

TOWN OF THOMPSON'S YEAR ONE BLUEPRINT

ZONING UPDATES:

- ☐ Update §250-2 (Terminology) to better reflect contemporary land uses and eliminate inconsistencies. Examples include tiny homes, short-term rentals, warehouses vs. distribution centers, ag-related uses, etc.
- ☐ Update §250-4 (Zoning Map) as needed to ensure that growth will be consistent with the Future Land Use Map.
- ☐ Update §250-34 regarding how bungalow colonies are defined and regulated.
- ☐ Update § 250-26 regarding how cluster developments are defined and regulated.
- ☐ Update § 255 to permit conservation subdivisions.
- ☐ Implement zoning revisions designed to restrict high-density development outside of public water and sewer districts and limit the use of private on-site water/sewer infrastructure for large projects.
- ☐ Implement zoning revisions designed to protect natural resources and reduce environmental impacts of new development.
- ☐ Implement zoning revisions designed to reflect current housing trends and needs, including better defining housing-related terms and providing incentives (such as density bonuses) for workforce/senior housing projects.

DESIGN GUIDELINES:

- ☐ Codify the existing “Grow the Gateways” design guidelines into the Zoning Law so they would apply to all highway commercial zones in the Town.
- ☐ Develop new design guidelines to ensure that all new developments (residential and commercial) have adequate internal pedestrian networks with the ability to connect to existing and future public sidewalks.
- ☐ Develop architectural design guidelines for all new housing developments.

ADDITIONAL STUDIES & ANALYSIS:

- ☐ Conduct a build-out analysis and identify locations where new housing of different types would be best suited.
- ☐ Utilize available GIS data to map critical natural resources and make that information available to local boards and the public.
- ☐ Conduct a land use and zoning analysis of the Route 42 commercial corridor (north and south) and identify zoning revisions that may be needed to guide future development, reduce traffic and improve access management along this corridor.

POLICIES & PARTNERSHIPS:

- ☐ Partner with County officials and local housing agencies to identify creative housing solutions and secure funding to address the housing needs of residents.
- ☐ Pursue designation as a “Certified Pro-Housing Community.”
- ☐ Execute an intermunicipal agreement with the Village of Monticello to ensure there is a reliable and redundant potable water supply to support existing and future development in the Kiamesha corridor.
- ☐ Partner with County officials to establish MOVE Sullivan bus stops at Town parks and recreational facilities.