



**TOWN OF HURLEY, ULSTER COUNTY, NY  
2023 DRAFT COMPREHENSIVE PLAN UPDATE**

**Information  
Session  
June 6, 2023**





# INTRODUCTIONS

**Hurley Town Board**

**Melinda McKnight, Supervisor**



NELSON POPE VOORHIS

**Bonnie Franson, AICP CEP**

# COMPREHENSIVE PLANNING PROCESS



**1. Comprehensive Plan Committee – Existing Conditions and Multifamily Dwellings (2019 – 2 Phases - COVID)**



**2. Review 2006 Plan**



**3. Develop/Administer A Community Survey (10/22-12/22)**



**4. Analyze Existing Conditions (2021)**



**5. Public Participation – Workshops (11/5/22)**



**6. Identify Goals, Objectives and Recommendations**



**7. Draft the Comprehensive Plan Update**



**8. Draft Plan Update presented to the Public/Town Board**



**9. Town Board Holds Public Hearing, Conducts Environmental Review**



**10. Adopt Comprehensive Plan**

# WHAT IS A COMPREHENSIVE PLAN?



A document that guides immediate and long-range growth, protection, enhancement and development in a Town.



Assesses the Issues and Opportunities Confronting the Town of Hurley



Sets the Vision, Goals, and Policies for Growth and Preservation for the next 10-20 years

# WHY IS A COMPREHENSIVE PLAN IMPORTANT?



**All Town land use regulations must be in accordance with an adopted comprehensive plan as required by NYS Law**



**Proactive vs Reactive - builds community consensus & coordination in advance**



**Can help to attract investment and support future funding opportunities**

# COMPREHENSIVE PLAN BASIC QUESTIONS



Where Are We Now?



Where Are We Going?



Where Do We Want to Be?



How Do We Get There?



Where Are We Now?



Existing Conditions Report



Where Are We Going?



Issues and Opportunities



Where Do We Want to Be?



Public Participation/Input



How Do We Get There?



Comprehensive Plan Update





Where Are We Now?



Existing Conditions Report

**2020 Population:** 6,173 persons

**Households:** 2,573

**Average Household Size:** 2.38

**Median Age:** 50.6 years

**Total Area:** 36 sq. mi.

**Land:** 30 sq. mi.

**Water:** 6 sq. mi.

**Pop. Density:** 171 persons/sq. mi.

**Hudson Valley Greenway Community (Grant)**

**Catskill State Park Community**





## Where Are We Now?



## Existing Conditions Report

| Land Use                  | Parcel Count | % Total Parcels | Acres         | % Total Area |
|---------------------------|--------------|-----------------|---------------|--------------|
| Single Family Residential | 2,596        | 73.3%           | 5,479         | 25.0%        |
| Vacant                    | 530          | 15.0%           | 5,390         | 24.6%        |
| Mobile Home               | 93           | 2.6%            | 474           | 2.2%         |
| Multi-Purpose Residential | 74           | 2.1%            | 874           | 4.0%         |
| Commercial                | 48           | 1.4%            | 277           | 1.3%         |
| Two Family Residence      | 42           | 1.2%            | 58            | 0.3%         |
| Water Supply              | 36           | 1.0%            | 5,827         | 26.6%        |
| Institutional             | 33           | 0.9%            | 237           | 1.1%         |
| Parks                     | 27           | 0.8%            | 1,197         | 5.5%         |
| Agriculture               | 19           | 0.5%            | 1,003         | 4.6%         |
| Seasonal Residences       | 14           | 0.4%            | 75            | 0.3%         |
| Forestry                  | 11           | 0.3%            | 1,000         | 4.6%         |
| Multifamily               | 7            | 0.2%            | 11            | 0.1%         |
| Utility                   | 4            | 0.1%            | 14            | 0.1%         |
| Three Family Residence    | 4            | 0.1%            | 3             | 0.0%         |
| Industrial                | 4            | 0.1%            | 12            | 0.1%         |
| Multiple Residences       | 2            | 0.1%            | 16            | 0.1%         |
| <b>Total</b>              | <b>3,544</b> | <b>100%</b>     | <b>21,945</b> | <b>100%</b>  |

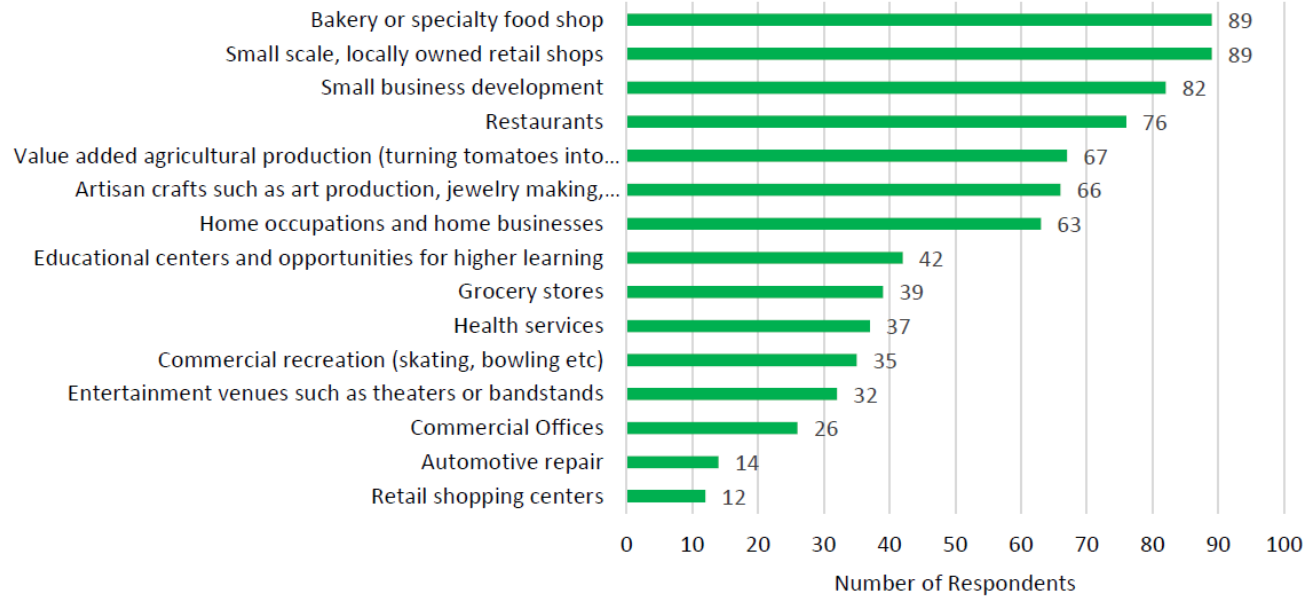
Source: Town of Hurley Tax Assessor 2019; Ulster County GIS Parcel Data





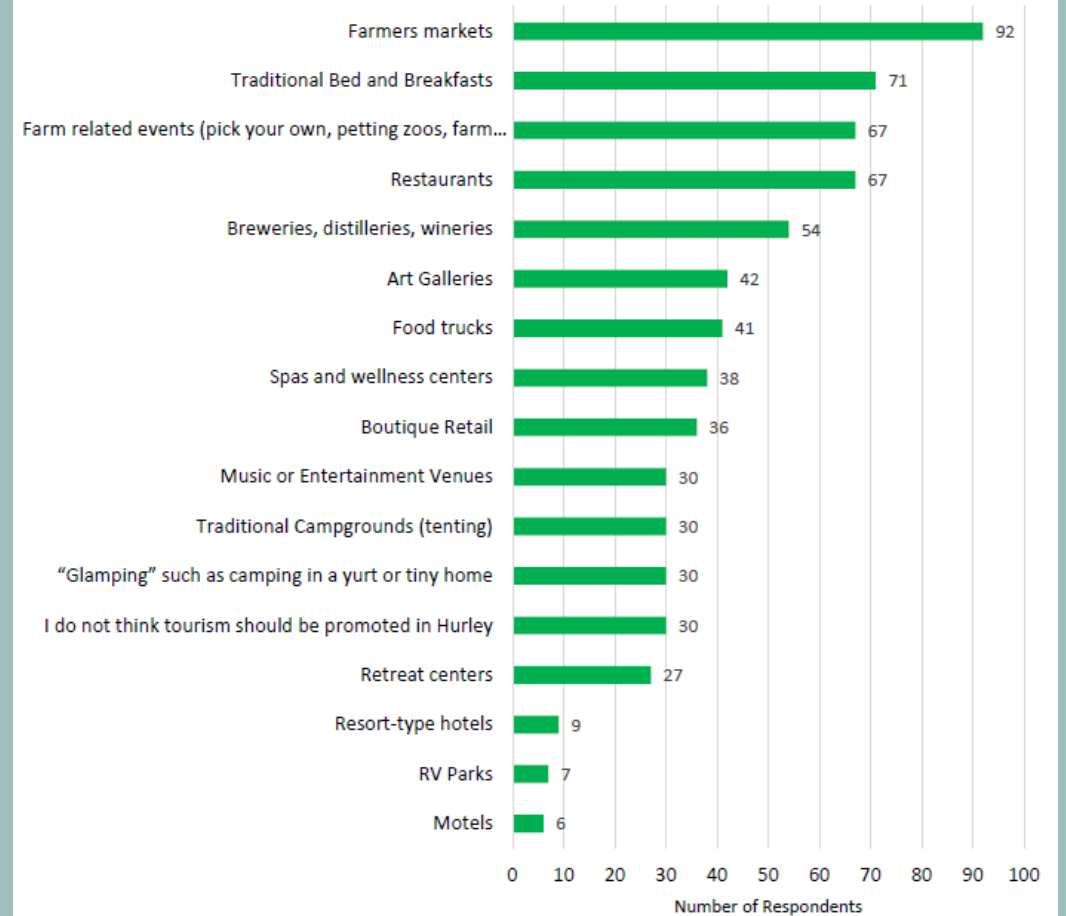
## Where Do We Want to Be?

**Figure 6: Economic Development Opportunities**



## Public Participation/Input

**Figure 7: Tourism Uses for the Town of Hurley**



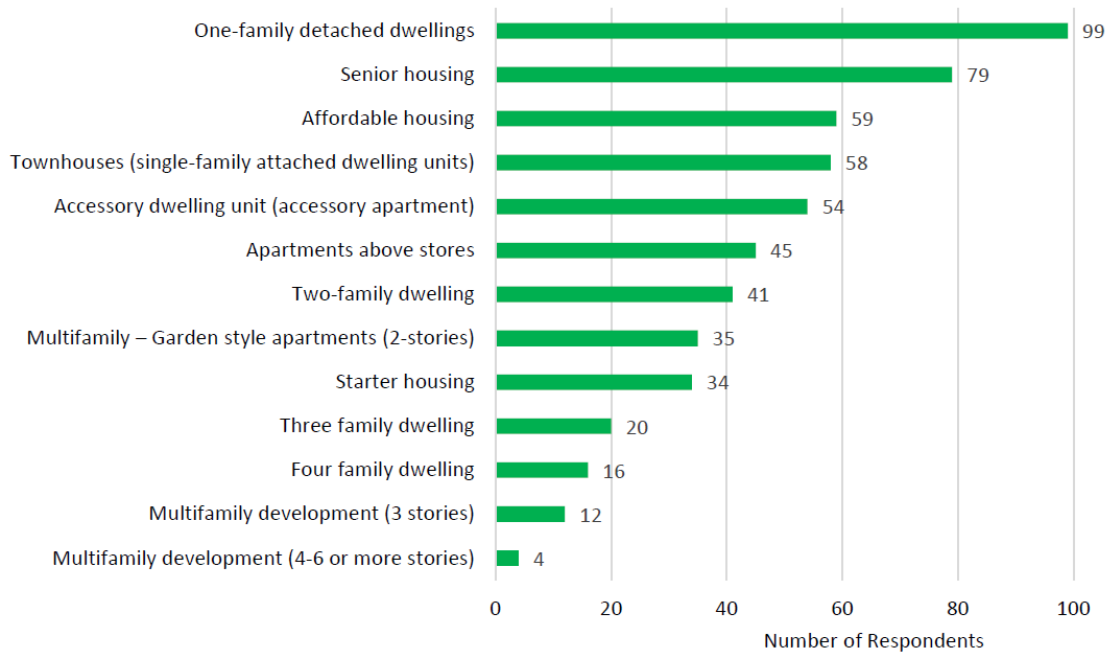


## Where Do We Want to Be?



## Public Participation/Input

**Figure 9: Housing Preferences**



|  | 1 – I like it and it would be appropriate for Hurley | 2 – Its ok, and may be appropriate for Hurley | 3 – I am not sure about this, and whether it is appropriate for Hurley | 4 – I do not think this is appropriate for Hurley | 5 – I strongly feel this is not appropriate for Hurley. |
|--|--|---|--|---|---|
| <br>Small lot single-family dwellings                       | 75% (98)   | 16% (21)                                      | 5% (7)   | 1.5% (2)  | 1.5% (2)  |
| <br>Three-family dwelling                                   | 14% (17)   | 23% (29)                                      | 19% (24)   | 22% (28)  | 22% (27)  |
| <br>Traditional style row single-family attached dwellings | 17% (21)   | 21% (27)                                      | 22% (28)   | 21% (26)  | 19% (24)  |
| <br>Townhouse style single-family attached housing        | 21% (26)   | 25% (32)                                      | 25% (31)   | 15% (19)  | 14% (18)  |
| <br>Multifamily housing, three story                      | 6% (7)   | 10% (13)                                      | 18% (23)   | 31% (39)  | 35% (45)  |

# QUESTION

Did you respond to the online survey or attend the in-person workshop?

Show of Hands, Please





How Do We Get There?



Comprehensive Plan Update



How Do We Get There?



Comprehensive Plan Update

**Draft Document – Prepared by NPV  
Looking for Town Board  
and Public Input**

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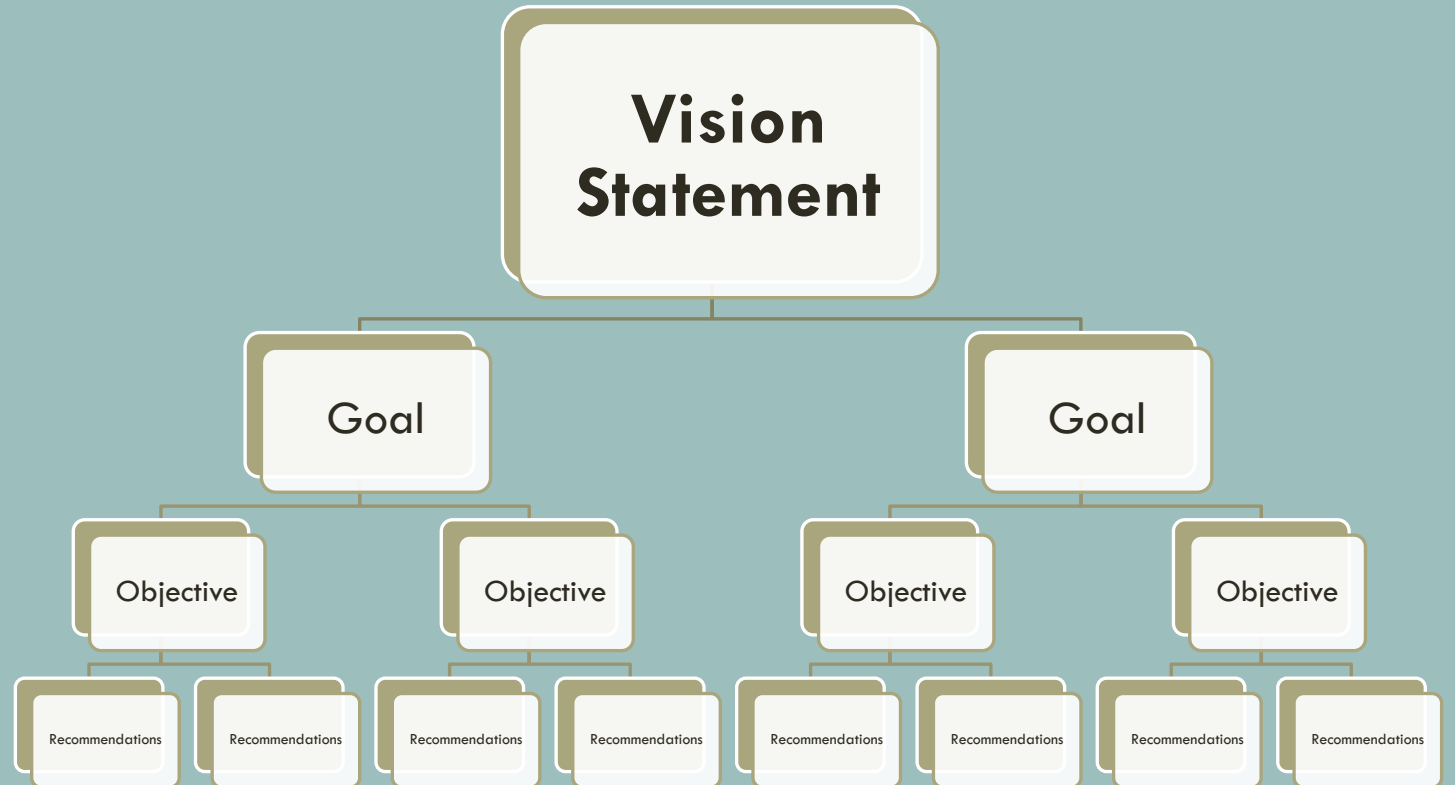


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# 2023 COMPREHENSIVE PLAN UPDATE



# **DRAFT VISION STATEMENT**

**PRESERVE AND PROTECT HURLEY'S SCENIC BEAUTY AND RURAL CHARACTER BY RESPECTING ITS ENVIRONS – ITS NATURAL RESOURCES, CLIMATE, HISTORY, AND SMALL-TOWN ATMOSPHERE.**

**ALLOW INCREMENTAL, SUSTAINABLE, WELL-DESIGNED AND COMMUNITY-SCALE NEIGHBORHOOD EXPANSIONS THAT ARE CONSISTENT WITH THE TOWN'S VISION OF MAINTAINING A SMALL, LOCALLY-ORIENTED, SOCIALLY VIBRANT, CREATIVE AND CONNECTED COMMUNITY.**

**RESPECT THE TOWN'S AUTONOMY TO PURSUE ITS VISION.**



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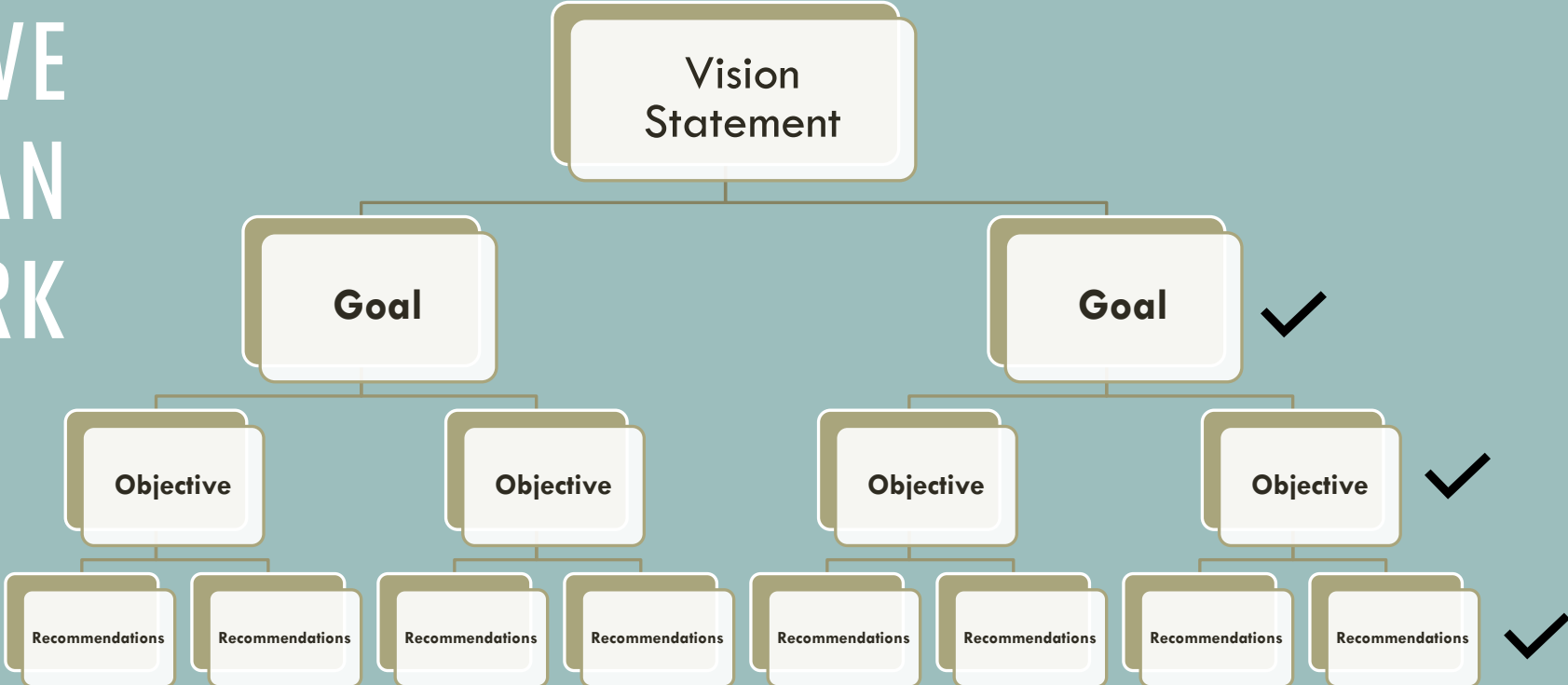
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# COMPREHENSIVE PLAN FRAMEWORK



# GOALS, OBJECTIVES, RECOMMENDATIONS

2023

Comprehensive  
Plan Update



# GOALS, OBJECTIVES, RECOMMENDATIONS

Housing

# HOUSING

- Town's population has declined
- Residents are aging in place
- Town is overwhelmingly single-family residential

# HOUSING

| Residential Land Use in Hurley   |             |        |               |        |               |        |
|----------------------------------|-------------|--------|---------------|--------|---------------|--------|
|                                  |             |        | % Tax Parcels |        | % Area        |        |
|                                  | Tax Parcels | Acres  | % Residential | % Town | % Residential | % Town |
| <b>Single Family Residential</b> | 2,596       | 5,479  | 91.7%         | 73.3%  | 78.4%         | 25.0%  |
| <b>Mobile Home</b>               | 93          | 474    | 3.3%          | 2.6%   | 6.8%          | 2.2%   |
| <b>Multi-Purpose Residential</b> | 74          | 874    | 2.6%          | 2.1%   | 12.5%         | 4.0%   |
| <b>Two Family Residence</b>      | 42          | 58     | 1.5%          | 1.2%   | 0.8%          | 0.3%   |
| <b>Seasonal Residences</b>       | 14          | 75     | 0.5%          | 0.4%   | 1.1%          | 0.3%   |
| <b>Multifamily</b>               | 7           | 11     | 0.2%          | 0.2%   | 0.2%          | 0.1%   |
| <b>Three Family Residence</b>    | 4           | 3      | 0.1%          | 0.1%   | 0.05%         | 0.02%  |
| <b>Multiple Residences</b>       | 2           | 16     | 0.1%          | 0.1%   | 0.2%          | 0.1%   |
| <b>Total Residential</b>         | 2,832       | 6,991  |               |        |               |        |
| <b>Total Town</b>                | 3,544       | 21,945 |               |        |               |        |
| <b>% Total</b>                   | 79.9%       | 31.9%  |               |        |               |        |

Source: Town of Hurley Tax Assessor 2019  
Ulster County GIS Parcel Data

# HOUSING

- Create a new zoning district for Ohayo and Tonshi Mountain Area – most vulnerable area of the Town for any development
- Allow senior housing developments, especially in mixed use zones
- Consider streamlining accessory apartment regulations to limit/eliminate Planning Board approvals
- Allow ECHO housing
- Revisit the draft multifamily and multiple dwelling regulations
- Revise/eliminate PRD regulations, and instead provide incentive/bonuses for residential developments that meet plan objectives, e.g., affordable and senior housing; require mix of housing options

# GOALS, OBJECTIVES, RECOMMENDATIONS

Economic  
Development

# ECONOMIC DEVELOPMENT

| Commercial Land Use in Hurley   |              |                      |               |                    |
|---|--------------|----------------------|---------------|--------------------|
| Land Use Category   | Tax Parcels  | % Commercial Parcels | Acres         | % Commercial Acres |
| Converted Residence   | 10           | 21%                  | 12.13         | 4%                 |
| Other Storage and Warehousing   | 9            | 19%                  | 61.63         | 22%                |
| One Story Structure   | 6            | 13%                  | 19.66         | 7%                 |
| Restaurants   | 4            | 8%                   | 9.10          | 3%                 |
| Inn, lodges   | 3            | 6%                   | 73.26         | 26%                |
| Auto Body Shop  | 2            | 4%                   | 0.97          | 0%                 |
| Neighborhood Shopping Center  | 2            | 4%                   | 7.57          | 3%                 |
| Office Building   | 2            | 4%                   | 4.66          | 2%                 |
| Professional Building   | 2            | 4%                   | 9.98          | 4%                 |
| Minimart  | 1            | 2%                   | 0.94          | 0%                 |
| Spa   | 1            | 2%                   | 0.78          | 0%                 |
| Camps, cottages, bungalows  | 1            | 2%                   | 40.36         | 15%                |
| Service and Gas Station   | 1            | 2%                   | 1.05          | 0%                 |
| Commercial Parking Lot  | 1            | 2%                   | 0.11          | 0%                 |
| Mini Warehouse  | 1            | 2%                   | 11.18         | 4%                 |
| Trucking Terminals  | 1            | 2%                   | 0.40          | 0%                 |
| Downtown Row-Type Building  | 1            | 2%                   | 22.94         | 8%                 |
| <b>Total Commercial</b>   | <b>48</b>    |                      | <b>277</b>    |                    |
| <b>Total Town</b>   | <b>3,544</b> |                      | <b>21,945</b> |                    |
| <b>% Total</b>  | <b>1.35%</b> |                      | <b>1.26%</b>  |                    |
| Source: Town of Hurley Tax Assessor 2019, Ulster County GIS Parcel Data |              |                      |               |                    |

# ECONOMIC DEVELOPMENT

- Today, B-2 and I-1 zones allow strictly nonresidential uses. No change is proposed – 116 acres
- Existing nonresidential zones are not being downsized – they will be retained
- Zones that allow mix of residential and nonresidential are all the other zones in the Town
- New nonresidential zones are proposed to be created to cover existing large manufacturing uses which are in residential zones and not presently permitted – make it easier to expand
- Two new floating zones would allow nonresidential development related to industry and large-scale tourism uses
- Adaptive reuse of historic buildings
- Encourage local businesses/entrepreneurship



# ECONOMIC DEVELOPMENT

- Create an Agricultural zoning district that allows value-added businesses
- In applicable residential zones, support and allow local businesses, artisan-related and tourism-related uses
- Expand nonresidential uses in the Hurley hamlet, including artisans in quilting, soaps, candles, metalworking, and similar small-scale businesses would provide additional uses in this area. Other uses to consider would be antique and book shops, and small sit-down eateries such as a tea room
- Consider consolidating the NC and B-1 zones and allow mixed commercial uses
- Maintain the existing manufacturing zones and consider rezoning existing industrial uses located in the Town
- Create a manufacturing floating zone which would allow additional nonresidential development
- Allow adaptive reuse of existing residential/historic structures
- Create a floating zone for larger-scale tourism-related overnight accommodations
- Adopt best management practices for forestry
- Update site plan regulations to streamline process/update standards for design certainty
- Eliminate referrals from ZBA to PB

# GOALS, OBJECTIVES, RECOMMENDATIONS

Environment

# ENVIRONMENT

- Protect the Town's ridgeline from overdevelopment
- Net lot area provisions
- Lot design guidelines – build in a manner consistent with the existing neighborhoods – preserve important aesthetic features and wooded environs
- Update cluster subdivision provisions – not consistent with NYS Town Law
- Implement the recommendations of the 2018 Open Space Plan, already adopted by the then Town Board
- Integrate local Hurley CAC into the planning process
- Conduct a Biodiversity Study – Hudsonia
- Designate Critical Environmental Areas

# GOALS, OBJECTIVES, RECOMMENDATIONS

Transportation

# TRANSPORTATION

- Expand sidewalk system in Hurley hamlet – safe walk to schools
- Pedestrian system in West Hurley – sidewalks and/or pedestrian shoulders/trails
- Introduce traffic calming on County and Town roads as necessary – along log road segments where vehicles tend to speed
- Promote bikeways/connections – pavement signing
- Upgrade bus stops
- Support expansion of the rail/trail system
- Construction safe bike and pedestrian crossings, especially along Route 28
- Implement a road diet along Route 28
- Consider the redesign of Route 28/375 intersection
- Road specifications for public/private roads
- Support green infrastructure in parking lots – EV charging stations, solar canopies

# GOALS, OBJECTIVES, RECOMMENDATIONS

Community  
Facilities/Character

# COMMUNITY FACILITIES/CHARACTER

- Adopt design guidelines
- Conduct architectural review
- Create welcoming scenic gateways – establish that you are entering the Town of Hurley
- Identify opportunities for local (hamlet-scale) parks
- Encourage art installations for visual interest
- Wayfindings/road signs to direct a person to places in Hurley
- Update zoning to add in design standards – Lighting, Landscaping, Utilities
- Comprehensive Historic Building Inventory
- Local Landmark Designations
- Adaptive Reuse of Historic Buildings



# FUTURE HURLEY?



# NEXT STEPS



Town Board will hold public meetings on the final draft of the Plan Update



Conduct SEQR  
Environmental Review

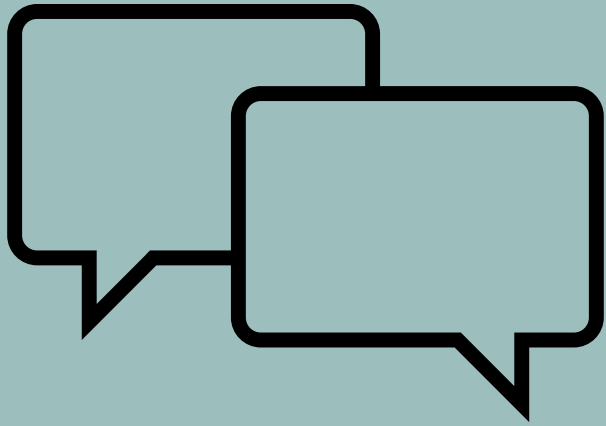


Adopt Comprehensive Plan Update



Zoning Amendments (CFA Funding)

# DISCUSSION



We want to hear from you!  
Please raise your hand.  
Be respectful.

# THANK YOU!



For 2023 Plan Update:

<http://tinyurl.com/ycjkphrw>



For 2006 Plan:

<https://www.townofhurley.org/comprehensive-plan>



For Survey: [tinyurl.com/2hxn3wa](http://tinyurl.com/2hxn3wa).



Contact Us: [bfranson@nelsonpoppe.com](mailto:bfranson@nelsonpoppe.com)