A Land-Based Approach to Growth: An Analysis of the Town of Thompson

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Private Lands, Public Benefits

Open Space Resources and Preferred Growth Areas in the Catskills
OSI Report Methodology

- Over 20 open space resources were collected from trusted sources and mapped
- Grouped resources into four open space categories: farming, drinking water, recreation, wildlife habitat
- Analyzed the footprint of development and the extent of regulatory, legal and natural limitations to development
- Preferred growth areas are identified because they do not overlap with the open space resources data layers (agriculture, water quality, recreation and habitat), protected lands, developed lands and regulated lands and steep slopes.
- At a regional scale, these areas represent a good estimate of available land for development that avoids direct impact on the open space resources.
Why Thompson?

• 49% of Town classified as Preferred Growth Area
• Large proposed project in a pre-determined geographic area
• Town was a willing partner in the analysis
• Additional data readily available
Map 1: Town of Thompson - Preferred Growth Areas

- Village of Monticello
- Water/Sewer Districts
- Developed Lands
- Preferred Growth Areas
- Wastewater Treatment Stations

Open Space Institute

Primary Preferred Growth Area

- Harris Sewer District Unused Capacity: 50,000 Gpd
- Kubachens Unused Capacity: Unknown
- Kamesha Sewer District Unused Capacity: 500,000 Gpd
- Sackett Lake Sewer District Unused Capacity: 100,000 Gpd
- Monticello Unused Capacity: 1,600,000 Gpd
- Emerald Green Sewer District Unused Capacity: 100,000 Gpd
Location of PRD Zone

Source: Executive Summary, DGEIS, Concord Associates LP
Aerial View of PRD Zone

Source: EPT Concord Resort
DRAFT DGEIS & PHASE 1 DEIS SCOPING OUTLINE
PRD Zone Analysis

• Developed lands= ±450 acres/25%
• Preferred growth areas= ± 615 acres/35%.
• Natural Resources= ± 332 acres/19%
• Aquifer= 374 acres/21%
• The PRD zone includes the Kiamesha Sewer District which currently has approximately 500,000 gpd of unused capacity.
Conclusion

• Regional data sets from “Private Lands...” report are applicable on a smaller scale
• Data is one of many tools to use when planning for growth
• Important to supplement with local information (wwtx, roads, special districts, zoning)
• Results do not supplant SEQRA
• Development and natural resource protection can co-exist with good planning and documentation