

Town of Lloyd

LWRP Monitoring Report

June 2015

Community Background:

The Town of Lloyd is located on the west bank of the Hudson River, in Ulster County, New York. It covers a total area of 33.4 square miles with a population of 10,863 (U.S. Census, 2010). The Town is bordered to the north with the Town of Esopus and the south with the Town of Marlborough. Its western border is marked by Swarte Kill which provides a divide between Lloyd and New Paltz while its eastern border is the Hudson River. The southwestern border adjoins the Towns of Plattekill and Gardiner.

The Town of Lloyd has a coastal area that spans 8.6 miles along the Hudson River. Black, Swartekill and Twaalfskill Creeks also wind through the town. The Town's waterfront is comprised of dramatic bluffs rising from the Hudson River ranging in height from 100 to 300 feet.

Historically, the Town served as a waterfront community in the eighteenth and nineteenth centuries offering shipping docks or "landings" and storage warehouses along the coastline. Their waterfront also served as a major whaling port. Presently, the waterfront offers public access and recreational opportunities including fishing, boating and wildlife viewing.

The Town's coastal area supports an abundance of fish and wildlife species and is characterized as the Kingston-Poughkeepsie Deepwater Habitat, a New York State Significant Coastal Fish and Wildlife Habitat. The Town is also known for its scenic value, and is included in the NYS designated Esopus-Lloyd Scenic Area of Statewide Significance (SASS).

Public access within the waterfront area includes the following Town-owned waterfront parks: Bob Shepard Highland Landing Park and Johnson-Iorio Memorial Park.



View of Mid-Hudson Bridge from Johnson-Iorio Memorial Park

Bob Shepard Highland Landing Park features a lawn area, picnic tables, a boat launch, deepwater dock, an educational building and parking area. A riverwalk is in the process of being constructed along the waterfront's edge. Johnson-Iorio Memorial Park features a scenic vista showcasing the Mid-Hudson Bridge and offers picnicking opportunities. It also offers direct access to Franny Reese State Park, a 251- acre park which offers 2.5 miles of trails and views and a connection to Walkway Over the Hudson State Historic Park, the original Poughkeepsie-Highland Railroad Bridge. The former Central New England Railway rail bed has been transformed into the Hudson Valley Rail Trail offering recreational opportunities including hiking, biking, horseback riding, in line skating, cross country skiing and snowshoeing. The rail trail connects to Walkway Over the Hudson State Historic Park, and Tony Williams Park offering picnic pavilions, basketball, tennis and a playground.

Collaborations with Department of State:

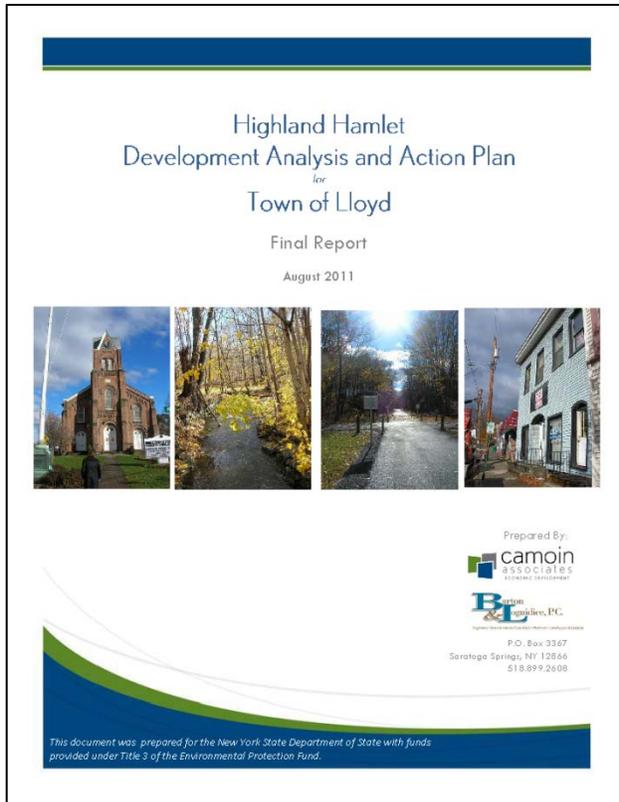
Since the completion of its Local Waterfront Revitalization Program (LWRP) in 1995, the Town has worked to advance its implementation. The Department of State (DOS) has awarded three Environmental Protection Fund Local Waterfront Revitalization Program (EPF-LWRP) grants to the Town (See chart: Grants Awarded - Title 11 Environmental Protection Fund Local Waterfront Revitalization Program, Town of Lloyd).

In 2013, the Town completed improvements at Bob Shepard Highland Landing Park. Site improvements included the construction of a boat launch, reconstruction of an existing deepwater dock and replacement of an existing timber bulkhead with steel sheet pilings along the western embankment of the Hudson River. Stone rip-rap was also installed along the Twaalfskill Creek as an erosion control measure and a step down for launching kayaks. The outcome of this project provides cultural and recreational



Deepwater Dock at Bob Shepard Highland Landing Park

activities including boating, fishing, wildlife viewing and marine education. The deepwater dock can be utilized by tour boats, historic boats and educational boats such as Clearwater while the boat launch can be utilized by recreational boaters.



Highland Hamlet Development Analysis and Action Plan

infrastructure including pedestrian access and streetscape enhancements.

The Town also completed a comprehensive feasibility study for Highland Landing. This project was identified within the Town’s Local Waterfront Revitalization Program. The feasibility study was advanced to identify opportunities for increased utilization and economic development along the Hudson River waterfront.

LWRP Monitoring Process:

The goal of the monitoring process is for the Department of State - Office of Planning and Development (OPD) to assess a community’s consistency with its LWRP and to understand implementation activities and decision-making procedures related to the LWRP. Additionally, this process provides a forum for the community to highlight successes, and request technical and financial assistance for program implementation.

The Department of State (DOS) began the LWRP monitoring process for the Town of Lloyd by sending a letter which described the process and a list of survey questions. The survey questions were discussed via conference call in April 2015. Subsequently, DOS held a site visit and tour with the Town in May 2015. The tour provided DOS staff with an opportunity to see first-hand existing recreational opportunities and discuss potential projects within the Town’s

Additionally, the Town conducted a development analysis for Highland Hamlet, which was completed in 2011. The study details a plan of action for the redevelopment of the hamlet area. Key components included an infrastructure and transportation analysis, a parking demand analysis, the identification of linkages to the waterfront, rail trail and area parks, the identification of underutilized properties for mixed use and residential development, a signage and way-finding scheme, and recommendations for public spaces within Highland's Main Street district. Future activities will be tied to the following goals: 1) improving the appearance of the business district, 2) attracting new businesses to the downtown business district, 3) attracting more people to the downtown business district, and 4) improving transportation and

waterfront area. Representatives of the Town that participated in the LWRP monitoring process were Kate Jonietz, Confidential Secretary to the Supervisor; David Barton, Director of Building/Zoning Enforcement Department; Matt Smith, President of Highland Landing Park Association and Highland Landing Park Project Manager; and Donna Deeprise, Vice President for Development of Highland Landing Park Association.

Office of Planning and Development Findings:

Overview

The Town of Lloyd Local Waterfront Revitalization Program was prepared in order to guide development within the coastal area in a way that protects and preserves natural resources, and enhances public enjoyment of the waterfront. In conjunction with the development of its LWRP, the Town created a Waterfront Bluff Overlay District (WBOD) to provide restrictions in the waterfront bluff area in order to protect and enhance the Hudson River's waterfront's natural, scenic and cultural resources. One such restriction is the requirement of clustering of buildings and structures to preserve open space and public views of the Hudson River. The residential district (R-2) stretches along the Hudson River, which allows a density of one unit per 2 acres. This lower density was established to preserve the Hudson River bluffs. The Town is also in the process of rezoning the Highland Landing area to waterfront business.

The Town has integrated their LWRP and recommendations for the waterfront into their 2013 Comprehensive Plan. Their comprehensive plan features goals, objectives and actions that will guide the future development and redevelopment of the Town.

The Town recognizes the need to update its current land use plans and regulations to meet the future demands of growth and development. The Town would like to update their existing zoning code since only minor amendments have occurred since 1975. It is their intent to incorporate innovative planning techniques that will help them accommodate new development while retaining their rural character.

The Town also recognizes the need to update their LWRP. DOS encourages the Town to update its 20-year old LWRP to serve as a strategic plan for the waterfront. This would allow the Town to incorporate a harbor management plan/program that regulates water uses within the harbor area. This update would provide an opportunity to consider and incorporate potential projects and actions within the waterfront area. Potential projects and actions discussed were the creation of a gondola system from Highland Landing to Walkway Over the Hudson and the addition of tourist businesses such as docking and boat tours. It would also provide an opportunity to educate and train the Town on its responsibilities to ensure that all applicable actions taken by the Town are consistent with the LWRP. A key element would be formal local consistency training by DOS staff to all pertinent local officials and boards.

LWRP Implementation

Since its adoption in 1995, the Town has implemented several projects and actions outlined in the LWRP to improve its waterfront. In addition to making great strides in increasing the public's enjoyment and access to the Hudson River, the Town has:

- Made improvements to Bob Shepard Highland Landing Park; Constructed a boat launch and deepwater dock as part of an EPF- LWRP grant. A waterfront trail is currently being constructed.
- Installed benches and an information kiosk at Johnson-Iorio Memorial Park.
- Expanded recreational opportunities through the connection of existing trails within the Town.



Steel Bulkhead at Bob Shepard Highland Landing Park

- Established the waterfront bluffs overlay zone (see description above within Overview Section).
- Created a stormwater law entitled “Stormwater Management and Erosion and Sediment Control” and Illicit Discharge to Storm Sewers Law in 2006, and Flood Damage Prevention Law in 2011.
- Completed sidewalk improvements in the Hamlet of Highland including extending the sidewalk at the main intersection at Main Street and Vineyard Avenue; Planted street trees along the east side of Vineyard Avenue.

LWRP Document Accessibility

The Town's LWRP is available at the Town Supervisor's office. An electronic copy is available on DOS's web site at the following link:

http://docs.dos.ny.gov/communitieswaterfronts/LWRP/Lloyd_T/Index.html

Local Consistency Review

The Town of Lloyd Waterfront Consistency Review Law (Chapter A105) was adopted in 1994 to provide for the protection and beneficial use of the natural and man-made resources within the Town's waterfront area by ensuring that actions classified as Type I or unlisted under Part 617 of Title 6 of NYCRR to be undertaken, approved or funded by town agencies will be undertaken

in a manner consistent with the policies and purposes of the Town of Lloyd LWRP. Large actions are evaluated at a tri-board meeting comprised of the Planning, Zoning and Town Boards.

Per the Town’s Waterfront Consistency Review Law, whenever an agency of the Town receives an application for approval or funding of an action or as early as possible in the agency’s formulation of a direct action to be located in the Coastal Area, the applicant, or in the case of a direct action, shall prepare a coastal assessment form (CAF) to assist the consistency of the proposed action. The agency shall refer a copy of the completed CAF to the Town of Lloyd Planning Board within 10 days of its submission and, prior to making a determination, shall consider the recommendation of the Planning Board with reference to the consistency of the proposed action. Following the referral of the CAF, the Planning Board has 30 days to make its determination of consistency and render a written recommendation. Along with its consistency recommendation, the Planning Board shall make any suggestions to the agency concerning modification of the proposed action to make it consistent with LWRP policy standards and conditions or to greater advance them.

Grants Awarded			
Title 11 Environmental Protection Fund Local Waterfront Revitalization Program (EPF LWRP)			
Town of Lloyd			
Year	Amount of Grant	Project Description	Status
2008	\$911,904	Waterfront Restoration of Bob Shepard Highland Landing Park- The Town of Lloyd will continue development of the Bob Shepard Highland Landing Park on a recently-purchased property on the west bank of the Hudson River. Work will include construction of 750 linear feet of bulkhead, a boat launch and a deepwater dock.	Closed
2007	\$25,000	Highland Hamlet Development Analysis- The Town of Lloyd will undertake a development analysis for the Hamlet of Highland including a infrastructure and transportation analysis, a parking demand analysis, identification of linkages to the waterfront, rail trail and area parks, the identification of underutilized properties for mixed use and residential development, a signage and way-finding scheme, and recommendations for public spaces development with Highland's Main Street district.	Closed
1996	\$11,000	Highland Landing Feasibility Study- The Town of Lloyd will prepare a Comprehensive Feasibility Study for Highland Landing. This project would advance the goals of the Town's Local Waterfront	Closed

Grants Awarded
Title 11 Environmental Protection Fund Local Waterfront Revitalization Program (EPF LWRP)
Town of Lloyd

Year	Amount of Grant	Project Description	Status
		Revitalization Program which recommends that the Town undertake a feasibility study of Highland Landing to encourage increased utilization and economic development.	