

MASTER PLAN AMENDMENTS

TOWN OF WASHINGTON

DUTCHESS COUNTY, NEW YORK

ADOPTED BY

THE TOWN OF WASHINGTON PLANNING BOARD

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AS AMENDMENTS TO THE

TOWN OF WASHINGTON

MASTER PLAN -- 1987

# AMENDMENTS TO THE MASTER PLAN

## TOWN OF WASHINGTON DUTCHESS COUNTY, NEW YORK

### I. AGRICULTURAL LAND – Additional Supporting Material

#### Reasons for Agricultural Land Conversion

Competition for land for non-agricultural purposes is the result of complex private and public decisions. Families decide where they want to live and work, or where to retire or buy vacation homes. Manufacturing and commercial interests decide whether to move, expand, or diminish operations, and developers choose locations for subdivisions and shopping centers. Governmental decisions also influence the location and development of roads, highways, schools, sewer plants, and so on.

For example, in 1964, Dutchess County had 830 farms, totalling 205,000 acres. By 1982, there were 635 farms on 140,000 acres, a decline of almost one-third. The primary reasons for this decline are competition for agricultural land for residential development (for Dutchess County, and particularly the Town of Washington, are desirable places to live) and the escalating market value of farmland for residential, commercial, and to some extent, industrial uses.

Decisions at all levels of government often contribute directly or indirectly to the loss of agricultural land. This may depend on where a federal or state highway is built or relocated, where an interchange is located, where a sewer line is installed, whether government financing is available for housing, or whether government programs lead to new job opportunities in a rural area.

One of the primary reasons for the conversion of farmland nationally, including Dutchess County and the Town of Washington is a significant (though slowing) trend of population migration from urban to rural areas. As a result, more than 40 percent of housing constructed nationwide in the 1970s and early 1980s was built in rural areas -- some of it on highly-productive agricultural land. Thus, the movement of people from urban areas to lower-density rural areas intensifies non-agricultural demand for farmland.

Another reason for farmland loss is improved rural and small town employment opportunities which, in turn, encourage residential growth. Increased opportunities in manufacturing, trades, services, construction, public service and administration, and real estate have contributed to the loss of agricultural land.

Employment opportunities, scenic beauty, and reasonable commuting distance to the New York City metropolitan area are fueling growth in Dutchess County and the Town of Washington. For example, the economic vitality of IBM indirectly affects farmland conversion. As long as IBM remains the dominant economic force in the region, it will be a magnet for continued growth in high-technology employment opportunities, and therefore growth and development of housing in surrounding towns, including Washington. According to Wharton Econometric Forecasting Associates, Dutchess County is the high-growth area for the entire State. With growth in various employment sectors, the need for a proportional increase in housing will occur which will increase the demand to convert farmland to non-agricultural uses.

The public sector as well as the private sector contributes to farmland conversion. Programs sponsored by either Federal or State governments often contribute to the loss of agricultural land. These programs can provide financial support leading to increased urbanized uses of land, fragmentation and isolation of farm parcels by transportation corridors, and the idling of previously productive agricultural land.

#### *AGRICULTURAL LAND Policy Statements and Recommendations*

The Town of Washington recognizes the importance of farming activities in contributing to the Town's economic and cultural heritage.

Therefore, the Town of Washington hereby adopts the following policies to promote and encourage the active continuation of the local agricultural community:

- (1) It is the policy of the Town of Washington to actively support the economic well-being of the agricultural community.
- (2) It is the policy of the Town of Washington to direct growth and development in suitable non-agricultural areas of the Town, and to discourage development of productive agricultural areas.
- (3) It is the policy of the Town of Washington to adopt and enforce regulatory tools and techniques to protect farmland in the Town.
- (4) It is the policy of the Town of Washington to support and encourage innovative and alternative planning techniques to preserve agricultural areas.
- (5) It is the policy of the Town of Washington to encourage farmers, non-farmers owning farmland, and the public to participate in local land use decisions affecting agricultural areas.
- (6) It is the policy of the Town of Washington to seek advice and input from public and private entities which support the continuation of farming.
- (7) It is the policy of the Town of Washington to discourage capital and infrastructure improvements that would threaten agricultural uses by bringing development pressure to bear on agricultural land.
- (8) It is the policy of the Town of Washington to preserve and maintain agricultural land for farm use, and for the benefits agriculture provides in maintaining open space, scenic vistas, water resources, and wildlife habitat.
- (9) It is the policy of the Town of Washington to preserve the maximum amount of agricultural land in large blocks to maintain the economic viability of local agriculture.
- (10) It is the policy of the Town of Washington to provide economic and other incentives to farmers to keep farmland in productive agriculture.

## II. AQUIFER PROTECTION – Additional Supporting Material

Groundwater is a significant and sensitive natural resource, and contamination of drinking water supplies has recently emerged as a major environmental problem. About half of the population of the United States depends on groundwater for part or all of its drinking water supply. Vital aquifers, however, are being threatened with contamination.

Many sources of contamination exist. The most common groundwater pollutants include:

- (1) road de-icing salts;
- (2) organic solvents (e.g. trichloroethylene, carbon tetrachloride, household products, and landfills);
- (3) fertilizers and pesticides;
- (4) petroleum products (e.g. gasoline and heating fuel, leaking underground storage tanks, and pavement runoff); and
- (5) leaking subsurface sewage disposal systems.

The Town of Washington has three sources of groundwater:

- (1) sand and gravel deposits;
- (2) limestone deposits; and
- (3) limestone overlaid with sand and gravel.

Well yields vary widely, with sand and gravel deposits averaging 136 gallons per minute (gpm), and limestone deposits approaching 25 gpm. The Town's groundwater supplies may be threatened by road de-icing salts, leaking septic systems, road runoff, and certain agricultural practices.

Therefore, since the majority of Town residents rely on private wells for their domestic water needs, effective policies and regulations need to be established to protect groundwater resources from contamination.

Groundwater pollution control can be grouped into two broad management strategies:

- (1) sensitive-area control, which identifies specific geographic locations where groundwater supplies are highly susceptible to contamination and land uses can be regulated in this area to minimize the infiltration of pollutants into the aquifer; and
- (2) source control, which regulates discrete sources of pollution.

#### ***AQUIFER PROTECTION Policy Statements and Recommendations***

The following policies are established by the Town of Washington to protect important groundwater resources:

- (1) It is the policy of the Town of Washington to promote compatible land uses over existing aquifer areas to minimize potential sources of contamination.
- (2) It is the policy of the Town of Washington to monitor the quality and quantity of Town groundwater supplies in order to take remedial action when necessary.
- (3) It is the policy of the Town of Washington to promote the preservation of natural groundwater-flow hydraulics and groundwater levels.
- (4) It is the policy of the Town of Washington to promote the preservation of natural drainage patterns and to minimize, where possible, contaminated runoff from development entering an aquifer through separators, etc.
- (5) It is the policy of the Town of Washington to limit development densities to allow complete local recharge of an aquifer within a watershed of the 100-year design storm.
- (6) It is the policy of the Town of Washington to protect sensitive groundwater recharge areas from septic pollution.
- (7) It is the policy of the Town of Washington to encourage appropriate siting criteria and performance standards to promote environmentally sound residential, commercial, industrial, and plant operations, and development overlying aquifers.
- (8) It is the policy of the Town to diligently enforce its aquifer regulations for the continued protection of its groundwater supplies.

It is recommended that the Town of Washington take the following actions to protect its groundwater resources:

- (1) Establish an "Aquifer Overlay Protection Zone" in order to preserve and maintain the quality and quantity of groundwater found in Town aquifers, and thereby protect portions of the Town's water supply. An Aquifer Overlay Protection zone provides a means of reviewing, on a case-by-case basis, those actions proposed over an aquifer and a means of prohibiting uses and activities which may be incompatible with the policy of long-term environmental protection.
- (2) Establish a "performance criteria and guidelines" for residential, commercial, and industrial development (including septic facilities) overlying aquifers. Such criteria and guidelines might include prohibiting the siting of a hazardous disposal facility over an aquifer, requiring effective erosion and sedimentation

control measures, restricting the storage of fertilizers and pesticides above groundwater, requiring emergency/contingency response plans for businesses and industries located over aquifers, and prohibiting the installation of underground storage tanks near or above aquifers.

- (3) Actively promote the establishment of conservation/scenic easements over aquifers.
- (4) Provide adequate financial, personnel, and technical support to enforce these regulations.

### **III. EROSION AND SEDIMENTATION CONTROL – Additional Supporting Material**

The purpose of erosion and sedimentation control regulations and guidelines is to reduce the volume of sediment entering waterbodies and wetlands, thus maintaining water quality and supply.

Soil erosion and sedimentation primarily occurs as a result of the construction of residential, commercial, and industrial development. Accelerated soil erosion caused by land use changes necessitates costly repairs to gullies, washout fills, roads, and embankments. In addition, erosion destroys the soil's ability to support vegetation.

Aesthetic, recreational, and fish and wildlife habitat values are also degraded. Sediment deposition clogs storm sewers and road ditches, reduces channel capacities which can result in flooding, reduces water depth and volume, and may cause subsequent erosion and damage to property.

#### ***EROSION AND SEDIMENTATION CONTROL Policy Statements and Recommendations***

The Town of Washington hereby adopts the following policy to control erosion and sedimentation:

It is the policy of the Town of Washington to protect areas sensitive to erosion and sedimentation, and to require appropriate control measures on areas proposed for development that will alter or disturb soils.

Therefore, the following recommendations are proposed to control erosion and sedimentation from development sites:

- (1) Adopt and enforce Town regulations which set forth criteria to assure prevention of off-site sediment and at the same time, provide flexibility to preclude any unnecessary burden on an applicant/developer in less erosion-prone situations.
- (2) Require that soil erosion and sedimentation control plans be submitted with each development application.
- (3) Require certification of such plans by the review authority (i.e. the Town or Planning Board) to ensure compliance with regulations.
- (4) Require local inspection of control measures during construction.
- (5) Provide a system for enforcement against violators.

### **IV. FLOODPLAIN MANAGEMENT – Additional Supporting Material**

The Town of Washington is characterized by being at the "top of the watershed" and therefore, only a few floodplains have developed in the Town. According to a natural resource inventory of Dutchess County communities, the Town contains only 393 acres of floodplain, or about 1.1 percent of the Town.

However, local governments have a significant role in floodplain management because they oversee decisions affecting floodplain use, and they act to initiate local floodplain management programs using State and Federal guidelines and policies.

## **FLOODPLAIN MANAGEMENT *Policy Statements and Recommendations***

The Town of Washington hereby adopts the following policy to effectively manage and protect the Town's floodplains:

It is the policy of the Town of Washington to direct growth and development to areas where the threat of flood damage to property and Town residents is minimal.

Recommendations to strengthen local government floodplain management programs are as follows:

- (1) The Town shall designate one individual whose primary responsibility shall be to coordinate floodplain management activities and provide liaison with State and Federal floodplain management programs.
- (2) The Town shall adopt and enforce floodplain management measures within existing zoning, subdivision, or building ordinances that, at a minimum, meet standards recommended by national or State code organizations.
- (3) The Town shall coordinate with adjacent communities to assure that floodplain management practices do not shift the flood hazard to adjacent communities.
- (4) The Town shall encourage the establishment of conservation easements along the remaining privately held and unprotected floodplains in the Town.
- (5) The Town shall require the installation and maintenance of stormwater retention and detention basins in proposed development sites within or adjacent to floodplains, to minimize the concentration of flood waters.

## **V. PRESERVATION OF SCENIC QUALITY AND NATURAL ENVIRONMENT – Additional Supporting Material**

The natural beauty and rural character of the Town of Washington are important public assets. The visual and scenic attributes of the Town's varied landscape define this natural beauty and rural character. Two factors are critical in defining visual quality in the Town of Washington. They are:

- (1) Landscape character; and
- (2) Visual structure of the landscape.

Landscape character is the visual concept of environmental identity, expressed by the unique and characteristic features and composition of a place. These characteristics provide a sense of place, and residents feel an attachment and affiliation with their surroundings and landscape. Key elements of landscape character include vegetation, agricultural fields, hedgerows within fields, waterbodies, wetlands and streams, topography and steep slopes, and vernacular architecture such as farm structures. The same elements contribute to the Town's abundance of wildlife, variety of ecosystems, and natural diversity.

Visual structure of the landscape is the relationship between the physical structure of the landscape such as landform and vegetation, and the existing and potential visual conditions of views and vistas. Roadside views are key elements of visual structure due to their vulnerability to development.

Therefore, since two of the Town's goals are to protect and maintain the beauty of the natural environment and to maintain the Town's diverse natural areas, effective policies and regulatory controls are needed to preserve landscape character and scenic viewsheds and corridors, and to permit only compatible development in these areas.

## **PRESERVATION OF SCENIC QUALITY AND NATURAL DIVERSITY *Policy Statements and Recommendations***

The Town of Washington hereby recognizes the importance of protecting the aesthetic qualities of its scenic areas and corridors in preserving the natural beauty of the Town and maintenance of rural character. The Town further recognizes the importance of maintaining designated natural areas in an undeveloped state in order to protect habitat for a diversity of wildlife and native vegetation.

Therefore, the Town of Washington hereby adopts the following policies to preserve the aesthetic and scenic quality and the natural diversity of the Town.

- (1) It is the policy of the Town of Washington to permit compatible land uses and development that minimize the disruption of scenic vistas, viewsheds and corridors, natural areas, steep slopes, and ridgelines.
- (2) It is the policy of the Town of Washington to regulate development along roads with natural or man-made attributes, steep slopes, and ridgelines that contribute to the scenic beauty and natural diversity of the Town.
- (3) It is the policy of the Town of Washington to minimize, except where vehicular safety is required, the improvement or alteration of roads, both paved and unpaved, in scenic and natural areas.

It is recommended that the Town of Washington take the following actions to protect its scenic viewsheds, scenic corridors, diverse natural areas, wildlife corridors, steep slopes, and ridgelines:

- (1) Adopt a "Scenic Road Law" in order to preserve and maintain the aesthetic quality and natural beauty of its scenic roads and roadside views, and thereby protect the Town's rural character. A Scenic Road Law provides a means of balancing traditional matters of common convenience and public safety with designation of Town roads as scenic roads, thus maintaining the irreplaceable character, aesthetic and historic features, and the scenic nature of some of the Town's roads.
- (2) Adopt and enforce Town regulations which provide for "Environmental Protection Districts," and establish performance criteria and standards to assure protection of scenic areas, natural and historic areas, steep slopes, and ridgelines.
- (3) Actively promote the establishment of conservation easements in scenic and natural areas, including steep slopes and ridgelines.
- (4) Provide adequate financial, personnel, and technical support to implement and enforce these regulations.

## **VI. FRESHWATER WETLANDS AND WATERCOURSES *Policy Statements and Recommendations***

The Town of Washington recognizes the importance of protecting the ecological integrity of freshwater wetlands and watercourses and their contribution to flood control, water purification, wildlife habitat, and passive recreation.

Therefore, the Town of Washington hereby adopts the following policies to protect and manage the Town's wetlands and watercourses:

- (1) It is the policy of the Town of Washington to minimize disturbance to existing wetlands and watercourses, and to permit only those uses on adjacent land that minimize potential disturbances to these ecosystems.
- (2) It is the policy of the Town of Washington to preserve natural drainage patterns, and to permit development which is designed to prevent contaminated runoff from entering wetlands or watercourses.
- (3) It is the policy of the Town of Washington to prohibit subsurface sewage disposal systems adjacent to wetlands and watercourses to minimize contamination of these ecosystems.

- (4) It is the policy of the Town of Washington to encourage appropriate siting criteria and performance standards to permit only environmentally sound residential, commercial, and industrial development adjacent to wetlands and watercourses.
- (5) It is the policy of the Town of Washington to ensure compliance with all applicable Federal and State wetlands laws and regulations.
- (6) It is the policy of the Town of Washington to diligently enforce its wetlands and watercourse regulations for the continued protection of these ecosystems.

It is recommended that the Town of Washington take the following actions to protect its wetlands and watercourses:

- (1) Adopt local wetlands and watercourse regulations in order to preserve and maintain the quality and quantity of wetlands and watercourses found in Town.
- (2) Adopt a wetlands and watercourses map which identifies and inventories all significant wetlands and watercourses to be regulated and protected.
- (3) Actively promote the establishment of conservation easements or other protective measures over wetlands and watercourses.
- (4) Provide adequate financial, personnel, and technical support to enforce these regulations.
- (5) Provide a system for enforcement against violators.

## **VII. HISTORIC PRESERVATION – Additional Supporting Material**

In cities and towns across the United States, landmark buildings and districts are revitalizing neighborhoods and business districts and preserving the cultural and historical character of communities. In 1981, renovation of old buildings accounted for approximately one-third of all non-residential construction in the United States. Federal tax incentives are spurring billions of dollars of projects; preservation has a new respectability because it can be profitable.

The need to preserve and protect our historic properties has been recognized by groups of private citizens and Federal, state and local governments since the mid-19th century. Threats in the mid-1800s to national landmarks spurred preservationists to organize. But there was no national movement, national policy, or national laws. Efforts were concentrated at the local level and in individual towns and cities, usually rallied by threatened destruction of a single building. State and local governments only occasionally became involved in preservation disputes, usually by appropriating funds to purchase threatened buildings.

### **Local Preservation Law**

Local preservation law has two main facets: regulation and economic incentives. Through regulation local governments can control demolitions and alterations of individual landmark buildings, or buildings in historic districts. The regulation of historic and architecturally significant structures at the local level is governed by rules akin to those that apply to zoning and other land use controls. By judicious use of economic incentives, local governments can spur needed revitalization projects.

### **HISTORIC AND CULTURAL RESOURCES *Policy Statements and Recommendations***

The Town of Washington recognizes the importance of historic landmarks and landscapes in contributing to the Town's economic and cultural heritage.

Therefore, the Town of Washington hereby adopts the following policies to promote and encourage the preservation of historic landmarks and landscapes and to establish historic districts:

- (1) It is the declared policy of the Town of Washington that the protection, enhancement, and perpetuation of historic landmarks and landscapes and historic districts is necessary to promote the economic, cultural, educational, and general welfare of the public.
- (2) It is the policy of the Town of Washington to actively promote the preservation and enhancement of historic landmarks and landscapes, and historic districts which represent distinctive elements of the Town of Washington's historic, architectural and cultural heritage.
- (3) It is the policy of the Town of Washington to encourage compatible land use and architecture adjacent to historic buildings and landscapes.

The following recommendations are proposed to protect historic landmarks and landscapes or establish historic districts:

- (1) Encourage the inclusion of local historic landmarks on the National Register of Historic Places in order to protect historic landmarks from adverse impacts of federally-approved or funded projects.
- (2) Establish an ongoing local inventory and monitoring program to supplement the Historic Resources Inventory conducted by the Dutchess County Department of Planning, to identify potential historic landmarks for inclusion in the National Register of Historic Places or inclusion in a local historic district.
- (3) Work closely with the New York State Office of Parks, Recreation, and Historic Preservation and the Dutchess County Department of Planning, in order to monitor the State's historic landmarks and to inventory potential historic landmarks.

#### **VIII. AFFORDABLE HOUSING – Additional Supporting Material**

The problem of creating housing affordable to current residents of the Town of Washington reflects a regional problem found throughout Dutchess County and the metropolitan areas of the northeastern United States. It is addressed extensively in Directions: The Plan for Dutchess County, and in the recent report of the Dutchess County Committee on the Year 2000 and Beyond, Choosing the Road Less Travelled.

Many different definitions have been offered for the term "affordable housing." For purposes of this discussion, a community is considered to have affordable housing when the range of incomes in the community matches the range of housing available. That is, housing is affordable when all of the people in the community can find some type of decent housing (rental or ownership) that they can afford, using conventional bank lending guidelines of affordability.

By this definition there is a shortage of affordable housing, especially for young people who have grown up in the Town. The only way to build housing that is affordable to lower-income current residents is through multi-family structures. Traditionally, the Village of Millbrook has been the principal location for the bulk of the multi-family affordable housing in the Town.

New York courts require that a town's comprehensive plan consider not only local needs, but also the regional need for housing. The Village serves as the regional center for multi-family housing. For reasons detailed below, the Village should remain the location for multi-family housing growth to accommodate both local and regional needs.

For purposes of master planning, therefore, it is essential to view the Village and the Town as one entity. Most residents of the Town of Washington think of themselves as living "in Millbrook," and the Village of Millbrook has been, and remains, the center of commerce, government, entertainment, education, transportation, and housing for the Town and Village combined.

The basic concept of the 1969 joint master plan for the Village and Town remains sound: high density uses, including commercial, municipal, and multi-family residential, should be located in and around the Village. The Village has the necessary transportation network (including public bus service) and the water and sewer infrastructure that are essential to service high density development. It also has a vitality and a "sense of place" that both the Village and Town Master Plans seek to reinforce by limiting the expansion of high-intensity uses outside the Village. This is the reason there is no as-of-right commercial zoning in the Town, other than the hamlet zone in Mabbettsville. It is also the reason that there should not be any as-of-right multi-family housing outside of the Village.

If the Millbrook/Washington municipal concept is to work as planned, high density housing should be constructed where it can be best accommodated, in the Village. The Town should remain largely a rural, open area that retains its agricultural economic base and serves as an aesthetic and recreational amenity to the Village and the County as a whole. Affordable housing should be woven very carefully into the fabric of the Town, at a small scale, and in a way that does not disrupt its agrarian character. This approach of concentrating affordable housing in the Village and scattering it on a small scale through the Town is consistent with the guidelines in the Dutchess County Master Plan, Directions.

More housing at higher densities must be constructed in the Village, so that the Village can retain its traditional character as the Town's center, accommodating the needs of the Town and of the region for a variety of housing types. The recent trend of Villagers going into the Town to find affordable housing has been recently reversed. If the Village does not produce enough multi-family and small lot single-family housing, the result will be a pattern of suburban sprawl which contradicts the basic intent of this Master Plan. The significant number of new Village housing units recently completed, under construction, or in the planning stages, should help prevent such sprawl development.

While some spillover from the Village into the area of the Town that surrounds the Village may be appropriate, a clear line should be drawn limiting the expansion of the Village over the next 20 years, concentrating development within the core area of the Village and the part of the Town that surrounds the Village.

In addition to concentrating new development in and around the Village, it may be appropriate to consider the expansion of existing small hamlets, or the creation of new hamlets of a scale and character similar to Lithgow, Little Rest, or Hart's Village. This can be done through careful use of clustering, using architectural review to assure compatibility with the rural character of the Town.

Other ways to absorb affordable units into the Town on a small scale include the use of two-family housing (which eliminates the need for "accessory apartments") and the conversion of barns and accessory structures to multi-family use. It may also be appropriate to allow the conversion of existing large homes to multi-family use under carefully controlled circumstances. In order to keep the basic density parameters of the Town's master plan and zoning intact and to satisfy the Town's open space preservation goals, it may be necessary to require the preservation of open space as a condition of the creation of multi-family units in existing structures. Such required dedication of open space may, however, undercut the attempt to make the units affordable.

The housing statistics presented in the 1987 Master Plan are for both the Village of Millbrook and the Town of Washington. These figures indicate that housing, at the time those numbers were collected, was in shorter supply in the Village than in the Town, and that much of the overflow from the Village was being absorbed by the Town.

Since the time that the statistics used in the 1987 Master Plan were collected, the situation has changed dramatically, as residential multi-family building has boomed in the Village. Since 1985, 135 new multi-family units have been developed or approved in the Village, a 75% increase in multi-family housing since 1980. These developments include 32 condominium units at Alden Terrace, 24 rental units at Church Alliance Senior Citizen Housing Project, 40 condominiums at Halcyon Village, 18 condos at Millbrook Hollow, and 21 at Church Street Condominiums. Of these, most are priced between \$125,000 and \$150,000. While most of these units do not reach the bottom end of the market, they do create additional supply in the middle price range. This may, in turn, make available some of the older, less expensive units in the Village as people move up into the newer units. The Church Alliance project is the only one targeted at the lower end of the market. In addition, 12 higher-priced single-family homes have been approved in the High Field Farms Subdivision.

The development of these units should help alleviate some of the local housing shortage, placing the units in the Village which is well-supplied with municipal services. This recent development of a variety of housing types in the Village will help satisfy local and regional housing needs.

**AFFORDABLE HOUSING *Policy Statements and Recommendations***

- (1) It is the policy of the Town of Washington to provide a range of housing opportunities, primarily in the Village, and secondarily in the area of the Town nearest to the Village, in a manner that does not compromise the rural, scenic and historic character of the community.
- (2) The Town should encourage small-scale affordable housing through the use of two-family residences and the conversion of existing structures, such as barns and accessory buildings, to multi-family housing.
- (3) The Town should work with the Village of Millbrook to assure that the Village is providing an adequate supply of multi-family housing to meet the present and projected future needs of the Village, Town, and surrounding area. At such time as the Village is "built out," the Town should consider permitting multi-family housing on the periphery of the Village.
- (4) The Town should consider incorporating affordable housing in any proposal for an office, commercial, or industrial floating zone. This would enable the profit generated by such intensive development to subsidize the cost of providing affordable units. Properly designed, a mixed use development that combines office, light industrial, and affordable residential uses could provide an environment similar to that of the most attractive villages and hamlets in the area.