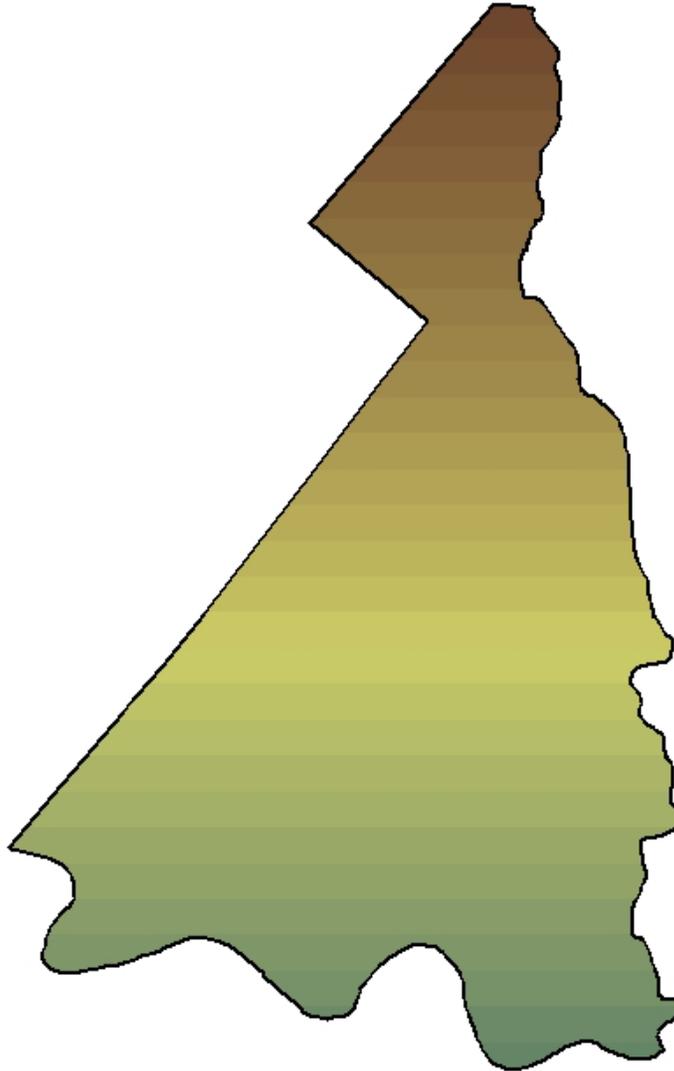


Lumberland



Comprehensive Plan

Facilitated by the Sullivan County Division of Planning and Environmental Management

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Town of Lumberland



Comprehensive Plan
2008

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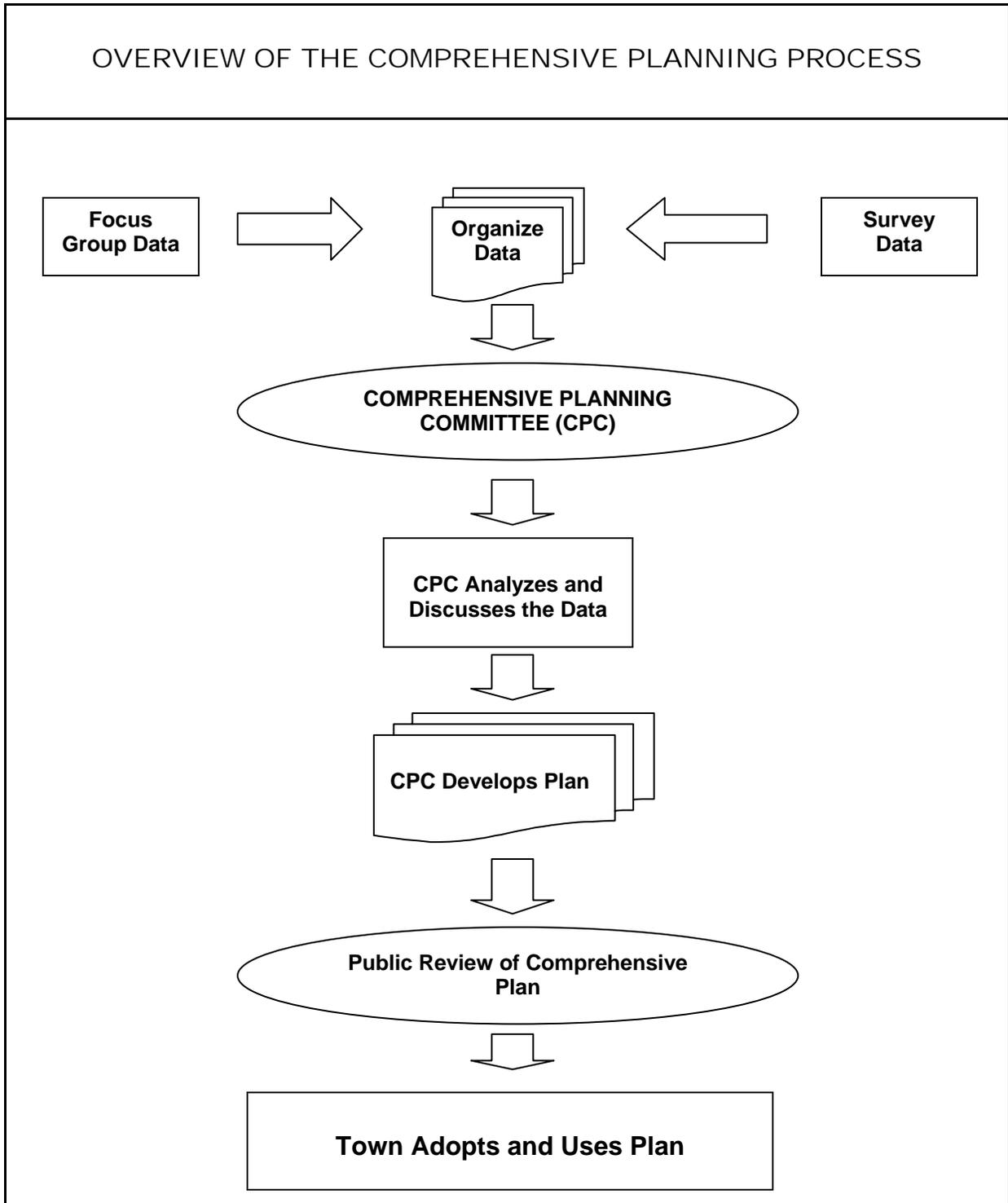
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INTRODUCTION

Purpose

The purpose of this comprehensive plan is to provide guidelines for the future growth of Lumberland. This document is organized into sections by geographical districts (see map on page 14), physical features, and general Town policy. Each geographical section has a plan with individual goals that address the unique qualities of the district. The physical feature and policies sections have goals and recommendations based on qualities such as water and soil. Each section has tasks, or strategic action steps to achieve the goals. At the end of the document, the implementation plan culls all of the goals and tasks from the districts and organizes them on a town-wide level, for easy reference.



Lumberland underwent the comprehensive planning process to allow them to plan for and create their future, rather than having their future just happen to them. It allows them to preserve things they like, change things they don't like, and create things they want in an efficient and effective manner.

Planning Process

The Comprehensive Plan Committee was formed in the late summer of 2005. Sullivan County Division of Planning and Environmental Management was hired as a consultant for the process.

To gather information and opinions from the town's residents, a survey was mailed out, and three public focus groups were held. Additional data about the town such as demographics, environmental resources, and other

existing conditions were also gathered. This information was analyzed and turned into the goals and strategies represented in this document. There will be another period for public comment, after which any input will be incorporated into the plan. The final plan must then be adopted by the town board. Most importantly, after adoption, the town will begin to implement the plan.



Lumberland residents work on a mapping exercise with facilitator Dr. Bill Pammer.

Background

History of Lumberland

The historical and architectural resources of Lumberland are rich and quite diverse in character. Among the most important historic resources are the relatively intact remains of the Delaware and Hudson Canal along the Delaware River and the middle- to late-19th century architecture of the Mackenzie and Proctor Estates. The history of each district will be briefly outlined in the following chapters, with a more extensive history located in the appendix. Also, Lumberland has a wealth of information located at the Museum in Town Hall.



Historic Mansion, now a summer camp, located on Route 41, the High Road

Area-wide Demographics and Trends

Population

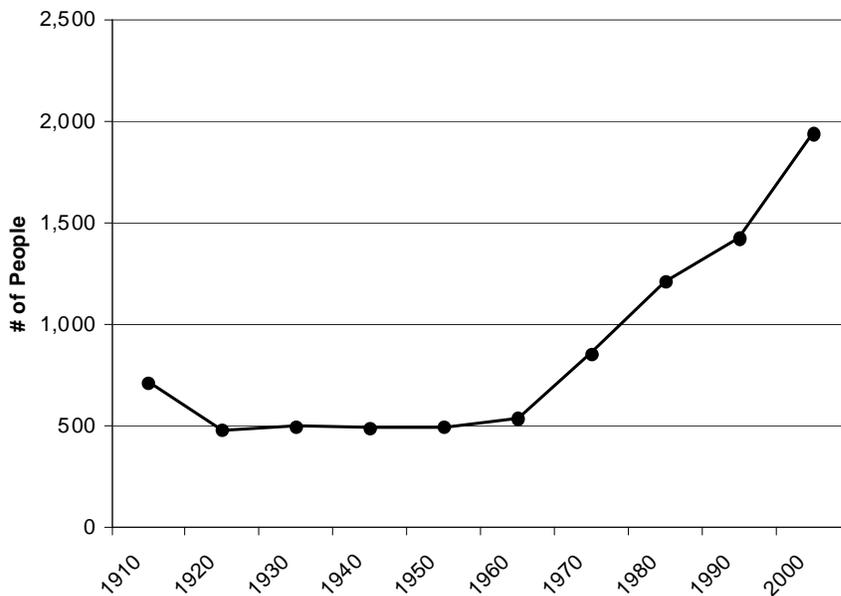
According to the 2000 Census the total population of the Town of Lumberland was 1,939 persons. This is a 36.1% increase from the 1990 Census that recorded 1,425 and a 60.2% increase from the 1980 Census which recorded the population at 1,210 people. The Town of Lumberland makes up 2.6% of the entire Sullivan County population, 73,966 persons, as stated in the 2000 Census.

Total Population	1980	1990	2000	1990 – 2000 Change	1980 – 2000 Change
Lumberland Town	1,210	1,425	1,939	36.1%	60.2%
Sullivan County	65,155	69,277	73,966	6.8%	13.5%

Source: U.S. Census Bureau

The town has very limited racial diversity with over 95% of the town population recorded as white. Historically the population of the Town maintained relatively steady until 1960 when the population hit 538 and has steadily increased until today. The Town has increased in size almost 300% since the 1950 Census numbers.

Lumberland 's Population

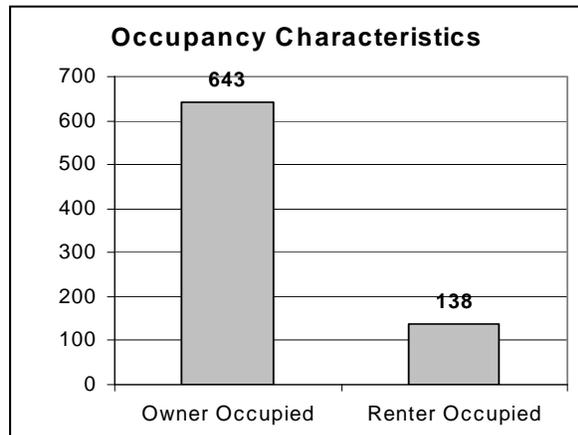
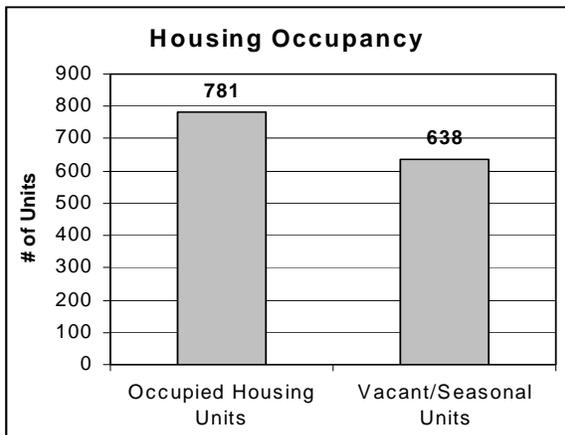


Although almost seventy-five percent (75%) of the town population is over the age of 18, only eight percent (8%) of the population falls within the 15 to 24 year bracket. The age structure of the Town of Lumberland reiterates one of the common problems that was addressed in the public participation forums; once children graduate from high school they move away. It would appear that once they go away for ten years they return, however this may be a false interpretation because those age brackets may identify families that are moving up from urban areas to raise their children.



Housing

The total number of housing units recorded in the 2000 Census was 1,419. This is an eleven percent (11.2%) increase from the 1990 Census (1,276) numbers and a 31.5% increase from the 1980 Census (1,079) numbers. Eighty-two percent (82%) of total housing units are owner occupied.



The average household size for the town is 2.5 people, which is the average size for the entire County. The total number of households in the town as recorded in the 2000 Census is 781, a 35.6% increase from the 1990 Census.

Of the specified owner occupied housing units, the median dollar value was \$107,800 in the 2000 Census. Sixty percent (60%) of the owners carry a mortgage and the average monthly mortgage payment is \$1,094. For renter occupied units, the average monthly rent was recorded as \$520 in the 2000 Census.

Employment & Income

Fifty nine percent (59%) of the town population is in the labor force, with only three percent (3.4%) unemployed.

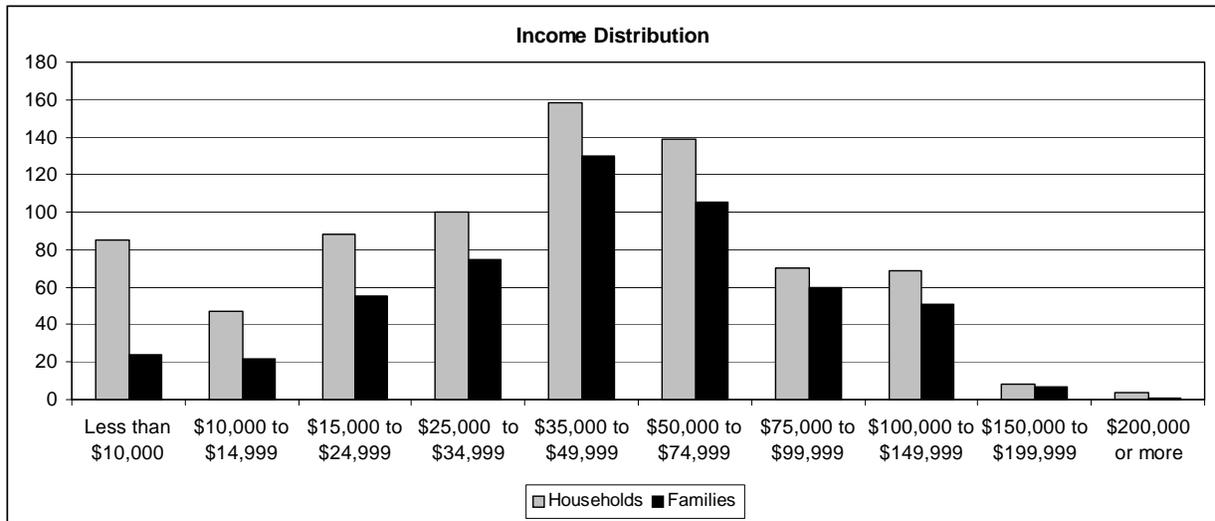
The median household income recorded in the 2000 Census was \$42,625, 15% higher than the median household income for the entire county. The median family income was \$45,100, close to four percent (3.7%) higher than the median family income for Sullivan County. This contrasts data from 1983, which showed Lumberland as below the County's median.

Household *A household includes all the people who occupy a housing unit as their usual place of residence*

Family *A group of two or more people who reside together and who are related by birth, marriage, or adoption*



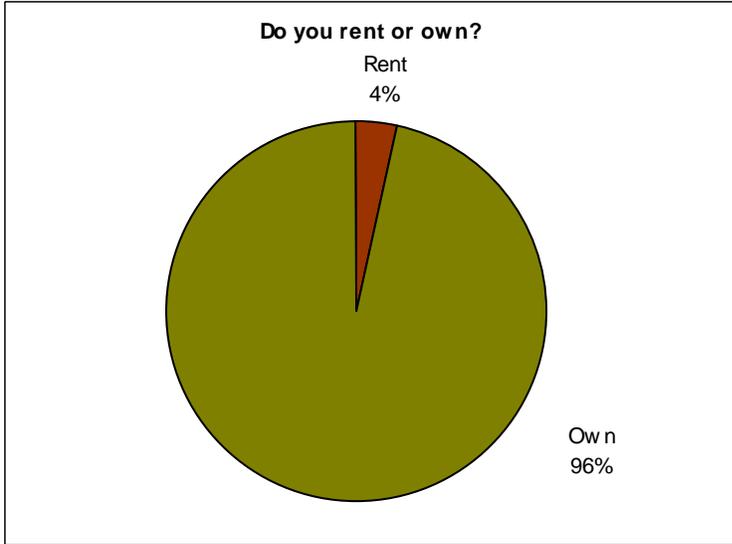
An example of Lumberland's vernacular architecture



Almost nine percent (8.7%) of families in the Town are below the poverty level, while 227 individuals or almost twelve percent (11.7%) are below the poverty level. It is interesting to note that although there are forty-six (46) families below the poverty level, only fourteen percent (13.8%) or nine (9) of them account for families with a female head of house with no husband present.

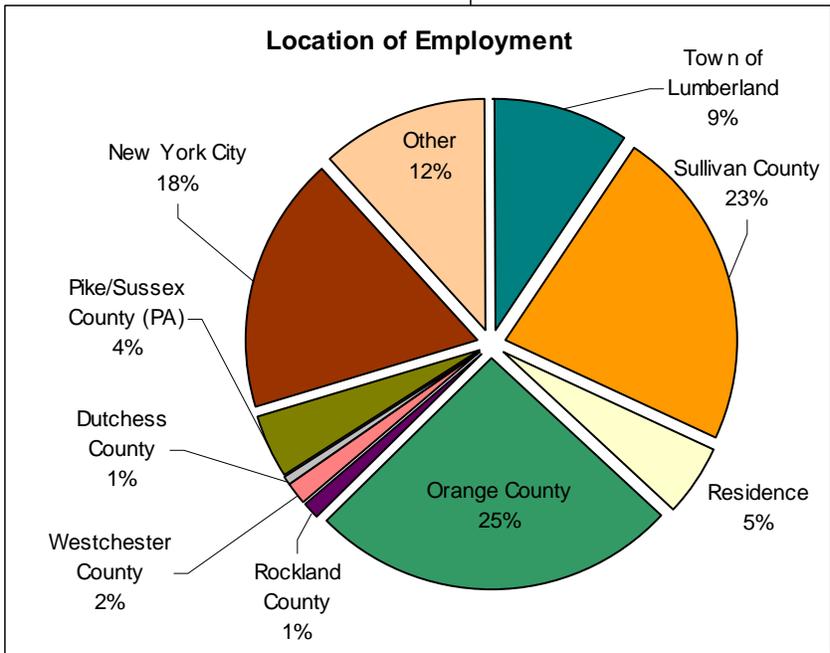
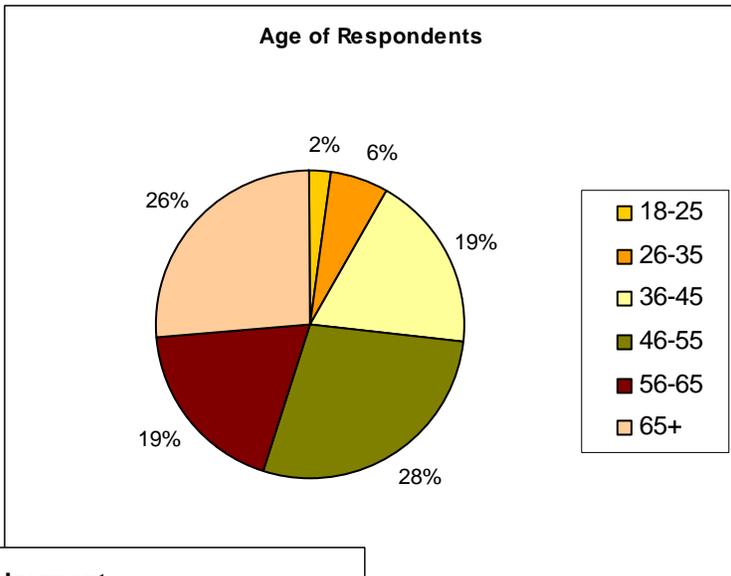
Survey Data

A survey was developed by the Lumberland Comprehensive Planning Committee during the fall of 2005 and administered during the winter and spring of 2005-2006. It aimed to gather input on various issues from the Town’s residents to assist in developing key goals and recommendations for the Comprehensive Plan. Results were used to formulate recommendations for the Comprehensive Plan. A copy of the survey and an analysis is located in the Appendix.



Please indicate if you rent or own a home

What is your age group ?



Where is your place of employment?

Existing Zoning and Land Use

The major tools that communities use to manage land use are comprehensive planning, zoning ordinances, subdivision regulations, and growth management policies. Another key component is administering and enforcing these tools. Lumberland seeks land use regulations that strike a fair and reasonable balance between private property rights and community interests.

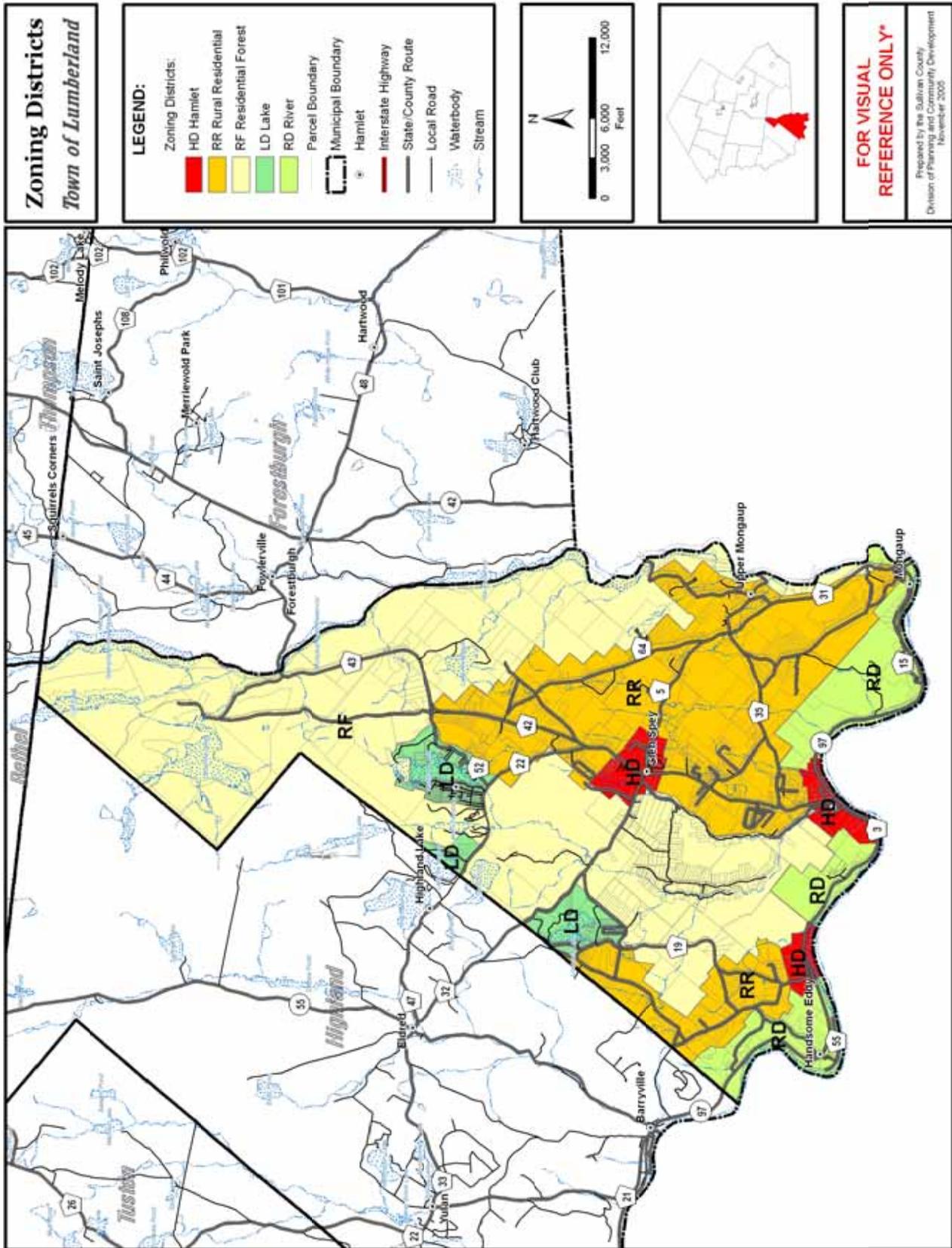
Currently, Lumberland has six zoning categories: (see zoning map on page 10)

- (1) Hamlet District (HD)
- (2) Rural Residential Districts (RR)
- (3) Lake District (LD)
- (4) Residential Forest District (RF)
- (5) River District (RD)
- (6) PUD District (PUD) (as a floating zone)

These districts allow varying levels of density, descriptions of these zones are included in Appendix . If built out to the current zoning regulations, the following figures are a rough calculation of the Town's ability to expand:

RR: (minimum lot size is 2 acres) Currently there are 1349 parcels 3675 lots could be created	LD: (minimum lot size is 2 acres) Currently there are 1014 parcels 363 lots can be created
RD: (minimum lot size is 2 acres) Currently there are 203 parcels 1260 lots could be created	HD: (minimum lot size is 1 acre) Currently there are 266 parcels 776 lots can be created
RF: (minimum lot size is 5 acres) Currently there are 508 parcels 3029 lots could be created	

The current typical land use in Lumberland is large lot single family residential. One exception is higher density residential of Mohican Lake and a number of tax exempt summer camps. Overall, there is very little commercial. In fact, the combination of tax exempt land and a nearly non existent commercial tax base contribute to the fact that residents of Lumberland pay higher than average real estate taxes. The data from the surveys and focus groups show that residents would like to see their town remain rural residential, but would happily greet economic development that is sensitive to the environment.



Flooding

Lumberland has had a history of flooding. Records recount the “Pumpkin flood” of the 1800’s, and some residents still recall the summers of 1955 and 1969, when excessive rainfall caused massive flooding along the Delaware River corridor. Roads and bridges were washed out along Route 97. Hollow Road was a disaster, as cars could not pass and families were stranded.



A quiet pond viewed from the “Low Road”.

Recently, there have been three “hundred-year floods” in three years, suggesting that flooding may be a more regular occurrence. Residents and Town Officials are working with Federal Emergency Management Agency (FEMA) to update the flood maps.

Currently, uses that have low flood damage potential and which do not obstruct flood flows may be permitted within Special Flood Hazard Areas to the extent that these uses do not constitute development or substantial improvement to a structure and are not otherwise prohibited by any other law. These include

- (1) Agricultural uses such as pasture or grazing as long as they do not require development within the flood plain.
- (2) Private and public recreational areas such as swimming areas, open space, wildlife or natural preserves, hunting and fishing areas, hiking and horseback trails as long as they do not require development within the flood plain.
- (3) No uses shall diminish or constrict the capacity of the channel or floodway of any watercourse, or any tributary to the main stream, or any other watercourse, drainage ditch or any other facility or system to discharge the waters from the base flood elevation.



Rustic barn that once housed an antique store in Pond Eddy

DISTRICT PLANS, FEATURE BASED DEVELOPMENT STANDARDS AND POLICY GUIDELINES

When considering a parcel of land there are several important aspects that guide potential uses. These aspects are:

- Where it is located
- What surrounds it
- What size it is
- What is on it
- What is under it

Two seemingly identical parcels may end up being suitable for completely different development. The following sections are based on these considerations. They provide the underpinnings of a new approach for achieving balanced growth and conservation using the zoning ordinance and other policy documents. The approach will advance objectives set forth by the participants of the Town Survey and Focus Groups.

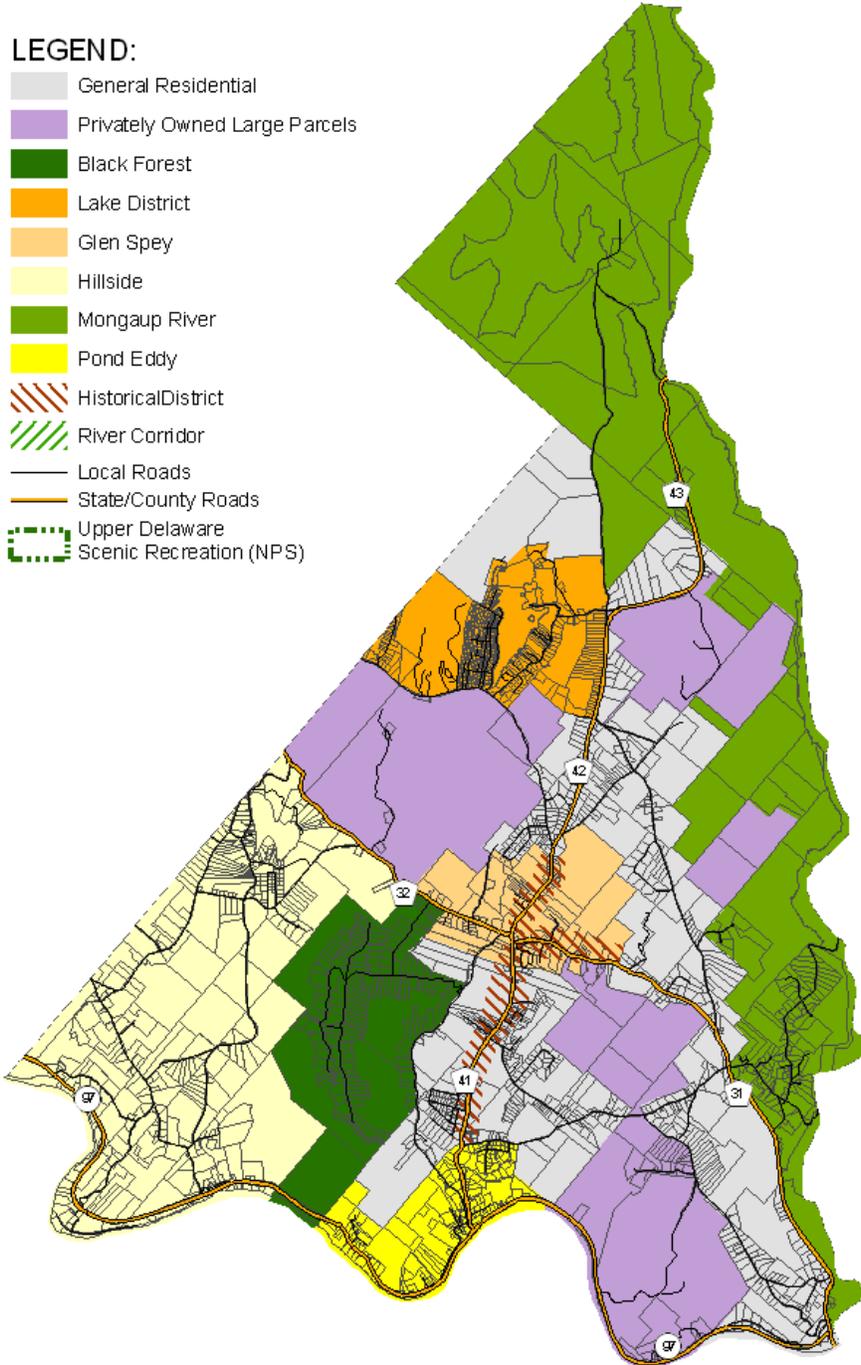
District Plans

The following District Plans discuss considerations to development of land and conservation of open space and rural character based on where in Lumberland it would occur. Lumberland is comprised of many neighborhood areas such as Pond Eddy, and Mohican Lake. What would be suitable for Pond Eddy may not be suitable for Mohican Lake. The District Plans make specific recommendations to guide development based on the area of the Town in which they are located, each having its unique character and needs in planning and development. The districts identified are as follows:

- ⇒ Black Forest
- ⇒ Route 97 Corridor
- ⇒ Upper Road Historic District
- ⇒ Glen Spey
- ⇒ Pond Eddy
- ⇒ Hillside
- ⇒ Mohican Lake
- ⇒ Mongaup River Valley

Those parts of Lumberland without a specific district plan are the areas of general residential development and parcels that are large, privately owned, and generally lightly developed. These areas are similar to the Hillside district. In these areas, like in Hillside, a baseline lot size of not less than 5 acres is preferred. Other development guidelines for these areas, guidelines such as conservation subdivision requirements, can be found in the “Feature Based Development Standards” and “Policy Guidelines” sections.

Lumberland's Districts





Hand colored map of the Black Forest Colony with green representing the common open spaces



Hand carved shield from the Black Forest Colony's clubhouse

Black Forest

The Black Forest Colony has its origins in 1936 as the inspiration of Mr. C. K. Froehlich. Froehlich was a well-known member of several German societies in New York City who led tour groups through the Black Forest in Germany.

He realized that political tension would make it impossible to travel to Europe. His vision to create a community and retreat for German-Americans here in the states included houses built in the Bavarian style, each surrounded by three acres of land. An additional 800 acres would be reserved for community park purposes. There would be no businesses, only residences, in this pristine forest environment. Groups of people from German community centers in New York City traveled the countryside of New York to find land that resembled the spirit of the original Black Forest. One group led by Edgar Zecher settled near Glen Spey where he became co-founder of the Black Forest Colony.

The building of the colony proceeded slowly, with individual membership and one major purchase of the approximately 2,000 acre MacKenzie Park property for the price of \$25,000. It was a struggle to get the funds together. The depression years were just ending, and the original prospective members were offered membership for three dollars and a certificate promising three acres for two hundred dollars. Bit by bit the Colony formed and on September 21, 1940 the mortgage for the entire Black Forest property had been paid.

Assessment of Current Conditions

Today, the Black Forest Colony is a de facto conservation subdivision, with private roads and a homeowners association which sponsors clubs and social events. There are 50 stockholders of a corporation that owns and manages the common spaces and roads, with a current proposal to change this structure so all homeowners may become shareholders. The common open space is in a Forest Management Program to reduce the taxes. At this time, there are 17 vacant lots in the Black Forest Colony. The structure of the existing corporation will protect these lots from development that is out of character with the existing community.

Land Use

Currently, land uses in the Black Forest Colony are restricted to residential and open space, with no commercial development allowed. Current zoning is Residential Forest, but covenants built in to the corporation limit lot size to a minimum of five acres.



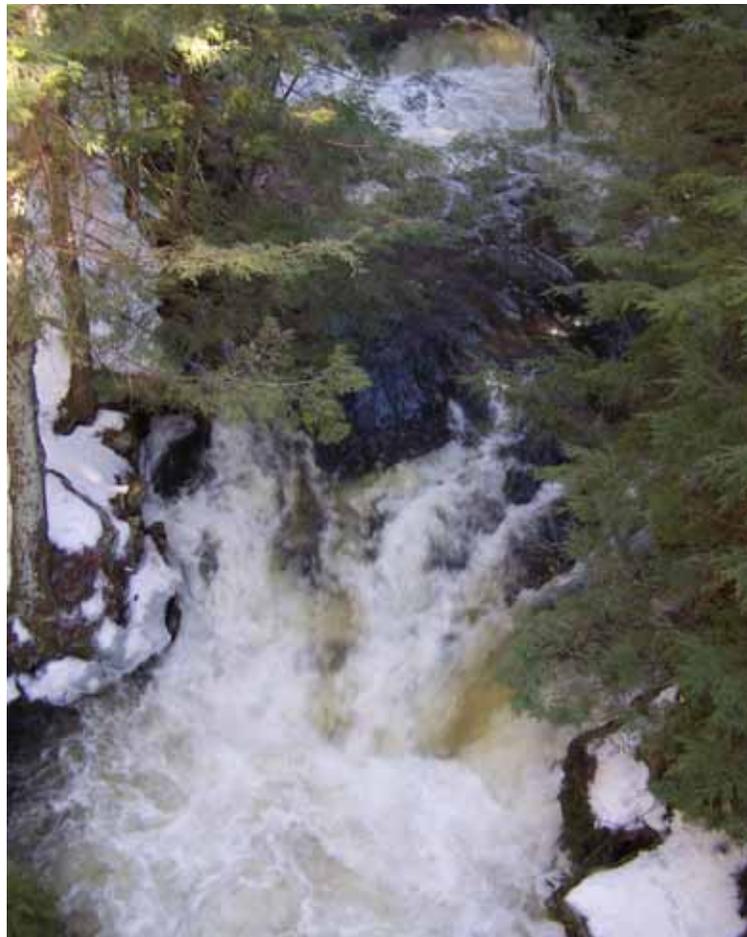
Example of original Bavarian style architecture found within the Black Forest Colony

Goals

The Town will promote the Black Forest Colony “blueprint” for future development on soft sites, which are sites that are currently undeveloped but show potential for future development given their size, location and natural characteristics. This will serve several purposes, including: 1) protection of open space through conservation subdivisions and restrictions on permitted land uses; and 2) protect the Town from future expenses for the cost of additional road maintenance, as any roads constructed in similar communities will remain private and be maintained by the homeowners’ associations.

Tasks

1. The Town will produce a brochure highlighting the benefits of conservation subdivisions, using the Black Forest Colony as an example. This brochure will be distributed to prospective developers seeking development opportunities in the Town of Lumberland.



A waterfall that passes under a historic iron bridge in the common open space in the Black Forest Colony.



The Delaware River as viewed from Route 97 in Lumberland.

Route 97 River Corridor

The early roots of the Upper Delaware Scenic Byway, New York State Route 97 (“Scenic Byway”) began with the filled in remains of the D&H Canal and the creation of a breath taking motor way on the Upper Delaware corridor that was completed in 1939, with a grand opening celebration to commemorate the event. A similar celebration dedicating the “Scenic Byway” was held in 2002 . Scenic Byways in New York State are state designated transportation corridors that are of particular statewide interest due to their scenic, recreational, cultural, natural, historic or archaeological importance. Route 97 serves as a link for the Upper Delaware, showcasing its beauty, history and nature. The beauty, history, and nature is also protected by the National Park Service, which designated the river a “Wild and Scenic River” in 1978. Lumberland has signed on to a river management plan with the National Park Service, agreeing to special consideration towards use and development in the corridor. The Park Service also has several facilities along the corridor, and provides funding for constables. These designations show the importance of the river corridor is not just local, it is Statewide and Nationwide.

Assessment of Current Conditions

This corridor still has potential for development, with three distinct nodes of development, and suffers from flooding

along several stretches. There are plenty of liveries along the Delaware River shoreline in Lumberland, but only one public access to the river. Additionally, the future of the Pond Eddy bridge is uncertain, and the two main businesses in Pond Eddy are struggling.

Land Use

The current land use is a mix of commercial and residential, with houses and liveries intermingling along the shore of the Delaware. There are three distinct nodes along the shoreline; Mongaup, where there is public access to the water and plans for a National Park Service visitors center; Pond Eddy, a hamlet with several churches and a few struggling businesses; and the area just before Knight's Eddy, which is a pocket of commercial development.

Goals

Retain the scenic beauty of the Route 97 corridor while increasing the opportunities for residents to access the Delaware River, while promoting appropriate commercial development. Appropriate development would blend site design, architecture, environment and use.

Tasks

- 1 Coordinate with the Upper Delaware Council to increase and enhance river access.
- 2 Establish a Town fund to purchase sites when they become available. The County's Endangered Property Protection Program (EPPP) can help fund these purchases. The Town should research whether or not they can get right of first refusal when waterfront parcels come up for sale.
- 3 Create a waterfront hiking trail by creating incentives to facilitate a path and by working with property owners. A trail can be created with a right of way, where owners retain their property, but allow foot travel across a designated portion of their parcels. Security and maintenance issues can be negotiated along with the incentives.
- 4 Work with Pennsylvania and business owners in Pond Eddy to create signage for the hiking trails on the Pennsylvania side of the river. This will help get tourists to stop, which could improve the commercial viability of the two businesses, Nolan's and Millbrook.
- 5 Work diligently with the National Park Service to facilitate the proposed visitor's center along Route 97 within the Town borders.
- 6 Enhance the visitors center project by working with the owner, Alliance, to pursue the road front parcel deeded

to the Town. Work in conjunction with the Lumberland Renaissance group, to turn this currently vacant lot into a garden, picnic, and sitting area. Improving this lot will improve visitor's perception of Lumberland, and help increase the experience a tourist will have while visiting the Town.

- 7 Implement 3 acre zoning for the hamlet areas of Mongaup, Pond Eddy, and Knights Eddy. In between the hamlet areas require 5 acre zoning. Allow for smaller lots, where appropriate throughout the district, for commercial development.
- 8 Protect the ridgeline so the views from the Delaware River and Route 97 will stay pristine looking. Adopt an overlay ordinance that will protect the viewshed. A sample ordinance is provided in Appendix.....
- 9 Ban billboards and windmills within the river corridor.
- 10 Make all information kiosks in a style that unifies the corridor and is similar to the Orange County kiosk adopted by the New York State Upper Delaware Scenic Byway. (see picture below)
- 11 Work with businesses along the river to create a style of signage that will brand the area. Make funds available for sign replacement or create a schedule to phase in the new signs.
- 12 Work with a consultant to complete a cell tower plan to ensure that all cell towers in the river corridor are camouflaged.
- 13 Stay involved with the design and construction of the new Pond Eddy bridge. Construction may be able to accommodate a public access to the River.



An information kiosk from Orange County



Historic Burn Brae Mansion, now Mike Fraysee's Bicycle Resort, located on Route 41, the High Road

Upper Road Historic District

This district is comprised of sections of County Routes 41, 42, and 31. It has many outstanding examples of architecture from the heyday of the Proctor and MacKenzie families and Singer Sewing Machine era.

There is also a large Ukrainian influence. What is known as "The Ukrainian Village" starts in Pond Eddy and goes into Glen Spey along Route 41.

Ukrainians began buying land and building homes in this area as far back as 1948 when John Baran established his restaurant and motel by the Delaware River. Soon after the Ukrainian Fraternal Association purchased the Mackenzie Estate in 1951 to start camps for children and a resort for members of "Verkhovyna" to enjoy the country air. The area also reminded many Ukrainians who vacationed here of the home they left behind in Ukraine because of the war. As more Ukrainians settled into the area building summer homes, they began building the first Ukrainian Church, St. Volodymyr's which was finished in 1967. This wooden church with a bell tower was built in the style of a Carpathian Mountain Church



Architecturally unique wood framed Ukrainian Church, St Volodymyr, located on Route 41, the High Road

seen in the countryside. In 1972, St. Peter and Paul Ukrainian Orthodox Church was started by the Orthodox Ukrainians and was built in the style of churches in Kyiv, the capital of Ukraine. The church is made of white brick with golden domes. Though the years the Ukrainians have been very active in the community with their many concerts, cultural events, and festivals which were mostly all held at the Verkhovyna Resort.

Assessment of Current Conditions

This area has many beautiful structures in varying conditions. For example, Mike Fraysee's Bicycle Resort is in excellent condition, while just down the road another mansion grows more decrepit by the day. Some of the more run down buildings suffer because owners have financial difficulties, while others are simply neglected. Additionally, there are artifacts such as the former Glen Spey Church stone steps that bear consideration for preservation.

Land Use

The current land use is mixed, with several religious and cultural institutions as well as recreation, civic, and commercial enterprises, as well as a diversity of housing types.



Architecturally interesting gold domed Ukrainian Church, St. Peter and Paul, located on Route 41, the High Road

Goals

Establish community policies to protect historic resources and identify the particular resources to be protected. This will help the Citizens of Lumberland recognize the historic value of property or a collection of buildings. Once a policy of historic preservation is created, The Town can seek to formally recognize individual historic structures or groups of structures. .

Lumberland desires to preserve the historic characteristics of this area while promoting commercial and residential development. The focus groups and surveys showed a desire for residential development to be inclusive of different population needs, this area should include affordable housing as well as housing for seniors.

Tasks

- 1 Form an Historic Preservation Committee to work on designating the area as a district, identifying significant structures, and working with owners to place these structures on the register. Designated buildings are eligible for funding from multiple sources. (See Appendix for information on historic preservation.)
- 2 Adopt an historic preservation law which enables the community to designate properties as local historic landmarks, or groups of properties as local historic districts. This local law would also provide standards for protection of these designated properties
- 3 Under the guidance of the Town Board and the newly formed Historic Preservation Committee, create design guidelines, and an architectural review board to ensure the sensitivity of restoration and development to the historic nature of the district. Consider the advantages of adaptive reuse. If necessary, adapt building codes to accommodate guidelines and standards.
- 4 Provide training to the code enforcement officers so they can enforce these new regulations, and work with owners to properly maintain or restore buildings.



Aerial view of Glen Spey

Glen Spey

George Ross Mackenzie, a vice president and manager of the Singer Sewing Machine company, was an early visitor to the area. Mackenzie eventually built his estate in this area partly because it reminded him of his native Scotland. The hamlet of Glen Spey is the Town seat and center of Lumberland, and is bordered by all other hamlets. The Town sprung up and grew with the development and prosperity of the Mackenzie family. George Ross Mackenzie built eight mansions in Lumberland, some of which still exist. Today, Glen Spey is still growing and prospering with the George Ross Mackenzie Elementary School, government offices, and newly founded Circle Park. Slightly outside the center's core are the Post Office, Bisland Insurance Agency and the local country store.

Assessment of Current Conditions

Geographically speaking, Glen Spey is the center of the Town of Lumberland and at the crossroads of two main County roads. It is also the community center of the Town in the sense that many vital services and resources are located here, including government offices, the Town garage, a post office, an elementary school, Circle Park, police headquarters and a firehouse.

Land Use

The current zoning in the hamlet core of Glen Spey is Hamlet Development, which allows for the development of multiple types of land uses and sets the minimum lot size at one (1) acre. The area surrounding the core in this

district is Rural Residential and Rural Forest, which have minimum lot sizes of two (2) acres and five (5) acres respectively. Land uses include civic, commercial, recreational and residential.

Goals

Given the availability of services and resources, Glen Spey stands out as a likely location for future mixed-use development. Light commercial development along the Proctor Road/County Route 42 axis will be encouraged and controlled within a designated commercial area. Design guidelines for new development will be established and enforced within this commercial area as a means of protecting the rural character of the area. This corridor will provide for smaller minimum lot sizes than will be required for other parts of Glen Spey in order to keep commercial development contained and accessible.

Residential development in Glen Spey will vary according to the proximity of a development's location to the center of the hamlet. Senior housing will be encouraged in areas close to businesses and services in order to assure that seniors, who may have limited mobility, will have ample access to these institutions. Senior housing may include mixed-use developments with both senior housing units and commercial units. Multi-family units will also be encouraged near the commercial corridor to accommodate individuals and families that may not be able to afford the large lots required elsewhere in town. These individuals will include a variety of lifestyles.

Lot sizes of 3 to 5 acres will be required for all residential development as opposed to commercial development, which will be based on environmental feasibility along the designated commercial area in Glen Spey.



Lumberland's Town Hall

Tasks

- 1 The Town will establish a marker at the four corners of Glen Spey (corner of Proctor Road and Route 42) that will signal to visitors that they are in fact in the hamlet of Glen Spey. This will be in the form of a decorative sign, informational kiosk, clock tower or other structure that will be designed to blend with the existing character of the Town.
- 2 The Town will investigate the potential purchase of a property for future development of a community center/ youth center, or mixed use, commercial/residential development. The Town will also explore other avenues that may attract commercial development, in the form of small shops and boutiques, to this piece of property. Walking paths may provide a pedestrian friendly link between this location and Town facilities, such as Town Hall, Circle Park and the senior center.
- 3 The Town will create a committee which will be responsible for the development of a hamlet plan for the four corners of Glen Spey. This committee should involve several agencies from the Town and County, such as the IDA and Partnership for Economic Development, and it should explore available programs that may support such a plan. An office park is one example of potential development for this committee to explore. The committee should consider low rent businesses such as take out restaurants.



Archway entrance to community built Circle Park in Glen Spey.



Baran's Pond Eddy Restaurant and Motel. Photo from circa 1950..

Pond Eddy

Pond Eddy originated as a canal and railroad community. The community had a population of less than 100 in the early days of the canal. There was originally one Methodist Church, a school in a barn, a hotel, a telegraph office and about 18 homes in the hamlet. Jacob Portz started a hotel and bar around 1885 in Pond Eddy. Rixton's Hotel was located by the riverbank and Decker's Bridge.

By the 1930's, electricity came to Pond Eddy and by the 1940's most families living in the hamlet had their own telephone. A Post Office, one of two located in the township is a source of pride for the community.

Assessment of Current Conditions

This is an area where history has been well preserved and the steep slopes in Pond Eddy leave very little room for further physical development. For the most part, the neighborhood is attractive and well kept. Due to its proximity to the Delaware River and the Mill Brook flowing through center of this hamlet, portions of Pond Eddy are prone to flooding.



The Millbrook in Pond Eddy

Land Use

The current zoning for the core hamlet of Pond Eddy is Hamlet District. The Hamlet District allows for the development of multiple types of land uses and sets the minimum lot size at one (1) acre. The area surrounding the core hamlet is zoned Rural Residential, Rural Forest, and River District, which allow for two (2) acre and five (5) acre lot sizes. The area is predominantly residential, with a post office a firehouse, and several other amenities, including religious and commercial uses.

Goals

There is ample opportunity to highlight and improve the community's existing assets. These assets include the Pond Eddy Bridge, Nolan's and Millbrook, Berme Church Road, access to Eagle's Nest nature trails in Pennsylvania, a town park, and areas of historic significance.

Tasks

One of the best ways to help a community with issues such as Pond Eddy's is to have a charrette, or visioning workshop, which would give residents the ability to map out improvements. Some of the improvements that should be incorporated include:



Beautifully renovated Pond Eddy house.

1. Highlight the historic nature of the Berme Church Road and make the area around a historic district
2. Create Viewing Areas
3. Create trails and linkages to Pennsylvania side where there are already multi-use trails (Eagle Nest)
4. Reach out to Fire House to possibly create a Museum, or other community use.
5. Build out the existing businesses on Route 97, reach out to owners, work to create incentives to re-establish this area with thriving businesses.
6. Consider low rent businesses such as take-out restaurants.
7. Work with Sullivan County Soil and Water Conservation District to assess flooding. Apply to their stream programs for remediation, replanting, and debris removal where assessment shows this would be beneficial.
8. Work with FEMA on designation of flood plains.



Pond Eddy Bridge

Hillside

The hamlet of Hillside lies in the western corner of Lumberland. Like the name implies, the area is very hilly and rugged. A Native American cemetery and artifacts have been found and there are extensive stone ledges and walls, evidence of early farms . One of the earliest forms of proprietorship in the area was the Kerr boarding house, circa 1846, an extensive farm featuring natural springs.



The Lock Ada Boathouse designed by W.R Proctor in 1912.

Companies such as Catskill Mountain Spring

Water, Inc. and Leisure Time Water took advantage of this pristine water by bottling it and selling drinking water.

Hunting and trapping were big, as Hillside and Lumberland are abundant with wildlife.

Residents of Hillside do not have a commercial core, and lack local services such as a post office and general store. They rely on nearby hamlets such as Barryville for mail and Eldred for local shopping. There is an antique shop and a Bed and Breakfast on Route 97 .

Farther up in Hillside, in an area surrounding Loch Ada Lake, is where the original estate of William Ross Proctor once stood. Proctor was the treasurer of the Singer Sewing Machine Company, and, along with company president George Ross Mackenzie, had an elaborate estate . It was situated around Haggais Pond, which is now known as Loch Ada. His original mansion was designed by H. J. Hardenberg , who also designed the Waldorf Astoria and Hotel Martinique. Only portions of the estate remain with the boat house and bridge in an excellent state of preservation.

Assessment of Current Conditions

The population has grown in Hillside, but it is still rural and serene. In addition to year round residents, there are a large number of seasonal and weekend residents who come to the area for the beauty and scenic charm of the country.

Land Use

The current zoning in Hillside is a mix of Rural Residential, Residential forest, Lake District and Hamlet District , which allow for a mix of residential densities. Overall, the current land use is residential with two summer camps. The character is still very rural, and there is tremendous desire to keep it that way.

Goals

Retain rural qualities by promoting sensible development. Many guidelines for sensible development such as conservation subdivision and soil based zoning are contained in the “Feature Based Development Standards” and “Policy Guidelines” sections.

Tasks

1. Keep baseline zoning large lot, a minimum of 5 acres, to maintain rural characteristics.
2. Reach out to the public to make developers and residents aware of guidelines.



The rural appeal of Hillside.



Road through the Mohican Lake area. The Lake can be seen on the right side of the photograph

Mohican Lake

To the north of Glen Spey lies Mohican Lake, a 180 acre lake with eight miles of shore line. Originally named Long Pond, the lake is long and narrow and was purchased by the Mohican Lakes Corporation in 1925. The lake was once a part of the Chapin Estate, which covered most of Glen Spey. Mohican Lake has many permanent residents, as well as many summer residents that enjoy Mohican Lake for its scenic beauty and recreational opportunities such as ice fishing, skating, boating and swimming.

Assessment of Current Conditions

The lots for Mohican Lake were originally created for a summer camp type experience, and are not large enough to accommodate modern code requirements for septic and wells. While many of these cottages have become year round homes, other parcels remain undeveloped due to inadequate size. There is a potential for these houses to become a health problem if sewage contaminates groundwater supplies. As time passes, more of these homes

become year round, and residents build extensions to their houses, the potential for adverse health issues is greatly increase.

Land Use

The current zoning is Hamlet District, and the predominant use is residential, but the neighborhood abuts the 800 acre Camp Champion. Mohican Lake district is home to a popular restaurant and bar called The Mohican Inn, as well as a motel. It is important to mention that a number of the residences have substandard lots and septic systems.

Goals

The Mohican Lake district presents many possibilities to create an asset for Lumberland. The community is a very quaint and attractive settlement with many amenities. Ensuring the health of the residents is the primary goal and this entails constructing a sewage treatment plant to protect groundwater and surface water that eventually flows into the Delaware.

Tasks

1. Form a water district to define coverage area and help finance construction and maintenance. It should accommodate existing houses and undeveloped parcels on Mohican Lake, as well as allow reasonable future development.
2. Research funding for a sewage treatment facility. State and Federal funds are available to communities through a number of community assistance grants.
3. Work with engineers, State Department of Health and other towns and villages such as Fallsburg and Narrowsburg to get input on designing, constructing and operating a sewage treatment facility.



The New York State Department of Environmental Conservation Viewing Area

Mongaup River Valley

The Mongaup River, which means, “a branch with tree feathers”, creates the eastern border of this district.

The district is the area at the entrance to Lumberland from the Port Jervis direction as well as the entrance to the Town from the town of Forestburgh.

The D and H Canal crossed the Mongaup River in a wooden aqueduct and was the center of a development which stopped flourishing when the Canal ceased operations. Due to a buy out of properties in 1992, many of the buildings were demolished or moved.

Assessment of Current Conditions

Many parcels in this area are owned by the New York State Department of Environmental Conservation and are forever protected. There is some development occurring, but the area embodies an undeveloped sense of natural beauty that the residents of Lumberland appreciate.

Land Use

The existing zoning is Rural Residential and Residential forest, which allows for residential development.

The predominant use is conservation and residential.

Goals

The rural wooded bucolic beauty of this area needs to be preserved beyond the existing protected lands.

Increase the possibilities for public access and enjoyment of public lands.

Tasks

1. Make this area 5 acre minimum base for lot calculation and mandatory conservation subdivision, and encourage public access and connectivity of the open space portions of the subdivisions.
2. Promote and expand where possible the Akesson Road Hiking Trail. This trail currently starts where the D and H Canal crossed the Mongaup River, and follows the River up the Rio Dam. Link this trail to the trails in Orange County and Pennsylvania, as well as to the proposed trail system along the Delaware River.

Feature Based Development Standards

The Feature Based Development Standards section sets forth recommendations to guide development based on aspects such as proximity to water and wetlands, steepness of slope, and soil quality. Respecting these features is important to maintain those qualities identified as important by residents in the survey done for this Plan. This section sets forth land use management techniques consisting of superimposing additional regulatory standards, or applying specific development criteria onto existing zoning provisions based on the characteristics of the land.

Conventional zoning prescribes one minimum lot size for a particular use throughout each zoning district, along with a residential density uniformly applied to each parcel of land in the district. Other planning tools, such as those recommended in the following sections will allow more flexibility to control unwanted development while promoting desired development.



View from County Route 31 in Lumberland.

Steep Slopes

There are a number of issues associated with development on steep slopes, hillsides, and ridgelines. Foremost among them are health, safety, and environmental considerations that arise when planning development in steep areas. Another factor is the aesthetic quality of hillsides and ridgelines that can be lost when they are developed. Lumberland residents, second homeowners and visitors place great value on the Town's natural resources. Protecting hillsides and steep slopes from development helps to preserve those unique environmental qualities that people value. Furthermore, development on steep slopes can have an adverse effect on water quality as a result of increased erosion and sedimentation.

Many municipalities ban outright development on slopes in excess of 15-25% (currently, Lumberland places development on slopes steeper than 15% as a special permit.) In addition, grading controls are often used in conjunction with steep slope laws. Grading controls typically outline erosion control measures (such as the use of silt fences) that must be undertaken in conjunction with site grading, but can also specify the maximum percentage of a parcel that can be graded, limit the volume of earth that can be disturbed or removed from the site, and /or specify the times and manner in which grading is done.

Assessment of Current Conditions

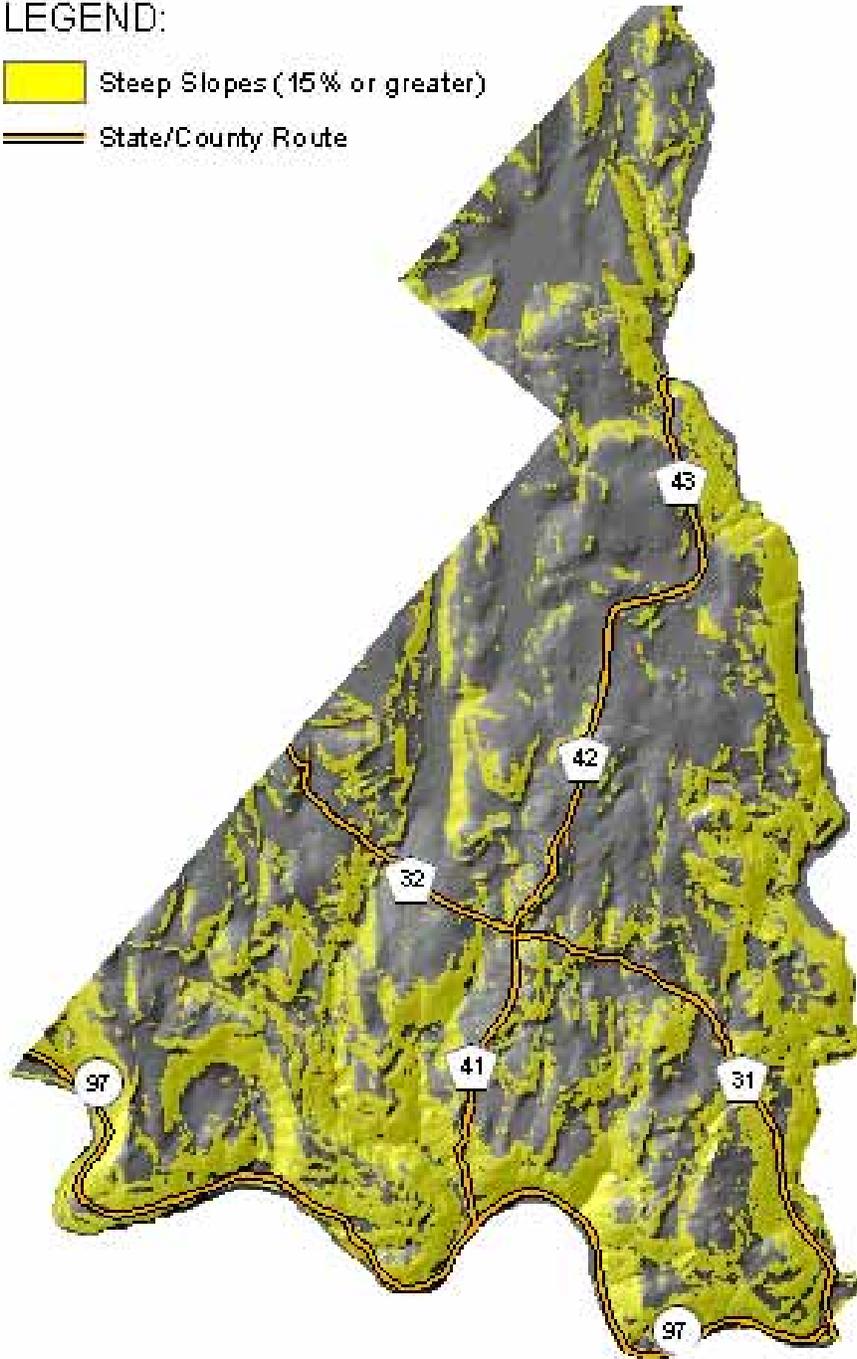
Lumberland has many steep slopes, that affect the land's ability to support development. In addition to the health, safety and environmental considerations, many of Lumberland's slopes provide the views seen from the Upper Delaware, the Scenic Byway Route 97, and the Mongaup Valley. These views are highly valued by the Town's residents and visitors alike.

Goals

Regulate the intensity of use in areas of steeply sloping terrain in order to limit soil loss, erosion, excessive storm water runoff, the degradation of surface water and to maintain the natural topography and drainage patterns of land. Through zoning and building regulations protect the current and future residents of Lumberland from development on soils and slopes that will not sustain development. Further protect the rural qualities and scenic assets of the Town.

LEGEND:

-  Steep Slopes (15% or greater)
-  State/County Route



Map of Steep slopes

Tasks

1. Create zoning regulations that prevent and control development on steep slopes. While this may mean that some parcels will not be able to be developed, it will prevent significant problems associated with this type of development. Appendixhas examples of zoning ordinances that can be modified to work with Lumberland's unique features. However, no ordinance adopted should allow development, grading or stripping of vegetation on slopes of 15% or greater.



Erosion mitigation along Route 97 in Lumberland

Soils

Soil is not unrelated to slope. However, soil based development issues can exist regardless of slope. Soil-based zoning districts base development density on the capability of on-site soils to support development. This technique is increasingly popular in small towns that rely on individual septic systems and wells, towns like Lumberland. The permitted density is derived from analysis of soils survey. Density limits are based upon factors such as soil permeability, depth to bedrock or seasonal high water table and gradient. Overall performance standards can be used to require permitted uses to comply with specific standards ensuring that slope and soil conditions can sustain the proposed use or density without threatening the public health, safety or welfare. Performance standards can create an additional review either for uses permitted by right or uses that require a special permit.

Assessment of Current Conditions

The qualities of Lumberland's soils are critical to determining the ability of the land to support development. Soil permeability is critical to the ability of the ground to absorb storm water and therefore defines in part both the degree and frequency of floods and the extent of groundwater recharge upon which individual wells depend. Soils that are easily eroded present special problems for construction and site maintenance.

The effectiveness of septic tank drain fields in properly discharging and treating liquid wastes is greatly dependent upon the soil characteristics of permeability, depth to bedrock or hard pan, and depth to seasonal high water table. According to the Sullivan County Soils Survey, 95% of Lumberland's soils have severe limitations for septic systems. This is due primarily to the presence of shallow bedrock high water tables, impermeable soil layers, steep slope, or combinations of all four conditions.

Goals

Steer Lumberland's development to those areas where the soils can accommodate development pressures. Ensure new development is not forced into using overly complicated, high maintenance septic systems, while preventing development of systems that would be inadequate and fail. It is a goal to use soils as a basis for determining what development is appropriate.

Tasks

1. Rewrite existing zoning codes to have soil based standards. Appendix has examples of soil based zoning. A copy of the soils map can be viewed at the Lumberland Town Hall.

Soils Most Common to Lumberland

Soil type symbol	Soil type	Total Acres	Percent of Town
WIC	Wellsboro and Wurtsboro soils, strongly sloping, extremely stony	5253	16.77
WuB	Wurtsboro loam, 3 to 8 percent slopes, stony	2323	7.41
SrB	Swartwood gravelly loam, 3 to 8 percent slopes, stony	2150	6.86
AIC	Arnot-Lordstown complex, 0 to 15 percent slopes, very rocky	1879	6.00
W	Water	1726	5.51
LoB	Lordstown silt loam, 3 to 8 percent slopes, stony	1356	4.33
VaB	Valois gravelly sandy loam, 3 to 8 percent slopes	1351	4.31
SwE	Swartwood and Lackawanna soils, steep, very stony	1211	3.87
AIE	Arnot-Lordstown complex, 15 to 35 percent slopes, very rocky	1143	3.65
WuA	Wurtsboro loam, 0 to 3 percent slopes, stony	1130	3.61
SrC	Swartwood gravelly loam, 8 to 15 percent slopes, stony	1084	3.46
VaC	Valois gravelly sandy loam, 8 to 15 percent slopes	840	2.68
VaF	Valois gravelly sandy loam, 35 to 50 percent slopes	777	2.48
ArF	Arnot-Rock outcrop complex, 35 to 70 percent slopes	696	2.22
WuC	Wurtsboro loam, 8 to 15 percent slopes, stony	689	2.20
ScA	Scriba loam, 0 to 3 percent slopes, stony	605	1.93
LrC	Lordstown-Arnot complex, 8 to 15 percent slopes, very stony	586	1.87
VaD	Valois gravelly sandy loam, 15 to 25 percent slopes	467	1.49
SeB	Scriba and Morris loams, gently sloping, extremely stony	420	1.34
WeB	Wellsboro gravelly loam, 3 to 8 percent slopes	382	1.22
VaE	Valois gravelly sandy loam, 25 to 35 percent slopes	363	1.16
SrD	Swartwood gravelly loam, 15 to 25 percent slopes, stony	309	0.99
ArC	Arnot-Rock outcrop complex, 0 to 15 percent slopes	302	0.96
ArE	Arnot-Rock outcrop complex, 15 to 35 percent slopes	288	0.92
Ne	Neversink loam	279	0.89
Pa	Palms muck	235	0.75
Fu	Fluvaquents-Udifluvents complex, frequently flooded	229	0.73
Ad	Alden silt loam	220	0.70
LaC	Lackawanna channery loam, 8 to 15 percent slopes	186	0.59
Ca	Carlisle muck	180	0.57
Ce	Carlisle, Palms, and Alden soils, ponded	175	0.56
AoC	Arnot-Oquaga complex, 0 to 15 percent slopes, very rocky	172	0.55
Nf	Neversink and Alden soils, very stony	172	0.55
ScB	Scriba loam, 3 to 8 percent slopes, stony	135	0.43
RhB	Riverhead sandy loam, 3 to 8 percent slopes	122	0.39
ChB	Chenango gravelly loam, 3 to 8 percent slopes	120	0.38
SwF	Swartwood and Lackawanna soils, very steep, very stony	109	0.35



Pond on Hollow Road

Lake and Water Features

The hydrological features in Lumberland are abundant and interconnected. They include rivers, streams, aquifers, lakes, reservoirs, and wetlands. The purity of the drinking water that flows from the wells through the faucets all over the Town is dependent on the purity of these water bodies, and the ability to adequately recharge the groundwater. Furthermore, the beauty of these features are highly valued by the Town's residents

Assessment of Current Conditions

Lumberland has many bodies of water, most of which are beautiful and clean. There are some which are currently compromised, and others which may become polluted if development along their shores is not sensitive. Currently, the Town's Environmental Council is measuring baseline quality of the Town's surface water.

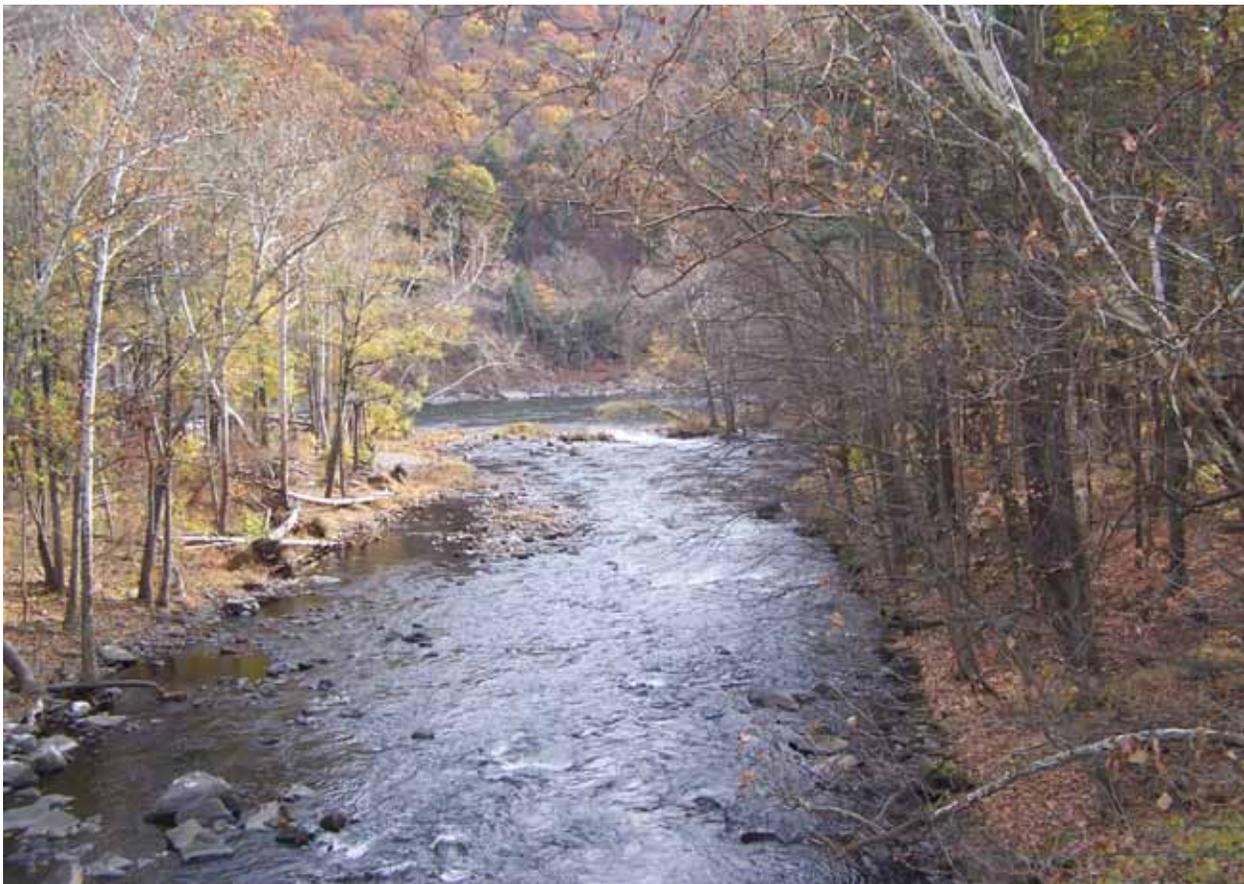
Goals

Create zoning and building regulations that will protect the quality of Lumberland's numerous ponds and lakes.

Monitor the existing conditions, and watch for changes in conditions.

Tasks

1. Create an overlay zone for all lakes, streams and wetlands. This overlay zone will include set backs, development standards, and other requirements for developing in these areas. Appendix ...has examples of zoning requirements that can be modified to work with Lumberland's unique features.
2. Research the legality of keeping certain lakes motorboat free. This will keep emergency costs down for Lumberland as well as maintaining the water quality of the more pristine lakes.
3. Continue to support the Town's Environmental Management program, which currently is working on a stream assessment. Expand this program where possible.



Mongaup River feeding into the Delaware River

Policy Guidelines

The Policy Guidelines section makes Town wide recommendations based on priorities expressed in the focus groups and survey. These guidelines are for economic development, senior and affordable housing and are not tied to any specific geographic area or geologic features.



An example of well maintained traditional architecture

Economic Development

Introduction

The overall consensus in the Town is to remain rural and to focus primarily on residential development rather than commercial development in the future. With this in mind, however, the Town must plan accordingly for future economic development to be done wisely and to fit within the context of the Town to ensure a balanced tax base. By balancing residential and commercial development safe growth will be ensured. The commercial development that the town would like to attract should be compatible with existing businesses and should not depreciate land values in any way that is detrimental to the town.

Assessment of Current Conditions

The majority of the town is low-density residential development with minimal commercial development. The town will need to plan for commercial development to ensure a balanced tax base and to minimize its impact on the town. Currently almost all of the Town's commercial development happens within the vicinity of Glen Spey and Pond Eddy. It is appropriate to maintain these areas as potential commercial areas to create a stronger sense of community in these hamlets. Unfortunately the current trend is for the Town's youth to graduate and move to another area as there are few, if any options for securing a job or developing a career. In order to plan for the future economic development, the Town needs to identify what types of businesses it would like to encourage and identify where they should be located.

Goals

The following goals have been identified to address economic development:

- Limit economic growth to appropriate commercial areas to create a balance between residential and commercial development that achieves safe growth.
- Utilize mixed-use development appropriately to achieve a combination of commercial uses, low-density residential and open space that complements the landscape of the town.
- Increase the overall tax base by attracting service and tourism related businesses that will benefit both the year round community and seasonal visitors, with focus on professional opportunities to retain our youth within the town.

Tasks

1. Work with the Sullivan County Partnership for Economic Development to assist potential businesses locating within Lumberland to ensure their success (i.e. business plans and financing.) Consider low rent businesses such as take out food restaurants.
2. Utilize the Sullivan County IDA to offer tax incentives to potential businesses, as well as, secure business loans for gap financing.
3. Research the Town's potential to offer tax incentives to current and future businesses.
4. Identify areas within the Town that are suitable for commercial growth and establish guidelines to ensure that the development complements the surrounding area.
5. Establish protocol for informing impacted residents of proposed commercial developments with a specified boundary.
6. Research the possibilities of creating shovel ready, or pre-approved, building sites for commercial development.
7. Promote the development of office space with tax incentives and by identifying and finding potential tenants.



One of the several businesses located in Pond Eddy

Housing

The survey and focus groups showed that Lumberland has a need for mixed income housing and a strong desire to avoid massing people with needs in substandard accommodations with no access to services or transportation. Further, there was a desire expressed for senior housing and retirement communities.

Assessment of Current Conditions

The cost of living in Lumberland is higher than in some of the neighboring communities due to the high taxes associated with land use that is predominantly residential. Unlike in other communities, these costs are not offset by commercial activity. The result is housing that is unaffordable to young families and housing that can become unaffordable to senior citizens.

Goals

Create mixed income communities that will provide housing for all income levels. Create and promote opportunities to develop senior housing and retirement communities. Develop energy efficient housing that has a low impact on the environment.

Tasks

1. Consider zoning laws that allow accessory dwelling units in secondary structures such as carriage houses, unused barns, and garages. These accessory units should be architecturally contextual with the neighborhood. Excellent examples of low cost well designed housing can be seen in Appendix....Also, see Appendix for an account of the Town of Montgomery where such zoning modifications were successful. It is possible to specify that secondary structures are to be used only by family members such as parents, grandparents or grown children.
2. Zone areas of the town for senior housing and retirement communities and offer density bonuses and tax incentives to developers to include a certain percentage of units affordable to families earning median income or less. These areas should have access to amenities, or be zoned to accommodate the development of amenities such as a small grocery operation or other service establishments.

3. Offer a bonus density or tax incentives to developers to provide a certain percentage of units affordable to people earning median income or below.
4. Require a certain percentage of development over a designated unit count to be affordable units. This is called inclusionary zoning. When necessary, a developer may offer to provide these units in a location other than the site triggering the requirement.
5. Research funding opportunities with the State Department of Housing and Community Renewal to develop affordable housing in Lumberland.



House tucked in below the ridgeline with a view of the Delaware River

IMPLEMENTING THE PLAN

Implementation is the most important part of this document. For any of the ideas and goals expressed here to become a reality, action must be taken. To make this easier, all of the recommendations from each of the chapters has been placed in a table labeled "Implementation." For easier reference, the sections from which the recommendations came is shown, as well as who needs to be taking the action, and a priority level for when the action should be taken.



House with pond in Hillside

GLOSSARY

Charrette In urban planning, the charrette has become a technique for consulting with all stakeholders. Such charrettes typically involve intense and possibly multi-day meetings, involving municipal officials, developers, and residents.

Circle Park On October 13, 2004 the Lumberland Town Board appointed volunteers to serve as the Community Park Advisory Committee and resolved that a 9+ acre parcel adjacent to the Town Hall be forever mandated as a Town Park. As a group of dedicated "grass roots" volunteers, Circle Park's first goal bound together the Town's best resources of citizenry, civic, school, and business groups to create and maintain a park for the residents of and visitors to Lumberland.

Conservation Subdivision Conservation Subdivision is a development technique used to help communities preserve open space and natural areas in residential housing developments. Conservation subdivision strategically groups home construction on the development site to protect sensitive and valuable open space, habitat, and other environmental resources. A study by the [Atlanta Regional Commission](#) revealed the following benefits of conservation subdivision:

- Protected water quality
- Protected wildlife habitat
- Reduced infrastructure construction costs
- Reduced maintenance costs
- Reduced demand for publicly funded green space
- Means for expanding public trails and greenways

County Endangered Property Protection Program (EPPP)

D&H Canal (The Delaware and Hudson Canal) a 108-mile, man-made waterway. Active from 1828 to 1898, this canal utilized mules to pull barges carrying anthracite coal along river valleys from Honesdale in northeastern Pennsylvania to Eddyville on the Rondout Creek near the villages of Kingston and Rondout.

Federal Emergency Management Agency The primary mission of the Federal Emergency Management Agency is to reduce the loss of life and property and protect the Nation from all hazards, including natural disasters, acts of terrorism, and other man-made disasters, by leading and supporting the Nation in a risk-based, comprehensive emergency management system of preparedness, protection, response, recovery, and mitigation.

Forest Management Program New York State Department of Environmental Conservation foresters serve private forest owners by advising on management activities tailored to meet individual ownership goals. Foresters provide expert advice on wildlife habitat improvement, erosion control, tree planting, recreation enhancement, sugar bush management and silviculture. Federal cost-sharing programs and the state prop-

erty tax reduction programs are administered by DEC foresters.

Hamlet a small settlement, too small to be considered a village

Kiosks A self-contained, stand-alone unit that houses information such as area maps, usually located in a public area

Scenic Byway The New York State Department of Transportation classification. “A scenic byway is a road, but not just a road. It’s a road with a story to tell. A scenic byway might offer magnificent views or fascinating historical sites or amazing wildlife. It might offer access to an exhilarating array of outdoor activities or reveal captivating cultures, spellbinding art or spectacular structures...whether a scenic byway offers one or many of these things, it always offers a great experience.”

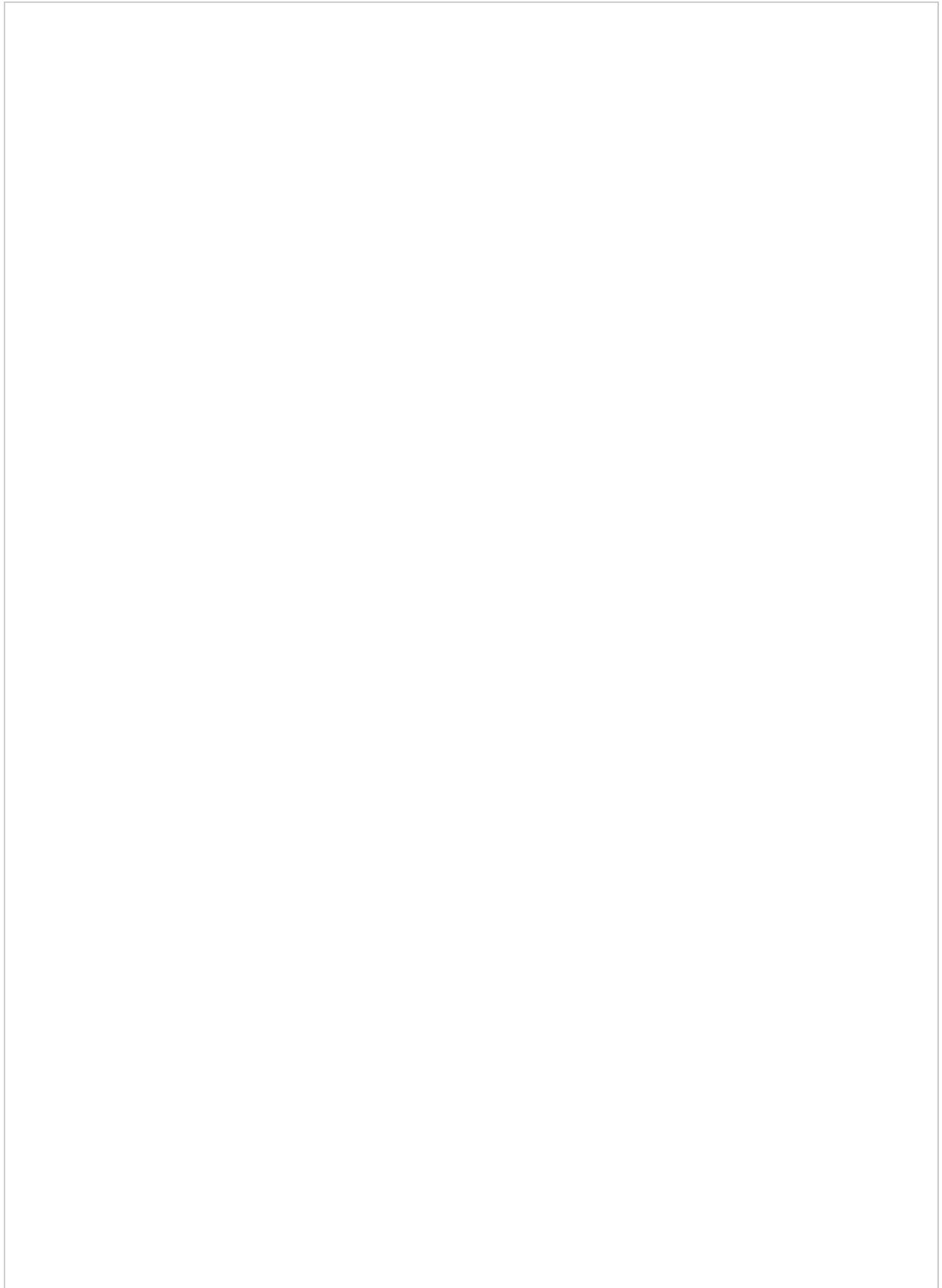
State Department of Environmental Conservation (DEC) The DEC website describes the state agency as, “working from regional offices across the state and a central office in Albany, some 3,500 DEC staff pursue scientific assessment and vigorous action to protect and enhance New York's environment and natural resources. Each regional office serves communities within its boundaries. The DEC regional office that serves your county is your first point of contact for all issues, including: obtaining and renewing DEC permits; reporting environmental or natural resource problems; finding the best places to hunt, fish and enjoy the outdoors, or reaching any DEC program for any reason.”

<http://www.dec.state.ny.us>

Sullivan County Industrial Development Agency (IDA) A public benefit corporation created to attract and enhance industrial and economic development.

<http://www.sullivanida.com/>

Upper Delaware Council (UDC) was established in 1988 as a partnership of land, water, and people working together to conserve the Upper Delaware Scenic and Recreational River, a Congressionally-designated component of the National Wild and Scenic Rivers System since 1978. Voting members of the non-for-profit corporation are the two states (New York and Pennsylvania) and 11 local governments (eight New York Towns of Hancock, Fremont, Delaware, Cocheton, Tusten, Highland, Lumberland, and Deerpark, and three Pennsylvania Townships of Lackawaxen, Shohola, and Westfall) that border on the Upper Delaware River. The Delaware River Basin Commission is a non-voting member. The UDC operates under a Cooperative Agreement with the National Park Service as the oversight body responsible for the coordinated implementation of the River Management Plan for the Upper Delaware Scenic and Recreational River. Contact: UDC, P.O. Box 192, 211 Bridge St., Narrowsburg, NY 12764; Phone (845) 252-3022; Fax (845) 252-3359; E-mail (for Executive Director Bill Douglass, udcdouglass@hvc.rr.com or for Public Relations Specialist Laurie Ramie, udcramie@hvc.rr.com); Website pending.





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