

# VILLAGE OF FLEISCHMANN'S COMPREHENSIVE PLAN

VILLAGE OF FLEISCHMANN'S, NEW YORK



## CHAPTER 7.0 CULTURAL, HISTORIC & RECREATIONAL RESOURCES

Fleischmanns' unique sense of place is defined, in large part, by its cultural, historic and recreational resources. This Chapter provides a brief description of those resources along with recommendations for enhancing and protecting these resources in the years to come.

### 7.1 Cultural Resources

There are a variety of cultural resources within the Village of Fleischmanns. To begin, it is home to *The Greater Fleischmanns Museum of Memories*. The museum is open Saturdays from 11 am to 3 pm from Memorial Day through Columbus Day. The museum contains exhibits on Catskills area history, historic pictures of hotels, local artifacts, Ulster & Delaware Railroad history, photos of Lake Switzerland and rotating exhibits on a variety of topics.

Another important cultural resource is the *Skene Memorial Library* that was erected in 1901. It was built as a tribute to local Dr. Alexander Skene who died in 1900 and was funded, in part, by Andrew Carnegie. "The building's graceful architecture, stone fireplace, pillared entrance, and ornate windows welcome visitors to one of the few libraries in the Catskill region built specifically for use as a library" (Skene Library Home Page at [www.skenelib.org](http://www.skenelib.org)).

The library building was placed on the National Register of Historic Places in 2001 since it is an important historic resource in the community. However, it is the cultural services that a library provides to local residents that make this institution an important cultural resource.

In the summer, the Skene Memorial Library is open from 10:00 am to 4:00 pm Monday through Friday and 10:00 am to 1:00 pm on Saturdays. In the fall, it is open from 2:00 pm to 6:00 pm Tuesday through Friday and 10:00 am to 2:00 pm on Saturdays. It is closed on Sundays. The Library includes a permanent collection of regional books and a revolving collection of contemporary and classic books. The library also has computers with Internet access, videos and audio books. Reflecting the ethnicity of the community, the library also has one the area's largest collections of children's books in Spanish. Its permanent collection is supplemented by the Library's participation in the *Four County Library System* allowing residents to borrow books from library collections in Delaware, Broome, Otsego and Chenango counties.

Throughout the year, the library hosts cultural events including family-oriented shows, musical concerts, group book discussions and slide shows on a variety of topics. The library is the center of many community activities and public forums making it a valuable cultural resource. The Village Clerk's office is located within the Library and Village Board meetings are held there throughout the year.



**Above** (top to bottom): Skene Memorial Library circa 1901-Shingle Style; The Greater Fleischmanns' Museum of Memories circa mid-1800's; and Fleischmanns' Theatre circa 1930. There are a wide variety of cultural resources in the Village of Fleischmanns. The Fleischmanns' Theatre - though presently used seasonally - would make an outstanding year-round cultural venue.



Another important cultural venue within the Village is the *Fleischmanns Theatre*. This 600-seat Art-Deco building originally opened as the *Onteora*. In 2004, substantial renovations were made to the Fleischmanns Theatre with the goal of opening it as a seasonal movie theater and year-round performing arts center.

Presently, the theater needs a better heating system and is only open seasonally. However, the theater has great potential as a year-round performing arts center. The year-round operation of the theater would provide an important cultural attraction that is needed to draw visitors to the community. Many successful downtown revitalization efforts begin with the creation of a cultural anchor in the heart of the downtown business district. In this respect, the Fleischmanns Theatre is an ideal venue for a cultural anchor for Main Street.

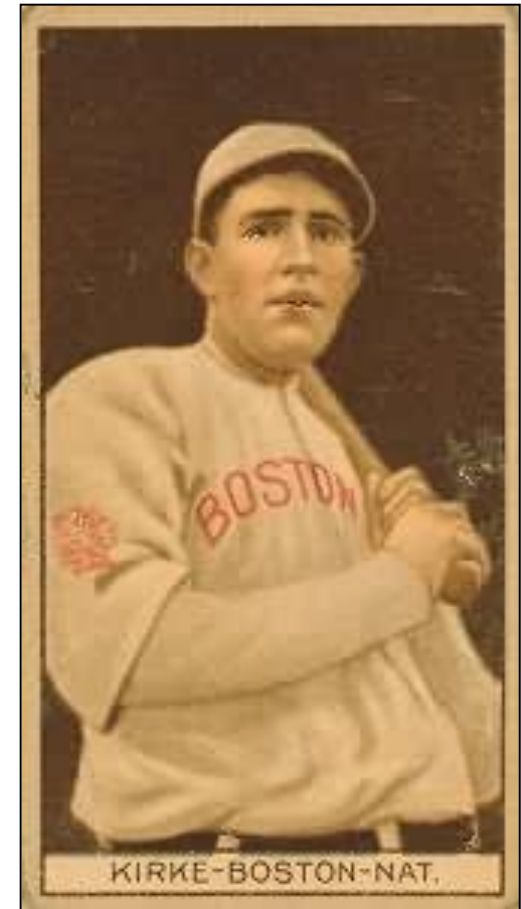
This Plan strongly supports public, private and not-for-profit efforts to transform the Fleischmanns Theatre into a year-round performing arts center. There is funding through the New York Main Street (NYMS) program that can be used for the creation of cultural anchors. Through the NYMS program, grants of up to \$150,000 per building, but not exceeding 33% of total project cost, can be made to building owners to establish or expand cultural anchors that are key to revitalization efforts. *The Village Board should support efforts by the owners of the Theatre to secure NYMS funding for this purpose by providing letters of support.*

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The creation of a year-round performing arts center within the Fleischmanns Theatre may come about through private owners. However, it may require a public-private partnership or not-for-profit organization to bring it to fruition. There are a variety of regional performing arts centers established in historic theaters that could serve as a model for the Fleischmanns Theatre. These include the Tusten Theatre in Narrowsburg, New York that is owned by the Town of Tusten. The Theatre serves as the Town Hall and the Delaware Valley Arts Alliance and others also utilize the theater as a performing arts center. Another example is the Rivoli Theatre in South Fallsburg, New York. This theater is owned and operated by the Sullivan County Dramatic Workshop. Each of these options must be explored.

Each year, Fleischmanns also hosts a variety of special events including *Memorial & Columbus Day Weekend Celebrations* and the *Mountain Athletic Club Vintage Baseball Season*. The former includes a street fair, *historic house tours* and other special events. The latter vintage baseball games played at the *Fleischmanns Park* from May through October.

Fleischmanns has a wide variety of cultural amenities and is located within minutes of cultural attractions that are offered throughout the year at Belleayre Mountain. These cultural amenities enhance the sense of community and quality of life for Fleischmanns residents and also make it a more enjoyable place to visit.



**Above:** A baseball card showing Judson Fabian Kirke - Major League Baseball player who was born in Fleischmanns, New York on June 16, 1888. He spent years in the major leagues as an outfielder-infielder for the Detroit Tigers, Boston Rustlers, Boston Braves, Cleveland Naps, Cleveland Indians and New York Giants. He made his major league debut in 1910 at the age of 22. He appeared in 320 games during his major league career, finishing with seven home runs, 346 hits and a .301 lifetime batting average (bio by Nils M. Solsvik, Jr.). He died in 1968 in New Orleans, LA. *The Village could create a "Judson Fabian-Kirke Day" to honor its own major leaguer.*

## 7.2 Historic Resources

The Village of Fleischmanns has many historic buildings that help to define its unique character. Some of these historic buildings, including the Skene Memorial Library and B'nai Israel Synagogue are listed on the National Register of Historic Places.<sup>iii</sup> Many, however, are not.

One of the more historically significant areas within the Village is along Wagner Avenue. There are more than thirty (30) historic homes along Wagner Avenue that pre-date 1900. These homes are historically significant due to the age and architecture of these buildings. The Palace Hotel, B'nai Israel Synagogue and Mountain Athletic Club Grounds are also located in this area of the Village - helping to preserve the historical context in which these home were constructed. A summary of the historic significance of this area is summarized below.

Table 7-1 Wagner Avenue H-Historic District	
Historic Significance:	Architecture/Engineering
Architect, builder, or engineer :	Varies
Architectural Style:	Folk Victorian, Queen Anne and Beaux Arts
Area of Significance:	Architecture
Period of Significance:	1825-1849, 1850-1874, 1875-1899
Owner:	<b>Private</b>
Historic Function:	Domestic
Historic Sub-function:	Single Dwelling
Current Function:	Domestic, B&B
Current Sub-function:	Single Dwelling, B&B

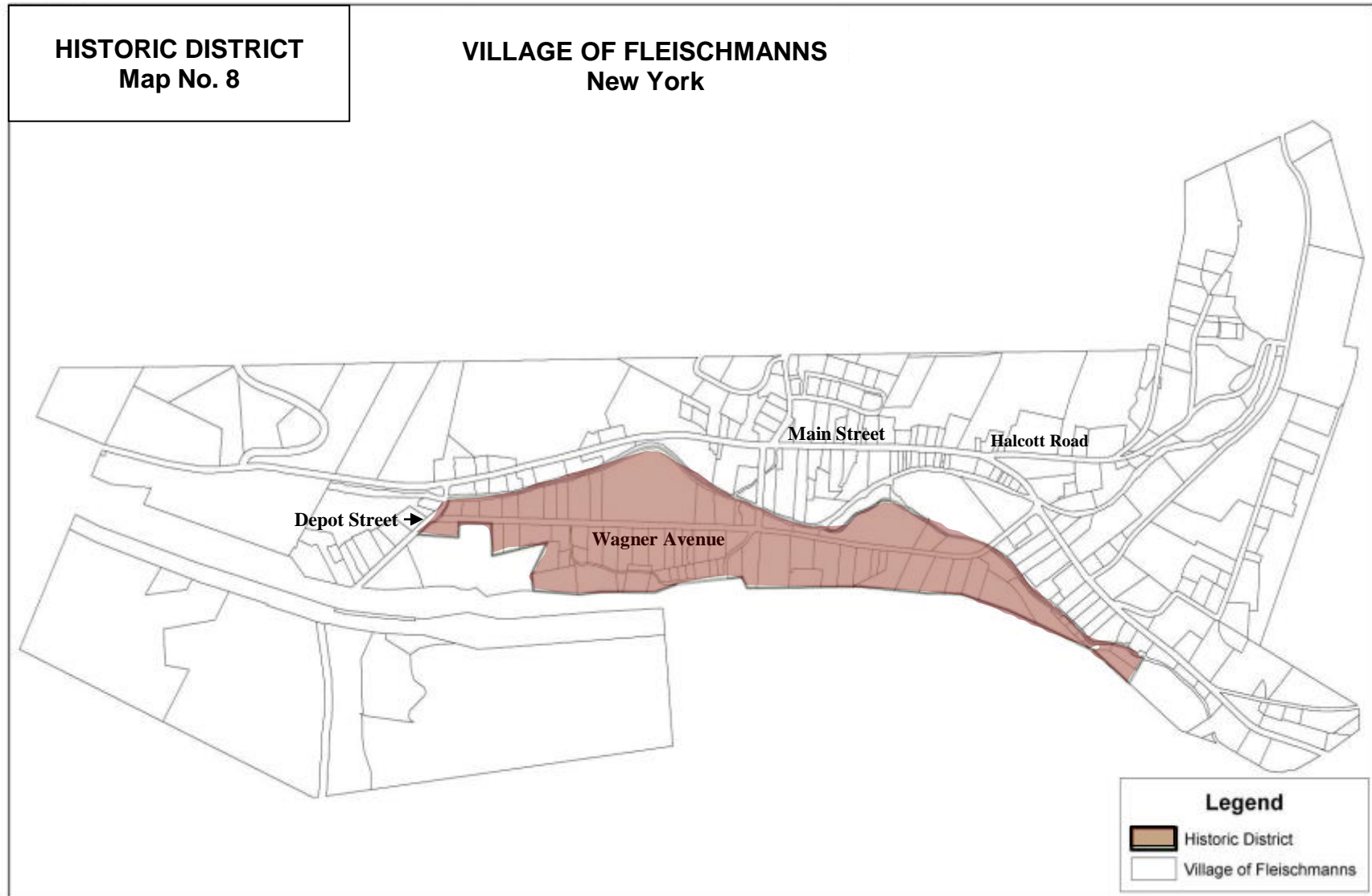
The Village of Fleischmanns' Zoning Law includes the designation of a H-Historic District (overlay district) that encompasses all of Wagner Avenue south of the Emory Brook. In adopting the Zoning Law, the Village Board recognized "that the preservation of the Village's historic character would promote pride in the heritage of the community and result in direct economic benefits to Fleischmanns by preserving its distinctive character" (§ 5.5 H of Zoning Law).

Regulated activities within the H-Historic District include: 1) exterior alterations, restoration, reconstruction, demolition or relocation of historic structures; 2) new non-historic buildings or structures (including relocation) or substantial alteration of existing non-historic buildings or structures; and 3) other non-structural activities on or adjacent to historic properties including blasting, tunneling, trenching, excavating, filling, grading, paving, fencing, landscaping, lighting, signage which by their nature may threaten or detract from the value or character of historic buildings, structures, sites or areas.

The Planning Board reviews the regulated activities in the H-Historic District by using the general criteria outlined in § 7.6 Site Plan Review of the Zoning Law to guide its decisions. But, no criteria for historic renovations are in place. *The Village Board could strengthen the protection of the Wagner Avenue Historic District through the creation of design guidelines and/or an Architectural & Historic Review Board (AHRB).*



**Above** (top to bottom): "Weeping Willow" circa late 1800's; Pinecones circa late 1800's and the Beaux Arts-style "White Hall" circa mid 1800's. Each of these homes is located along Wagner Avenue in one of the more historically significant areas of the Fleischmanns. While the Village has an H-Historic District, it does not have design guidelines to help the Planning Board in the review of applications for exterior alterations.





While the Planning Board is authorized to review applications for certain exterior alterations within the H-Historic District, there aren't any guidelines in place to help guide their review.

If the Planning Board is going to be successful in carrying out its mission of preserving the integrity of historic resources it must be given additional tools to help guide its decisions. It is recommended that the Village Board develop *Historic District Preservation Guidelines* to guide the Planning Board's decisions and to help building owners better understand historic preservation techniques.

The guidelines should outline the principles of design and preservation that the Planning Board is to use when it is evaluating proposed changes to historic buildings. The guidelines should describe the types of renovations that are appropriate within the historic district and specify the appropriate types of building materials that can be used in building renovations.

It should also describe the architectural elements that should be preserved (see illustration on Page 64). Guidelines will help to take the ambiguity out of the decision-making and ensure consistent quality of historic property renovations within the historic district. Over time, these efforts will help to preserve the integrity of the historic district and enhance property values as buildings are renovated in an appropriate manner.

### **Village of Fleischmanns, New York**

The creation of a set of Historic District Preservation Guidelines is but one measure the Village Board can employ to protect the integrity of historic houses within the H-Historic District. As restoration efforts within the H-Historic District take hold, the Village Board should consider the creation of a separate Architectural and Historic Review Board (AHRB) that would be charged with the review of proposed exterior renovations of structures within the H-Historic District. One advantage of having an AHRB is that its sole purpose would be to review proposed renovations and/or new construction within the H-Historic District.

The creation of an Architectural Historic Review Board (AHRB) would require the adoption of a Local Law by the Village Board. An ARB would help to ensure the design of new buildings complemented the historic character of the Village rather than detract from it. *Whether or not an AHRB is established, it is recommended that the scope of design review be expanded to include the review of exterior renovations or new construction within the Downtown.*

*Long-term, the Village Board could work with property owners to seek the creation of a National Register-designated Historic District.<sup>1</sup> The National Register listing symbolizes the importance of these areas and property owners in the districts are eligible for a 20% investment tax credit for the "certified rehabilitation of income-producing certified historic structures." Recommended preservation policies follow.*



**Above** (top to bottom): An outstanding example of Queen Anne-style of architecture with narrow first floor clapboards, intricate second floor shingle patterns, encircling veranda with detailed ornamentation and turrets; Queen Anne with vertically projecting gables and prominent porch; and Queen Anne with prominent porch, turret and intricate second floor shingle patterns. All are on Wagner Avenue.

### 7.2.1 Preservation Policies Historic Districts

The Village has one H-Historic District (overlay district) that encompasses Wagner Avenue. It is recommended that a general set of Historic Preservation Design Guidelines be created to guide the renovation of historic houses and accessory structures. It is also recommended that a H-Historic District also be created to encompass the mixed-use business district along Main Street and that a separate set of Design Guidelines be create to guide the renovation of buildings in this area of the Village.

There are only two National Register of Historic Places listed properties in the Village of Fleischmanns: 1) the Skene Memorial Library, and 2) B'nai Israel Synagogue. However, there are many individual properties within the Village that are eligible for listing on the National Register of Historic Places. An inventory of these resources should be conducted and efforts by local building owners to get their properties listed on the National Register of Historic Places should be supported by the Village Board.

It is primary goal of the Village of Fleischmanns to retain the integrity of its historic buildings and properties in order to promote pride in the heritage of the community while making the community a more attractive place to live and to invest. This goal will be accomplished by working with property owners to retain important architectural features using the following general preservation guidelines.

### Village of Fleischmanns, New York

In general, the original architectural elements of a building (including type of materials used) are what give the building its historic significance. The following guidelines should be followed:

#### General Historic District Preservation Guidelines

##### *Respect Original Architecture of the Building.*

- Determine which elements are essential to its character and preserve these; and
- Avoid masking over original materials.

*Avoid removing or altering any historic material or significant architectural features or adding materials, elements or details that were not part of the original building.*

- Rehabilitation work should preserve and retain original wall and siding materials; and
- Details such as decorative millwork or shingles should not be added to buildings if they were not an original feature of that structure.

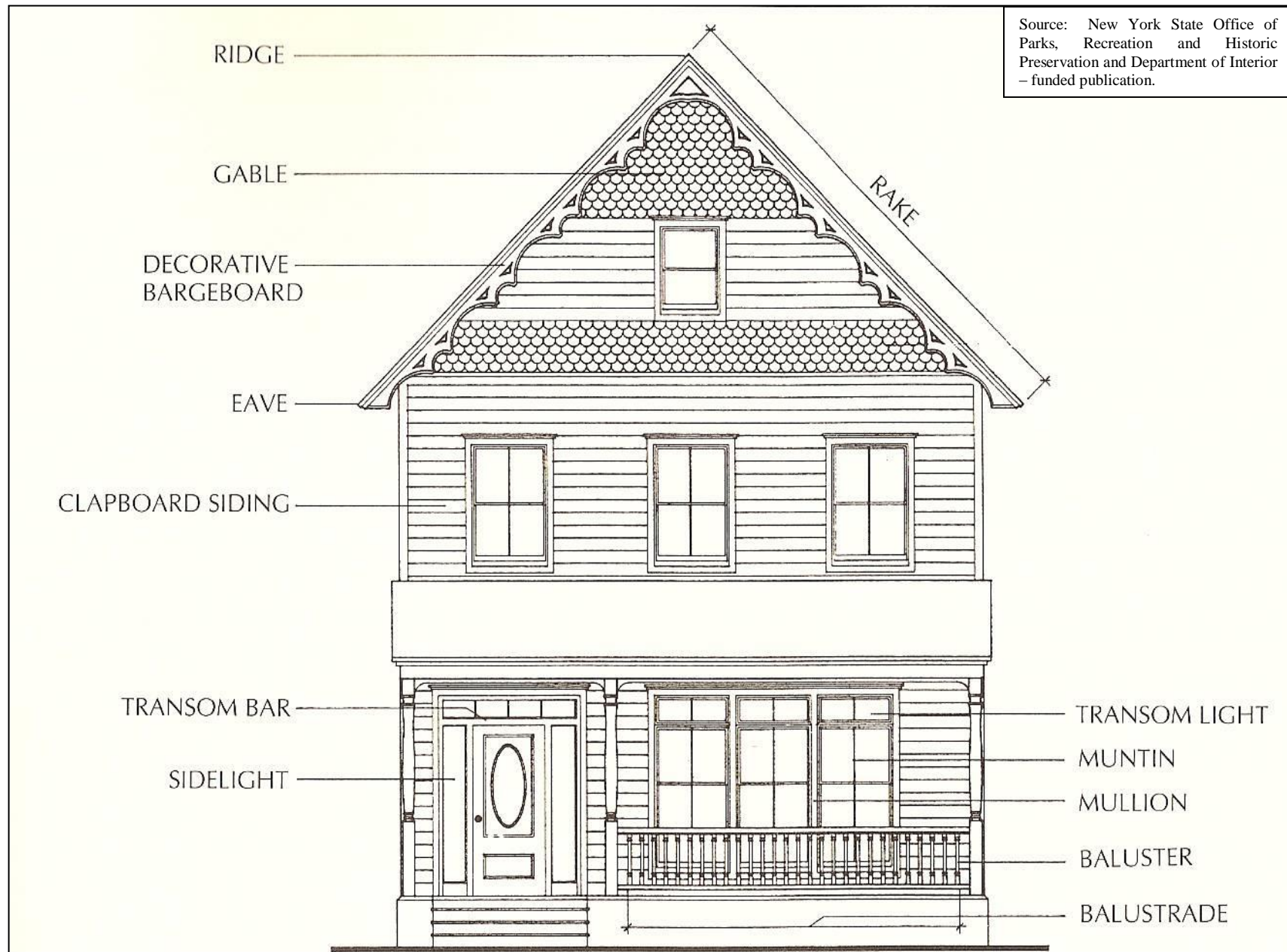
*Maintain existing architectural elements of the historic building.*

- The best preservation technique is to maintain historic features from the outset so that intervention is not required. Use treatments such as caulking, limited paint removal and reapplication of paint and rust removal;



**Above** (top to bottom): Fleischmanns' Community Church circa 1885, originally built as a Methodist Church - Gothic Revival-style; B'nai Israel Congregation Synagogue, circa 1920 that was placed on the National Register of Historic Places in 2003. The Fleischmanns' Community Church is eligible for National Register Listing.





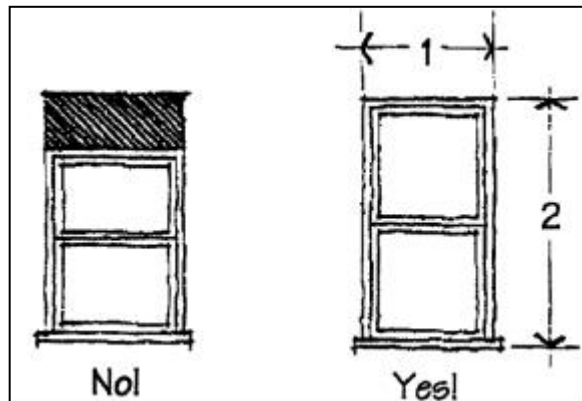


### General Historic District Preservation Guidelines (continued).

- Repair only those architectural features that are deteriorated;
- Only replace those features that are beyond repair or missing; and
- Patch, piece-in, splice, consolidate or otherwise upgrade the existing material, using National Trust Preservation Standards.

*The original window openings, muntin and mullions should be preserved where feasible.*

- Do not block down the original window openings to accommodate a stock window that does not fit the building;
- Where windows have previously been blocked down, allow replacement windows that will fit the original opening.
- Retain original window style when replacement is necessary.



*Original building materials should be preserved and should not be covered with synthetic materials.*

- Avoid removing siding that is good condition or that can be repaired;
- If portions of the wood siding must be replaced, be sure to match style and lap dimensions of the original;
- New building permit applications to install vinyl or aluminum siding should be prohibited; and
- Deteriorated architectural features should be repaired rather than replaced, whenever possible.

#### 7.2.2 Preservation Policies Adjacent Areas

Presently, the Planning Board is authorized to review exterior alterations to historic properties that lie within the H-Historic District (overly district). It does not have the authority to review extensive changes in the exterior design or appearance of any existing structure or new construction in or adjacent to the designated district.

The Planning Board should also be authorized to consider the appropriateness of exterior alterations or new construction that is within *line-of-site* of the historic district and/or individually listed National Register properties since inappropriate changes that can be seen from the historic district or building can also diminish their integrity.

“THE PLANNING BOARD SHOULD ALSO BE AUTHORIZED TO CONSIDER THE APPROPRIATENESS OF EXTERIOR ALTERATIONS OR NEW CONSTRUCTION THAT IS WITHIN *LINE-OF-SITE* OF THE HISTORIC DISTRICT AND/OR INDIVIDUALLY LISTED NATIONAL REGISTER PROPERTIES SINCE INAPPROPRIATE CHANGES THAT CAN BE SEEN FROM THE HISTORIC DISTRICT OR BUILDING CAN ALSO DIMINISH ITS INTEGRITY.”

The Village Board should also encourage property owners whose buildings are within line-of-site of the historic district to employ generally accepted historic preservation techniques when performing exterior renovations on their properties. *To this end, a pamphlet should be created to help residents better understand measures they can voluntarily employ to retain the historic character of their homes.* The Village should also explore opportunities to secure grants to encourage property owners to do renovations in a manner that will protect the integrity of their homes.

### 7.2.3 Other Preservation Policies

The Village can strengthen its preservation goals by becoming a Certified Local Government (CLG). The CLG program supports and strengthens local preservation activities by encouraging communities to develop an action plan in order to achieve their preservation goals. In New York State, the NYS Office of Parks, Recreation and Historic Preservation administer the CLG program.

The Village can be a CLG, once the SHPO determines that it meets state and federal standards, which include having enacted appropriate preservation legislation and appointed a qualified preservation review commission. Approvals are forwarded to the National Park Service for certification. All certified CLGs are eligible to receive a variety of services from the SHPO, including:

- Grant money designated exclusively for CLG projects. SHPO makes grant awards through the CLG program;
- Membership in a national CLG network;
- Technical preservation assistance and legal advice;
- Direct involvement in SHPO programs, such as identifying properties that may be eligible for listing in the State and National Registers of Historic Places;
- Training opportunities that will enable communities to protect their historic resources and integrate them into short and long-term planning initiatives; and
- Ongoing support from the NYS Office of Parks, Recreation and Historic Preservation.

The CLG program could further the Village's preservation efforts by bringing needed dollars and technical expertise. It is recommended that the Village give further consideration to pursuing Certified Local Government designation.

The Village has a number of significant historic resources and has taken important steps to preserve these resources. It is recommended that the Village strengthen these efforts by implementing the policies that are outlined in Section 7.2 above. Doing so will help to protect the Village's historic resources for future generations and also enhance the integrity of its existing historic districts.



**Above** (top to bottom): Queen Anne-style house on Wagner Avenue encircling veranda with detailed ornamentation and turrets; Folk Victorian-style house on Wagner Avenue with classic L-shape configuration and enclosed front porch; and new infill Saltbox-style house located on the East End of Wagner Avenue near the Emory Brook. The orientation of the new house with side facing the street is A-typical for Wagner Avenue.

### 7.3 Recreational Resources

One of the enduring legacies of the Fleischmanns Family is their gift of the Mountain Athletic Club Grounds for use as a public park. Due to this gift, Village residents enjoy a variety of recreational facilities that many larger communities are not able to offer their residents such as tennis courts, a soccer field and baseball field. All these facilities are located on Wagner Avenue - within a short walk for most of Fleischmanns' residents.

The National Recreation and Parks Association (NRPA) established standards and development guidelines for community parks and recreational needs. These are based upon population size and are used to help communities plan for future parks and recreation needs.

Based upon the National Recreation and Parks Association (NRPA) standards, the Village of Fleischmanns meets or exceeds the recommended standards for all recreational facilities listed in Table 7-3 with the exception of having its own trail system. Fleischmanns also has a community swimming pool that is located on Wagner Avenue across the street from the Fleischmanns Park. Together, these recreational facilities serve the existing recreational needs of the Village of Fleischmanns. [The creation of a trails linking the Fleischmanns to regional hiking trails would expand recreational opportunities for residents and make the community a more inviting place to visit \[see also Section 6.6\].](#)

#### Village of Fleischmanns, New York

There is likely a need in the community for a greater variety of winter recreation amenities. While residents can enjoy downhill and cross country skiing at Belleayre Mountain, consideration should be given to creating a seasonal ice-skating or hockey rink at the park.

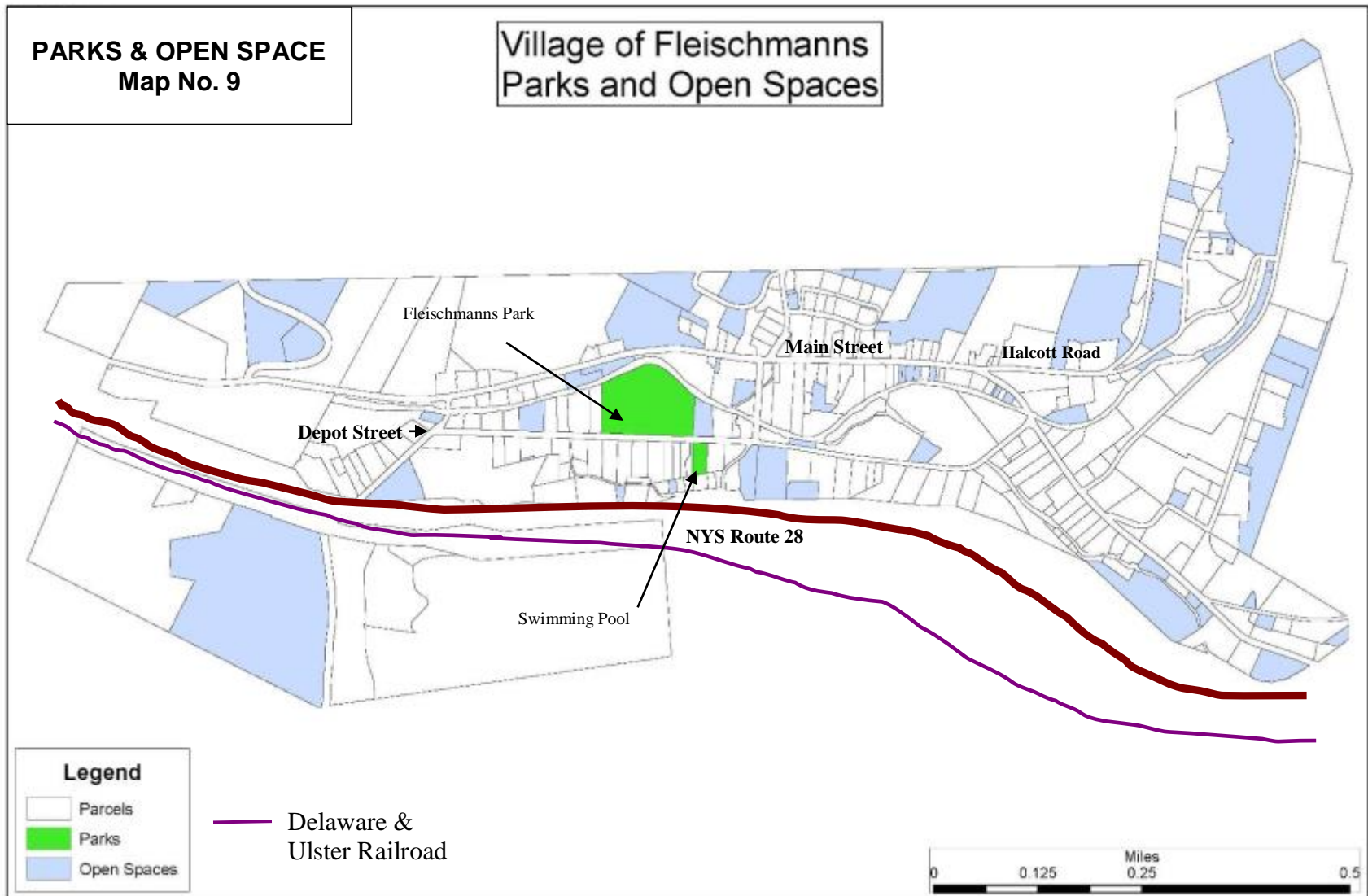
Table 7-3 Recreational Demand - Village of Fleischmanns			
Facility Type	Standard per 1000 persons	Need	Provided
Neighborhood Park	1 acre	< 1	7 acres
District Park With restrooms, playfields, tot lots and winter activities.	2 acres	< 1	7 acres
Field Games	3 acres	< 1	7 acres
Tennis Courts	½ court	< 1	4 courts
Basketball Courts	1 per 5000	< 1	1 full court
Baseball	1 per 5000	< 1	1 field
Soccer	1 per 10,000	< 1	1 field
Swimming pool	1 per 20,000	< 1	1 pool + 1 swimming hole
Trail	1 per region	1	none

In 2009, the Village Board authorized the creation of a *"Historic Analysis, Existing Conditions and Schematic Planning"* study for Fleischmanns Park that includes recommended improvements along with a schematic plan. *That study and the recommendations contained therein are incorporated herein by reference.*



**Above** (top to bottom): Playground equipment and tennis courts at the Mountain Athletic Club Grounds; close-up of playground showing children using the grounds with soccer game occurring in background; and view of soccer-baseball field at the Village Park on Wagner Avenue. The park has a soccer field, baseball diamond, four tennis courts, full basketball court and swimming hole.





### 7.3.1 Lake Switzerland

For many years, Lake Switzerland was a major tourist attraction and recreational amenity in Fleischmanns. Unfortunately, this recreational resource was lost when the dam that created the lake had to be breached due to safety concerns.

The lakebed is privately owned and the construction of a new dam will likely cost several million dollars. However, a new dam would not only bring back Lake Switzerland, but it would also provide needed flood control for the Village of Fleischmanns. There is also the potential to generate hydro-electricity at this site if a new dam were constructed.

If the Village is to realize the goal of bringing back Lake Switzerland, it will likely take a public-private partnership involving the landowner, State, County and regional agencies and perhaps an interested utility. If the purpose of the new dam can be extended to include flood control and the generation of hydro-electricity the potential sources of funding may grow.

*This Comprehensive Plan strongly supports efforts to create a new dam for Lake Switzerland. The Village Board should support efforts by the existing owners to secure State or federal funding for such efforts. It could also play an active role in facilitating a discussion among State, County and regional agencies to determine what resources may be brought to bear to make this goal a reality.*

## Village of Fleischmanns, New York

## 7.4 Summary of Recommendations

### 7.4.1 Cultural Resources

*Support efforts by the owners of the Fleischmanns Theatre to establish a year-round performing arts center and/or explore public-private partnerships to do so. Provide support letters for grant applications to New York Main Street and other State and federal programs that are periodically available for such purposes. Also explore opportunities to create a public-private partnership with the owners in order to create a year-round performing arts center.*

*Create a tribute baseball event around "Judson Fabian-Kirke" to honor Fleischmanns' Major Leaguer. Born in Fleischmanns on June 16, 1888, Judson Kirke went on to play Major League Baseball for many years. An annual event (scheduled around his birthday) could be created to pay tribute to him. The event could be held at the baseball field at Fleischmanns Park.*

### 7.4.2 Historic Resources

*Develop Historic District Design Guidelines. These are needed to help guide the Planning Board's decisions. General parameters for the recommended guidelines are contained herein.*

*Create an H-Historic District (overlay district) for the Main Street business district. Also create separate set of design guidelines for the renovation of retail buildings on Main Street.*



**Above** (top to bottom): View of falls along Vly Creek as water leaves the dry lake bed of the former Lake Switzerland; view of dry lake bed; and view of Vly Creek heading south toward the Village of Fleischmanns. Lake Switzerland was a major tourist attraction and recreational amenity for many years but was lost when the dam was breached due to safety concerns.

*Grant the Planning Board with the authority to consider the appropriateness of exterior alterations or new construction on properties that are within line-of-site of the historic district and/or individually listed National Register properties. Inappropriate changes to existing buildings or the construction of new buildings that can be seen from the historic district or National Register buildings can diminish their integrity [e.g. self-storage units across street from the Skene Memorial Library].*

*Develop voluntary renovation guidelines pamphlet for property owners that are within the H-Historic District or anywhere else in the Village. This would be an informational pamphlet to encourage homeowners to pursue renovations in as historically appropriate manner as possible. It would outline restoration techniques, appropriate window treatments and might include a list of pre-certified contractors and vendors that are trained in historic preservation work.*

*Require annual training for members of the Planning Board with respect to design review and historic preservation techniques. The Planning Board is responsible for reviewing requests to renovate historic structures within the historic district. The decision of its members requires basic knowledge of historic preservation techniques. The Village should reach out to the New York State Historic Preservation Office to seek training for its Planning Board members and/or AHRB if established in the future.*

*Support applications for funding through the New York State Office of Parks Recreation & Historic Preservation for preservation efforts. The Village Board should provide letters of support to landowners who are seeking State or federal grants for historic preservation purposes.*

*Support the individual listing of properties on the National Register of Historic Places. Provide letters of support to homeowners who are seeking State or National Register listing of the properties.*

*Apply for funding through the New York State Office of Parks, Recreation & Historic Preservation to conduct an inventory of historic resources within Fleischmanns. The inventory could form the base for a National Register District nomination at some point in the future.*

#### 7.4.3 Recreational Resources

*Explore opportunities to develop trails linking the Village to existing public hiking trails in the region. There may be opportunities to create trails to link Fleischmanns to Belleayre Mountain or the Emory Brook Preserve.*

*Implement recommendations of the Village's "Historic Analysis, Existing Conditions and Schematic Planning" study for Fleischmann's Park. The recommendations contained within the study are incorporated herein by reference as are efforts to secure, State, federal and regional funding for such efforts.*

*THAT AN HISTORIC DISTRICT BE CREATED TO ENCOMPASS THE MAIN STREET BUSINESS DISTRICT."*



## 7.5 Funding Sources

There are a variety of funding sources that are available to help fund these efforts. A summary of some of the more likely sources of funding is provided below.

### *NYSDOT Transportation Enhancement Program (TEP)*

Eligible projects include facilities for bicycles and pedestrians; safety activities for pedestrians and bicyclists; acquisition of scenic easements and scenic or historic sites; scenic or historic\* highway programs (including provision of tourist and welcome center facilities); preservation of abandoned railway corridors (including conversion and use for pedestrian and bicycle trails) and establishment of transportation-related museums. Municipalities are eligible applicants for TEP grants. [www.nysdot.gov](http://www.nysdot.gov)

### *New York State Council of the Arts (NYSCA)*

NYSCA makes over 2500 grants each year to arts organizations in every arts discipline throughout the state. NYSCA's goal is to bring high-quality artistic programs to the citizens by supporting the activities of nonprofit arts and cultural organizations. [www.nysca.org](http://www.nysca.org)

### *Federal Investment Tax Credit Program for Income Producing Properties*

Owners of income producing real properties listed on the National Register of Historic Places may be eligible for a 20% federal income tax credit for the substantial rehabilitation of historic properties. The final dollar amount is based on the cost of the rehabilitation; in effect, 20% of the rehab costs will be borne by the federal government. The work performed (both interior and exterior) must meet the Secretary of the Interior's Standards for Rehabilitation and be approved by the National Park Service.

<http://nysparks.state.ny.us/shpo/tax-credit-programs.gov>

### **Village of Fleischmanns, New York**

### *NYS Historic Homeownership Rehabilitation Tax Credit*

Rehabilitation work on historic residential structures may qualify for a tax incentive. The credit will cover 20% of qualified rehabilitation costs of structures, up to a credit value of \$25,000. Houses must be an owner-occupied residential structure and be individually listed on the State or National Register of Historic Places, or a contributing building in a historic district that is listed on the state or National Register of Historic Places. In addition, the house needs to be located in a "distressed" census tract, defined as "targeted areas" under Section 143 (J) of the Internal Revenue Code. The project must spend at least 5% of the total on the exterior work and be approved by OPRHP prior to start of construction.

### *New York State Historic Tax Credit Program for Income Producing Properties*

This tax credit must be used with the Federal Investment Tax Credit Program for Income Producing Properties. Owners of income producing properties that have been approved to receive the 20% federal rehabilitation tax credit qualify for the additional state tax credit. Owners can receive 30% of the federal credit value up to \$100,000. In order to qualify, the placed-in-service date must be after January 1, 2007. There is no application form. After the National Park Service approves Part 1 and Part 2 of the federal application, The New York State Office of Parks, Recreation, and Historic Preservation will issue a certification form allowing owners to take the state credit.

### *Environmental Protection Fund (EPF)*

The **Historic Preservation** application is to be used for projects to improve, protect, preserve, rehabilitate or restore properties on the State or National Register for use by all segments of the population for park, recreation, conservation or preservation purposes, in accordance with the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation.

<http://nysparks.state.ny.us/shpo/tax-credit-programs.gov>



**Above** (top to bottom): Recently restored and repainted wood siding on the *ART et cetera* building along with restoration of lower cornice above first floor and side view of restoration in progress - August 2009. Restoration work meeting the Secretary of the Interior Standards is eligible for a variety of tax credits.

## CHAPTER 8.0 COMMUNITY FACILITIES

In 2007, the Village of Fleischmanns' had a year-round population of 328 persons. Fleischmanns' population density is 525 persons per square mile - a relatively dense development pattern. However, these statistics only tell part the story. Second-homeowners own nearly half of the dwelling units in the Village, but they are not counted as year-round residents. When second-homeowners and hotel guests arrive for the summer season, the population grows by more than three (3) times the [year-round](#) population.

The Village Board of Trustees through its special districts must provide a variety of community services and facilities to not only serve the needs of its year-round residents, but also its peak summer population. Services include the library, police protection, fire, water, sewer, and street and sidewalk maintenance.

The Village also operates and maintains a variety of community facilities. The term “community facility” includes the physical improvements owned and maintained by the Village on behalf of its residents. These include buildings, equipment, parkland and facilities and interest in other lands (such as easements). The purpose of this Chapter is to discuss the adequacy of the existing services and facilities and to propose policies to ensure that the needs of the Village are provided for into the future.

### Village of Fleischmanns, New York

#### 8.1 Police Protection

The necessity to provide police protection is a matter of public policy and is also based upon the public's perception of security and their satisfaction with the response time of existing entities. Fleischmanns has traditionally had one *police constable* providing police protection on a part-time basis. The Delaware County Sheriff's Department and the New York State Troopers (stationed in Margaretville) provide additional police protection. The Village is also part of the County's Emergency 911 System.

During the public participation process, residents were asked to identify the Village's assets. A sense of security was cited as an asset. The demand for additional police protection in the future may increase if the community grows. The Village Board should continue to track the police protection needs and to coordinate with County and State law enforcement agencies to supplement routine patrols with the Village. It is further recommended that the police constable practice *community-policing principles*.<sup>iv</sup>

As the Planning Board reviews developments for hotels or other land uses that might affect the need for public safety, it should use the State Environmental Quality Review (SEQRA) process to identify potential impacts on police services and appropriate mitigation measures. The following section provides an overview of fire protection services that are provided within the Village of Fleischmanns.



**Above** (top to bottom): Fleischmanns Village Hall at 492 Main Street; United States Post Office at 1050-1 Main Street in heart of business district; and Skene Memorial Library at 1017 Main Street. These institutions attract customers to Main Street on a daily basis thereby helping to maintain the social and economic vitality of the Main Street business district.



## 8.2 Fire Protection and EMS

The Fleischmanns Volunteer Fire Department was formed in 1921. Today, the *Fleischmanns Volunteer Fire Company No. 1, Inc.* provides fire protection services to the entire Village of Fleischmanns and two (2) fire districts by contract. The Volunteer Fire Company has earned a reputation of fulfilling its purpose. When residents were asked to cite assets within the community – the Fleischmanns Volunteer Fire Company was cited as an important asset.

Recently, the Fire Company constructed a three-bay firehouse at 1298 Main Street in the east end of the Village to house its five (5) fire trucks. The 5,625 square-foot firehouse is situated on a one (1) acre site that lies between the Emory Brook and Main Street. The new firehouse was primarily funded through donations; however, more funding is needed to complete the project. *Specifically, funds are needed to complete an addition for a much needed meeting room. There is also a need for a pavilion where the Fire Company can hold periodic fundraisers.*

This Comprehensive Plan recommends that the needs of the Fleischmanns Volunteer Fire Company continue to be monitored. As the Village's population grows, so too will the need for fire protection services. The Planning Board can play an important role in ensuring that future demand for fire protection services are addressed by involving the Fire Company in the SEQRA review process.

### Village of Fleischmanns, New York

As the Planning Board reviews applications for new developments it should solicit input from the Fleischmanns Volunteer Fire Company to ensure their existing facilities and equipment can meet the fire fighting needs of new developments. Where a development presents a unique impact on fire services (such as the height of buildings or number of dwelling units proposed) mitigation measures should be provided by the developers.

With respect to Emergency Medical Services (EMS), there are no year-round ambulance services within the Village of Fleischmanns. However, there is hospital-based ambulance service that is provided by *Margaretville Memorial Hospital* in the nearby community of Margaretville, NY.

With the arrival of summer visitors, *Hatzolah Volunteer Ambulance* comes to the Village of Fleischmanns to serve the Jewish Community. These ambulances are stationed on Lake Street during the summer season - a few yards from the *Fleischmanns Volunteer Fire Company No. 1, Inc.* Firehouse.

It is recommended that the Fire Company and Hatzolah Volunteer Ambulance Corps explore opportunities to coordinate efforts in order to better serve all Village residents during the summer. As is done in Sullivan County, the Delaware County Department of Emergency Services could help to coordinate responses and mutual aid between local EMS and Hatzolah.



**Above** (top to bottom): Fleischmanns Volunteer Fire Engine Company No. 1, Inc., located at 1298 Main Street; and example of one of a number of Hatzolah Volunteer Ambulances that are brought to the Village of Fleischmanns during the peak summer season to serve the Jewish Community. Coordination of services to serve all residents should continue to be encouraged.



### 8.3 Library

The Skene Memorial Library is located at 492 Main Street in the heart of the business district. The Library includes a permanent collection of regional books and a revolving collection of contemporary and classic books. The Library houses a large collection of Children's books. Reflecting the ethnicity of the community, the library also has one the area's largest collections of children's books in Spanish. The library hours of operation are as follows:

Skene Memorial Library Hours Table 8-1			
	Summer Hours		Other Seasons
	Open	Close	
Sunday	Closed	Closed	Closed
Monday	10:00 am	4:00 pm	Closed
Tuesday	10:00 am	4:00 pm	2:00 - 6:00 pm
Wednesday	10:00 am	4:00 pm	2:00 - 6:00 pm
Thursday	10:00 am	4:00 pm	2:00 - 6:00 pm
Friday	10:00 am	4:00 pm	2:00 - 6:00 pm
Saturday	10:00 am	1:00 pm	10:00 am - 2:00 pm

The Skene Memorial Library was specifically built as a library. It includes a staff work area, reading parlor, children's area, reading stacks, reference, periodical, adult browsing and bathrooms. The American Library Association (ALA) recommends that libraries maintain two (2) volumes per capita. This would equate to 656 volumes based upon Fleischmann's population and current volumes exceed this number. The *Four County Loan System* allows residents to borrow books from libraries in other counties further increasing access to books.

In addition to books, the library houses audio and videos, records, recorded books and magazine subscriptions. Throughout the year, the library hosts cultural events including family-oriented shows, musical concerts, group book discussions and slide shows on a variety of topics. The library is the center of many community activities and public forums making it a valuable institution. An expansion of library hours is needed. *The Village Board should continue to work with the library to expand hours and assess needs as the community grows.*

### 8.4 Post Office

The Fleischmanns' US Post Office is located at 1050-1 Main Street in the heart of the business district. The central location of the Post Office makes it easy for many residents to walk there to get their mail. The sidewalks leading to the Post Office need repair. Due to the volume of pedestrian traffic that this institution receives sidewalk repair and the creation of a pedestrian crosswalk in this vicinity should be a priority.

The Village Board should work with the US Postal Service or building owner to make these needed improvements. Doing so will enhance pedestrian access to the Post Office. This Plan strongly supports having the US Post Office on Main Street as it is an important institutional anchor for the business district. *The Village Board should oppose any effort by the US Postal Service to situate the Post Office outside of the Main Street business district.*

“THE AMERICAN LIBRARY ASSOCIATION (ALA) RECOMMENDS THAT LIBRARIES MAINTAIN TWO (2) VOLUMES PER CAPITA. THE SKENE MEMORIAL LIBRARY HAS VOLUMES THAT EXCEED THIS STANDARD. HOWEVER, IT IS RECOMMENDED THAT LIBRARY HOURS BE EXTENDED TO INCREASE RESIDENT ACCESS TO THIS VALUABLE COMMUNITY RESOURCE.”

## 8.5 Schools

The Village of Fleischmanns falls within Margaretville Central School District. The Margaretville Central School is located at 415 Main Street in Margaretville, NY. This public school provides education for grades K through 12 with an enrollment of 516 students.

2009 School Enrollment Table 8-2		
School	Grades	Enrollment
Margaretville Central	K-12	516

The school's upgraded technology infrastructure uses fiber optic cabling and equipment to give it high-speed connection. The school has access to broadband and it has a *digital distance-learning lab* that opened new venues to this public school. School athletics provide students soccer in the fall, basketball, cheerleading and skiing in the winter, and tennis, softball and baseball in the spring. The games are played in Margaretville.

During the public participation process, residents spoke about the loss of the Fleischmanns School and the adverse impact that had on the community in terms of its identity and employment opportunities. While it is unlikely that a new school will be situated in Fleischmanns, there may be an opportunity to offer college courses for high school seniors at the Skene Memorial Library by working with SUNY Delhi or adult continuing education courses through a partnership with BOCES. Each of these possibilities should be explored.

### Village of Fleischmanns, New York

## 8.6 Water

The Village of Fleischmanns operates its own public water supply system that serves all of the residents in the community. The Village's water supply consists of two (2) wells and a series of four (4) springs. The springs feed a reservoir along with well #1 that are located in the Township of Middletown. Well #2 is the only water source that is located within the Village of Fleischmanns municipal boundary.

Public Water Supply Sources Table 8-3	
Location	Water Source
Town of Middletown	Springs #1-4
Town of Middletown	Well #1
Village of Fleischmanns	Well #2

The springs are located on the northern terrace face of Belleayre Mountain along the northern margin of the Catskill Forest Preserve and feed into the Village's reservoir. The reservoir provides an important function in maintaining fire pressure flows and storage capacity for the water supply system that has a capacity of 400,000 to 500,000 gallons per day. The capacity of the existing system is sufficient to serve the Village's needs and to serve future growth.

It is strongly recommended that development in the vicinity of the Village's wells and springs be carefully monitored to ensure its wells are not contaminated. *To this end, the recommendations of the Fleischmanns' Source Water Protection Plan are incorporated herein by reference.*



**Above** (top to bottom): Photos of Margaretville Central School building in Margaretville, NY; close-up of Central School and new pavilion designed by professors and students from Parsons - the New School of Design (photos courtesy MCS District). The Margaretville Central School District serves Fleischmanns' but opportunities to offer college courses at the library should also be explored with area colleges.

## 8.7 Sewer

The Village of Fleischmanns recently completed construction of a new sewage treatment plant. The sewage treatment plant has a NYSDEC permitted flow of 160,000 gallons per day (gpd), sufficient to serve the needs of year-round residents and the peak summer seasonal population along with additional capacity to accommodate new growth.

The sewage treatment plant was designed to handle peak flows that occur during the summer months. This resulted in a higher cost to operate and maintain the sewage treatment plant along with a greater cost on year-round users since charges are based, in part, upon metered flow. There is thus a need to *attract year-round commercial users to help offset the per capita cost of operating the wastewater treatment plant.*

The availability of excess sewer capacity is an asset that the Village Board can market to perspective businesses. The excess sewer capacity makes it feasible to redevelopment vacant lots within the Main Street business district and to attract certain industries that depend on municipal sewer service. It is recommended that the Village of Fleischmanns work with the Delaware County Department of Economic Development to make perspective businesses aware that Fleischmanns has excess water and sewer capacity to serve their business needs. The Village should also determine the types of business it would like to attract.

## Village of Fleischmanns, New York

## 8.8 Solid Waste

The Delaware County Department of Public Works Solid Waste Division oversees the solid waste management plan for Delaware County. It also operates a centralized Solid Waste Management Facility in the Town of Hamden. The Delaware County Solid Waste Management Facility accepts household waste but does not accept yard waste. To this end, the County encourages composting yard waste at home.

The Village could work with Cornell Cooperative Extension to provide educational programs to local residents to encourage backyard composting. The composting of leaves and grass clippings can dramatically reduce the volume of solid waste that is generated by local residents and businesses. The organic materials that are composted also have value to local gardeners. Composting of the leaves and grass clippings from Fleischmanns Park should also be encouraged. By encouraging local residents to participate in recycling and composting efforts, coupled with employing such efforts within the Village's facilities and parks, Fleischmanns can do its part to reduce the amount of solid waste that is produced within the Village while also helping to protect the environment.

*It is strongly recommended that multi-family housing developments and commercial business should be required to build opaque dumpster enclosures to screen dumpster containers and improve community aesthetics.*



*“COMING TOGETHER IS THE BEGINNING. KEEPING TOGETHER IS PROGRESS. WORKING TOGETHER IS SUCCESS.”*

*HENRY FORD*



Above (top to bottom): Village's new Waste Water Treatment Plant.



## 8.9 Sidewalks & Driveways

As was discussed in Chapter 7.0, there is a need throughout the Village of Fleischmanns to replace, repair and provide better upkeep of sidewalks. It is recommended that the Village Board, in conjunction with the Highway Superintendent, develop a *sidewalk improvement program* for Fleischmanns with a schedule for the replacement and upkeep of all sidewalk segments within the Village of Fleischmanns.

It is recommended that specific standards be developed for sidewalks so that as segments are completed over time the end result is a cohesive sidewalk system. It is specifically recommended that sidewalks have a minimum width of 5 feet when separated from the roadway by a buffer strip. The width of the buffer strip should be a minimum of 3 feet preferably 4 feet for tree space. Sidewalk width shall be based on adjacent land uses: 4 feet for low and moderate density residential and 6 feet for high density residential developments and along Main Street in the heart of the business district - where feasible.

The following *driveway standards* are recommended to preserve pedestrian safety and limit potential damage to sidewalks 1) limit slopes to 12%; 2) ensure they are flush with the grade of the sidewalk when crossing the entire sidewalk area; and 3) require first 25 feet of driveways to be paved to prevent washout of gravel onto sidewalks [see photo upper right].

## 8.10 Streets

### Village of Fleischmanns, New York

While many of the streets within the Village are in fair to good condition, there are several streets that are in need of maintenance and/or repair. The local streets most in need of repair are Schneider Avenue and Ellsworth Avenue since these streets do not meet current street standards. The Village's Highway Department is responsible for maintaining streets and it has a *highway improvement program* that identifies the need to improve these streets. It is recommended that the *highway improvement program* schedule continue to be updated to ensure that all streets are properly maintained and routine maintenance is not deferred. It is also recommended that a *Street & Sidewalk Local Law* be adopted to codify driveway, sidewalks and street construction requirements.

## 8.11 Capital Improvement Program

It is recommended that the Village Board create a *Capital Improvement Plan* (CIP) for all the Village's capital facilities. A CIP would assess the useful life of all capital facilities (e.g. buildings, water & sewer, street, sidewalks, etc.) maintenance needs and replacement schedules. It would also help the Village to identify and plan for the financing of future capital improvements. A well-developed CIP could help save money by increasing the useful life of long-term capital assets, reducing the likelihood of costly emergency replacement of equipment, and reducing operating & maintenance costs.



**Above** (top to bottom): Gravel driveway washout on upper Wager Avenue that is covering sidewalk and portion of road; house on Ellsworth Avenue; and poorly maintained sidewalk on Main Street. A long-term Capital Improvement Program is needed for streets and sidewalks. Requiring the first twenty-five feet of driveway aprons to be paved could reduce the incidence of washouts.

## 8.12 Summary of Recommendations

### 8.12.1 Police Protection

*Use the SEQRA process to assess potential impacts on the demands for police protection associated with new development.*

### 8.12.2 Fire Protection

*Use the SEQRA process to assess potential impacts on the demands for fire protection associated with new development. Where upgrades are needed to mitigate impacts, developers should contribute to the cost.*

### 8.12.3 Library

*Continue to assess the needs to the library as the community to meet resident needs. The American Library Association recommends that libraries maintain two (2) volumes per capita. If the Village's population grows additional resources will be needed to meet the growing needs. Also continue to address needs based upon changes in the make-up of the local population.*

*Explore opportunities to expand the year-round hours of operation of the Skene Memorial Library. Expanded library hours are encouraged to make the library more accessible to a greater number of Village residents. Expanded evening hours could also provide local students with a*

*quiet place to study and conduct research for school papers.*

### 8.12.4 Post Office

*Work with the US Postal Service to replace sidewalks along Main Street and to establish a pedestrian crosswalk in the vicinity of the Post Office. Pedestrian access should be made as convenient and safe as possible.*

### 8.12.5 Schools

*Explore opportunities with SUNY Delhi to offer college courses for high school seniors at the library. Such courses could help high school students to get a start on their college courses and provide productive evening activities.*

### 8.12.6 Water & Sewer

*Work with the Delaware County Department of Economic Development to make prospective businesses aware that Fleischmanns has excess water and sewer capacity to serve their business needs. The Village needs to promote these resources in order to attract new investment that will expand the tax base and reduce the per capita cost of operating these facilities.*

### 8.12.7 Solid Waste

*Encourage greater participation in local recycling efforts within the Village.*

*Require dumpster enclosures for multi-*



**Above** (top to bottom): Greenway @ Vassar Farm composting facility that accepts grass clippings, leaves and other organic material; Beacon Composting Facility in City of Beacon; and recycling containers at Vassar College Dormitories where cans, bottles, paper and organic materials are collected for recycling and composting; unenclosed dumpster on Main Street Fleischmanns.

#### 8.12.8 Sidewalks & Driveways

*Develop a sidewalk improvement program with a schedule for the replacement and upkeep of all sidewalk segments. See also Chapter 7.0 - Transportation for additional description.*

*Adopt minimum standards for new driveways to ensure that they do not adversely affect pedestrian safety or sidewalk maintenance. The following driveway standards are recommended to preserve pedestrian safety and limit potential damage to sidewalks 1) limit slopes to 12%; 2) ensure they are flush with the grade of the sidewalk when crossing the entire sidewalk area; and 3) require first 25 feet of driveways to be paved to prevent washout of gravel onto sidewalks and streets.*

#### 8.12.9 Streets and Driveways

*Develop a systematic highway improvement program schedule that is updated annually to ensure that all streets are properly maintained and routine maintenance is not deferred. Like the roof on a house, the surface of newly paved streets needs to be maintained over time. When properly constructed and maintained, paved roads can have a useful life of seven (7) years or more. When maintenance is deferred, the sub base is often destroyed leading to the need to undertake costly reconstruction of such roads. A properly planned and funded highway improvement program saves money over time.*

#### 8.12.10 Street & Sidewalk Local law

The Local Law would codify driveway, sidewalks and street construction requirements.

#### 8.12.11 Capital Improvement Schedule

*Create a Capital Improvement Plan (CIP) for all capital facilities. A CIP would assess the useful life of all capital facilities (e.g. buildings, water & sewer infrastructure, street, sidewalks, etc.) maintenance needs and replacement schedules. It would also help the Village to identify and plan for the financing of future capital improvements. A well-developed CIP could help save money by increasing the useful life of long-term capital assets, reducing the likelihood of costly emergency replacement of equipment, and reducing operating & maintenance costs.*

#### 8.12.12 Create Village-wide WIFI

"WIFI" is short for "wireless fidelity." A public *wifi* is a local area network that allows people to log on to the Internet within the area that is served by the WIFI network. It is recommended that a Village-wide *WIFI* network be established to benefit local residents and to provide a free service that could be used to attract skiers or visitors along the Scenic Byway to make a stop in Fleischmanns. Travelers can log on to the internet anywhere *WIFI* is available to find accommodations or a map and directions, check email and everything else you do with a computer connected to the internet at home.

“CREATE A CAPITAL IMPROVEMENT PROGRAM (CIP) FOR ALL THE VILLAGE'S CAPITAL FACILITIES ALONG WITH MAINTENANCE NEEDS AND REPLACEMENT SCHEDULES. A WELL-DEVELOPED CIP COULD HELP SAVE MONEY BY INCREASING THE USEFUL LIFE OF LONG-TERM CAPITAL ASSETS, REDUCING THE LIKELIHOOD OF COSTLY EMERGENCY REPLACEMENT OF EQUIPMENT, AND REDUCING OPERATING & MAINTENANCE COSTS.”



## CHAPTER 9.0 MAIN STREET REVITALIZATION

Fleischmanns' central business district is situated along Main Street and is locally referred to as "Main Street." *Main Street* is also the civic and cultural center of the community where Village Hall, the US Post Office and library are located.

The Main Street business district is experiencing high vacancy rates, general disinvestment and incompatible infill development that detracts from its historic character. Together, these factors make the business district less appealing - thereby making it difficult to attract investment. To reverse these trends, a public/private partnership is needed to implement *policies, programs and projects* that will make Main Street appealing to private sector investment.

There are a variety of stores on Main Street that serve the needs of local residents as well as the surrounding region. These include, but are not limited to, *Art Et Cetera, Fleischmanns Supermarket, Fleischmanns Liquor Store, La Cabana Restaurant, Mi Lupita - Mexican American Grocery Store, River Run Bed & Breakfast, The Highlands Inn Bed & Breakfast, The Tinder Box - Stoves & Fireplaces, Wilber National Bank, Porta Bella Pizza and Zoom Art Gallery*. The retention and expansion of these businesses must be the cornerstone of a successful revitalization effort - coupled with programs to attract complementary businesses.

The Village's Main Street has many of the attributes associated with a successful business community. These include a safe and walkable environment, attractive civic buildings and a unique sense of place as defined by its historic architecture. This Chapter provides a framework for how the public, private and not-for-profit sectors can work together to create an environment that attracts new investment to the Main Street business district so that it once again becomes a vibrant business, civic and cultural center of the community for years to come.

### 9.1 Civic and Cultural Anchors

Successful Main Streets are not only places where people shop, but they also are places where many civic and cultural activities occur and where the public can gather at community events. In the Village of Fleischmanns, Village Hall, the Skene Memorial Library, The Greater Fleischmanns Museum of Memories and US Post Office and are all located on Main Street. These civic and cultural anchors draw people to Main Street every day thereby supporting commercial activity and continued investment in the area. The Fleischmanns' Theatre is the perfect venue for cultural events and an art gallery. A public/private partnership to provide year-round activities in this venue is needed to draw more customers to Main Street. *The Village Board should keep its civic buildings on Main Street and support private and not-for-profit sector efforts to establish cultural and entertainment anchors on Main Street.*



**Above** (top to bottom): Fleischmanns' Theatre; Skene Memorial Library; and Fleischmanns' Village Hall - each located on Main Street. These civic and cultural anchors are centrally located within the heart of the Main Street business district where they play a vital role in attracting customers on a daily basis. These anchors add to the social and economic vitality of the business district.

## 9.2 Promotion

Promotion means selling the image and promise of Main Street to all prospects. This involves marketing the unique characteristics of the business district to shoppers, investors, prospective businesses and visitors. It also involves the creation of a strategy to promote a positive image of the entire business district through advertising, special events and marketing events carried out by the business community along with the support of civic and cultural institutions. This section describes certain challenges facing the business district along with recommendations for creating an effective promotion strategy for Main Street.

One of the challenges facing Fleischmanns in creating an effective promotional strategy is getting business owners to think of the business district as a whole rather than the sum of its parts. Several Fleischmanns businesses belong to the *Central Catskills Chamber of Commerce*. This chamber covers Andes, Arkville, Big Indian, Fleischmanns, Halcottsville, Highmount, Margaretville, New Kingston, Pine Hill, and Roxbury. The chamber has a nice website that includes a directory of chamber members along with a "where to shop" and "where to eat" webpage. On the former webpage, there isn't a single listing for Fleischmanns. On the latter, the only Fleischmanns listing is *La Cabana Mexican Restaurant*. It is difficult to promote an image of vibrant business district with one business participating in the chamber of commerce.

Under the "where to stay" webpage, only the *Breezy Hill Inn* and *Weeping Willow* are listed although there are several other bed & breakfast establishments in Fleischmanns. Better business owner participation in the *Central Catskills Chamber of Commerce* would go a long way to selling a positive image of Main Street. *Belleayre Mountain* visitors can choose to visit any of the surrounding communities. In the end, they will be drawn to those business districts that have the most to offer in terms of goods, services and entertainment. To this end, greater business owner participation in the chamber will help to attract more patrons to the Village. This will help to strengthen existing businesses while increasing the chances that new businesses might also be attracted to Main Street.

While the Village Board can play a supporting role promoting a positive image of Main Street, it is the local business community that needs to take the leading role in promoting a positive image of their business district. They can do this by sponsoring *special events*; conducting joint advertising campaigns that promote the entire business district and creating advertising campaigns that market the unique characteristics of Fleischmanns' Main Street.

Business owners must work together to ensure the highest quality shopping experience for their customers. For example, it is important for the business community to coordinate their *hours of operation* so that businesses are open when customers are available to shop.



**Above** (top to bottom): The *Wilber National Bank* is an important financial anchor for the Main Street business district and the bank branch is located in a well-maintained historic building; monument sign and view of *The Highlands Inn Bed & Breakfast* on Main Street. Each of these businesses is an important anchor for the Main Street business district.



Activity breeds activity and the *coordination of business hours* will benefit the entire business district. The business community should also work together to create *seasonal marketing campaigns* and other special events that are designed to draw customers to the business district. Doing so will require the cooperation of the local business community but will strengthen the business district as a whole.

Other measures that can be taken to promote Main Street include the creation of special attractions within the business district that are designed to draw people downtown. Activities might include the creation of a seasonal *farmer's market* or *arts & crafts marketplace* featuring the work of Catskills artists or *live music* at a local restaurant. These are the types of activities that are likely to draw large numbers of people to the community - providing them an opportunity to discover Fleischmanns as a place to visit.

It is also recommended that the business community reach out to prospective entrepreneurs to encourage them to open complementary businesses within the Main Street business district. *Business attraction efforts* are needed to fill vacant storefronts and are also needed to create a mix of retail, restaurants, professional services and cultural attractions that appeal to visitors and residents alike. The focus of business attraction efforts must be quality - quality design, quality of the goods & services, quality merchandise displays and appealing restaurant settings.

If Fleischmanns is to draw skiers off the mountain, it needs to give them a reason to do so. To this end, its retailers and restaurateurs must offer quality goods and services in a setting that is appealing. The first place to start is to work with existing business owners to make their establishments more appealing to a wider group of people. They could start with improvements to signage, interior renovations or expanding their services to appeal to a broader clientele. The business community must pursue *business attraction efforts* in order to create a vibrant mix of restaurants, retail and services that gives customers a reason to visit time and time again - thereby making Main Street a destination. In this way, Main Street can be promoted as a stop along the *Route 28 Scenic Byway*.

Business expansion and attraction efforts will likely require financial incentives to ensure a return-on-investment that dictates private sector investment. One tool that is now available to assist in business recruitment or expansion is the New York Main Street (NYMS) Program. Up to \$200,000 is available through NYMS for local revitalization efforts. NYMS funds can be made available to entrepreneurs in the form of small grants for façade renovations, interior building renovations and the creation of cultural anchors. Funding is also available through the Catskill Fund for the Future. The Village should support efforts to secure funds through these and other programs so that grants can be made available to entrepreneurs that are interested in opening or expanding a business on Main Street.



**Above** (top to bottom): The *Desperado Cafe* on Main Street in Rhinebeck, New York. The facade, signage and interior appointments all speak to the quality of this modestly priced restaurant that has broad appeal. Fleischmanns Main Street buildings lend themselves to such establishments.



### 9.3 Design

Creating an attractive streetscape requires a careful focus on design. The Village's historic buildings must be restored in a manner that respects their historic architecture and the pedestrian environment must provide a sense of cleanliness, comfort and security. This can be accomplished by having well-maintained sidewalks, street trees, streetlights and street furniture that provide comfort and security for the pedestrian. Main Street businesses must also create an inviting atmosphere. This can be accomplished through a variety of measures including attractive window displays, visually appealing facades, appropriate signage, pleasing displays of merchandise and good quality merchandise. It is also important that new infill development along Main Street is well designed so that it complements the architecture of the historic buildings that are located throughout the business district. A careful focus on design will make it more appealing thereby enhancing the social and economic vitality of Main Street.

#### 9.3.1 Façade Renovations

Renovations to the historic buildings on Main Street must respect the architecture of the buildings. To this end, renovations that remove historic elements of buildings should not be permitted. Also, façade renovations that mask the historic architecture of historic buildings should be avoided. The removal of false facades should be encouraged.



The photos to the right are examples of building facades on Main Street that respect the original architecture of these historic buildings. In the example in the photo top right, the original recess entry and large display windows are retained along with the second floor windows. The middle photo shows the *Purple Mountain Press* building. Most of the original features of this building have been retained. The signage is appropriate in scale to the building façade – fitting nicely within the facade sign panel.

The bottom photo shows the main offices for the *Purple Mountain Press*. This is an excellent example of a façade renovation where the original architectural elements of the façade have been repaired and restored. The large display windows, upper transom windows, recessed entry and bulkhead are all preserved. Façade renovations should preserve as much of the original building fabric as possible. *The Village Board should adopt Design Guidelines for Main Street to provide a framework for facade renovations.* Doing so will not only help to preserve the historic integrity of buildings, but it strengthens the integrity of the business district.



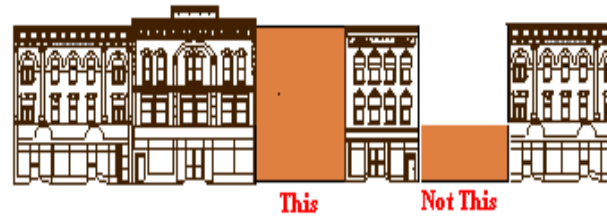
**Above** (top to bottom): Mission-style mixed-use commercial building on Main Street with most of its original architectural elements intact including large display windows, recessed entry and upper story windows with 8 over 1 pane windows; Mission-style building with large display window and transom windows; beautifully restored Purple Mountain Press building on Main Street.

### 9.3.2 New infill development & chain stores

There are a number of vacant lots within the Main Street business district that have the potential to be redeveloped with new infill buildings. There are also several sites along Main Street where redevelopment should be encouraged to replace existing structures that detract from Main Street. On example is the self-storage units that are situated across from the National Register listed Skene Memorial Library (see photo bottom center).

These self-storage units replaced an historic building that was lost to fire. However, these structures are architecturally and functionally out of character with the rest of Main Street. As Main Street revitalization efforts gain momentum, the relocation of the storage units and redevelopment of this site with a mixed-use building should be encouraged. The Village Board can do this by identifying appropriate sites where the self-storage units can be relocated and ensuring that its Zoning Law allows appropriate redevelopment of the site.

New infill buildings should be designed to align to the edge of the sidewalk in order to maintain a building line along Main Street. New buildings should be at least 2-stories in height to maintain the building scale along Main Street and to provide for *living-over-the-store* opportunities. Off-street parking should be provided to the rear of buildings where there is room - where there is not a waiver should be granted.

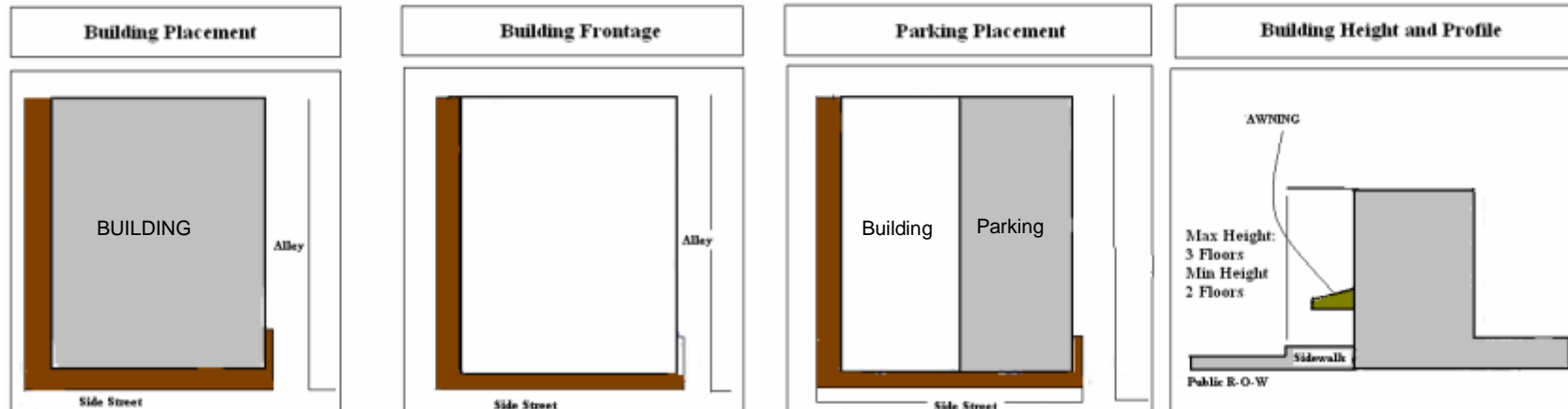


**Above** (top to bottom): Illustration showing appropriate scale of infill buildings along a Main Street; photo showing the infill Fleischmanns' Supermarket building does not complement adjacent historic structures due to architecture and signage; and view of self-storage units situated across street from the Skene Memorial Library.



**Above** (top to bottom): Rite Aid Pharmacy in Camden, ME as an example of chain store that respects character of this historic community; Montgomery Village Pharmacy as an example of new infill development that respects historic character of the Village; and new Medicap Pharmacy infill building on Main Street in Livingston Manor, NY circa 2003.

## GUIDELINES FOR BUILDING PLACEMENT AND SITE DESIGN

Setbacks:

Buildings should be located within the grey shaded area as shown in the above diagram. The building footprint shall be built to the sidewalk line when facing a public street in the Main Street business district.

Within the Main Street business district, a building can have a zero setback on the front and side yards; however, a 10-foot rear yard setback is recommended.

A setback to provide sufficient sight distance will be required for buildings located on a corner lot.

Front Setback: 0' Min. to 5 ft Max.  
Side Yard: 0' Min. to 12 Max.  
Corner Side: 0' Min. to 12' Max.  
Rear Setback: 10' Min.

Encroachments Allowed:

Awnings, balconies, and perpendicular signs should be permitted to encroach on the public right-of-way as shown in the brown shaded area noted above.

However, such encroachment should only be permissible provided an eight (8) foot high clear walkway is maintained in all instances and public access is unobstructed.

The size of perpendicular signs should be limited to no more than nine (9) square feet so as not to become visually obtrusive. Such signs must be securely fastened to the building wall using appropriate brackets and structural supports.

Parking Requirements:

Within Main Street business district, off-street parking should only be permitted in the rear yard.

Applicants should be permitted to meet their off-street parking requirements in one or more of the following manners: 1) spaces located on-site, or 2) an exemption or waiver.

Alleys: Where feasible, access to off-street loading should be provided from designated alleys that are at least 15 feet in width.

It is also recommended that the Fleischmanns Volunteer Fire Department have input regarding access to alleyways.

Maximum Height & Profile:

Within the Main Street business district, the maximum building height shall be 35 feet.

Minimum: 2 stories  
Maximum: 3 stories

Rooflines: Infill building shall incorporate horizontal rooflines. The use of a parapet to rise above the roofline and an upper cornice should be provided.

Infill Buildings: Shall respect adjacent historic buildings with respect to mass & scale, form & roof, building entrances, architectural features, building materials and building placement.



### 9.3.3 Window Displays & Merchandising

It is important that local merchants have a good understanding of merchandising and the business of running a store. The challenge is to impart enthusiasm for the customer and to provide quality shopping experience. Doing so helps to establish a loyal customer base for the business district. The design of window displays and merchandise display plays an important role in defining the quality of the shopping experience.

Window displays should be attractive to the eye and display something of interest that encourages the shopper to enter the store and shop. It is also important that the windows remain free of visual clutter (such as temporary sales signs) since such signs block the view of the merchandise within the store. Temporary sales and banner signs also convey an image of cheapness – not quality. Any business within the Village can make their windows interesting. As more and more storeowners invest time creating inviting window displays the overall shopping experience in the business district will be enhanced.

As building facades are renovated, building owners must retain the transparency of the storefront by maintaining the large display windows. Large display windows provide a great setting for window displays but also allow shoppers to see the merchandise from the street. When well designed, the store is inviting. If the merchandise is well-displayed, it too becomes an aesthetically pleasing part of the storefront.

### Village of Fleischmanns, New York

Attractive storefronts help merchants to attract customers into their stores. Collectively, they help to create vibrant business district. The Village should discourage business owners from making modifications to any of the storefronts within the business district that would reduce the transparency of the storefront.

### 9.4 Signage

The signage associated with Fleischmanns existing Main Street businesses varies from very appealing to unappealing. Signage varies greatly in terms of placement, size, materials, quality and greater uniformity is needed. *The Village Board should adopt specific sign standards for the Main Street business district that regulates the size and placement of signage along with setting standards for sign materials and lighting.* Wood or faux wood signs are recommended on Main Street along with downlit gooseneck lamps. Wall signs should be appropriately placed in the "lintel" (e.g. the sign panel between first and second floor). Interior illuminated boxed lighting fixtures should be prohibited within the Main Street business district.

*There is also a need to limit the placement of temporary window signs.* Temporary window signs should be limited to a small number of seasonal events during the year for a short duration. Even then, the percentage of the storefront window on which these signs are placed should be limited to no greater than 25% of the total window area.



**Above** (top to bottom): *Country Emporium* in Walton, NY – an example of nice window display and transparent windows; *The Harrison Gallery* in Williamstown, MA where the display of sculptures and transparency of the storefront window create an inviting appearance; and *Fleischmanns Supermarket* on Main Street where the display windows are covered with temporary signs.

## 9.5 New York Main Street Grant

As was mentioned in Section 9.2 – Promotion, one tool that is now available to support Main Street revitalization efforts is the New York State Office of Community Renewal's New York Main Street (NYMS) program. Up to \$200,000 is available during each funding round to support local Main Street revitalization efforts.

New York Main Street funds go to not-for-profit agencies that then act as a Local Program Administrator (LPA). The LPA is responsible for administering the NYMS funds and can in turn make these funds available to entrepreneurs in the form of small grants for façade renovations, interior building renovations and/or the creation of cultural anchors. LPA's may provide participating owners with matching renovation grants of up to \$40,000/building for first and/or second floor civic/commercial use, plus an additional \$20,000 for each residential unit, not to exceed 75% of Total Project Cost or \$100,000/building, whichever is less.

When residential living-over-the-store units are created there is an affordable housing provision that is required for a seven (7) year period. If NYMS funds are used, the dwelling units must be made available to low or moderate income households. The NYS Office of Parks, Recreation and Historic Preservation is involved in the review of façade renovations. The general rule of thumb is that the renovations respect the historic architecture of the buildings.

### Village of Fleischmanns, New York

Through the Downtown Anchor Grant, LPA's may provide grants of up to \$150,000 per building, but not exceeding 33% of Total Project Cost, to building owners to help establish or expand cultural or business anchors that are key to local revitalization efforts. The Fleischmanns' Theatre is one potential candidate for a downtown anchor grant. It is recommended that the Village Board support efforts by the chamber of commerce or other appropriate not-for-profit entity to secure funds through the NYMS program so that building renovation grants can be made available to entrepreneurs that are interested in opening or expanding a business on Main Street.

## 9.6 Overhead Utilities

Along Main Street, the presence of overhead utilities detracts from the streetscape. This plan supports efforts to place these utilities underground should future work be necessary to replace other underground infrastructure such as water and sewer pipes. In the interim, it is recommended that the Village work with New York State Electric & Gas Company to identify measures to improve the aesthetics of the overhead utilities along Main Street.

Measures that should be explored include the bundling of wires coupled with moving wires higher up the poles to reduce visibility. It is also recommended that the exiting "Cobra" lights be replaced with a fixture that is more in keeping with an historic Main Street.



**Above** (top to bottom): Even with existing overhead utilities and Cobra lights there is an opportunity to install period street lighting within the Main Street Business District as was done in the Village of Liberty, NY. To reduce the visibility of the overhead utilities, the wires were raised higher and bundled.



## 9.7 Summary of Recommendations

There are a variety of strategies that can be employed to revitalize Main Street. Proposed actions include:

- ☐ Keep civic and cultural anchors on Main Street.
- ☐ 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.
- ☐ Emphasize quality - quality design, quality of goods & services, quality merchandise displays and appealing restaurant settings.
- ☐ Adopt *Design Guidelines* to ensure renovations to historic buildings are done appropriately and infill development strengthens fabric of Main Street.
- ☐ Identify complementary and needed businesses or services for Main Street such as a bakery, bookstore, coffeehouse, dentist, pharmacy, etc.
- ☐ Work with New York State Electric & Gas to improve the aesthetics of its utilities.
- ☐ Support efforts by not-for-profit entities such as the Catskill Center, or the M-ARK Project to secure *NYMS funds for Main Street*.
- ☐ Amend the Zoning Law to create *MX-Mixed-use Zoning District* for Main Street that allows living-over-the-store dwellings, prohibits conversion of first floor commercial space to residential and encourages infill development on vacant lots [this is discussed in greater detail in Chapter 11.0].
- ☐ Secure NYSDOT TIP, TEP and FHWA Scenic Byway Funds for streetscape enhancements.

## 9.8 Funding Sources

### *New York Main Street Grant Program*

The New York State Division of Housing and Community Renewal makes available up to \$200,000 to not-for-profit organizations for Main Street revitalization efforts. These funds that go to not-for-profit agencies are made available to entrepreneurs in the form of grants for façade renovations, interior building renovations, minor streetscape enhancements and the creation of cultural anchors. The Village Board should continue to support on-going efforts by *M-ARK* to secure funds through the NYMS program so that grants can be made available to entrepreneurs that are interested in opening or expanding a business on Main Street. [www.nymainstreet.org](http://www.nymainstreet.org)

### *NYSDOT Transportation Enhancement Program (TEP)*

Eligible projects include facilities for bicycles and pedestrians; safety activities for pedestrians and bicyclists; scenic or historic highway programs (including provision of tourist and welcome center facilities).

### *NYSDOT Multi-modal funding*

Every year there are Member Item funds available of multi-modal projects including sidewalk and streetscape improvements. The Village Board should continue to apply for such funds and it is recommended that these funds be earmarked for Main Street. [www.nysdot.gov](http://www.nysdot.gov)

### *FHWA Scenic Byways*

Funding for enhancement that support visitor comfort and experience along NYSDOT designated scenic byways.

### *Catskill Watershed Corporation.*

Funding is periodically available through the Catskill Fund for the Future for grants or loans. [www.cwconline.org](http://www.cwconline.org)



**Above:** View of new infill building on Main Street in the hamlet of Livingston Manor in Sullivan County, NY. The revitalization effort in the hamlet began with leadership from the local business community along with strong support from the Town of Rockland and the Sullivan County Planning Department. The new sidewalks and streetlamps were funded through NYSDOT Multi-modal funds and Empire State Development Corporation funds. Business owners were able to secure matching grants of up to \$10,000 for façade renovations along with \$5,000 matching grants for interior renovations.

Finally, the Main Street Business District was placed within the Sullivan County Empire Zone enabling investors to obtain a 10-year Real Property Tax Credit. Collectively, these incentives – coupled with strong support from the business community and local government has helped to stimulate millions of dollars in new investment and expanded the tax base.



## CHAPTER 10.0 ECONOMIC & HOUSING POLICY

For Fleischmanns to prosper, it has to attract new investment that respects the historic character of this Central Catskills community. One of the greatest strengths of the community is that it has retained many of its historic civic, cultural, mixed and residential buildings - helping to define its unique sense of place. Still, new investment is needed to rehabilitate vacant commercial and residential properties and stimulate new infill development within the Main Street business district.

Careful attention must be given the placement and design of new commercial buildings along Main Street so that each strengthens the integrity of the business district. Fleischmanns' must also retain appropriate light industrial businesses - such as the *Wadler Brothers Home Center* - to provide a stable tax base while identifying other appropriate light industries for the Village. The Village Board and *Code Enforcement Officer* must also enforce land use regulations to ensure that inappropriate uses are not established that could detract from Fleischmanns quality of life.

Fleischmanns has difficulty attracting viable businesses, in part, because it lacks an economic development plan along with the necessary capacity to spearhead economic development efforts. Better understanding the community's economic strengths is a good place to start.

### 10.1 Competitive Advantages

Fleischmanns enjoys a number of competitive advantages that should be used to attract new investment to the community. New investment may come from existing residents and business owners, second homeowners or outside investors. Some of the more important competitive advantages that Fleischmanns enjoys are as follows:

- *Proximity to Bellaeyre Mountain and regional hiking & biking trails;*
- *Transportation access to NYS Route 28;*
- *Public water & sewer with excess capacity to accommodate new growth;*
- *Village-wide Cellular phone coverage;*
- *Location along the proposed Central Catskills Scenic Byway;*
- *Architecturally significant civic and cultural buildings;*
- *Civic institutions such as the Skene Memorial Library and U.S. Post Office;*
- *Fleischmanns' Park w/ball fields, tennis courts and children's playground;*
- *Community swimming pool;*
- *Wagner Avenue Historic District;*
- *Fleischmanns a "Walkable Community";*
- *Variety of local businesses that serve the community and region; and*
- *The ethnic diversity of the community.*



**Above** (top to bottom): Welcome sign on the east end entrance to the Village from NYS Route 28; Wadler Brothers Home Center on the west end of the Village; and Village of Fleischmanns' Wastewater Treatment Plant that was completed in 2005. The WWTP has a SPDES permit for 160,000 gpd sufficient to serve peak annual needs and additional capacity to accommodate new growth.

## 10.2 Emerging Markets

The U.S. Census Data shows that between 1990 and 2000, Fleischmanns experienced growth in three sectors of the economy: Educational & Health Services (58.3%); Public Administration (100%) and Arts, Entertainment and Recreation (1,400%). The percentage growth in the latter was due to a low base number, however, the number of jobs created in this industry (28) was greater than the number of jobs created in the other two industries combined (see Table 4-7).

Since 2000, anecdotal evidence suggests that the Arts, Entertainment and Recreation industry has continued to grow in the community. There are a number of new service businesses such as *Art Etcetera* and the *La Cabana Mexican Restaurant*. There has also been reinvestment in the following accommodations: *Highland Inn*, *Weeping Willow* and the *Breezy Hill Inn B&B* that lies just beyond the Village boundary.

The Village Board must work with the Central Catskills Chamber of Commerce and local business owners to nurture continued growth in the Arts, Entertainment & Recreation industry. It can do so by playing an active role in the *Central Catskill Scenic Byway* effort to ensure that the Village is included in all marketing materials - helping to make Fleischmanns a tourism destination. It should also work with Belleayre Mountain to gain a better understanding of skier preferences so that the Village can better capture this market potential.

## 10.3 Economic Policies

There are a number of economic development policies that are already described in Chapter 9.0 Main Street Revitalization. Those policies are tailored to Main Street revitalization efforts and are not repeated in this Chapter. The following are general economic development policies that relate to all the commercial and industrial districts within the Village of Fleischmanns.

### 10.3.1 Business Retention & Attraction

The Village Board must first work on developing business retention and expansion programs to help its existing businesses to grow. To do so, it must seek to enhance communication with the business community regarding areas of interest and concern to their ongoing operations.

There are a variety of programs offered by the *Catskill Watershed Corporation* and *Delaware County Economic Development Office* that are intended to help local businesses grow. The Village Board must take an active role in promoting these programs while working with local businesses to secure state and federal funds for business retention and expansion efforts. It can do so, by reaching out to State and regional agencies on behalf of business owners and writing letters of support for grant or loan applications. The following are general policies that are recommended to support business retention and attraction efforts within the Village of Fleischmanns.



**Above** (top to bottom): The Tinderbox - Stoves & Fireplaces that attracts customers from throughout the Central Catskills; The Painters Fine Art Gallery on Main Street; and the Breezy Hill Inn Bed & Breakfast on Breezy Hill Road. Each of these establishments has enhanced the economic vitality of the Village of Fleischmanns. Greater attention is needed on business attraction efforts.

*Business Retention and Attraction Policies:*

- The Village Board will seek to enhance communication with the business community regarding areas of interest and concern to their ongoing operations.
- Maintain and enhance the positive pro-business approach of Fleischmanns staff as they assist both current businesses and businesses seeking to relocate.
- The Village will strengthen its competitive economic advantages by working with [State, federal, regional and county agencies](#) to develop and promote programs that provide financial assistance for new construction and rehabilitation of commercial properties in the Village.
- The Village Board will assist businesses in efforts to influence legislation and other factors to make Fleischmanns a more attractive place to do business [e.g. support for Central Catskills Scenic Byway designation].
- Help develop business plans for new and expanding businesses working with the NYS Small Business Development Center in Kingston, NY.
- Develop a user-friendly Development Manual that outlines all of the Village's permitting processes in an easy-to-follow format.
- Develop a free initial project plan review process to assist in expediting planning reviews and save applicant costs with early planning input.
- Support applications by local businesses to secure [State, federal, regional or county grants](#) intended to support business retention, expansion or attraction efforts.
- Work with local business community to secure New York Main Street funding to support the Main Street revitalization policies contained in Chapter 9 of this Plan.

- Encourage local bank participation in all of the above.

10.3.2 *Capacity Building*

Fleischmanns has difficulty attracting viable businesses, in part, because it lacks an economic development plan along with the necessary capacity to spearhead economic development efforts. In an ideal world, the Village Board would have the financial resources to hire a full-time *Economic Development & Community Development Coordinator* to facilitate and drive Fleischmanns's economic development activities. However, it is unlikely that the Village can afford to hire a full-time person at this time.

An alternative is to organize an economic development advisory team or "*Business Advisory Group*" consisting of local government officials, business leaders and



residents that are proactive advocates of economic development. They would hold quarterly meetings to discuss business needs along with opportunities to work together on business retention, expansion and attraction efforts. The *Business Advisory Group's* responsibilities might include the following:

- Spearhead business retention and attraction efforts.
- Assist Main Street merchants in promoting events.
- Create marketing resources to promote private investment and business development.
- Create public/private partnerships such as a *business incubator* to fill vacant storefronts and to develop infill sites.
- Identify appropriate and niche businesses or industries that Fleischmanns should try to attract.

## 10.4 Housing Policies

For the purpose of assessing the condition of Fleischmanns' housing stock, we used the following definitions:

Housing Condition	Description
<i>Sound:</i>	No deficiencies.
<i>Minor Deficiencies:</i>	Some repairs beyond regular maintenance.
<i>Major Deficiencies:</i>	Requiring substantial rehabilitation.
<i>Dilapidated:</i>	Unsuitable for rehabilitation warranting clearance.

Fortunately, the majority of the housing stock with the Village can be classified as being “sound.” However, there are a number of single-family homes and apartments throughout the community with minor to major deficiencies along with a number of dilapidated structures. Unfortunately, it only takes one or two homes with major deficiencies or one dilapidated home to detract from the entire block or neighborhood.

A case in point is a large single-family home at the base of Depot Street as you enter the West End of the Village [see photo to right]. This home does not appear to be structurally sound and has major deficiencies ranging from siding that is need of substantial rehabilitation, poorly maintained/collapsed wrap-around porch and deficient property maintenance. The other two structures shown in the photos to the right are on Main Street and Ellsworth Street. Each of these dwellings has minor to major deficiencies due to a prolonged period of disinvestment.

There are a variety of factors that have contributed to the existing condition of these buildings. In some instances, the homeowner can simply not afford to make needed repairs. In other instances, absentee homeowners or landlords have simply failed to properly maintain their properties. Regardless of the reason, the Village has a Building Code that must be strictly enforced for all residential properties in order to protect the health, safety and welfare of residents and the values of adjacent properties.

This Plan strongly recommends enhanced efforts to enforce *property maintenance laws* on all residential properties in the Village - whether owner or renter occupied. In instances where homeowners are dealing with financial hardships, the Code Enforcement Officer should work with the property owners to address deficiencies over time - except for deficiencies that pose concerns related to health & safety.

The Village Board should play an active role - perhaps through Delaware County Planning or working with a not-for-profit agency to secure a *Community Development Block Grant (CDBG)* to establish a *housing rehabilitation program* for its low-moderate income residents. Each year the Village is eligible to apply for up to \$400,000 to create a small grant program for housing rehabilitation efforts. This funding can be used for new roofs, siding, heating systems, and repair of deficiencies. Up to \$25,000 can be provided to low-moderate income residents to rehabilitate their homes through this program.



**Above** (top to bottom): Poorly maintained single-family residence on Depot Street with serious structural deficiencies; housing unit with a variety of structural deficiencies on Main Street; and single-family home with major structural deficiencies at the end of Ellsworth Avenue. One deficient dwelling on a residential street affects the whole neighborhood.

Community Development Block Grant (CDBG) Funding can also be used for rental properties that are leased to persons who meet the US Department of Housing & Urban Development's (HUD) low-moderate income guidelines. The CDBG Program provides funding to address minor and major deficiencies in single-family and multi-family housing units.

The Village Board should ensure that the public sector investment in rental properties leads to a long-term improvement in the community's housing stock. It can do so by adopting stricter *property maintenance laws* that better regulate rental housing. It must also provide oversight of existing code enforcement efforts to ensure that its building code is being strictly enforced. Strict code enforcement, coupled with grant programs, will better encourage participation in housing rehabilitation programs.

The Village Board should continue to work with the Delaware County Department of Planning and not-for-profit agencies to provide a *first-time-homebuyer program* for young families. This would help to retain young families and encourage reinvestment in Fleischmanns' historic homes. State and federal agencies that provide funding for first-time homebuyers include the HUD, USDA Rural Development and NYS Division of Housing and Community Renewal (DHCR). The USDA offers financial assistance for low-moderate income individuals or families to pursue homeownership and rehabilitation efforts including loans and loan guarantees.

Another area of housing need in the community relates to *weatherization*. With the rising cost of heating, many families - especially those with a low-moderate income - are struggling to pay their heating bills. One way to combat this problem is through the weatherization of homes and apartments. This Plan recommends that the Village Board reach out to the Delaware County Planning Department, a community-based housing organization or not-for-profit agency to secure funding for the low-moderate income residents to weatherize their homes.

There is funding available through the NYS DHCR for weatherization efforts. Eligible activities include air sealing (weather-stripping, caulking), wall and ceiling insulation, heating system improvements or replacement, efficiency improvements in lighting, hot water tank and pipe insulation, and refrigerator replacements with highly efficient Energy Star rated units. Both single-family and multi-family buildings are assisted up to a maximum amount of \$4,500 per dwelling unit.

The Village of Fleischmanns' turn-of-the-century single-family neighborhoods are one of its most charming attributes. The integrity of these neighborhoods depends upon the maintenance of these historic homes and ensuring that renovations respect their architecture. It is also important to ensure that the use of these historic homes is in harmony with surrounding single-family residences. The Village's Zoning Code dictates the permitted uses in these homes.



**Above** (top to bottom): An abandoned house on Little Red Kill Road; house in need of repair on Wagner Avenue; and historic White Hall on Wagner Avenue that is also in need of repair. The Village needs to implement a housing rehabilitation program with an emphasis on retaining the original architectural features of these historic structures and attract first-time homebuyers and second-homeowners to occupy these structures.



Within the *R-Residential District*, permitted uses include one-family dwellings, churches, schools, public parks and minor home occupations. Special permit uses include two-family dwellings, essential services, and major home occupations, residential care facilities, day care centers and offices. This district coincides with the Village's Historic District that regulates exterior alterations of historic structures. The permitted and special permitted uses allowed in this district are appropriate. However, it is recommended that *bed & breakfasts* also be added to the list of permitted uses in the R-Residential District as it could help to stimulate reinvestment in larger historic residences.

The balance of the Village' residential areas are located within the *GV-General Village Zoning District*. The permitted uses are the same as the R-Residential District with the addition of two-family dwellings, essential services, major home occupations, residential care facilities, day care centers, and offices as permitted uses. The special permit uses include motels, hotels, boarding and lodging houses, multi-family housing, taverns, restaurants, motor vehicle repair shops and automobile sales.

*The GV-District provisions should be amended to restrict the "Conversion of a single-family residences" to no more than a two-family residence, subject to a special permit.* This provision would discourage absentee landlords from converting these homes into multi-family apartments with excessive number of units.

Typical problems associated with the conversion of single-family homes to more than two apartments include overcrowding, lack of off-street parking, solid waste disposal and general property maintenance. Allowing the conversion of single-family homes to four-unit apartments is tantamount to rezoning the neighborhood. *It is recommended that conversion of single-family dwellings be limited to two (2) dwelling units.*

The GV-General Village Zoning District allows motor vehicle repair shops and automobile sales by special permit. These types of businesses typically generate noise and/or traffic that are not in harmony with residential neighborhoods. These aspects of the GV-General Village District need to be reviewed and revised [Chapter 11 - Land Use & Zoning].

A comprehensive sidewalk system can help to strengthen the integrity of Fleischmanns' residential neighborhoods. It will do so by encouraging people to walk. This in turn will increase opportunities for neighbors to interact with one another. When neighborhood residents grow accustomed to walking, they also increase the security of the neighborhood as more eyes are placed on the street throughout the day. A common deficiency in many of the Village's residential neighborhoods is the lack of a comprehensive and well-maintained pedestrian circulation system. In many instances the existing sidewalk system is poorly maintained. There are also many residential streets that do not have any sidewalks at all.



**Above** (top to bottom): Rocky's Place - Northland Motel with the East End of Main Street; Citgo Gas Station also on the East End across from the Fire Department; and light industrial buildings within the Village's Industry Zoning District with access to Depot Street. Basic design/sign guidelines should be considered for the East End.

### 10.5 Summary of Recommendations

The initial step for Fleischmanns is to organize an economic development advisory team or "Business Advisory Group" consisting of local government officials, business leaders and local residents that are proactive advocates of economic development. The *Business Advisory Group* would facilitate and drive Fleischmanns' economic development activities by implementing the following policies and programs:

- ☐ Spearhead business retention and attraction efforts.
- ☐ Assist Main Street merchants in promoting special events.
- ☐ Create marketing resources to promote private investment and business development.
- ☐ Create public/private partnerships to fill vacant storefronts and to develop infill sites.
- ☐ Identify appropriate and niche businesses or industries that Fleischmanns should try to attract.
- ☐ Help develop business plans for new and expanding businesses working with NYS Small Business Development Center in Kingston, NY.
- ☐ Work with local business community to secure New York Main Street funding to support the Main Street revitalization policies contained in Chapter 9 of this Plan.
- ☐ Encourage local bank participation in all of the above.

With respect to Housing Policies, the following is a summary of the key recommendations:

- ☐ Code Enforcement – Strictly enforce the Building Code to protect character of neighborhoods.
- ☐ Housing Rehabilitation Program – Provide financial assistance to restore both owner occupied and investor owned housing.
- ☐ First-time Homebuyer Program – Create a program that provides down payment assistance and below market rate financing programs.
- ☐ Sidewalk Improvement Program – Secure State Member Item funds to construct new sidewalk segments in the residential neighborhoods with the goal of creating a comprehensive sidewalk system within the Village.
- ☐ Zoning Code Amendments – Amend GV-District to restrict the "Conversion of a single-family residences" to no more than a two-family residence, subject to a special permit.
- ☐ Encourage reuse of large homes for B&B's.

The Village Board should also consider the following additional recommendations:

- ☐ Blight Removal - Acquisition and demolition of substandard vacant dwellings "unsuitable for habitation" to remove blight and create opportunities for single-family infill development.
- ☐ New Infill Housing Incentive Program – Provide a 5-year tax abatement program [50% reduction stepped down 10% each year] for those who build a new house on an infill lot.
- ☐ Design Standards – For new infill housing.



**Above** (top to bottom): Historic house on the Main Street; historic house Little Red Kill Road; and historic house on Wagner Avenue. The housing policies contained in this Plan are intended to maintain and improve the Village's housing stock while providing additional housing opportunities by allowing conversion of single-family dwellings to two-family dwellings and creating first-time homebuyer programs.

## 10.6 Funding Sources

The following is a summary of potential funding sources that the Village Board and/or Business Advisory Group could explore to funding economic development and housing policies contained herein.

### *Governors Office for Small Cities CDBG*

The GOSC Community Development Block Grant Program provides funding to eligible units of local government through a competitive grant process to address community development needs including housing and infrastructure. These funds can be used for housing rehabilitation programs for Low-Moderate Income (LMI) residents as well as infrastructure improvements that may include water, sewer and sidewalks. The Notice of Funding Availability (NOFA) is announced in January of each year with applications typically due in April. The Village is eligible to seek up to \$400,000 annually.

### *The United State Department of Agriculture*

The USDA Rural Development program offers financial assistance for LMI individuals and families in a number of ways to pursue homeownership and rehabilitation. These programs include Homeownership Loans (Section 502) Direct Loan Program in which the Rural Housing Office offers direct financial assistance to LMI persons with home loans at affordable rates. Under the Single-Family Loan Guarantee Program, Rural Housing Services guarantees loans made by private sector lenders to enable LMI individuals to qualify for home loans.

### *NYS Division of Housing and Community Renewal.*

Offers a variety of housing rehabilitation programs and weatherization programs to assist senior and low-moderate income residents. Delaware Opportunities, Inc. is the local Community Based Housing Organization.

### *ARC Business Development and Entrepreneurship*

ARC makes a wide range of grants to public and private nonprofit organizations to help firms create and retain jobs in the Region. Examples of grants include: industrial site development; business incubators; special technical assistance and training; and expansion of domestic and foreign markets.

ARC also capitalizes loan funds that improve access to capital for Appalachian businesses and can support other activities that foster entrepreneurship. Business development grants typically include participation of other federal agencies. In distressed areas, ARC assistance may provide up to 80 percent of the total cost of a project. [www.arc.gov](http://www.arc.gov)

### *New York Main Street Grant Program*

The New York State Division of Housing and Community Renewal makes available up to \$200,000 to not-for-profit organizations for Main Street revitalization efforts. These funds that go to not-for-profit agencies are made available to entrepreneurs in the form of grants for façade renovations, interior building renovations, minor streetscape enhancements and the creation of cultural anchors.

The Village Board should continue to support on-going efforts by M-ARK to secure funds through the NYMS program so that grants can be made available to entrepreneurs that are interested in opening or expanding a business on Main Street. [www.nymainstreet.org](http://www.nymainstreet.org)

### *Catskill Watershed Corporation.*

Funding is periodically available through the Catskill Fund for the Future for grants or loans. Any for-profit business or corporation or any not-for-profit corporation, which presents a QEDP intended to create and/or retain jobs in one or more Watershed Towns, is eligible to apply for loan from the CFF. [www.cwconline.org](http://www.cwconline.org)

*“BE THE  
CHANGE YOU  
WANT TO SEE  
IN THE  
WORLD.”*

~MAHATMA GANDHI.



## CHAPTER 11.0 LAND USE & ZONING

### 11.1 Land Use

Land-use refers to how individual parcels of land are used. Generally, land-use is divided into broad categories including commercial, governmental, institutional, manufacturing, mixed-use, parkland, public utilities, residential, warehouse and storage or vacant land. The density of housing that is developed on such sites further defines residential land uses. The Village's existing land uses, by parcel, are shown on the Land Use Map on page 97. Having a clear picture of the Village's existing land-use pattern is very useful when planning for its future development.

Although the Village has a relatively dense development pattern - in the context of Fleischmanns existing development pattern, single-family housing was classified as "*Low Density Residential*." The Village is comprised of mostly single-family homes on small lots or two-family dwellings. There are a dozen or so parcels in Fleischmanns that were classified as "*Medium Density Residential*" on the Land Use Map. These primarily consist of multi-family dwellings or the conversion of larger single-family homes to multi-family apartments. There are also several parcels that were classified as "*High Density Residential*" - generally more than four units per acre.

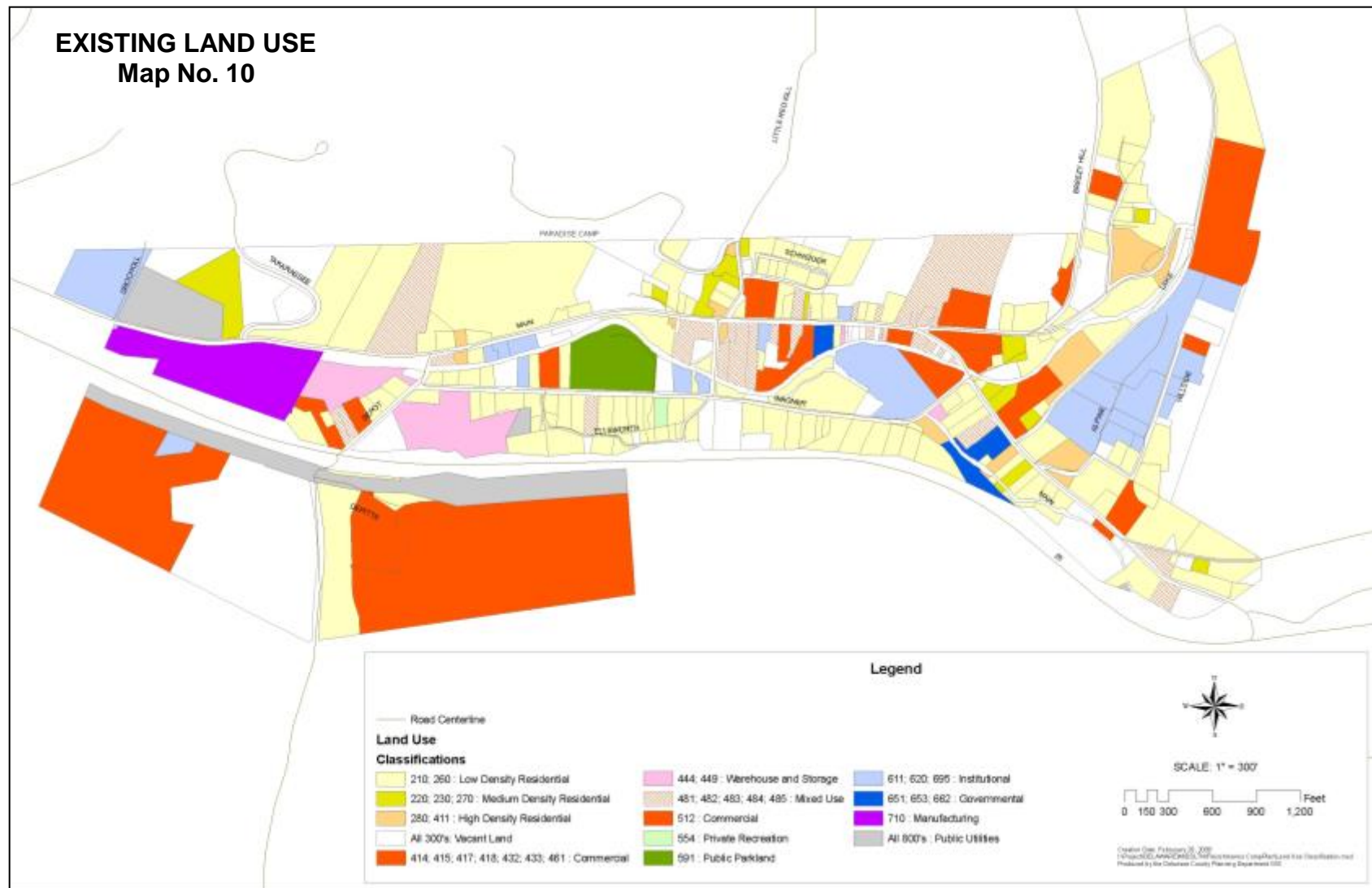
The *commercial* development shown on the Land Use Map includes a variety of land uses including a gas station, grocery store, junkyards, motels and resort hotels. *Institutional land uses* include the library, churches, synagogues, a yeshiva and resort hotel owned by a religious organization. The *manufacturing land use* is the Wadler Brothers Home Center. Land uses classified as *mixed-use* include commercial-residential buildings with living-over-the-store dwellings mostly on Main Street. The *warehouse* uses are concentrated along Depot Street.

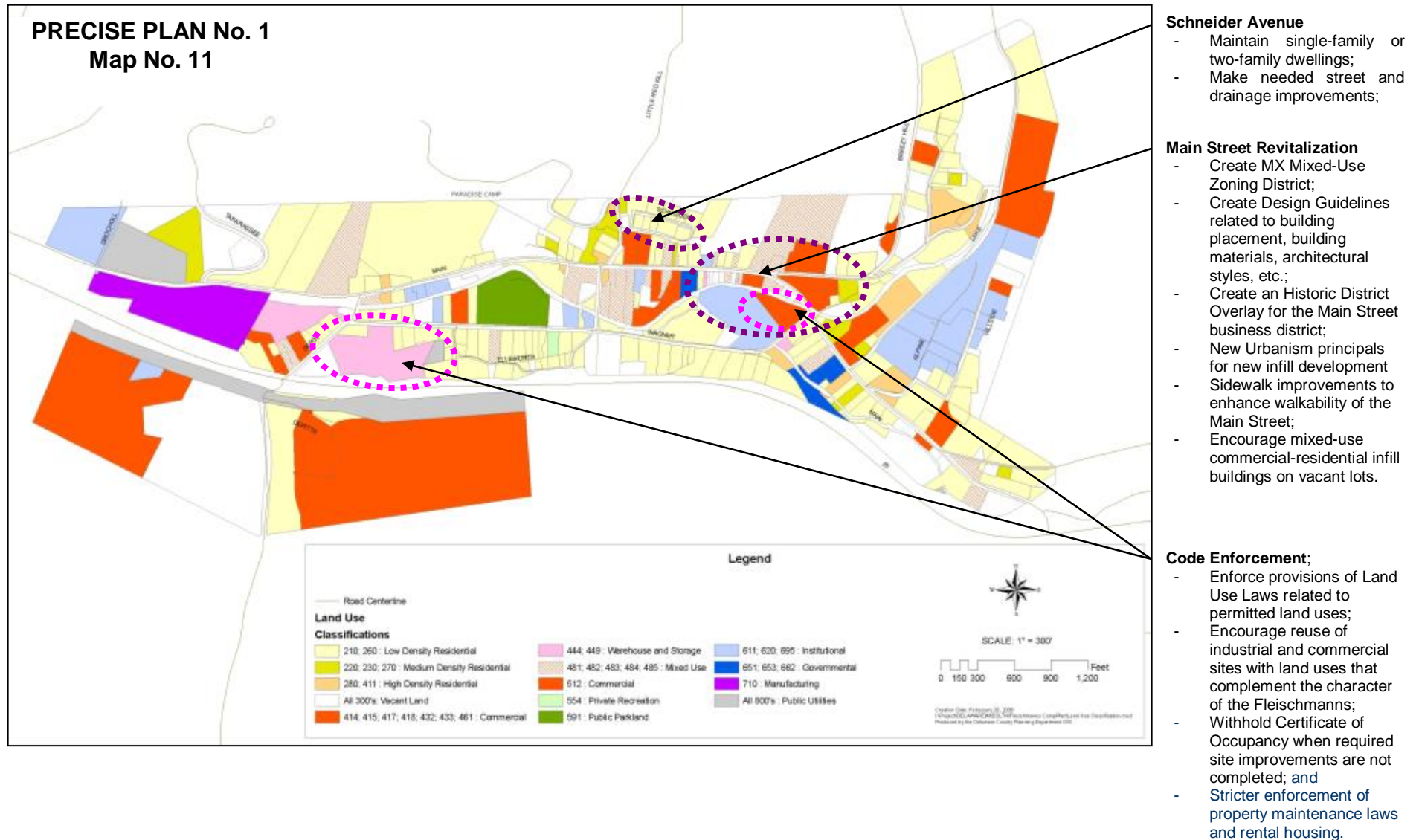
An analysis of the Land Use Map shows that a very high percentage of Fleischmanns' land area is already developed. There are very few vacant parcels and those that remain have limited development potential due to environmental constraints. Thus, the Village's development pattern is pretty well defined and it is important that development on the few remaining undeveloped sites be integrated into the fabric of the community rather than isolated from it.

To do so, a traditional development pattern should be encouraged on infill development sites as well as the undeveloped tracts. Development on infill sites should complement adjacent properties in terms of building placement, scale, height and the types of building materials that are used. Development on the large undeveloped sites in the *Fleischmanns' Heights* area must respect environmental and aesthetic resources. Future land use recommendations are graphically illustrated in the "Precise Plan's on pages 98-99.

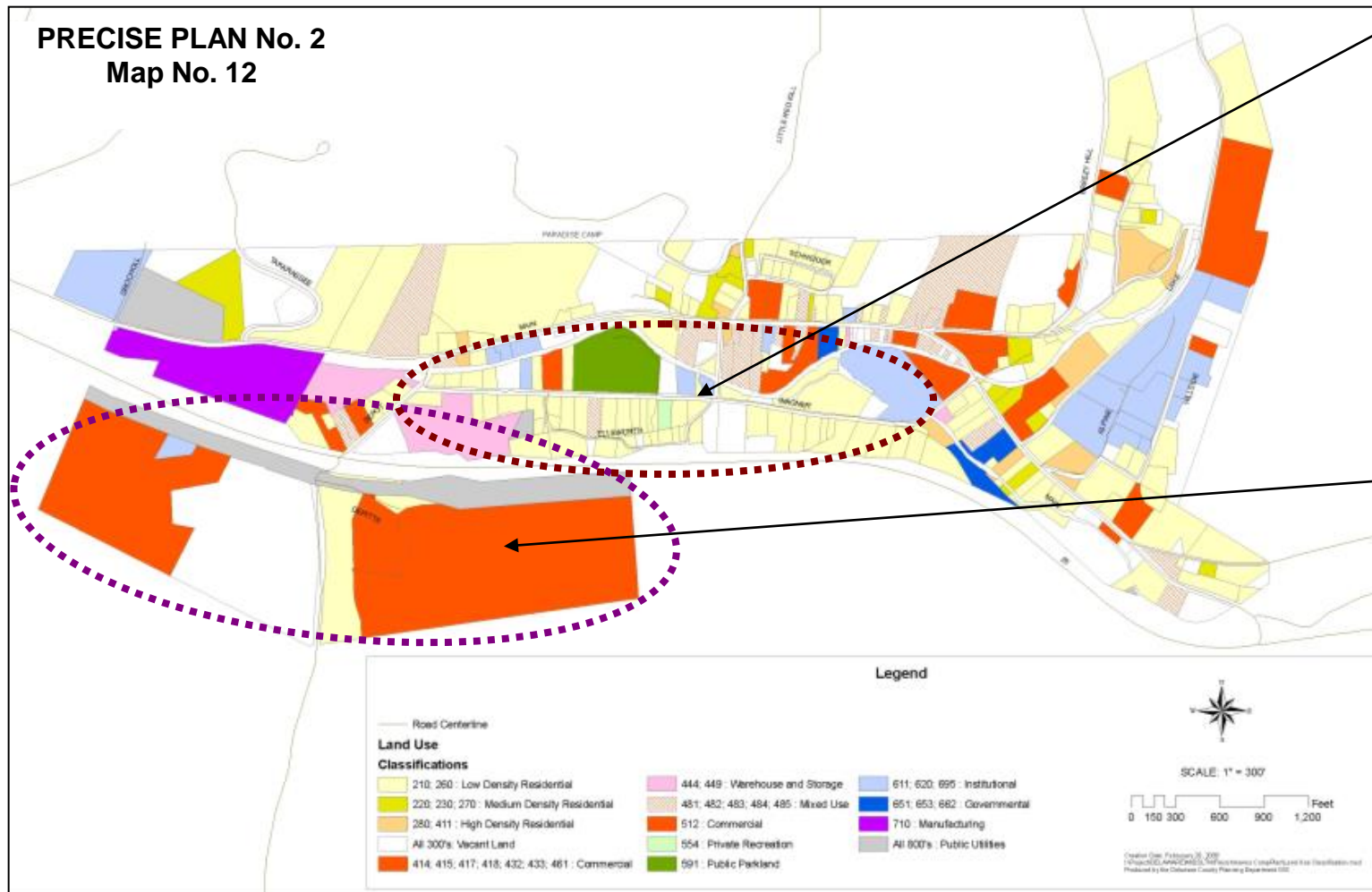


**Above** (top to bottom): Mixed-use commercial residential buildings within the Village's Main Street business district; infill development on Main Street that houses the Fleischmanns' Supermarket, Liquor Store and U.S. Post Office; and view of Wadler Home Center situated in the West End of the Village. The Village's land use laws will dictate the character of new development.









- Wagner Ave. Historic District**
- Encourage preservation of those historic properties that are not presently listed on the National Register of Historic Places;
  - Develop *Historic District Design Guidelines*;
  - Support individual listing of properties on the National Register of Historic Places;
  - Replace sidewalks - where needed - along Wagner Avenue;
  - Ensure that new development complements historic properties; and
  - Limit through "Truck Traffic" along Wagner Avenue.

- Ridgeline Protection**
- Ensure that development in Fleischmanns Heights does not interfere with the Village's wells or springs;
  - Create a Ridgeline Protection Overlay District to ensure the new residential development does not impinge on scenic vistas from the center of the Village;
  - Amend the Zoning and Subdivision Regulations to allow for conservation subdivisions within Fleischmanns Heights.

## 11.2 Zoning

The Village Zoning Code divides the Village into four (4) distinct zoning districts as shown on the Map No. 13 - Zoning. These Zoning Districts define where certain land uses are permitted and regulate the intensity of land development through bulk regulations that control permitted density, building height and separation between uses. The Village's Zoning Code is the most important land use tool that the Village has to manage future growth.

The existing zoning districts were created after many of the properties in the Village were already developed. The R-Residential Zoning District encompasses mostly single-family homes with the Village's Wagner Avenue Historic Overlay District and is a good reflection of the existing land uses in this area of the Village. The C-Commercial Zoning District encompasses a wide variety of land uses including single-family residential, mixed-use, retail, restaurants, gas stations and institutional land uses. The GV- General Village District encompasses single-family homes and resort hotels that were established long before Fleischmanns' enacted its Zoning Law.

The Village can use its Zoning Law and other land use regulations to encourage redevelopment and infill development on the few remaining vacant lots in the Village. It must also use these laws to prevent inappropriate land uses that could harm the community's character.

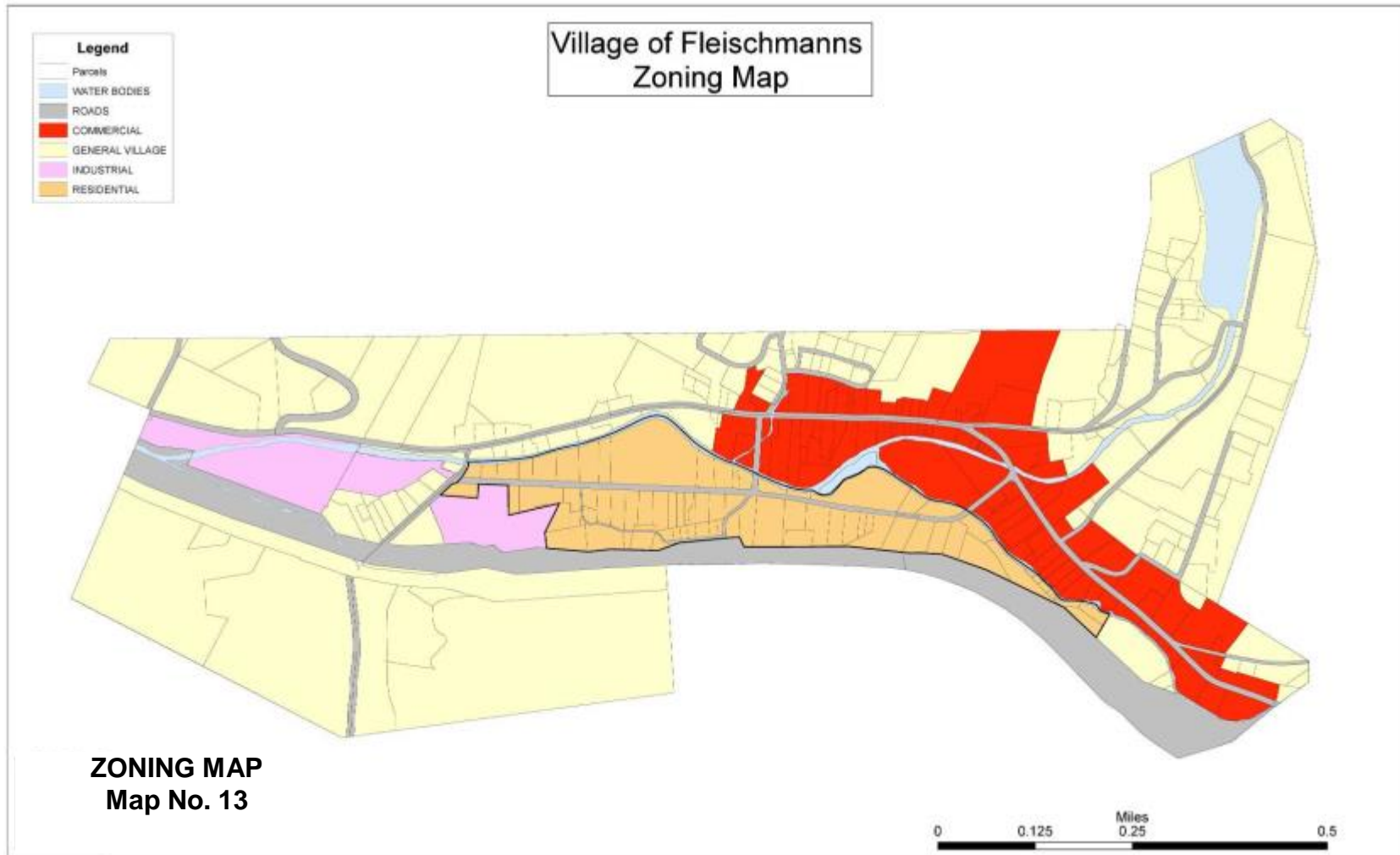
The following is a general description of the Village's existing Zoning Districts:

**R-Residence:** The R-Residence District does not require a minimum lot size. The district regulations call for minimum dwelling size of 800 square feet with a maximum building height of 35 feet or 2 ½ stories. Many of the lands within the R-Residential District have already been developed with single-family homes. In addition to single-family residences, the R-Residential District allows churches, schools, public parks and *minor home occupations*. Special permit uses include two-family dwellings, essential services, *and major home occupations*, residential care facilities, day care centers and offices. Customary accessory uses include swimming pools and private tennis courts along with private garages, sheds, etc.

**GV-General Village:** The GV-General Village Zoning District does not provide for a minimum lot size. Like the R-Residence District, a minimum dwelling size of 800 square feet with a maximum building height of 35 feet or 2 ½ stories is required. The permitted uses are the same as the R-Residential District with the addition of two-family dwellings, essential services, major home occupations, residential care facilities, day care centers, and offices as permitted uses. The special permit uses include motels, hotels, boarding and lodging houses, multi-family housing, taverns, restaurants, motor vehicle repair shops and automobile sales. Customary accessory uses are also allowed.



**Above** (top to bottom): Beautiful example of Queen Anne-style of architecture on Wagner Avenue with narrow first floor clapboards, intricate second floor shingle patterns, encircling veranda with detailed ornamentation and turrets; nice maintained home on Little Red Kill Road; and Queen Anne home on Wagner Avenue.





C-Commercial: The stated purpose of the C-Commercial District is to accommodate development along Main Street while at the same time preserving the character of the neighborhood. Principal permitted uses are the same as for the GV-General Village Zoning District in addition to the following: professional, business or other governmental agencies, banks, barber shops, laundromats, clubs, funeral homes, country general store, restaurants, drive-in restaurants, wholesale businesses, cultural facilities and museums, theatres, multi-family housing, boarding or lodging houses, retail stores, personal services, hotels or motels, light manufacturing or taverns. Customary accessory uses include swimming pools and private tennis courts along with private garages, sheds, etc.

*It is recommended that a new MX-Mixed-Use Zoning District be created to regulate land use in the Main Street business district due to its mixed-use buildings.* The new MX-District would differ from the GV- District in that certain uses would *not* be allowed including: automobile sales, drive-in restaurants, light manufacturing, motor vehicle repair shops and wholesale businesses. Other uses would be added to the list of permitted uses in the new MX- District such as artist lofts, bakeries, living-over-the-store dwellings, medical offices, pharmacies and shops for custom work. Unlike the GV-District, the MX-District would also prohibit residences on the first floor in order to reserve such space for retail and other commercial uses.

I-Industrial: The I-Industrial Zoning District is primarily situated in the vicinity of Depot Street. The stated purpose of the I-Industrial District is "to designate areas best suited for industrial purposes because of location, topography, transportation, existing facilities and relation to other land uses." Permitted uses include the following: gas and fuel distributors, light manufacturing, logging, lumber yards, public utilities, sawmills, storage, trucking facilities, and warehouses.

*It is recommended that future revisions to the Zoning Law include a thorough evaluation of permitted uses within the I-Industrial Zoning District to ensure that potential new uses do not detract from the character of the Village or interfere with the rights of neighbors to enjoy their properties.* There is a distinction between the I-Industrial zoned areas west and east of Depot Street.

The area west of Depot Street is situated at the very West End and is pretty well buffered from nearby residences. The area east of Depot Street abuts the Wagner Avenue Historic District and many single-family homes. In the latter, it is recommended that logging and sawmills be prohibited due to potential impacts related to safety, noise or dust. In general, the types of light manufacturing uses allowed east of Depot Street should be conducted inside with limited impacts related to noise, dust or odors. *The creation of a new I-2 Industrial District for the area east of Depot Street is recommended.*

*“IT IS  
RECOMMENDED  
THAT A NEW MX-  
MIXED-USE  
ZONING DISTRICT  
BE CREATED TO  
REGULATE LAND  
USE WITHIN THE  
MAIN STREET  
BUSINESS  
DISTRICT.”*

### Zoning Summary:

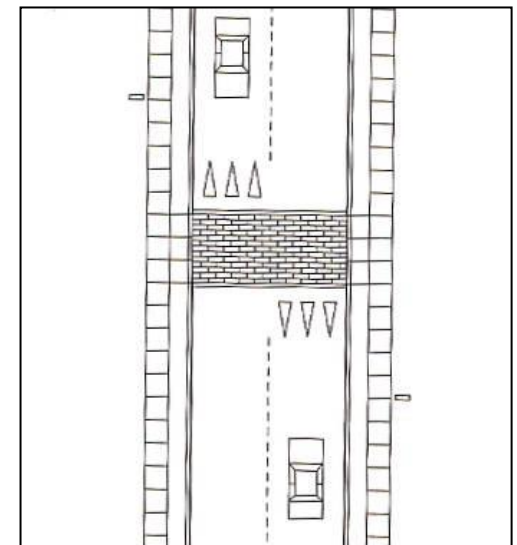
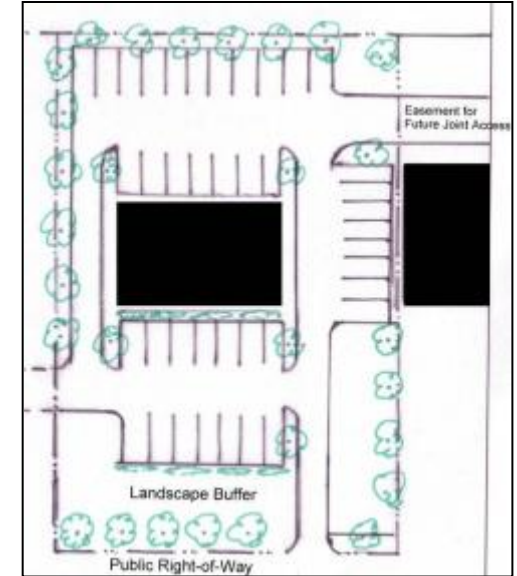
The Village Zoning Code divides Fleischmanns into four (4) distinct zoning districts as follows: C-Commercial, GV-General Village, I-Industrial and R-Residential. There are certain aspects of each of these districts that should be revisited when the Village Board moves forward with a revision to its existing Zoning Law.

- ☐ Add Bed & Breakfast establishments to the list of special permit uses in the R-Residential District.
- ☐ Amend the GV-District provisions to restrict the "Conversion of a single-family residences" to no more than a two-family residence, subject to a special permit. Develop special permit criteria to guide Planning Board decisions.
- ☐ Establish special permit criteria to regulate certain special permit uses such as but not limited to: motor vehicle repair shops, automotive sales and light manufacturing uses.
- ☐ Define "Minor Home Occupation" and "Major Home Occupation" and create special permit criteria for the latter;
- ☐ Create a new MX-Mixed-Use District for Main Street business district. Create Historic District overlay for new district along with Design Guidelines.
- ☐ Limit uses in I-Industrial Zoning District that lies east of Depot Street through an overlay district or new I-2 Industrial Zoning District.
- ☐ Adopt Design Guidelines for the Wagner Avenue Historic District.

### 11.3 Site Plan Review

Section 7.6 of the Village Zoning Law grants the planning Board with the authority to review and approve site plans. The provisions for site plan approval apply to all land uses that are listed as special permit uses in all zoning districts. As written, the Site Plan Review does not appear to apply to permitted uses. *It is recommended that Section 7.6 be amended to specifically require site plan review for all commercial and industrial land uses.*

Site plan review is a powerful planning tool that the Planning Board can use to shape the character of new development. Through site plan review the Planning Board can control the placement of buildings and other elements of the site plan including landscaping, signs, lighting, and off-street loading and parking. The Village's site plan provisions are fairly simple in that they lay out the applicability; procedures and requirements for site plan review. It provides some basic review standards to help guide the Planning Board's decisions. *It is recommended that additional standards be developed for landscaping and signage to help guide the Planning Board's decisions.* The landscaping standards could establish minimum requirements for the landscape areas, the caliper of trees, percentage of landscaping within off-street parking areas, standards for landscaped buffers between residential and non-residential land uses, requirements for maintaining landscaping and other applicable standards.



**bottom):** Illustration showing cross access driveway and easement; illustration showing raised crosswalk that is used to slow traffic as it approached pedestrian crossings.

## 11.4 Signs

Fleischmann's Zoning Law does not regulate the type of signs that are allowed, their placement or the maximum permitted size of all signs. The regulation of signs falls entirely under the provisions of Ordinance #57 of 1937.

The 1937 Sign Ordinance restricts the placement of any sign or advertisement within 200 feet of any street intersection within the Village of Fleischmanns. The Ordinance also restricts any advertisement in the form of a bill, sign or other device within forty (40) feet of the curb line of a public street. Lastly, the Ordinance sets a penalty of three dollars (\$3) for a violations - hardly a deterrent in today's dollars.

The Village Board will be moving forward with Zoning Law amendments upon the completion of this Comprehensive Plan. *It is recommended that the new Zoning Law specifically include an Article devoted to the regulation of signs throughout the Village of Fleischmanns.*

A typical article regulating signs will include a statement of purpose, application process, schedule of permitted signs, specific zoning district standards for the placement of signs, lighting standards and general requirements related to how signs are measured, etc. Sign regulations also address issues related to the placement of temporary signs along with sign construction standards. The following provisions should be included in a new sign law.

It is important that signs are placed in a manner that respects the historic character of the Village, its pedestrian scale and the buildings on which they are placed. To this end, it is recommended that the Village create specific sign standards for the recommended MX-Zoning District that would encompass the Main Street business district. These standards would not only regulate the type and size of permitted signs but also how they are placed on buildings or on windows.

Within the Main Street business district, it is very important that wall signs are placed on buildings in a manner that does not mask the architectural elements of building or cover second floor windows. Most buildings within the Main Street business district - such as *The Painters* - have an area called the “*lintel*” that lies between the first and second floor. This area is designed to accommodate a wall sign to identify the business. This is where the wall sign should be placed and signs should be sized to fit within the lintel of the building.

It is further recommended that signage materials within the Main Street business district be limited to wood or comparable composite materials that complement the historic buildings on which they are placed. Projecting signs are appropriate along Main Street but should be held by metal brackets that are securely fastened to a building wall or post. Lighting for signs within the Main Street business district should be limited to exterior lighting with no interior illuminated signage being permitted.



**Above** (top to bottom): Projecting sign for the "Fleischmanns' Museum" that is appropriate in scale to building and made with materials that complement the historic building; followed by freestanding sign for "ART et cetera" that is appropriate in terms of scale, placement and materials; and wall sign for "The Painters" that is placed within the lintel. ***IT IS RECOMMENDED***



Window signs along Main Street should also be limited to help maintain the transparency of the display windows. *It is recommended that window signs should be limited to no more than 25% of the window area.* Awnings should also be allowed along Main Street but signage should be limited to 40% of the principal face of the awning and subtracted from the permitted area allowed for wall signs and window signs so as to avoid visual clutter. Temporary window signs should be limited to key events with strict limits on size and duration.

Within the Main Street business district, interior illuminated vinyl or plastic signs should be prohibited since such signs are not compatible with the historic character of this area of the Village. Finally, it is recommended that pole signs should be prohibited Downtown Business District and that a 7-year *amortization* period be established for the removal of existing pole signs in this area of the Village of Fleischmanns.

### 11.5 Design Review

The Village could enhance the effectiveness of its site plan review laws through the adoption of design review guidelines for commercial developments. Design guidelines will help to guide the Planning Board's decisions while giving developers a clear understanding of design requirements. Design standards would vary for different areas with the Village. For example, standards for Main Street would differ from standards for the industrial areas.

Most municipalities in New York State base their authority to establish design guidelines on General Municipal Law Section 96-a, which allows communities to place restrictions in order to protect or enhance "sites, buildings, or other objects having special character or aesthetic interest or value." The Village's Planning Board has the authority to review projects within the H-Historic Districts and it should keep these powers. It is recommended that the Planning Board be given the authority to review design issues in conjunction with its site plan review powers for projects abutting the H-District.

It was clear from the Community Character Survey™, public feedback, and Comprehensive Plan Committee meetings, that for many local residents, the design of new commercial development was important issue. Design guidelines should be developed for each of the C-Commercial and I-Industrial Zoning Districts to assist the Planning Board in its decision-making. It is recommended that the design guidelines be developed in a manner that gives the Planning Board the authority to require franchise and chain stores to modify their prototypical stores in terms of form, colors and materials so that they are more in keeping with the character of the Village of Fleischmanns.

Until design guidelines are developed, the Village must strictly enforce its site plan review, landscaping and sign regulations to ensure that new development complements rather than detracts from the community's character.



**Above** (top to bottom): Rite Aid – Lake Placid, NY that is community with design guidelines; Rite Aid – Ellenville, NY a community without design guidelines; and Jiffy Lube – Colonie, NY located within a community with detailed design guidelines. Fleischmann should adopt design guidelines.

### 11.6 New Urbanism

New Urbanism or Traditional Neighborhood Design (TND) is an approach to designing human-scale, walkable communities with moderate to high residential densities and a mixed-use core. Instead of driving on highways, residents of TND neighborhoods can walk to shops, businesses, theaters, schools, parks, and other important services that are located in close proximity to one another. The heart of a TND community is the mixed-use center where residents can live above stores and where a variety of retail, cultural, or professional services and institutional uses (such as a Post Office) are available to serve the community's needs.

Another important aspect of TND developments is the way building and streets are arranged to foster a sense of community closeness. A dense network of narrow streets with reduced curb radii is fundamental to TND design. Houses are also placed in close proximity to one another on smaller lots in order to reinforce the human-scale of the community and sense of place. This closeness greatly enhances the pedestrian scale of the community.

Architecture and design are also important design features of TND communities. The architectural styles in TND communities often borrow heavily from traditional periods of American Architecture including Victorian, Colonial, Federal, Greek Revival, Queen Anne as well as other architectural styles.

This Comprehensive Plan recommends that TND development be allowed on the few remaining vacant sites and that new urbanism principles apply to new infill commercial and residential development. TND standards for residential streets require less paving than typical street specifications. The recommended right-of-way for a single-family residential street in a TND community is forty (40) feet. This is comprised of an 18-foot paved street with six (6) foot grass median and five (5) foot sidewalk on both sides of the street (see Appendices). The typical TND lot is as small as 5,000 square feet. Since the Village's Zoning Law does not call for a minimum lot size, a TND development could be entertained by the Planning Board provided TND road standards were permitted.

This Plan supports the use of New Urbanism or TND concepts throughout the Village. It further recommends that future amendments to the Village's Zoning Code or street specifications be made to provide the zoning mechanisms needed to allow TND developments. TND principles should be encouraged in order to strengthen the fabric of the community's historic neighborhoods and Main Street business district.

### 11.7 Property Maintenance Laws

**It is recommended that the Village strengthen efforts to ensure the all buildings, accessory buildings and properties are properly maintained. Doing so will provide health, safety and welfare benefits and increase property values.**



**Above** (top to bottom): Celebration, Florida a New Urbanism community circa 1992; Warwick Grove – Warwick, NY showing new single-family residential homes circa 2006; and Warwick Grove – Warwick, NY Community Post Office circa 2006. The use of TND principles within the H-Historic District and Main Street Business District should be encouraged.



The first step that the Village Board can take is to ensure that its existing building code is strictly enforced. The Village Board must also provide oversight of ongoing *code enforcement* efforts to ensure that existing regulations are enforced. The Board must also assess when additional staff resources may be warranted to help enforce existing building code violations. When needed, additional resources should be provided.

It is also recommended that the Village Board consider adopting a *Property Maintenance Law* in order to create a well-regulated procedure for the disposal of garbage and rubbish, and for the maintenance of residential and commercial premises, whether improved or vacant.

A number of residents raised concerns regarding the appearance of certain residential and commercial properties within the Village of Fleischmanns. Issues of concern included the storage of unlicensed motor vehicles on lawns; outside storage of materials, machinery or debris; broken windows; and garbage and rubbish that is not being placed in a container or enclosure. These activities can reduce property values, be a nuisance to adjoining property owners, or present health, safety and welfare concerns for the broader community. However, these issues can be addressed through the enactment of a Property Maintenance Law adopted by the Village Board and enforced by the Code Enforcement Officer.

Some items that should be considered in a Property Maintenance Law include:

- Limiting the number of *unregistered vehicles* that may be stored on a property;
- Creating a requirement for commercial properties to provide *dumpster enclosures* to keep garbage out of public view;
- Ensuring that yards and vacant lots are kept clean and free of physical hazards, rodent harborage; and infestation;
- Prohibiting outside storage or accumulation of appliances, garbage, crates, rubbish, refuse or other debris; and
- Providing minimum standards for the maintenance of lawns [e.g. cutting the grass].

### 11.8 Junkyards

Junkyards, by their very nature are inconsistent with *Fleischmann's Vision Statement* that calls for the "preservation of natural resources along with the integrity of the Village's historic residential neighborhoods." *The Village's Zoning Law doesn't permit junkyards and this prohibition must be strictly enforced.*

There are several junkyards in Fleischmanns that are located in floodplains where they pose a real threat to public health, safety and welfare due to inevitable future flooding events. Any junkyard that was not legally established should be closed and the site reclaimed for a use that is allowed under the existing Zoning Law. The Village Board should also consider establishing an amortization schedule to close any legally established junkyard that poses a public health



**Above** (top to bottom): A poorly maintained house on Little Red Kill Road with broken windows and overgrown lawn; dumpster without enclosure and outdoor storage of debris next to US Post Office in heart of Main Street Business District; and partially destroyed building on Main Street. These properties present health and safety issues in addition to being unsightly.



## 11.9 Summary of Recommendations

The Village of Fleischmanns's buildings and pattern of development define its community character. It is important that development of undeveloped sites occurs in a manner that compliments the existing development pattern. To this end, the following land use and zoning policies are recommended to help manage new growth in manner that enhances the character of the Village of Fleischmanns.

### 11.9.1 Land Use

*Encourage Traditional Neighborhood Design on few remaining vacant sites within the Village.* The use of TND design in the vicinity of Fleischmanns Heights should be explored if these large undeveloped sites are ever developed.

*Encourage infill development that compliments the character of surrounding properties.* Appropriate new infill development will strengthen rather than detract from the historic character of Fleischmanns.

### 11.9.2 Zoning

*Add Bed & Breakfast establishments to the list of permitted uses within the R-Residential District.* The reuse of large historic homes for bed & breakfasts should be encouraged to save these structures. Special permit standards for B&B establishments should also be created to help regulate such uses within the Village.

*Create a new MX-Mixed-use Zoning District to regulate land use in the Main Street business district due to its unique mixed-use buildings.* The new MX-Mixed-use District would differ from the GV-General Village District in that certain uses would *not* be allowed including: automobile sales, drive-in restaurants, light manufacturing, motor vehicle repair shops and wholesale businesses.

*Create sign regulations for the Main Street business district.* There is a need for sign regulations that specifically address the placement of signs within the Main Street business district. Specific standards for window signage and the placement and duration of temporary signs should be established.

*Create a set of Design Guidelines for commercial development.* Design guidelines will help to guide the Planning Board's decisions while giving developers a clear understanding of design requirements. Design standards would vary for different areas with the Village. For example, standards for Main Street would differ from standards for the industrial areas.

*Update the Table of Use Regulations for the Commercial and Industrial Zoning Districts.* It is recommended that logging and sawmills be deleted from the list of permitted uses within the I-1 Industrial Districts. The Village should also review the definition of *light manufacturing* to ensure it does not inadvertently allow certain unwelcome land uses.

*“WE SHAPE OUR  
BUILDINGS AND  
AFTERWARDS  
OUR BUILDINGS  
SHAPE US.”*

SIR WINSTON  
CHURCHILL Above (top to

### 11.9.3 Site Plan Review

*Adopt landscaping standards for site plan review.* Establish requirements for landscaping of commercial properties including the caliper of trees, percentage of landscaping within off-street parking areas and standards for landscape buffers between residential and commercial properties.

*Make site plan review applicable to all commercial and industrial development.*

### 11.9.4 Signs

*Create specific sign regulations for the proposed MX-Mixed Use Zoning District intended to encompass the Main Street business district.* These regulations would prohibit pole signs, interior illuminated plastic or vinyl signs and establish standards for window and temporary window display signage along Main Street. Special attention would be given to ensuring that the sign materials and size of signage complements the historic properties.

*Ensure that wall signs do not mask architectural features of buildings.* Sign guidelines that ensure the appropriate placement and size of wall signs must be established for Main Street.

*Establish a seven (7) year amortization period for removal of signs made non-conforming due to the new sign regulations for Main Street.* Or require removal upon discontinuance of the business – whichever comes first.

### 11.9.5 Design Review

*Develop design guidelines for commercial and industrial districts to help guide the Planning Board's decisions.* Design Guidelines should be established for the Main Street business district, outlying business districts and industrial districts. The Design Guidelines should include standards related to site design, building mass, scale, form and roofline; building entrances; architectural features; signs; and lighting.

### 11.9.6 New Urbanism

*Encourage of the use of New Urbanism or Traditional Neighborhood Design in conjunction with new subdivisions.* This will strengthen the historic character of the Village.

### 11.9.7 Code Enforcement

*Strengthen efforts to ensure that all buildings are properly maintained.* This applies to commercial and residential properties throughout the Village.

*Require dumpster enclosure for all commercial and multi-family housing developments.* This is needed to screen unsightly dumpster containers.

*Withhold a Certificate of Occupancy (CO) until all site improvements are completed in accordance with an approved site plan.*

*Consider adoption of a Property Maintenance Law for residential and commercial property.*

***“REQUIRE A DUMPSTER ENCLOSURE FOR ALL COMMERCIAL AND MULTI-FAMILY PROPERTIES WITHIN THE VILLAGE.”***

***COMPREHENSIVE PLAN COMMITTEE***

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<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> 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.

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<sup>iv</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.