**

According to the NYSDEC, wetlands perform numerous functions, such as removing excess nutrients from water. These functions in turn provide benefits to the environment and to area residents. For example, the benefit derived from nutrient removal is improved or maintained water quality, which is valued for clean drinking water, safe recreation, and secure fish and wildlife habitat. The Fresh Water Wetlands Act, Article 24, Part 664 of the Environmental Conservation Law requires NYSDEC to rank wetlands in one of four classes ranging from Class I, (the highest rank) which provides the most benefits to the environment, through Class IV, which provide the fewest benefits to the environment. It is more difficult to get a permit to alter a Class I wetland than it is to alter a Class IV wetland.

The Town's wetlands are concentrated along streams and tributaries. Wetland habitat is focused along Fishkill Creek and its tributaries in the northeast and southwest portions of the Town and along the Hudson Highlands in the southeastern part of Town. The Town utilizes several maps to determine the specific location of all wetland habitats, including a Freshwater Wetland Map filed by the NYSDEC, Soils Map of Dutchess County, National Wetland Inventory Map, US Geological Survey Maps and a Town Wetland Map to be prepared by the Army Corps of Engineers. Determining the location of all local wetlands will aid in the progress of responsible development. Development will be prohibited within a minimum of 100 feet surrounding a designated wetland with the option of increasing the buffer zone up to 200 feet depending on wetland classification.

Beekman's goal is to attain no overall net loss of the Town's remaining wetlands, including buffer zones. Long-term, the Town aims to improve the quality of its wetlands and restore its wetland resources in terms of type, function, geographic location, setting and size.<sup>4</sup>

### **Groundwater**

The Fishkill Creek Valley bisects the Town with dramatic hillside terraces and mountainous regions to the northwest and southeast of the valley setting. Groundwater, the principal source of water for residents, is found in unconsolidated sand and gravel deposits in the Fishkill Creek Valley and within bedrock. The valley corridor along the creek contains sand and gravel deposits and the underlying carbonate rock units of the Wappingers Group. These formations provide an abundant water supply to meet the local needs of the Town residents.

As noted in previous planning documents, Beekman's topography is influenced by subterranean geologic materials and together, the topography and underlying materials influence the location of groundwater. Bedrock wells situated in valleys generally produce the highest well yields of groundwater, while yields decrease as elevation increases in the hilly and mountain regions. The

water table is generally closer to the land surface in valleys than on adjacent hills. It stands to reason then, that wells in valleys are more likely to penetrate a greater saturated geologic unit and would therefore yield more water. In valleys, the cone of depression may extend beyond the valley and possibly into the adjacent hillsides.<sup>5</sup>

Recognizing that groundwater is the most readily available and sustainable source of drinking water, municipal leaders have taken measures to protect this valuable resource. The Town retained a consultant in 1999 to prepare a *Groundwater Resource Assessment Study* as a supplement to the Comprehensive Plan being prepared simultaneously. In summary, the *Groundwater Resource Assessment Study* was developed with three major objectives: to prepare Town-wide survey-scale mapping identifying regional aquifer systems with the Town of Beekman; to identify primary candidate areas for future high-yield wellfields; and to provide a groundwater resource summary document which would include a description of aquifers and recommendations for water resource planning and protection measures.

The *Comprehensive Town-Wide Ground-Water Supply Plan* (GWSP) was developed in 2000 at the request of the Town Board. The intent of the study was to develop GWSP to meet existing and future water supply demands, provide guidance for future development of high-yield ground water supplies, and provide useful data for future wellhead protection and aquifer protection programs. The Town of Beekman Conservation Advisory Committee in conjunction with the Dutchess County Environmental Management Council completed an updated mapping inventory of Beekman's water resources in 2004.

### **Aquifers**

Most of the void spaces within the sand, gravel, and rocks below the Town's water table are filled with water. When a water-bearing rock readily transmits water to wells and springs it is called an aquifer; however, rocks have different porosity and permeability. Porosity is a measure of the water-bearing capacity of subsurface rock while permeability dictates the ability of a material to allow the passage of water through rocks. Permeable materials, such as gravel and sand, allow water to move quickly through them, whereas impermeable material, such as clay, will not allow water to flow freely.

Groundwater in the Town of Beekman is developed primarily from two type aquifers: Sand and gravel aquifers that produce larger quantities of groundwater and therefore higher yielding wells, and bedrock aquifers. As the sand and gravel aquifer locations are limited in the Beekman area, the bedrock aquifers are most commonly used for the development of domestic water sources and consequently, provide the water to the Town's numerous residential developments. Precipitation eventually adds water (recharge) into the porous rock of the aquifer to replace what has been pumped out through the drilled wells. The rate of recharge is not the same for all aquifers, which is a consideration when pumping water from a well. Pumping too much water too fast draws down the water in the aquifer and eventually causes a well to yield less and less water and even run dry.

In fact, pumping a well too fast can cause a nearby well to run dry if both are pumping from the same aquifer.

**Sand and gravel aquifers** are also called “unconsolidated stratified-drift deposits” and, as stated, are the best sources for development of large quantities of groundwater. The unconsolidated deposits must contain water filled pores or open spaces large enough to permit water to move through them expediently toward wells that can then fill with the water. Pore spaces found in fine grained materials may become saturated, but water flow is restricted. Saturated coarse sand and gravel formations contain less water storage, but water can readily move and therefore is more suitable in developing higher yielding wells. (Beekman’s sand and gravel deposits are neither extensive nor thick.)

**Bedrock aquifers** underlie the entire Town and are the principal source of ground water in the areas where sand and gravel aquifers are not available for water supply development. The next most productive aquifer formation in Beekman is fractured carbonate bedrock. Bedrock aquifers are developed from sedimentary igneous and metamorphic rock types. Water that infiltrates the ground cover will remain in the shallow soil layer, where it will gradually move vertically and horizontally through the soil and subsurface material. Eventually, it might enter a stream by seepage into the stream bank. Some of the water may infiltrate deeper, recharging groundwater aquifers.<sup>6</sup>

**Upland aquifers**, located in Beekman’s upland areas rise several hundred feet northwest and east of the valley corridor supported by metasedimentary bedrock formations derived primarily from shale. A mantle of till overlies a majority of the upland aquifer areas. Till is an unstratified, heterogeneous, relatively impermeable mixture of clay, unsorted sand, gravel and stone. Upland slate/schist and quartz/gneiss bedrock formations produce the lowest average well yields in the Town of Beekman. Because of the bedrock’s overlay of clay soils and with very sparse fracture systems, the aquifer receives and stores only a limited recharge of groundwater.

**The Wappingers Group Sedimentary Bedrock**, found in the Town of Beekman, consists of dark gray to–gray-black limestone-dolomite units sometimes referred to as Stockbridge Limestone, and is located in southern and eastern locations in Dutchess County.

**Igneous and metamorphic bedrock** units are found in the southeastern and northeastern portions of the Town. This coarser texture granite-type igneous bedrock is not porous and has little primary permeability. They are not considered prolific aquifers and exhibit low to moderate water-bearing properties.<sup>7</sup>

**Gneiss and Granite** are generally are unfavorable for storage of transmission of ground water and therefore, exhibit very low primary and secondary permeability caused by the presence of interconnected fractures in these units providing low to moderate well yields estimated at 8 gpm.<sup>8</sup>

The **Poughquag Quartzite** exists in the south-central portion of the Town and is extremely hard bedrock making it difficult to drill. The bedrock unit exhibits little to no secondary permeability and consistently reports low well yields of less than 10 gpm. The Poughquag Quartzite is not considered an important bedrock aquifer source in the Town.<sup>9</sup>

**Schist Formations** are units metamorphically altered sedimentary formations located in upland areas in the northeast and northwest areas of the Town. Similar to the gneiss and granitic gneiss bedrock units, the schist is also unfavorable for storage or transmission of ground water. There has been some previous tectonic displacement of these units and metamorphic change that has enhanced the potential usefulness of the units, particularly in the upper zone of bedrock units.<sup>10</sup>

The **Poughquag aquifer** runs parallel to Gardner Hollow brook and Whaley Lake Stream in the Poughquag Hamlet. Data collected during a NYSDEC investigation of solvents and chloride contamination indicates that the groundwater is unsuitable for development. In addition to private and public wells, one municipal public service area serves the Hamlet of Poughquag's residential, business and municipal properties. Water is received from an interconnection to the Dalton Farms community water supply.

In 1994-1995, the contamination of residential wells near the Hamlet of Poughquag prompted an investigation by the New York State Department of Environmental Conservation (NYSDEC). The ensuing investigation determined that the improper disposal of solvents and salt storage at the Town highway garage had caused the contamination of the groundwater and that contaminants are reportedly present in bedrock wells on both sides of Whaley Lake Stream.<sup>11</sup>

### **Fishkill Creek-Valley Bottom Aquifer**

Nearly 95% of the Town of Beekman lies within the 190 square mile watershed of the Fishkill Creek (See *Map 14, Aquifer Resources Map and Map 15, Watershed Map*). This valley aquifer supplies the majority of the Town's water and, as discussed, has become a focus of municipal planning for future protection. Materials provided in past groundwater supply studies indicate that groundwater will continue to be the feasible and favorable choice for the Town's future water supply development. Current zoning generally limits large commercial and residential projects within the Fishkill Creek Valley corridor. Data strongly indicates that sand and gravel aquifers and carbonate-type bedrock aquifers in the corridor are the most prolific in this region and will sufficiently meet the Town's future water demands. Beekman's main aquifer and primary recharge area is located in the center of the community along the lowlands of this valley. According to a prior town study, "Most of the central portion of the Town, including Fishkill Creek Valley, Frog Hollow and Gardner Brook Plains, are underlain by sedimentary bedrock units. Sedimentary bedrock units are widely distributed and possess excellent water-bearing properties. The highest-yielding bedrock wells in the Town are located at Dalton farms, and are completed in the sedimentary bedrock units."<sup>12</sup>

Well Productivity depends primarily on the geological formation penetrated during the drilling process. Wells with the greatest gallon per minute flows (gpm) are most apt to be found in saturated sand and gravel deposits in Beekman's valley bottom and the wells installed in the larger sand and gravel formations situated along the Fishkill Creek offer significant opportunities for sustained high-flow groundwater extraction.

### **Aquifer Recharge Rates & Sustainable Septic Systems**

In April 2006, the Dutchess County Water and Wastewater Authority, in collaboration with a consultant, prepared the *Dutchess County Aquifer Recharge Rates & Sustainable Septic System Density Recommendations*. As stated within the document, "Since aquifers and surface waters are so closely linked, this recharge information will have important implications for a wide range of groundwater and surface water resource management and protection strategies."

The report provides updated knowledge of Dutchess County aquifer recharge rates and in order to preserve the quality of well water, provides new guidance for sustainable densities of septic systems. Included in the report are aquifer recharge rate estimates calibrated against stream flow data collected from Dutchess County's three major watershed systems (Wappinger, Tenmile, and Fishkill Watershed); correlated with readily available Hydrologic Soil Groups (HSG) which are mapped and periodically updated by the Natural Resources Conservation Service; and regional precipitation (Dutchess County - 38 to 44 inches annually). Mapping in the report shows that the Town of Beekman's soils are predominately HSG - C and C/D, a secondary amount of Group B, and a minimal amount of Group A and A/D soils.

Aquifer recharge rates are of significant importance when addressing well yield capacity and groundwater quality, both important factors for the sustainable use of domestic wells and conventional septic systems. State regulations require specific separation distances between wells and septic system leaching fields. Distance requirements are focused on ensuring reliable die-off of pathogenic coliform and viruses (10 NYCRR, Appendix 5-B).<sup>13</sup> Only minimal attention has been paid to groundwater quality management up to this point. It is necessary to address conservative inorganic wastewater constituents including sodium chloride and forms of nitrogen, which affect the quality of drinking water. Chemical standards in drinking water have previously been established and must be met. However, recently identified pharmaceutical product residues, endocrine disrupting steroids, and other personal care chemicals that also affect drinking water have been studied much less and standards currently *do not exist*. It is understood, although less clearly, that these agents must now be considered as well when assessing the quality of local drinking water. In terms of the standards for inorganic wastewater constituents, the New York State Department of Health has determined that the level of nitrate in drinking water must not exceed 10 milligrams per liter (mg/l). On average, a single person releases approximately 10 pounds of nitrogen per year to septic systems, giving relevance to a standard that must be addressed.<sup>14</sup> These figures add to the importance of recharge and the dilution of chemicals leaching into groundwater sources.

The hydrologic soil groups illustrated in Tables 13 and 15 refer to soils that are grouped according to their runoff potential. Runoff potential is determined by studying a number of factors including the depth to a seasonal high water table, the infiltration rate and permeability after prolonged wetting, and the depth to a slowly permeable layer. Hydrologic soil groups range from “A” to “D”, with “A” allowing the least amount of runoff and “D” allowing the most. The majority of soils in Beekman are classified as group “C” or “D”, meaning that these soils account for a relatively high amount of stormwater runoff, which in effect lowers groundwater recharge rates.<sup>15</sup> The lower the groundwater recharge rate, the lower the capacity for development since replenishing a quality water supply costly alternative measures. When conducting sewer and water capacity studies the Town must therefore consider the limitations presented by its soils.

Ranges of recommended minimum parcel sizes for private residential wells and septic system areas relate directly to the amount of precipitation in the region and aquifer recharge rates, which, in turn, are affected by the aquifer’s Hydrologic Soil Group rock composition. The *Dutchess County Aquifer Recharge Rates & Sustainable Septic System Density Recommendations* includes a full page color coded map of Dutchess County with an overlay of the three county watersheds: Wappinger Creek Watershed; Tenmile River Watershed; and Fishkill Creek Watershed. Information is compiled from recorded recharge data, HSG soil types, and recharge rates and is presented in tables designated to each watershed. The table relating to Fishkill Creek Watershed, the sole watershed located in the Town of Beekman, is reproduced below to summarize the valuable information contained within the *Dutchess County Aquifer Recharge Rates & Sustainable Septic System Density Recommendations*.

**Table 15: Fishkill Creek Watershed**

Fishkill Creek Watershed		
Hydrologic Soil Group Type	Inches Annual Aquifer Recharge	Parcel in Acre Average Size
A	19.2	1.3
B	14.0	1.7
C	7.2	3.2
D	4.0	5.2

Source: Septic System Density Recommendations.

Recommended average minimum parcel sizes for septic systems apply to areas without central water or sewer. They are calculated at 2.6 persons per system and include 0.1 acres per system for roof, driveway and other onsite impervious surfaces.

Dutchess County has prepared an in-depth study that builds upon the work completed by an independent consultant retained by the County in 1982. The intent of the earlier work was to ensure that households with individual wells and septic systems could be assured potable water as their neighborhoods became built out. The County’s April 2006 document provides comprehensive detail, which should become the basis for further development of a Ground Water Protection Plan.



The study, *Dutchess County Aquifer Recharge Rates & Sustainable Septic System Density Recommendations*, closing chapter identifies additional areas of investigation, which could build on or supplement the present work. Such additional studies include:

- Analysis of groundwater quality in existing developed neighborhoods throughout Dutchess County.
- Guidance for parcel-scale development of cluster subdivisions
- Preparation of water budget estimates for existing or proposed projects
- Preparation of Municipal groundwater resource plans
- Minimum stream base flow studies
- Storm water management design
- Precipitation Trend and Aquifer Recharge Rate Analysis
- Provision of Recharge Enhancement Protocols
- Exploration of Advanced Septic System Treatment Designs and Uses

### ***Floodplains***

Any development within Zones A and AE requires the purchase of mandatory flood insurance. In areas exposed to 100-year floods, according to FEMA Flood Insurance Program, new or substantially improved dwellings must have the lowest floor elevated to or above the base flood level. The purpose of these restrictions is to provide protection against the perils of flood losses and encourage sound land use by minimizing exposure of property to flood losses. Clearly, the impact of erosion and flooding can be mitigated by the exclusion of permanent structures from the Flood Hazard Area. Allowing the removal of vegetation and the creation of impermeable area adds to erosion and flooding potential. Restrictions on flood zone development are necessary not only in the interest of protecting the integrity of natural ecosystems, but also to protect life and property. Map 16, *100 Year Flood Hazard*, illustrates the areas prone to flooding as defined by the 100-year flood zone.

### ***Wildlife & Habitats***

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#### ***Forests***

Beekman contains a State forest in the northeastern corner and a multiple use area in the southeastern corner of the Town. West Mountain State Forest is shared with the neighboring Towns of Dover and Union Vale.

Depot Hill Multiple Use Area is a 260-acre forest that established itself on abandoned farmland through a process of natural regeneration in the early 1900s. In 1971 local foresters addressed the

aging forest by removing dead and diseased trees to significantly reduce the overall density. The area has once again become a prime hunting location for deer and upland game though, including a hardwood forest on the mountaintop. In 2001, a second cycle of tree thinning was planned as a selection timber harvest, proving that maintaining the forest and valuing it as a resource has continued over the years. The area also includes a north-south oriented hiking trail.

**Rare, Threatened & Endangered Species**

Rare, threatened and endangered species found in the Town of Beekman are recorded by the New York Natural Heritage Program. A list of species last observed between 1979 and the present in the Town of Beekman was prepared by the Program and provided by the New York State Department of Environmental Conservation in a letter of correspondence with the Laberge Group. The NYS DEC requested that the location of species sightings shared in the report not be disclosed to the public in the interest of these rare, threatened & endangered species. State and federal environmental agencies can be consulted for additional information however.<sup>16</sup>

Information in the following table was provided by the New York Natural Heritage Program and shows the complete listing of rare, threatened and endangered species sighted in the Town. In addition, the New York Natural Heritage Program utilizes a ranking system in order to further evaluate the level of current danger that best describes each species. On a scale of one to five, one represents most endangered while five represents security. The following list used by the NY Natural Heritage Program provides a full description.

S1=Critically imperiled S2=Imperiled

S3=Rare of uncommon

S4=Abundant and apparently secure

S5=Demonstrably abundant and secure

SH=Historical records only; no recent information available.

**Table 16: Rare, Threatened and Endangered Species in the Town**

Common Name	Scientific Name	NY State Listing	NY State Rank
Blanding's Turtle	Emydoidea blandingii	Threatened	S2/S3
Bog Turtle	Clemmys muhlenbergii	Endangered (Federally listed as Threatened)	S2/S3
Indiana Bat	Myotis sodalis	Endangered (Federally listed as Endangered)	S1
New England Cottontail	Sylvilagus transitionalis	Special Concern	S1/S2

### ***Fish & Wildlife Habitats of Statewide Importance***

Fish and Wildlife Habitats of Statewide Importance are determined using a rating system developed by the NYS DOS Division of Coastal Resources. A series of attributes and concerns are ranked and plugged into a formula to determine the Significance Value of each habitat. The criterion for determining the Significance Value includes the ranking of Ecosystem Rarity, Species Vulnerability, Human Use, Population Level and Replaceability.

The Wappinger Creek and Fishkill Creek area habitats both received a relatively high Significance Value ranking of 54 and 80 respectively. These creeks notably flow through the Town of Beekman, although the estuary areas located outside the Town are of greater concern.

### ***Significant Habitats in the Fishkill Creek Corridor***

Numerous upland habitats, wetland and stream habitats are located in the Town of Beekman along Fishkill Creek. In 2006, Hudsonia Ltd., a nonprofit scientific research and education institute, conducted a study of the *Significant Habitats in the Fishkill and Sprout Creek Corridors*. The study identified most of the habitats in the Corridor as being ecologically significant. Significant habitats are those rare or declining habitats, isolated or linking other habitats, and supporting species of conservation concern, or supporting a significant biodiversity. Through the last centuries the habitats along the Fishkill Creek were altered to various degrees and various times by human activities. Generally ecological habitats are considered a manageable unit for planning and conservation and for this reason is used as supportive arguments in various planning documents. A map of Beekman's significant habitats along the Fishkill Creek was created as part of the habitat study and is included as Appendix D.

As depicted on the map, the upland habitats consist of upland hardwood forests, upland conifer and mixed forests, red cedar woodlands, upland shrublands and meadowlands, orchard/plantation, cultural habitats and crest, ledge and talus habitats. The wetland and stream habitats include hardwood and shrub swamp, marshes, wet and calcareous wet meadows, fens, intermittent woodland pools, a kettle shrub pool, open waters and constructed ponds.

Six priority conservation zones were identified within Beekman's significant habitats. "Priority conservation zones are areas where conservation efforts might yield the greatest return for biological diversity."<sup>1</sup> Due to the sensitivity of these areas, a thorough review of all activities proposed within these areas is recommended.

The first priority conservation zone consists of the *fens and calcareous wet meadows* of the Fishkill Creek Corridor, which host a population of swamp birch and shelter bog turtles. Shelter bog turtles are listed as Endangered in New York and Threatened on the federal list. A *kettle shrub pool* is another priority conservation zone located in the Town of Beekman. This

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<sup>1</sup> Significant Habitats in the Fishkill and Sprout Creek Corridors, Town of Beekman, Lagrange and Fishkill, Dutchess County, New York; Hudsonia Ltd., 2006

conservation zone provides the core habitat for the Blanding's turtle, a threatened species in New York State. A third priority conservation zone includes all the *land within 660 feet of the banks of the Fishkill Creek* in the Town of Beekman. This area is essential habitat for the wood turtle, a Species of Special Concern in New York State.

The fourth priority conservation zone is made up of five intermittent woodland pools and the entire upland forest habitat *within 750 feet of each of the woodland pools*. These pools and the surrounding land provide the breeding and nursery ground for Jefferson salamanders and marbled salamanders, listed as Species of Special Concern in New York State. The last two priority conservation zones, *large forests* and *large meadows / shrublands* provide essential habitats for numerous "area-sensitive" species that require larger spaces to survive and reproduce.

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## Scenic Areas

Scenic and visual resources are important because they provide economic and environmental benefits. Property values as well as the physical environment are enhanced. The Town's remaining agricultural and forested lands create a pronounced transition between urban and rural, which is an important visual asset to the Town. The Town's topography varies from relatively steep to flat farmland, and therefore affords other significant scenic vistas.



Scenic viewshed in Beekman.

According to the Town of Beekman's *Open Space Plan*:

“The Town of Beekman has unique existing scenic resources, as is evidenced by the designated national trail experience, the Appalachian National Scenic Trail situated along the highest vantage points in town, along the Hudson Highlands. The views and view shed from the Appalachian National Scenic Trail looking across 'the valley' of Beekman and panoramically around the Mid-Hudson Valley region, are resources to be conserved from a national importance standpoint. Likewise the views from within the settled and less settled areas of Beekman, looking up towards Depot Hill and the long, continuing ridge of the Hudson Highlands, as well as West Mountain, and smaller, but locally important hills such as Clapp Hill, are also scenic views and scenic resources that are special and give meaning and character to Beekman.”

In addition, the experience of driving or walking throughout various areas within the Town provides numerous scenic views of landscapes, hamlets, buildings, streams and other natural features. Several roadways through town are under consideration to become designated as part of the Hudson River Valley Scenic Byway including NYS Route 55 and Beekman Road (Dutchess County Route 9). Other roads throughout Town have scenic qualities including Dutchess County Route 216 for example, among others.

## Environmental Constraints

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### Current Environmental Issues

Intensive residential and commercial development continues to eliminate and degrade many wetlands and their adjacent upland buffer zones. The increasing fragmentation of habitat by new roads, and the increase in traffic on these roads, threatens the bog turtle, Blanding's turtle, wood turtle, and other wildlife attempting to cross them. Blanding's turtles move widely in the area and

may also be threatened by mowing of fields in spring and even summer. Water pollution, including nutrient loading, is a problem, as is dumping in wetlands. Soil mining and forest clearing are impinging on wetlands. Golden club decline in All Angel Bog, part of the nearby East Fishkill site, may be the result of natural succession of sediments and vegetation, and/or caused by external nutrient loading from houses at the edge of wetlands.

Many of the lakeside homes, businesses, and institutions have old infrastructure, and sewage treatment is probably not adequate to keep excess nutrients out of the lakes. Clearing of trees around some of the wetlands and lakeshores may eventually cause deterioration of habitat for Blanding's turtle. Invasion by exotic species, especially purple loosestrife (*Lythrum salicaria*), is also a problem in many Dutchess County wetlands.

Insufficient survey work has been done at these sites for Blanding's turtle and other rare species. Critical habitats are likely threatened and can disappear before they can be properly identified and protected. Further study of the distribution, population status, habitat use, and movement patterns of the bog and Blanding's turtles, and other species, is needed. Protection of wetlands and their buffer zones, as well as of the movement along corridors and road crossings connecting wetlands, is the highest priority. Predator guards should be placed over nests where appropriate. Posted speed limits and Wildlife Crossing or Turtle Crossing signs are needed locally. It is especially important to determine, protect, and maintain buffer zones and corridors between populations of bog and Blanding's turtles.

The Nature Conservancy has been experimenting with protection and management of Blanding's turtle habitat by creating artificial nesting habitats. These experiments should continue and, if successful, be applied to other areas where natural nesting habitat or migratory corridors have been destroyed.

Habitat conservation for the Blanding's turtle needs more attention in the state and local environmental decision-making process. Better local planning and better enforcement of wetlands laws are needed; effective and fair enforcement of state and federal wetlands laws would be helpful in protecting rare habitats and the species that depend on them.

Development and agriculture around lakes needs be regulated to protect wetlands and water quality; this might be accomplished through some form of local cooperation rather than external regulation.

Additional land areas need to be protected via conservation easements or other means. The Dutchess Land Conservancy is working to acquire conservation easements. This venture should be assisted in any way possible, with priority attached to known habitats of the rare species. It is not necessarily best, nor possible, for government agencies or conservation organizations to always acquire all the lands needed to protect a rare community type or important habitat. Various approaches and strategies exist for protecting valuable wildlife habitats; each provides different

degrees of protection and requires different levels of commitment by regulatory agencies, conservation organizations, and landowners.

Possible techniques include combined public and private financing, land exchanges, conservation easements, cooperative management agreements, mutual covenants, purchase of development rights, comprehensive planning, zoning and land-use regulations, enforcement of existing local, state, and federal regulations, and fee simple acquisition. Techniques can be combined to develop a strategy for land protection that is tailored to a specific site. Partnerships among individual landowners within habitat complexes offer an exciting, practical, and innovative approach to the large, landscape-scale habitats found here. Education and cooperative agreements with landowners may be useful in reducing the impacts of agriculture and landscaping on Blanding's turtle and other species.

**Inactive Hazardous Waste Sites**

The Town of Beekman has one site, the Town Garage, determined by the NYS DEC to be an inactive hazardous waste site. The site is a 0.75-acre site located within the 10 acre Town of Beekman Highway Department and Town Hall property at the intersection of County Road 7 (a.k.a. Beekman Poughquag Road) and Gardner Hollow Road in the Hamlet of Poughquag. Half a mile to the northwest of the site is a regulated wetland and Whaley Creek is approximately 1/3 mile to the south. The Town of Beekman Highway Department utilizes two garage buildings on the property to house and maintain heavy equipment. The surrounding properties are mostly residential.

**Table 17: Inactive Hazardous Waste Sites – Town of Beekman**

Site Code	Site Name	Program	County	City/Town	Address
314094	Beekman Town Garage	State Superfund Program	Dutchess	Beekman	Beekman Poughquag Road

Source: NYS DEC, <http://www.dec.state.ny.us/cfm/extapps/derfoil/haz/results.cfm?pageid=3>

Town records indicate that solvents have been used in and outside the garage buildings, presumably for degreasing. In particular, PCE was used in the "Block Garage" (one of the 2 buildings) and was released into the service pit inside the building; TCA was used in the "Pole Barn" (the other building) and is suspected to have been released into the floor drain and injection wells west of the building; surplus road sealer was disposed of in the Tar Pit Area at the north-east corner of the Pole Barn; and petroleum-related contamination was released from two leaking underground storage tanks that were removed in 1989 and 1993. Wells at 19 residences on Beekman Poughquag Road were found to be contaminated.

The Town has constructed a water main for the Hamlet of Poughquag that includes all the affected wells. The RI/FS and the Record of Decision are complete. Contaminated soils were removed in December 2000 under the RD/RA work plan. A groundwater monitoring program is in place. The monitoring plan requires the sampling of 9 on-site wells and 7 off-site wells during every 5th

quarter. One on-site well, with a considerably higher level of contamination, is monitored quarterly. In addition, one subsurface disposal system (SSDS) has been installed, and up to four more SSDSs are under consideration and/or review as of 3/27/07<sup>17</sup>.

## ***Environmental Management***

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### ***MS4 Stormwater Management***

A municipal separate storm sewer system (MS4) is any conveyance or system of conveyances (including ditches, storm sewers, roads, gutters, channels, or storm drains) that are designed to carry water, owned or operated by a public entity, are not part of a combined sewer, and are not part of publicly owned treatment works (POTW). Under Phase II there are three types of regulated MS4s, including an MS4 lying outside and urbanized area but directly connected to one that is.<sup>18</sup> Dutchess County contains 15 municipalities that are subject to MS4 Phase II regulations, including the Town of Beekman. The Town reports that adequate funding has been designated in their municipal budget to meet MS4 Phase II regulations, budgeted at a total of \$155,000 in 2006.<sup>19</sup>

In March of 2003, all municipalities were required to begin developing and implementing plans that meet six minimum control measures. These include public education and outreach, public participation and involvement, eliciting discharge detection and elimination, constructing site runoff control, post-construction of stormwater management, and pollution prevention and good housekeeping. Beekman's 2006 annual compliance report showed that the Town was making substantial progress in meeting regulations. All but two of the six control measures had been met to date, the exceptions being post-construction stormwater management and pollution prevention/good housekeeping for municipal operations. Plans have been developed to meet these requirements by the 2008 deadline.

### ***Natural Resource Protection***

The Dutchess County Soil and Water Conservation District (DCSWDC) is an organization set up to coordinate State and Federal conservation programs at the local level. The DCSWDC recently awarded the Town of Beekman the ***Municipality of the Year Award***. The award acknowledges the community's proactive stance on natural resource protection by exhibiting awareness, cooperation and continued board and staff training to promote water and soil conservation throughout their community.

The Town of Beekman is proud to have an active Conservation Advisory Council (CAC). The purpose of the Council is to advise in the development, management and protection of the Town's natural resources including watercourses, wetlands, and steep slopes.



The CAC assists the Town in the preparation and review of local land use regulations to preserve the Town's natural resources. Such regulations are intended to preserve the character and resources of the Town while safeguarding the rights of individuals, while reflecting the land use policies, principles and guides of "Greenway Connections: Greenway Compact Program and Guides for Dutchess County Communities".

### **Floodplain Protection**

Floodplain protection is supported in the Town's Zoning Ordinance. These regulations allow no more than 25% of the minimum area requirement of a lot to be fulfilled by land under water or subject to flooding. "Subject to flooding lands" are those on which there is a one in one hundred chance on average that the floodplain will be inundated during any year, based on the Flood Insurance Rate Maps produced by the Federal Emergency Management Agency for the Town of Beekman. The boundary may be refined on a site-specific basis by detailed analysis and topographic information provided by a qualified engineer and review by the Town Engineer. The regulation requires that all development affecting a designated floodplain area shall conform to Chapter 83, Flood Damage Prevention. Areas prone to the 100-year flood are illustrated in *Map 16: 100 Year Flood Area*.

### **Tree Protection**

The purpose of this section is to regulate tree harvesting operations to prevent harm to the environment, to preserve the rights of residents living near tree harvesting operations and to protect the interests of Town of Beekman property owners. A property owner wishing to either conduct or allow a tree harvesting operation (the business of felling trees, cutting them into logs and transporting the logs to sawmills or to market) must obtain a special use permit from the Planning Board.

### **Wetland, Waterbody & Watercourse Protection**

Recognizing that wetlands serve a myriad of valuable ecological foundations important to public welfare and the economic vitality of the region, the Town drafted a local law to protect the ecological system of wetlands, waterbodies and watercourses within the Town. The law describes a system of regulations to control certain activities and the establishment of buffer zones adjacent to each wetland, waterbody, and watercourse. This includes but is not limited to such activities as the dredging, filling, depositing or removing of material, including vegetation; the diversion or obstruction of water flow, the placement of structures in; or other uses of wetlands, waterbodies, and watercourses that may adversely affect the natural, economic, social, agricultural and aesthetic benefits derived from these aquatic resources. The local law also establishes the requirement of permits, which provide the necessary control and protection of the Town's aquatic resources.

## Open Space & Agricultural Resources

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### Highlights: Opportunities & Challenges

- *Approximately one half of the Town's lands are developed to some degree, leaving one half of the lands as open space.*
- *The Town's Open Space Plan develops a long term goal of protecting an additional 2,500 +/- acres of open space resources in Beekman, bringing the total number of protected acres in the Town to nearly 6,000 acres of the Town's nearly 19,000.*
- *In November of 2005, residents voted overwhelmingly in favor of authorizing the Town Board to Bond up to \$3 million for the sole purpose of preserving open space and protecting Beekman farmland.*
- *Focus Group participants indicated a strong desire to preserve Beekman's rural character by actively protecting farmlands, open space, ridgelines, and viewsheds throughout the Town.*



**Sugar Maple Farm**

### Existing Protected Lands

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Open space is highly valued by Beekman residents who understand that open space preservation is essential for maintaining their Town's rural character. Of the Town's 18,890 acres, 14% or 2,216 acres of land are permanently protected. Permanently protected land in the town is of some federal, statewide, or local importance. The majority of this land is located along the nationally renowned Hudson Highlands range, and while the federal and state governments own most of the protected land within the Town, private owners and the Town itself contribute a portion to this total as well.<sup>20</sup>

### Federal Protected Lands

The federal government protects 1,485 acres of land within the Town of Beekman. The entirety of these protected lands surrounds the Appalachian Trail, which stretches for three miles across the Town and receives a large number of backpackers and day hikers between the months of March and October. The area is not only an important recreational resource, but also provides wildlife habitat and a source of fresh water.

### **State Protected Lands**

State protected lands, comprising 694 total acres in the Town, are also found surrounding the Appalachian Trail that moves through the Hudson Highlands range. The State owns the Depot Hill State Park, just off of Depot Hill Road. State lands also include the Depot Hill Multiple Use Area, the West Mountain State Forest and the associated West Mountain State Park. The park is located along the border shared by the Town of Beekman and Town of Dover, and this neighboring Town maintains responsibility for protecting West Mountain State Park land within its own boundaries.

### **Town Protected Lands**

The Town of Beekman owns 68 acres of recreation and parkland including Town Center Park and Recreation Park. In addition, 71 acres of Tymor Park, owned by the Town of Union Vale, fall within the Town of Beekman's boundaries.

### **Privately Protected Lands**

Dalton Farms is the largest holder of privately protected lands within the Town of Beekman. Open spaces containing trails are set aside within this cluster subdivision are accessible and open to the public. Additionally, one 26-acre parcel located on Route 7 across from Dalton farms is under permanent conservation easement, held by Dutchess County Land Conservancy. No more development may occur on this parcel even though it remains under private ownership. An additional 11 acres of protected land exist as a private beach along Sylvan Lake, bringing the total acreage of privately protected lands within the Town of Beekman to 298.

### **Agricultural Resources**

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#### **Agricultural District #23**

Dutchess County has identified and designated four Agricultural Districts, of which two are located in the Town of Beekman, District #22 and #23. See Map 17, *Agricultural Resources*. The Town of Beekman land area consists of approximately 19,000 acres of which 4,850 acres of farms and orchards are enrolled in Dutchess County Agricultural District Number 23 (District #23). State and local programs permanently protect 2,600 acres of the Town's agricultural-use land. As noted on Map 17, District #23 is situated in the east-central area of the Town, on the north and south sides of Route 216 in the Clove Valley. As also noted on the map are additional agricultural or farming parcels scattered throughout the Town.

The Dutchess County Agricultural and Protection Plan<sup>21</sup> ranks Clove Valley, with its soils of statewide significance and prime farmland soils, as one of the top ten most valuable Dutchess County agricultural areas. Orchards, equine centers, and working farms continue to maintain operations in the Valley and along the outer ridges.

Agricultural district formation is initiated with a proposal prepared by the interested landowners and forwarded to the County Legislature for preliminary County review, State certification, and County adoption. As of April 2002, 341 Agricultural Districts existed statewide, containing approximately 21,500 farms and 8.6 million acres (about 30 percent of the State's total land area).<sup>22</sup> Land used in agricultural production and within an agricultural district may not have benefit assessments, special ad valorem levies, or other rates and fees for the finance of improvements such as water, sewer or non-farm drainage imposed upon their lands unless such charges were imposed prior to the formation of the Agricultural District. The law requires that the district consist of predominantly viable agricultural land and is consistent with state and local comprehensive plans, policies, and objectives.

### **Farming Operations**

Operating farms and agricultural-related businesses greatly impact the quality of life in rural communities. Over the years, the Town of Beekman, with its rich soils, has depended on farming and agriculture as one of its main economic industries. Newer housing developments, along with pricing fluctuations in the agricultural markets, have resulted in a reduction in the number of working farms as well as the size of those farms continuing production.

The United States Department of Agriculture<sup>23</sup> 2002 Census of Agriculture County Profile reports that the number of farms in Dutchess County rose from 661 farms in 1997 to 667 farms in 2002, a one percent increase while the 113,654 acres of farmland in 1997 decreased by one percent to 112,339 acres in 2002. The lost farmland amounts to 1,315 acres. The loss of acreage is most likely attributed to the average size of a farm. While the average farm consisted of 172 acres in 1997, the average size in 2002 decreased to 168 acres. The Market Value of Production decreased by a substantial 12 percent from \$36,081,000 in 1997 to \$31,712,000 in 2002.

Sugar Maple Farm is known worldwide as a premier thoroughbred horse-breeding farm. The farm consists of 500 acres of lush green pastures, a number of attractive residences and outbuildings and meticulously maintained grounds. A staff of 25, many of whom live on the property in four employee houses, work at Sugar Maple Farm during the breeding season.

Barton Orchards, on Poughquag Road and adjacent to Dalton Farms Development, is a unique pick-your-own seasonal farming center that offers a variety of fresh garden vegetables, fruits on the vine, and farm animals for the children to feed. A farm store features canned home goods and gourmet items. Seasonal items such as Christmas trees are also offered.



**Barton Orchards**

Other well established working farms include McIntosh Farm, O'Connor Farm, and the Klein Farm.

### ***Agricultural and Farmland Protection Boards***

The *New York State Agricultural Protection Act of 1992* authorizes counties to establish Agriculture and Farmland Protection Boards to oversee planning and implementation of farmland protection and agriculture development efforts. Agricultural and Farmland Protection Boards are the most recent addition to New York's long-standing effort to use voluntary, incentive-based programs to protect farming and farmland. In 1992 the Agricultural Protection Act dramatically changed the membership and the function of the former County Agricultural District Advisory Boards and renamed them Agricultural and Farmland Protection Boards.<sup>24</sup> Responding to the Act, Dutchess County established its Agricultural and Farmland Protection Board (AFPB) in 1995.

Under this same Agricultural Protection Act, the NYS Department of Agriculture and Markets administers two matching grants programs focused on farmland protection. The first program financially assists county governments and their AFP Boards in developing agricultural and farmland protection plans.

Dutchess County received \$50,000 and with another \$50,000 in matching funds to develop a countywide *Agricultural and Farmland Protection Plan* (AFPP). County planning efforts included surveys of farmers and other agricultural-related entities, followed by public hearings held throughout Dutchess County. The Plan was adopted by the Dutchess County Legislature and approved by the State in 1998.

### ***Dutchess County Agricultural and Farmland Protection Plan***

The Dutchess County *Agricultural and Farmland Protection Plan* (DCAFPP) discusses recent changes occurring in Dutchess County's agricultural industry, particularly the substantial decrease in the number of farms and amount of land being farmed. Factors contributing to this changing scenario include a stressed agricultural economy, fewer new young farm operators, rising property and school taxes, and increased development pressure.

To maintain the character of the County's agricultural areas and stimulate the rural economy, the document provides recommendations and related supporting strategies which address real property tax relief; natural resource protection; land-use planning and protection; agricultural marketing, agribusiness development; and public education. The document also stresses the need to educate governments and non-farmers about the economic contributions and positive impacts associated with agriculture.

### **Article 25-AA of the Agriculture and Markets Law**

Prior to the New York State Agricultural Protection Act of 1992, the enactment of Article 25-AA of the Agriculture and Markets Law authorized the creation of local agricultural districts for the purpose of encouraging the continued use of farmland for agricultural production. County Agricultural District 23 encompasses 4,850 acres of farmland in the heart of the Town of Beekman. Article 25-AA allows for a combination of landowner incentives and protections designed to delay or curtail the conversion of farmland to non-agricultural uses. Landowners within the district are eligible to receive protection against local laws that unreasonably restrict farm operations and to receive real property assessments based on the value of their land for agricultural production rather than on its development value.

### **Agricultural Assessments**

As stated, the State Legislature initially enacted the New York Agricultural Districts Law to protect and promote the availability of land for farming purposes. Subsequent amendments have broadened its scope and encouraged incentives to counteract the impact which non-farm development can have upon the continuation of farm businesses.

The Agricultural Districts Law also provides for reduced property tax bills for land in agricultural production by limiting the assessment of such land to its prescribed agricultural assessment value. Owners whose land satisfies the eligibility requirements may apply for an agricultural assessment.<sup>25</sup>

The Beekman landowners' first step in applying for an agricultural assessment is to go to the Dutchess County Soil and Water Conservation District office located in the Farm and Home Center Building in Millbrook. There, all farmland to be enrolled in the program will be classified by soil productivity. A district technician plots each farm tax parcel of the farm on a soil map, and calculates the acreage in each soil group. The landowner should work with the technician to outline woodland areas and ineligible areas. The landowner may exclude any area of his/her property from the program and mark it on the map. The technician records the information on a Soil Group Worksheet.

In turn, the landowner transfers this soil information to the assessment application (available from the assessor's office) and indicates any farm woodland on the parcel. When completed, the landowner submits the completed application form along with copies of the soil group worksheet and the soil map to the assessor.

Assessments are calculated by multiplying the acreage in each soil group and farm woodland by the applicable agricultural assessment value. The New York State Board of Real Property Services annually certifies the values for each soil group. The sum of the values is multiplied by the municipality's latest State equalization rate or special equalization rate. The resulting figure is the agricultural assessment for the eligible land in the parcel. This amount is compared to the

assessed value of the eligible land. Any assessed value above the agricultural assessment is exempt from real property taxation. In other words, taxes on eligible farmland are based on the land's agricultural assessment rather than its full assessment.

### ***Preservation & Conservation Opportunities***

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Approximately one half of the Town's lands are developed to some degree, leaving one half of the lands as open space. Planning for the future will require that new growth be planned in harmony with the preservation of natural and water resources and the protection of active farmlands. As noted in the Town's *Open Space Plan*, there are several opportunities to preserve open space which begins with a town-wide vision for open space and a long term goal of protecting an additional 2,500 +/- acres of open space resources in Beekman, bringing the total number of protected acres to somewhere between 5,000 to 6,000 acres out of the Town's nearly 19,000. By conserving one third of the currently undeveloped land, the Town can still provide lands to accommodate balanced growth. Methods to conserve open space can include zoning and land use regulations, the purchase or rental of development rights, and partnering with landowners for conservation easements.

Growth management and protection of resources also provides a direct benefit to the Town's water quality. Conservation efforts improve the community's drinking water supply and aquifer recharge areas, as well as the protection and restoration of streams, wetland and waterways for wildlife habitat, and water quality.

An active Conservation Advisory Council (CAC) advises the Town in the development, management and protection of the Town's natural resources. A short-term target, per the Town's *Open Space Plan* is to preserve and protect 100+/- acres each of nature preserves and scenic hillsides. Conservation tools in this effort may include a scenic ridgeline protection regulation, such as an overly zone, with design guidelines and also, the creation of rural development design guidelines



**View of Beekman's hillsides.**

The Town of Beekman Trail Committee seeks opportunities for continued development of a Town wide trails system. It is the intent of the committee to develop an interconnecting trails system with segments that offer varying walking terrain while linking the community to Beekman's natural, environmental, and historical resources. Residential developers such as those of Dalton Farms and Springs at Beekman, recognize the importance of providing recreational amenities and in partnership with the Town, have donated acreage for conservation easements.

### **Public Interest in Open Space**

In 2004, while preparing the Town's *Open Space Plan*, the Town offered a number of opportunities for the public to participate in planning for the preservation of current open space while addressing future open space needs. Activities included informative public presentations, meetings with landowners of large acreage, a landowner survey, public workshop, and most notably, a Town-wide Open Space Interest Survey. Public opinion on open space conservation reflected the top priorities which include: water and aquifer protection, active farmlands and orchards, and nature preserves and wildlife habitat. In addition, "This survey indicated strong resident support for protection of open space and a willingness to pay to protect open space."<sup>26</sup>

Both the Town's *1999 Comprehensive Plan* and the *Open Space Plan* called for a long-range goal of protecting 1,000 acres of farmland through the use of the purchase-of-development-rights (PDR). In November of 2005, the citizens of Beekman voted overwhelmingly in favor of authorizing the Town Board to Bond up to \$3 million for the sole purpose of preserving open space and protecting Beekman farmlands.

A number of preservation and conservation tools, as listed below, are available to assist in meeting the goals and recommendations discussed in the Town's *1999 Comprehensive Plan* and *Open Space Plan*.

- Incentive Zoning
- Conservation Easements
- Purchase of Development Rights (PDR)
- Term Easement/Tax Abatement Program
- Transfer of Development Rights (TDR)

In late January 2007, the Beekman Town Board unanimously passed a resolution authoring and committing \$2,000,000 of Town matching funds in order to commit to partnering with Dutchess County and Dutchess Land Conservancy to purchase the development rights on the 300+ acres of McIntosh Farm property. At the time of this writing, the County has not made a final decision on the award of a grant for the funding balance of \$529,000, which includes \$29,000 to cover administrative costs.<sup>27</sup>

### **Agricultural Preservation**

Agricultural District formation is consistent with Goal No. 4 of the Town of Beekman *1999 Comprehensive Plan*, which states, "Preserve open space, farmland, and woodlots." "Create incentives for owners of open lands to keep their lands open as an alternative to development." Summarized strategies taken from the plan include: Create an open space protection plan; Consider purchasing development rights; from key parcels of agricultural land; Consider adoption of a term easement/tax abatement program to temporarily reduce property taxes in return for keeping parcels of land undeveloped; and Work with the Dutchess county Agricultural and



Farmland Protection Board to support programs identified in the recently adopted Agricultural and Farmland Protection Plan that promote the continuation of agriculture in Beekman.

In 2005 *Open Space Plan* focuses on developing methods to conserve the Town's many natural and local resources. Four major concepts were addressed within the Plan: Protect Water Resources, Manage Growth; Keep Farming the Valley; Preserve Scenic Hillsides, Forest Ridges, and Lands as Natural Setting; and Connect Neighborhoods to Special Places. Through the use of PDR's, the Town could protect one of the top five priority farms located in the Town, thus protecting 100 to 500 acres of open space. In 2006, the owner of McIntosh Farm signed a "Letter of Intent" for the Town to purchase the owner's development rights on 300 acres of farmland. Development rights on the parcel have been appraised to be valued at \$2,675,000 with the property owner agreeing to a sale reduction of \$200,000.

Strengthening the existing base of farms and farm businesses in the Town of Beekman is an essential aspect of agriculture conservation and development. In addition, increasing the number of farming units is a cost effective way to increase municipal revenues while providing cost efficient community services.

The American Farmland Trust completed an analysis of the costs of community services (such as police and fire protection, water and sewer services, roads and schools) to each of the three different land uses. The studies have shown that for every dollar these communities received from residential uses, the median amount the communities had to expend to service them was \$1.16. In contrast, for every dollar received from commercial/industrial uses and from farm/forest/open space uses, the median amount they had to expend was \$0.27 and \$0.36 respectively<sup>28</sup>.

In examination of Beekman, for every dollar in tax revenues received from the residential sector in Beekman approximately \$1.12 was spent on public services. In contrast, every dollar of revenue accruing from farm/forest/open space uses in Beekman required only \$0.48 in public service costs. The American Farmland Trust study concluded that, as a rule, typical residential development does not pay for itself: it costs local governments more to provide services to homeowners than residential property owners pay in property taxes. Likewise, farm, forest and open land generate a surplus of revenues for local budgets, while residential development creates a net loss due to its high service demands. Although farm and open lands generate less revenue overall than residential, commercial or industrial properties, they have modest requirements for public services, and thus typically provide a fiscal surplus to offset the shortfall in revenues for residential services.

### ***Purchase of Development Rights (PDR)***

The second program under the *New York State Agricultural Protection Act of 1992* assists local governments in the implementation of local farmland protection plans by purchasing the development rights on farms using a legal document called a conservation easement. Cornell University reports that, "to date, the program has awarded nearly \$28 million in grants and

permanently protected more than 10,000 acres of farmland in New York. Demand for the program far exceeds the available funding.”

The Dutchess County Agricultural and Farmland Protection Plan had also recommended that the County establish its own Development Rights Acquisition Fund, referred to as Purchase of Development Rights (PDR), to complement the State’s financial resources. The Dutchess County *Open Space and Farmland Protection Matching Grant Fund* was initiated in 1999. \$1 million of the County’s annual budget was allocated to support the fund at the time of its inception. The following year the County continued to support the program by offering an additional \$1 million, and by 2003, \$7 million in total had been allocated. The County encourages any municipality, land conservancy, or landowner to consider participation in the County’s Open Space and Farmland Protection Program. Applicants must have secured at least two thirds of the total cost of purchasing property or development rights in order to be considered for a matching grant.

The Town of Beekman applied for funding from the State to purchase development rights to MacIntosh Farm, a 305-acre property that is valued as the core of the Town’s agricultural area. The application was rejected several times. In order to secure the land, the Town has decided to increase the amount of funding it will contribute to the farm’s protection, and has applied for a grant through Dutchess County rather than the State. The Town has requested \$529,000 in its *Open Space and Farmland Protection Matching Grant Fund* proposal, and the Dutchess County Planning Board will make its decision on the application in early summer 2007.

Collaboration between municipalities, the State, private land protection organization and landowners has grown stronger since the *Open Space and Farmland Protection Matching Grant Fund’s* inception. Expanded cooperative efforts allows for greater funding opportunities and a greater ability to secure development rights. The following entities have contributed to the continued success of Purchase of Development Rights Programs in the County.<sup>29</sup>

Cornell Cooperative Extension of Dutchess County	Dutchess County Tourism and Promotion Agency
Dutchess County Agriculture & Farmland Protection	Dutchess County Farm Bureau
Dutchess County Department of Planning and Development	Harlem Valley Partnership
Dutchess County Economic Development Corporation	Hudson River Greenway
Dutchess County Executive	USDA Farm Service Agency
Dutchess County Land Conservancy	Individual Farmers
Dutchess County Legislature	American Farmland Trust
Dutchess County Soil and Water Conservation District	Dutchess County Dairy Committee
	Dutchess County Wine Trail
	Town Planning Boards

New York State Department of  
Agriculture and Markets  
Regional Farm and Food Project

Scenic Hudson  
Winnakee Land Trust

### ***Conservation Easements***

Conservation easements provide an additional incentive to preserve open space/agricultural land. An easement is a legal agreement between a landowner and a land trust or government agency that permanently limits uses of the land in order to protect its conservation values. The landowner continues to own and use the land, sell it, or bequeath it to heirs; however, some of the rights associated with the land are given up, such as the right to build additional structures.

The first step in considering a conservation easement is to contact a land trust. A nonprofit organization, a land trust can offer information about the best conservation tool to use to protect land. The landowner should also work with his attorney to be sure that the conservation easement correctly represents his intentions for the land.

A landowner sometimes sells a conservation easement, but usually easements are donated. If the donation benefits the public by permanently protecting important conservation resources and meets other federal tax code requirements it can qualify as a tax-deductible charitable donation. The amount of the donation is the difference between the land's value with the easement and its value without the easement.

An example of a conservation easement is that of Dalton Farms on Poughquag Road (County Route 7). The Dutchess Land Conservancy holds 26 acres under a permanent open space conservation easement. The land remains in private ownership but no further development may occur on the parcel.

### ***Other Conservation Methods***

Transferring Development Rights (TDR) or Leasing of Development Rights (LDR) are two other avenues that can be used for conservation planning. Transferring the development rights allows development rights to be transferred from one property to another. The municipality sets up the zones for sending and receiving. The permitted zoning of the sending parcel can be transferred to the receiving parcel at a separate location, thereby restricting further development on the sending parcel while increasing the development density of the other.

The Leasing of Development Rights entails placing temporary restrictions on development of property for a specific length of time. The landowner is paid the annual interest on the difference between the agricultural use value of the land and the land's potential value were it to be developed. Leasing of Development Rights places temporary restrictions on development of property for a specified length of time.

## Recreational & Cultural Resources

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### Highlights: Opportunities & Challenges

- *The Town has numerous resources for passive and active recreational opportunities.*
- *Approximately three miles of the Appalachian Trail can be accessed in the Town of Beekman.*
- *Two Scout Camps are located near Depot Hill.*
- *A portion of West Mountain State Multi-Use Park is in Beekman but is currently underutilized.*
- *The access and rights to the lake along Green Haven Road will be granted to the Town by a developer and water recreation opportunities will be expanded.*
- *Beekman is rich with history and has numerous structures and places of historical significance as well as a dedicated Historical Society.*
- *Beekman's Sylvan Lake Rock Shelter is listed in the National Historic Register.*
- *The Friends of History, a local group has started a program called TOUR to promote Beekman's history. The group plans to install signs that will appear along the Upper Road to provide information about landmarks and the road itself.*
- *The reconstruction of the Old Gristmill, with a museum and tourism center, is planned to attract tourists to Beekman.*
- *The Town recognizes the need for numerous recreation improvements and recreation needs may best be prioritized through a Recreation Master Plan.*
- *Focus Group participants expressed that parks and recreation facilities currently lack a number of amenities including an outdoor pavilion, swimming facilities, as well as an adequate number of bike trails, hiking trails, and restrooms.*
- *In May 2007, the Town of Beekman officially obtained the status of a "Preserve America Community".*



**Recreation Center Park.**



**Town Center Park.**

## **Parks and Recreational Resources**

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The mission of the Town of Beekman Recreation and Parks Department is to provide recreational opportunities, which will encourage a healthy and active lifestyle. The recreation department strives to promote lifelong leisure skills and to enhance the quality of life and sense of community for all residents of the Town of Beekman. A Recreation Commission, comprised of seven volunteer community representatives, oversees the department, develops strategic and long term plans and initiatives, sets overall policies and goals, and develops program guidance, while a full-time Recreation Director oversees the daily functions of the department, including planning, scheduling, staffing, and implementation of a vast number of programs and activities. Recreation Commission meetings are held at the Recreation Park gatehouse on the second Tuesday of each month, and are open to the public.

Recent residential growth has strained recreational resources within the Town, and in order to continue providing currently available services, a recreation fee of \$4,000 is imposed on newly developed parcels. The monies collected are used towards the purchase and/or improvement of recreational resources in the Town.

### **Recreation Department**

The Beekman Recreation Department hosts an extensive number of events and activities catering to residents of all ages within the Town of Beekman year-round. Many of these offerings are held in the spacious Community Center including a Toddler and Tots program, Jazzercise for senior citizens, dances for children and teenagers, movie nights, yoga, and ballroom dancing to name a few.

The Recreation Department also maintains a waterfront facility surrounded by sandy beaches and runs a summer day camp annually. The summer camp is for children 6-12 years of age and has a program packed with activities including swim lessons, crafts, and athletic games. Teenagers can also learn valuable leadership skills by training to become camp counselors.

Athletics naturally represent one of the Department's main focuses and residents have many opportunities to join an organized league. The list of offerings includes karate, basketball, baseball, soccer and a Ladies' Softball League. Young athletes can further improve their abilities by attending the Al Hammell Fundamental Sports Camp, held each summer at local facilities. The Department also sponsors the Pawling-Beekman Roller Hockey League, although participants have to travel to a special facility in Pawling to play.

The Recreation Department also hosts events catering to the community at large, including a tree lighting ceremony and holiday party, an Easter egg hunt, a fall festival and a luau beach party. In the past they have also organized group trips to Renegades baseball games and Splashdown Water Park.<sup>30</sup>

## Public Parks and Resources

**Recreation Center Park.** Nearly thirty acres in size, the park is located off Recreation Road in Poughquag. The Park area hosts a Community Center, Recreation and Maintenance offices, and provides a myriad of indoor and outdoor activities for people of all ages that include special toddler programs, senior socialization, educational workshops, dance classes, exercise classes— be it aerobics or kickboxing, ski club, bus trips and seasonal activities and celebrations.

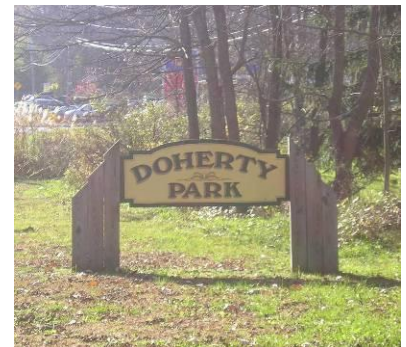


**Recreation Center Park.**

The Recreation Center Park is equipped with two Little League baseball fields, one Major league baseball/softball fields with lights, tennis court, pavilion, concession stand, bathrooms, gazebo, a newly constructed 18-hole miniature golf course, handball court, two regulation basketball courts, two batting cages, large playground with two playscapes and swings, sand volleyball court, horseshoe pits, sand beaches with guarded swimming areas and a footbridge to a picnic area with char grills. There is also a newly constructed, paved community walkway along Recreation Road, and the privately owned Dalton Farms trail system provides a connection to Recreation Road and the Park.

**Town Center Park.** The Town Center Master Plan envisions a “Town Center” developed in a grid pattern from Route 55 and Beekman Road east. Implementation of the Plan began with the initial development of a new park area, followed by construction of the new library on Clove Valley Road. The new Town Center Park, approximately 50 acres in size, is located off of Clove Valley Road, on Town Center Boulevard, behind the library. Currently, the Park hosts multiple soccer fields, two Little League baseball fields and two playground areas with playscapes; a Major League baseball field is under construction. The fields are, or will be, used for both adult sports, such as men’s baseball and softball and ladies’ softball, and youth sports, in particular, soccer and Little League sporting events. A community pavilion with barbeque area, rest rooms, and concession facilities is currently planned for this park, as well as a paved walkway within the athletic field area, and an unpaved nature walk along the perimeter. There is additional space within this property yet to be developed, and planning for the next phase of development is currently underway.

**Doherty Park.** The Town of Beekman obtained Doherty Park by way of land transfer from Sharbell Development, Inc. as part of the Springs at Beekman subdivision deal. Rights to the man-made lake that currently exists on the property have also been obtained, and the Town plans to use this amenity for passive recreation activities. The park is located on Beekman Road, a short distance away from the



**Doherty Park**

Town Center Park and Recreation Center Park, and offers two full size soccer fields and a small storage building.

**Beyer Drive Field.** Heading east from Town Center, Beyer Drive Field, a 9.31 acre site, is located off of Gardner Hollow Road on Beyer Drive. The recreational site is used for multi- game uses and as a practice site.

**Other Recreational Sites & Facilities**

One recreational site to be conveyed to Town ownership in the near future is located off of Green Haven Road, and includes a lake, a walking trail around the lake, as well as other recreational opportunities.

**Beekman Elementary School.** The only Arlington School District property located within the Town of Beekman, this site offers a number of little league baseball fields, multiple soccer fields, two playgrounds with playscapes, and a small “quasi” gymnasium. The fields are not very well maintained or improved. Access to the site and facilities is at the discretion of the Arlington School District.

**Green Haven Prison Site.** This site offers a single softball field, as well as a newly renovated community center; access to this site is at the discretion of Green Haven personnel.

Informal recreational opportunities are found at several locations as part of newer development projects. For example, the privately owned Dalton Farms development provides basketball and tennis courts, pocket parks with playground equipment and walking trails. Park found within an hour’s drive of the Town of Beekman are identified in Table17.

**Table 18: Dutchess County Park Resources**

Name of Park	Park Location
Bartlett Park	Poughkeepsie
Beacon Memorial Park Athletic Field	Wappingers Falls
College Hill Park	Poughkeepsie
Dongan Place	Poughkeepsie
Eastman Park	Poughkeepsie
Eleanor Roosevelt National Historic Site	Hyde Park
Home of Franklin D Roosevelt National Historic Site	Hyde Park
James Baird State Park	Pleasant Valley
Mansion Square Park	Poughkeepsie
Mesier Park	Wappingers Falls
Mills Memorial State Park	Hyde Park
Norrie State Park	Hyde Park
Pulaski Park	Poughkeepsie
Spratt Park	Poughkeepsie
Vanderbilt Mansion National Historic Site	Hyde Park
Wheaton Park	Poughkeepsie

### **Youth Athletic Clubs**

The **Beekman Youth Soccer Club** is a non-profit organization with membership in the East Hudson Youth Soccer Association and the United States Youth Soccer Association. Soccer games are organized by the club and are held at the Town Center and Doherty Park locations for youth players aged 4 years old and up, as well as for adults. The Club also sponsors team travel to other soccer locations.

The **Beekman Athletic Club** oversees the Town's Babe Ruth League, for both baseball and softball, and schedules practice and games at the Town Center Park and at Recreation Center Park. Little League Baseball, founded in 1939, is the world's largest organized youth sports program, with nearly 3 million participants in all 50 U.S. states and 103 countries. Little League's mission is to improve our communities through building the character of future citizens and leaders worldwide. The Beekman leagues hold membership in New York State's Little League Baseball District 17.

### **Other Recreational Facilities**

#### **Hiking Trails**

On April 1, 2005, the Town of Beekman, by resolution, adopted the Town of Beekman Open Space Plan. Presented below are several of the goals that promote conservation and resource protection. Goal number 4 refers to recreation and proposes that the Town establish 5-10 miles of public trails:

- Preserve between 250 and 500 acres of additional land focused on water resources protection.
- Preserve 1,000 acres of farmland.
- Protect 1,000 acres of land as a nature preserve, forested slopes and hillsides and undeveloped scenic areas.
- Establish between 5 and 10 miles of town-wide, public trails as a system for linking neighbors, in addition to providing recreation and health benefits. The impact of trail development would be evaluated on a per project basis, but the overall goal is low-impact trails designed for pedestrians, bicyclists and potentially horseback riders if later valued as important.

The Recreation Commission recently formed a Trails Committee to develop a plan for this town-wide system of trails and walkways. Currently the Trails Committee is heavily invested in the development of the "Community Walkway", a 1.8 mile paved walk that will link the current Recreation Center to the Old Gristmill when completed. Half a mile was completed in 2005 and extends along Recreation Road. A local Boy Scouts troop plans to improve the already beautiful and scenic walk by building a bench and installing gardens at the quarter mile mark. The remaining part of the walk that leads to the Old Gristmill is yet to be paved, but the body of structure has already been installed and the walk will be completed by



early Summer 2007. Boy Scouts will build a second bench and install additional gardens on this section of the walk as well.

The community believes that connecting the Recreation Center to the Old Gristmill is important because a modern amenity is linked to a historically significant site, both contributing to Beekman's identity in the present day. In the future, the Town is hoping to make better walking connections throughout the Town and is looking to create walks between the current recreation center and the proposed recreation centers at Beekman Springs and the Town Center. Additional walking trails through Beekman Springs and its manmade lake are also being proposed.

The Appalachian Trail is a continuous marked footpath that travels 2,160 miles from Katahdin in Maine to Springer Mountain in Georgia. According to the Dutchess/Putnam Appalachian Trail (AT) Management Committee, about 30 miles of the **Appalachian Trail** can be accessed in southern Dutchess County. The Hudson Highlands mountain range, located along the crest of the Town of Beekman's boundary, hosts an approximate 3-mile segment of the Trail.

The New York-New Jersey Trail Conference is a not-for-profit organization founded in 1923 when the first section of the Appalachian Trail opened. A federation of member clubs and individuals dedicated to providing recreational hiking opportunities in the region is committed to:

- Developing, building, and maintaining hiking trails.
- Protecting hiking trail lands through support and advocacy.
- Educating the public in the responsible use of trails and the natural environment.

Dutchess/Putnam Appalachian Trail (AT) Management Committee, with membership in the New York-New Jersey Trail Conference, performs the essential work that keeps the Trail open and in good repair. Clearing brush, constructing shelters and bridges, monitoring rare and endangered species and a host of other activities to preserve the integrity of the footpath and the surrounding lands.

### **Bird Watching**

Club memberships are available in the Ralph T Waterman Bird Club founded in 1958 and with a current membership of almost 400 members. The club offers useful information and enjoyable activities to beginners and expert birders alike. Club members promote conservation and research in ornithology and provide opportunities for the study and observation of birds and other wildlife. Field trips are scheduled regularly.

### **Fishing/Swimming/Boating**

Fishkill Creek is the Town of Beekman's main tributary running in a southeasterly direction where it enters the Hudson Estuary at the Town of Beacon. Several other small creeks and streams feed into the Fishkill as it travels south. Between the time frame of January 1 - December 31,

2005 the Department of Environmental Conservation, with help from County Federated Sportsmen, stocked Fishkill Creek with nearly 6,000 Brown Trout ranging in size from 9 to 13 inches, making the Fishkill a popular fishing destination.

**Nuclear Lake** is a 49-acre lake located on a 1,137-acre parcel located in the Towns of Pawling and Beekman. The lake flanks the Appalachian Trail corridor. During the mid 1900s, United Nuclear Corporation maintained a site near the Lake for nuclear-fuel testing and research development. In 1972 two explosions occurred in the plutonium laboratory building releasing plutonium and uranium dust into the atmosphere, the building's interior, and on surrounding soils. The area was closed and the Appalachian Trail temporarily rerouted. Following a cleanup of radioactive contamination, the facility ceased operations and in 1979 the National Park Service purchased the property as part of the Appalachian Trail. In 1993 the Park Service recommended that additional decontamination procedures be taken along with restoration of the site with the intent to open the area to the public. The final cleanup was completed in 1994 and the site opened. Recognized for its scenic beauty, diversity of plant life, and public access, the Town's Open Space Plan recommends this area be developed for recreation activities.<sup>31</sup>

**Sylvan Lake** is a crystal-clear spring-fed lake located north of Beekman Road. It is the second largest lake in the Fishkill Watershed. The lake covers 116 acres and has depths as great as 140 feet. Land uses surrounding the lake are mixed, consisting of residential, outdoor recreation, and protected wetland and forest areas. A Class 2, state-regulated wetland 91.4 acres in size sits adjacent to the lake. Most of the area is accessible to the public though, and swimming is allowed under the direction of a lifeguard as well as boating and fishing. The DEC annually stocks the lake with brown trout, and released more than 2000 in 2005.



**Sylvan Lake.**

Largemouth bass, chain pickerel, cisco (lake herring) and panfish contribute to the diversity of the fish population and are naturally sustained in Sylvan Lake. A close-by RV park offers 95 full hook-up sites with electric and septic, picnic tables and fire rings at each site. A game room, playground, athletic fields, and food concessions are also available. Land uses include residential, outdoor recreation and interspersed forestland.<sup>32</sup>

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## Cultural Resources

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### **Town Library**

The Beekman Library is located at 11 Town Center Boulevard in Poughquag on land leased from the Town of Beekman. Construction of the building was made possible by funding obtained through Senator Vincent Leibell III. The library began in 1965 as a simple reading room and has made several moves in location before being constructed in its Town Center location. A provisional charter was granted by the State Education Department in 1987. In March of 2002, the library was granted its absolute charter from New York State.



**Town Library**

Beekman Library receives about 70% of its funding from the Town of Beekman. It also receives small amounts from Dutchess County and the Mid-Hudson Library System. Fund raising efforts of the Board of Trustees and the Friends of the Beekman Library raises the balance.

The Beekman Library is one of 70 libraries comprising the Mid-Hudson Library System with libraries located in Columbia, Dutchess, Putnam, Orange and Greene Counties. Beekman Library cards can be used in any of the 70 libraries.

The library is fully staffed and governed by a Board of Trustees consisting of citizens of the area from all backgrounds. The Mission of the Beekman Library shall be to assure effective, expanding, free library service for the community of Beekman and to lead citizens in anticipating their future needs for library services. It shall also be the aim of the Library to educate the public regarding library standards.

A copy machine, video and DVD collection, selection of the newest books, extensive large print collection, books-on-tape collection, local history section, children's room and activities, and internet services for public use are available at the library. Also offered is universal borrowing from other libraries and online computer access to databases.

## **Historical Resources**

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### **Historical Overview**

The Town of Beekman's Old Upper Road is an area of great cultural and historic significance. In the early 18th century, goods were transported from Massachusetts and Connecticut to points on Long Island Sound for shipment to New York City. During the Revolutionary War, traditional routes were abandoned for purposes of secrecy from the British and an old Wappinger Indian Path was used instead. As the war continued the road was used for far more than transporting food and goods for civilian purposes and became a main thoroughfare for the transport of military supplies and troops. The Lower Road was unsafe because the British controlled New York City. However, the Upper Road was protected by the Highlands, the Americans controlled West Point, and George Washington himself traveled the road many times.

Although many of the houses and taverns erected during the Revolutionary War era along the 74-mile Upper Road have disappeared, some still remain to this day. Recognizing the importance of the Upper Road, the local group, Friends of History, has started a program called TOUR (The Old Upper Road) with the intention of educating people on its historical significance. The group plans to install signs that will appear along the road to provide information about landmarks and the road itself.

### **National Register of Historic Places**

The National Register of Historic Places is the Nation's official list of cultural resources, which include districts, sites, buildings, structures, and objects that are significant in American history, architecture, archeology, engineering, and culture. The National Register is authorized under the National Historic Preservation Act of 1966, and is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect historic and archeological resources.<sup>33</sup> Generally, properties eligible for listing in the National Register are at least 50 years old. Properties less than 50 years of age must be exceptionally important to be considered eligible for listing. The National Park Service, which is part of the U.S. Department of the Interior, administers the National Register.

The Town of Beekman is fortunate to have a dedicated Historical Society. The Society's mission statement is reproduced from the Town's website. "The Beekman Historical Society was formed by a group of community members interested in pursuing and preserving the history of our town. The mission of the society is to organize people interested in fulfilling the historical purposes for which the society was founded. In order to preserve the past, we hope to encourage people to delve into old records, study the architecture of the town, and learn about the people who made the town what it is today. Lastly, we will shape an organization that will make the past come alive for students of all ages."<sup>34</sup>

### **State & National Historic Sites**

**Sylvan Lake Rock Shelter** is the only location in the Town of Beekman that is listed on the National Register of Historic Places. It was added to the list in 1974 as a place of Prehistoric, Historic – Aboriginal interest. Prehistoric hunters inhabited a camp there and left arrowheads and other artifacts dating from prehistoric times. Access is restricted because the camp is located on private property.<sup>35</sup>

### **Historic Sites & Places**

The Hamlets of Poughquag and Beekmanville date from the late 18th century. The Hamlet's main street and Beekmanville-Poughquag Road are graced with small Federal Era residences showing Victorian touches. Beekman's Revolutionary War hero, Colonel James Vanderburgh lived in the Hamlet on the Upper Road and a marker indicates his former home site. **Colonel Vanderburgh's home** functioned as a munitions depot and General Washington was a guest at the Colonel's house on numerous occasions. The Vanderburgh Site can still be visited today. Adjacent to this historic home site is the Poughquag **United Methodist Church** built in 1839 in the Greek Revival style.

The Whaley Creek powered saw, grist and fulling mills operated in the Hamlet during the nineteenth century. Plans are currently developing to reconstruct the **Old Gristmill** along the historic Upper Road. The gristmill was a mill used for grinding grain, utilizing a water wheel as a source of power. Gristmills invoke nostalgia by reminding visitors of simpler times past, and gristmills are a favorite spot for picnics and a popular photography subject. The Old Gristmill has the potential to attract many visitors, and reconstruction plans include designating part of the mill as a museum and Tourist Center.



**Old Gristmill**

**Beekman Furnace**, at the junction of Furnace Road and County Route 9, processed 700 tons of ore annually from Union Vale mines in the 19th century, and represents another significant historical site in the Town. Clove Spring Iron Works built the Beekman Furnace in 1873, which became a symbol of economic growth and technological progress for the Town through the end of the century. The Irish community, who populated the area to escape the potato famine, largely represented the labor force that worked 12-hour shifts in the mines and tended to the furnace. The significance of the furnace cannot



**Beekman Furnace**

be overstated because its influence extended beyond economic and population growth. A fire burned 24 hours a day, 7 days a week, and the perpetual orange glow and streaming smoke ensured that its presence was always felt. Locals understood that their livelihood was tied to the furnace and it was respected. As large quantities of iron ore deposits were discovered in the mid-west however, mining opportunities in Beekman began to diminish and by 1900 the population was beginning to decrease. When the furnace became idle, some of the stones were removed and used to build the dam at Furnace Pond. A concerned historian stepped in to prevent further dismantling of the furnace though, and the preserved structure can be visited today.

Although now a private housing development, the previous **Franklin D. Roosevelt Jr. estate** is located at Dalton Farms and marks another important historical site in the Town of Beekman. FDR Jr.'s former summer home is currently used as the enclave's clubhouse. He originally purchased a small farmhouse and nearly 750 acres of land in 1949, and built an impressive estate that became his place of summer residency for over 35 years. Over the course of these decades many highly regarded men and women visited the estate including President Kennedy, President Johnson, President Nixon, Jacquelyn Kennedy and numerous other renowned dignitaries. Functioning as a setting for business transactions, political discussions, policy developments and perhaps most importantly, relaxation, the FDR Jr. estate represents an important piece of history in the Town of Beekman for its local, national, and world influence. FDR Jr. was a noted attorney, businessman, equestrian, breeder of cattle and horses, Head of the Equal Opportunity Commission and two-time Congressman, and as the last resident of his estate, the Dalton Farm Community along with the Town is proud to honor his legacy and use his former home as a clubhouse.



**Roosevelt Estate**

A discussion on the Town's significant historical sites would not be complete without mentioning the **Town Hall**, and similar to other notable sites in the Town it also shares a unique story. The idea for building a Town Hall was originally conceived in 1939 by local fire commissioners and the Town Board, who recognized the growing need to provide a building for the local fire department. Local legislators recognized that Town residents



**Town Hall**

could not bear the additional financial burden that would be imposed by financing the entirety of the project locally, and sought alternative funding opportunities. The committee began seeking support from the W.P.A., but understood this was an unlikely solution since the W.P.A. was slowly being dismantled. After more than a year of frustration and disappointment a solution was finally reached. Through a series of political connections, the committee eventually garnered political support from local resident FDR Jr., who helped secure financial assistance from the W.P.A. while also establishing a reasonable payment plan that allowed the Town to fund a portion of the Town Hall project. In August of 1940 the resolution was passed to construct the Town Hall on a lot in Poughquag, and shortly thereafter received voter approval. The project was undertaken immediately and construction was finished in 1942.

A final site notable for its historical significance is the **Quaker Cemetery**, located off Route 55 on Gardner Hollow Road at a site that marks the original Gardner Hollow hamlet. At this location the Quakers erected a meetinghouse, which marks the site of the first Apoquague Preparative Meeting in 1771. The graveyard is still visible behind a low stonewall. Residents J.W. Poucher and Mrs. Poucher recorded all 122 inscriptions that appear on the headstones in 1914 to preserve another piece of Beekman's important history for future generations.

### ***Archeologically Significant Areas***

The Town of Beekman contains several archeologically sensitive areas, which are illustrated on the Map 18, *Archeologically Sensitive Areas*. Archeologically sensitive areas are designated when a site of some archeological significance is discovered, and represent both the site itself and a surrounding buffer zone between approximately one-half and one mile in radius. Tracts of land, bodies of water, or some combination of the two can be found in these areas. Significant areas are designated for innumerable reasons related to the preservation of the history and culture in a region, but all are similarly valued for the nonrenewable nature of the site itself and its associated materials. The New York State Historic Preservation Office holds detailed descriptions and locations of specific archeological significant sites confidential. Future development in a significant area may require a Phase I Archeological Survey.<sup>36</sup>

### ***Dutchess County Historical Society***

Established in 1918, the Dutchess County Historical Society has been working to preserve and share the County's history for nearly a century. Operations are run out of the Clinton House located in Poughkeepsie and designated as a State owned historic site.

The Dutchess County Historical Society is known for its publications, educational outreach, and collection of archival material, photographs, and historically significant objects. The organization also boasts the oldest continuously published annual in the State of New York, which is a Yearbook of articles on local history that dates back to 1914. Approximately fourteen books on local history have also been published by the Society and the organization has often been sourced in other scholarly publications.

The Dutchess County Historical Society's educational reach goes beyond published material however and into local classrooms. The Society has developed a series of history trunks based on the local history curriculum for use in the 4<sup>th</sup> and 7<sup>th</sup> grades. A school program at Glebe House is also offered to students. The Society also collaborates with the Mid-Hudson Children's Museum and the Catherine Street Community Center to provide additional educational opportunities including exhibits, lectures, conferences and tours.

Support for the Society comes from dues, gifts, grants and donations. In 2002 an endowment was created and is administered by the Community Foundation.



### **Preserve America Community**

Preserve America is a White House initiative that encourages community efforts to preserve cultural and natural heritage. Goals of the initiative include increased knowledge about the Nation's past, increased public involvement in the effort to preserve cultural and natural heritage, and using these assets to improve local economies.<sup>37</sup> Preserve America Communities represents one component of the initiative that recognizes specific communities working to achieve these goals. Communities must apply and be accepted into the program in order to be granted Preserve America status. Following designation as a Preserve America Community, members are eligible to apply for more than \$5 million worth of federal grants.



In May of 2007, the Town of Beekman passed a resolution to apply for status as a Preserve America Community. The Town received acknowledgement of its status as a Preserve America Community on October 26, 2007. The Town believes that designation would better enable the community to protect and promote its historical and heritage resources.<sup>38</sup> In addition to being eligible for Preserve America grant funding, the Town will also receive a certificate of recognition, a Preserve America Community road sign, authorization to use the Preserve America logo on signs, flags, banners and promotional materials, listing in a Web-based Preserve America Community directory, inclusion in national and regional press releases, official notification of designation to state tourism offices and visitors bureaus, and enhanced community visibility and pride.<sup>39</sup>

### **Special Programs**

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#### **Senior Programs and Services**

Special programs and activities have been created in the Town of Beekman for its seniors through both the Recreation Department and the Association of Seniors. These opportunities promote health and well-being as well as providing a sense of community within the senior population and the Town at large.

The Recreation Department offers more classes to seniors at the Recreation Center than any other cohort, proving the Town's commitment to providing services to this segment of the population. Seniors can participate in programs at the Center three days a week, all of which involve physical fitness. General senior fitness classes are offered on Tuesday and Friday mornings each week and Jazzercise is available on Thursdays.

Although some amount of exercise can be healthy for everyone, not all seniors are interested in physical fitness and still have the opportunity to participate in other senior-specific local

programs. The Association for Senior Citizens organizes an average of one trip per month that seniors can pay a small fee to attend. These trips incorporate tours, shows and meals in different combinations depending on the site. Destinations for 2007 senior trips have primarily included towns in New England, although a trip to Pennsylvania and New Jersey have also been planned.

### ***Youth Programs and Services***

The Town's youth programs are primarily athletically-oriented and are offered through the Recreation Department. As discussed in more detail previously, a Little League, Babe Ruth League, and soccer league are available for Beekman's youth to participate in.

Beyond these athletic programs, the Recreation Department also sponsors dances for young adults held in the Recreation Center. A one-and-a-half hour Toddler and Tots session is also held every Wednesday afternoon at the Recreation Center, offering play and social opportunities for the youngest children in Town.

# Transportation Resources

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## *Highlights: Opportunities & Challenges*

- *Access to the Taconic State Parkway is within minutes of the Town.*
- *NYS Route 216 and NYS Route 55 as well as five (5) County highways provide access throughout the Town.*
- *The Town maintains 73 miles of local roads.*
- *The 2004-6 Transportation Enhancement Program for Dutchess County includes construction of a bridge on NYS Route 55 in Beekman over the Fishkill Creek and a left-hand turn lane at a nearby intersection.*
- *Constructing parallel access roads throughout the Town Center would facilitate appropriate commercial development.*
- *Public workshop participants suggested marketing the Town's accessibility to major cities and transportation hubs to attract visitors.*



**Beekman Highway Department.**

The general goal of a transportation system is to facilitate the economical movement of people, goods and services. We are all very dependent on surface transportation systems, which include roads, bridges, transit, walkways, trails and the railroad for the quality of our lives. A well-planned and designed surface transportation system should be accommodating to all modes of traffic, be safe for use, visually appealing and environmentally friendly.

The transportation network within the Town of Beekman is comprised of State, County and local roads. A discussion of the characteristics of the State and County roads follows.

A major north/south passenger car route, the Taconic Parkway, passes through the nearby Town of LaGrange two to three miles away but does not cross through Beekman. Interstate 84 is also easily accessible from the Town but passes south of the town limits, through East Fishkill. The major transportation route through the town is NYS Route 55, a road that cuts across southern Dutchess County from Poughkeepsie to Pawling. It carries thousands of vehicles and passengers on a daily basis connecting urban, suburban and rural residents with the surrounding communities, businesses and governmental agencies throughout Dutchess County.

## **Existing Road Network**

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The functionality of a road is a critical element, along with traffic volumes, operating speed, terrain type, development density and land use that should be considered for the planning and design of a safe and efficient transportation system that accommodates all traffic modes. Roadways classified as collectors, arterials and interstates are eligible to receive Federal and/or state funding for rehabilitation or reconstruction.

The Town of Beekman contains primarily three (3) functional classifications as defined by the NYSDOT:

- a. **Principal and Rural Arterials** – varies from two-lane roadways to multi-lane, divided, controlled access facilities. They serve major areas of activity and are located between major destination points.
- b. **Urban and Rural Collectors** – typical two-lane roadways that collect and distribute traffic while providing access to abutting properties.
- c. **Local Roads** – typical low speed and low volume two-lane roadways that primarily provide access to abutting properties.

## **State Routes**

The Town of Beekman has two (2) NYS Routes within its boundaries covering a distance of 15.2 miles. In general, highways are generally classified by their functionality. The functional classification of State routes in the Town is as follows:

1. NYS Route 55 - Principal Arterial Other
2. NYS Route 216 - Minor Collector Road

These two routes provide for access by large vehicles such as tractor trailers combinations greater than 65 feet, tractor with 28-foot tandem trailers, maxi-cubes, triple saddle mounts, stinger-steered auto carriers and boat transporters and 53-foot trailers.

## **NYS Route 55**

This route is functionally classified as a Principal Arterial Other. It is the Town's main transportation corridor. The route runs east-west from Poughkeepsie in a southerly direction to Pawling. The road consists of a 12-foot travel lane in each direction with 4-foot shoulders.

The following traffic count and road condition data was obtained from the 2004 NYSDOT Highway Sufficiency Ratings document:

### **From CR 21 (La Grange) west to NYS Route 216:**

- Average Annual Daily Traffic (AADT) = 9,600 Vehicles.

- Surface Condition: 7-8 – Good, distress symptoms are beginning to show.

**From NYS Route 216 west to the NYS 292 (Pawling):**

- Average Annual Daily Traffic (AADT) = 7,200 Vehicles\*
- Surface Condition: 7-8 – Good, distress symptoms are beginning to show.

\*Developed from last actual traffic count based on growth factors.

**NYS Route 216**

This route is functionally classified as a Minor Collector Road. The route runs north-south starting at Route 52 in Stormville up to NYS Route 55, just outside the Hamlet of Poughquag. The road consists of a 10-foot travel lane in each direction with 3-foot shoulders. This route serves as a north-south collector road with access to Interstate 84 via Route 52.

The following traffic count and road condition data was obtained from the 2004 NYSDOT Highway Sufficiency Ratings document:

**From Route 52 (Stormville) north to CR 8 Greenhaven Road:**

- Average Annual Daily Traffic (AADT) = 6,400 Vehicles.
- Surface Condition: 7-8 – Good, distress symptoms are beginning to show.

**From CR 8 Greenhaven Road to the NYS Route 55 (End 216):**

- Average Annual Daily Traffic (AADT) = 4,250 Vehicles\*.
- Surface Condition: 7-8 – Good, distress symptoms are beginning to show.

\*Developed from last actual traffic count based on growth factors.

**County Roads**

The Town of Beekman has five (5) County highways within its boundaries covering a total of 14.5 miles. They are County Route (CR) 7, County Route 8, County Route 9, County Route 10, and County Route 32. County highways typically link state highways to local roads or provide a connection from one county to another. The following is a description of all County highways within Beekman:

- County Route 7 (Poughquag Road) runs east-west connecting County Route 9 with Gardner Hollow Extension, which connects to NYS Route 55 (north) and NYS State Route 216 (South).
- County Route 8 (Green Haven Road) is an east-west road that connects County Route 9 and NYS Route 216 in the southern part of Town.
- County Route 9 (Beekman Road-south of NYS Route 55 and Clove Road-north of NYS Route 55) is a north-south road that transects the Town and runs from East Fishkill in the south to Unionvale in the north.

- County Route 10 (Sylvan Lake Road) travels east-west and connects County Route 9 to Route 82 in Arthursburg.
- County Route 32 (Pleasant Ridge Road) is a north-south road located in the eastern portion of Town. It connects with Route 55 at its southern end and runs north to the border of Town and intersects with County Route 21.

All remaining roads in the Town are classified as local roads. Local residents typically use local roads for short trips. As a result, traffic volumes on most local roads are relatively low when compared to County or State highways.

### ***Local Roads***

Residents typically use the 73 miles of local roads in the Town of Beekman to make short trips. These roads average a lower volume of traffic than county and state roads but bear equal importance.

Although the Town of Beekman is considered to be a rural community, only a few miles of dirt road are left. The Highway Department hopes to bring these roads up to standard within the next few years unless there is considerable objection by residents, because the dirt roads are much more expensive to maintain than the paved roads.

### ***Road Maintenance***

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#### ***Highway Department***

The Town of Beekman's Highway Department consists of nine full-time employees with an additional part-time employee hired as needed during the summer. Main responsibilities include general road maintenance and snow removal while also keeping the Town Board informed about departmental needs and concerns.

The Department is well equipped to handle maintenance needs, with an inventory including fifteen trucks of various sizes, a backhoe, roller, vacuum truck for cleaning catch basins, a jetter utilizing a high pressure water system to clean pipes, skid steer, loader, grader and a water truck. While most of the equipment is currently being stored in a garage facility, an additional shelter is needed to house the remaining machinery and trucks. When a truck is added to the fleet as a response to residential development in the future the need will be even more pressing.

Currently the most important issue facing the Town in terms of the local roads is keeping up with the demand to resurface the ever-growing road network. Although only the older subdivisions require this service, the demand will steadily grow in the future as development continues. New stormwater regulations represent an additional financial and administrative issue that must be faced as well. Securing and managing finances to support road maintenance while meeting these

extensive new regulations will continue to be a departmental challenge. The Town may need to consider allocating more funds to the Highway Department in order to meet these needs.<sup>40</sup>

### **County Highway Division**

The County Highway Division is responsible for overseeing 395 miles of roads, 140 bridges and 178 drainage structures. This division carries out pavement maintenance and rehabilitation projects, which include reclaiming, overlays, nova chip, oil and stone and crack sealing. Roadside maintenance including pipe installation, guide rail installation, shoulder and drainage ditch maintenance, tree clearing, brush clearing and grass cutting also represent responsibilities of the highway division.

In addition, six county highway facilities conduct snow and ice control, installation and repair of all regulatory signs and some bridge repair. The division also carries out accounting services for over \$15 million in operating funds, Consolidated Highway Improvement Program finances, and other State and local funds.

### **Metropolitan Planning Organizations**

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The Poughkeepsie-Dutchess County Transportation Authority (PDCTC) is designated as the Metropolitan Planning Organization (MPO) for Dutchess County. All urbanized areas with a population of greater than 50,000 people are required by the federal government to be represented by an MPO. The primary responsibility of an MPO is to ensure that federal transportation funding is allocated to projects that are in alignment with local comprehensive plan initiatives. In Dutchess County, the PDCTC administers a credible planning process by providing a forum for state and local officials to meet and discuss transportation issues.

The structure of the planning process is driven by the requirement to complete three critical documents on a regular basis, which include a Regional Transportation Plan, a Unified Planning Work Program (UPWP) and a Transportation Improvement Program (TIP). These three documents are critical because the US Department of Transportation will only allocate transportation funds to MPOs who engage in this planning process.<sup>41</sup>

The most recent Regional Transportation Plan developed by the PDCTC, *Connections 2025*, was adopted in 2003 with plans to be updated in 2007. This plan is essentially an update of the previous transportation plans published in 1994 and 1998, and acts as a guide for transportation investment over the next 23 years. A major change in the current plan is the addition of data from the 2000 Census.<sup>42</sup>

The UPWP generally describes all current and projected work to be completed by the PDCTC and is updated annually. A synopsis of the PDCTC's past year accomplishments is given as well. The UPWP is the most comprehensive document of the three listed above in terms of the scope of

work it describes. The current UPWP was adopted in March 2008 and describes the current year's work program under the six categories of Program Support and Administration, Comprehensive Planning, Long-Range Planning – System (includes *Connections 2025*), Long-Range Planning – Project, Short-Range Planning, TIP Development, and Other Activities. NYSDOT and Dutchess County provide the matching funds for all UPWP tasks.<sup>43</sup>

### ***Transportation Improvement Program***

The Transportation Improvement Program (TIP) is updated every two years, which lists all federally funded projects that reflect the goals and objectives of the long-range plan. There is one project in the Town of Beekman listed in the 2004-6 Transportation Enhancement program for Dutchess County. This is a bridge to be constructed on NYS Route 55 over Fishkill Creek, along with a left-hand turn lane at a nearby intersection. The newly constructed bridge will be wider than the previous one in order to safely allow cars to enter the planned left-hand turn lane. This transportation project is scheduled to be completed in 2012 and has been designed in consideration of the Town Center Plan. Additional residential and retail development projects are planned for the Town Center, which is located close to the bridge, and an increased volume of traffic is expected in this area of the Town.

### ***Local Transportation Studies and Regional Planning***

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The Poughkeepsie-Dutchess County Transportation Council (PDCTC) serves as the designated MPO for Dutchess County. Federal regulations require that all Urbanized Areas, metropolitan areas with over 50,000 people, be represented by an MPO, which is responsible for ensuring that Federal transportation dollars (highway and transit) are committed through a locally driven, comprehensive planning process. The Executive Committee makes policy decisions on transportation planning issues and projects while taking into consideration competing needs for limited resources.

The Technical (Planning) Committee identifies specific issues, reviews on-going work, and makes recommendations to the Executive Committee. It consists of representatives for each member of the Executive Committee. The Town of Beekman, which is classified as Partially Urbanized, does not have a seat on the Executive Committee. Therefore, the Town must share voting privileges with other rotating voting members of Partially Urbanized Towns. This status limits voters' capacities for making recommendations to the Metropolitan Planning Organization (MPO) for local transportation projects.

### ***Poughkeepsie-Dutchess County Transportation Council Major Projects Report 2006***

Dutchess County, like many other areas in the country, continues to see a large amount of commercial and residential development concentrated along major transportation routes, like NYS



Route 55. The Poughkeepsie-Dutchess County Transportation Council has been monitoring linear or “strip development” activity along major roads in the county. Heaviest non-residential development areas in the county continue to be along Route 9 to the west of Beekman and directly to the south in Fishkill and East Fishkill.

Traffic is impacted by nearby residential development as well. Both East Fishkill and Lagrange had 1,000 housing units each proposed in 2006. Route 55 through the neighboring town of Lagrange is viewed as a potential problem area for congestion based on past growth patterns and current development proposals.

Out of a total of 213 projects countywide, Beekman has 19 proposed residential and commercial projects or 9% of the total.

### ***The Springs at Beekman Traffic Impact Study***

Several studies have been done and are ongoing in the Town relating to the impact of increased development on traffic flow. Including a Traffic Impact Study to project additional traffic associated with the development of The Springs. The project site has frontage on two Dutchess County roadways, Beekman Road (CR 9) and Green Haven Road (CR 8). This project is currently proposed as a 199-lot incentive cluster subdivision with public recreation facilities, including a beach area and ball fields.

The study consisted of an analysis of existing traffic conditions, a “No Build Condition” scenario contrasted with the projection of the additional traffic that would be generated by the Springs project and an analysis of the “Build Condition” that would warrant installation of a traffic signal and traffic calming devices. An additional analysis was undertaken to consider the potential traffic effects of the recreational lands associated with The Springs at Beekman.

Site-generated traffic was projected to be 159 vehicle trips (40 entering and 119 exiting) during the Weekday AM Peak Hour and 213 vehicle trips (136 entering and 77 exiting) during the Weekday PM Peak Hour.

The analysis and subsequent discussion resulted in the likely implementation of several recommended improvements:

- Installation of separate left turn lane on Beekman Road at the “T” intersection of Beekman Road and Green Haven Road.
- Agreement that a signal will be necessary to assist the flow of traffic along Beekman Road.
- An alternate secondary means of access will be provided to the Green Haven Road Parcel.
- All traffic calming circles within the development will be designed to accommodate school bus traffic.

- The entrance (apron) to the Beekman Road parcel will be widened to accommodate bus turning movements.
- All roads and intersections along school bus routes throughout the project will be designed to accommodate a minimum 276" wheel base and related turning radii.
- A connection to Autumn Way road in a neighboring developing will be constructed as part of project to provide additional opportunities for bus routing in tandem with the adjacent neighborhood.

Other issues to be considered include monitoring of the intersection of Beekman Road and the Taconic State Parkway Southbound On/Off Ramps to determine if signalization is required and whether an alternate secondary means of access might be provided to the Green Haven Road Parcel.

### **Alternative Transportation Options**

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#### **Buses**

Although the passenger car is the main mode of transportation through the town, Beekman is part of the LOOP, the mass transit, public transportation provider in Dutchess County. The Loop provides public transit service through two modes of service: fixed route service and a demand response service, Dial-A-Ride. Currently, the Loop does not provide transportation services in the Town of Beekman other than the Dial-a-Ride program. Dial-A-Ride is a curb-to-curb transportation service, designed to serve senior citizens and individuals who have a physical or mental disability that would prevent them from using the regular LOOP buses- if the buses were available. The Town supports this service with an estimated \$10,000 in funding paid to the Dutchess County Office of Senior Services.

#### **Rail Service**

The Metro North/Amtrak train station in Poughkeepsie is 16 miles from Beekman. It provides Metro North connections south to New York City and Amtrak connections north to stops in the Hudson Valley, Albany and beyond. Most commuter passengers head south. Metro North trains leave for New York City every hour on weekdays, and about every 25 minutes during rush hour. It is 73.5 miles from Grand Central Terminal, and the travel time to Grand Central is approximately one hour, 46 minutes.

Another alternative for travelers from Beekman is Metro North's Harlem line, which has a station 6 miles southeast of Poughquag. Trains leave for New York City every two hours, and about every 30 minutes during rush hour. It is 63.7 miles (104 km) from Grand Central Terminal and travel time to Grand Central is approximately one hour, 48 minutes.

### ***Bicycle & Multi-Use Trails***

The Appalachian Trail runs more than 2,100 miles from Georgia to Maine. Along the way, it cuts a 30-mile swath across Dutchess County from East Fishkill at the Putnam County border, northeast through Beekman, Pawling and Dover to the Connecticut State Line. Technically this is one of the largest park lands in Dutchess County since it measures 100 feet wide and is 30 miles long. Not only is the trail a long-distance hiking resource but town residents also use it for day hikes.

There are three access routes in the Town of Beekman:

- Route 52 in Stormville, three miles east of the Taconic State Parkway interchange. At the top of that hill, there is a parking area and trail access on the north side of the road.
- Route 55 in Poughquag, just after the intersection of Routes 55 and 216. The access is at the top of the hill.
- Depot Hill Road off Route 216 in Poughquag. There is a parking area for the Depot Hill Multiple Use Area and access to the trail can be made from there.

Other trail and multiple use areas within the Town of Beekman include the Fishkill Ridge Trail, Depot Hill Multiple Use Area (Shared with Pawling) and the West Mountain State Forest (Shared with Dover and Union Vale). These areas are discussed in greater depth in the Natural Resources section.

*Connections 2025*, the long-range transportation plan for the Poughkeepsie metropolitan area, which includes all of Dutchess County mentions the possibility of linking major bicycling and walking facilities such as the Harlem Rail Trail, the Mid-County Rail Trail, the Hudson Valley Rail Trail and the Maybrook Trailway with the Appalachian Trail.

# Housing Resources

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## Highlights: Opportunities & Challenges

- *The Town lacks workforce or moderately priced housing.*
- *Since 2000, the Town has issued approximately 540 building permits for single-family houses, half of which are located in Dalton Farm.*
- *According to the Census 2000, the median home was valued at \$183,700. However, the median price of a house in Beekman now costs \$409,000.*
- *Beekman’s 2007 median family income can afford a \$287,000-\$315,000 house.*
- *Focus Group participants identified a need for housing that is affordable to seniors, workers, and young adults to be able to retain and support a balanced mix of community members.*



## Housing

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This section presents an overview of the Town of Beekman’s housing resources and includes a review of the age, value, and household monthly costs associated with the existing housing inventory as reported in the 2000 US Census.

### Housing Inventory

The 2000 Census reported that the Town of Beekman housing stock consisted of 4,177 homes. According to the Town’s Building Department however, an additional 540 building permits were issued between 2000 and 2006 for the construction of single-family homes.

**Table 19: Building Permits Issued**

Year	Number of Permits Issued
2000	154
2001	85
2002	122
2003	41
2004	43
2005	39
2006	56
<b>Total</b>	<b>540</b>

Source: Town of Beekman Building Department

The following housing data is garnered from the 2000 Census - Profiles of Selected Housing Characteristics: 2000 and gives further description of the Town’s housing stock. Of the 4,177 housing units reported by the census, 3,253 are described as being 1-unit detached, meaning

single-family homes. Another 520 homes are reported as 1-unit attached. Two or more units total 230, and mobile homes are reported at 174. At the time of this writing, the Town of Beekman is proposing a Multi Family Code, which establishes certain requirements for multifamily dwellings.

The census reports that 3,751 (89.7%) of the households were occupied, 429 (10.3%) were vacant and 309 (7.4%) were noted as being used for seasonal, recreational, or occasional use. Of the occupied units, 86.1%, (3,230) housing units were owner-occupied, while 13.9% (521) were renter-occupied.

**Age of Structures**

Early settlements centered near transportation venues with newcomers of the 19<sup>th</sup> and 20<sup>th</sup> centuries settling near employment opportunities and hamlet centers. The census reports that by 1939, 285 structures had been built. A steady growth continued each decade until reaching the period 1980 to 1989 when numbers jumped to 1,043 new homes constructed. From this point the numbers begin to decline each year until reaching 1999 to March 2000 when 292 homes were built. The 2000 Census completes its housing report in year 2000.



**New construction in Beekman.**

**Table 20: Age of Housing Structures in Beekman**

Year Structure Built	Total Units	Percentage of Total Units
1999 to March 2000	292	7%
1995 to 1998	383	9.2%
1990 to 1994	400	9.6%
1980 to 1989	1,043	25%
1970 to 1979	748	17.9%
1960 to 1969	584	14%
1940 to 1959	442	10.6%
1939 or earlier	285	6.8%

**Value of Structures**

The 2000 Census reported housing value information on 2,870 “specified owner-occupied units” and showed the median home value to be \$183,700 with home values ranging from less than \$50,000 to as high as \$999,999, with 10 homes reported in the \$500,000 to \$999,999 group.

**Table 21: Value of Housing Structures in Beekman - 2000**

Value	Total Units	Percentage of Total Units
Less than \$50,000	6	0.2%
\$50,000 to \$99,999	219	7.6%
\$100,000 to \$149,999	547	19.1%
\$150,000 to \$199,999	954	33.2%
\$200,000 to \$299,999	965	33.6%
\$300,000 to \$499,999	169	5.9%
\$500,000 to \$999,999	10	0.3%
\$1,000,000 or more	0	0%
Median (dollars)	\$183,700	

### ***Housing Affordability***

The US Department of Housing and Urban Development generally accepts the definition of affordability for a household as its ability to pay no more than 30 percent of its annual income on housing. Families who pay more than 30 percent of their income for housing are considered cost burdened and may have difficulty affording necessities such as food, clothing, transportation and medical care. The lack of affordable housing is a significant hardship for low-income households preventing them from meeting their other basic needs, such as nutrition and healthcare, or saving for their future and that of their families.”

### ***Housing Rental Index***

Of the 475 Specified renter occupied units, rents ranged from \$300 per month to as high as \$1,500 or more. The median monthly rent was reported at \$859. Gross Rent as A Percentage of Household Income in 1999, as reported by the census, reflects an alarming 34.5% of rental households are paying more than 30% of their gross income on housing costs and are therefore considered to be “cost burdened”.

**Table 22: Gross Rent -1999**

Gross Rent	Total Units	Percentage of Total
Less than \$200	0	0%
\$200 to \$299	0	0%
\$300 to \$499	31	6.5%
\$500 to \$749	136	28.6%
\$750 to \$999	132	27.8%
\$1,000 to \$1,499	127	26.7%
\$1,500 or more	18	3.8%
No cash rent	31	6.5%
Median (dollars)	\$859	

**Table 23: Gross Rent as a Percentage of Household Income -1999**

Gross Rent As A Percentage of Household Income	Total Units	Percentage of Total
Less than 15 percent	57	12%
15 to 19 percent	92	19.4%
20 to 24 percent	77	16.2%
25 to 29 percent	54	11.4%
30 to 34 percent	22	4.6%
35 percent or more	142	29.9%
Not computed	31	6.5%

### **Ownership Unit Affordability Ratio**

The census, using Selected Monthly Owner Costs as a Percentage of Household Income in 1999, reported that of the 2,870 Specified owner-occupied units, 2,283 had mortgages and 587 did not. Again, applying the HUD definition of affordability to the mortgage amounts shows 809 (28.2%) of these owner-households are “cost burdened.”

### **Recent Construction Trends**

According to the Mid Hudson Multiple Listing Service, the Town of Beekman’s building boom began again in earnest with the approach of 2000 and the Dalton Farms development, located at Beekman and Poughquag Roads. Dalton Farms received approval to construct 480-500 homes. As shown on Table 24, *Residential Development, by 2003*, the following new construction projects for single family homes had either been completed, approved or had received preliminary approval:

**Table 24: Residential Development**

Development Name	Units/Lots	Status	Location
Mountain View Estates	12	Preliminary Approval	NY State Route 216
Victoria Estates	34	Complete	Main Street
Ginese Subdivision	13	Complete	Duncan Road
Red Wing Subdivision	199	Final Approval	County Road 9
Maple Farm Estates	13	Complete	County Road 8
Lake Side Estates	21	Preliminary Approval	Miller Road
Plum Court	35	Complete	Main Street

Note: The approval process from initial submission of a subdivision to final approval will generally take at least one year; A project that is pending can take from six months to one year before final approval is granted. Once a project receives final approval and normally building permits will be issued, this does not assure that construction will commence. There are occasions when a developer will receive approval for a subdivision but not begin construction.

Source: Mid Hudson Multiple Listing Service

### **Identified Housing Needs**

In 2001, the Dutchess County Executive announced the formation of the Dutchess County *Smart Growth Housing Task Force*. The Task Force was charged with summarizing the current state of the county's housing stock, to identify obstacles to a balanced housing stock and to make recommendations as to how these obstacles can be addressed as a community.

The creation of the Task Force stemmed from the concern that the new housing being built throughout Dutchess County was not meeting the needs of current residents and workforce but was being built for the more recent influx of households who work in Westchester and New York City. Failure to provide for the community's housing needs would affect locals who would be forced to relocate out of the area and, in turn, impact long-term economic stability.

In response, the Task Force created the *Smart Growth Task Force Report*. The excellently prepared document provides four sections that include demographics; community housing needs and discusses the short and long-term implications of not meeting these needs; major impediments to a balanced housing stock and discussion on the programs available to assist with the development of moderately priced housing; and lastly, recommendations as to how to alleviate the impediments and encourage the development of a housing stock to meet the community's diverse housing needs. Recommendations will be reviewed and considered in developing community goals and strategies for this comprehensive plan.

The *Dutchess County Workforce Housing Coalition* was started in 2004 because of the growing disparity between incomes and housing prices with housing costs outpacing wages. Coalition members met with other community leaders to discuss different avenues to provide more affordable housing. One option that was discussed is "incentive" or "inclusionary" zoning. This method is accomplished through a local ordinance that gives a density bonus to developers in specified zoning areas for units given back to the municipality. Fishkill, East Fishkill and the Village of Pawling all have ordinances in place. Again, successful methods used elsewhere will be reviewed and considered in developing community goals and strategies for this comprehensive plan.

### **Housing Assistance Programs**

Dutchess County Government oversees the housing programs that serve the residents of the Town of Beekman. The Department of Planning and Development, Housing and Community Development, Social Services, or Department of Aging can provide information on the following Programs applicable to their department:

- First Time Homebuyer Program – helps income-eligible residents purchase a home by providing assistance with down payments and closing costs.



- HOME Investment partnership Program – Provides assistance to private and non-profit developers of affordable housing.
- Community Development Block Grant Program – provides funding to municipalities to assist with housing, infrastructure, public facilities, accessibility and economic development.
- Adult Title XX Services – Department of Social Services attempts to locate housing for those clients who are temporarily in motels or shelters, or to clients facing an eviction.
- Home Energy Assistance Program – provides assistance to low-income households in meeting their energy expenses.
- Reverse Mortgage Program for persons at least 62 years old and either own your home free and clear or have a very low mortgage balance – A Certificate of Counseling is required.
- Senior Citizen Owner-Occupied property Rehabilitation Program – upgrades existing owner-occupied housing by providing assistance to low and moderate-income senior citizens households to complete rehabilitation on properties with code violations.
- Section 8 Housing – the County offers several forms of subsidized housing for senior citizens.

### ***Moderately Priced Housing***

The Dutchess County Planning & Development Department has identified a potential solution for communities facing the problem of residents being out priced by the housing market. This solution is called inclusionary or moderately priced housing and aims to give residents the opportunity to purchase or rent a home in the municipality where they are either living or working. By definition, moderately priced housing is zoning that encourages or requires a certain percentage of units in developments of a certain size build moderately priced housing affordable to local residents and employees. It should be noted that this program is not another name for affordable housing, because moderately priced housing has unique objectives and is designed to serve a different clientele in most cases.

The moderately priced housing option has been brought the Town of Beekman's attention because housing is becoming unaffordable for many Town employees and residents. The Dutchess County Planning & Development Department has estimated Beekman's median family income for 2007 to be approximately \$87,055, and can generally afford a house that costs \$287,000-\$315,000. However, the median price of a house in Beekman currently costs \$409,000. This discrepancy must be addressed in some way.

Each municipality decides what moderately priced housing will be and whom it will serve in their respective community. A local preference survey is developed to determine who is eligible for the program, although generally, being a first-time homebuyer and not being a senior citizen is required. Owner-occupied housing income is certified at the time of purchase and homebuyer counseling is required. If a moderately priced unit (MPU) is designed as a rental unit, tenant

income will be certified every two years. All MPUs will have significant resale restrictions, including permanent restrictions with adjustments for only CPI and improvements and shared equity approaches.

From the outside, an MPU should fit almost seamlessly with neighboring units; however they may be smaller and have less expensive interior finishes. Municipalities will typically need to offer some relief from zoning standards in order to accommodate MPUs as well.

Each municipality has significant freedom to design a moderately priced housing program that would best serve its community, which requires that a number of key decisions be made. Along with deciding who will be eligible to live in an MPU and what the price range will be, municipalities must determine whether MPUs will be mandatory or voluntary, the percentage of units required, whether a density bonus will be offered and the size of development where the requirement is imposed. Moderately priced housing may offer a reasonable solution to Beekman's current housing issues and could be considered in the future by the Town Board.

# Municipal Services & Infrastructure

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## Highlights: Opportunities & Challenges

- *A Supervisor and four additional Council members comprise the Town Board and together govern the Town.*
- *The Dutchess County Water and Wastewater Authority completed acquisition of the Dalton Farms water and sewer systems in 2004. The Authority also provides services the Chelsea Cove Development.*
- *Town of Beekman is served by two school districts, Arlington Central School District and the Pawling Central School District.*
- *Beekman residents are instilled with a strong sense of civic duty and operate a fire fighting squad and rescue squad with 100% volunteers. Both the fire fighters and the rescue squad serve the neighboring communities as well as the Town of Beekman; the rescue squad is funded entirely by local donations.*
- *Focus Group participants expressed that Beekman's quality educational system represents an asset to the community.*
- *Focus Group participants recommended extending sidewalks along roads where it is currently unsafe for pedestrians to walk, expanding disposal services to encourage residents to discard waste responsibly, and hiring additional Town staff to fill the positions of Town Planner, Town Manager, and Grant Administrator.*



**Beekman Town Hall.**

## Town Government

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The Town of Beekman was formed in 1788 during the initial period of establishing towns and counties in the newly independent state of New York. In 1821, Beekman contributed part of its territory to the newer Town of Lagrange, and in 1827 to Union Vale. The Charter of the Town of Beekman, the Town Law, other general laws of the State of New York, and various local laws and ordinances governs the Town. The present Town Charter provides for a Town Executive form of government.

### ***Town Board***

The Town Board, comprised of four council members is presided over by an elected Town Supervisor. The Board exercises both executive and legislative functions while the Town's Justice Court, a part of New York State's Justice Court system, represents the judicial branch of the Town's government. The Town Supervisor is elected to serve a two-year term while each council member serves four years. The Town Board meets at the Town Hall the first and third Monday of each month at 7:30 p.m. The Board is responsible for all aspects of the Town government, with the exception of those delegated to other entities. In general, however, the Board approves government policy and the Supervisor oversees delivery and compliance. Town government is responsible for the fiscal well being of the Town, along with the providing services to residents and business owners which include: capital purchase and maintenance of Town roads, economic assistance, planning and development, parks and waterways, health and safety, and Town culture and recreational activities.

### ***Planning Board***

The Planning Board consists of 7 members, with one chairperson and one vice chairperson. The Planning Board, although appointed by the Town Council, is an independent body commissioned with the authority to review all proposed site plans and subdivisions. The decisions of the Planning Board are final and can only be appealed to a court having jurisdiction over such matters. One important purpose of the Planning Board's advisory role is to provide an impartial and professional perspective on land use issues based on the long range needs of the community contained in the comprehensive plan or other local policy documents.

### ***Zoning Board of Appeals***

The Zoning Board of Appeals (ZBA) consists of 5 members who meet once per month. Under State statutes, the essential function of the ZBA is to grant variances. In this capacity it protects landowners from the unfair application of the laws in particular circumstances. The ZBA also hears appeals from the decisions of the Building Inspector when interpretations of the zoning ordinance are involved.

### ***Town Budget***

The Town's fiscal year runs from January 1 to December 31. The tentative budget has to be submitted by the Supervisor to the Town Clerk no later than October 5. The tentative budget includes proposed expenditures and anticipated revenues. The Town Board makes the tentative budget available to the public for input at the required public hearing before its adoption. The budget is used to determine what the necessary real property tax rate will be for the fiscal year. After public review, the Town Board must approve the budget by resolution no later than the Thursday after the election date. Certified copies are filed no later than November 25 with the Dutchess County tax roll coordinator for the purpose of preparing the tax levy.

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## **Municipal Services**

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### **Highway Department**

The Highway Superintendent manages the Highway Department, which is responsible for the maintenance of roadway within the Town of Beekman. Duties include mowing along roadsides to keep the area clear and provide adequate site distance for road users, catch basin cleaning, paving and repairs, curbing, drainage repairs, line painting, pothole patching, snow plowing, and a host of other road maintenance.



**Beekman Highway Garage and Salt Shed.**

Beekman's Highway Department extends its services to include community-minded programs such as the Fall Cleanup Program when tires, propane tanks, and used motor oil are collected, Christmas tree cleanup and disposal, and the Adopt a Road program. In addition to its normal duties, the Department is always available to assist in emergencies.

In 2005, Congresswoman Sue Kelly helped allocate \$1.6 million in *Transportation Equity Act* funding for Town of Beekman's local transportation needs. The congresswoman secured \$1.2 million to replace the Route 55 Bridge over Fishkill Creek in Beekman and construct a left-hand turn lane at the nearby intersection. Federal funds will also provide \$400,000 to install a Route 55 turning lane and traffic light at Gardner Hollow Road in Beekman.

### **Water & Sewer Services**

*Dutchess County Water and Wastewater Authority* is a public benefit corporation that was created in 1992 by the State Legislature for the purpose of assisting Dutchess County and its municipalities in providing adequate supplies of clean, reasonably priced water and the proper treatment of wastewater. A Board of Directors appointed by the County Legislature and the County Executive governs the Authority.

In the Fall of 2004 the Authority completed the acquisition of the Dalton Farms water and sewer systems in the Town of Beekman. The Authority also provides services to some areas of the Poughquag Hamlet, the Town's Recreation Park, and Chelsea Cove Development.

The Town of Beekman has undertaken the management of the Dover Ridge water and sewer treatment facility, which was completed in 2005. Dover Ridge is a development of approximately 67 single-family households. Several newer housing developments in the Town receive water and sewer treatment services from private developers.

Most homes throughout the Town receive their water through drilled wells and the removal of waste and wastewater is achieved with in ground septic systems.

## **Emergency Services**

### **Town Ambulance Service**

The Town of Beekman contracts with Alamo Emergency Medical Services to provide a full range of emergency and non-emergency ambulance transportation both at the Advanced and Basic Life Support level to Town residents. Critical Care transportation includes Neonatal and Intra-aortic balloon pump transports. Local and long distance service is available 24 hours per day, 7 days per week. The ambulance is dispatched from the Town Highway Department garage when its services are needed. Alamo's professionally trained staff and EMTs operate the vehicle and provide transport care.

### **Beekman Volunteer Fire Company**

The Beekman Fire Department ("Department" or "District") was formed in 1937 to provide fire protection and EMS services to the residents of the 37 square mile town. The Department currently has a roster of 87 members who provide services under the umbrella of the Beekman Fire Company, Inc. The Department consists of three squads and an active auxiliary that coordinates mutual aid protection with East Fishkill, Lagrange, Dover, Pawling and Union Vale.

The Beekman Engine Company is one of the three squads within the Fire Department and is a 100% volunteer organization that provides various emergency services to the community. The Engine Company is on standby 24 hours a day, 7 days a week, and 365 days a year. Their main purpose is to provide fire



**Beekman Volunteer Fire Company.** protection service to the Town of Beekman, and adjacent mutual aid towns. Vehicle rescue and extrication; landing zone setup and control, high and low angle rescue, water and ice rescue, hazardous materials incidents and assist in rescue squad operations are but some of the additional protection provided. They also coordinate and teach fire safety and fire prevention at public education programs.

The fire district operates out of one station located in the Hamlet of Poughquag. Equipment based at this station consists of 3 full-line pumpers, 2 tankers, 1 rescue truck, 1 BLS Certified Ambulance and 1 brush truck. The department also stores its original 1937 pumper at this location and proudly displays it at community parades. All dispatching is coordinated through the

Dutchess County Office of Emergency Response. The members are notified of alarms via pager and audible siren.

### **Beekman Auxillary**

The primary goal of the auxiliary is to provide relief and assistance for fire fighters at the scene of fires, drills and other functions. Auxiliary members are volunteers who give countless hours of time maintaining the fire station, trucks and equipment, and attend to weekly drills and business meetings. They assist with fundraising for the fire department and also participate in the annual Community Day held at the Recreation Center, community CPR training, and Fire Safety events at the Elementary school. Many members also support the local sports programs including little league baseball and soccer.

### **Beekman Rescue Squad**

The Beekman Rescue Squad is a volunteer ambulance squad serving the residents and business of Beekman and neighboring towns with pre hospital emergency and rescue services. The EMS ambulance carries both basic and advanced life support equipment. Funded directly from community-based donations, the squad does not receive county or state budget dollars.

The 25 volunteer person membership is comprised of EMT's, ambulance drivers and specially trained individuals that have completed New York State courses in special EMS operations. The fire fighters of the Beekman Fire Department who are trained in rescue and extrication, and the Beekman Fire Police who ensure safe traffic and pedestrian conditions also join the squad at every call.

The Beekman Rescue Squad transports to three hospitals in the area: Vassar Brothers, Saint Francis, and Putnam Hospital Center. Air medical transport needs are provided by STAT Flight, based out of the Westchester Medical Center in Valhalla NY and Stewart Airport Mobile Life Support Services.

### **Beekman Fire Police**

The Beekman Fire Police are sworn Peace Officers in the State of New York pursuant to Section 209-c of the General Municipal Law (GML) and are registered through the Central State Registry of Peace Officers. Fire Police are required to successfully complete the nine hour New York State Fire Police Training Course within one year of appointment.

Responsibilities consist of direction of traffic at all fires, drills, parades or emergency scenes, crowd control, maintaining safe conditions for emergency personnel at all fire and emergency scenes and may include additional lawful duties as ordered by the Chief.

### **Local Law Enforcement**

Dutchess County Sheriff Department and the New York State Police provide local law enforcement. The Town of Beekman does not employ its own police department.

### **Animal Control**

The New York State Department of Agriculture and Markets requires that every licensing town, city or village must have a Dog Control Officer and municipal shelter services. The Town of Beekman Canine Department, sometimes referred to as Animal Control, maintains an animal shelter located on Pleasant Ridge Road in the Town of Beekman. The Officer and shelter service enforces both State and any local dog laws and ordinances. It is the Canine Department's responsibility to pick up lost and stray dogs and humanely care for them until they can be reunited with their owners.

NYS Department of Agriculture and Markets law requires that every dog owned or harbored in New York State for longer than 30 days must be licensed in this state. Currently, almost 1,500 canines are licensed in the Town of Beekman. Licensing is done at the Town Clerk's Office, which is opened Monday through Thursday from 9:00 am to 5:45 pm.

Before a license can be obtained or renewed, a current rabies vaccination must be proven. The Dutchess County Department of Health requires all dogs six months of age or older to be vaccinated for rabies. A reduced licensing fee is provided if the dog has been neutered or spayed. A certificate of neutering or spaying must be presented for the fee reduction.

The fees that are collected are distributed between the Town of Beekman, Dutchess County, and State. The Town keeps 53%, the County is given 30% to reimburse any livestock animal owners for dog damage claims with the unused money returned to the Town annually, and 17% is sent to the State who, for each license issued, shares a \$0.10 fee with Cornell Veterinary College for dog disease studies.

### **Educational Resources**

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#### **Public School Districts**

The Town of Beekman is located within the Arlington Central School District with a small portion of the Town receiving educational services from the Pawling Central School District. See Appendix B, *Map 19: School Districts*.

The Arlington Central School District, with an enrollment of more than 8,000 students, is made up of thirteen schools, nine of which provide educational services to Town of Beekman students. Five elementary schools offer classes for grades K- 5: Arthur S. May, Beekman, Lagrange, Noxon, and Vail Farm. Three middle schools provide classes for grades 6-8: Arlington Middle



School, Lagrange Middle School, and Unionville Middle School; Arlington High School provides for grades 9-12. Beekman Elementary School, with an enrollment of 594 students, is located at 201 Lime Ridge Road, Poughquag and is the sole district school located within the Town's boundaries.

Pawling Central School District is comprised of Pawling High School with an enrollment of 401 students; Pawling Middle School with an enrollment of 453 and Pawling Elementary with 551. All three schools are located in the Town of Pawling. Both School Districts provide school bus transportation to students residing in the Town of Beekman.



**Beekman Elementary School**

According to the New York State Educational Department (NYSED) 2004-2005 report, 23% of Arlington High School teachers hold a Bachelor's degree, surpassing the State average of 20%, while the 76% that hold a Master's degree, which is slightly less than the State average of 79%.

Nineteen Percent (19%) of Pawling's High School teachers hold Bachelor's degrees compared to the State average of 20% and 78% hold Master's degrees, just slightly lower than the State average of 79%.

As for teaching experience, Arlington High School teacher's average a prior 12 years of experience versus the State average of 14 years; 4% of the teachers are first-year teachers, which rank closely with the 5% State average. The ratio of students per teacher is 14 students per teacher at Arlington, matching the State average.

Prior teaching experience at Pawling High School is reported at 17 years compared to the State average of 14 and the average number of years teaching in the Pawling District is 14% compared to the State average of 11%. First year teachers number 3%; the State average is 5%.

One of the most significant differences between State averages and Arlington High School is the number of students eligible for the free or reduced-price lunch program. Arlington High averages 4% while the State average is 28%. As the number of students eligible for the lunch program plays a role in State funding programs, the very low number impacts, to some degree, the methodology used for Arlington's financial aid.

As presented in the Arlington Central School District's Teachers/Web, "*Philosophical Beliefs*", Arlington Central School District has long believed that the most critical resource in a quality school and school district is the classroom teacher. New and exciting programs and courses come and go. New teaching methodologies come and go. Instead it is the teacher who actively engages

the student instructionally and personally and contributes directly to the teaching and learning process. Arlington also believes that it has a responsibility to facilitate and contribute to the professional growth and development of teachers. Every new program, teaching methodology and pedagogy contributes to a teacher's understanding of teaching, learning and the students' personal and emotional needs." To better support the beliefs, among many support avenues, the District provides opportunities for Professional Development; Curriculum Mapping; and a Council for Language Arts and Communication, Council for Math Curriculum, and Council for Science Curriculum.

### ***No Child Left Behind***

In 2001, Congress passed the No Child Left Behind (NCLB) Act. The Act's intent is to bring all students up to a proficient level on state tests by the 2013-2014 school year, and to hold states and schools more accountable for results. NCLB requires all districts and schools receiving Title I funds to meet state adequate yearly progress (AYP) goals for their total student populations and for specified demographic subgroups, including major ethnic/racial groups, economically disadvantaged students, limited English proficient (LEP) students, and students with disabilities.

According to the NYS Education Department, Arlington Central School District and Pawling Central School District are "Districts in Good Standing", meaning both districts have made Adequate Yearly Progress (AYP) to the goal of proficiency for all students.

### ***Tax Burden***

Like so many of the communities with increasing populations, the Arlington Central School District and the Pawling Central School District are dealing with the issue of school tax increases. The growth in population requires an increase in municipal and school district services with delivery costs greater than the income received from the additional tax dollars.

To address this issue, the Arlington Board of Education established an ad hoc committee during the 2004-05 school years to lobby for tax reform with the goal of reducing the school tax burden on Arlington Central School District residents. Help Arlington Lower Taxes (HALT) remains an active committee encouraging public participation and is often joined by other nearby school districts in their advocacy for tax reform.

### ***Other Education & Training Resources***

There are more than 30 private schools within an hour's drive of the Town of Beekman. Included are a number of Roman Catholic, Seven Day Adventist, Friends, and specialized education boarding and day schools.

Three private colleges (Vassar, Marist, Bard), the Dutchess Community College and the nationally recognized Culinary Institute of America are located in Dutchess County and within an

hour's drive of the Town of Beekman. A number of colleges and universities offer extension courses in Poughkeepsie. The State University College at New Paltz is located across the river in Ulster County for professional growth and continued advancement. An active program of Continuing Education throughout the Valley offers still more potential for study and opportunities for teaching.

### ***Continuing Education Program***

Continuing Education Programs are available at a number of locations accessible to the Town of Beekman:

- *Cornell Cooperative Extension*
- *Dutchess County BOCES Adult Program*
- *Dutchess Community College*
- *Institute of Ecosystem Studies*
- *Literacy Volunteers of America*
- *Marist College, School of Graduate and Continuing Education*
- *Poughkeepsie Continuing Education*
- *Wappingers Community School, Continuing Education*
- *WYCA of Dutchess County*

# Economic Development

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## Highlights: Opportunities & Challenges

- *The Town is easily accessible to commuter rail transportation by private vehicles.*
- *The top 3 industries in the Town include 1) Education, Health and Social Services (21.7%); 2) Manufacturing (12.5%); and 3) Retail Trade (11.2%).*
- *The Top 3 resident occupations include 1) Management/Professional (35.8%); 2) Construction, Extraction and Maintenance (13%); and 3) Service Industry (12.3%).*
- *Beekman residents average a 37.8-minute commute time.*
- *Only one (1) industry in the Town of Beekman shows a market surplus – gasoline stations.*
- *A complete sales leakage is experienced for 1) Furniture & Home Furnishing Supplies; 2) Clothing & Clothing Accessory Stores; 3) General Merchandise Stores; and 4) Nonstore Retailers.*
- *There is an expressed need for local Business Development and Support Programs.*
- *Focus Group participants identified the following to broaden economic opportunity in the Town: establish a Chamber of Commerce, concentrate commercial development in select areas, enforce Village style design guidelines, create a civic identity, attract small businesses and retail establishments, fully utilize the internet for business and tourism marketing, expand sewer and water system to the Town Center, diversify commercial establishments, create employment opportunities for residents, and develop a visible Town Center.*



**Preferred development pattern for the Town Center.**

## Economic Profile

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This section presents an inventory of the Town's economic development resources. This includes its commercial and business areas, as well as its industrial uses. A review of local residents' employment and occupations is also included.

### Commuter Patterns

It was estimated in 2000 that almost one-third (33.1%) the Town's resident labor force is able to get to work in less than 25 minutes. This figure is much higher for the County and the



**Commercial Plaza located on Route 55.**

State (55.1% for the County and 48.8% for NYS).

The Town had the highest percentage (19.7%) of workers taking between 25 and 34 minutes to get to work when compared to the County and the State. This figure is 15.5% for the County and 18.3% the State.

It takes anywhere between 35 and 60 minutes for approximately 28.4% of the Town’s resident labor force to get to work. It takes workers residing in the County and the State less time, generally. This figure is 15.7% for the County and 17.0% for the State.

**Table 25: Travel Time to Work Comparison, 2000**

Workers 16+ by Means of Transportation to Work	Town of Beekman		Dutchess County		New York State	
	Total	%	Total	%	Total	%
< 10 minutes	274	5.3%	17,423	14.0%	899,306	11.3%
10 - 24 minutes	1447	27.8%	50,999	41.0%	2,990,431	37.5%
25 - 34 minutes	1024	19.7%	19,295	15.5%	1,458,072	18.3%
35 - 44 minutes	581	11.2%	8,417	6.8%	544,033	6.8%
45 - 59 minutes	894	17.2%	11,108	8.9%	806,556	10.1%
> 60 minutes	982	18.9%	17,033	13.7%	1,265,649	15.9%
Total (Employed Commuters)	5,202	100.0%	124,275	100.0%	7,964,047	100.0%
<b>Mean Travel Time</b>	<b>37.8</b>		<b>29.8</b>		<b>31.7</b>	

Source: U.S. Census of Population and Housing, 2000.

**Employment Trends**

Using 2000 Census data, Table 26 illustrates the resident employment of Town residents as compared to Dutchess County residents. The Town’s top three industrial sectors were education/health/social services sectors (21.7%), manufacturing (12.5%), and retail trade (11.2%). Similarly, the top three sectors in Dutchess County were education/health/social services sectors (26.4%), manufacturing (12.3%), and retail trade (11.4%).

Several other aspects regarding the employment data should be noted. First, the Town of Beekman has a larger share of its employment in agriculture, forestry, fishing, hunting, and mining than does the County (1.7% in the Town versus 1.0% in Dutchess County). Second, the Town had a significant larger share of its employment in the information sector than does the County (6.1% in the Town versus 3.3% in the County).

**Table 26: Town of Beekman Residents Employment by Industry, 2000**

Classification	Town of Beekman		Dutchess County		NYS	
	Number	%	Number	%	Number	%
Agriculture/Forestry/Fishing/Hunting/Mining	95	1.7%	1,341	1.0%	54,372	0.6%
Construction	445	8.1%	8,904	6.8%	433,787	5.2%
Manufacturing	685	12.5%	16,084	12.3%	839,425	10.0%
Wholesale trade	196	3.6%	3,319	2.5%	283,375	3.4%
Retail trade	614	11.2%	14,894	11.4%	877,430	10.5%
Transportation/Warehousing/Utilities	323	5.9%	6,410	4.9%	460,485	5.5%
Information	333	6.1%	4,258	3.3%	340,713	4.1%
FIRE, rental and leasing	275	5.0%	7,690	5.9%	736,687	8.8%
Professional/Scient/Mgnt/ Admin/Waste	540	9.9%	11,842	9.1%	849,124	10.1%
Education/Health/Social Services	1190	21.7%	34,542	26.4%	2,039,182	24.3%
Arts/Entertainment/Recreation/Accomm	249	4.5%	8,271	6.3%	611,280	7.3%
Other Services	222	4.1%	6,073	4.6%	423,756	5.1%
Public Administration	312	5.7%	7,165	5.5%	433,372	5.2%
<b>Total</b>	<b>5,479</b>	<b>100.0%</b>	<b>130,793</b>	<b>100.0%</b>	<b>8,382,988</b>	<b>100.0%</b>

Source: U.S. Census of Population and Housing, 2000.

**Figure 5: Town of Beekman Residents Employment by Industry, 2000**

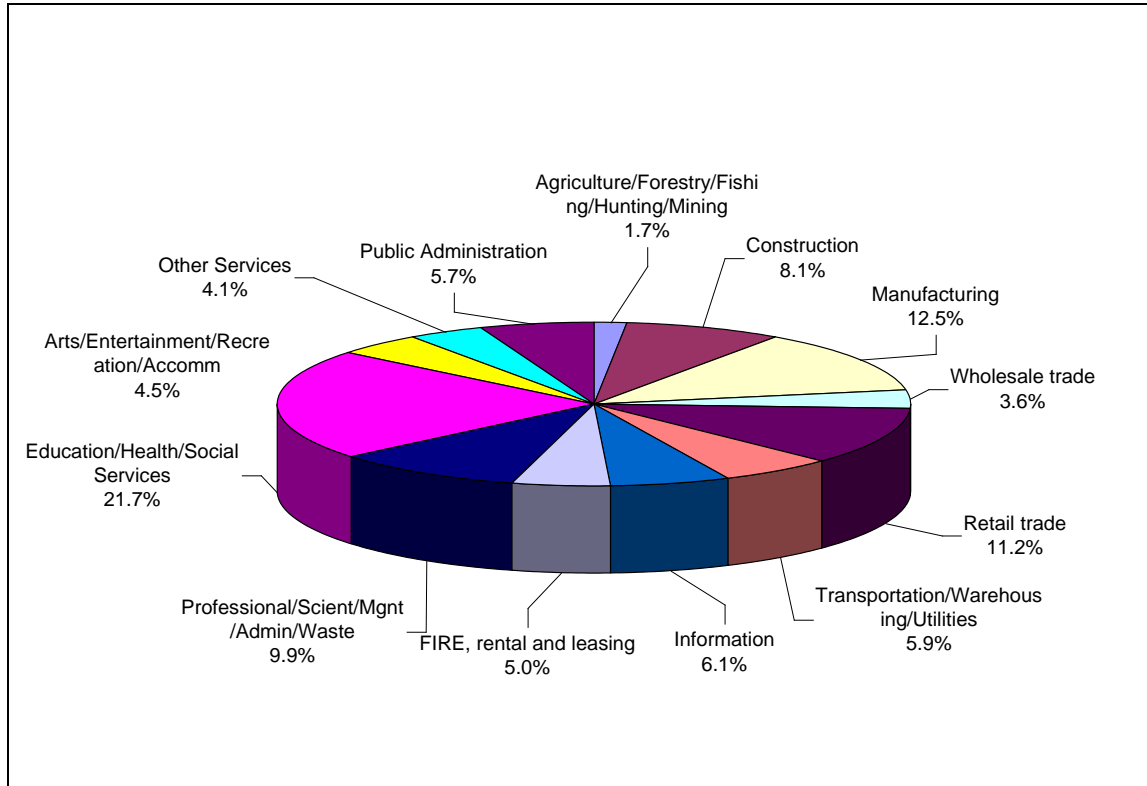


Table 27 indicates resident occupation according to the 2000 Census. The majority of the Town’s employed residents held management or professional positions (35.8%). This figure was 38.4% in Dutchess County and 36.7% in NYS. About 27.3% of the Town’s labor force held position as sales/office and administrative support, and another 13.0% held positions in

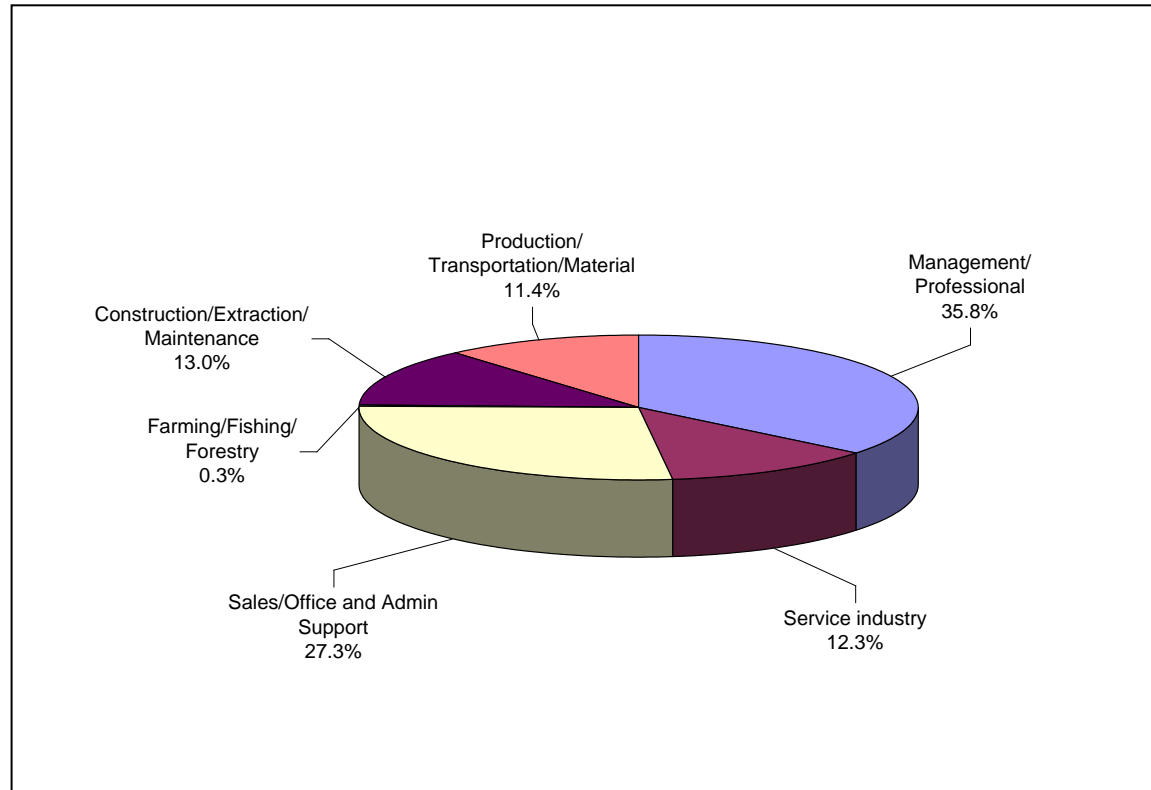
construction/extraction/maintenance. The top two occupations for County residents were management or professional workers at 38.4% and sales/office and administrative support workers at 25.3%. The Town, with 0.3%, had the lowest employment rate in the field of farming/fishing/forestry.

**Table 27: Resident Occupation, 2000**

Occupation Type	Town of Beekman		Dutchess County		New York State	
	Total	%	Total	%	Total	%
Management/Professional	1961	35.8%	50,232	38.4%	3,079,837	36.7%
Service industry	672	12.3%	20,441	15.6%	1,389,202	16.6%
Sales/Office and Admin Support	1496	27.3%	33,028	25.3%	2,272,500	27.1%
Farming/Fishing/Forestry	17	0.3%	587	0.4%	24609	0.3%
Construction/Extraction/Maintenance	711	13.0%	13,221	10.1%	633,091	7.6%
Production/Transportation/Material	622	11.4%	13,284	10.2%	983,749	11.7%
<b>Total</b>	<b>5,479</b>	<b>100.0%</b>	<b>130,793</b>	<b>100.0%</b>	<b>8,382,988</b>	<b>100.0%</b>

Source: U.S. Census of Population and Housing, 2000.

**Figure 6: Resident Occupation, Town of Beekman, 2000**



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## **Economic Development in Beekman**

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### **Supply and Demand Overview**

A Retail Market Place Profile for the Town of Beekman is represented on the following pages. Using data from ESRI Business Information Solutions, this table compares the supply of retail sales available in the Town to the demand. Data for ESRI BIS' estimates of sales (supply) originated with the 1997 Census of Retail Trade from the U.S. Census Bureau. The base is updated via additional information from a variety of demographic and business databases, including InfoUSA business database, the Bureau of Economic Analysis, Current Population Survey, and NPA Data Services. Supply estimates also incorporate data from the Census Bureau's Nonemployer Statistics (NES) division. Consumer spending (demand) is estimated from the Bureau of Labor Statistic's annual Consumer Expenditure Surveys, which provides consumer-spending information on households.

In comparing the supply with demand, a "Leakage/Surplus Factor" is identified. This is the difference between what a local area's residents buy and what local area retailers sell. A "Leakage" is when residents are buying more than what is sold in the area; therefore, the residents must be traveling outside the area to shop. A "Surplus" is when residents are purchasing less than the amount actually being sold in the area. This indicates local retailers are attracting shoppers from outside the area to their stores.

### **Analysis**

According to Table 28, Town of Beekman retailers in the following business sectors are attracting shoppers from outside the Town, and are thus experiencing a "Surplus". These retail sectors are indicated by a positive percentage in the Leakage/Surplus column. There is only one business retailer that falls under this category and is highlighted yellow in the column.

- Gasoline Stations.

There are several business retailers identified as not represented within the Town of Beekman. However, a closer examination of Beekman's businesses indicates that an auto parts retailer and a florist are located within the Town. This discrepancy may be due to the individual businesses "self-classification" or identification within an industrial sector when filing taxes. Businesses not represented in the Town but are serviced by residents of Beekman result in a 100 percent leakage of local dollars outside the area, and are indicated by a negative 100 in the Leakage/Surplus column. These retail sectors include:

- Auto Parts, Accessories, and Tire Stores;
- Furniture & Home Furnishings Stores;
- Furniture Stores;
- Home Furnishings Stores;
- Clothing and Clothing Accessories Stores;



- Clothing Stores;
- Shoe Stores;
- Jewelry, Luggage, Leather Goods Stores;
- Books, Periodical, and Music Stores;
- General Merchandise Stores;
- Department Stores (Excluding Leased Depts.);
- Other General Merchandise Stores;
- Florists;
- Nonstore Retailers;
- Electronic Shopping and Mail-Order;
- Vending Machine Operators;
- Direct Selling Establishments; and
- Full-Service Restaurants.

Retailers that are located within the Town but fail to meet all of Town residents retail needs are indicated by a negative percentage less than 100 in the Leakage/Surplus column. Business sectors that fall under this category include:

- Motor Vehicle & Parts Dealers;
- Automobile Dealers;
- Other Motor Vehicle Dealers;
- Electronics & Appliances;
- Bldg Materials, Garden Equip. & Supply Stores;
- Building Material and Supplies Dealers;
- Lawn & Garden Equipment & Supplies;
- Food & Beverage Stores;
- Grocery Stores;
- Specialty Food Stores;
- Beer, Wine, and Liquor Stores;
- Health & Personal Care Stores;
- Sporting Goods, Hobby, Book, and Music Stores;
- Sports/Hobby/Musical Instrument Store;
- Miscellaneous Store Retailers;
- Office Supplies, Stationary, Gift Stores;
- Used Merchandise Store Retailers;
- Other Miscellaneous Store Retailers;
- Food Service & Dining Places;
- Limited Service Eating Places;
- Special Food Services; and
- Drinking Places.

It should be noted that ESRI Business Information Solutions uses data from InfoUSA, a data compiler for creation of this table. As InfoUSA uses a variety of data sources, including phonebooks, business directories, and other databases of public record, it may not include every establishment located within a community and it may not reflect recent changes in a business. In addition, reliance upon mailing addresses to identify business location may result in location misidentification.

**Table 28: Retail Marketplace Profile**

Category	Supply (Retail Sales)	Demand (Retail Potential)	Leakage	Leakage/Surplus
Motor Vehicle & Parts Dealers	\$5,306,665	\$39,271,302	-\$33,964,637	-76.2
Automobile Dealers	\$4,665,077	\$36,842,849	-\$32,177,772	-77.5
Other Motor Vehicle Dealers	\$641,588	\$840,258	-\$198,670	-13.4
Auto Parts, Accessories, and Tire Stores	\$0	\$1,588,195	-\$1,588,195	-100
Furniture & Home Furnishings Stores	\$0	\$4,746,642	-\$4,746,642	-100
Furniture Stores	\$0	\$3,521,021	-\$3,521,021	-100
Home Furnishings Stores	\$0	\$1,225,621	-\$1,225,621	-100
Electronics & Appliance Stores	\$444,613	\$2,423,459	-\$1,978,846	-69
Bldg Materials, Garden Equip. & Supply Stores	\$2,371,459	\$7,695,792	-\$5,324,333	-52.9
Building Material and Supplies Dealers	\$2,332,479	\$6,751,231	-\$4,418,752	-48.6
Lawn and Garden Equipment and Supplies Stores	\$38,980	\$944,561	-\$905,581	-92.1
Food & Beverage Stores	\$3,765,316	\$25,771,666	-\$22,006,350	-74.5
Grocery Stores	\$2,989,787	\$22,646,836	-\$19,657,049	-76.7
Specialty Food Stores	\$409,542	\$1,092,067	-\$682,525	-45.5
Beer, Wine, and Liquor Stores	\$365,987	\$2,032,763	-\$1,666,776	-69.5
Health & Personal Care Stores	\$3,645,474	\$7,167,771	-\$3,522,297	-32.6
Gasoline Stations	\$13,752,177	\$12,636,924	\$1,115,253	4.2
Clothing and Clothing Accessories Stores	\$0	\$4,480,874	-\$4,480,874	-100
Clothing Stores	\$0	\$3,336,494	-\$3,336,494	-100
Shoe Stores	\$0	\$370,214	-\$370,214	-100
Jewelry, Luggage, and Leather Goods Stores	\$0	\$774,166	-\$774,166	-100
Sporting Goods, Hobby, Book, and Music Stores	\$693,035	\$4,298,966	-\$3,605,931	-72.2
Sporting Goods/Hobby/Musical Instrument Stores	\$693,035	\$2,744,775	-\$2,051,740	-59.7
Books, Periodical, and Music Stores	\$0	\$1,554,191	-\$1,554,191	-100
General Merchandise Stores	\$0	\$16,389,545	-\$16,389,545	-100
Department Stores (Excluding Leased Depts.)	\$0	\$3,315,559	-\$3,315,559	-100
Other General Merchandise Stores	\$0	\$13,073,986	-\$13,073,986	-100
Miscellaneous Store Retailers	\$375,736	\$5,910,889	-\$5,535,153	-88
Florists	\$0	\$432,201	-\$432,201	-100
Office Supplies, Stationery, and Gift Stores	\$154,932	\$1,570,688	-\$1,415,756	-82
Used Merchandise Store Retailers	\$55,090	\$1,065,003	-\$1,009,913	-90.2
Other Miscellaneous Store Retailers	\$165,714	\$2,842,997	-\$2,677,283	-89
Nonstore Retailers	\$0	\$4,383,795	-\$4,383,795	-100
Electronic Shopping and Mail-Order Houses	\$0	\$1,249,520	-\$1,249,520	-100
Vending Machine Operators	\$0	\$874,089	-\$874,089	-100
Direct Selling Establishments	\$0	\$2,260,186	-\$2,260,186	-100
Food Service & Dinking Places	\$2,328,297	\$24,821,114	-\$22,492,817	-82.8
Full-Service Restaurants	\$0	\$14,482,908	-\$14,482,908	-100
Limited-Service Eating Places	\$1,498,356	\$9,013,147	-\$7,514,791	-71.5
Special Food Services	\$634,566	\$948,871	-\$314,305	-19.8
Dinking Places (Alcoholic Beverages)	\$195,375	\$375,918	-\$180,543	-31.6

Source: Business data provide by InfoUSA, Omaha, NE Copyright 2004. All rights reserved. 2005, ESRI Forecasts Data Note: Supply (retails sales) estimates to consumers by establishments. Sales to businesses are excluded. Demand (retail Potential) represents the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor is a measure of consumer demand relative to supply, economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments sub sector.

### **Retail Sales & Consumer Spending Overview**

Many communities across the country have researched consumer-spending behaviors to understand local trends. In general, consumers prefer to shop for everyday items close to home. These items include goods and services such as groceries, home cleaning supplies, personal care items, alcohol, cigarettes, automobile repair, beauty salon services, and restaurants. In contrast, consumers are willing to travel farther from home for larger ticket items such as furniture, furnishings, appliances, electronics, clothing, entertainment, automobiles, recreational vehicles and medical services. Finally, consumers are willing to take longer day trips from home in search of specialty shopping experiences that may include dining, entertainment, and recreation.

In order to learn about the spending patterns of Beekman residents, a Retail Goods and Services Expenditure report was obtained from ESRI BIS. ESRI BIS uses data from the U.S. Bureau of Labor Statistics' (BLS) Consumer Expenditure Surveys to identify a baseline-spending pattern. Data from additional surveys, including a Daily Survey for daily purchases and an Interview Survey for general purchases, are used to refine the spending estimates. ESRI BIS integrates data from both surveys to provide a comprehensive database on all consumer expenditures.

The Spending Potential Index (SPI) is household-based, and represents the amount of money spent for a product or service relative to a National average of 100. While local spending habits are compared to a National average, the expenditure outlays are not corrected for regional inflation. Therefore, that a given community spends less on specific goods or services may reflect one of several things: (1) local residents are able to obtain the desired goods or services at a cheaper cost; (2) local residents' interests in such goods and services falls short of the National average or the goods and services are not easily available, or (3) local residents have less disposable income to spend on such items.

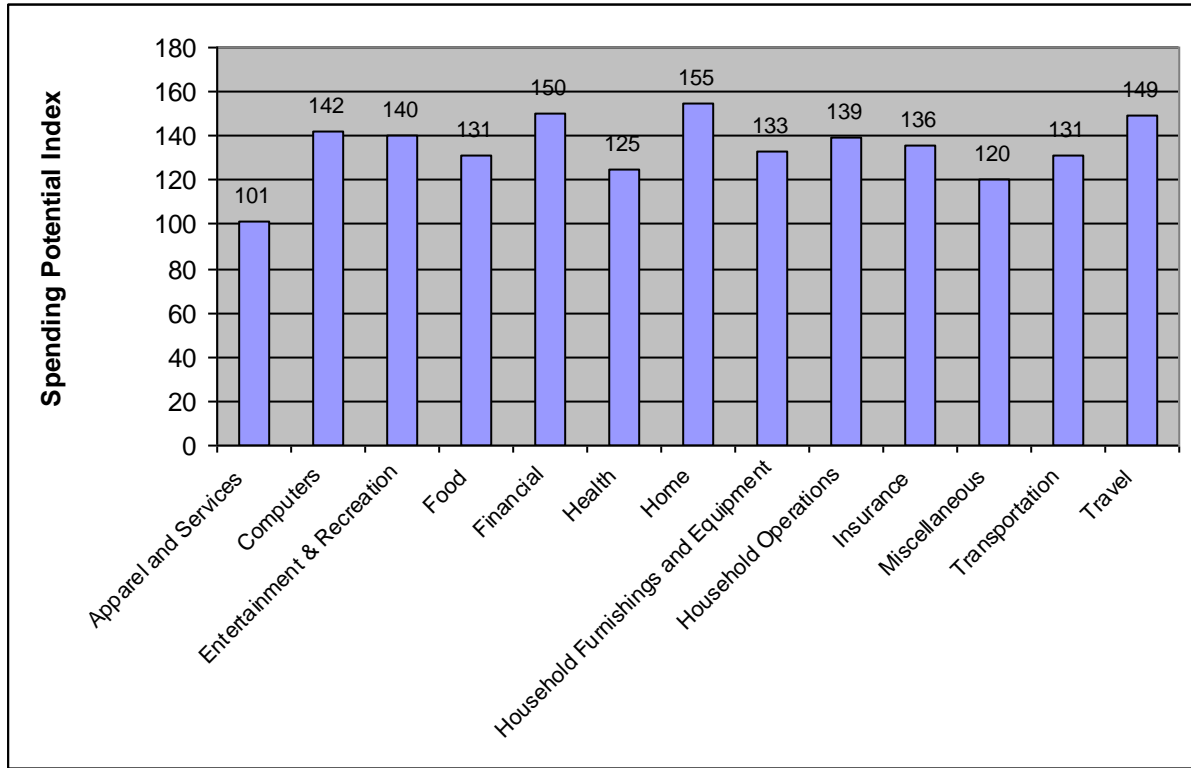
### **Retail Sales & Consumer Spending Analysis**

According to the Spending Potential Index (SPI), for every \$1 spent nationally on retail goods and services, the Town of Beekman residents spend between \$0.54 and \$1.78. However, there are many categories where Town residents spend more than the national averages (100+ SPI). Figure 7, *Town of Beekman Spending Index*, represents the averages of all of the spending potential index values for each major category in the Town. The top three spending categories are Financial, Home, and Travel. Table 28, *Retail Goods and Services*, expands on the information provided by the figure and indicates the Town's spending habits as compared to a nationwide standard within a more detailed framework. As seen in this table, the top three retail goods and services subcategories by expenditures for the Town of Beekman are Apparel Products and Services (at 178), Fees for Recreational Lessons (at 172), and Investments (at 171).

Town residents spend higher than the national average in almost all categories except Women's Apparel and Services (at 92), Footwear (at 54), and Telephones and Accessories (at 56). See Table 28, *Retail Goods and Services Expenditures*, for details. The lowest of all indices in the

Town is Footwear (at 54) under the Apparel and Services category, which means Town residents spend far lower than the national average on this item. Telephone and Accessories (at 56), listed under Household Furnishings and Equipment, had the second lowest index value.

**Figure 7: Town of Beekman Spending Index**



Source: ESRI Business Information Solutions (ESRI BIS). Expenditure Data area derived from the Consumer Expenditure Surveys, Bureau of Labor Statistics. Data was updated in September of 2003 based on Consumer Expenditure Surveys from 1999, 2000, and 2001.

**Table 28: Retail Goods and Services Expenditures – Town**

Town of Beekman		S.P.I	Average Amount Spent	Total
<b>Apparel and Services</b>		101	\$2,745.70	\$12,048,137
	Men's	108	\$555.38	\$2,437,023
	Women's	92	\$857.79	\$3,763,964
	Children's	118	\$523.39	\$2,296,624
	Footwear	54	\$267.72	\$1,174,758
	Watches & Jewelry	150	\$279.54	\$1,226,606
	Apparel Products and Services (1)	178	\$261.89	\$1,149,162
<b>Computer</b>		142		
	Computers and Hardware for Home Use	142	\$320.67	\$1,407,110
	Software and Accessories for Home Use	142	\$44.60	\$195,708
<b>Entertainment &amp; Recreation</b>		140	\$4,613.95	\$20,246,027
	<b>Fees and Admissions</b>	155	\$943.45	\$4,139,872
	Membership Fees for Clubs (2)	153	\$250.48	\$1,099,124
	Fees for Participant Sports, excl. Trips	152	\$173.08	\$759,466
	Admission to Movie/Theatre/Opera/Ballet	145	\$214.41	\$940,817
	Admission to Sporting Events, excl. Trips	152	\$87.16	\$382,463
	Fees for Recreational Lessons	172	\$218.32	\$958,002
	<b>TV/Video/Sound Equipment</b>	132	\$1,436.35	\$6,302,689
	Community Antenna or Cable Television	128	\$770.50	\$3,380,954
	Color Televisions	142	\$179.25	\$786,565
	VCRs, Video Cameras, and DVD Players	139	\$55.76	\$244,663
	Video Cassettes and DVDs	130	\$67.23	\$295,013
	Video Game Hardware and Software	139	\$49.57	\$217,497
	Satellite Dishes	135	\$2.96	\$12,992
	Rental of Video Cassettes and DVDs	132	\$81.48	\$357,524
	Sound Equipment (3)	132	\$221.93	\$973,823
	Rental and Repair of TV/Sound Equipment	128	\$7.67	\$33,660
	Pets	153	\$634.51	\$2,784,213
	Toys and Games	138	\$271.21	\$1,190,067
	Recreational Vehicles and Fees (4)	140	\$574.30	\$2,520,027
	Sports/Recreation/Exercise Equipment (5)	109	\$245.51	\$1,077,290
	Photo Equipment and Supplies (6)	144	\$203.00	\$890,747
	Reading (7)	140	\$305.63	\$1,341,122
<b>Food</b>		131	\$10,835.48	\$47,546,098
	<b>Food at Home</b>	129	\$6,346.72	\$27,849,398
	Bakery and Cereal Products	130	\$937.99	\$4,115,885
	Meat, Poultry, Fish, and Eggs	127	\$1,649.63	\$7,238,589
	Dairy Products	130	\$693.53	\$3,043,190
	Fruit and Vegetables	131	\$1,122.65	\$4,926,201
	Snacks and Other Food at Home (8)	128	\$1,942.92	\$8,525,533
	<b>Food Away from Home</b>	135	\$4,488.76	\$19,696,700
	Alcoholic Beverages	133	\$762.27	\$3,344,854
	Nonalcoholic Beverages at Home	127	\$533.81	\$2,342,370
<b>Financial</b>		150		
	Investments	171	\$7,973.22	\$34,986,469

Town of Beekman		S.P.I	Average Amount Spent	Total
	Vehicle Loans	129	\$7,690.03	\$33,743,867
<b>Health</b>		<b>125</b>		
	Nonprescription Drugs	123	\$139.43	\$611,823
	Prescription Drugs	115	\$653.45	\$2,867,339
	Eyeglasses and Contact Lenses	138	\$118.38	\$519,467
<b>Home</b>		<b>155</b>		
	Mortgage Payment and Basics (9)	167	\$13,686.74	\$60,057,407
	Maintenance and Remodeling Services	164	\$2,918.78	\$12,807,628
	Maintenance and Remodeling Materials (10)	156	\$566.60	\$2,486,252
	Utilities, Fuel, and Public Services	131	\$5,536.83	\$24,295,614
<b>Household Furnishings and Equipment</b>		<b>133</b>		
	Household Textiles (11)	146	\$193.79	\$850,346
	Furniture	147	\$908.89	\$3,988,192
	Floor Coverings	169	\$142.46	\$625,127
	Major Appliances (12)	142	\$403.50	\$1,770,565
	Housewares (13)	113	\$116.44	\$510,946
	Small Appliances	135	\$50.30	\$220,738
	Luggage	155	\$15.83	\$69,448
	Telephones and Accessories	56	\$31.13	\$136,615
<b>Household Operations</b>		<b>139</b>		
	Child Care	157	\$654.01	\$2,869,788
	Lawn and Garden (14)	139	\$603.72	\$2,649,132
	Moving/Storage/Freight Express	128	\$66.93	\$293,699
	Housekeeping Supplies (15)	133	\$1,004.91	\$4,409,529
<b>Insurance</b>		<b>136</b>		
	Owners and Renters Insurance	143	\$632.01	\$2,773,243
	Vehicle Insurance	134	\$1,850.29	\$8,119,078
	Life/Other Insurance	141	\$915.70	\$4,018,073
	Health Insurance	125	\$2,260.00	\$9,916,874
<b>Miscellaneous</b>		<b>120</b>		
	Personal Care Products (16)	130	\$586.98	\$2,575,683
	School Books and Supplies (17)	118	\$138.01	\$605,603
	Smoking Products	112	\$558.21	\$2,449,446
<b>Transportation</b>		<b>131</b>		
	Vehicle Purchases (Net Outlay) (18)	130	\$7,633.38	\$33,495,287
	Gasoline and Motor Oil	129	\$2,383.03	\$10,456,751
	Vehicle Maintenance and Repairs	135	\$1,445.76	\$6,343,982
<b>Travel</b>		<b>149</b>		
	Airline Fares	148	\$581.10	\$2,549,871
	Lodging on Trips	150	\$593.96	\$2,606,279
	Auto/Truck/Van Rental on Trips	156	\$70.50	\$309,373
	Food and Drink on Trips	143	\$655.86	\$2,877,920

Source: ESRI Business Information Solutions (ESRI BIS).

## **Business Analysis**

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Table 29, *Business Summary*, presents ESRI BIS forecasts for employment in Beekman in 2006, breaking down the various business sectors by number of establishments and number of employees, as well as indicating the share each one comprises to total employment in the area.

Several caveats should be noted about this information. ESRI obtains the information from InfoUSA, a sales leads and mailing list company. InfoUSA tracks data using a variety of sources, including telephone directories, court data, public information available from the state, annual reports, newspapers, Security Exchange Commission filings, business registrations, etc. If the accounting for an existing business is done elsewhere, such as a regional headquarters, or if an establishment is a franchise, economic data may be reflected in the data for the community housing the headquarters, instead of the local establishment.

As shown in Table 28, *Business Summary*, in the Town of Beekman, the government sector contributes the largest number of jobs to the local economy, representing 53.8% of all jobs. The service sector contributes 15.5%, while the retail trade industry represents 11.8% of the Town's total jobs. The construction sector contributes 9.1%, while the agriculture and mining sector represents only 2.1% of the Town's total employment.

There were several sectors in the Town that are not represented at all. These include general merchandise stores and apparel & accessory store.

### **Breakdown of Industrial Sectors**

Table 29, *Business Summary*, presents ESRI Business Information Solutions, Inc. forecasts for employment in the Town of Beekman for 2005, breaking down the various business sectors by number of establishments and number of employees, as well as indicating the share each one comprises.

The Town government contributes a substantially larger number of jobs to the local economy (891) than all other industries, accounting for 53.8% of all jobs. At a distant second, the services industry employs 257 people, representing 15.5% of the workforce in the Town, which is next followed by retail trade (11.8%) and manufacturing (2.2%). The industries least represented in the Town included communication and electric, gas, water, and sanitary services; both of which claimed only 2 employees each and comprised 0.1% of the total number of jobs in the Town.

**Table 29: Business Summary**

Industrial Sector	Town of Beekman			
	Businesses		Employees	
	#	%	#	%
Agriculture & Mining	7	2.9%	35	2.1%
Construction	54	22.7%	151	9.1%
Manufacturing	5	2.1%	36	2.2%
Transportation	6	2.5%	30	1.8%
Communication	1	0.4%	2	0.1%
Electric, Gas, Water, Sanitary Services	2	0.8%	2	0.1%
Wholesale Trade	8	3.4%	18	1.1%
Retail Trade Summary	48	20.2%	196	11.8%
Home Improvement	3	1.3%	33	2.0%
General Merchandise Stores	0	0.0%	0	0.0%
Food Stores	6	2.5%	43	2.6%
Auto Dealers, Gas Station, Auto Aftermarket	8	3.4%	20	1.2%
Apparel & Accessory Store	0	0.0%	0	0.0%
Furniture & Home Furnishings	3	1.3%	3	0.2%
Eating & Drinking Places	16	6.7%	68	4.1%
Miscellaneous Retail	12	5.0%	29	1.8%
Finance, Insurance, Real Estate Summary	14	5.9%	36	2.2%
Banks, Savings & Lending Institutions	3	1.3%	14	0.8%
Securities Brokers	1	0.4%	2	0.1%
Insurance Carriers & Agents	5	2.1%	14	0.8%
Real Estate, Holding, Other Investment	5	2.1%	6	0.4%
Services Summary	77	32.4%	257	15.5%
Hotels & Lodging	2	0.8%	7	0.4%
Automotive Services	10	4.2%	30	1.8%
Motion Pictures & Amusements	9	3.8%	17	1.0%
Health Services	2	0.8%	1	0.1%
Legal Services	2	0.8%	4	0.2%
Education Institutions & Libraries	2	0.8%	118	7.1%
Other Services	50	21.0%	80	4.8%
Government	11	4.6%	891	53.8%
Other	5	2.1%	1	0.1%
Totals	238	100.0%	1,665	100.0%



### **Tourism Resources**

The Dutchess County Tourism Promotion Agency (DCTPA) was established in 1984. The officially designated destination marketing organization for Dutchess County, it brings tourism dollars to area businesses by marketing and promoting the assets of Dutchess County. DCTPA is an agency of the Dutchess County Economic Development Corporation.



DCTPA sponsors a number of tours of this Hudson Valley region one of which is the publication “Dutchess County Scenic and Historic Drive Tours. The tour publication guides visitors through three of Beekman’s’ Hamlets- Beekmanville, Greenhaven, and Poughquag, identifying many of the older houses and historic sites along the way.

### **Non-Residential Development**

The Town recognizes the need for nonresidential development in the Town of Beekman. While primarily a bedroom community, commercial development is encouraged in designated areas of the Town. In the past five years the following nonresidential developments and/or expansions have been presented to the Town for approval.

- Giamo Electric Company – Route 55 (Electrical Contractor). Renovated an existing older structure to accommodate the use; will add a warehouse and large vehicle storage facilities in the Town.
- Crossroads Plaza – Gardner Hollow Road Extension (Pending Approval). Primarily office and retail.
- Mideras Plaza – Route 55 (Completed approximately 1 year ago). Rebuilt a dilapidated building. One restaurant currently open. Original plans include office space and beauty parlor, but the owner has subsequently revised.
- P. Sal & Sons (Preliminary Approval). Located in the Commercial-2 Zoning District. Proposed retail.
- Harmony Commons – Route 55 (Preliminary Approval). Proposed multi-story retail and office space.
- Precision Auto Body – Route 55. Expansion of building.

### **Regional Economy**

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#### **Economic Development in Dutchess County**

The following section describes economic development in Dutchess County. A substantial portion of the information in this section was found on the Dutchess County Economic Development Corporation’s website. Some economic development trends at the County level reflect those

observed in the Town of Beekman, and it is important understand the relationship between the two. Comprehending economic development in a larger context helps inform the Town about local opportunities.

**Top County Employers**

IBM Corporation remains the leading employer in the County as it has for decades, accounting for greater than four times the number of employees at Health Quest, the next largest employer. IBM’s manufacturing plants are located in Hopewell Junction and Poughkeepsie, each employ more than 5,000 workers.

The following is a list of the County’s top employers.

**Table 30: Dutchess County Top Employers**

Employer	Employment Level
IBM Corporation	11,400
Health Quest (Vassar Brothers Hospital)	2,400
Dutchess County Gov.	2,000
St. Francis Hospital	1,950
Taconic Development Service Office	1700
Wappinger Central School District	1,250
Vassar College	1,224
Arlington Central School District	1,150
NYS Dept. of Transportation	1,050
Marist College	1,014
GAP, Old Navy	900
Phillips Semiconductor Manufacturing	800

Source: Dutchess County Economic Development Corporation

The top employers’ list also corresponds to Table 30, *Dutchess County Employment by Industry*, which shows that educational, health and social services, manufacturing, and retail trade represent the greatest percentages of the labor force in the County. Educational, health and social services account for more than 1 of 4 jobs in the County, slightly higher than in the Town of Beekman where the industry accounts for approximately 1 of 5 jobs. In the top employers’ list, a number of businesses begin to contribute to this sector, including St. Francis Hospital, Wappinger Central School District, Vassar College, Arlington Central School District and Marist College.

## **Regional Economic Planning Efforts**

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### **Dutchess County Economic Development Corporation**

The Dutchess County Economic Development Corporation (DCEDC) is a public/private partnership at the center of business development needs and activities in the County. Its mission is to attract, retain and expand for-profit and not-for-profit businesses for the benefit of Dutchess County.<sup>44</sup> The main goals of the DCEDC are to develop industry clusters, support the creation of viable commercial properties and market the county as a prime business location.

The DCEDC strongly encourages technology-related business development while also devoting effort towards the telecommunications and healthcare industries. An organization called the Mid-Hudson Technology Council (MHTC) operates under the DCEDC and works to coordinate business development, technology development and academic opportunities. The MHTC helps create a sustainable business environment where companies become established, expand, and are revitalized in the future by a locally trained quality workforce and the provision of ample resources.

### **Dutchess County Industrial Development Agency**

The Dutchess County Industrial Development Agency (DCIDA) was established in 1976 and serves all Villages, Towns and cities in the County. It represents a public benefit corporation established to promote economic development and create jobs within the County. Certain privileges and expectations are given to industrial development agencies since they are created by the state, which include tax exemption, the authority to acquire property and the responsibility of issuing bonds for economic development projects. All acquired properties and interest income on bonds is tax exempt, keeping the interest rate low for loans issued by the IDA. In summary, the DCIDA provides low interest financing for the acquisition, construction and equipping of certain manufacturing, research and industrial projects.

### **Dutchess County Tourism Promotion Agency**

The Dutchess County Tourism Promotion Agency provides information about tourist attractions and services to assist visitors in planning their trip to the County. Their detailed website highlights places to visit, lodging, restaurants, transportation, activities, events and colleges in the area. Information is also available about holding business meetings and conferences in the area, which is conveniently located between New York City and Albany.

The agency also maintains a staff of travel planners that assist visitors planning to travel to the area for business or personal reasons. They provide information catered specifically to an individual or group's needs, with services ranging from mailing maps to offering tours and providing transportation when visitors arrive in the area.

### **Empire Zones Program**

The Empire Zones Program was created by the State as part of economic revitalization efforts aiming to revitalize and expand New York's economy. Empire zones are defined as areas where businesses have access to vacant lands, existing industrial and commercial infrastructure, a skilled workforce and abundant resources such as power and water.<sup>45</sup> The Zones primarily attract businesses by offering tax credits and exemptions.

Dutchess County currently hosts seven empire zones ranging from 6.51 acres to 748.85 acres and claiming over 380 businesses. While none are found in the Town of Beekman, three empire zones are located in neighboring municipalities.

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## Appendix C: Public Participation Process

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## Appendix D: Fishkill Creek Significant Habitats

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## Appendix E: Build-out Analysis

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## Appendix F: Bibliography

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- <sup>38</sup> Town of Beekman Resolution No. 05:21:07 Re: Recognizing the Town of Beekman as a Preserve America Community.
- <sup>39</sup> Preserve America official site. <http://www.preserveamerica.gov/communities.html>. Last updated February 12, 2007. Accessed June 8, 2007.
- <sup>40</sup> Dutchess County, <http://www.co.dutchess.ny.us/CountyGov/Departments/PublicWorks/PWhighway.htm>
- <sup>41</sup> <http://www.dutchessny.gov/CountyGov/Departments/Planning/PLpdctcIndex.htm>
- <sup>42</sup> <http://www.co.dutchess.ny.us/CountyGov/Departments/Planning/PLpdctcConnections2025.htm>
- <sup>43</sup> <http://www.co.dutchess.ny.us/CountyGov/Departments/Planning/Draft20062007UPWP022006.pdf>
- <sup>44</sup> Dutchess County Economic Development Corporation website. <http://www.thinkdutchess.com/about-dcedc/>
- <sup>45</sup> New York State Department of Taxation and Finance. <http://www.tax.state.ny.us/sbc/qeze.htm>