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# Town of Blooming Grove

## DRAFT Community Preservation Plan

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**Town of Blooming Grove**  
**Orange County, New York**

**January 2020**

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**January 2020**

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# Town of Blooming Grove Community Preservation Plan

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The Blooming Grove Community Preservation Plan is organized into three sections:

**Part 1: Introduction and Summary**, provides an overview and the context for community character preservation efforts in the Town of Blooming Grove.

**Part 2: Community Preservation Plan Methodology, Preservation Themes, Projects, Parcels and Priorities**, lists the key parcels and project areas which will direct priorities for land preservation.

**Part 3: Summary and Evaluation of Land Use Alternatives to Protect Community Character**, identifies alternative regulatory and other mechanisms to protect lands deemed worthy of preservation.

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# Part 1. Introduction and Background

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## A. Background

### 1. The Town of Blooming Grove

#### *Landscape*

The Town of Blooming Grove is located centrally in Orange County, New York, and encompasses approximately 35 square miles which includes the incorporated Villages of Washingtonville (established in 1895) and South Blooming Grove (established in 2006). The Town adjoins the Towns of Woodbury and Cornwall to the east, the Towns of New Windsor and Hamptonburgh to the north and northwest, the Towns of Goshen and Chester to the west, and the Towns of Monroe and Palm Tree to the south. Within the Town of Blooming Grove, the incorporated Village of Washingtonville encompasses 2.5 square miles and the Village of South Blooming Grove encompasses 4.98 square miles of land area.<sup>1</sup> The unincorporated area makes up approximately 79 percent of the entire Town.

The Town contains incredible scenic, historic, agricultural and natural resource value that make up its bucolic character, evident as one travels throughout the Town. From working agricultural landscapes

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<sup>1</sup> Orange County GIS. Orange County Parcels 2017. OCGIS.orangecountygov.com. Analysis by NP&V.



throughout the Moodna Creek watershed, to the Hudson Highlands West Important Bird Area,<sup>2</sup> Schunnemunk State Park and trailheads linking the Town to two important long distance trails in New York State: the Long Path and the Highlands Trail, Blooming Grove is a Town filled with important resources. The agricultural open spaces provide a visual contrast to the iconic mountains and hills and define the overall landscape of Blooming Grove. In addition to culturally and economically important farmland, the Town contains thousands of acres of intact, uninterrupted forest lands, which are critical connecting important wildlife habitats across the Hudson Highlands.

The Town of Blooming Grove is part of the Hudson Highlands region. The Hudson Highlands are a mountain range spanning both sides of the Hudson River in New York State lying primarily in Putnam County on the east bank and Orange County on its west. The Hudson Highlands are part of a larger Highlands range which extends into New Jersey and Connecticut. Schunnemunk Mountain is considered part of the Highlands and is the highest elevation in Orange County. The Town's mountain landscape includes Schunnemunk Mountain, as well as Bull Mine and Goose Pond Mountains, Round Hill, and Woodcock Hill which parallel Schunnemunk. This area of the Town serves as vital habitat to many species of flora and fauna, including species listed as threatened or endangered. The southernmost edge of Schunnemunk Mountain State Park is approximately three miles (as the crow flies) from the border of northern Harriman/Bear Mountain State Park - the second largest New York State Park, which encompasses the majority of the NYS Hudson Highlands west of the Hudson River.

Blooming Grove is also characterized by rolling hills and winding valleys, with several major surface streams and water bodies draining these lands. The Moodna Creek and its floodplain dominate the northern landscape of Town, and the creek roughly follows the Village of Washingtonville border. It is fed by the Cromline Creek and Satterly Creek each of which run completely through the Town, as well as other minor tributaries. The Moodna Creek is a tributary to the Hudson River and as such provides important habitat for diadromous, or migratory, fish species that rely on the clear, oxygen rich waters of the creek to mate and spawn their young.<sup>3</sup>

Within the Town's valleys, over 6,803 acres of farmland were recognized as regionally important through enrollment within Orange County Agricultural District #1 in 2014.<sup>4</sup> In 2017, based on Town tax assessment data 2,828 acres (42%) of active farmland remain within Blooming Grove of which 57% or 1,612 acres are field crops, 14% or 395 acres are livestock and 11% or 311 acres are dairy farms.<sup>5</sup> Much of the farmland enrolled with Orange County Agriculture District #1 is now fallow, has been subdivided for residential development, or is slated for subdivision. Development pressures, and the challenges of

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<sup>2</sup> Important Bird Areas (IBA) are designated by New York State Audubon to protect large, contiguous forests which are crucial to the survival of threatened or endangered bird species such as the cerulean warbler, wood thrush and prairie warbler. The Hudson Highlands West IBA encompass the western slope of Schunnemunk Mountain in Blooming Grove including parts of South Blooming Grove.

<sup>3</sup> Orange County Water Authority. *Moodna Creek Watershed Management Plan*. March 2010. P 19. Accessed October 2019.

<sup>4</sup> Orange County GIS. Agricultural Districts, Orange County NY, 2014. Cornell University Geospatial Information Repository. Analysis by NP&V.

<sup>5</sup> Orange County GIS. Orange County Parcels 2017, Property Class Code. OCGIS.orangecountygov.com. Analysis by NP&V.



maintaining a modern farm, threaten the historic and culturally significant agricultural economy and landscape of the Town of Blooming Grove.

Given the extensive natural, historic, scenic and agricultural resources situated in the Town, and the development pressures being brought to bear on these resources, the Town of Blooming Grove is taking steps to protect its unique community character.

### ***Open Space Land Uses***

The open space assets identified above, which provide the backdrop to the Town's villages and developed neighborhoods, define the Town's community character. Fifteen percent of the Town's land area is dedicated to agriculture and 30 percent is undeveloped or vacant, thus nearly half of the land in the Town is available to be subdivided or developed, although land constrained by wetlands and other environmentally sensitive features will limit development to a lesser or greater extent. While Blooming Grove's landscape is still characterized by its rural, historic and scenic open spaces, very little land is formally protected, i.e., through a conservation easement, owned by a land trust or open space organization, or owned by the municipality.

Of the approximately 17,000 acres in the Town (including the villages), only 649 acres, or 3.8% of the lands are protected as a parkland or designated open space through conservation organization purchase. Much of the protected land is located atop Schunnemunk Mountain. Small parks are scattered throughout the Town and its villages – within the older subdivisions of the Town and its villages, municipally-owned open space corridor systems wind through them – often, these areas contain streams or wetlands which could not be developed. Recognizing the importance and benefit of the Town's open spaces which provide Blooming Grove its unique community character and the existing gap in protected open space, the Town initiated a planning process to identify and prioritize lands which are worthy of protection in order to preserve and protect the Town's community character.

## **2. Blooming Grove Community Preservation Plan Framework**

On June 4, 2019, the Blooming Grove Town Board ("Town Board") formed a Community Preservation Plan Committee ("CPPC") to oversee preparation of the Town of this Blooming Grove Community Preservation Plan ("CPP"). The committee consists of five appointed members. These members are residents of the Town and have been members of various committees including the Blooming Grove Zoning Review Committee and the Conservation Advisory Commission.

The Blooming Grove Community Preservation Plan builds upon the Open Space Inventory,<sup>6</sup> and identified priority parcels and projects that are to be protected as open space in order to preserve the Town's community character. It furthers the objectives of the Town of Blooming Grove 2005 Comprehensive Plan to prioritize parcels for preservation and to identify mechanisms for their protection. Existing and proposed mechanisms include, but are not limited to: acquisition strategies; existing subdivision, zoning, wetland and other regulations that protect the Town's open space resources; and, other mechanisms which could be implemented, including transfer of development rights ("TDR") or purchase of development rights ("POD") as further described in this Plan.

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<sup>6</sup> Adopted October 15, 2019.

The CPP incorporates the following:

- 1. The Plan lists every mechanism which the Town plans to utilize, including acquisition should it create a Community Preservation Fund.**
- 2. The Plan identifies every parcel in the Town which should be further evaluated for preservation in order to protect community character.**
- 3. The Plan provides for a detailed evaluation of all available land use and regulatory alternatives to protect community character, including but not limited to:**
  - a) Fee Simple Acquisition
  - b) Zoning and Subdivision Regulations
  - c) Transfer of Development Rights
  - d) Purchase of Development Rights
  - e) Incentive Zoning
  - f) Conservation Easements
- 4. The Plan establishes project areas for community character preservation. The Plan's focus involves the following:**
  - establishment of parks, nature preserves, or recreation areas;
  - preservation of open space;
  - preservation of lands of exceptional scenic value;
  - preservation of wetlands, streams and rivers and adjacent lands including floodplains necessary to protect them in a natural, free-flowing condition;
  - preservation of aquifer recharge areas;
  - preservation of undeveloped shorelines such as along lakes and streams;
  - establishment of wildlife refuges for the purpose of maintaining native animal species diversity, including the protection of habitat essential to the recovery of rare, threatened or endangered species;
  - preservation of unique or threatened ecological areas;
  - forested land;
  - preservation of public access to lands for public use;
  - preservation of historic places and properties listed on the National Register or New York State Registers of Historic Places; and
  - preservation of agricultural lands.

Land parcels have been prioritized based on the following five major preservation themes which were identified as important by the public during preparation of the Town of Blooming Grove Open Space Inventory ("OSI"). Specifically, the 12 open space resource categories identified in the online survey were consolidated into five preservation themes. These preservation themes are as follows, discussed in more detail in Part 2:

- |                                     |               |
|-------------------------------------|---------------|
| 1. Aquifers and Water Supply        | = 8,889 acres |
| 2. Recreation and Trail Connections | = 4,634 acres |
| 3. Working Farmlands                | = 5,225 acres |
| 4. Mountain Landscapes              | = 3,352 acres |
| 5. Wildlife Habitat/Corridors       | = 7,304 acres |

The acreages identified above are the total land area which is identified for each preservation theme. There is overlap in these acreages- some lands that are identified as important for aquifer and water protection are also important to working farmland. The themes, priority parcels, and acreages are discussed in detail in this Plan.

### 3. Local and Regional Planning Context

As part of the planning process, the CPPC considered the role of open space in Blooming Grove within the surrounding region. This section identifies relevant plans and policies which relate to the preservation of community character in the Town. This is important in order to identify potential stakeholders who may be willing to collaborate and partner with the Town on the preservation of these resources, based on the policies and objectives set forth in the local and regional plans described below, and which plans provide much of the supporting information set forth in Part 2 of this document.

#### ***2005 Comprehensive Plan and Draft Comprehensive Plan Update***

Land use development policies and regulations within the Town are guided by the Town's adopted 2005 Comprehensive Plan. However, the Town Board recognizes that changes have occurred since the Plan was adopted, including the incorporation of the Village of South Blooming Grove, therefore an update to the 2005 Plan is currently being drafted.

The 2005 adopted Plan set forth the following Town Vision:

*"The Town seeks to retain its rural character by directing commercial development in appropriate locations and providing a broad range of housing options."*

The 2005 Comprehensive Plan includes the following goals related to natural resources and scenic and historic preservation:<sup>7</sup>

#### **Natural Resources**

- *The Town seeks to protect open space.*
- *The Town seeks to protect scenic vistas, characteristic of the local area.*
- *The Town seeks to protect existing natural resources.*
- *The Town seeks to protect rare species and rare ecosystem types.*

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<sup>7</sup> AKRF, Prepared for Town of Blooming Grove. *Town of Blooming Grove Comprehensive Plan*. December 25, 2005. Pages 10-1 through 10-3.

### **Historic and Cultural Resources**

- *The Town of Blooming Grove will strive to recognize, preserve, protect, and celebrate its rich culture and history.*
- *The Town of Blooming Grove will strive to recognize, preserve, protect, and celebrate its existing cultural resources.*

### **Land Use**

- *The Town seeks to balance its growth with the preservation of its rural character and natural environment.*
- *The Town seeks to provide incentives to encourage new or existing agricultural uses.*

The draft Comprehensive Plan Update as of October 2019 notes concerns surrounding the preservation of the rural character of the community, the agricultural way of life, and protection of groundwater resources. The 2019 draft vision for the Town is stated thus:

*“The Town of Blooming Grove desires to remain an attractive community that is rural to semi-rural in community character by protecting and preserving its extensive expanses of mountainous forested uplands and rolling agricultural valleys. Residential and commercial development should be concentrated within and adjacent to the Town’s incorporated villages which have more capacity to accommodate it, or within the County’s regional urban centers. Residential and nonresidential development that is introduced into the unincorporated area must be tucked into landscape rather than dominating it. Blooming Grove seeks to preserve its town character by ensuring that new housing and commercial development is at a scale and density that does not overwhelm and dominate the Town’s natural, scenic and historic resources. The Town sees the preservation of its rural character as a means to promote a diverse economy, one which embraces appropriately scaled tourism- and agricultural-related activities.”*

### **2004 Orange County Open Space Plan**

Given Orange County’s current and projected population growth and the related demand for services, the 2004 Orange County Open Space Plan was designed to: define the uniqueness and environmental characteristics of the County as they relate to quality of life; define future open space needs; and, recommend County and other priority actions needed to protect key open spaces.<sup>8</sup>

Orange County specifically identifies views of Oxford Depot meadows in Blooming Grove from Route 17 as a scenic area of significance – it is one of only 11 scenic areas of significance selected in the County.<sup>9</sup>

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<sup>8</sup> Diana, Edward A. *Orange County, NY Open Space Plan: Quality of Life for Future Generations*. July 2004. P I/II-1

<sup>9</sup> Ibid. P IIIE-4.



The 2004 Open Space Plan also identifies priority water bodies and biological diversity hotspots in Orange County.<sup>10</sup> These include Moodna Creek priority water body and Schunnemunk Mountain biodiversity area in Blooming Grove. The Plan states that one of the most important actions that both the County and local governments can take to maintain and enhance the County's unique biological diversity is to preserve biological "hotspots". These areas have high concentrations of rare or otherwise critical species, both plant and animal, or contain significant natural communities. Schunnemunk Mountain and its environs is specifically identified as a Core Biological Diversity Area (Figure 1).

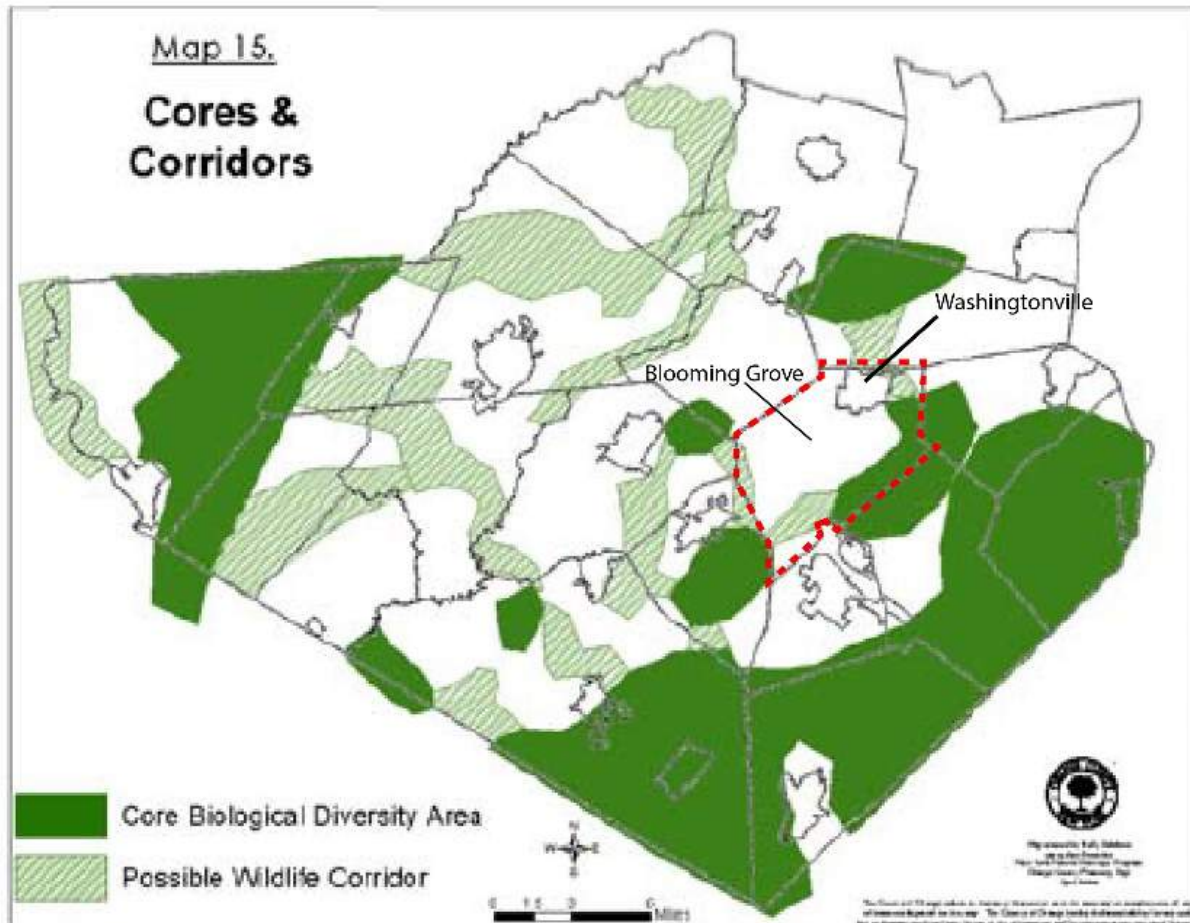


Figure 1: Core Biological Diversity Areas and Wildlife Corridors depicted in 2004 Orange County Open Space Plan.

The County recommends protecting areas with noteworthy biological diversity within and adjacent to these areas; discouraging intense development within these areas; require the completion of a thorough biological inventory and species impact analysis before site design; and require that any development in the area be designed so that the project has a minimal impact on the biological resources of the area.

Lands between Schunnemunk Mountain and Goosepond State Park in Blooming Grove are identified as a possible wildlife corridor in the Plan. A possible wildlife corridor is also recommended on the east side of the Village of Washingtonville, generally in and around Station Road, which connects to the Moodna Creek corridor, Schunnemunk Mountain and Woodcock Mountain. Lastly, the County's Open Space Plan

<sup>10</sup> Ibid. P IIIF-13.

recommends that farms be protected within the County, and that municipalities should ensure that their land use policies remain “farm-friendly”.<sup>11</sup>

### ***Moodna Creek Watershed Conservation and Management Plan, 2010***

In 2010 the Orange County Water Authority published the *Moodna Creek Watershed Conservation and Management Plan*. The goals of the plan are to: 1) summarize existing conditions, 2) identify and describe issues important to local communities and stakeholders and 3) develop a list of action items and recommendations.<sup>12</sup>

The Moodna Creek Watershed stretches across 22 municipalities including all of the Town of Blooming Grove and empties into the Hudson River just north of Cornwall on Hudson (Figure 2).<sup>13</sup> As is evident from Figure 2, all precipitation that falls in Blooming Grove contributes either to the Cromline Creek, Seely Brook, Satterly Creek, Perry Creek or North Creek subwatersheds which then flows into the Moodna Creek.

Because the Moodna Creek empties into the Hudson River Estuary<sup>14</sup>, it is an important contributor to the health of the estuary. The Moodna Creek contributes freshwater to the brackish water of the Hudson, contributes vital nutrients to the River such as carbon that provides food for fish, and can also input pollutants from land uses within the watershed.<sup>15</sup> “Moodna Creek is an important spawning area for anadromous fishes, such as alewife, blueback herring, smelt, white perch, tomcod and striped bass.”<sup>16</sup>

One of the major issues identified during this planning process is the building and infrastructure damage that was caused by more recent flood events. The Village of Washingtonville, which was designated a New York Rising Community as a result of the extensive damage that resulted from Hurricane Irene and Tropical Storm Lee in 2011, is particularly aware of this issue. The Village of Washingtonville was awarded state and federal funds to demolish damaged homes and acquire the remaining properties. Satterly Creek, Cromline Creek and Perry Creek have also experienced issues related to flooding.<sup>17</sup>

Threats to biodiversity due to habitat loss and invasive species are all pervasive issues in the Moodna Creek watershed. Suburban sprawl is noted as a contributor to habitat loss, as it “fragments the landscape into smaller and smaller pieces of habitat... the resulting patchwork of land uses creates ideal conditions for invasive species to take hold.”<sup>18</sup>

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<sup>11</sup> Ibid. P IV-5.

<sup>12</sup> Orange County Water Authority. *Moodna Creek Watershed Management Plan*. March 2010. P 8. Accessed October 2019.

<sup>13</sup> Ibid. P 12.

<sup>14</sup> <https://www.dec.ny.gov/lands/4923.html>.

<sup>15</sup> Orange County Water Authority. *Moodna Creek Watershed Management Plan*. March 2010. P 18. Accessed October 2019.

<sup>16</sup> Ibid. P 19.

<sup>17</sup> Ibid. P 63.

<sup>18</sup> Ibid. P 77.



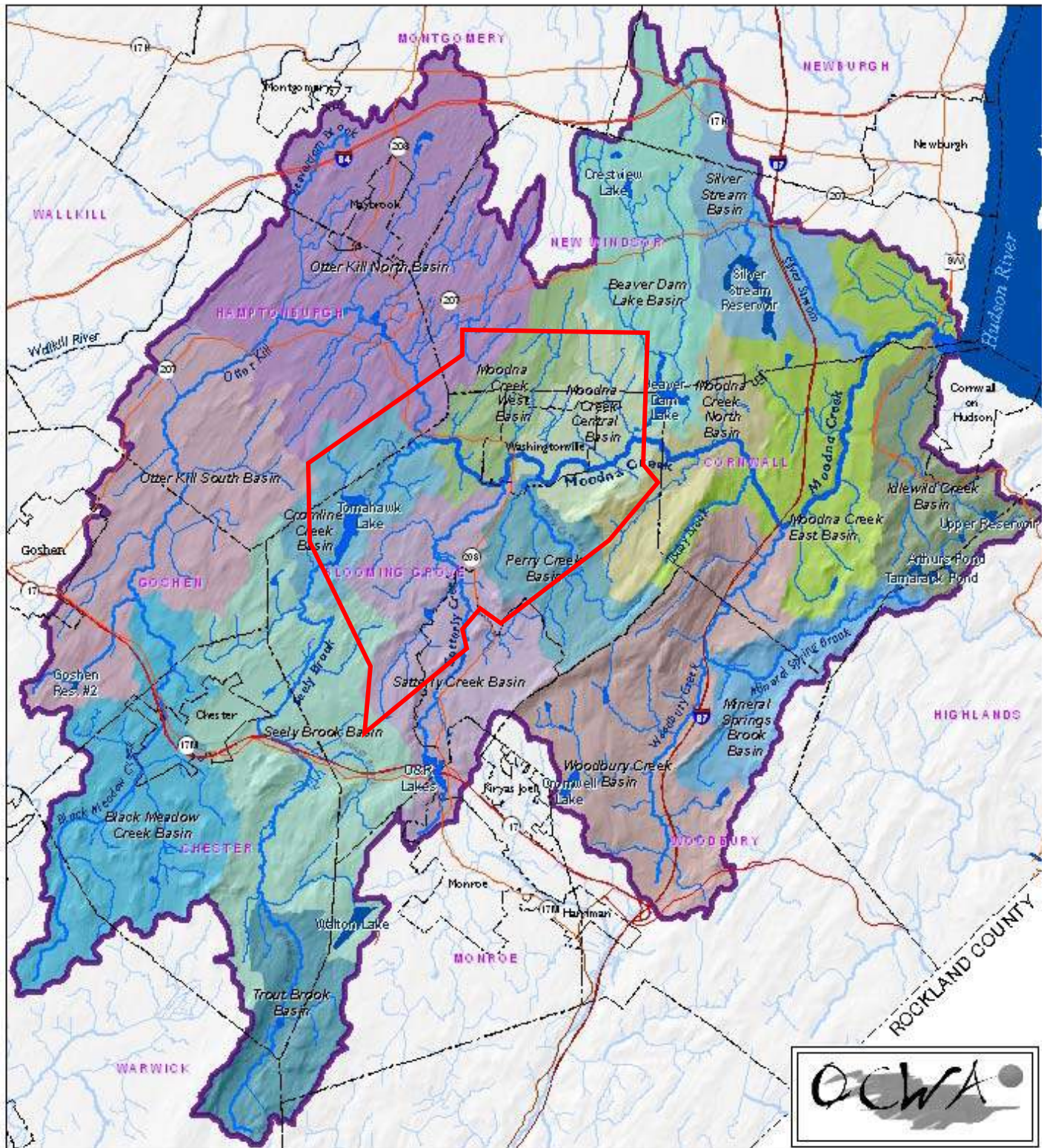


Figure 2: A Map of the Moodna Creek Watershed included in the Watershed Management Plan.

The Moodna Creek Management Plan also noted that the drought of 2001-2002 showed that the recorded safe yields for water supply are greatly overestimated for many of the water supply systems, including those in Washingtonville and Blooming Grove. During this drought, the Town of Blooming

Grove Water Districts 1 and 6 had to draw down on emergency wells to accommodate the needs of the community. Surrounding communities were similarly affected.<sup>19</sup>

Among the recommendations provided in the Management Plan, the following are most relevant to protecting the Moodna Creek and the water supplies within the Town of Blooming Grove:<sup>20</sup>

- Protect riparian buffers from development.
- Enhance habitat protection during the development review process.
- Participate in the Greenway Compact Program, which helps participating communities strategize to preserve scenic, natural, historic, cultural and recreational resources.
- Audit and update local codes to promote low impact development.
- Fund a regional stormwater specialist.
- Support development of local Conservation Advisory Councils.
- Reassess safe yields for public and community water supplies.
- Continue stream biomonitoring research and determine causes of pollution.
- Expand public access to water related recreation.
- Continue biological research and restoration.
- Educate and foster public understanding on the needs of biological resources, including forests, wetlands and other natural areas.
- Engage and support residential lake communities in lake management.
- Reach out to owners of important water resources to educate about the importance of land management techniques.
- Identify potential riparian restoration and conservation projects.
- Assign historic landscape protection to the Moodna Viaduct and Valley area in the Towns of Cornwall and Blooming Grove.
- Identify, protect and manage important habitats.
- Protect and manage important water resources.

The above list is not comprehensive but identifies the recommendations that impact the portions of the watershed within the Town of Blooming Grove, and to which the Town can contribute through local regulation and planning. The adoption of this Community Preservation Plan will address some of the recommendations on this list.

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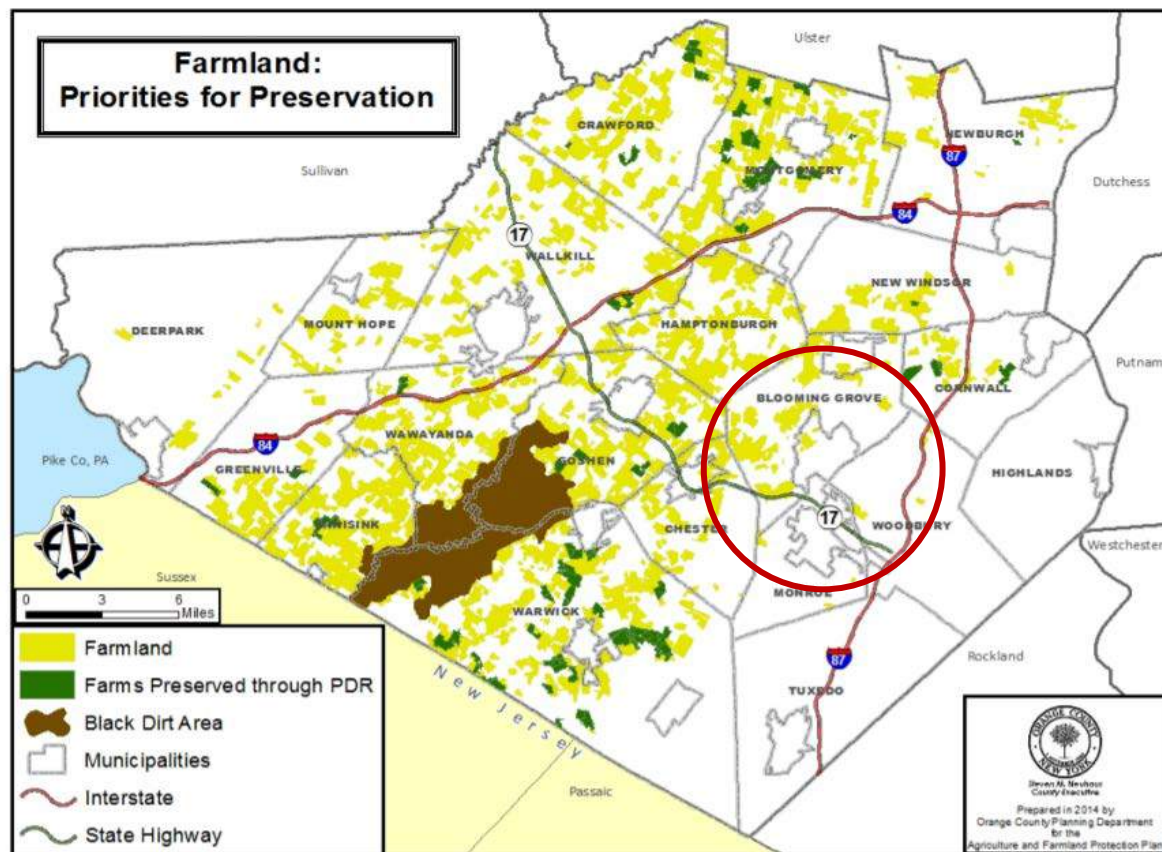
<sup>19</sup> Ibid. P 78.

<sup>20</sup> Ibid. P 87-98.



### 2015 Orange County Agricultural and Farmland Protection Plan

New York State requires that a county farmland protection plan identify land areas that should be protected.<sup>21</sup> The 2015 Orange County Agricultural and Farmland Protection Plan notes that there are no farms protected in the Town of Blooming Grove through the purchase of development rights process; the Town of Warwick is the only municipality with an active farmland preservation program. The County Plan includes criteria that are useful for evaluating, or even ranking, farms that are applying to a purchase of development right (PDR) or transfer of development rights (TDR) program or are otherwise seeking protection. Identification of priority farmland implements one of the 2010 County Comprehensive Plan recommendations; the Comprehensive Plan recommended that priority farmlands be protected by county, municipal and nonprofit entities.



MAP 5: FARMLAND.

*Figure 3: Priority preservation areas noted in the 2015 Orange County Farmland Protection Plan.*

<sup>21</sup> New York's Department of Agriculture and Markets Circular 1500 includes a requirement that county level agriculture and farmland protection plan must include an identification of any land or areas proposed to be protected. The State has elevated the importance of county-level priority farmland identification because they give funding to farmland protection projects that are consistent with local agriculture and farmland protection plans.

A map in the Plan illustrates the priorities for preservation (Figure 3) – numerous farms within the Town of Blooming Grove are identified. Priority farmlands in Orange County shown in Figure 3 are identified based on the following six (6) criteria<sup>22</sup>:

1. Existing farmland in proximity to protected farms: farms near protected farmland or the Black Dirt Region are priorities for protection so as to encourage farm clusters. Note that while black dirt farms are not eligible for any PDR funding – they are considered “undevelopable” and thus have little to no development rights to purchase – but that this Region is one of the County’s most critical and intensively farmed areas. Farms located in close proximity to this Region are thus high priorities.
2. Farm size: the larger the farm, the higher the priority.
3. Soil type: prime soils and soils of statewide importance are priorities, with slightly more weight being given to farms having prime soils.
4. Priority for development: Areas outside of the County’s adopted Growth Areas are slightly higher priorities for preservation than those within its boundaries. This Map is a component of the County’s Comprehensive Plan (2010, or its successor), with the Growth Areas being described in the Plan as follows: “...the Growth Areas include the historic cities and villages of the County where growth has historically occurred, with some outlying areas for logical projected growth.”
5. Project readiness: commitment of matching funds or agreements for donations to meet the required match for executing a PDR project. One way this can be evidenced is by a written commitment signed by all involved landowners.
6. Level of agricultural activity and farm infrastructure: farms with existing barns, wells, sheds, and other farm facilities are priorities.

This CPP identifies lands that are recommended project areas based on their agricultural value.

### **2016 New York State Open Space Conservation Plan**

The New York State Open Space Conservation Plan was finalized in 2016 and prepared by the NYS Department of Environmental Conservation (“DEC”) and the Office of Parks, Recreation and Historic Preservation (“OPRHP”). Per the introduction of the report:

“The Plan provides an integrated statewide strategy for land conservation - a holistic view of the inter-connections between our natural resources. Beyond simply identifying individual parcels or areas of land within political boundaries, regional conservation projects and other programs will become prioritized within a landscape context.”<sup>23</sup>

The report lists examples of tools available for Open Space Conservation on the local level, including enacting a Local Community Preservation Act and preparing a Community Preservation Plan.

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<sup>22</sup> Orange County Department of Planning. *Orange County, NY, Agricultural and Farmland Protection Plan*. February 2015. Pages 24-26. Accessed October 2019.

<sup>23</sup> New York State DEC et.al. *2016 New York State Open Space Conservation Plan*. 2016. Page 3.

The State's Plan identifies priority farmland clusters to conserve, including hundreds of acres flanking the Moodna Creek which runs through the Towns of Cornwall and Blooming Grove. "This agricultural landscape contributes greatly to the scenic and ecological value of the area."<sup>24</sup>

In addition, the plan identifies Statewide priority conservation projects. It identifies the land adjacent to Goosepond Mountain (located in the Town of Chester with a portion entering the Town of Blooming Grove) as threatened by immediate and intense development pressure,<sup>25</sup> and prioritizes protection of this area for this reason and because it contributes to the Moodna Creek watershed, which is also considered a biodiversity hot spot and an "irreplaceable" Significant Coastal Fish and Wildlife Habitat in the Plan.<sup>26</sup>

Another New York State priority conservation project related to the Town of Blooming Grove is to connect Schunnemunk Mountain, Moodna Creek and Woodcock Mountain to the Hudson Highlands. The Hudson Highlands Connectivity Project is a multi-stakeholder initiative<sup>27</sup> with the goal of creating a wildlife corridor between the biologically rich core of the western Hudson Highlands to Schunnemunk Mountain State Park. While this corridor is 95% forested, the majority of the properties are in private ownership. In addition to connecting these natural resources, a goal of this conservation project is to connect recreational resources such as the Long Path, which runs from New York City to Thatcher State Park in Albany, and the Hudson Highlands Trail:

"Orange County maintains Gonzaga Park at the southern tip of Schunnemunk Mountain. This 216-acre county park provides access to the Long Path. It is a substantial but isolated tract of protected land; a large portion of Schunnemunk Mountain, mainly on the southern and western sides, remains unprotected. There is also a significant gap of unprotected land between Gonzaga Park and the State Park. Natural features adjacent to Schunnemunk Mountain that are worthy of conservation include Woodcock Mountain, Tobias Hill and the Woodbury Creek corridor."<sup>28</sup>

The Plan also discusses the priority of linking long-distance trail corridors, expanding networks and improving linkages. In particular, the plan states that "unused or abandoned railroads, in particular, provide good opportunities for the development of trails and linkages. The Federal Transportation Enhancement Program (TEP) recognizes the need to protect and preserve these abandoned corridors...for the creation of multi-use trails."<sup>29</sup> In Blooming Grove, this specifically relates to the Long Path, the Highlands Trail, the Heritage Trail and the abandoned Newburgh Branch of the New York and Erie Railroad corridor.

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<sup>24</sup> Ibid. P. 95.

<sup>25</sup> Ibid. P 99.

<sup>26</sup> Ibid. P 102-103.

<sup>27</sup> Stakeholders include Black Rock Forest Consortium, Storm King Mountain State Park, West Point Military Academy, Schunneunk Mountain State Park the Open Space Institute and other local land trusts.

<sup>28</sup> Ibid. P.103.

<sup>29</sup> Ibid. P. 158-160.

### **2019 Town of Blooming Grove Open Space Inventory**

In October 2017, the Hudson Highlands Land Trust was awarded a grant from the New York State Department of Environmental Conservation (DEC) Hudson River Estuary Program to work in partnership with the Orange County Land Trust to assist the Town of Cornwall, Village of Cornwall-on-Hudson, and Town of Blooming Grove (which includes the Villages of Washingtonville and South Blooming Grove) in preparing open space inventories (OSI). In Blooming Grove, the process was overseen by the Conservation Advisory Commission. New York State General Municipal Law §239-x provides for the creation of a CAC by any town, city or village “...to advise in the development, management and protection of its natural resources.” General Municipal Law §239-y authorizes CACs to complete an OSI identifying open areas in a municipality for preservation based on natural, scenic, and cultural values.<sup>30</sup> Before priorities can be determined, a basic inventory of these resources is needed.

The Open Space Inventory (OSI) builds upon the data from the town wide 2018 Natural Resource Inventory (NRI) and identifies geographic areas in the Town to be preserved. The NRI mapped and described wetlands, hydric soils and waterbodies, soils and bedrock geology, the location of potable water wells, aquifers and risk sites, significant natural habitats, land use and protected land. The OSI and NRI provide the foundational methodology and information for identifying project areas in this Community Preservation Plan. The NRI/OSI processes included robust public outreach within the Town of Blooming Grove, which helped the working group to determine common issues and priorities for residents and stakeholders in the Town. Common views and priorities identified during the public input process were incorporated into the decision-making methodology.

Planning consultants working on the OSI created a rating system to apply to the natural and cultural resources mapped in the NRI. Each natural resource category was mapped and overlaid on other categories to come up with a composite score, which helped to determine priority parcels for open space conservation (refer to **Appendix A**). The outcome of the OSI was the identification of 15 geographic areas within the Town that have lands with significant natural, scenic and recreational open space value which imbue the Town with its unique community character (refer to **Appendix A**).<sup>31</sup>

The Open Space Inventory was presented to the public and was adopted subsequently by the Blooming Grove Town Board on October 15, 2019.

The focus of this Community Preservation Plan is to identify priority preservation projects among the open space areas identified in the OSI and describe the regulatory mechanisms for their protection.

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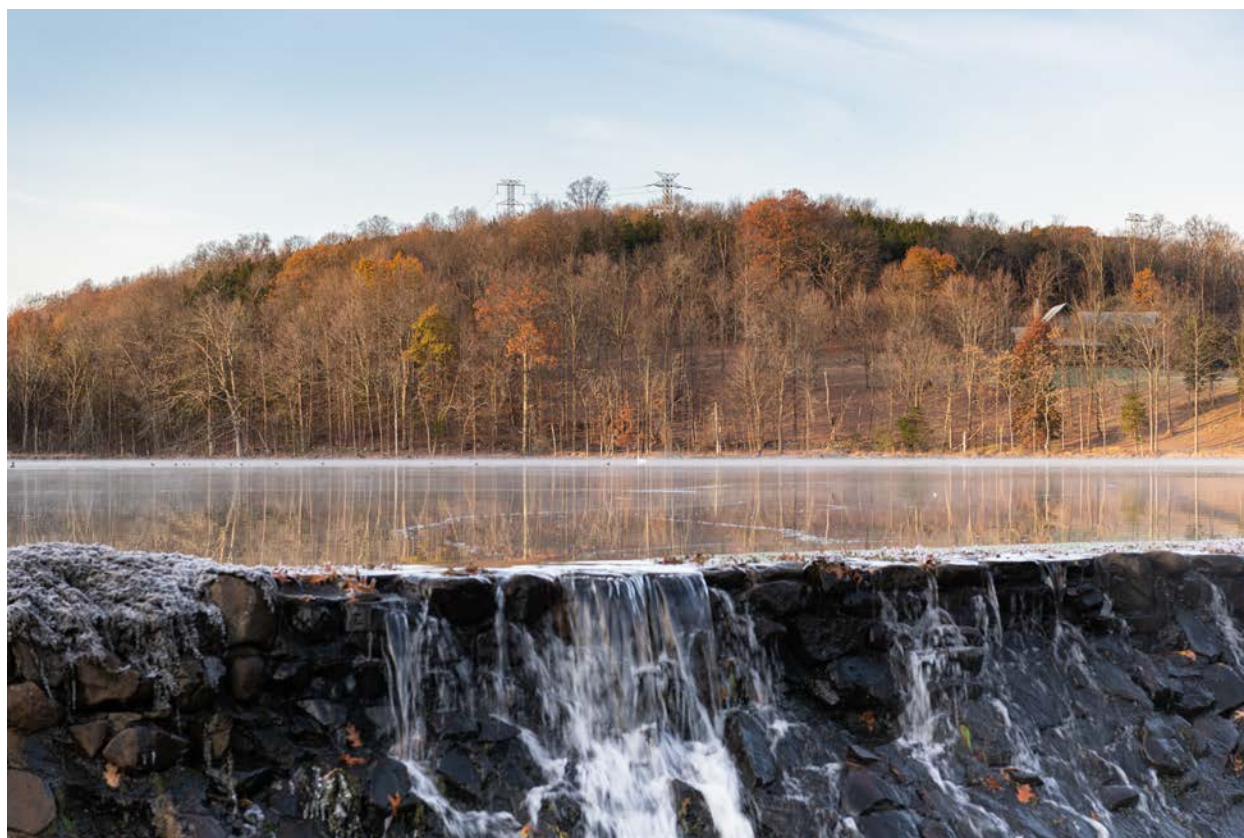
<sup>30</sup> Jeroloman, Robert C. *Town of Blooming Grove Natural Heritage Project: Open Space Inventory*. September 2019. P.3

<sup>31</sup> Ibid. P 6-7



## Part 2. Methodology, Preservation Themes, Priority Projects and Parcels

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### A. Introduction

The Community Preservation Plan presented here is one that is consistent with the Town of Blooming Grove 2005 and current Draft Comprehensive Plan, the 2015 Orange County Farmland Protection Plan and the 2004 Orange County Open Space Plan, and the 2016 New York State Open Space Plan. Further, the Town of Blooming Grove Community Preservation Plan builds upon the outcomes of the Natural Resource Inventory, and the recently adopted Open Space Inventory. Each document referenced recognizes the importance of natural and cultural resources to the community and surrounding communities.

The Blooming Grove Open Space Inventory found that residents strongly value the quality of ground water and the health of the watershed, the scenic mountain landscapes, working farmland, passive recreation areas and wildlife habitat. If given \$100 dollars, residents would invest the most in protecting aquifers and water supply, trails and shared use path corridors, working farmlands, mountain landscapes, the Satterly Creek/Moodna Creek Corridor and Wildlife habitat corridors (in that order). The Open Space Inventory then produced a map of “Priority Areas” which are geographic areas of contiguous parcels that should be preserved for open space. The methodology for identifying the “priority areas” in the OSI, as well as the methodology for determining priority parcels, preservation

themes and project areas contained within this Community preservation Plan, are discussed in Part B of this section.

In preparing the Community Preservation Plan, the CPPC had the following goals for preserving open space in the Town of Blooming Grove:

- Protect ground water resources by protecting consolidated and unconsolidated aquifers, floodplains, wetlands and surface waters, as well as by protecting natural land and forest cover.
- Expand opportunities for passive recreation by protecting land adjacent to existing protected land and trails and encourage the creation of a new rail trail along the Erie Railroad right of way.
- Protect agricultural land for its importance economically and culturally in the community, and to preserve the scenic landscapes that define Blooming Grove.
- Protect the mountain views and steep hillsides from the visual impacts of development.
- Protect wildlife corridors and existing known habitat.

Many of these goals, such as expanding passive recreation, protecting water resources and wildlife corridors, can be attained through the preservation of a single parcel. Other goals, such as connecting existing trails and promoting agricultural preservation can be achieved through the negotiation of public easements or purchase of development rights. Methods for achieving protections are discussed in Part 3 of this Plan.

## **B. Methodology for Establishing Preservation Themes and Priorities**

The methodology for establishing the preservation themes and priorities listed in this Community Preservation Plan is inextricably linked to the methodology utilized in the Blooming Grove Open Space Inventory, which was adopted by the Town Board on October 15, 2019. The outcome of the Blooming Grove Open Space Inventory is a map of “Priority Areas” – geographically contiguous areas that most significantly contribute to natural resource and open space in the Town. *Because this Community Preservation Plan builds from and relies upon the methodology and outcomes of the Open Space Inventory*, the methodology for both processes are described below.

### **1. Open Space Inventory Methodology**

The Blooming Grove Natural Resource Inventory and Open Space Inventory provide the basis for, and is integral to, the selection of parcels identified in this Community Preservation Plan. Where the Natural Resource Inventory identified the presence of certain natural and cultural resources within the Town of Blooming Grove, the Open Space Inventory then determined the most important resources and prioritized open space areas throughout the Town based on a robust public outreach process. Among the properties that have been identified for open space preservation, the Community Preservation Plan (CPP) considers project areas and parcels, and discusses the practical application of regulatory tools, such as cluster development, purchase of development rights, fee simple acquisition by the Town, non-profit or other government agency, to guide strategic open space preservation and land acquisition consistent with previous plans and this CPP.

The Blooming Grove Natural Resource Inventory (NRI) was completed by the Town of Blooming Grove Conservation Advisory Commission with assistance from the Orange County Land Trust. This mapping exercise located natural resources within the Town such as wetlands and waterbodies, steep slopes, soil typologies, agricultural lands, aquifers and wellhead locations, land use and zoning. It provided the groundwork for the Open Space Inventory, prepared in partnership with the Town of Cornwall, Hudson Highlands Land Trust, and the Orange County Land Trust through a grant from the NYS DEC Hudson River Estuary Program.<sup>32</sup>

The Open Space Inventory “identifies and prioritizes the Town’s open areas and connections to them that are important to the community” based on public input, community leadership discussion and NRI data.<sup>33</sup> The Conservation Advisory Commission partnered with staff from the Orange County Land Trust and the DEC Hudson River Estuary Program and consultants Behan Planning and Design and Strong Outcomes, LLC, to prepare the Open Space Inventory. Integral to preparation of the OSI was a public input process. This process included:

- Public Presentations with discussion on June 13, 2018, and June 20, 2018.
- Community Charrette Workshop on November 14, 2018. Participants prioritized natural resources through a group exercise and an interactive mapping activity where the public marked up large color aerial maps while discussing what natural resources they valued most in their community and why.
- Online survey that similarly matched topics discussed at the Community Charette Workshop. The survey received 192 responses.
- Meetings with stakeholders including Orange County Land Trust staff, Washingtonville Placemaking Group, Blooming Grove Comprehensive Plan Update Committee, Blooming Grove’s Town Supervisor, planning and zoning boards, Orange County Planning staff, DEC staff, real estate developers and professionals, community, cultural and environmental non-profits, local historical societies, parks and recreation representatives from local and regional organizations, local public and private schools and local business people.

A full description of the workshops and outreach initiatives can be found in the adopted *Town of Blooming Grove Natural Heritage Project: Open Space Inventory*.

As part of the public participation process, participants were given a theoretical \$100 to distribute in \$10 increments to any of 12 open space resource categories they wished. The top five resources that received investment were: aquifers and water supply, mountain landscapes, working farmlands, trail and shared use path corridors, and wildlife habitat corridors (Figure 5).

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<sup>32</sup> <https://www.hhlt.org/programs/public-policy-and-municipal-planning/cornwall-blooming-grove-natural-heritage-project/>

<sup>33</sup> *Town of Blooming Grove Natural Heritage Project: Open Space Inventory*. Page 3. September 2019.

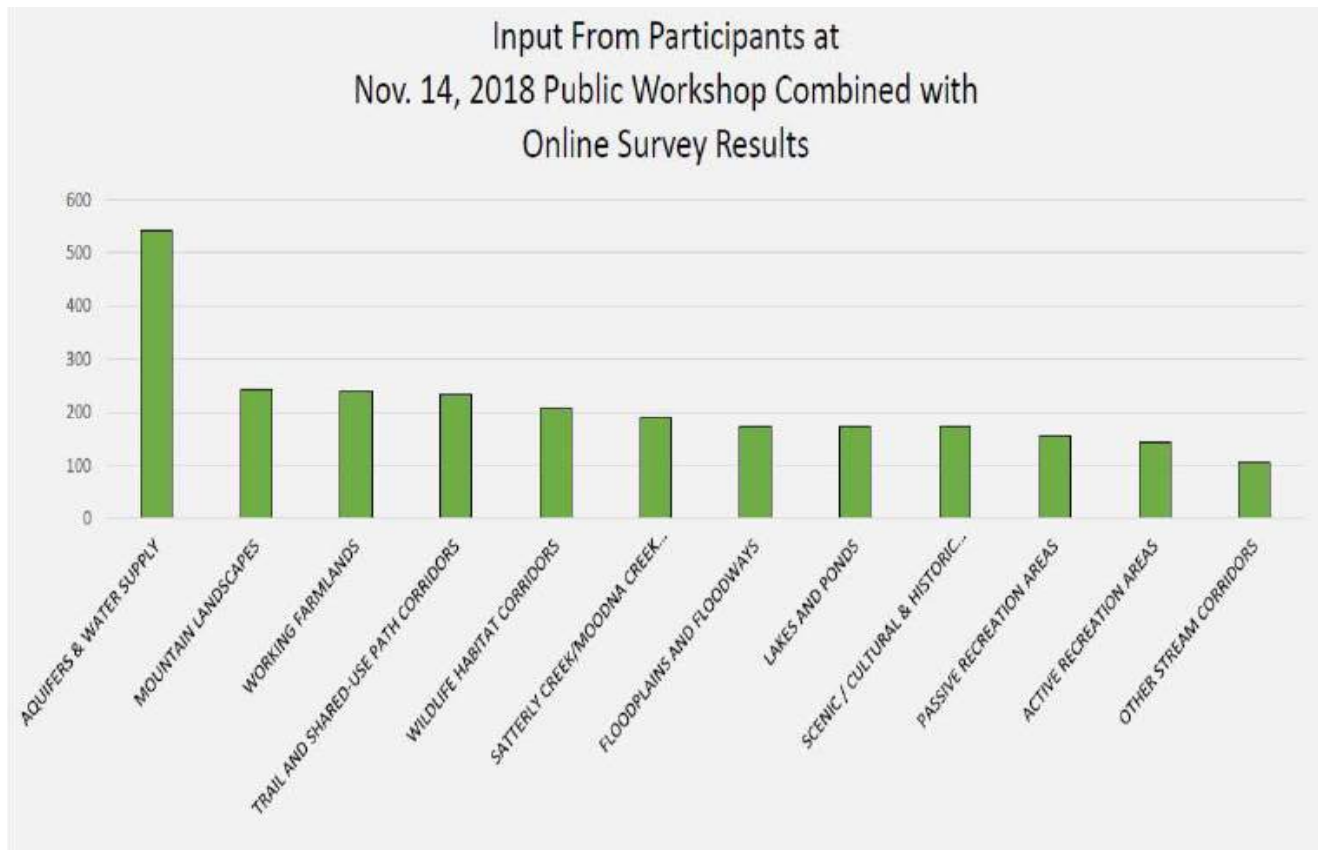


Figure 4: Appendix B, Open Space Inventory Survey Results.

Using NRI data supplemented by geospatial mapping data analysis (GIS) and the above described community input, the planning team worked to develop a rating system to highlight priority open space resource areas within the Town, and then apply this rating system to the parcels which contain the resources. “Since some resources are considered to be of higher value than others, it was important to develop a relative scale within each category. For example, ...water resources... were highly valued by the public and were given a relatively high rating in the evaluation system.”<sup>34</sup> Using GIS, overlapping resources were analyzed and areas of highly rated resources, particularly areas where multiple resources overlapped, received a higher score. Scoring looked at the following factors and weighted them based on public input.

<sup>34</sup> Town of Blooming Grove Natural Heritage Project: Open Space Inventory. Page 6. September 2019.



<b>Table 1</b> <b>Open Space Inventory GIS Criteria</b>	
<b>AQUIFERS &amp; WATER SUPPLY</b>	<b>SATTERLY CREEK/MOODNA CREEK CORRIDOR</b>
Unconfined aquifers	Riparian areas as defined by NYNHP
Proximity to existing public well source	Satterly & Moodna Creek corridor (100'-200' buffer of centerline)
NYSDEC wetlands & buffers	Area known for migratory fish
NYSDEC wetland 100' buffer zones	
NWI/probable wetlands	
<b>MOUNTAIN LANDSCAPES</b>	<b>FLOODPLAINS AND FLOODWAYS</b>
Elevation ≥500'	Floodplains and floodways (100 year)
Important bird area	Floodplains and floodways (500 year)
Steep slopes > 25%	100-year sea level inundation
Steep slopes 15-25%	<b>LAKES AND PONDS</b>
<b>WORKING FARMLANDS</b>	Lakes and ponds
Classified as active farmland	Lakes and ponds buffer (500')
Classified as vacant farmland	<b>SCENIC / CULTURAL &amp; HISTORIC LANDSCAPES</b>
Non-ag classified parcel receiving ag tax exemption	Scenic byways (Town-identified) (100' Buffer)
Important farmland soils (prime, black dirt, etc.)	Scenic areas of county-wide significance
Within county ag district	Historic sites and areas
<b>TRAIL AND SHARED-USE PATH CORRIDORS</b>	Adjacent to historic sites and areas (500' buffer)
Trail and shared-use path corridors (100' buffer of centerline)	Frontage on state or county highway (100' buffer)
<b>WILDLIFE HABITAT CORRIDORS</b>	<b>PASSIVE RECREATION AREAS</b>
Terrestrial habitat	Adjacent to protected open space (500' buffer)
NYNHP important area	Adjacent to protected open space (1000' buffer)
NYNHP significant natural community	<b>ACTIVE RECREATION AREAS</b>
Hudson River Estuary significant biodiversity areas	Active recreation areas
Meadows/grassland habitat	Adjacent to active recreation areas (500' buffer)
Terrestrial habitat (undeveloped land)	Adjacent to active recreation areas (1000' buffer)
Forested area/size of regional/local importance	<b>OTHER STREAM CORRIDORS</b>
Regional forest linkage zone/matrix forest block	Riparian areas as defined by NYNHP

The CAC then looked more comprehensively at the corridors and connections that make up the Town-wide natural resource landscape, with a focus on large, unprotected parcels, and developed a series of 15 geographic “priority areas” as the outcome of the Open Space Inventory – the inventory contains a list of the parcels within each geographic priority area. (**Appendix A**).

## 2. Community Preservation Plan Methodology

Members of the Blooming Grove Community Preservation Plan Committee (CPPC) worked on or participated in both the NRI and OSI planning processes. In 16 meetings over three months, the CPPC validated the OSI planning process which narrowed down the most important parcels and are now incorporated into this Community Preservation Plan. However, based on review of the goals and priorities set forth in the 2015 *Orange County Farmland Preservation Plan* and the 2016 New York State Open Space Plan, the CPPC added parcels which are within a noted agricultural district, aid in recreational connectivity or contain significant habitat. The CPPC then categorized parcels by their conservation value, such as., “preservation theme.” All parcels within this plan are identified in **Appendix B, Community Preservation Parcels**.<sup>35</sup>

The CPPC determined that of the 12 resource categories identified in the OSI, the top rated five categories also incorporate the other seven categories. For example, when mapping parcels that protect the quality of “aquifers and water supply” (the highest rated resource), parcels contributing to the resources around “Satterly Creek/Moodna Creek” (ranking 7<sup>th</sup> in importance rank), “floodplains and floodways” (8<sup>th</sup>), “Lakes and Ponds” (10<sup>th</sup>) and “other stream corridors” (11<sup>th</sup>) are also captured (see Figure 2). In order to discuss parcels and their role in protecting natural resources and achieving priority open space protection projects, the CPPC created the following five “Preservation Themes” that encompass the resources identified in the OSI.

### *Aquifers and Water Quality*

Parcels important to this preservation theme contain one or more of the following: groundwater (river, lake, stream etc), presence of wetlands either defined by State or Federal standards, surficial, or unconsolidated, aquifers and the 100-year floodplain. During the OSI process, the data used in rating these resources served as an approximation for the location of aquifer recharge zones, where water quality is most susceptible<sup>36</sup>. Surface water quality and the location of sand and gravel aquifers is an approximation for ground water quality. The Impervious Cover Model (ICM) provides a management tool to diagnose the potential for stream quality degradation in urban watersheds, and projects that stream health decline begins around 10% total impervious cover (such as parking lots and buildings) within a small watershed, and projects that stream health is negatively impacted at about 24% total impervious cover of small watersheds.<sup>37</sup> Therefore, the retention of forest and grasslands or “natural vegetation” is of utmost importance to water quality, as it acts to control and mitigate stormwater pollutants before the enter a water body.

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<sup>35</sup> Parcels denoted with an asterisk (\*) should be evaluated by the advisory board administering the community preservation fund to further the goals and projects of this plan.

<sup>36</sup> A recharge zone is the area in which water enters an aquifer. The quality of the water entering the aquifer can impact the quality of drinking water.

<sup>37</sup> Schueler, Thomas R. et al. “Is Impervious Cover Still Important? Review of Recent Research.” *Journal of Hydrologic Engineering*. P 309-315. April 2009.

### ***Mountain Landscapes***

Parcels important to this preservation theme contain steep slopes, as detailed in Table 1 and are located above 500 feet sea level. The CPPC then went through the map of identified parcels and included in this category any areas locally and regionally recognized for their scenic value.

### ***Recreation and Trails***

Parcels important to this preservation theme include those located adjacent to existing trails or parks, whether passive or active in nature. The CPPC considered the goal of turning the abandoned Erie Railroad corridor into a rail trail and identified any parcels adjacent to this corridor which could be put to recreational use or which may provide access to community facilities or other existing trails. Finally, the CPPC evaluated recreational resources and adjacent parcels and considered where larger recreational connections could be achieved by the addition of any other parcels. New areas for passive recreation are also discussed in Section D, Priority Projects.

### ***Farmland***

Parcels important to the preservation of active farmland include those parcels which contain one or more of the criteria listed in Table 1. The CPPC reviewed all parcels within the Town to ensure important active farm parcels were added. Certain parcels within agricultural districts identified as important in the *2015 Orange County Farmland Protection Plan*, that had not been included in the OSI, were added to this plan.

### ***Wildlife Habitat/ Corridors***

Parcels important to the preservation of wildlife habitat were based on the ranking process used during the OSI to determine “priority areas”. The CPPC then prioritized parcels within the “priority areas” that included one or more of the following: Important Bird Area, forest linkage areas,<sup>38</sup> rare plant or animal habitat as identified by NY Natural Heritage Program including diadromous fish habitat.<sup>39</sup> It should be noted that “forested area” was considered and ranked during the OSI process (Table 1), however roughly 70% of the Town qualifies as “forested area”. “Forest linkage areas” were therefore utilized as a more effective prioritization tool for wildlife habitat protection.

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<sup>38</sup> Forest linkages connect areas of “matrix” forest which are “large contiguous areas whose size and natural condition allow for the maintenance of ecological processes, viable occurrences of matrix forest communities, embedded large and small patch communities, and embedded species populations.” Blooming Grove is adjacent to matrix forest, meaning that some of the existing forested land provides an important corridor for wildlife movement. Dataset provided by The Nature Conservancy in partnership with the New York Heritage Program.

<sup>39</sup> Diadromous fish migrate between fresh and saltwater habitats. In this case linking to the Hudson River Estuary.

## C. Preservation Themes

Within the list of parcels identified in this Plan, it should be noted that some parcels may have been protected already through the purchase of development rights by land trust or other agency, conservation easements or municipal/land trust purchase. In addition, some parcels that may be in single family ownership or are already developed would only be sought out for preservation in the case that an easement is advantageous to further priorities discussed below, or if that parcel is presented to the Town for further development, consistent with development review standards. Lastly, in many instances only a portion of a parcel may contain a resource intended to be protected. Listing of a parcel in this Community Preservation Plan does not *require* any action on the part of the property owner.

In total this Community Preservation Plan encompasses **247 parcels which constitute 11,646** acres of land in the Town of Blooming Grove to be partly or entirely protected in order to preserve the Town's community character. Table 2 breaks down each preservation theme - note parcels can embody more than one theme. A detailed list of parcels by preservation theme is included in **Appendix B**.

Table 2 Preservation Theme Summary Table		
Preservation Theme	# of Parcels	# of Acres
Aquifers & Water Quality	153	8,889
Mountain Landscapes	20	3,352
Recreation & Trails	87	4,634
Farmland	87	5,225
Wildlife Habitat	127	7,304
Detailed List of Parcels in <b>Appendix B</b>		

### 1. Aquifers & Water Quality

The unincorporated Town of Blooming Grove is completely dependent on groundwater to supply potable water to homes, schools and businesses. As noted in the 2016 New York State Open Space Plan and in the Moodna Creek Watershed Management Plan, water supply within the Town may not provide the yields previously estimated, and the Town of Blooming Grove is surrounded by development pressure which increases water demand. The Town must ensure that incoming development does not overwhelm or degrade the Town's water supply and impact the quality of the Moodna Creek watershed. During the Open Space Inventory process, 96% of respondents to the online survey rated Aquifers and Water Supply as the most important open space resource in Blooming Grove- the highest rated resource surveyed.

Protection of aquifers and water quality can be achieved in multiple ways: avoiding disturbance to wetlands, riparian areas and floodplains, reducing impervious coverage and limiting polluting land uses adjacent to unconsolidated aquifers, maintaining a buffer around public wells and generally limiting the percent of land covered by impervious surfaces within the Town to no more than 30 percent.

The CPP proposes protecting 153 parcels or 8,899 acres of land that would contribute to the protection of aquifer protection and water quality.



The CPPC has identified several priorities related to aquifer and water supply protection:

- Protect the **Moodna Creek** watershed including Satterly, Perry and Cromline Creek tributaries by limiting development in floodplains and underlying aquifers, particularly from polluting land uses.
- Preserve the large, forested parcels surrounding Tomahawk Lake so that water entering the water body is filtered, thus ensuring Cromline Creek is not impacted by pollutants or nutrient loading.

## **2. Mountain Landscapes**

The Town of Blooming Grove is defined by its rolling mountain landscapes and meandering valleys. Most prominent among these are Schunnemunk Mountain, Bull Mine, Round Hill, and Woodcock Mountain. While preservation for recreational purposes in these areas is a priority, it is most important that development that may occur on these lands not be visible on these iconic slopes. In addition to these areas, multiple State and County Plans as detailed in Part 1, Local and Regional Planning Context, prioritize the fields around Oxford Depot as a visual resource in Blooming Grove that should be protected. It is important to recognize the importance of open landscapes in the valley which frame Blooming Grove's mountains.

Mountain landscapes in Blooming Grove are characterized by steep, forested slopes and provide important wildlife habitat. Overall, many parcels that were characterized as having significant mountain landscapes also address multiple preservation themes.

The protection of mountain landscapes will go hand in hand with the protection of important wildlife habitat and habitat corridors, and recreation and trail connections. The CPP methods for preserving mountain landscapes include:

- Outright purchase of parcels by municipal, state or conservation organizations, containing sensitive habitats in addition to mountain landscapes.
- Clustering development within mountain landscapes to minimize visibility from scenic roadways and recreational areas as required by Town zoning laws. In general, development should be eliminated from highly visible locations such as ridgelines, and the clustered development should not be incongruent with the existing built environment – specifically, lots should not be overly small as to be out of character with other residential areas of the Town.

## **3. Recreation and Trail Connections**

The Town of Blooming Grove is surrounded by rich passive recreational activities, particularly in the realm of hiking, biking and birdwatching. Along its eastern edge, the Town is bordered by and partially contains Schunnemunk State Park, through which the Long Path and the Highlands Trail traverse. Gonzaga County Park also straddles the southeastern boundary of the Town, in the Village of South Blooming Grove, where the Long Path and Highlands Trails continue. Goose Pond State Park borders Blooming Grove's south western boundary, where land purchased by the Orange County Land Trust

adds to the sense of open space but does not connect to the State Park. The Heritage Rail Trail roughly provides a connection for the Long Path between Gonzaga County Park and Goosepond State Park.

The Town and Villages also contain several local active recreation parks, including May's Field, Firefighters Memorial Park, Vern Allen Park and Lasser Park.

While the Town of Blooming Grove is surrounded by important natural resources and passive recreational opportunities protected by State, County and land trusts, the same or similar natural resources within the Town boundary remain unprotected and fragmented. Recreation areas can include parks, wildlife preserves, athletic fields, of-road trails and rail to trails (rail-trails).

This Community Preservation Plan furthers the goals of the New York State Open Space Plan, in particular the Hudson Highlands Connectivity Project and strongly prioritizes any advances the Town can make in closing gaps in trail access, connecting areas of significant natural habitats (from Gonzaga Park and South Blooming Grove, along Schunnemunk Ridge, Woodcock Mountain, Moodna Valley and east of Washingtonville) and creating new recreational areas that double to preserve wildlife habitat and link existing recreational areas to new recreational areas throughout the Town. Opportunities for this are plentiful.

Priorities for preservation for recreation and trail connectivity should be considered:

- Connect and protect existing formal and informal trails.
- Expand existing parkland where one or more preservation theme is also present, particularly wildlife habitat and aquifer protection.
- Create new areas for passive recreation, particularly where one or more preservation themes are present, or where a trail link connects assets within the Town (for example, where a new recreation area links the Heritage Trail to Goosepond State Park, or where new recreation area links a subdivision to a school yard.

#### **4. Farmland Preservation**

The Town of Blooming Grove is historically an agricultural community which provided value added products which were brought to the New York City market via the Erie Railroad. As was discussed in Part 1, Introduction, over 6,800 acres of land in Blooming Grove is enrolled in Agricultural District #1. This designation acknowledges that the land is high-quality farmland, and enrollment offers protection against overly restrictive land use local laws, government funded acquisition, construction projects and nuisance complaints from neighbors.<sup>40</sup> While this designation provides economic benefits and incentives important to the continued utilization of farmland, the growing trend in New York State and the Hudson Valley in particular is that the economic margins for maintaining active farms are becoming unsustainable. While Agricultural Districts offer incentives for landowners to maintain land in agricultural use, there is no prohibition on future land development. This is evident in the Town of Blooming Grove where only 42% of the agricultural district land in the Town appears to be used for

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<sup>40</sup> Orange County New York. "Agricultural Districts". Government Website. Accessed November, 2019.  
<https://www.orangecountygov.com/258/Agricultural-Districts>

agricultural purposes. A review of parcel maps for the Town created in 2017 show that many properties included in Agricultural District #1 have been subdivided for residential development.

Farmland within the Town of Blooming Grove is an important contributor to the unique landscape of the Town. The agricultural fields along Route 17 in the area considered “Oxford Depot” is deemed a Scenic Area of Countywide Significance due to the bucolic, open landscape provided by the active farmland still in this area. Moodna Creek Valley is recognized in the New York State Open Space Plan as a “priority farmland cluster”<sup>41</sup> for its “hundreds of acres of farmland clustered within the Towns of Cornwall and Blooming Grove, where highly productive agricultural soils are found” and states further that the agricultural landscape contributes greatly to the scenic and ecological value of the area.

While important to the cultural landscape of the Town, the CPPC realizes that farming importantly contributes to the local and regional economy by providing fresh, local fruits, vegetables and meats to the region. In this rapidly changing economy, it is important for the Town of Blooming Grove to support farms of all sizes, particularly those located within agricultural districts or on prime agricultural soils. One method to support farms in Blooming Grove is through the Purchase of Development Rights (discussed in Part 3). Through this program, farmers voluntarily sell the rights to develop land for anything other than agricultural use and make a profit through the sale of those development rights while still farming the land. Should the farmer move to sell their land without volunteering the Purchase of Development Rights, the Town could purchase the land outright to ensure the land remains a part of the open space landscape of the Town.

Priorities for the preservation of active farmland include:

- Encourage the use of Purchase of Development Rights for farms that may be seeking ways to remain active.
- Outright purchase, by municipal, state or conservation organization, of farmland that may go for sale.
- Work with local partners to negotiate conservation easements with willing landowners on identified farmland.
- Ensure that farmland is considered in cluster or conservation subdivision regulations where new development requires a portion of prime agricultural soils be included in acreage set aside for conservation easement.
- Cluster new development on former agricultural parcels to minimize visibility from scenic roadways and areas identified for scenic value.

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<sup>41</sup> New York State DEC et.al. *2016 New York State Open Space Conservation Plan*. 2016. P. 95

## 5. Wildlife Corridors

As has been discussed in Part 1 of this Plan, the Town of Blooming Grove is part of an ecologically rich landscape that extends from the Hudson River and across the Hudson Highlands. This area includes thousands of acres of protected land, and even more land currently used as habitat that is privately owned and *not* conserved.<sup>42</sup> The Moodna Creek watershed supports the habitat of countless aquatic species, in particular migratory fish which spawn in the Creek and reach maturity in the Hudson River or Atlantic Ocean. Schunnemunk Mountain and the surrounding State Park is part of over 15,000 acres of important bird habitat as identified by New York State Audubon.<sup>43</sup>



Blooming Grove mirrors much of the Hudson Highlands in that the Town contains sensitive habitat that is in private ownership but not protected from over-development or habitat fragmentation. While a birds-eye-view of the Town may look largely forested, this forest is actually divided into privately owned parcels which could fragment habitat if developed. New York State DEC has mapped forest matrix blocks and linkage areas across the State, which include the Town of Blooming Grove. Matrix forests are defined by NYS DEC as:

*Matrix sites are large contiguous areas whose size and natural condition allow for the maintenance of ecological processes, viable occurrences of matrix forest communities, embedded large and small patch communities, and embedded species populations. The goal of the matrix forest selection was to identify viable examples of the dominant forest types that, if protected and allowed to regain their natural condition, would serve as critical source areas for all species requiring interior forest conditions or associated with the dominant forest types.*<sup>44</sup>

A very large portion of the Town is identified as a vital forest “linkage zone”, meaning that animals utilize habitat within these areas to travel from one matrix forest to the other. The linkage zones in the Town of Blooming Grove generally overlap the Hudson Highlands West Important Bird Area and with wildlife corridors recommended in the 2004 Orange County Open Space Plan and contribute to important recreational linkages as well as areas in which sensitive species are known to be found.

The CPP prioritizes parcels important to the preservation wildlife habitat particularly within forest linkage zones and where sensitive species are found.

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<sup>42</sup> NYS Open Space Plan.

<sup>43</sup> <https://highlandscurrent.org/2016/06/12/black-rock-schunnemunk-forests-named-vital-bird-habitat/>

<sup>44</sup> NYS Division of Information Services. “Matrix Forest Blocks and Linkages.” C. 2006. The Nature Conservancy. GIS.NY.Gov

- Priority for acquisition should be given to large tracts of land which also create recreational linkage.
- Conservation easements should be placed on tracts important to the maintenance of forest linkages.
- Acquisition by the Town or in partnership with agency stakeholders should be prioritized for lands bordering or contiguous to Schunnemunk State Park and Goosepond State Park.
- Conservation subdivision should be utilized where outright purchase is not viable, and the owner of the parcel does not volunteer to place a conservation easement on the entire parcel.



## D. Project Areas

The project areas discussed below provide planning guidance for the acquisition of strategic parcels in Blooming Grove. The projects identify goals and the potential outcomes of protecting land within each project area. It is the intention that preservation efforts in the Town of Blooming Grove will consider planning and preservation goals described in this section. The project areas are:

- Moodna Creek & Tributaries
- Schunнемunk Mountain Connectivity
- Agricultural Lands
- Tomahawk Lake
- Erie Corridor Rail Trail

Of the over 11,000 acres proposed for preservation, parcels identified within these project areas that further the stated goals should be prioritized.

### 1. Moodna Creek and Tributaries

Parcels within this priority project are important to the health of aquifers and water quality, rich agricultural lands, important wildlife habitat and to facilitate the expansion of recreation and trails. Details on the area and parcels are found in **Appendix C**.

<b>Table 3</b>		
<b>Moodna Creek &amp; Tributaries</b>		
<b>Project Area Summary</b>		
<b>125 Parcels; 4,551 Acres</b>		
<b>Preservation Theme</b>	<b># of Parcels</b>	<b># of Acres</b>
Aquifers & Water Quality	98	3,975
Mountain Landscapes	4	236
Recreation & Trails	36	1,145
Farmland	45	2,584
Wildlife Habitat	58	1,931
Detailed Table in <b>Appendix C</b>		

The Moodna Creek is a tributary to the Hudson River and provides habitat to diadromous fish, which migrate from freshwater where they spawn to saltwater where they mature. The creek already experiences water quality impacts due to development and agricultural runoff, and has a significant and relatively active floodplain, particularly around the Village of Washingtonville where properties have been purchased due to flood damage after hurricane Irene. Existing vegetation within this area should be maintained, and riparian, or shoreline, edges enhanced to mitigate and absorb stormwater and slow flooding as well as to enhance the Creek and riparian habitats that many species rely on to survive.

Satterly Creek, Perry Creek and Cromline Creek are major tributaries to the Moodna Creek, which means that they flow into Moodna Creek. Cromline Creek will be discussed in relation to Tomahawk Lake later in this document. Satterly Creek runs completely through the Town of Blooming Grove from the southern border to Moodna Creek just south of Washingtonville. The Satterly Creek subbasin or

watershed, is 12.5 square miles spanning the Town of Blooming Grove, Village of South Blooming Grove and a portion of the Town of Monroe with the majority of that area occurring within Blooming Grove and South Blooming Grove.<sup>45</sup>

Another tributary, Perry Creek, contributes a 5.15 square mile sub basin to the Moodna Creek watershed. Several minor, unnamed tributaries contribute to the Perry Creek watershed, and the surrounding parcels currently almost entirely have agricultural significance.

The soil in the Moodna Creek Watershed is rich and nutritious because of the extensive floodplains, and active farmland in this priority area is prevalent. As previously discussed, the Moodna Creek Valley corridor is specifically identified in the NYS Open Space Plan as an important agricultural preservation area though it is important to note that of the 4,551 acres identified within this priority project, 56% of that land, or 2,584 acres are agriculturally significant.

The Moodna Creek runs adjacent to the Village of Washingtonville and many community assets such as Washingtonville High School, May's Field and Vern Allen Park. The parcels identified within this priority project also abut multiple residential subdivisions. In these areas, trail connections can be facilitated to connect residents to existing recreational or cultural assets. Parcels purchased by the Village of Washingtonville after hurricane Irene could provide new recreational facilities or connect to the Erie Corridor Rail Trail in the future.

## **2. Schunemunk Mountain Connectivity**

As discussed throughout this document, Schunemunk Mountain is a distinctive ridgeline and important wildlife habitat in the Town of Blooming Grove and is partially protected by Schunemunk State Park. Schunemunk Mountain is visible from vantage points across the region, from every major roadway including Clove Road, Route 94 and Route 208 entering Washingtonville. This priority project stretches from the southern portion of the Town at Oxford Depot, along the eastern edge and north across the Moodna Creek to the north eastern border of the Town. This area primarily contains Mountain Landscapes, Recreation and Trail Connections and Wildlife Habitat/Corridors. Ensuring the protection of the entirety of Schunemunk Mountain will accomplish several goals set forth in this Community Preservation Plan and should therefore be a priority for acquisition or the purchase of development rights. These goals include:

- Habitat protection
- Aquifer protection
- Connecting and preserving existing recreation
- Expanding recreation areas and creating new opportunities for recreation

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<sup>45</sup> Orange County Water Authority. *Moodna Creek Watershed Management Plan*. March 2010. Accessed October 2019.

<b>Table 4</b> <b>Schunemunk Mountain Connectivity</b> <b>Project Area Summary</b> <b>92 Parcels; 4,604 Acres</b>		
<b>Preservation Theme</b>	<b># of Parcels</b>	<b># of Acres</b>
Aquifers & Water Quality	29	2,768
Mountain Landscapes	15	2,428
Recreation & Trails	32	2,965
Farmland	10	1,028
Wildlife Habitat	43	3,205
Detailed Table in <b>Appendix D</b>		

Schunemunk State Park ranges from the Town of Cornwall to Woodbury and Blooming Grove, covering 3,300 acres of meadows and mountain. The 20 miles of trails which traverse the park are only accessible from two trail heads in the Town of Cornwall and one in the Town of Monroe. Informal trail access has been provided from Blooming Grove via a privately-owned parcel; however, there is no permanent, legal trail access to Schunemunk Mountain in the Town of Blooming Grove. In addition, two major long-distance trails, the Long Path (NYC to Albany) and Highlands Trail (Pennsylvania to Connecticut), follows the ridge of Schunemunk Mountain and eventually connect to the Orange County Heritage Trail in Oxford Depot, continuing to Goosepond State Park in Chester. Maintaining and expanding access to Schunemunk State Park from the western slope in the Town of Blooming Grove, is a priority for this CPP.

The potential expansion of protected lands around Schunemunk State Park within Blooming Grove is consistent with the Orange County and New York State Open Space Plans, and provides opportunities to connect sensitive lands such as linkage forest zones, biological diversity areas (shown in the Orange County Open Space Plan) the Hudson Highlands West Important Bird Area and other sensitive wildlife habitats. The CPP also recognizes the importance of providing direct access to these natural and recreational resources to residents and visitors in the Town of Blooming Grove, ensuring responsible use of these areas and potentially spurring an already present tourism economy.

Further opportunities to expand the Town's passive recreation and trail networks lie in the protection of Woodcock Mountain, which sits in the valley between Moodna Creek and Schunemunk Mountain and is visible from Woodcock Mountain Road and trails along Schunemunk Mountain. Woodcock Mountain is a significant mountain landscape in the Town and every parcel identified for preservation in this area includes important wildlife habitat resources. Currently no formal recreational opportunities exist on Woodcock Mountain, however due to its notoriety as a landmark, it's importance to wildlife habitat and its location between Schunemunk Mountain and Moodna Creek, protecting parcels within this area would provide significant benefit and expand recreational opportunities into Blooming Grove and Washingtonville.

Expanding south and east from Schunemunk Mountain in the Village of South Blooming Grove, Round Hill is a small but significant mountain landscape visible from Round Hill Road, Route 94, Clove Road, Route 208 and Schunemunk Ridge. Round Hill contains both wildlife habitat and mountain landscapes and is contiguous to the area on the western slope of Schunemunk that has been prioritized for

preservation. Like Woodcock Mountain, Round Hill does not have formal trail access or recreational use but preserving the land for passive recreation would both expand protections of important habitat, preserve a scenic resource and expand recreational resources from Schunnemunk into Blooming Grove.

The outright purchase, purchase of development rights or access easements will create major connections for Schunnemunk State Park into Blooming Grove and Washingtonville, and from the southern portions of the park to Gonzaga Park, where Schunnemunk Mountain continues into the Village of South Blooming Grove. Land use decisions for parcels identified within Oxford Depot should consider the presence of trails, such as the Heritage Trail, Long Path and Highlands Trail, and the connection of recreational resources from Gonzaga County Park to Goosepond State Park when determining the location of conservation or public access easements.

### 3. Agricultural Lands

Agriculturally significant lands are those parcels within Orange County Agricultural District #1 and/or are in active farm use as of the date of adoption of this plan. The preservation of agricultural lands can provide multiple benefits to aquifers and water quality, wildlife habitat, recreation and trails and even provide a benefit to mountain landscapes as they provide open scenic vistas through which to view the mountains.

<b>Table 5</b> <b>Agricultural Lands</b> <b>Project Area Summary</b>		
<b>88 Parcels; 5,410 Acres</b>		
<b>Preservation Theme</b>	<b># of Parcels</b>	<b># of Acres</b>
Aquifers & Water Quality	62	3,926
Mountain Landscapes	5	793
Recreation & Trails	23	1,755
Farmland	88	5,353
Wildlife Habitat	49	3,295
Detailed Table in <b>Appendix E</b>		

In addition to the furtherance of preservation themes, agriculture is a historically and culturally significant land use as well as an important economic contributor to the Town of Blooming Grove.

Agriculturally significant parcels span the Town, given the rich soils and history of farming in Blooming Grove. Significant farmland covers almost the entirety of Oxford Depot north of Route 17, spanning Route 94 and Satterly Creek south as it enters Tomahawk Lake, along the banks of Satterly Creek and tributaries, Perry Creek tributaries and of course along the banks of Moodna Creek. In particular, many of these agricultural parcels connect large tracts of agricultural land spanning municipalities, including regionally important black dirt farms.

As discussed, the preservation and promotion of farmland in the Town of Blooming Grove will require the use of multiple land use alternatives and may require a more robust planning exercise to explore the best ways to promote active farming.



## 4. Tomahawk Lake

Tomahawk Lake is a privately owned, 175-acre lake at the northwestern edge of Blooming Grove. Seely Brook feeds into Cromline Creek which then enters Tomahawk Lake. Cromline Creek empties from the lake and joins the Otter Kill to form the Moodna Creek. The Tomahawk Lake beach and water quality are managed by the Tomahawk Lake Homeowners Association (H.O.A.) with assistance in invasive species management from the NYS DEC. Other than some homes along the eastern shore, the area around Tomahawk Lake is thickly forested.

The Tomahawk Lake Priority Project contains parcels which address aquifers and water quality and wildlife habitat in particular, but also contains lands important to the creation of recreation and preservation of farmland (**Table 6**). Residents of Tomahawk Lake report regular sightings of a mated pair of bald eagles around the lake, a testament to the viability of the ecosystem in this area. See **Appendix F** for a breakdown of parcels within this project area.

<b>Table 6 Tomahawk Lake Project Area Summary</b>		
<b>19 Parcels; 1,604 Acres</b>		
<b>Preservation Theme</b>	<b># of Parcels</b>	<b># of Acres</b>
Aquifers & Water Quality	16	1,467
Mountain Landscapes	1	687
Recreation & Trails	2	143
Farmland	6	405
Wildlife Habitat	7	1,099
Detailed Tables in <b>Appendix F</b>		

Cromline Creek and Tomahawk Lake are important diadromous (migratory) fish habitat, and water quality is important to the survival of these fish. A 2012 water quality survey performed by NYS DEC found that the Lake can support swimming, boating and fishing, but is at growing risk to invasive species, algal blooms and elevated pH levels which could impact aquatic life.

The lands surrounding Tomahawk Lake contribute to the Moodna Creek watershed, and protection of the forests surrounding the lake is not only important to ecosystem health and habitat but acts as a filter for rainwater entering the Moodna Creek watershed and the lake itself. It should be a priority to maintain the quality of the forest on priority parcels identified as contributing to this project area.

The Erie Rail corridor runs through several parcels **not** identified for recreational value within this priority project. Should this project be realized, access from the Tomahawk Lake communities to the Rail Trail may be secured through right of way easements or other methods and the value of parcels prioritize for recreational value in this plan should be reassessed.

## **5. Erie Corridor Rail Trail**

A major project identified in the Open Space Inventory is the Erie Corridor Priority Project. The CPPC has prioritized the Erie Corridor Rail Trail as a major priority project for the Community Preservation Plan. The abandoned railway was once an important economic engine to the Town, carrying goods from the local mills into the New York City, and people from the City to the countryside. The corridor runs the entire length of the Town from southwest to northeast, passing through the historic hamlets of Craigville, Oxford Depot, Salisbury Mills and the Village of Washingtonville, and adjacent to many parcels prioritized for preservation in this plan. The trail crosses the Moodna Creek at five locations and the historic rail bridges remain in place.

The corridor connects the Orange County Heritage Trail, lands surrounding Tomahawk Lake, Washingtonville High School, Moodna Creek and Woodcock Mountain and could provide enhanced access to Schunnemunk and other community and recreational resources. Should the Erie Corridor Rail Trail be developed, the corridor has great potential to connect the community as well as visitors and tourists to recreational, historical and community resources in the Town as well as to tourist destinations such as Brotherhood Winery and local farms. The Erie Corridor Rail Trail thus has the potential to build and enhance the local economy for the Town.

The Erie Rail corridor consists of 12 linear right-of-way parcels amounting to approximately 90.62 acres spanning the Town and 4 parcels identified for trail access. In the case that the Town is able to leverage this into a viable project, the Community Preservation Plan should be re-evaluated to consider parcels along its right-of-way that may expand access or use of the trail.

## Part 3. Summary and Evaluation of Land Use Alternatives to Protect Community Character

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### **A. Introduction**

The following identification and evaluation of land use alternatives, or regulatory tools, to protect community character focuses on the regulatory and other alternatives available to preserve those properties identified with the priority conservation areas.

### **B. Identification and Summary of Land Use Alternatives**

#### **1. Existing Zoning Regulations**

Chapter 235, Zoning, regulates to the largest extent the location of land uses and the density and intensity of same within the Town. The land use regulations have the most significant implications for the preservation of community character at the municipal level.

### ***Rural Residential District and Standards***

The purpose of this district is to promote the Town's rural character, protect open space and environmentally sensitive resources, and to guide residential development in a manner that is consistent with the Town's Comprehensive Plan. Major subdivisions in this district are required to go through a conservation subdivision process. No other zoning district establishes open space protection through this method.

First, the lot count for a major subdivision is established by performing a site analysis process [see § 235-14.1A(2)]; applying a density of one unit per 10 gross acres. Most developers proposing a major subdivision conduct the site analysis which allows them a reduced density.

The applicant prepares a Land Conservation Analysis, consisting of inventory maps, description of the land, and an analysis of the conservation values of various site features. The Land Conservation Analysis must show lands with conservation value on the parcel and within 100 feet of the boundaries of the parcel, including but not limited to the following primary conservation areas:

- Wetlands;
- Areas of steep slopes;
- Watercourses;
- Surface waterbodies;
- One-hundred-year floodplains;
- Cemeteries;
- Designated critical environmental areas

An issue that needs to be addressed as per the proposed comprehensive plan is that areas which were intended to be designated critical areas were not so designated.

The following secondary conservation areas must also be mapped:

- Overlay districts identified in § 235-5A(2);
- Farmland, park and recreation land, fragmented forest land, and historic and archaeological sites identified in the Town's Comprehensive Plan;
- Buffer areas necessary for screening new development from adjoining parcels;
- Stone walls;
- Hedgerows and trees 12 inches in diameter at breast height (dbh) or larger;
- other land exhibiting present or potential recreation, historic, ecological, agricultural, water resources, scenic or other natural resource value, as determined by the Planning Board.

Once these areas are mapped, the "buildable acreage," is determined by subtracting the acreage of all lands classified as primary conservation area from the total site acreage. At this step, a preliminary lot count can be calculated at a density of one dwelling unit per 1.5 buildable acres. An implication that is proposed to be addressed in the proposed comprehensive plan is particularly that farmland is considered "buildable" acreage and is not afforded the same level of protection.



Specifically, the primary conservation areas identified in the Land Conservation Analysis process must be permanently preserved through a conservation easement unless the Planning Board, in its sole discretion, determines that disturbance is mitigated by other means and that disturbance is outweighed by other public benefit. Disturbance of secondary conservation areas should be avoided to the greatest extent practicable. Thus, farmland does not hold the same weight as other lands. A minimum of 50% of the total site area shall be permanently preserved as open space. This open space may include primary or secondary conservation areas.

Another issue that needs to be addressed as per the proposed comprehensive plan is that a property owner can avoid these standards by proposing a minor subdivision. The zoning language needs to be strengthened to ensure that any subsequent subdivisions from the parent parcel, regardless of whether a minor subdivision is proposed, must be designed in accordance with the land conservation analysis requirements that apply to major subdivisions.

### ***Office/Research/Industrial District Standards***

This zoning district is intended to accommodate nonresidential land uses in the Town. The purpose of the ORI District is to allow larger-scale nonresidential uses that contribute to the Town's tax base and provide jobs, while protecting the Town's scenic and rural qualities and residential uses using open space buffers. Impervious surfaces are limited to 50% of the total project area, requiring that 50% of the site be maintained as open or undeveloped green space. This green space must be arranged in a manner that adequately buffers buildings and parking areas from public roads and neighboring properties, while protecting wetlands, watercourses, and scenic views. Undeveloped and developed areas should be managed to maximize recharge of groundwater, protection of surface water quality, and protection of wildlife habitat. Frequent mowing of areas not used for agriculture or pedestrian access should be discouraged in favor of management as open meadows. Design standards include: buildings should be clustered together to the extent practical, preserving existing green areas; buildings should be placed in front of their parking lots to screen the parking from the road. This requirement should not apply if the entire site is screened from the road by natural vegetation and/or natural topography; any historic structure located on the project site should be preserved to the extent practicable. Adaptive reuse of historic structures is encouraged, and the Planning Board or Town Board shall have the authority to request the applicant to demonstrate why an historic site cannot be reused before approving new construction.

The proposed comprehensive plan recommends that the language governing this district be strengthened so that the design standards are requirements (i.e., change language so that “should” is “shall”), and allow the Planning Board to waive the standards only upon specific findings that the alternative design is no less protective of the environment, and that the design intent is still met.

### ***Overlay Zoning Districts***

The purpose of overlay districts in the Zoning Chapter is to protect specific types of resources such as scenic viewsheds, scenic roads, and ridgelines. Overlay districts impose specific requirements that must be followed. Three visually sensitive districts, Scenic Roads, Ridgeline, and Scenic Viewshed, require an additional visual assessment review in order to obtain approval. On any given parcel of land, more than one overlay district may apply, and the Planning Board has the discretion to determine how best to

reconcile the requirements of different overlay district. Unless there is a sound reason to do otherwise, the more restrictive requirements will apply. The following are the purpose of each overlay district:

- Scenic Gateways Overlay District - to protect those areas defined as Town Gateways in order to foster civic pride, promote healthy economic development, and maintain and preserve cultural identity.
- Scenic Viewshed Overlay District - to protect areas of scenic importance. This district serves to provide additional protection to ensure the preservation of scenic qualities, which include landscaping and site design, the preservation of native vegetation, and the design of buildings and structures.
- Ridgeline Overlay District - protect the ridgelines and hillsides in order to preserve this scenic resource, help protect people and property from potentially hazardous conditions particular to hillsides and require all practical innovative design solutions.
- Scenic Roads Overlay District - protect the scenic character of roads in the Town that are in areas that remain substantially undeveloped and/or provide important scenic views, pursuant to the Town's Comprehensive Plan.
- Surface Water Overlay District - protect the scenic character and water resource values of the surface water bodies in the Town, including any stream, lake, pond or other water body (including wetlands).

Each overlay district collectively protects many of the features which afford the Town its community character, and the proposed Comprehensive Plan makes recommendations for how they may be further strengthened in order to achieve their purposes.

### ***Flood Damage Prevention***

Chapter 132 of the Town of Blooming Grove Code regulates the development of land within streams and their associated floodplains. The intent of these regulations is, among other purposes to: regulate uses which are dangerous to health, safety and property due to water or erosion hazards or which result in damaging increases in erosion or in flood heights or velocities; control the alteration of natural floodplains, stream channels, and natural protective barriers which are involved in the accommodation of floodwaters; control filling, grading, dredging and other development which may increase erosion or flood damages; regulate the construction of flood barriers which will unnaturally divert floodwaters or which may increase flood hazards to other lands. To the maximum extent practicable, and in conjunction with the zoning regulations, floodplains and the streams contained within them are to be avoided.

### ***Parkland and Recreation Fees***

Chapter 163 of the Town of Blooming Grove Code allows, in connection with the construction of residential subdivisions and site plans, that a residential project incorporate recreational lands into the development, or otherwise provide a fee in lieu of land for the Town to utilize in developing additional recreational lands. The Town Board finds and determines that the construction of dwelling units and conversion of nonresidential building space to dwelling units places a burden upon the Town's park and recreation facilities. State Town Law §§ 274-a(6) and 277(4) authorizes that developers of dwelling units set aside parkland or pay a fee in lieu thereof to provide funds for the acquisition and improvement of

park and recreation facilities. The Town Board finds and determines that the Town in its entirety constitutes a neighborhood and that the community facilities of the Town are in all respects neighborhood facilities available to all residents of the Town. The Town Board thus finds and determines that the best and most practical parks, playgrounds and recreation facilities can be provided through a municipal system of parks, playgrounds and recreation facilities, and that developers of all dwelling units should contribute a fair share toward the improvement and strengthening of the Town's park and recreation facilities. In this manner. The Town is able to collect fees to acquire parkland.

### ***Subdivision of Land***

Chapter 210 of the Town of Blooming Grove regulates the subdivision of lands within the Town of Blooming Grove and requires that development of a site be based on a land conservation analysis. To the maximum extent practicable, development must be located to preserve the natural features of the site, to avoid areas of environmental sensitivity, and to minimize negative impacts on and alteration of natural features. The following are to be preserved as open space:

- Unique and/or fragile areas, including wetlands as defined by the Federal Clean Water Act and regulations and using the methodology contained in the Federal Manual for Identifying and Delineating Jurisdictional Wetlands (1989) (also known as the "Federal Interagency Wetland Delineation Manual of 1989") as revised from time to time;
- Significant trees or stands of trees; trees of diameter of eight inches or greater, measured at breast height; or species or clumps of trees that are rare to the area or of particular horticultural or landscape value;
- Lands in wetlands and floodplains, as defined by New York State and/or local law and regulations as revised from time to time;
- Steep slopes in excess of 25% with a minimum area of 2,000 square feet and a minimum width perpendicular to the contour of 10 feet;
- Habitats of endangered or protected species, as identified on federal or state lists as revised from time to time;
- Historically significant structures and sites listed or pending approval for listing on federal and state lists of historic places as revised from time to time; and
- Cemeteries and burial grounds.

In addition, development must be laid out to avoid adversely affecting groundwater and aquifer recharge. The permanent preservation of open space or conservation areas must be legally ensured to the satisfaction of the Planning Board and the Town Attorney by the filing of appropriate covenants, deed restrictions, easements or other agreements, unless the Town Board agrees, in its discretion, to accept the dedication of such areas or unless all or part of such areas is transferred to a conservation organization which is dedicated to the permanent preservation of open spaces and is approved by the Town Board. Conserved land areas shall be preserved in their natural state, and the use of these areas is limited to appropriate conservation, open space and recreation purposes as determined by the Planning Board. A portion of the conserved land areas may be designated "active recreation area" on the plat, in a location approved by the Planning Board. However, conservation areas are not recreation areas and the Town Board collects a fee in lieu of land to acquire additional lands for parkland.

Lastly, when significant trees are removed, no less than 75% of the "canopy cover" lost must be replaced with new trees. The subdivision plan must show the following: i) trees to be removed or likely to be removed; ii) replacement trees; and iii) the type and size of the trees identified in Items (i) and (ii). The area of "canopy cover" lost shall be determined by use of the canopy cover and/or basal area formulas. This is intended to preserve the rural woodland character of the Town.

In this manner, lands which are proposed to be subdivided are required to protect the many environmentally sensitive, historic, and cultural resources of a site. The one limitation which is being addressed in the proposed comprehensive plan is the preservation of prime farmland soils and soils of statewide importance associated with properties that have been in agricultural use.

### ***Trees***

Chapter 219, Trees, of the Town of Blooming Grove controls the clearcutting of trees. The Town also recognizes that if timber harvesting practices are improperly carried out, they can result in significant damage to the forest environment and to neighboring lands and waters. This article is intended to regulate timber harvesting, require land reclamation and utilize professional forest management expertise in the preparation and evaluation of timber harvest planning and work. Tree removal, cannot be done unless in accordance with a plan prepared and recommended by a forester- "clear-cutting" is defined as the cutting or removal within any area of all trees having a diameter of two inches or more measured four feet above the ground. Importantly, only designated trees shall be cut within 50 feet of any property line or public right-of-way. The intent of this provision is to preserve the forested wooded character of the Town as viewed from public rights-of-way.

### ***Proposed 2020 Town of Blooming Grove Comprehensive Plan Update***

The Town of Blooming Grove is in the process of updating its comprehensive plan, adopted in 2006. Various recommendations are being contemplated as part of the Comprehensive Plan Update, and include but are not limited to:

- Creation of an agricultural overlay zoning district;
- Creation of a biologically sensitive overlay district, which was not adopted although recommended in the prior Plan.
- Creation of new zoning districts that would better differentiate areas of the Town based on their ability to support various intensities of residential development;
- New purposes recommended for the zoning which requires preservation of agriculture;
- Additional surface water overlay regulations, which establish buffers around all streams and wetlands, and which will require review by the Planning Board prior to any disturbances;
- Updated conservation subdivisions standards, which will include additional environmental features to be considered for preservation, some of which were not implemented as per the 2006 Plan;
- Environmental constraints provisions which would net out sensitive environmental features, and minimize any disturbances to same on all properties in the Town, not just those associated with a conservation subdivision;
- Regulate impervious coverage, instead of just building coverage; and
- Potential creation of PDR and/or TDR regulations.



These would be considered by the Town Board, and those that are adopted would be implemented through new zoning regulations.

### ***Village of South Blooming Grove and Village of Washingtonville***

Like the Town, the Village of South Blooming Grove and the Village of Washingtonville, as separate incorporated governmental units, maintain and regulate land development in accordance with their own codes.

The Village of South Blooming Grove has essentially the same laws as the Town of Blooming Grove, as the Village was incorporated in 2006, and adopted, with some minor revisions, the Town Code. Thus, it also regulates conservation subdivisions in the Rural Residential zoning district, requires 50 percent open space in its O/R/I zone, and has comparable overlay districts to protect the natural environs of the Village. Its code can be found here: <https://www.villageofsouthbloominggrove.com/village-codes/>.

The Village of Washingtonville's regulations can be found here: <https://ecode360.com/WA1295>. The Village's zoning and subdivision regulations do not have the Town's as precedent but do allow cluster subdivisions for the protection of open space and can require the set aside of lands for parks as part of a development.

## **2. Other Land Use Alternatives**

Note that the following methods listed below can be pursued in conjunction with the regulatory mechanisms that already exist in the Town and Village Codes. The below mechanisms with regard to purchase of development rights, transfer of development rights, conservation easements, and acquisition can be implemented at the Town level.

### ***Agricultural Districts***

Inclusion of farmland property in an agricultural district provides a financial incentive to property owners to maintain their land as farmland. Numerous farms in the Town are located in Orange County Agricultural District 1. The purpose of agricultural districting is to encourage and promote the continued use of farmland for agricultural production. The State Program is based on a combination of landowner incentives and protections, all of which are designed to forestall the conversion of farmland to non-agricultural uses. Benefits that properties in State-certified Agricultural Districts receive are partial real property tax relief (agricultural assessment and special benefit assessments), and protections against overly restrictive local laws, government funded acquisition or construction projects, and private nuisance suits involving agricultural practices.

Interested landowners who, collectively, own at least 250 acres or of the land proposed for a district submit a proposal to their county legislative body (CLB). The county agricultural and farmland protection board (AFPB) and the county planning board (CPB) review the proposal and make recommendations to the CLB. The CLB considers the following factors:

- viability of farming in the area
- presence of viable farmland
- the extent of other land uses
- county development patterns and needs

Once the CLB adopts the district plan it is submitted to the Commissioner and Agriculture and Markets. The Commissioner determines whether the area consists of predominantly viable agricultural land, whether it is feasible and will serve the public interest. The Commissioner shall certify if the above conditions are met and submits a copy of the plan to the Advisory Council on Agriculture.

Districts must consist predominantly of viable agricultural land. Predominance has been interpreted as more than 50 percent of land in farms. On average, districts statewide contain approximately 70 percent farmland. The benefits and protections under the ADL, however, apply only to farm operations and land used in agricultural production.

The Agricultural Districts Law (ADL) protects farm operations within an agricultural district from the enactment and administration of unreasonably restrictive local regulations unless it can be shown that public health or safety is threatened. The Department evaluates the reasonableness of a specific requirement or process imposed on a farm operation on a case-by-case basis. The Commissioner may institute an action or compel a municipality to comply with this provision of the ADL.

### ***Purchase of Development Rights***

New York State's Farmland Protection Program was enacted in 1992 as part of the Agricultural Protection Act. The program encourages counties and towns to work with farmers to promote local initiatives that help maintain the economic viability of agriculture and protect the industry's land base. In 1996, the state amended Article 25-AAA to provide counties that have approved plans, or eligible municipalities, with implementation grants to purchase development rights (PDR) to farmland.

Purchase of development rights (PDR) is a voluntary farmland protection technique that pays farmland owners for permanently protecting the land for agriculture. In general, landowners possess a variety of rights to their property, including the rights to use water resources, harvest timber or build on the property consistent with local regulations. Each of these rights can be separated from the rest of the bundle of rights and sold or leased. When one right is restricted or removed from the land, all other rights and obligations of property ownership remain.

When farmland owners sell their development rights, they retain all other rights of ownership and can continue to farm their land as they did before. The land remains private and on the tax assessment roll; its taxable value is based on the remaining rights available to the property owner. The purchase of development rights to a piece of farmland places a restriction mostly in the form of a conservation easement on the property, permanently protecting the land for agriculture. Conservation easements may be held only by a public agency or a not-for-profit conservation organization, often called a land trust. The holder is obligated to uphold and enforce the terms of the easement.<sup>46</sup> The PDR program in New York was specifically created to acquire agricultural lands. However, the same concept can be utilized to acquire open space lands for other purposes.

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<sup>46</sup> South Madison Heritage Trust, Fact Sheet: New York's Farmland Protection Program, [http://www.smht.org/NYPDR\\_Factsheet\\_revised-1-.pdf](http://www.smht.org/NYPDR_Factsheet_revised-1-.pdf)

### ***Transfer of Development Rights***

The New York State Department of State has published an excellent booklet that explains the concept of a transfer of development rights, also referred to TDR.<sup>47</sup> As per the publication, TDR permits all or part of the density potential (established by the local zoning law) of one tract of land to be transferred to a noncontiguous parcel or even to land owned by someone else. The development rights can be sold to a landowner whose property is better suited to greater densities, e.g., transferring development rights from an area without sewer and water to an area with sewer and water. After selling the development rights, a landowner still retains title and all other rights to his land. These other rights may permit farming, forestry, some recreational uses, and other nonconsumptive land uses. In addition, the owner may sell or exchange the title to the land just as if the development rights had not been transferred.

TDR involves detaching the development rights (the right to develop land) to specified lands desired by the municipality to be kept "undeveloped" and permitting these rights to be transferred from that land, so the development they represent may occur somewhere else. The rights are considered severable for the land ownership so that they may be sold. The "somewhere else" would be lands for which more development and higher density would be acceptable. The use of the TDR technique is specifically authorized by Town Law 261-a and Village Law 7-701. These regulations define TDR as the process by which development rights are transferred from one lot, parcel, or area of land in a sending district to another lot, parcel, or area of land in one or more receiving districts.

An example of how TDR operates is as follows: Land in a "conservation" zoning district is zoned to permit one dwelling per acre. Land somewhere else in the municipality, such as a particular residential district, is zoned to permit one dwelling per quarter-acre. Under TDR, rights to develop 20 dwellings on 20 acres in the conservation district is transferred to other land. Under the most common TDR model, the 20 acres in the conservation district could not be developed at all as its economic use value would have been realized by sale of the right to develop it – a conservation easement and/or deed restriction would ensure no further development occurs on the land from which the development has been transferred. The 20-dwelling unit density could be added to the density already allowable in a tract in the specified residential zone. In that district, a 15-acre parcel would permit, under the quarter-acre zoning, 60 dwellings. But with the added development rights acquired from the conservation district (20 dwellings in this example), a total of 80 dwellings could be constructed on the parcel in the residential zone. Typically, the zoning district which allows the density to be transferred is the sending district, and the zoning district which can receive the density is the receiving district. In some instances, an incentive in the form of additional density will be created to encourage transfers. Also, the TDR program may be voluntary or mandatory. TDRs programs can be simple or complex, but mostly require that the Town to especially consider where in the community it would allow additional density to be transferred to.

### ***Conservation Easements***

Conservation easements were enacted by Title 3 of Article 49 of the Environmental Conservation Law. As per the law, a "conservation easement" means an easement, covenant, restriction or other interest in real property, created under and subject to the provisions of this title which limits or restricts development, management or use of such real property for the purpose of preserving or maintaining

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<sup>47</sup> [https://www.dos.ny.gov/lg/publications/Transfer\\_of\\_Development\\_Rights.pdf](https://www.dos.ny.gov/lg/publications/Transfer_of_Development_Rights.pdf)

the scenic, open, historic, archaeological, architectural, or natural condition, character, significance or amenities of the real property in a manner consistent with the public policy and purpose set forth in section 49-0301 of Title 3, provided that no such easement shall be acquired or held by the state which is subject to the provisions of article fourteen of the state constitution. A conservation easement can be held only by a public body or not-for-profit conservation organization.

The conservation easement must be duly recorded in the Orange County Clerk's office in the manner prescribed by article nine of the real property law. The easement shall describe the property encumbered by the easement by adequate legal description or by reference to a recorded map showing its boundaries and bearing the seal and signature of a licensed land surveyor, or if the easement encumbers the entire property described in a deed of record, the easement may incorporate by reference the description in such deed, otherwise it shall refer to the liber and page of the deed or deeds of the record owner or owners of the real property burdened by the conservation easement. An instrument for the purpose of creating, conveying, modifying or terminating a conservation easement shall not be effective unless recorded. A person causing any such document to be so recorded shall forward a copy to the NYSDEC, which shall maintain a file of conservation easements.

The Conservation Easement Tax Credit (CETC) offers New York State taxpayers a refundable income tax credit on their school district, county, and town property taxes paid during the year. The tax credit is available to owners of land under a conservation easement (CE). The maximum credit available is \$5,000. If the landowner's tax credit exceeds the amount owed in state income taxes, the landowner receives payment for the difference. For a CE to be eligible, it must be held by a public conservation agency (such as a soil and water conservation district), private conservation organization, or a local municipality. The date the easement was created does not matter for eligibility. To qualify for the CETC, an easement must meet several requirements:

- It must be a perpetual and permanent conservation easement as defined in Article 49 of New York State's Environmental Conservation Law.
- The easement land must be located in New York State.
- The easement must be held by a public or private conservation agency. Public conservation agencies include any agency of federal, state, and local governments including soil and water conservation districts, as well as local municipalities such as villages, towns, and counties.
- Private conservation agencies include not-for-profit land trusts and any other not-for-profit organizations that are involved with land conservation and have the power to acquire interests in real property.
- The easement must be filed with DEC and have a DEC CE identification number.
- The easement must comply with Section 170 (h) of the Internal Revenue Code; i.e. it was donated or partially donated (sold for less than fair market value) to a public or private conservation agency.

The CETC applies to all Article 49 conservation easements, regardless of when they were created, provided that they meet the criteria listed above. The CETC does not apply to non-Article 49 easements such as utility or transportation rights-of-way easements, etc. It also does not apply to easements that were created to obtain subdivision or building permits, or to easements that were required as

mitigation. Thus, open space created as part of a cluster subdivision, for example, is not eligible for a CETC. It is eligible to landowners who voluntarily place an easement on their property.

### **Acquisition**

Section 3-0305 allows the Commissioner of the NYSDEC, when monies have been appropriated by the NYS Legislature, to acquire any real property which the Commissioner deems necessary to purchase, and can also acquire said lands by eminent domain. Any such title to those lands must be approved by the Attorney General.

Section 247 of the New York State General Municipal Law regulates acquisition of land for open space purposes. The section defines open space as “any space or area characterized by (1) natural scenic beauty or, (2) whose existing openness, natural condition, or present state of use, if retained, would enhance the present or potential value of abutting or surrounding urban development, or would maintain or enhance the conservation of natural or scenic resources. For purposes of this section natural resources shall include but not be limited to agricultural lands defined as open lands actually used in bona fide agricultural production.”

The acquisition of interests or rights in real property for the preservation of open spaces and areas is deemed a public purpose for which public funds may be expended or advanced in a town or village after due notice and a public hearing. The land may be acquired, by purchase, gift, grant, bequest, devise, lease or otherwise, the fee or any lesser interest, development right, easement, covenant, or other contractual right necessary to achieve the purposes of this chapter, to land within such municipality. In the case of a village the cost of such acquisition of interests or rights may be incurred wholly at the expense of the village, at the expense of the owners of the lands benefited thereby, or partly at the expense of such owners and partly at the expense of the village at large as a local improvement in the manner provided by article twenty-two in the village law entitled local improvements.

After acquisition of any such interest, the valuation placed on such an open space or area for purposes of real estate taxation shall take into account and be limited by the limitation on future use of the land.

The New York State Environmental Protection Fund, as defined in Environmental Conservation Law Article 54, provides mechanisms for open space conservation and land acquisition. Title 3 of the Law allocates funds to NYSDEC and the Office of Parks, Recreation and Historic Preservation for purchase of land to be included in the Forest Preserve, State Parks, the State Nature and Historical Preserve, State Historic Sites, Unique Areas and other categories. Title 9 provides funds for local governments and not-for-profit organizations to purchase park lands or historic resources as well to develop and preserve these resources. In 2019, the State budget included \$300 million allocated to the EPF, which funds other programs as well as open space acquisition. It is often through this program that organizations such as the Open Space Institute and Nature Conservancy acquire matching funds to preserve important lands.



<b>Table 7</b> <b>Summary of Land Use Regulation and Other Preservation Techniques</b> <b>Town of Blooming Grove</b>		
<b>Identification No.</b>	<b>Regulatory Section</b>	<b>Description</b>
<b><i>Town Regulations</i></b>		
T1	Chapter 235-14.1	Conservation Subdivision Process
T2	Chapter 235-14.3	Office/Research/Industrial District Standards
T3	Chapter 235-14.4	Overlay Zoning Districts
T4	Chapter 132	Flood Damage Prevention
T5	Chapter 163	Parkland and Recreation Fees
T6	Chapter 210	Subdivision of Land
T7	Chapter 219	Trees
T8 (future)	-----	Community Preservation Fund
<b><i>State Regulations</i></b>		
S1	NYS Agriculture & Markets law Article 25-AA	Agricultural Districts
S2	NYS Agriculture & Markets Law Article 25-AAA	Purchase of Development Rights (funding)
S3	NYS Town Law 261-a	Transfer of Development Rights
S4	NYS Environmental Conservation Law - Title 3 of Article 49	Conservation Easements
S5	NYS General Municipal Law Section 247	Municipal Acquisition of Land for Open Space purposes
	NYS Environmental Conservation Law - Title 2 of Article 49	Acquisition of Land by the NYSDEC for Open Space purposes
Source: Nelson, Pope & Voorhis, LLC, 2019.		

## C. Evaluation and Application of Land Use Alternatives

As described in Part 2.D above, the project areas are as follows:

- Moodna Creek and Tributaries
- Schunnemunk Mountain Connectivity
- Agricultural Lands
- Tomahawk Lake
- Erie Corridor Rail Trail

Table 8 describes the various techniques which may be used to preserve parcels portion of parcels, or parcels in their entirety, within the listed project areas. Because each of the project areas recommend the protection of parcels, all of the land use and other alternatives can be applied toward preservation.

<b>Table 8</b>													
<b>Preservation Technique by Project Area</b>													
<b>Town of Blooming Grove</b>													
	<b>T1</b>	<b>T2</b>	<b>T3</b>	<b>T4</b>	<b>T5</b>	<b>T6</b>	<b>T7</b>	<b>T8</b>	<b>S1</b>	<b>S2</b>	<b>S3</b>	<b>S4</b>	<b>S5</b>
Moodna Creek and Tributaries	X	X	X	X	X	X	X	X	X	X	X	X	X
Schunnemunk Mountain & Connectivity	X	X	X	X	X	X	X	X	X	X	X	X	X
Agricultural Lands	X	X	X	X	X	X	X	X	X	X	X	X	X
Tomahawk Lake	X	X	X	X	X	X	X	X	X	X	X	X	X
Erie Railroad Corridor	X	X	X	X	X	X	X	X	X	X	X	X	X

## Appendices

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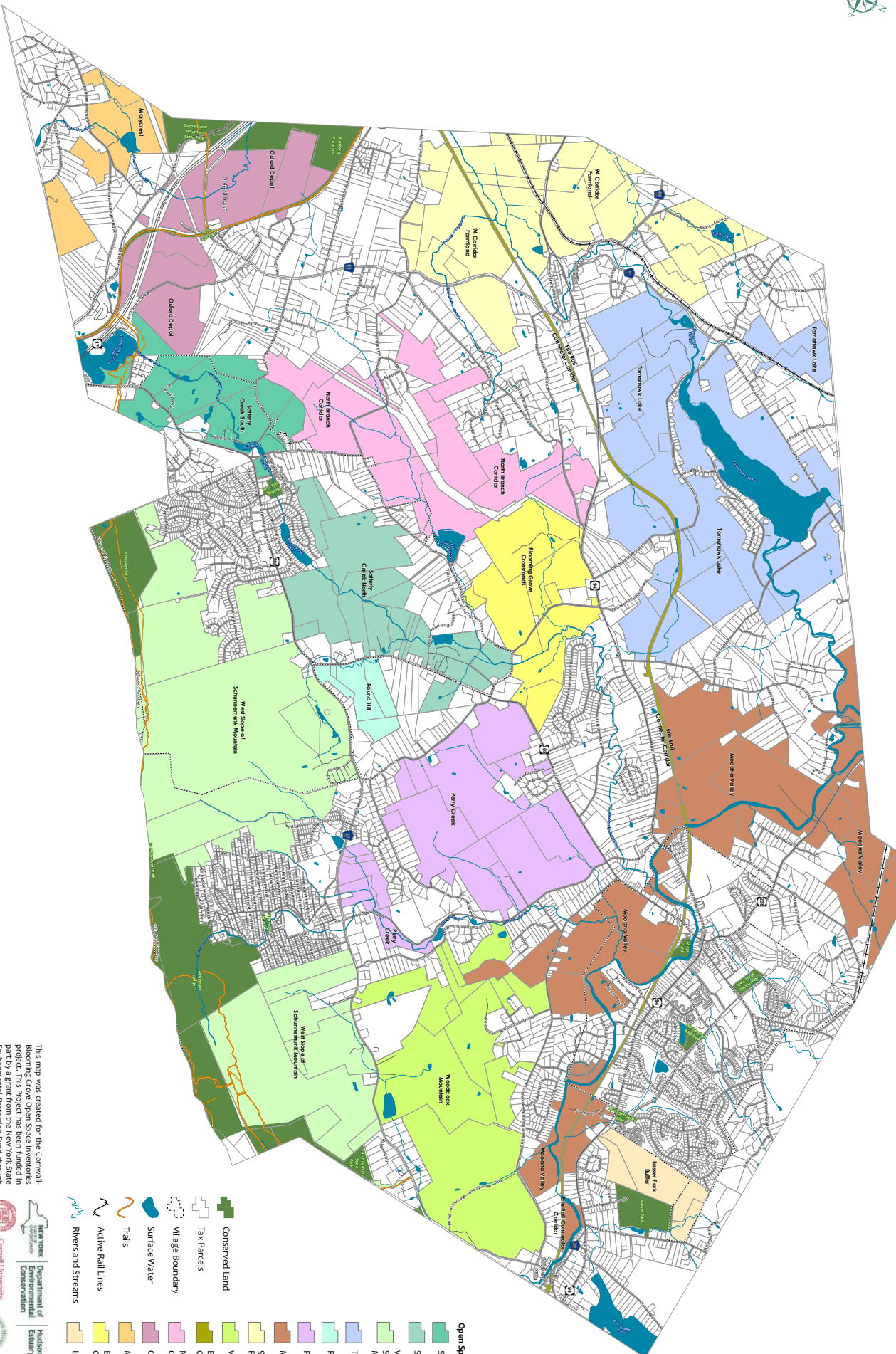
## Appendix A:

### Priority Areas Map

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# Blooming Grove Natural Heritage Project

# Open Space Inventory Map



Map prepared by Rick Leckner, RNYS, September 2019

SCALE 1:18,000

0 1,000 2,000 3,000 4,000 Feet

This map is for planning purposes only and should not be used for navigation or legal determinations.

This map was created for the Cornell University Blooming Grove Open Space Inventory project. This project has been funded in part by a grant from the New York State Environmental Protection Fund through the Hudson River Estuary Program of the New York State Department of Environmental Conservation.

- Conserved Land
- Tax Parcels
- Village Boundary
- Surface Water
- Trails
- Active Rail Lines
- Rivers and Streams
- Open Space Area Priorities
- Safety Creek North
- Safety Creek South
- West Slope of Schunemunk Mountain
- Tomhawk Lake
- Round Hill
- Perry Creek
- Moodna Valley
- 94 Corridor
- Farmstead
- Woodstock Mountain
- Erie Rd Connector
- North Branch Corridor
- North Branch Corridor
- Oxford Depot
- Marycrest
- Blooming Grove Crossroads
- Laser Park Buffer





## Appendix B:

# Community Preservation Plan Priority Parcels

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## Appendix B:

### Community Preservation Plan Priority Parcels

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Parcel # (SBL)	Land Use	Acres	Aquifers/ Water Quality	Mountain Landscapes	Recreation & Trails	Farmland	Wildlife Habitat / Corridors
10-2-101	Residential	10.91					X
10-2-102.2	Residential	19.84				X	X
10-2-103.12	Vacant	75.34	X			X	X
10-2-106	Residential	38.28	X				X
10-2-107	Residential	19.93	X			X	
10-2-118	Agricultural	120.48	X		X	X	X
10-2-28	Vacant	100.63		X		X	X
10-2-31.1	Agricultural	29.18	X		X	X	X
10-2-34	Residential	13.24					X
10-2-88.1	Vacant	100.72	X			X	X
10-2-9	Agricultural	42.70	X		X	X	X
10-2-90	Vacant	122.70	X			X	X
1-1-1	Vacant	0.65					
1-1-17.22	Agricultural	92.30	X			X	X
1-1-2.1	Agricultural	70.16	X			X	
1-1-2.21	Agricultural	59.42	X			X	
1-1-20	Agricultural	39.91	X			X	X
113-3-11.22		2.75			X		
114-1-14		5.16			X		
117-1-1		6.20			X		
117-2-13	Vacant	3.92	X		X		X
117-2-14.1	Vacant	11.66	X		X		X
117-2-2	School	9.13	X				X
117-4-25	Vacant	5.34	X				X
119-1-1.1	Vacant	64.78	X				X
119-1-2	Residential	31.83	X				X
119-1-4	Livestock/Residential	8.69					X
120-1-10	Vacant	1.35	X		X		X
120-1-11	Vacant	1.33	X		X		X
120-1-12	Vacant	1.46	X		X		X
120-1-13	Vacant	1.72	X		X		X
120-1-14		4.66			X		
120-1-15	Vacant farmland	7.67	X			X	X
120-1-16	vacant	1.90	X		X		X
120-1-17	vacant	1.92	X		X		X

## Appendix B:

### Community Preservation Plan Priority Parcels

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Parcel # (SBL)	Land Use	Acres	Aquifers/ Water Quality	Mountain Landscapes	Recreation & Trails	Farmland	Wildlife Habitat / Corridors
120-1-18	vacant	1.89	X				X
120-1-19	Vacant	0.88	X				X
120-3-1.2	Vacant	0.98	X		X		X
120-3-3	Vacant	1.61	X		X		X
120-3-4	vacant	2.00	X		X		X
120-3-5	vacant	1.95	X		X		X
120-3-6	vacant	0.86	X		X		X
12-1-1	Vacant	6.58					X
121-1-1.1	Agricultural	88.96	X		X	X	X
12-1-14.3	Vacant	3.31	X				
12-1-15.2	Vacant	40.95	X		X		X
12-1-15.3	Vacant	49.52			X		X
12-1-3.2	Vacant	80.31	X				X
12-1-42	Vacant	27.81	X				
12-1-7.22	Vacant	99.23	X			X	X
12-1-8	Vacant	9.98			X		X
12-1-9.4	Residential	61.42	X				X
124-1-1	Vacant	20.00			X	X	X
124-1-2	Vacant	21.90			X	X	X
13-1-11.21	Place of Worship	232.14	X		X		X
13-1-22	Vacant	21.81			X		X
13-1-3.1	Vacant	0.57			X		
13-1-5	Vacant	3.13			X		X
13-1-8	Vacant	390.29	X	X	X		X
13-1-9	Residential	12.74			X		X
14-1-17	Vacant	687.15	X	X			X
14-1-18.1	Residential	38.31	X				
14-1-20.2	Vacant	35.22	X				
14-1-32		15.41			X		
14-1-40.1	Vacant	76.28					
14-1-44	Vacant	72.49	X			X	X
14-1-53.6	Residential	46.79	X			X	
16-5-1	Vacant	4.18	X				X
17-1-24	Vacant	6.49					
17-1-35	Vacant	45.39	X				X
18-1-4		6.28			X		

## Appendix B:

### Community Preservation Plan Priority Parcels

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Parcel # (SBL)	Land Use	Acres	Aquifers/ Water Quality	Mountain Landscapes	Recreation & Trails	Farmland	Wildlife Habitat / Corridors
18-1-54.2	Vacant	23.95			X	X	
18-1-55.22	Vacant	13.71	X	X		X	
18-1-56	Residential	92.83		X			
18-1-59.1	Vacant	33.01			X		
18-1-59.3	Agricultural	59.94	X			X	
18-1-77.4	Vacant	58.21	X				
18-1-83	Vacant	46.83	X				
18-2-14	vacant	19.78		X			X
18-2-25	Vacant	82.98	X			X	
18-2-29	Residential	15.02					
18-2-30	Vacant	15.73					
18-2-31.2	Vacant	167.45	X			X	X
18-2-4.1	Multi-Family Residential	22.84	X			X	X
18-2-46	vacant	2.13					
18-2-47	residential	42.67	X	X			X
18-2-48	residential	28.65	X	X			X
201-1-10	Residential	18.26	X				
201-1-3	Vacant	30.75	X			X	
201-1-8	Vacant	70.33	X			X	
20-1-31	Vacant	9.04					
20-1-46	Residential	134.68	X				
20-1-7.2	Vacant	26.60	X				
20-1-9.11	Vacant	8.19	X				
20-1-9.12	Vacant	6.45	X				
20-1-9.13	Vacant	34.61	X				
20-2-1.21	Vacant	20.03			X		X
202-1-11	Residential	21.25					
202-1-12	Residential	27.40				X	
202-1-19	Vacant	46.83	X			X	
202-1-21	Residential	34.71	X				
202-1-23	Field Crops	20.79	X			X	
202-1-24	Residential	6.57	X				
202-1-25	Residential	6.18	X				
20-2-2.1	Vacant	5.25	X				X
20-2-2.2	Vacant	154.58	X	X	X		X
203-1-12	Residential	11.59	X		X		

## Appendix B:

### Community Preservation Plan Priority Parcels

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Parcel # (SBL)	Land Use	Acres	Aquifers/ Water Quality	Mountain Landscapes	Recreation & Trails	Farmland	Wildlife Habitat / Corridors
203-1-19	Vacant	128.37	X				
204-1-6	Vacant	9.86	X				
204-1-7	Vacant	90.46	X				
206-1-34	vacant	9.54					
206-1-35	Residential	38.02					X
207-1-3	vacant	87.16	X	X			
208-1-1	Cemetery	0.72		X			
208-1-2	Vacant	37.26					X
208-1-3	cottages	649.27	X	X	X		X
2-1-21.1	Residential	24.99			X	X	X
2-1-21.2	Vacant	78.89			X	X	X
212-1-14	Vacant	14.26	X				
214-1-27	Vacant	7.10	X				
217-1-5	Vacant	80.71			X		
217-1-8	Residential	20.05					X
218-1-2	Vacant	158.87		X	X		X
218-1-3	Vacant	4.45			X		
218-1-4	Vacant	14.35			X		X
218-1-5	Vacant	4.45			X		X
218-1-6	Vacant	1.74					X
219-1-1.5	Residential	85.60	X				
219-1-2	Storage/Residential	10.00	X				
222-1-2	Park	13.99					X
223-1-1	Residential	84.40	X				
223-1-2	Vacant	40.00	X				
224-1-3	Vacant	35.90	X				
28-7-10	Residential	19.98			X		X
3-1-59.21	Agricultural	79.47				X	X
38-1-10	Vacant	54.60				X	
38-1-125.1	Residential	32.00					X
38-1-16	Vacant	42.67	X			X	
38-1-17.2	Vacant	31.98	X				
38-1-23		11.38			X		
38-1-41.11	Residential	96.98	X			X	X
38-1-42	Agricultural	34.40				X	
38-1-43	Agricultural	7.01				X	X



## Appendix B:

### Community Preservation Plan Priority Parcels

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Parcel # (SBL)	Land Use	Acres	Aquifers/ Water Quality	Mountain Landscapes	Recreation & Trails	Farmland	Wildlife Habitat / Corridors
38-1-52.2	Residential	46.68	X			X	
38-1-54	Residential	58.68	X				
38-1-55	Vacant	9.92				X	
38-1-8.21	Vacant	91.20	X		X	X	X
38-1-98.22	Residential	52.26	X		X		
40-1-10.21	Agricultural	143.28	X		X	X	
40-1-10.26	Agricultural	67.56	X			X	
40-1-13.11	Agricultural	8.00		X			
40-1-13.12	Agricultural	122.16	X	X		X	
40-1-19	Residential	9.35	X				
40-1-46	Single Family	156.64	X		X		X
40-1-86	Agricultural	104.40	X			X	X
41-1-1.13	Vacant	179.81	X	X	X		X
42-1-1.2	industrial	13.72		X			X
43-1-10.2	Agricultural	199.60	X			X	X
43-1-16.1	Vacant	83.97				X	X
43-1-18		12.75			X		
43-1-19	Utility	6.84					
43-1-2	Vacant	9.81	X				
43-1-20.2	Vacant	23.00	X			X	X
43-1-21.1	Residential	21.63				X	
43-1-24.2	Vacant	18.64	X			X	X
43-1-25	Agricultural	44.86				X	
43-1-27.2	Agricultural	157.33	X		X	X	X
43-1-28	Residential	10.93	X			X	X
43-1-30	Agricultural	99.72	X			X	X
43-1-8	Agricultural	59.87	X			X	X
44-1-108	Residential	28.01					
44-1-109	Vacant	9.77			X		
44-1-110	Vacant	1.17					X
44-1-111	Vacant	0.59					X
44-1-151	Agricultural	51.36	X			X	
44-1-153.2	Residential	22.59					
44-1-158	Vacant	25.89					X
44-1-58	Vacant	18.68	X				
44-1-59.32	Vacant	59.97	X		X		

## Appendix B:

### Community Preservation Plan Priority Parcels

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Parcel # (SBL)	Land Use	Acres	Aquifers/ Water Quality	Mountain Landscapes	Recreation & Trails	Farmland	Wildlife Habitat / Corridors
44-1-59.33	Agricultural	2.54			X	X	
44-1-61.12	Vacant	26.90					X
44-1-63.1	Vacant	4.73					
44-1-63.2	Vacant	1.14			X		
44-1-63.2	Vacant	5.92					
44-1-63.3	Vacant	11.04	X				
44-1-63.91	Residential	69.91	X		X		
44-1-63.92	Vacant	103.16	X				
4-5-8.2	Vacant	20.70	X		X		X
52-1-1		1.76			X		
52-1-10	Agricultural	31.58				X	
52-1-106.2	Residential	13.79	X				X
52-1-106.3	Residential	21.79	X		X		X
52-1-4	Residential	33.21	X			X	X
52-1-50.4	Residential	51.01				X	
52-1-54.4	Vacant	29.80					
52-1-6.31	Residential	10.39	X			X	X
52-1-6.32	Vacant	9.58	X			X	X
52-1-6.33	Vacant	11.34				X	X
52-1-87.2	Parks and Open Space	15.73	X		X		X
52-1-95.11	Parks and Open Space	93.07	X		X		X
52-4-15	residential	39.56	X			X	
52-5-11	Vacant	72.53	X		X		
54-1-13.3	Vacant	2.45			X		
54-1-19	Animal Hospital	14.89	X		X		
54-1-3.41	Agricultural	34.50			X	X	
54-1-43	Agricultural	26.00			X	X	
54-1-50.1	Agricultural	132.60	X			X	
54-1-50.2	Vacant	30.70			X	X	
54-1-6.222	Office	165.26		X	X	X	
54-1-8.21	Vacant	27.22	X		X		
54-1-8.22	Utility	15.31	X		X		
54-4-13.1	Agricultural	29.27				X	
5-4-8		2.23			X		
55-1-12.1	Place of Worship	62.24	X				
55-1-2.2	Vacant	7.65			X		X

## Appendix B:

### Community Preservation Plan Priority Parcels

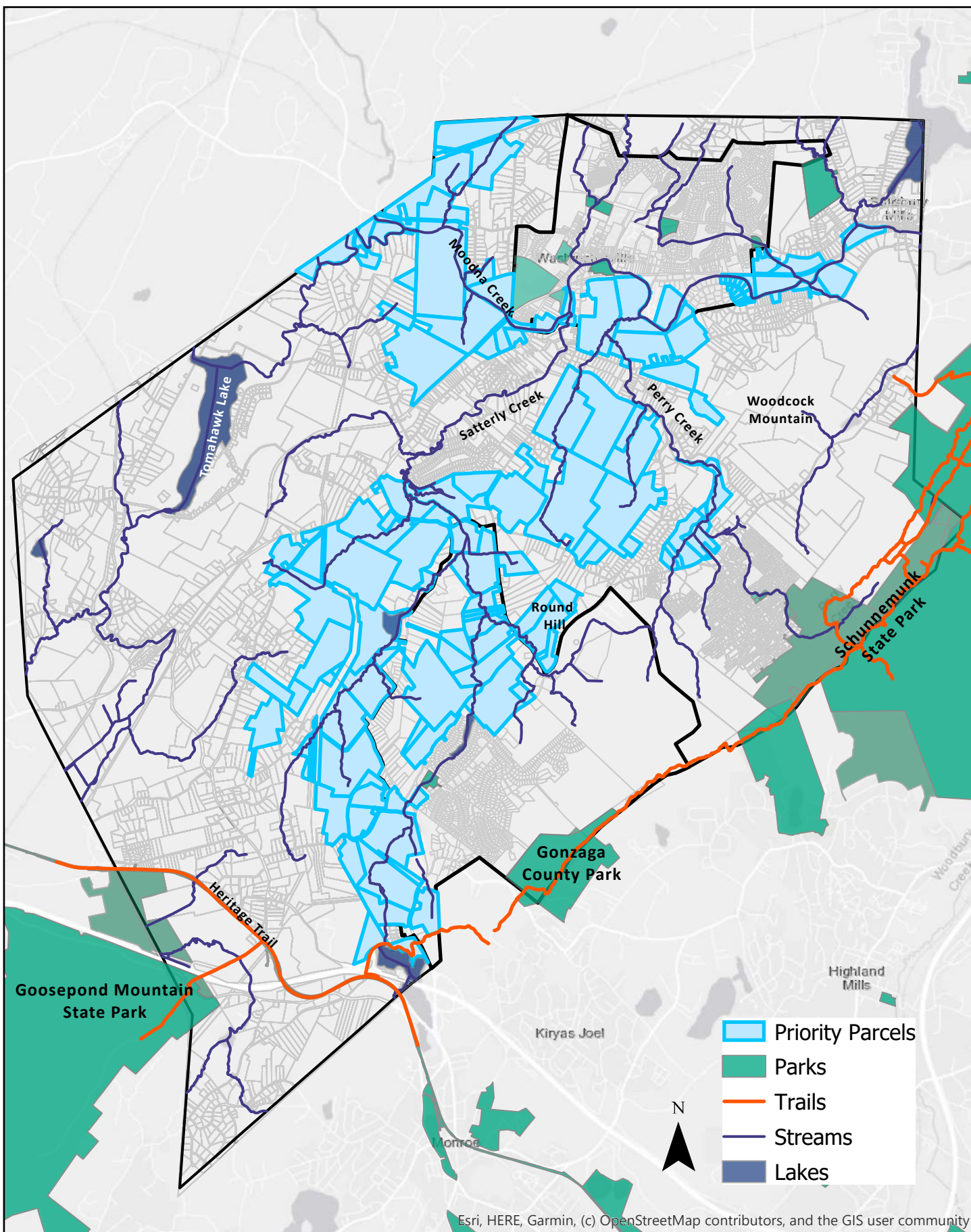
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Parcel # (SBL)	Land Use	Acres	Aquifers/ Water Quality	Mountain Landscapes	Recreation & Trails	Farmland	Wildlife Habitat / Corridors
55-1-2.3	Residential Farming	98.74	X				X
55-1-35	Utility	25.54	X				
55-1-8	Vacant	28.27					
6-1-16		10.61			X		
6-1-31	Agricultural	34.32	X			X	X
6-1-32	Vacant	6.94	X			X	X
6-1-36.33	Vacant	45.83		X			X
6-1-38.1	Residential	390.85		X	X	X	X
6-1-46.11	Vacant	25.07	X		X	X	X
6-1-46.2	Residential	36.44	X		X	X	X
6-1-47.1	Agricultural	15.70	X		X	X	X
7-3-3	Vacant	0.73	X				X
7-4-4	Vacant	0.53	X				X
8-1-15	Utility	4.42	X				X
9-1-1	Vacant	11.11	X			X	X
9-1-10.1	Vacant	0.99	X				X
9-1-11.1	Agricultural	179.93	X			X	X
9-1-15	School	40.36	X			X	X
9-1-16.12	Agricultural	113.46	X		X	X	X
9-1-17		11.43			X		
9-1-19.2	Vacant	9.44			X		X
9-1-2	Agricultural	18.73	X			X	
9-1-2		18.73					X
9-1-20	Residential	12.84	X		X		X
9-1-59	Agricultural	36.44	X			X	X
9-1-62.2	Residential	13.44	X				X
9-1-77	Vacant	101.46	X				X
9-1-78	Vacant	15.64	X				
9-1-83	Agricultural	129.00	X		X	X	
9-3-13	Residential	17.24	X			X	
9-3-7.2	Vacant	9.44	X			X	
9-4-23.2	Vacant	16.99	X			X	X
<b>TOTAL ACRES</b>		<b>11,646</b>	<b>8,889</b>	<b>3,352</b>	<b>4,634</b>	<b>5,225</b>	<b>7,304</b>
<b>TOTAL PARCELS</b>		<b>247</b>	<b>153</b>	<b>20</b>	<b>87</b>	<b>87</b>	<b>127</b>

## Appendix C:

# Moodna Creek & Tributaries Priority Project

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# Appendix C:

## Moodna Creek & Tributaries Priority Project

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Parcel # (SBL)	Land Use	Acres	Aquifers/ Water Quality	Mountain Landscapes	Recreation & Trails	Farmland	Wildlife Habitat / Corridors
9-1-2	Agricultural	18.73	X			X	
10-2-118	Agricultural	120.48	X		X	X	X
10-2-9	Agricultural	42.70	X		X	X	X
1-1-1	Vacant	0.65					
1-1-17.22	Agricultural	92.30	X			X	X
1-1-2.1	Agricultural	70.16	X			X	
1-1-20	Agricultural	39.91	X			X	X
1-1-2.21	Agricultural	59.42	X			X	
117-2-13	Vacant	3.92	X		X		X
117-2-14.1	Vacant	11.66	X		X		X
117-2-2	School	9.13	X				X
117-4-25	Vacant	5.34	X				X
119-1-1.1	Vacant	64.78	X				X
119-1-2	Residential	31.83	X				X
119-1-4	Residential	8.69					X
120-1-10	Vacant	1.35	X		X		X
120-1-11	Vacant	1.33	X		X		X
120-1-12	Vacant	1.46	X		X		X
120-1-13	Vacant	1.72	X		X		X
120-1-15	Vacant farmland	7.67	X			X	X
120-1-16	vacant	1.90	X		X		X
120-1-17	vacant	1.92	X		X		X
120-1-18	vacant	1.89	X				X
120-1-19	Vacant	0.88	X				X
120-3-1.2	Vacant	0.98	X		X		X
120-3-3	Vacant	1.61	X		X		X
120-3-4	vacant	2.00	X		X		X
120-3-5	vacant	1.95	X		X		X
120-3-6	vacant	0.86	X		X		X
121-1-1.1	Agricultural	88.96	X		X	X	X
4-5-8.2	Vacant	20.70	X		X		X
6-1-31	Agricultural	34.32	X			X	X
6-1-32	Vacant	6.94	X			X	X
6-1-46.11	Vacant	25.07	X		X	X	X
6-1-46.2	Residential	36.44	X		X	X	X
6-1-47.1	Agricultural	15.70	X		X	X	X

# Appendix C:

## Moodna Creek & Tributaries Priority Project

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Parcel # (SBL)	Land Use	Acres	Aquifers/ Water Quality	Mountain Landscapes	Recreation & Trails	Farmland	Wildlife Habitat / Corridors
7-3-3	Vacant	0.73	X				X
7-4-4	Vacant	0.53	X				X
8-1-15	Utility	4.42	X				X
9-1-1	Vacant	11.11	X			X	X
9-1-10.1	Vacant	0.99	X				X
9-1-11.1	Agricultural	179.93	X			X	X
9-1-15	School	40.36	X			X	X
9-1-16.12	Agricultural	113.46	X		X	X	X
9-1-19.2	Vacant	9.44			X		X
9-1-2		18.73					X
9-1-20	Residential	12.84	X		X		X
9-1-59	Agricultural	36.44	X			X	X
9-1-62.2	Residential	13.44	X				X
9-1-83	Agricultural	129.00	X		X	X	
9-3-13	Residential	17.24	X			X	
9-3-7.2	Vacant	9.44	X			X	
9-4-23.2	Vacant	16.99	X			X	X
44-1-109	Vacant	9.77			X		
44-1-63.92	Vacant	103.16	X				
44-1-151	Agricultural	51.36	X			X	
44-1-63.2	Vacant	1.14			X		
44-1-108	Residential	28.01					
40-1-86	Agricultural	104.40	X			X	X
44-1-63.1	Vacant	4.73					
44-1-58	Vacant	18.68	X				
40-1-10.26	Agricultural	67.56	X			X	
52-1-50.4	Residential	51.01				X	
44-1-63.91	Residential	69.91	X		X		
44-1-63.2	Vacant	5.92					
44-1-59.32	Vacant	59.97	X		X		
44-1-63.3	Vacant	11.04	X				
40-1-46	Residential	156.64	X		X		X
44-1-59.33	Agricultural	2.54			X	X	
203-1-12	Residential	11.59	X		X		
18-1-55.22	Vacant	13.71	X	X		X	
18-1-56	Residential	92.83		X			

# Appendix C:

## Moodna Creek & Tributaries Priority Project

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Parcel # (SBL)	Land Use	Acres	Aquifers/ Water Quality	Mountain Landscapes	Recreation & Trails	Farmland	Wildlife Habitat / Corridors
18-1-59.1	Vacant	33.01			X		
18-1-59.3	Agricultural	59.94	X			X	
40-1-10.21	Agricultural	143.28	X		X	X	
40-1-13.11	Agricultural	8.00		X			
40-1-13.12	Agricultural	122.16	X	X		X	
40-1-19	Residential	9.35	X				
10-2-103.12	Vacant	75.34	X			X	X
10-2-107	Residential	19.93	X			X	
10-2-88.1	Vacant	100.72	X			X	X
10-2-90	Vacant	122.70	X			X	X
12-1-14.3	Vacant	3.31	X				
12-1-42	Vacant	27.81	X				
18-2-25	Vacant	82.98	X			X	
18-2-29	Residential	15.02					
18-2-30	Vacant	15.73					
18-2-31.2	Vacant	167.45	X			X	X
18-2-4.1	Multi-Family	22.84	X			X	X
20-1-31	Vacant	9.04					
20-1-46	Residential	134.68	X				
20-1-9.11	Vacant	8.19	X				
20-1-9.12	Vacant	6.45	X				
20-1-9.13	Vacant	34.61	X				
20-1-7.2	Vacant	26.60	X				
212-1-14	Vacant	14.26	X				
214-1-27	Vacant	7.1	X				
219-1-1.5	Residential	85.6	X				
219-1-2	Storage/Residential	10	X				
223-1-1	Residential	84.4	X				
223-1-2	Vacant	40	X				
224-1-3	Vacant	35.9	X				
44-1-110	Vacant	1.17					X
44-1-111	Vacant	0.59					X
44-1-158	Vacant	25.89					X
44-1-61.12	Vacant	26.9					X
52-1-54.4	Vacant	29.8					
54-1-8.21	Vacant	27.22	X		X		

## Appendix C:

### Moodna Creek & Tributaries Priority Project

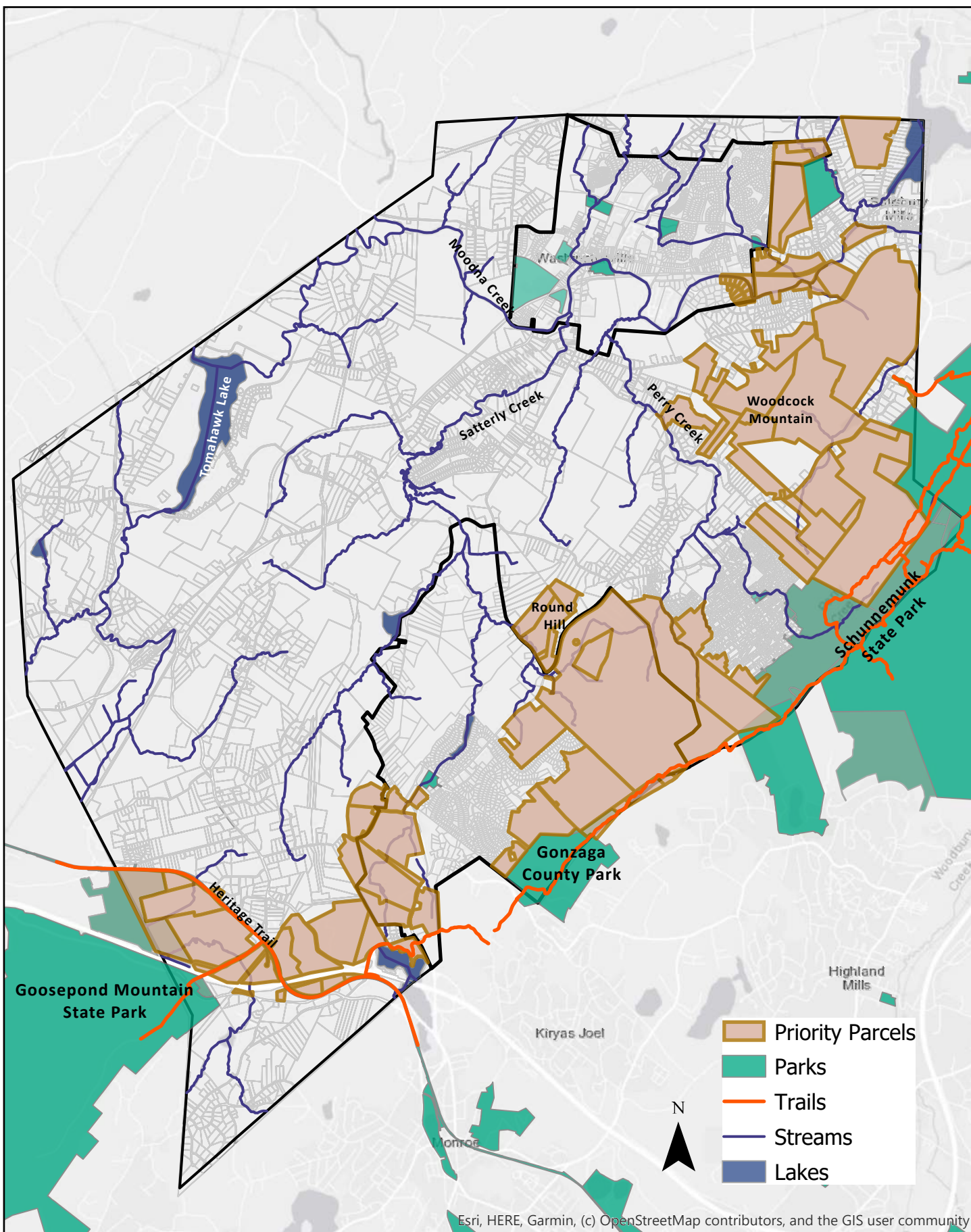
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Parcel # (SBL)	Land Use	Acres	Aquifers/ Water Quality	Mountain Landscapes	Recreation & Trails	Farmland	Wildlife Habitat / Corridors
54-1-8.22	Utility	15.31	X		X		
201-1-3	Vacant	30.75	X			X	
201-1-8	Vacant	70.33	X			X	
201-1-10	Residential	18.26	X				
202-1-11	Residential	21.25					
202-1-12	Residential	27.40				X	
202-1-19	Vacant	46.83	X			X	
202-1-21	Residential	34.71	X				
202-1-23	Field Crops	20.79	X			X	
202-1-24	Residential	6.57	X				
202-1-25	Residential	6.18	X				
203-1-19	Vacant	128.37	X				
204-1-6	Vacant	9.86	X				
204-1-7	Vacant	90.46	X				
206-1-34	vacant	9.54					
206-1-35	Residential	38.02					X
18-1-54.2	Vacant	23.95			X	X	
<b>TOTAL ACRES</b>		<b>4,551</b>	<b>3,975</b>	<b>237</b>	<b>1,145</b>	<b>2,584</b>	<b>1,931</b>
<b>TOTAL PARCELS</b>		<b>125</b>	<b>98</b>	<b>4</b>	<b>36</b>	<b>45</b>	<b>58</b>

## Appendix D:

# Schunnemunk Mountain Connectivity Priority Project

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# Appendix D:

## Schunnemunk Mountain Connectivity Priority Project

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Parcel # (SBL)	Land Use	Acres	Aquifers/ Water Quality	Mountain Landscapes	Recreation & Trails	Farmland	Wildlife Habitat / Corridors
12-1-15.2	Vacant	40.95	X		X		X
12-1-15.3	Vacant	49.52			X		X
12-1-7.22	Vacant	99.23	X			X	X
12-1-8	Vacant	9.98			X		X
12-1-9.4	Residential	61.42	X				X
13-1-22	Vacant	21.81			X		X
13-1-3.1	Vacant	0.57			X		
13-1-5	Vacant	3.13			X		X
13-1-8	Vacant	390.29	X	X	X		X
13-1-9	Residential	12.74			X		X
20-2-1.21	Vacant	20.03			X		X
20-2-2.1	Vacant	5.25	X				X
20-2-2.2	Vacant	154.58	X	X	X		X
207-1-3	vacant	87.16	X	X			
208-1-1	Cemetery	0.72		X			
208-1-2	Vacant	37.26					X
208-1-3	cottages	649.27	X	X	X		X
217-1-5	Vacant	80.71			X		
217-1-8	Residential	20.05					X
218-1-2	Vacant	158.87		X	X		X
218-1-3	Vacant	4.45			X		
218-1-4	Vacant	14.35			X		X
218-1-5	Vacant	4.45			X		X
218-1-6	Vacant	1.74					X
222-1-2	Park	13.99					X
28-7-10	Residential	19.98			X		X
41-1-1.13	Vacant	179.81	X	X	X		X
18-2-47	residential	42.67	X	X			X
18-2-14	vacant	19.78		X			X
18-2-48	residential	28.65	X	X			X
42-1-1.2	industrial	13.72		X			X
18-2-46	vacant	2.13					
10-2-101	Residential	10.91					X
10-2-102.2	Residential	19.84				X	X
10-2-106	Residential	38.28	X				X

# Appendix D:

## Schunnemunk Mountain Connectivity Priority Project

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Parcel # (SBL)	Land Use	Acres	Aquifers/ Water Quality	Mountain Landscapes	Recreation & Trails	Farmland	Wildlife Habitat / Corridors
10-2-28	Vacant	100.63		X		X	X
10-2-31.1	Agricultural	29.18	X		X	X	X
10-2-34	Residential	13.24					X
12-1-1	Vacant	6.58					X
12-1-3.2	Vacant	80.31	X				X
13-1-11.21	Place of Worship	232.14	X		X		X
6-1-36.33	Vacant	45.83		X			X
6-1-38.1	Residential	390.85		X	X	X	X
52-1-87.2	Parks and Open Space	15.73	X		X		X
52-1-95.11	Parks and Open Space	93.07	X		X		X
52-5-11	Vacant	72.53	X		X		
54-1-13.3	Vacant	2.45			X		
54-1-19	Animal Hospital	14.89	X		X		
54-1-3.41	Agricultural	34.50			X	X	
54-1-43	Agricultural	26.00			X	X	
54-1-50.1	Agricultural	132.60	X			X	
54-1-50.2	Vacant	30.70			X	X	
54-1-6.222	Office	165.26		X	X	X	
212-1-14	Vacant	14.26	X				
214-1-27	Vacant	7.1	X				
219-1-1.5	Residential	85.6	X				
219-1-2	Residential	10	X				
223-1-1	Residential	84.4	X				
223-1-2	Vacant	40	X				
224-1-3	Vacant	35.9	X				
44-1-110	Vacant	1.17					X
44-1-111	Vacant	0.59					X
44-1-158	Vacant	25.89					X
44-1-61.12	Vacant	26.9					X
52-1-54.4	Vacant	29.8					
54-1-8.21	Vacant	27.22	X		X		
54-1-8.22	Utility	15.31	X		X		
120-1-10	Vacant	1.35	X		X		X
120-1-11	Vacant	1.33	X		X		X

## Appendix D:

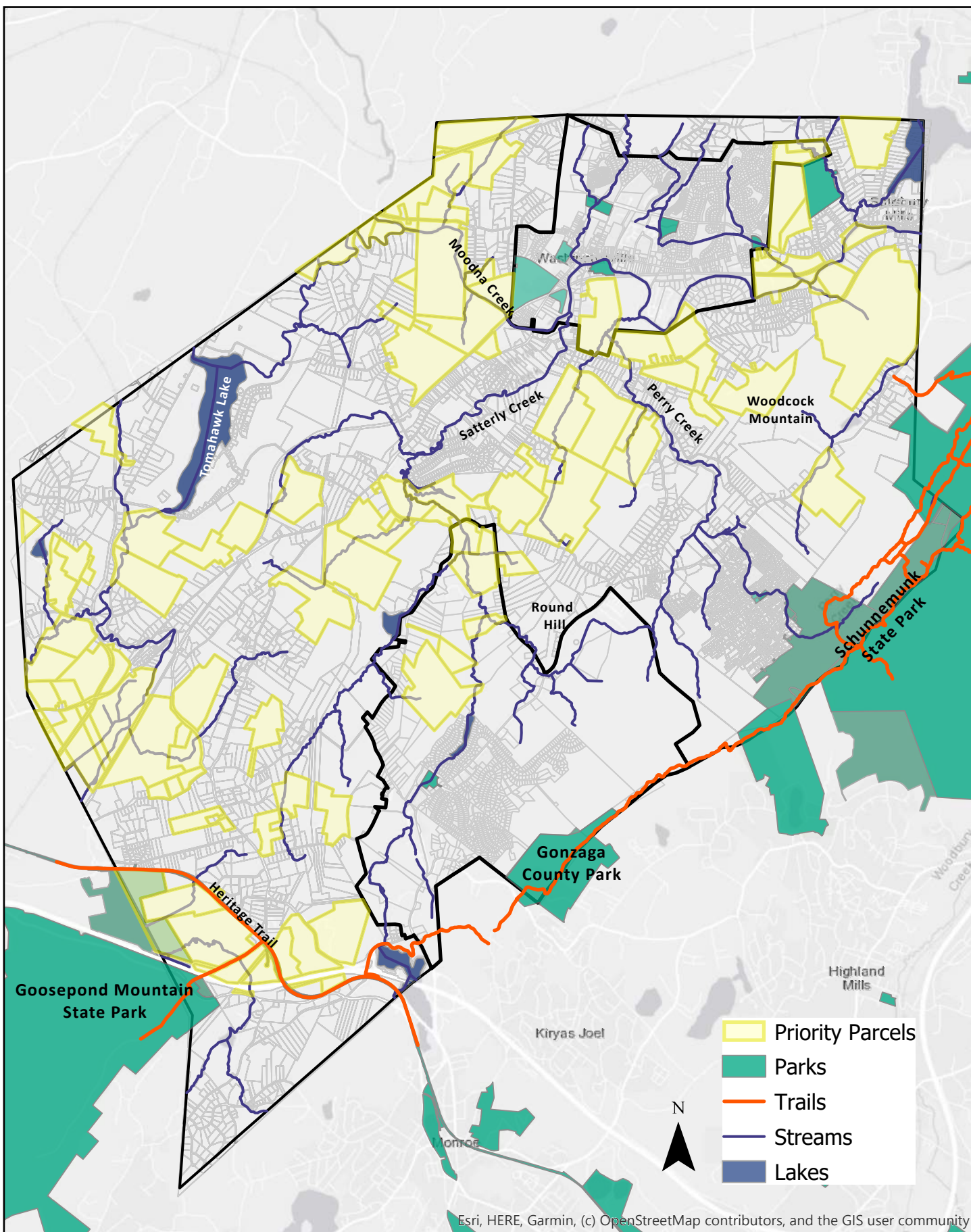
### Schunnemunk Mountain Connectivity Priority Project

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Parcel # (SBL)	Land Use	Acres	Aquifers/ Water Quality	Mountain Landscapes	Recreation & Trails	Farmland	Wildlife Habitat / Corridors
120-1-12	Vacant	1.46	X		X		X
120-1-13	Vacant	1.72	X		X		X
120-1-15	Vacant farmland	7.67	X			X	X
120-1-16	vacant	1.90	X		X		X
120-1-17	vacant	1.92	X		X		X
120-1-18	vacant	1.89	X				X
120-1-19	Vacant	0.88	X				X
120-3-1.2	Vacant	0.98	X		X		X
120-3-3	Vacant	1.61	X		X		X
120-3-4	vacant	2.00	X		X		X
120-3-5	vacant	1.95	X		X		X
4-5-8.2	Vacant	20.70	X		X		X
6-1-31	Agricultural	34.32	X			X	X
6-1-32	Vacant	6.94	X			X	X
6-1-46.11	Vacant	25.07	X		X	X	X
6-1-46.2	Residential	36.44	X		X	X	X
6-1-47.1	Agricultural	15.70	X		X	X	X
8-1-15	Utility	4.42	X				X
3-1-59.21	Agricultural	79.47				X	X
2-1-21.1	Residential	24.99			X	X	X
2-1-21.2	Vacant	78.89			X	X	X
124-1-1	Vacant	20			X	X	X
124-1-2	Vacant	21.9			X	X	X
<b>TOTAL ACRES</b>		<b>4,604</b>	<b>2,938</b>	<b>2,428</b>	<b>3,225</b>	<b>1,380</b>	<b>3,600</b>
<b>TOTAL PARCELS</b>		<b>92</b>	<b>49</b>	<b>15</b>	<b>50</b>	<b>21</b>	<b>68</b>

Appendix E:  
Agricultural Lands Priority Project

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Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community



### Agricultural Lands Priority Project

Source: ESRI Web Mapping Service;  
Orange County GIS; NYS GIS

**Town of Blooming Grove  
Community Preservation  
Plan**

# Appendix E:

## Agricultural Lands Priority Project

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Parcel # (SBL)	Land Use	Acres	Aquifers/ Water Quality	Mountain Landscapes	Recreation & Trails	Farmland	Wildlife Habitat / Corridors
201-1-3	Vacant	30.75	X			X	
201-1-8	Vacant	70.33	X			X	
202-1-12	Residential	27.40				X	
202-1-19	Vacant	46.83	X			X	
202-1-23	Field Crops	20.79	X			X	
203-1-19	Vacant	128.37	X			X	
18-1-54.2	Vacant	23.95			X	X	
12-1-7.22	Vacant	99.23	X			X	X
14-1-44	Vacant	72.49	X			X	X
14-1-53.6	Residential	46.79	X			X	
38-1-10	Vacant	54.60				X	
38-1-16	Vacant	42.67	X			X	
38-1-41.11	Residential	96.98	X			X	X
38-1-8.21	Vacant	91.20	X		X	X	X
10-2-103.12	Vacant	75.34	X			X	X
10-2-107	Residential	19.93	X			X	
10-2-88.1	Vacant	100.72	X			X	X
10-2-90	Vacant	122.70	X			X	X
18-2-25	Vacant	82.98	X			X	
18-2-31.2	Vacant	167.45	X			X	X
18-2-4.1	Multi-Family Residential	22.84	X			X	X
9-1-2	Agricultural	18.73	X			X	
10-2-118	Agricultural	120.48	X		X	X	X
10-2-9	Agricultural	42.70	X		X	X	X
1-1-17.22	Agricultural	92.30	X			X	X
1-1-2.1	Agricultural	70.16	X			X	
1-1-20	Agricultural	39.91	X			X	X
1-1-2.21	Agricultural	59.42	X			X	
120-1-15	Vacant farmland	7.67	X			X	X
121-1-1.1	Agricultural	88.96	X		X	X	X



# Appendix E:

## Agricultural Lands Priority Project

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Parcel # (SBL)	Land Use	Acres	Aquifers/ Water Quality	Mountain Landscapes	Recreation & Trails	Farmland	Wildlife Habitat / Corridors
6-1-31	Agricultural	34.32	X			X	X
6-1-32	Vacant	6.94	X			X	X
6-1-46.11	Vacant	25.07	X		X	X	X
6-1-46.2	Single Family Detached	36.44	X		X	X	X
6-1-47.1	Agricultural	15.70	X		X	X	X
9-1-1	Vacant	11.11	X			X	X
9-1-11.1	Agricultural	179.93	X			X	X
9-1-15	School	40.36	X			X	X
9-1-16.12	Agricultural	113.46	X		X	X	X
9-1-59	Agricultural	36.44	X			X	X
9-1-83	Agricultural	129.00	X		X	X	
9-3-13	Residential	17.24	X			X	
9-3-7.2	Vacant	9.44	X			X	
9-4-23.2	Vacant	16.99	X			X	X
38-1-42	Agricultural	34.40				X	
38-1-43	Agricultural	7.01				X	X
38-1-52.2	Residential	46.68	X			X	
38-1-55	Vacant	9.92				X	
43-1-10.2	Agricultural	199.60	X			X	X
43-1-16.1	Vacant	83.97				X	X
43-1-20.2	Vacant	23.00	X			X	X
43-1-21.1	Residential	21.63				X	
43-1-24.2	Vacant	18.64	X			X	X
43-1-25	Agricultural	44.86				X	
43-1-27.2	Agricultural	157.33	X		X	X	X
43-1-28	Residential	10.93	X			X	X
43-1-30	Agricultural	99.72	X			X	X
43-1-8	Agricultural	59.87	X			X	X
52-1-4	Residential	33.21	X			X	X
52-1-6.31	Residential	10.39	X			X	X
52-1-6.32	Vacant	9.58	X			X	X
52-1-6.33	Vacant	11.34				X	X
10-2-102.2	Residential	19.84				X	X

## Appendix E:

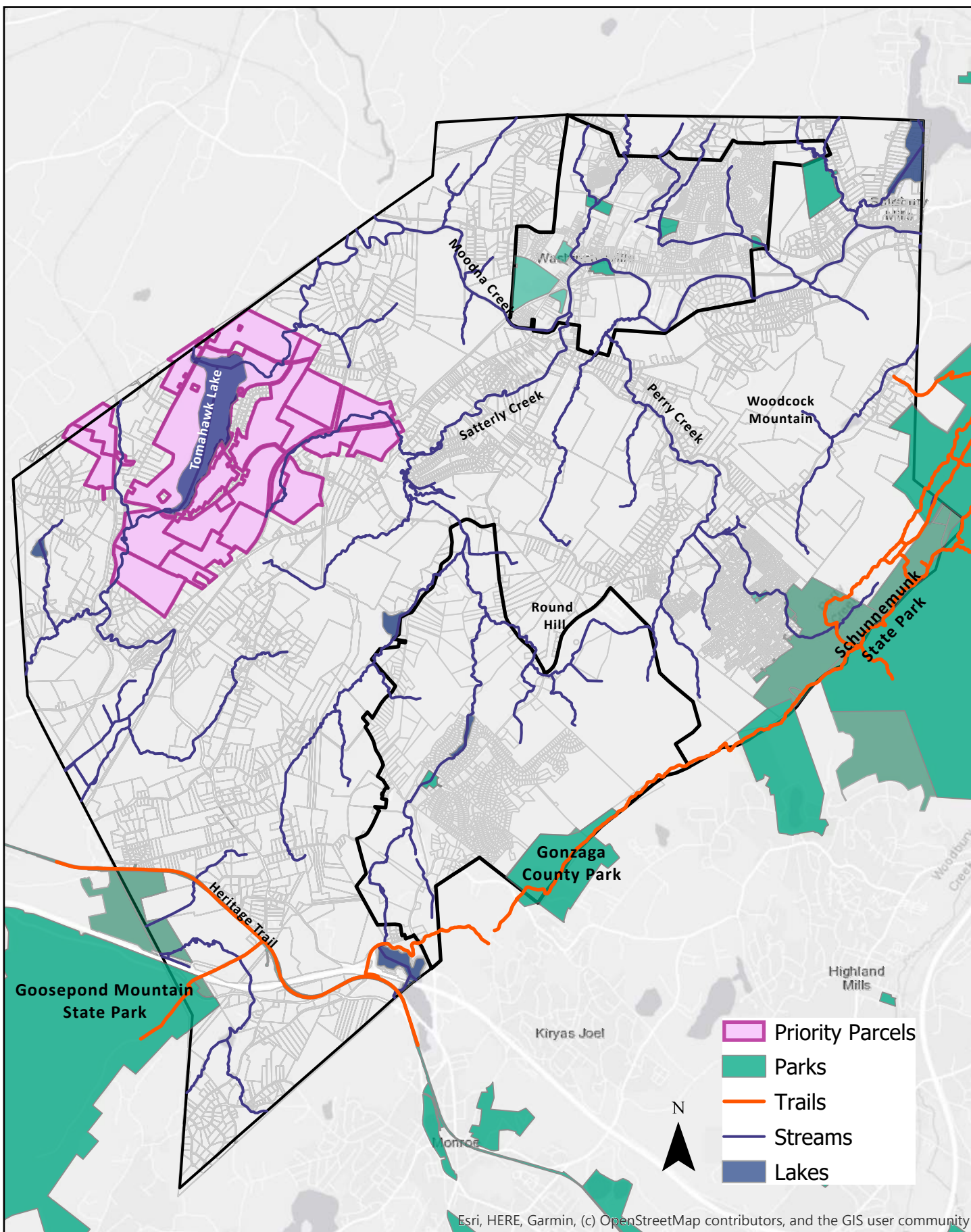
### Agricultural Lands Priority Project

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Parcel # (SBL)	Land Use	Acres	Aquifers/ Water Quality	Mountain Landscapes	Recreation & Trails	Farmland	Wildlife Habitat / Corridors
10-2-28	Vacant	100.63		X		X	X
10-2-31.1	Agricultural	29.18	X		X	X	X
6-1-38.1	Residential	390.85		X	X	X	X
44-1-151	Agricultural	51.36	X			X	
40-1-86	Agricultural	104.40	X			X	X
40-1-10.26	Agricultural	67.56	X			X	
52-1-50.4	Residential	51.01				X	
44-1-59.33	Agricultural	2.54			X	X	
54-1-3.41	Agricultural	34.50			X	X	
54-1-43	Agricultural	26.00			X	X	
54-1-50.1	Agricultural	132.60	X			X	
54-1-50.2	Vacant	30.70			X	X	
54-1-6.222	Office	165.26		X	X	X	
18-1-55.22	Vacant	13.71	X	X		X	
18-1-59.3	Agricultural	59.94	X			X	
40-1-10.21	Agricultural	143.28	X		X	X	
40-1-13.12	Agricultural	122.16	X	X		X	
2-1-21.1	Residential	24.99			X	X	X
2-1-21.2	Vacant	78.89			X	X	X
124-1-1	Vacant	20			X	X	X
124-1-2	Vacant	21.9			X	X	X
54-4-13.1	Agricultural	29.27				X	
52-4-15	residential	39.56	X			X	
3-1-59.21	Agricultural	79.47				X	X
52-1-10	Agricultural	31.59				X	
<b>TOTAL ACRES</b>		<b>5,410</b>	<b>3,927</b>	<b>793</b>	<b>1,755</b>	<b>5,353</b>	<b>3,295</b>
<b>TOTAL PARCELS</b>		<b>88</b>	<b>62</b>	<b>5</b>	<b>23</b>	<b>88</b>	<b>49</b>

Appendix F:  
Tomahawk Lake Priority Project

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# Appendix F:

## Tomahawk Lake Priority Project

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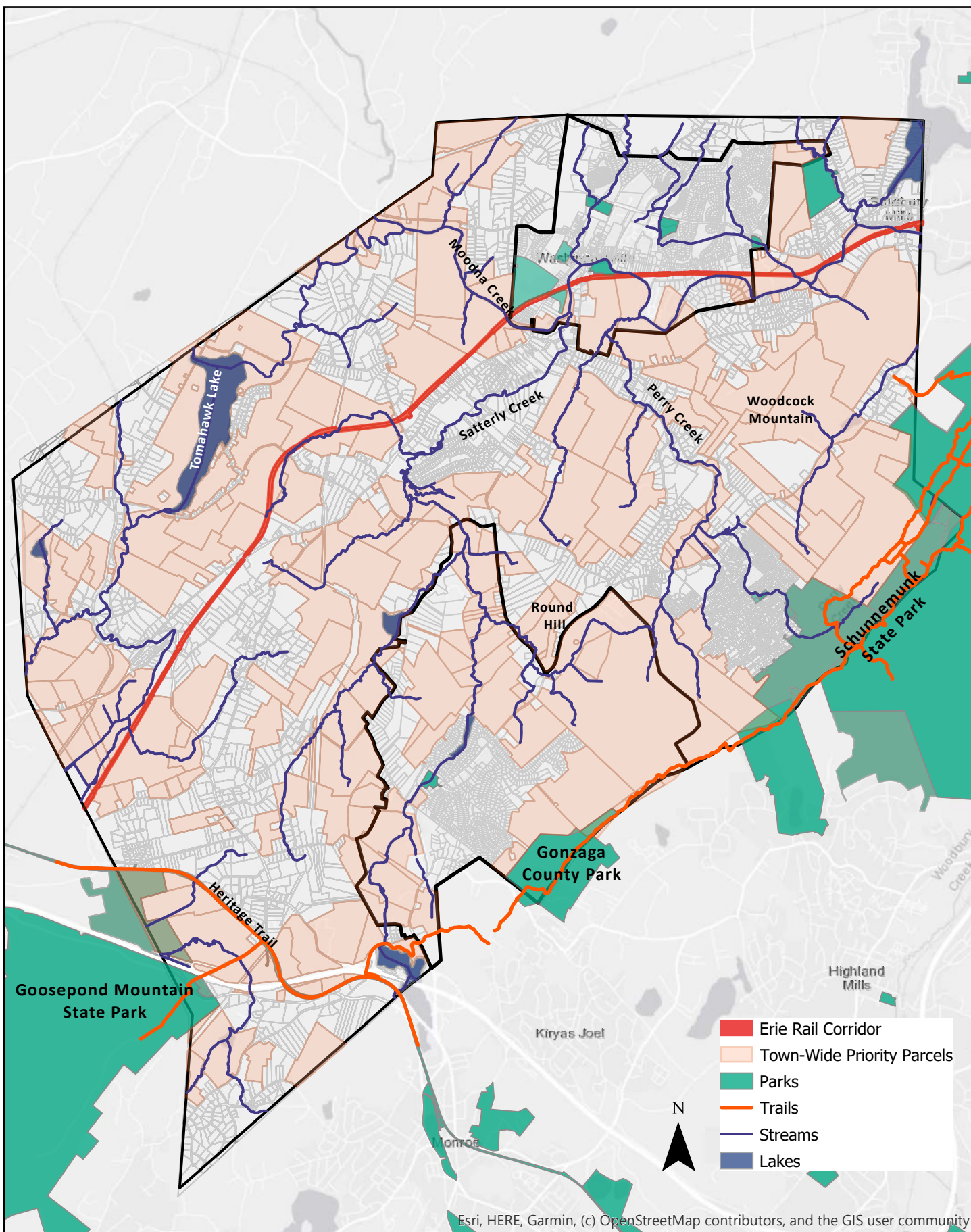
Parcel # (SBL)	Land Use	Acres	Aquifers/Water Quality	Mountain Landscapes	Recreation & Trails	Farmland	Wildlife Habitat / Corridors
14-1-17	Vacant	687.15	X	X			X
14-1-18.1	Residential	38.31	X				
14-1-20.2	Vacant	35.22	X				
14-1-40.1	Vacant	76.28					
14-1-44	Vacant	72.49	X			X	X
14-1-53.6	Residential	46.79	X			X	
16-5-1	Vacant	4.18	X				X
17-1-24	Vacant	6.49					
17-1-35	Vacant	45.39	X				X
18-1-77.4	Vacant	58.21	X				
18-1-83	Vacant	46.83	X				
38-1-10	Vacant	54.60				X	
38-1-16	Vacant	42.67	X			X	
38-1-17.2	Vacant	31.98	X				
38-1-41.11	Residential	96.98	X			X	X
38-1-8.21	Vacant	91.20	X		X	X	X
38-1-98.22	Residential	52.26	X		X		
9-1-77	Vacant	101.46	X				X
9-1-78	Vacant	15.64	X				
<b>TOTAL ACRES</b>		<b>1,604</b>	<b>1,467</b>	<b>687</b>	<b>143</b>	<b>405</b>	<b>1,099</b>
<b>TOTAL PARCELS</b>		<b>19</b>	<b>16</b>	<b>1</b>	<b>2</b>	<b>6</b>	<b>7</b>

## Appendix G:

### Erie Corridor Rail Trail Parcels

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## Appendix G:

### Erie Corridor Rail Trail Parcels

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Parcel # (SBL)	Acres	Aquifers/ Water Quality	Mountain Landscapes	Recreation & Trails	Farmland	Wildlife Habitat / Corridors
113-3-11.22	2.75			X		
114-1-14	5.16			X		
117-1-1	6.20			X		
120-1-14	4.66			X		
<b>121-1-1.1</b>	88.96	X		X	X	X
5-4-8	2.23			X		
6-1-16	10.61			X		
<b>6-1-46.11</b>	25.07	X		X	X	X
9-1-17	11.43			X		
<b>9-1-15</b>	40.36	X			X	X
14-1-32	15.41			X		
18-1-4	6.28			X		
<b>18-1-83</b>	46.83	X				
38-1-23	11.38			X		
43-1-18	12.75			X		
52-1-1	1.76			X		
<b>TOTAL ACRES</b>	<b>291.84</b>					
<b>TOTAL PARCELS</b>	<b>16</b>					
Note: parcels in <b>bold</b> are identified specifically for rail trail access purposes.						