

# VILLAGE OF FLEISCHMANN'S COMPREHENSIVE PLAN

VILLAGE OF FLEISCHMANN'S, NEW YORK



## CHAPTER 12 PLAN IMPLEMENTATION

In order for this Comprehensive Plan to be effective, the Fleischmanns Village Board must actively apply the policies that are contained within the Plan. Furthermore, its Planning Board and Zoning Board of Appeals must use the Plan as a framework to guide their decisions with respect to the review of development proposals.

Certain recommendations contained herein will require the subsequent action of the Village Board of Trustees in order to enact recommended revisions to the Zoning Code and other land use regulations. Other actions such as the preservation of natural resources, Main Street revitalization or the development of programs to support historic preservation will require the collaboration between the Village, County, State and not-for-profit entities. These actions are outlined in implementation tables provided in this Chapter along with the party responsible for taking a leadership role in the implementation of the policy or program.

Each member of the Village Board, Planning Board and Zoning Board of Appeals should have a copy of this Comprehensive Plan. The Village Board should appoint a Comprehensive Plan subcommittee to spend time each month reviewing progress on the implementation of this Comprehensive Plan and coordinating efforts with other entities where necessary.

The following pages provide a summary of the major recommendations that are part of this Plan. The recommendations are organized under the broad topic areas as follows: Natural Resource Protection, Transportation Planning, Cultural, Recreational & Historic Resources, Community Facilities, Main Street Revitalization, Economic & Housing Policy and Land Use & Zoning,

For each subject there is a list of specific recommendations, along with an indication of when the recommendation should be implemented and the party responsible for ensuring that the recommendation is followed. The Implementation Plan schedule will help the Village Board to set priorities for the subsequent actions that will be necessary to implement this Comprehensive Plan.

Some recommendations should be implemented immediately including the recommended revisions to the Village’s Zone Law. Other measures will be implemented in the “short-term” within two (2) years of adopting this Comprehensive Plan. There are still other recommendations that are “long-term” in nature - meaning they are anticipated to be completed over a 2-5 year timeframe. It is not reasonable to assume that all the recommendations contained herein will be implemented immediately. The implementation of the Comprehensive Plan is meant to be a process that will occur over a period of years. Setting priorities ensures the process will get underway.

“IN ORDER FOR THIS COMPREHENSIVE PLAN TO BE EFFECTIVE, THE VILLAGE BOARD OF TRUSTEES AND ITS PLANNING BOARD MUST ACTIVELY APPLY THE POLICIES THAT ARE CONTAINED WITHIN THE PLAN.”

<b>Village of Fleischmanns Comprehensive Plan Implementation Plan</b>				
<b>No.</b>	<b>Recommendations</b>	<b>Action</b>	<b>Priority</b>	<b>Responsibility</b>
<b>Natural Resource Protection</b>				
<b>1</b>	Restrict development on slopes that are greater than 15% (steep slopes) [Sections 5.2 & 5.10.1]	Policy	Immediate	Planning Board Village Board
<b>2</b>	Implement recommendations contained within the <i>Village's 2005 Source Water Protection Plan</i> [Section 5.3].	Policy	Immediate	Village Board Planning Board
<b>3</b>	Regulate development of buildings, impervious surfaces or storage of materials within the 100-year floodplain [Section 5.3.1 & 5.10.2].	Policy	Immediate	Planning Board Village Board
<b>4</b>	Require <i>Stormwater Pollution Prevention Plans</i> (SWPPP) in accordance with NYSDEC Regulations [Section 5.3.3 & 5.10.2].	Policy	Immediate	Planning Board Village Board
<b>5</b>	Require a <i>Sediment &amp; Erosion Control Plan</i> where development involves grading a site or cutting and filling operations [Sections 5.3.3 & 5.10.3].	Policy	Immediate	Planning Board Village Board
<b>6</b>	Restrict the cutting of trees along the banks of stream courses in order to retain the riparian zone needed to stabilize stream banks [Section 5.6].	Policy	Immediate	Planning Board Village Board
<b>7</b>	Create a public information brochure about benefits of riparian zones and the need to preserve trees along the stream bank [Section 5.6].	Policy	Immediate	Planning Board Village Board
<b>8</b>	Encourage Leadership in Energy Conservation and Design (LEED) in Village-owned facilities [Section 5.10.7].	Policy	Immediate	Planning Board Village Board
<b>9</b>	Require developers to install lighting fixtures with a horizontal cutoff lens so that light is directed to the ground and not into the night sky [Sections 5.9 and 5.10.8].	Policy	Immediate	Planning Board Village Board
<b>10</b>	Encourage use of renewable energy sources in the Village Buildings and vehicle fleet [Section 5.10.7].	Policy	Immediate	Planning Board Village Board
<b>11</b>	Work with Delaware County Soil & Water Conservation District and NYCDEP to implement <i>East Branch Corridor Management Plan</i> within the Village of Fleischmanns [Sections 5.5 & 5.10.4].	Program	Short-term	Planning Board Village Board
<b>12</b>	Enlist the services of an arborist to develop a coherent long-term <i>street tree conservation plan</i> in the Village [Sections 5.7 & 5.10.6].	Tree Plan	Short-term	Planning Board Village Board
<b>13</b>	Develop standards for the planting of street trees associated with new developments [Sections 5.7 & 5.10.6].	Tree Plan	Short-term	Planning Board Village Board
<b>Immediate = 1 Year</b>		<b>Short-Term = 1-2 Years</b>		<b>Long-Term = 2-5 years</b>

<b>Village of Fleischmanns Comprehensive Plan Implementation Plan</b>				
No.	Recommendations	Type	Priority	Responsibility
<b>Transportation Planning</b>				
<b>14</b>	Require a <i>traffic impact study</i> by an independent engineer for any application involving an activity likely to generate more than five-hundred (500) trip-ends per day [Sections 6.3 & 6.10.1].	Policy	Immediate	Planning Board Village Board
<b>15</b>	Promote <i>traffic calming</i> through education, enforcement and engineering [Sections 6.4 & 6.10.2].	Policy	Immediate	Planning Board VB & Police Dept.
<b>16</b>	Use site plan review process to create <i>shared access driveways</i> linking adjacent commercial sites [Sections 6.4.2 & 6.10.2].	Policy	Immediate	Planning Board
<b>17</b>	Discourage through truck traffic on Wagner Avenue and work with NYSDOT to designate "truck routes" [Section 6.10.2].	Policy	Immediate	Village Board Highway Dept.
<b>18</b>	Encourage use of bluestone sidewalks or faux concrete bluestone within the Historic District when financially feasible [Section 6.5].	Policy	Immediate	Village Board Highway Dept.
<b>19</b>	<i>Coordinate with NYSDEC and Delaware County to re-establish the jitney bus service to Belleayre Mountain [Section 6.10.6]</i>	Policy	Immediate	Village Board NYSDEC
<b>20</b>	Evaluate <i>tax foreclosure properties</i> to determine whether they may be suitable for future off-street parking facilities [Section 6.10.5].	Policy	Short-term	Village Board Highway Dept.
<b>21</b>	Create a <i>Sidewalk Improvement Program</i> and assess the condition of all sidewalks within the Village [Section 6.5 & 6.10.3].	Program	Short-term	Village Board Highway Dept.
<b>22</b>	<i>Create a sidewalk specification for Wagner Avenue in order to create a cohesive sidewalk system as sections are replaced [Section 6.5].</i>	Plan	Short-term	Village Board Highway Dept.
<b>23</b>	Create plans for <i>dedicated trails and bikeways</i> based upon the recommendations within this Comprehensive Plan [Section 6.6].	Plan	Short-term	Planning Board Village Board
<b>24</b>	Coordinate with County and State agencies to secure funding for needed <i>sidewalk improvements</i> [Section 6.5 and 6.10.3 and 6.11].	Grant Procurement	Short-term	Village Board Highway Dept.
<b>25</b>	<i>Pursue public-private partnerships to expand off-street parking on Main Street and near the Village Park. [Section 6.5 and 6.10.5].</i>	Project	Long-term	Village Board Highway Dept.
<b>26</b>	Coordinate with County and State agencies to secure funding to construct trail & bikeway improvements [Section 6.6, 6.10.5 & 6.11].	Grant Procurement	Long-term	Village Board County Planning
<b>Immediate = 1 Year</b> <span style="margin-left: 150px;"><b>Short-Term = 1-2 Years</b></span> <span style="margin-left: 150px;"><b>Long-Term = 2-5 years</b></span>				

Village of Fleischmanns Comprehensive Plan Implementation Plan				
No.	Recommendations	Type	Priority	Responsibility
<b>Transportation Planning</b>				
27	Create <i>dedicated trails and bikeways</i> to improve traffic safety and recreational opportunities for residents [Sections 6.6 and 6.10.4].	Capital Improvement	Long-term	Village Board NYSDOT
28	Create <i>pedestrian crosswalks</i> in the vicinity of the municipal parking lot and another in the vicinity of the Post Office [Section 6.10.3].	Capital Improvements	Long-term	Village Board Village DPW
<b>Cultural, Historic &amp; Recreational Resources</b>				
29	Support efforts by the owners of the <i>Fleischmanns Theatre</i> to establish a year-round performing arts center and/or explore public-private partnerships to do so [Section 7.1 & 7.4.1].	Policy	Immediate	Village Board Chamber
30	Protect integrity of the historic districts by ensuring that renovations respect the original architecture of historic buildings [Section 7.2.1].	Policy	Immediate	Village Board Planning Board
31	Support the individual listing of properties on the National Register of Historic Places [7.4.2].	Policy	Immediate	Planning Board Village Board
32	Develop <i>Main Street Design Guidelines</i> to guide the Planning Board's decisions in the review of building renovations [Sections 7.2 & 7.4.2].	Design Guidelines	Immediate	Village Board Planning Board
33	Create an <i>H-Historic District (overlay district)</i> for the Main Street business district [Sections 7.2 & 7.4.2].	Zoning Amendment	Short-term	Planning Board Village Board
34	Grant Planning Board authority to consider appropriateness of exterior alterations within line-of-site of the H-Historic District [Section 7.4.2].	Zoning Amendment	Short-term	Village Board Planning Board
35	Implement the Village's " <i>Historic Analysis, Existing Conditions &amp; Schematic Planning</i> " study for Fleischmann's Park [Section 7.4.3].	Capital Improvements	Short-term	Village Board Not-for-profit
36	Create a tribute baseball event around " <i>Judson Fabian-Kirke</i> " to honor Fleischmanns' Major Leaguer. [Sections 7.1 & 7.4.1].	Program	Short-term	Village Board Chamber
37	Apply for funding through the New York State Office of Parks, Recreation & Historic Preservation to conduct an <i>inventory of historic resources</i> within Fleischmanns [Section 7.4.2].	Grant Procurement	Short-term	Village Board Not-for-profit
38	Develop <i>voluntary renovation guidelines pamphlet</i> for property owners to encourage appropriate restoration [Sections 7.2 & 7.4.2].	Program	Short-term	Planning Board Village Board
<b>Immediate = 1 Year</b>		<b>Short-Term = 1-2 Years</b>		<b>Long-Term = 2-5 years</b>

Village of Fleischmanns Comprehensive Plan Implementation Plan				
No.	Recommendations	Type	Priority	Responsibility
<b>Cultural, Recreational &amp; Historic Resource Recommendations:</b>				
39	Develop <i>Wagner Avenue Historic District</i> Design Guidelines to guide the Planning Board's Decisions [Sections 7.2 & 7.4.2].	Design Guidelines	Short-term	Planning Board Village Board
40	Explore opportunities to develop trails linking the Village to existing public hiking trails in the region [Section 7.4.3].	Policy	Long-term	Village Board D&U Railroad
41	Secure grant funding opportunities to implement the recommendations related to cultural, historic and recreational resources [Section 7.5].	Program	On-going	Village Board Not-for-profits
42	Reserved			
43	Reserved			
<b>Community Facilities Recommendations:</b>				
44	Use the SEQRA process to assess impacts on the demands for police & fire protection and require mitigation measures [Section 8.1 & 8.2].	Policy	Immediate	Planning Board Village Board
45	Incorporate <i>community-policing principles</i> into the Village's constable's responsibilities [Sections 8.1].	Policy	Immediate	Village Board Police Constable
46	Explore opportunities for the Fire Department, County EMS and Hatzolah Ambulance Corps to coordinate efforts [Section 8.2].	Policy	Immediate	Village Board Fire Department
47	Support efforts by the Skene Memorial Library to expand their hours of operation throughout the year [Section 8.3].	Policy	Immediate	Planning Board Skene Library Board
48	Oppose any effort by the US Postal Service to situate the Post Office outside of the Main Street business district [Sections 8.4].	Policy	Immediate	Planning Board Village Board
49	Implement the recommendations of the <i>Fleischmanns' Source Water Protection Plan</i> to protect the Village's water supply [Section 8.6].	Policy	Immediate	Village Board Water Department
50	Require multi-family housing developments and commercial businesses to provide <i>opaque dumpster enclosures</i> [Section 8.8].	Policy	Immediate	Planning Board Building Inspector
51	Develop a <i>Sidewalk Improvement Program</i> with a schedule for the replacement and upkeep of all sidewalk segments [Section 8.9].	Program	Short-term	Village Board Highway Dept.
52	Create a <i>Street &amp; Sidewalk Local Law</i> [Section 8.10].	Local Law	Short-term	Village Board
<b>Immediate = 1 Year</b> <span style="margin-left: 150px;"><b>Short-Term = 1-2 Years</b></span> <span style="margin-left: 150px;"><b>Long-Term = 2-5 years</b></span>				

<b>Village of Fleischmanns Comprehensive Plan Implementation Plan</b>				
No.	Recommendations	Type	Priority	Responsibility
<b>Community Facility Recommendations:</b>				
<b>53</b>	Create a <i>Capital Improvement Plan</i> (CIP) for all the Village’s capital facilities. A CIP would assess the useful life of all capital facilities (e.g. all buildings, infrastructure, equipment, etc.) maintenance needs and replacement schedules. It should also include an <i>Asset Management Plan</i> to identify how to fund improvements.	Capital Improvement Plan	Long-term	Village Board Highway Dept. Water Dept. Sewer Dept.
<b>54</b>	Create Village-wide WI-FI "wireless fidelity" system in support of tourism and economic development initiatives [Section 8.12.12].	Capital Improvement	Long-term	Village Board Chamber
<b>Main Street Revitalization Recommendations:</b>				
<b>55</b>	Support private and not-for-profit sector efforts to establish cultural and entertainment anchors on Main Street [Section 9.1].	Policy	Immediate	Planning Board Village Board
<b>56</b>	Encourage better business owner participation in the Central Catskills Chamber of Commerce and promote the Main Street business district as a whole rather than the sum of its parts [Section 9.2 & 9.7]	Policy	Immediate	Business Owners Chamber Village Board
<b>57</b>	Promote Main Street as a whole by hosting <i>special events</i> through the year [Section 9.2].	Policy	Immediate	Business Owners Chamber
<b>58</b>	Emphasize quality - quality design, quality of goods & services, quality merchandise displays and appealing restaurant settings [Section 9.3].	Policy	Immediate	Business Owners Chamber
<b>59</b>	Adopt <i>Design Guidelines</i> to ensure renovations of historic buildings are done appropriately and that new infill development strengthens the fabric of Main Street [Sections 7.2 and Sections 9.3, 9.3.1 & 9.7].	Design Guidelines	Immediate	Village Board Planning Board
<b>60</b>	Submit application for a <i>New York Main Street Grant</i> for façade renovations and expansion of cultural anchors Main Street [Section 9.5].	Grant Application	Immediate	Village Board Not-for-profit
<b>61</b>	Adopt <i>sign standards</i> for Main Street that regulates the size and placement of signs along with standards for lighting [Section 9.4].	Zoning Amendment	Immediate	Village Board Planning Board
<b>62</b>	Identify complementary businesses or services for Main Street such as a bakery, bookstore, coffeehouse, dentist, pharmacy, etc., and pursue <i>Business Attraction Program</i> [Section 9.2 & 9.7].	Program	Short-term	Village Board <i>Business Advisory Group</i>
<b>Immediate = 1 Year</b>		<b>Short-Term = 1-2 Years</b>		<b>Long-Term = 2-5 years</b>

<b>Village of Fleischmanns Comprehensive Plan Implementation Plan</b>				
<b>Main Street Revitalization Recommendations:</b>				
<b>No.</b>	<b>Main Street Revitalization Recommendations:</b>		<b>Priority</b>	<b>Responsibility</b>
<b>63</b>	Coordinate with NYSEG to <i>replace Cobra lights</i> with more aesthetically pleasing and pedestrian-oriented fixtures [Section 9.6].	Capital Improvement	Short-term	Village Board NYSEG
<b>64</b>	<b>Reserved.</b>			
<b>65</b>	<b>Reserved.</b>			
<b>Economic &amp; Housing Policy Recommendations:</b>				
<b>66</b>	Create marketing resources to promote private investment and business development [Section 10.3.1].	Program	Immediate	Business Advisory Group
<b>67</b>	Implement <i>Business Retention and Attraction Policies</i> as described in this Comprehensive Plan [Section 10.3.2].	Policy	Immediate	Village Board BAG
<b>68</b>	Organize an advisory team or " <i>Business Advisory Group</i> " (BAG) consisting of government officials, business leaders and residents that are proactive advocates of economic development [Section 10.3.2].	Program	Immediate	Village Board Business Owners Chamber
<b>69</b>	Strictly enforce the <i>Building Code</i> to protect character of neighborhoods [Section 10.4].	Policy	Immediate	Village Board Bldg. Inspector
<b>70</b>	Amend GV-District to restrict the "Conversion of a single-family residences" to no more than a two-family residence, subject to special permit approval [Section 10.4].	Zoning Amendment	Immediate	Village Board Planning Board
<b>71</b>	Create a <i>Housing Rehabilitation Program and First-time Homebuyer</i> program [Section 10.4].	Program	Short-term	Village Board County Planning
<b>72</b>	Identify appropriate and niche businesses or industries that the Village of Fleischmanns should try to attract [Section 10.3.1].	Business Attraction	Short-term	Village Board Consultant
<b>73</b>	Create public/private partnerships to fill vacant storefronts and to develop infill sites [Section 10.3.2].	Business Attraction	Short-term	Village Board Consultant
<b>74</b>	Help develop business plans for new and expanding businesses working with NYS Small Business Development Center [Section 10.3.2].	Business Creation	Short-term	Village Board BAG
<b>Immediate = 1 Year</b>		<b>Short-Term = 1-2 Years</b>		<b>Long-Term = 2-5 years</b>



Village of Fleischmanns Comprehensive Plan Implementation Plan				
No.	Recommendations		Priority	Responsibility
<b>Land Use and Zoning:</b>				
75	Create a new <i>MX Zoning District</i> for Main Street business district to regulate to its unique mixed-use buildings [Sections 11.2].	Zoning Amendment	Immediate	Planning Board Village Board
76	Add <i>bed &amp; breakfast establishments</i> to the list of permitted uses within the R-Residential District [Section 11.2].	Zoning Amendment	Immediate	Planning Board Village Board
77	Update the Table of Use Regulations for the Commercial and Industrial Zoning Districts [Sections 11.2 & 11.11.2].	Zoning Amendment	Immediate	Planning Board Village Board
78	Create Main Street business district <i>Design Guidelines</i> to help guide renovation, restoration and infill development [Section 11.2].	Design Guidelines	Immediate	Planning Board Village Board
79	Amend Section 7.6 of the Village Zoning Law to specifically require Site Plan Review for all commercial and industrial uses [Section 11.3].	Zoning Amendment	Immediate	Planning Board Village Board
80	Encourage <i>infill development</i> that compliments the character of surrounding properties [Section 11.9.1].	Policy	Immediate	Planning Board Village Board
81	Strengthen <i>Code Enforcement</i> efforts in the Village to protect public health, safety and welfare and property values [Section 11.7]	Policy	Immediate	Planning Board Village Board
82	Require <i>dumpster enclosure</i> for all commercial and multi-family housing developments [Section 11.9.7].	Policy	Immediate	Planning Board Village Board
83	Withhold a <i>Certificate of Occupancy (CO)</i> until all site improvements are completed in accordance with an approved site plan [11.9.7].	Policy	Immediate	Planning Board Village Board
84	Amend Zoning Law to include an provision for the regulation of signs throughout the Village of Fleischmanns [Section 11.4].	Zoning Amendment	Immediate	Planning Board Village Board
85	Encourage New Urbanism or Traditional Neighborhood Design in conjunction with new subdivisions. [Section 11.6 & 11.9.6].	Program	Short-term	Village Board County Planning
86	Adopt landscaping standards for site plan review [Section 11.3 & 11.9.3].	Zoning Amendment	Short-term	Planning Board Village Board
87	Create a new <i>Property Maintenance Law</i> to address aesthetic, nuisance and health, safety and welfare issues [Section 11.7]	Local Law	Short-term	Village Board CEO
<b>Immediate = 1 Year</b> <b>Short-Term = 1-2 Years</b> <b>Long-Term = 2-5 years</b>				

## Endnotes

<sup>i</sup> The NWI maps do not show the extent of federally regulated wetlands. They were produced by the U.S. Fish & Wildlife service and estimated the extent of wetlands generally greater than one acre in size that were identified through remote sensing. Because they are based upon aerial photography interpretation, NWI maps may not show the full extent of wetlands, as some types, such as forested or drier-end wetlands are difficult to detect on aerial photography.

<sup>ii</sup> Other species that fall into this category include such native plants as Shadblow Serviceberry (*Amelanchier arborea*), Boxelder (*Acer negundo*), Cockspur Hawthorn (*Crataegus crusgalli*), Common Junifer (*Juniperus communis*), Staghorn and Smooth Sumacs (*Rhus typhina* and *R. glabra*) and Pussy Willow (*Salix discolor*). Non-native species include Buckeye (*Aeculus glabra*), Osage Orange (*Maclura pomifera*), Japanese maple (*Acer japonica*), Redbud (*Cercis canadensis*), Flowering Dogwood (*Cornus florida*), Witch-Hazel (*Hamamelis virginiana*), Sweetbay Magnolia (*Magnolia virginiana*) and Flowering Crabapple (*Malus spp.*)

<sup>iii</sup> Brownfield - Means real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant (Source: EPA Website).

<sup>iv</sup> The *National Register of Historic Places* is the United States government's official list of districts, sites, buildings, structures, and objects worthy of preservation. The National Register was established in 1966 with the passage of the National Historic Preservation Act (NHPA). Out of the over one million properties on the National Register, 80,000 are listed individually, the others are contributing members within historic districts.

<sup>v</sup> The job of police officers is seen as working with residents to enhance neighborhood safety. Routine foot patrols and interaction with local residents is part of the police officers responsibilities. This includes resolving conflicts, helping victims, preventing accidents, solving problems, and fighting fear as well as reducing crime through apprehension and enforcement. Policing is inherently a multi-faceted government function – arbitrarily narrowing it to just call-handling and law enforcement reduces its effectiveness in accomplishing the multiple objectives that the public expects police to achieve.