

***TOWN
OF
LEXINGTON***

***COMPREHENSIVE
PLAN***

***ADOPTED
DECEMBER, 2003***

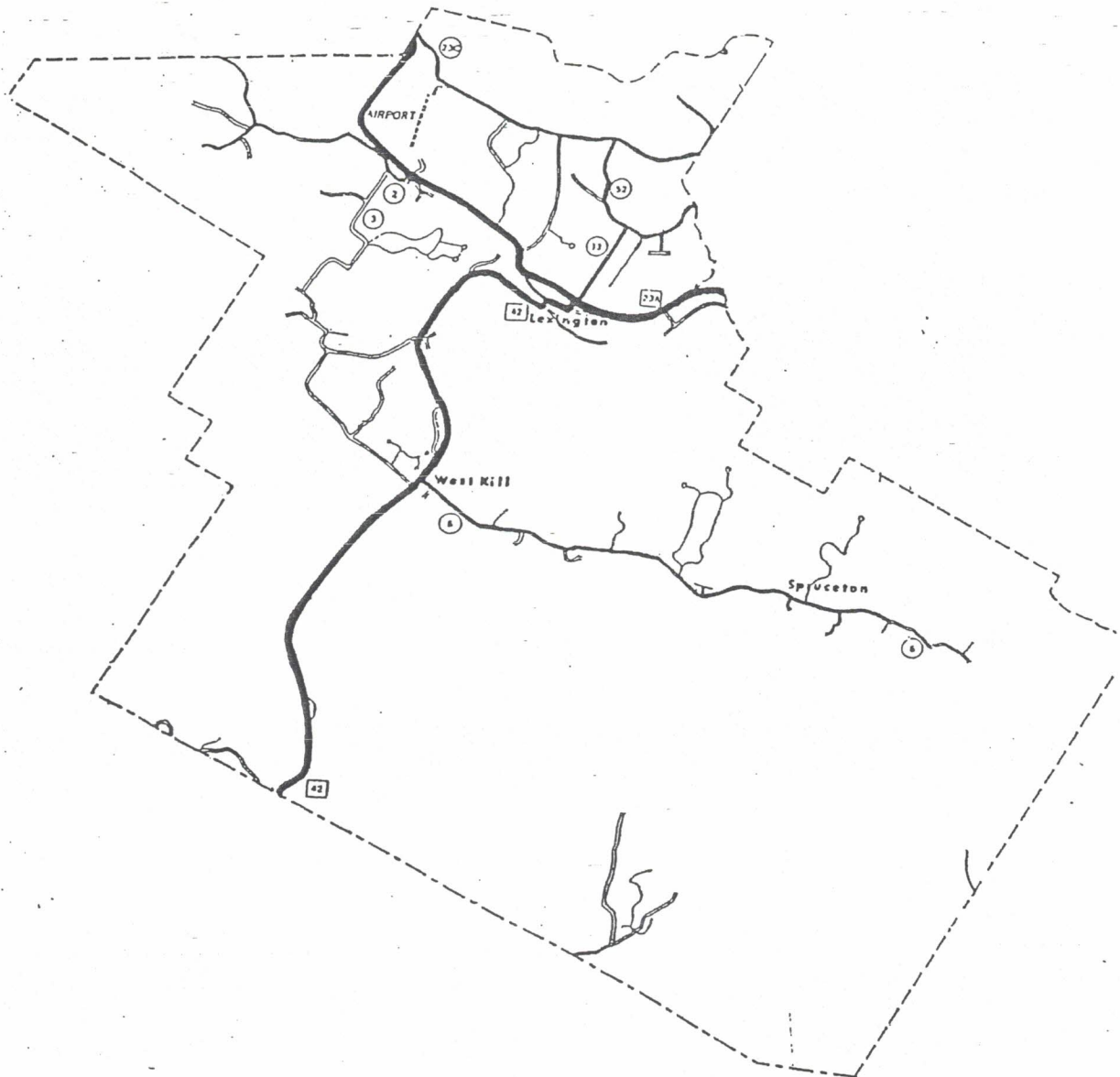
TABLE OF CONTENTS

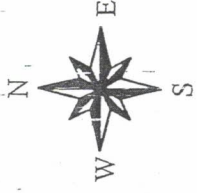
I. INTRODUCTION	3
A. The Comprehensive Plan	3
B. How the Comprehensive Plan was Prepared	4
II. GOALS OF THE COMPREHENSIVE PLAN	5
A. The Public Opinion Survey	5
1. Opinions on Development Priorities	5
2. Problems and Goals Facing the Town	7
B. Vision for the Town	9
C. Planning Goals for the Town of Lexington	10
1. Protect Rural Character and Social and Economic Stability of the Town	10
2. Emphasize Growth in the Hamlet Areas	11
3. Expand in Proximity of Hamlets	11
4. Minimize Conflicts Between Development and Existing Resources ..	11
5. Preserve Agricultural Lands	11
6. Promote the Preservation of Historic Sites	11
7. Provide Transportation System With a Minimum of Conflicts and Maximum Safety	11
8. Single Family Dwellings Should Be Encouraged	12
9. Heavy Commercial and Industrial Development Should Be Discouraged in the Town	12
10. Affordable Housing Should Be Encouraged	
III. EXISTING CONDITIONS	12
A. Physical Features	12
1. Introduction	12
2. Soils	12
3. Slopes	15
4. Flood Plains	17
5. Wetlands	19
6. Aquifers	21

7.	Stream, River and Lake Classifications	22
B. New York City Watershed		25
1.	Land Acquisition Program	25
2.	Watershed Protection and Partnership Programs	27
3.	New York City Watershed Regulations	27
C. Public Facilities		32
1.	Introduction	32
2.	Education	32
3.	Municipal Buildings	33
4.	Library	33
5.	Public Recreation Areas	33
6.	Police Services	33
7.	Fire Protection	34
8.	Health Care Facilities	35
D. Existing Land Use		35
1.	Land Use Survey	35
2.	Land Use Categories - 1990	36
3.	Residential Parcels	40
4.	Implications	40
E. Population		43
1.	Population Trends	43
2.	Population Characteristics	44
3.	Population Distribution and Density	46
4.	Population Projections	47
5.	Implications of Population Growth	47
F. Transportation and Circulation		48
1.	Introduction	48
2.	Lexington and the Surrounding Region	49
3.	Town of Lexington Highway System	49
4.	Parking	51
5.	Plan Objectives	51
6.	Circulation Plan Recommendations	52
7.	Plan Implementation	52

IV. LAND USE PLAN	55
A. Main Ingredients of the Land Use Plan	55
1. Development suitability Ratings: Physical Determinants of the Plan	55
2. Planning Policies: Cultural Determinants of the Land Use Plan	57
B. The Land Use Plan	58
C. Zoning Law Revision	61

Town of Lexington

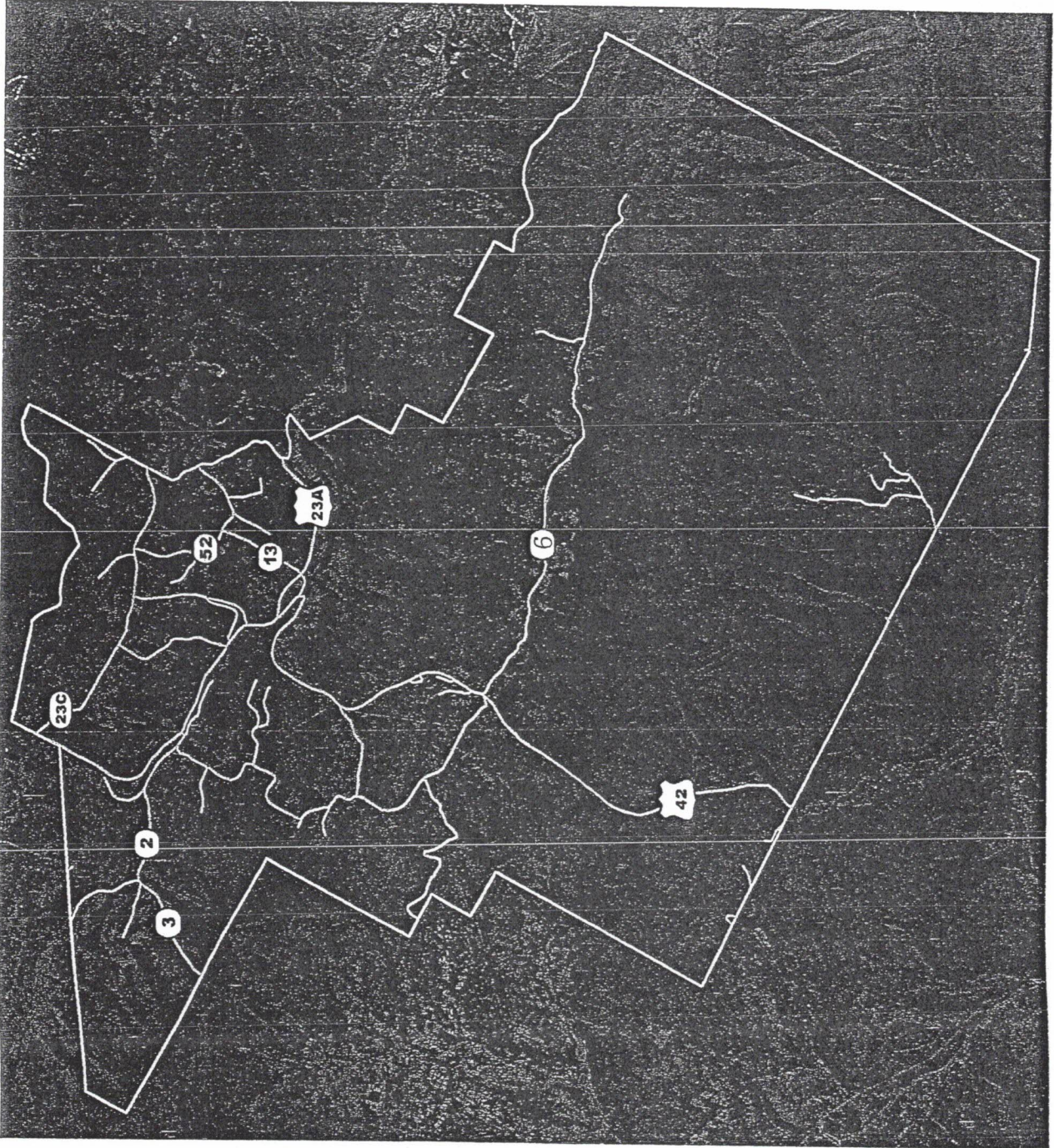




Town of Lexington Infra-red Aerial Photo

Legend

Roads
Town Boundary



Scale 1:120000
2 0 2 4 Miles

Map Produced by Greene County Soil & Water Conservation District November 2002
Note: GIS data are approximate according to their scale and resolution.
They may be subject to error and are not a subject for on-site inspection or survey.

COMPREHENSIVE PLAN FOR THE TOWN OF LEXINGTON

I. INTRODUCTION

In 1976 the Town of Lexington prepared a Development Plan Summary, which served as the Town's first Comprehensive Plan, and provided a basis for adopting zoning regulations in 1977. The 1976 Plan included short and long term policy recommendations and a Land Use Policy Map. Much of the material in the 1976 Plan is still applicable today. Some material, however, needs updating in response to significant changes in surrounding conditions, the most significant of which was the signing of the New York City Watershed Memorandum of Agreement by the Town of Lexington on January 21, 1997, and the promulgation of Watershed Regulations by the New York City Department of Environmental Protection effective May 1, 1997.

A draft revision of the 1976 Plan was prepared by the Town in 1992 with the assistance of the Greene County Planning Department, but the 1992 draft was never adopted by the Town Board. Much of the research done for the 1992 draft, including much of the text, has been incorporated into this Comprehensive Plan. This Comprehensive Plan provides the basis for an update of the 1977 zoning ordinance.

Although the resident population of the Town has been stable from 1990 to 2000, the growth experienced by Greene County and the intrusion of undesirable land uses has made Lexington and its surrounding neighbors aware of the problems that unplanned growth can bring. In order to provide a rational policy of development and for the preservation of a valued life style and environment for its residents, the Town has prepared this Comprehensive Plan.

Presented in this volume is a plan for the physical development of Lexington and the protection of its valued assets. It is based on both the goals of the community and the resources available, including the physical features, natural resources, existing uses of the land, population, community character, economic structure, and highway system. The Comprehensive Plan carefully fits all of these elements together to provide a guide for both public and private decisions that will determine how Lexington will develop in the future.

A. The Comprehensive Plan

This Comprehensive Plan meets the definition of a comprehensive plan provided by Section 272-a of the Town Law, namely, "the materials, written and/or graphic, including but not limited to maps, charts, studies, resolutions, reports and other descriptive material that identify the goals, objectives, principles, guidelines, policies, standards, devices and instruments for the immediate and long-range protection, enhancement, growth and development of the town" This Plan is a general guide for the ultimate development of the community. It is based on a

realistic assessment of the existing conditions, anticipated trends, physical features, and the social and economic functions of the Town of Lexington.

During the course of the studies and community meetings that went into preparing this Plan, the question was asked, "How can we best provide for the Town's future development?" From this question community goals and planning policies were determined. In turn, these goals and policies became the basis for the Comprehensive Plan.

The concepts and general principles expressed in this Comprehensive Plan have been designed to have long-term validity. Although the details may be modified over time, these concepts and general principles can be the basis for achieving stability as Lexington changes. They can provide continuity and reasonable consistency in both public and private development policies and projects. Future changes in the details of the Comprehensive Plan should be examined in the light of both the planning objectives and the overall goals of the Comprehensive Plan.

The Comprehensive Plan tries to indicate how the Town of Lexington should be developed in the next 10 to 20 years. It is a guide to future development. However, for this guide to achieve its purposes, the Town must carry out the objectives of the Plan continuously. Planning is a day-to-day process. As each parcel of land is developed the Plan is either implemented or rejected. Thus, the Town must actively participate in the development process if the Plan is to be fulfilled.

Finally, this Comprehensive Plan should not be viewed as an end product. While the Plan is now current and represents reasonable expectations of what will occur in the future, trends change over time and unforeseen developments will inevitably occur. The Plan should be updated as these changes take place. It should be viewed as a starting point, a beginning that needs revision to make it compatible with changing conditions as they occur.

B. How the Comprehensive Plan Was Prepared

The method used in formulating the Comprehensive Plan follows the generally accepted process of comprehensive community planning. First, the community's goals were ascertained. These goals provided a clear statement of what the Comprehensive Plan should achieve. The next step was to study the resources. This study helped to reveal the problems and needs of Lexington. As a third step, the Town's goals were revised according to existing resources. Once this final set of goals was determined, the Plan was prepared.

The Plan was prepared by the Comprehensive Planning Committee, appointed by the Town Board to make recommendations on the content of the Plan. The Committee was composed of representatives of the Town Board, the Planning Board, the Zoning Board of Appeals, the Building Department, and the general public. The Committee held a number of meetings in the Town Hall to review drafts of the Plan, with the assistance of a planning

consultant and a representative of the Greene County Soil and Water Conservation Service. A Draft Generic Environmental Impact Statement ("DGEIS") was prepared by the Town Board, and both the draft Plan and DGEIS were submitted to the public for review and comment at a public hearing and in writing, after which a Final Generic Environmental Impact Statement ("FGEIS") was adopted.

II. GOALS OF THE COMPREHENSIVE PLAN

A. The Public Opinion Survey

In the fall of 1990, the Town of Lexington began work on a revision of its 1976 Plan. As part of this effort, the Town Planning Board surveyed the opinions of the townspeople. The survey was mailed to all postal patrons in the Town. A total of 914 questionnaires were sent out and 147 were returned. In the fall of 2002, the Town repeated the process, sending the same survey to 1000 postal patrons, of which 220 were returned with responses. By using the same questionnaire the Town was able to judge any shift in the attitudes of permanent and seasonal residents over the intervening twelve years. Both sample sizes and responses were considered adequate for analytical purposes.

1. Opinions on Development Priorities

In 1990, 73% of the respondents were in favor of updating the Town's zoning, 15% were opposed, and 12% had no opinion. Fifty-one percent of respondents agreed that the Town's subdivision regulations should be updated. The 2002 survey results indicated remarkably little change. Approximately 73% of the respondents were in favor of updating the Town's zoning, and 27% were opposed. Approximately 53% agreed that the Town's subdivision regulations should also be updated.

Tables I, II and III show the responses to the survey questions taken in 1990 and 2002 on growth and development issues. Table I summarizes all responses, Table II breaks out responses from year-round residents and Table III breaks out responses from seasonal residents. In the 2002 survey, 14 of the 220 townspeople gave either unclear responses or none at all, making it difficult to determine whether they were seasonal or year-round residents of the Town of Lexington. These residents' surveys have not been used in calculating the percentages presented below.

TABLE I (ALL RESPONSES)

	<u>1990</u>	<u>2002</u>
	<u>Encourage/Discourage</u>	<u>Encourage/Discourage</u>
Commercial Development	48 (35%) / 90 (65%)	100 (48%) / 108 (52%)
Industrial Development	23 (17%) / 113 (83%)	30 (15%) / 172 (85%)
Single Family Housing	106 (77%) / 32 (23%)	114 (55%) / 92 (45%)
Condominiums/Apartments	19 (14%) / 117 (86%)	33 (16%) / 173 (84%)
Affordable Housing	50 (37%) / 86 (63%)	84 (39%) / 129 (61%)
Cluster Development	38 (29%) / 94 (71%)	27 (14%) / 170 (86%)

TABLE II (RESIDENTS)

	<u>1990</u>	<u>2002</u>
	<u>Encourage/Discourage</u>	<u>Encourage/Discourage</u>
Commercial Development	45 (51%) / 44 (49%)	48 (55%) / 39 (45%)
Industrial Development	21 (24%) / 65 (76%)	19 (23%) / 62 (77%)
Single Family Housing	67 (77%) / 20 (23%)	56 (64%) / 32 (36%)
Condominiums/Apartments	13 (15%) / 72 (85%)	20 (23%) / 67 (77%)
Affordable Housing	40 (47%) / 46 (53%)	49 (53%) / 44 (47%)
Cluster Development	20 (25%) / 61 (75%)	12 (15%) / 68 (85%)

TABLE III (SEASONAL)

	<u>1990</u>	<u>2002</u>
	<u>Encourage/Discourage</u>	<u>Encourage/Discourage</u>
Commercial Development	3 (6%) / 46 (94%)	41 (38%) / 67 (62%)
Industrial Development	2 (4%) / 48 (96%)	10 (9%) / 98 (91%)
Single Family Housing	39 (76%) / 12 (24%)	49 (47%) / 56 (53%)
Condominiums/Apartments	6 (12%) / 45 (88%)	12 (11%) / 94 (89%)
Affordable Housing	10 (20%) / 40 (80%)	32 (30%) / 75 (70%)
Cluster Development	18 (35%) / 33 (65%)	12 (11%) / 93 (89%)

Although some of the opinions of the respondents have shifted slightly over the 12 intervening years between the two surveys, others have remained relatively unchanged. This can be taken to be a fairly strong and consistent indication of the planning priorities of the respondents. There is also a fairly consistent difference of opinion between year-round and seasonal residents.

Among all respondents, industrial development is given low priority. In 1990, 83% would discourage it, and in 2002, 85%. This is not a statistically significant difference. In 1990, approximately 35% wished to encourage commercial development, and in 2002, 48% wish to encourage it. This shift was due primarily to a significant change in the attitudes of seasonal residents, while the year-round residents stayed relatively consistent, moving from 51% in favor of commercial development in 1990 to 55% in 2002, again not a statistically significant change.

Those wanting to discourage condominium development, common in the adjacent towns for skiers, were 86% in 1990 and the statistically same number of 84% in 2002. Single family housing was encouraged by 77% of all residents in 1990 and by 55% in 2002, influenced primarily by the decline in support by seasonal residents, who moved from 76% in favor in 1990 to 47% in 2002.

The most significant difference between the attitudes of year-round and seasonal residents is with respect to commercial development. In 1990, 51% of year-round residents wanted to encourage commercial development, but only 6% of seasonal residents did. By 2002, the difference had narrowed to 55% for year-round residents to 38% for seasonal residents.

The seasonal residents had other shifts in opinions. In 1990, 76% wanted to encourage single family housing, but by 2002 only 47% would encourage it. This may reflect a desire of seasonal residents not to see the Town grow, but to retain its remote, rural character. Consistent with this result is the support by seasonal residents of cluster development at 35% in 1990, and only 11% in 2002. Permanent residents showed a similar decline in support for cluster development, falling from 25% in 1990 to 15% in 2002.

In general summary, combining seasonal and year-round results, it can be observed that there is a slight increase in support for commercial development to about 50-50, a consistent lack of support for industrial development, a slight drop but still majority support for more single-family residences, a consistent lack of support for condominiums, a consistent modest support for affordable housing, and a drop to minimal support for cluster development. The surveyed population therefore favors continuation of the historic residential living pattern of single family housing, but without significant acceleration of the rate of construction. Commercial growth is favored over industrial growth, but again with an almost equal balance between those who would like to encourage growth and those who would not.

2. Problems and Goals Facing the Town

In survey questions 11 and 12, the townspeople were asked to make open-ended comments regarding the "most serious problem facing Lexington" and their goals for Lexington's future. These responses are summarized below for the fall of 1990, with permanent and seasonal residents consolidated in one chart.

Question #11- Most Serious ProblemQuestion #12- Goals For Future

All Residents		All Residents	
Taxes	47	Get people united/new ideas	32
No work/low income	25	Encourage business/jobs	31
Uncontrolled Development	24	Limit development	18
Roads	22	Leave it as it is	15
Lack of unity/participation	18	Control spending/plan ahead	11
Officials/politics	14	Get new officials/manager	11
Garbage/recycling	13	Control taxes	8
Lack of new residents	12	Clean up the environment	7
Financial/spending	10	Retirement home/youth programs	5
Non-enforcement of regulations	4	Environmentally sound growth	3

The responses to the 2002 survey are summarized below separately for permanent residents and seasonal residents. The listing is organized by the number of permanent residents identifying the issue.

Question 11 - Most Serious ProblemQuestion 12 - Goals for the Future

	Permanent Residents	Seasonal Residents		Permanent Residents	Seasonal Residents
Garbage/Junk cars	17	11	Encourage Business/Jobs	21	14
Over-development	12	21	Limit/Regulate Development	11	7
Taxes too High	10	9	Preserve/Maintain Beauty	7	14
Lack of Residents/Business	10	6	Leave it as is	6	8
Used-car Lot(s)	5	4	Clean-up Garbage/Junk Cars	5	6
Deterioration of Beauty	5	2	Improve Technology/Schools	5	0
Mobil Homes	4	4	Recreational Programs/Activities	4	5
Abandon/Run-down Buildings	3	11	Improve Hunting/Fishing	4	2
Dangerous/Poor Roads	3	5	Get People United/New Ideas	4	1
Townpeople	3	0	Clean up the Environment	4	1
DEP Stopping Growth	2	1	Revise Zoning	3	2
Officials/Politics	2	1	Encourage Tourism	3	4
Lack of Unity	2	0	Improve Roadways	3	1
No Work/Unemployment	1	3	Plan/New Ideas	2	2
Poor Emergency Response	1	3	Promote the Arts	1	3
Taxes too Low	1	0	Improve Emergency Response	1	1
Schools	0	2	Increase lot size	1	1
Lack of Code Enforcement	0	1	Lower Taxes	1	0
Stream Erosion	0	1	Raise Taxes	1	0
Flooding	0	1	Improve/Increase Public Transportation	0	1
Coyote Problems	0	1	Create Jobs	0	1

In 1990, the top four problems facing the town, according to the survey results, were high taxes, no work/low income, uncontrolled development and bad roads. By 2002, in the view of permanent residents, the top four problems facing the town had changed to garbage/junk cars, over-development, taxes too high, lack of residents/business. High taxes have remained a concern to residents, but bad roads have dropped very low on the list, indicating possibly that road repairs have been carried out to the satisfaction of residents over the last twelve years. The top item on the list, junk cars and garbage, suggests that the new zoning law should specifically address the issue of prohibiting derelict automobiles stored in unenclosed yards, and provide the enforcement mechanism and staff to enforce the law. Seasonal residents were generally in agreement, although a high concern for them was also abandoned and run-down buildings. This issue too should be addressed specifically in the new zoning law.

Two factors that were of high concern in both 1990 and 2002 for both permanent and seasonal residents, in slightly different wording, were the concern with over-development/uncontrolled development, and low pay/no work and lack of business. Putting these two sometimes competing concerns together will require a careful expansion of the economic base of the Town through commercial development, while avoiding the pitfalls of uncontrolled development or over-development that residents have seen in adjacent ski towns and the eastern part of the County.

On the side of most frequently mentioned goals, the top four in 1990 for all residents were getting people united/new ideas, encouraging business/jobs, limiting development, and leave the Town as it is. By 2002, the top four mentioned goals for both permanent and seasonal residents were encouraging business/jobs, limit/regulating development, preserving/maintaining beauty, and leaving the Town as is. The 1990 goal of getting people united has dropped far down the list, possibly out of a sense that people are more united now than in 1990 and that the new zoning will have new ideas for the Town. Otherwise, the three goals of encouraging business and jobs, limiting development and leaving the Town as it is remain in the top four for all residents. The new goal of preserving and maintaining local beauty is certainly consistent with limiting development and controlling the spread of junk cars.

The surveys are acknowledged to be only a suggestion of the opinions of the Town's residents, as they are only a representative sampling of the permanent and seasonal residents. However, the strong signs of consensus and continuity on several issues, together with the consensus of the Comprehensive Planning Committee, give a relatively high level of assurance that the Comprehensive Plan does represent the views of a majority of the Town and sets a course for future development which the residents of the Town, both permanent and seasonal, can and will support.

B. Vision for the Town

Based on the survey results, the discussions of the Comprehensive Planning Committee, their contact with the public at a variety of meetings and public presentations, and

the deliberations of the Town Board, the following vision for the Town of Lexington has been developed.

The Town of Lexington is remarkable for its extraordinary natural beauty and relatively low-level of development. The Town is nestled in the rural, mountain top region of southwest Greene County with a small, stable and closely knit population. The mountainous terrain and distance from cities has allowed it to retain its year-round population while attracting a slowly increasing number of seasonal residents. The Town should remain predominantly rural, with low levels of development designed to serve its residents. Tourist oriented business and condominium development are to be discouraged in order to maintain the sense of community desired by its residents.

Although the Town needs and wants to accommodate growth and achieve a local economy with adequate jobs and commercial tax base, there is little desire to turn the Town into a rapidly growing ski resort or tourist center. To the contrary, there is a strong desire to resist such intrusions in local life. The quiet and natural setting of the Town is one of its strongest assets, attracting its permanent and seasonal residents alike. Although the seasonal residents have less desire to build the commercial and industrial base of the Town, the permanent residents see a need for such growth and are willing to accommodate it with careful planning.

The acquisition of large portions of Town land by the State for the Catskill Park and the ongoing purchases of land by New York City to protect its watershed have assured that the forested mountains will remain undeveloped. The strongest commercial businesses should be built around these resources, including hunting, outdoors recreation, and related services. In the next 10 to 20 years, the Town should create opportunities for new businesses and jobs in the existing hamlets, and at the same time strive to maintain low density residential development in the outlying areas. The long term vision for the Town is to grow slowly and carefully, while maintaining the quiet, rural, neighborly character of the Town. The Town wishes to maintain home rule to the greatest extent possible, to support a stable local economy for the benefit of its residents, and to provide a safe, healthy environment for all of its families.

C. Planning Goals for the Town

The goals listed below were developed by the Comprehensive Planning Committee and are based on their interpretations of the public opinion surveys from 1990 and 2002, their review of the various interim reports, and their contact with the public at a variety of meetings and public presentations. The individual goals follow:

1. Protect the Rural Character and the Social and Economic Stability of the Town

This policy is to be implemented to a large degree by preserving open space throughout the Town, by concentrating future growth in areas where development already exists, and by

promoting the development of commercial businesses related to the natural resource assets with which the Town is blessed.

2. Emphasize Growth in the Hamlet Areas

Reinforcing the established community centers will provide stable and viable commercial and residential centers to serve the needs of the residents; maintain the rural atmosphere outside the centers and enhance the environmental quality of the hamlet; provide for balanced growth; provide for walkable close-knit community centers; and provide a community focal point for civic activities.

3. Expand in Proximity of Hamlets

New areas of residential and commercial expansion should be around the hamlets if not in the hamlets. This policy is designed to strengthen the existing hamlets and can be implemented by appropriate provisions in a zoning ordinance.

4. Minimize Conflicts Between Development and Existing Resources

The recommended land use pattern should be complimentary to existing public facilities and the existing transportation network, should reflect natural features limitations on development, and should follow historic development patterns. The recommended land use pattern must also preserve the surface water quality of the tributaries to the New York City water supply system, and preserve the value of the natural resources in the Town for the benefit of potential new commercial outfitters, hunting shops and guides, and related businesses.

5. Preserve Agricultural Lands

Although farming is of declining presence in the Town and throughout the County, agriculture is an excellent way to maintain open land in commercial operation while maintaining the rural beauty of the Town. This goal recognizes the economic and cultural importance of farming in the town.

6. Promote the Preservation of Historic Sites

Preservation can be achieved through the establishment of historic districts and through the designation of individual structures as historic. Part of the community character of the Town is its heritage, which should be preserved wherever practicable.

7. Provide a Transportation System with a Minimum of Conflicts and Maximum Safety

It is unlikely that a public transportation will service the Town in the relatively near or mid-term future, and therefore it is essential that the road network be kept in good shape. The

decline in dissatisfaction evidenced in the surveys is a sign that progress is being made in providing this vital public service.

8. Single Family Dwellings Should Be Encouraged

This goal recognizes that housing is a critical need for many families and individuals from all types of backgrounds and incomes. The surveys clearly showed a preference for single-family residences over cluster, condominium or other types of multifamily housing. This type of housing is consistent with the desire to maintain a family-oriented and homeowner oriented community.

9. Heavy Commercial and Industrial Development Should Be Discouraged in the Town

These uses should be discouraged because the Town does not have the resources to support this kind of development. However, low impact commercial uses, such as individual stores, professional offices, and restaurants should be encouraged in the established centers.

10. Affordable Housing Should Be Encouraged

This goal recognizes that pressures from seasonal home buyers and nearby ski resorts will slowly drive prices up. To maintain the character of the community and to assure that people of all income levels can afford to live in the Town, affordable housing should be encouraged by the zoning law and other programs.

III. EXISTING CONDITIONS

A. Physical Features

1. Introduction

The physical characteristics of the Town include features such as soils, wetlands, aquifers, and other aspects of the natural environment. These elements help shape the development pattern of the Town. In some areas, certain physical features may limit or even eliminate the opportunity for particular types of development. The discussion below and the related maps supplement information presented in the Town's 1976 Development Plan.

2. Soils

Soils information updating General Soils mapping contained in the 1976 Development Plan was provided by the US Soil Conservation Service (SCS) in Cairo. SCS conducted a detailed soil survey of the Town of Lexington that identified several soil types based on various characteristics. Determinations about how the soil can support various types of development are

based on these characteristics. The depth of the soil, permeability, drainage, slope, texture, and erodability, to name a few, all play a major role in determining a soil's capabilities. These properties do not function independently of one another and each is necessary in making a final determination.

In rural areas like Lexington where no municipal sewage treatment systems are available, the ability of the soil to function as a septic treatment field is very important. The suitability for this use is dependent on characteristics such as the depth to bedrock and the depth to the high water table. Generally, the deeper the soil and lower the high water table, the better suited the soil is for septic systems.

Since development is on the increase in Lexington, the suitability of the soil to support residential dwellings and local roads is important. Soils throughout the Town have been rated according to limitations for community development and are shown on the Community Development Limitations Map. The degree of limitation is determined by evaluating the properties of the soil in relation to the particular use. The ratings are based on the degree of the greatest single limitation. For example, if drainage severely limits the use of a soil for community development, the soil is rated severe, even though it is well suited to that use in all other respects. Note that these are limitations and not judgements that soils cannot be developed. Limitations used for rating soils are defined as follows:

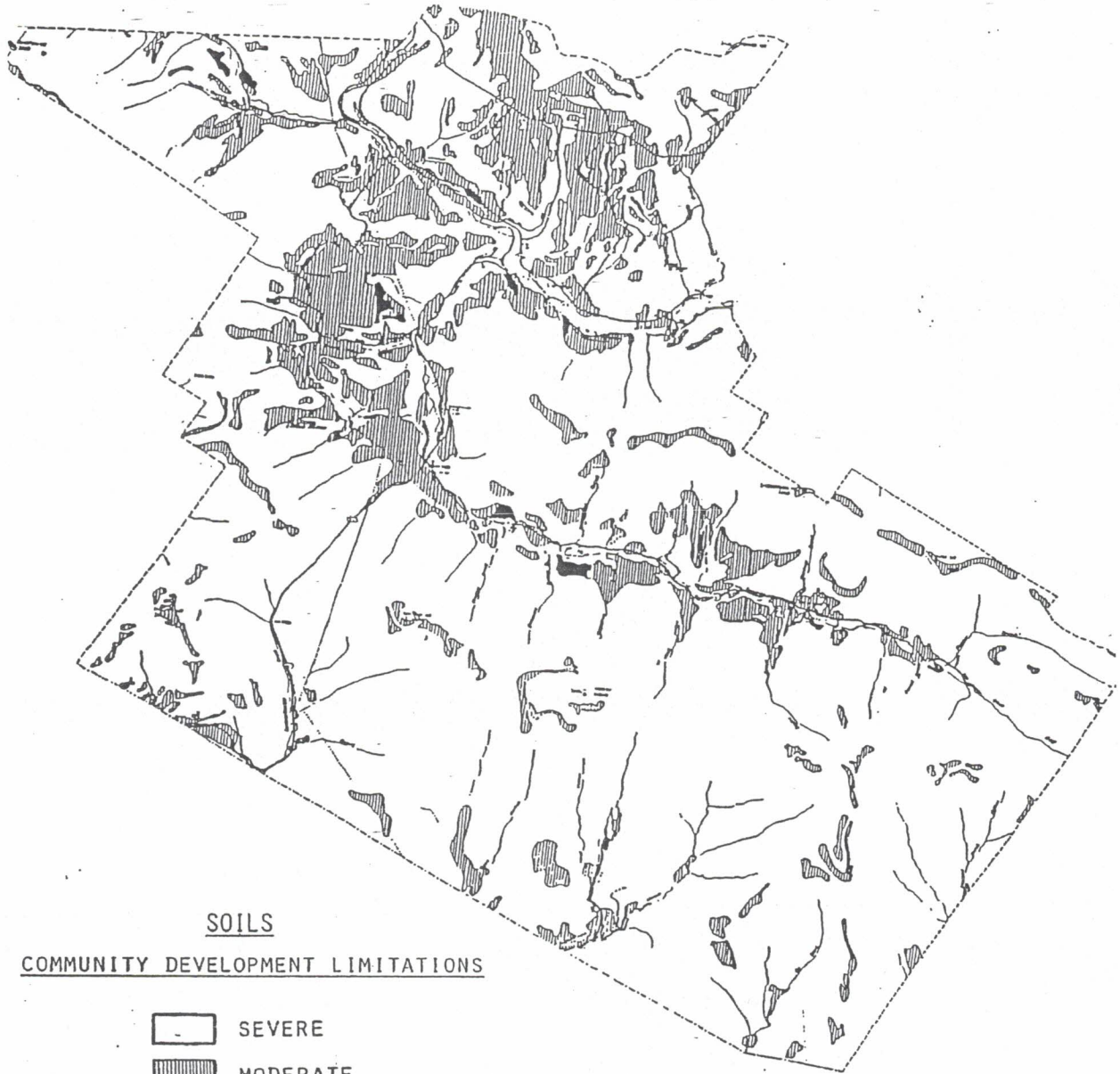
Slight - soil has properties favorable for the rated use. Limitations are minor and can be easily overcome. Good performance and low maintenance expected.

Moderate - soil has properties moderately favorable for the rated use. Limitations can be overcome with special planning, design, or maintenance. During some seasons of the year, the performance of the structure or other planned use may be somewhat less desirable than for soils with a slight limitation.

Severe - soil has one or more unfavorable property for the rated use. Some soils can be improved by reducing or removing the soil feature that limits its use. In most situations it is difficult and costly to alter the soil or design a structure to compensate for limitations that are severe.

The soils information indicates that a majority of the Town of Lexington has limitations that must be overcome with proper design or operation. It is also commonly more expensive to develop soils with a severe limitation than those with slight or moderate limitations. It does not mean that soils with limitations are entirely unusable.

Town of Lexington



3. Slopes

The determination of an areas suitability for development is dependent to a large degree on the slope of the land. Slope is a measurement of the steepness or grade of the land. A 10% slope means that for each horizontal distance of 100 feet, the land increases in elevation by 10 feet. The greater the slope, the greater the difficulties in developing that land. Where steep slopes exist special design and construction techniques are required to avoid problems such as soil erosion and water runoff. The categories used in this report are 0-15%, 15-30%, and 30% and over.

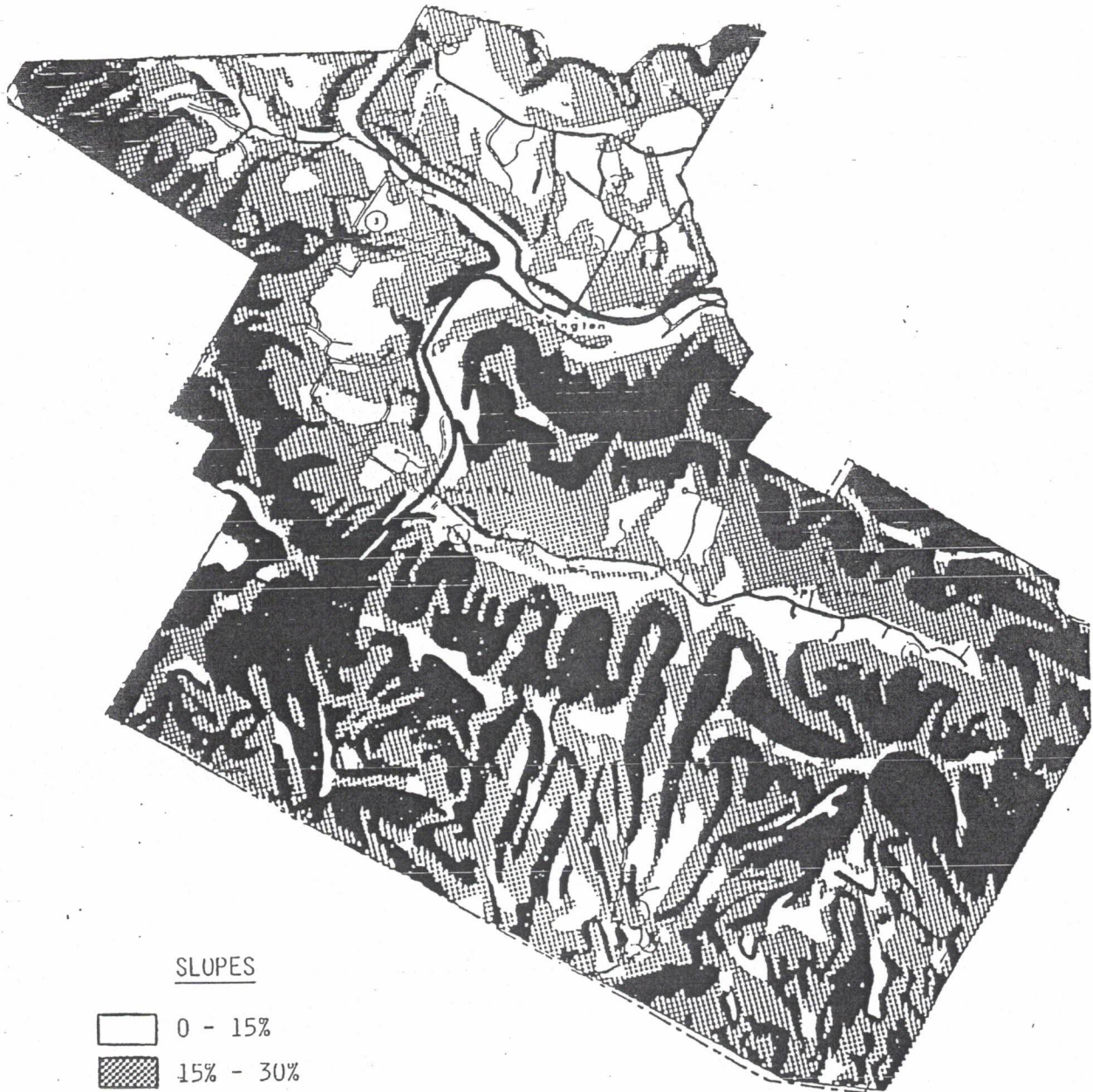
0-15% -- generally contains the lands most favorable for development. Encouraging development in these areas will minimize the cost of providing services.

15-30% -- located on the lower slope of the major mountains, particularly West Kill Valley and the drainage basin of the Bushnellsville Creek. Individual houses, properly sites and agricultural uses and forests are the only uses this category envisioned.

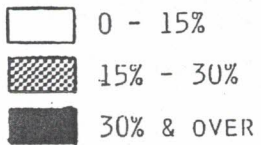
30% or more -- consists of the lands which are largely unsuited for development purposes. They consist of the upper elevations of the Rusk-Evergreen Ridge and the West Kill-Balsam-Halcott Mountain area. Their best use is as forests, open space uses and other low intensity uses.

The mapping completed for the 1992 draft Plan verified and where necessary corrected slopes information contained in the 1976 Development Plan.

Town of Lexington



SLOPES

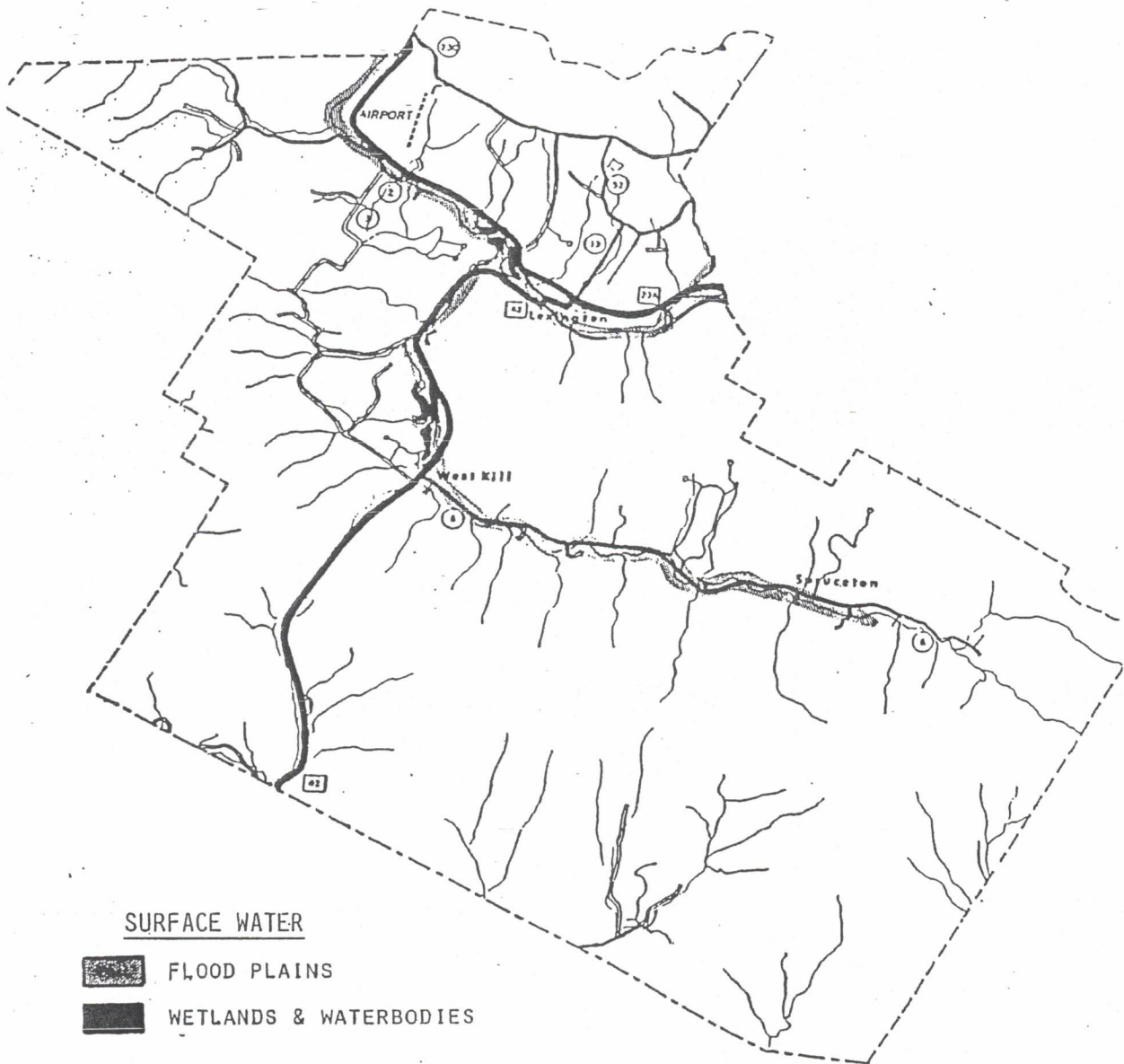


4. Flood Plains

The Federal Emergency Management Agency has mapped flood plains in the Town of Lexington. Flood plains generally parallel larger streams and are defined as areas that would be inundated by water during a 100 year flood.

To minimize the harmful effects of flooding in these areas, the Town of Lexington regulates new development taking place on designated flood plains. In keeping with these regulations, construction activities within the flood hazard area are subject to restrictions designed to promote a wiser use of these areas. The flood hazard areas are illustrated on the Surface Water Map. In general, development in these areas should be discouraged or undertaken only if proper precautions are taken.

Town of Lexington



5. Wetlands

Once only believed to be flooded wasteland, wetlands are now recognized as valuable natural resources. Wetlands serve an important role in flood control and ground water recharge, in addition to providing opportunities for recreation and open space preservation. Wetlands are obviously not well suited for development due to the limitations posed by water.

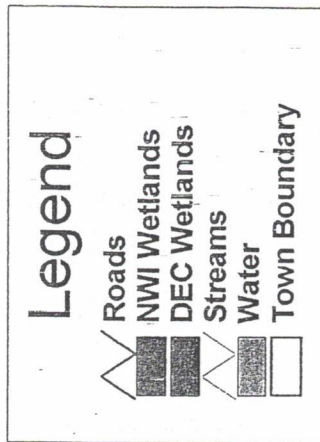
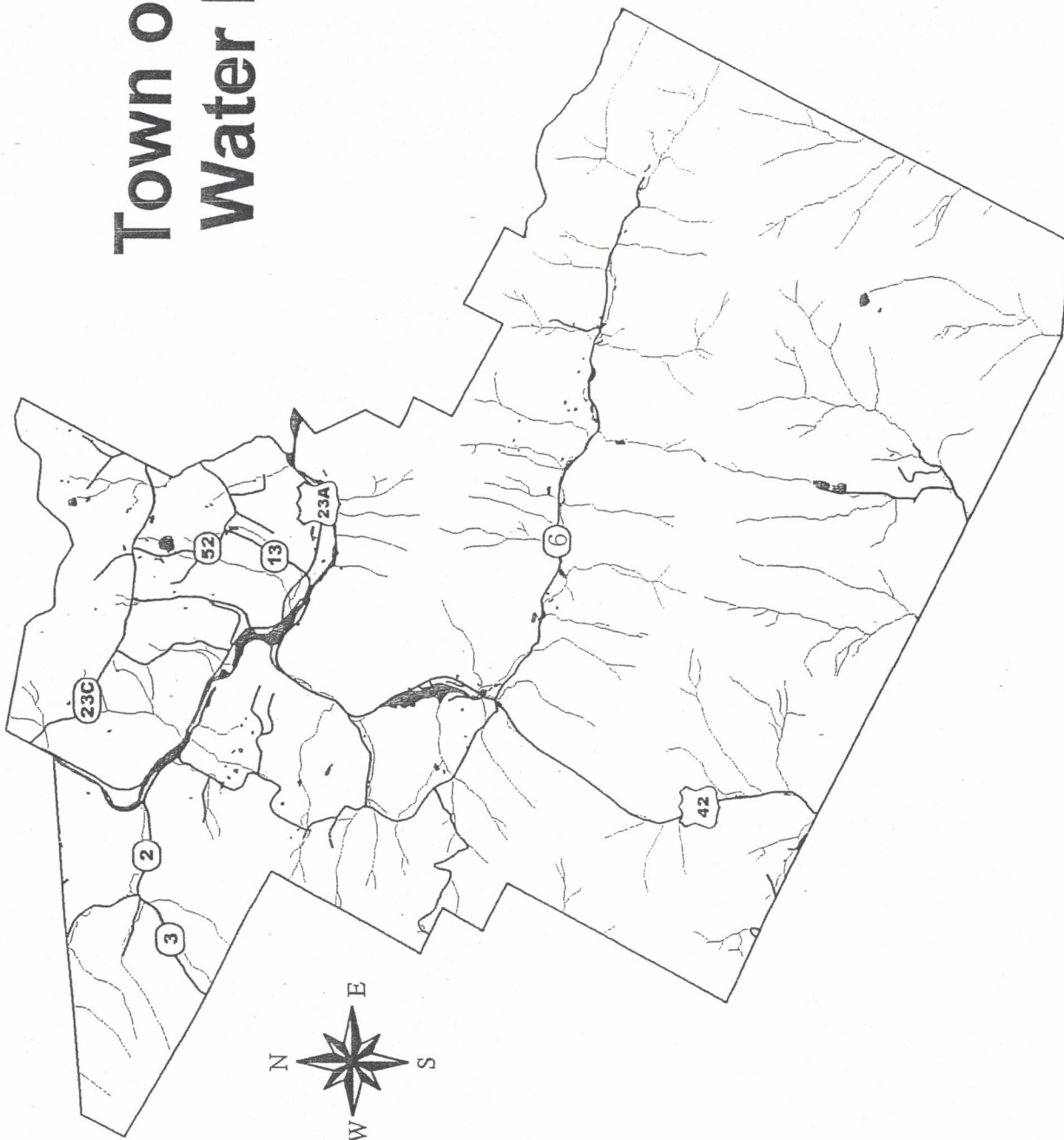
In New York State, the Freshwater Wetlands Act protects certain wetlands from activities which can have a negative impact on wetland quality. Any wetland of 12.4 acres or more, and smaller wetlands determined to be of unusual local importance are regulated by the Act.

Anyone proposing to undertake an activity on or within 100 feet of a designated wetland may be required to obtain a permit from the Department of Environmental Conservation (DEC). Regulated activities include draining, dredging, excavation, as well as any form of dumping or filling. Erecting structures, building roads, or placing any obstruction is also regulated, as are activities that cause pollution, such as the installation of septic tanks and the discharge of sewage treatment effluent. The Wetlands Act exempts from regulation most activities directly related to agricultural production such as draining wetlands for growing agricultural products; however, the farmer must notify the DEC of these activities.

Depending on its ecological value and quality, a wetland is classified into one of four classes (from I to IV). A wetlands use permit is required regardless of the classification; however, Class I Wetlands Permits must meet higher standards than Class II Wetlands Permits, Class II Wetlands Permits must meet higher standards than Class III Wetlands Permits, and so on.

In November of 2002, the Greene County Soil and Water Conservation District produced a map of Lexington's Water Districts, including DEC Wetlands and NWI Wetlands. This map has been included.

Town of Lexington Water Resources



Scale 1:120000



Map Produced by Greene County Soil & Water Conservation District November 2002
 Note: GIS data are approximate according to their scale and resolution.
 They may be subject to error and are not a subject for on-site inspection or survey.

6. Aquifers

Aquifers are geologic formations that contain ground water. Since the Town of Lexington depends almost exclusively on ground water for its supply of water, it is important to consider the relationship between ground water and geology. Geologic formations are of two principal types: consolidated rock or bedrock and unconsolidated deposits.

a. Bedrock

The Town of Lexington is underlain by the Catskill bedrock formation. The Catskill formation consists of sandstone interbedded with shales and is traversed by numerous joints which are an important factor in the availability of ground water. The higher yields of ground water come from sandstone which is relatively permeable, while lower yields come from the tightly cemented shale. According to a report on ground water resources prepared by the US Geological Survey in 1954, an average yield of 17 gallons per minute can be obtained from wells situated on the Catskill Formation. This means that the Catskill Formation is generally a good aquifer. The water is also reported to be of good quality.

b. Unconsolidated Deposits

Unconsolidated deposits, referred to as surficial geology because the material lies at or near the ground surface, have different characteristics from the bedrock from which they are formed. Depending on the type of deposit, more ground water is generally available from unconsolidated deposits since water is contained in the pore spaces between the materials composing the deposit. The Town of Lexington has two types of unconsolidated deposits: till and alluvium.

Till consists of glacial deposits. It is essentially unsorted rock debris whose dominant characteristic is a wide range in the size of its particles. Till has a mixture of gravel, sand, clay, and boulders, with a predominance of clay. The depth to bedrock varies but may extend to 100 feet or more. The compactness of most till gives it a low porosity and permeability, and, therefore, water yields are comparatively small. According to a report on the availability of ground water in unconsolidated aquifers prepared by the US Geological Survey in 1987, the potential well yield in till deposits for most of the Town is estimated at less than 10 gallons per minute. Wells may yield more water depending on a variety of factors including the size of the well and the degree of well development.

Alluvium mainly consists of sand or gravel deposited by streams. The deposits are generally stratified and well sorted, and the pore spaces are open, resulting in a fairly high permeability. In the Town of Lexington alluvium is found along the upper and lower reaches of the Schoharie Creek and the Westkill Creek. These deposits yield moderate quantities of water because the surface water can saturate the sand and gravel below the stream.

c. Summary

The Town of Lexington depends exclusively on ground water, through individual wells supplying the small developments. This dependency creates the need to predict whether the availability of ground water can supply the needs of future development. The type and intensity of development will depend to a large degree on the ground water supply. Although it is difficult to predict the availability of ground water the Town should use the best information available.

7. Stream, River, and Lake Classifications

The quality of water is defined in accordance with chemical, physical, and biological characteristics which, in turn, relate to the water's acceptability for its various uses. Construction and sewage discharge can alter these parameters, thereby affecting the quality and use of the stream.

The New York State Department of Environmental Conservation has classified all streams, lakes, and rivers according to best use. The classifications are used to regulate water quality and enforce water quality standards. Water quality classifications for the Town of Lexington are defined as follows:

<u>Class</u>	<u>Best Usage</u>
A	Source of water supply for drinking, culinary or food processing purposes and any other usages.
B	Primary contact recreation (swimming) and any other uses except as a source of water supply for drinking, food processing, and other purposes.
C	Suitable for fishing and fish propagation. Suitable for primary and secondary contact (fishing and boating) recreation even though other factors may limit the use for that purpose.
D	Suitable for fishing but not conducive to propagation. Suitable for primary and secondary contact recreation even though other factors may limit the use for that purpose.

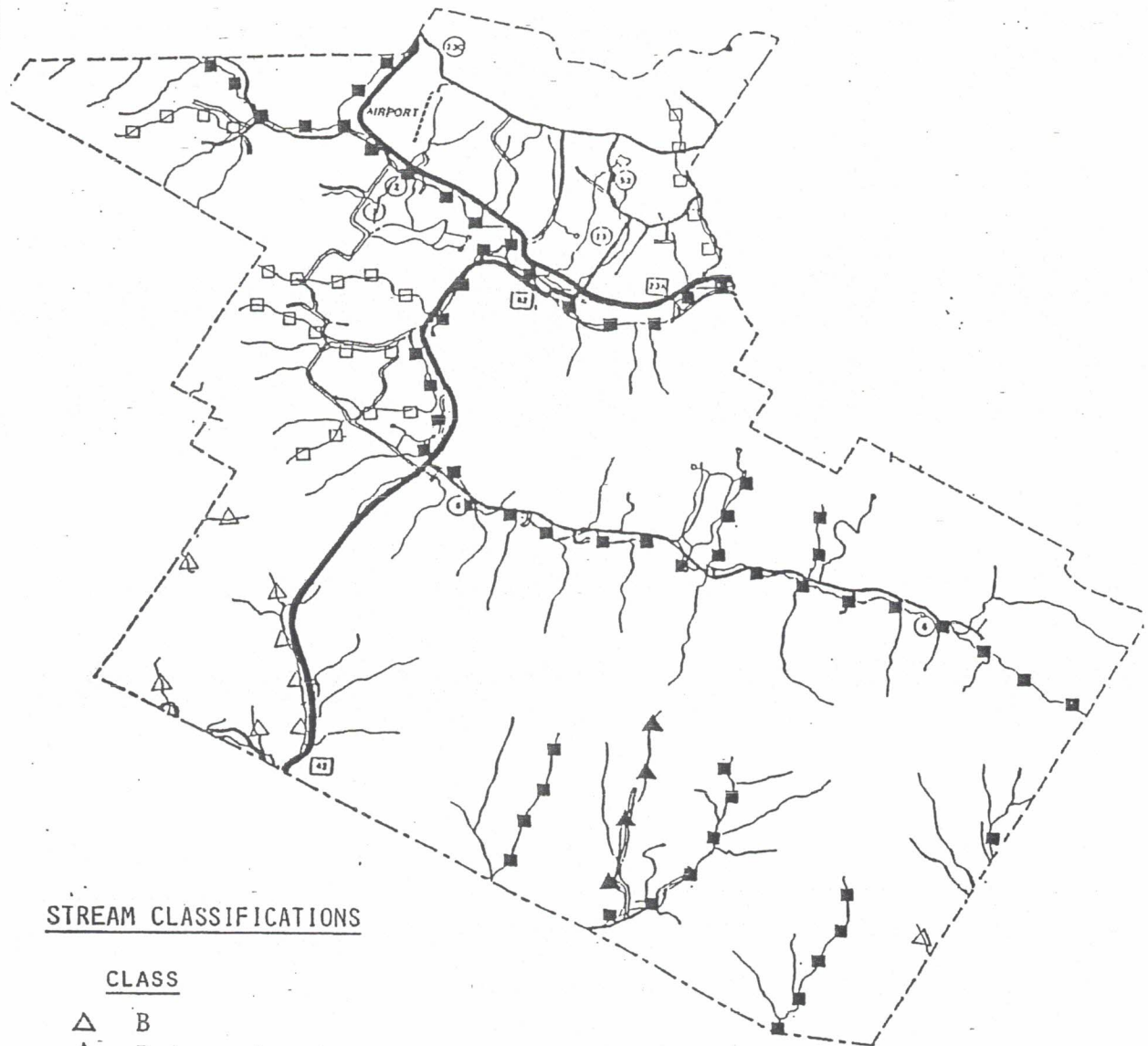
Surface waters classified C(T) or better, are protected from any form of pollution or negative impact as a result of development activity and other disturbances. A permit must be secured from the Department of Environmental Conservation, prior to the start of any regulated activity. Water classified "D" is not regulated and no permit is required.

Title 6 of NYS Conservation Law provides that classification of waters contained within the boundaries of State owned forest preserve lands are "excluded from classification to the

extent that any part of such waters may be located within the boundaries of the state-owned forest preserve lands. All waters within 100 feet of the boundaries of state-owned forest preserve lands shall be assigned to class A with standards of quality and purity for class A." Since a considerable portion of land in Lexington is located in the forest preserve, it is important to be aware of this provision.

A Stream Classification Map has been included indicating where in Lexington's streams there is the presence of trout.

Town of Lexington



STREAM CLASSIFICATIONS

CLASS

- △ B
- ▲ B (TROUT)
- C
- C (TROUT)

(ALL OTHER STREAMS
ARE CLASS "D")

B. New York City Watershed

New York City draws its potable water from the surface water bodies of eight counties north of the City, including Green County and the Town of Lexington. Under state law, the City is empowered, with state approval, to promulgate regulations affecting land use in the Counties and Towns north of the City located in the City's watershed. After substantial conflict in the early 1990's between the upstate municipalities and New York City, a settlement was reached in 1997.

The New York City Watershed Memorandum of Agreement ("MOA") was signed on January 21, 1997, by the Town of Lexington and all other municipalities east and west of the Hudson River located in the New York City watershed. The MOA was also signed by the Mayor of New York City, the Governor of New York, the Regional Administrator of the United States Environmental Protection Agency ("EPA") and five environmental groups.

The MOA defines the scope and implementation process for the three principal elements of the City's watershed protection program: Land Acquisition and Stewardship Programs; Watershed Protection and Partnership Programs; and Watershed Regulations. As such, the MOA is an "existing condition" which must be acknowledged and addressed in the Town of Lexington's Comprehensive Plan. It provides both funding opportunities, such as funding for this Comprehensive Plan, and restrictions, such as the limitations on land use in the Watershed Regulations. It will have a profound impact on all land use in the New York City Watershed.

1. Land Acquisition Program

Under the MOA, the State Department of Environmental Conservation (DEC) issued a ten-year land acquisition permit to the City beginning in 1997, with a 5-year renewal option. Pursuant to the MOA and the permit, the City has begun efforts to acquire, through outright purchase or through purchase of conservation easements, interests in undeveloped land near reservoirs, wetlands and watercourses, or land possessing certain other natural features that are water quality sensitive.

The City is committed to spending \$250 million on land acquisition in the watersheds of the Catskill/Delaware System (potentially increasing to \$300 million) and \$10 million in the Croton watershed. The Town of Lexington is located in the Catskill/Delaware System. The City may not use condemnation to acquire land under this program. The MOA provides for a local consultation process to ensure that the City is aware of and considers the comments and concerns of watershed municipalities when it proposes to acquire property within their jurisdictions.

While the City is not required to purchase a specific amount of acreage, it must contact the owners of more than 350,000 acres of eligible land in the Catskill/Delaware watersheds and offer to purchase their land. Specific acreage milestones are identified for each of four priority areas. The MOA defines and ranks these priority areas based on a number of factors, including

their proximity to reservoir intakes and their distance from the City's distribution system. The MOA also sets out a multi-year schedule for the City to make contact with landowners over the ten-year term of the permit.

The MOA allows municipalities to exclude certain parcels from acquisition by the City through outright purchase, but not through conservation easements. West of the Hudson River, towns were permitted by a given deadline to exclude a scheduled amount of acreage in certain identified population centers. Towns were also permitted to reserve and exclude from acquisition up to 50 acres in certain priority areas for commercial or industrial use, as well as certain tax map parcels located within one-quarter mile of a village, abutting defined road corridors.

The Town of Lexington did not choose to exclude any parcels from acquisition within the time limit set in the MOA, and therefore the City is not limited by the MOA in making purchase offers in the Town. It is theoretically possible, although not likely, that the City could acquire land in the vicinity of the hamlets if parcels are available over 15 acres in size.

In the Town of Lexington, the City had acquired, as of October, 2002, 601 acres of land in fee title. No conservation easements have been acquired by the City in the Town. As shown in the attached map, virtually all of the Town is in Priority 4, the lowest tier of the four-tier priority ranking for land acquisition, meaning that it is not likely over the next ten years that the City will acquire a significant share of the privately held acreage in the Town. A small portion of the Town along the southern border is in Priority 2, as shown in the attached map, and the City is therefore likely to focus any acquisition efforts in this area.

Eligible land for acquisition is estimated by the City by summing the acreage of vacant and low density residential parcels (15 acres and larger) in private ownership using the 2001 assessment rolls. Using this measure, the following solicitation goals have been derived by the City:

- Priority 2: 2,215 eligible acres;
- Priority 4: 16,570 acres.

The City will solicit acquisition of 90% of the Priority 2 lands, or 1,994 acres, and 50% of the Priority 4 lands, or 8,285 acres. The amount of land acquired will depend on the interest of the owners. A map of city-acquired land in Lexington, prepared by the New York State Department of Environmental Protection in October of 2002 has also been included.

Although acquisition of fee title or a conservation easement by the City will remove land from future development, it does not remove it from the tax rolls. Under the MOA, the City is obligated to pay taxes on the acquired watershed lands as would any other taxpayer. When the City acquires a conservation easement, it pays taxes only on the value of the easement, not on the underlying value of the land, which continues to be the obligation of the land owner.

The Town should work closely with the land acquisition staff at the New York City Department of Environmental Protection. The Town may have an interest in commenting on several matters: whether the Town has any interest or concerns with a potential acquisition; whether the acquisition is consistent with the Town's Comprehensive Plan; whether the land acquired should be open to the public for recreational purposes; whether hunting will be permitted on the acquired parcels; and the proper amount of assessment and taxes on the parcels. In all these matters the Town has certain procedural rights under the MOA, which it should exercise.

2. Watershed Protection and Partnership Programs

The Watershed Protection and Partnership Programs in the MOA promote and institutionalize watershed-wide cooperation and planning. They provides for the establishment of several locally based watershed protection initiatives, to be funded by the City, in an effort to build a working relationship between the City and upstate municipalities. The MOA created a Watershed Protection and Partnership Council, which serves as a regional forum for the discussion and review of water quality concerns and related watershed issues.

The MOA also created the Catskill Watershed Corporation ("CWC"), a locally based non-profit entity that administers much of the approximately \$240 million the City has committed to water quality and economic development programs west of Hudson. These partnership programs include septic system inspection and rehabilitation; construction of new, centralized sewage systems and extension of sewer systems to correct existing water quality problems; stormwater management measures; environmental education; improved storage of sand, salt and de-icing materials; and stream corridor protection projects.

The MOA also created the Catskill Fund for the Future, a \$60 million economic development "bank" that issues loans and grants to support responsible, environmentally sensitive projects in the West of Hudson watershed. The Fund, managed jointly by the Catskill Watershed Corporation and the State Environmental Facilities Corporation, will help sustain economic growth and stability in the region, while ensuring that the projects it funds are compatible with the MOA's water quality goals.

The Town should work closely with the CWC to take advantage of partnership programs, including septic inspection, repair and replacement funding, comprehensive planning and zoning grants, stormwater controls and small business economic development loans. The Town should be represented at meetings of the CWC to be sure it is kept up to date on partnership opportunities.

3. New York City Watershed Regulations

The MOA set forth the process by which the Watershed Regulations were submitted for public review and adopted. As part of the consideration for the MOA, parties to the MOA with litigation against the City challenging the City's proposed regulations or other aspects of the

City's watershed protection programs withdrew the litigation. In addition, all parties agreed to forgo future challenges contesting the validity or enforceability of the City's program as set out in the MOA, including the issuance of a new filtration waiver by EPA to the City; promulgation of the Watershed Regulations; and implementation of the land acquisition program.

The 1997 watershed regulations do the following, among other things:

- Establish standards for the design, construction and operation of wastewater treatment plants;
- Set design standards and setback requirements for septic systems and new impervious surfaces; and
- Require the implementation of stormwater control measures for a variety of commercial, residential, institutional and industrial projects.
- Provide for City review and approval of certain activities having a potentially adverse impact on water quality, with strict time frames for review and decision-making, expedited procedures in case of emergency and rights of appeal.

Of all the City's watershed programs, setback requirements may have the most direct impact on the Town's land use planning. The following rules in the New York City Watershed Regulations will have to be taken into consideration in future land use decisions in the Town of Lexington.

- No part of any absorption field for a new conventional individual subsurface sewage treatment system, as described in Appendix 75-A of 10 NYCRR Part 75, may be located within the limiting distance of 100 feet of a watercourse or wetland.
- Raised systems, as described in 10 NYCRR Part 75 and Appendix 75-A, are allowed on undeveloped lots not located in a subdivision or on undeveloped residential lots located in a subdivision which was approved prior May 1, 1997, where site conditions are not suitable for a conventional system provided that the system is located at least 250 feet from any watercourse or wetland.
- The construction of an impervious surface within the limiting distance of 100 feet of a watercourse or wetland is prohibited, with certain limited exceptions, such as:
 - Construction of bridges or crossings of watercourses or wetlands pursuant to a valid permit from the appropriate regulatory agencies;
 - Construction of a culvert needed as an integral component of diversion or piping of a watercourse, but only with the review and approval of the City;

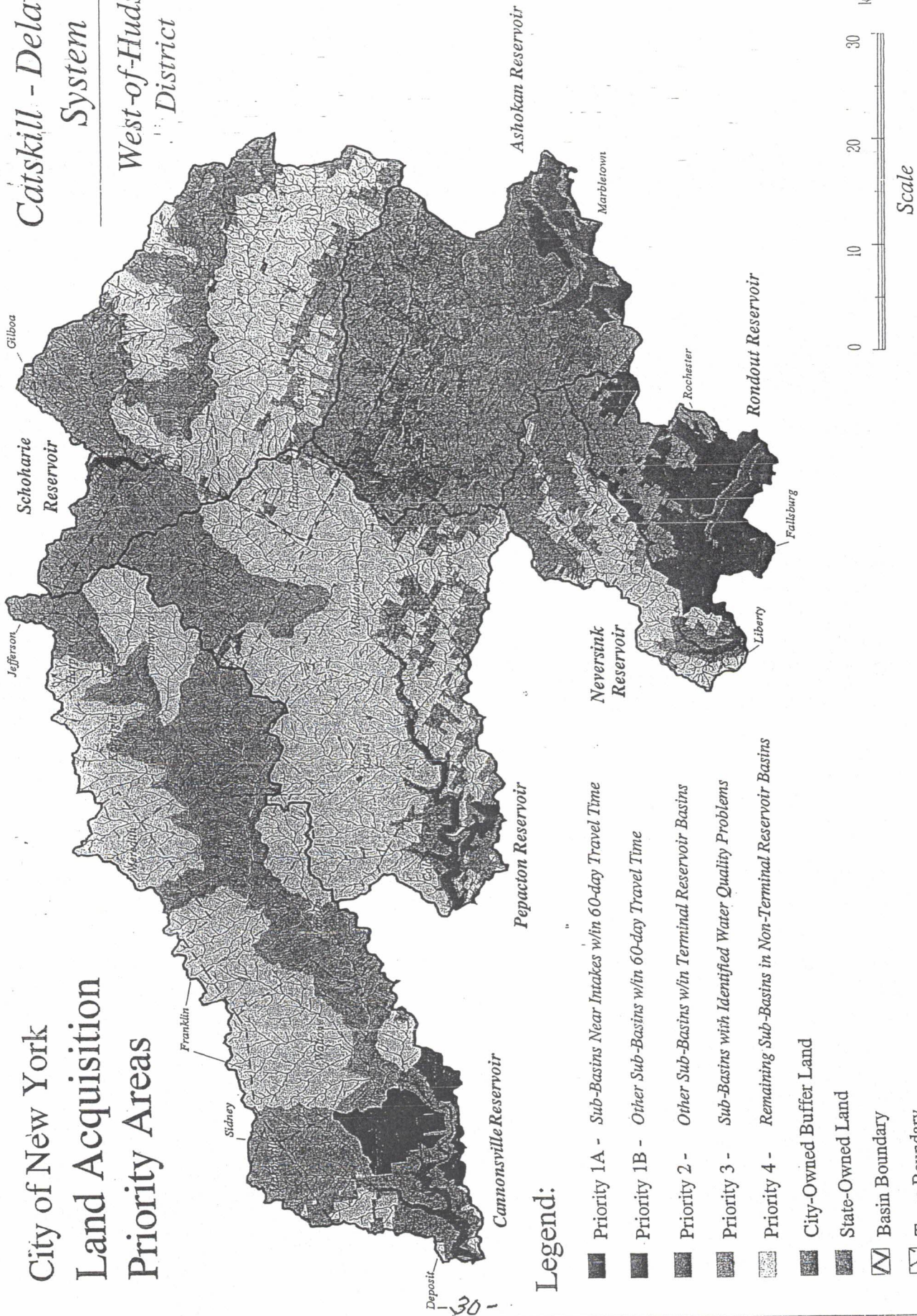
- Construction of a new road or driveway, or widening of an existing road, which must comply with certain restrictions;
- Expansion of an existing impervious surface within the limiting distance of 100 feet of a watercourse or wetland, at an existing commercial or industrial facility, provided that the total area of all expanded impervious surfaces does not exceed 25 percent of the area of the existing impervious surface at that commercial or industrial facility.
- Construction of a new individual residence not in a subdivision, or in a subdivision approved before October 16, 1995, within the limiting distance of 100 feet of a perennial stream or wetland with an individual residential stormwater permit from the City.

The bottom line of the MOA and the Watershed Regulations is that the Comprehensive Plan and new zoning law must recognize that development near the streams and wetlands in the Town are of sensitivity to New York City and must be designed to minimize adverse impact on the City's watershed. This is particularly true in the hamlet areas where development is concentrated on stream banks. Future development in the hamlets is one of the major goals of the Comprehensive Plan, but such development must observe the setback requirements imposed by the Watershed Regulations.

City of New York Land Acquisition Priority Areas

Catskill - Delaware System

West-of-Hudson
District



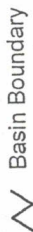
City of New York
Land Acquisition & Stewardship Program

City-Acquired Land in Lexington

Legend:



City Acquired Land - Fee
State-Owned Land



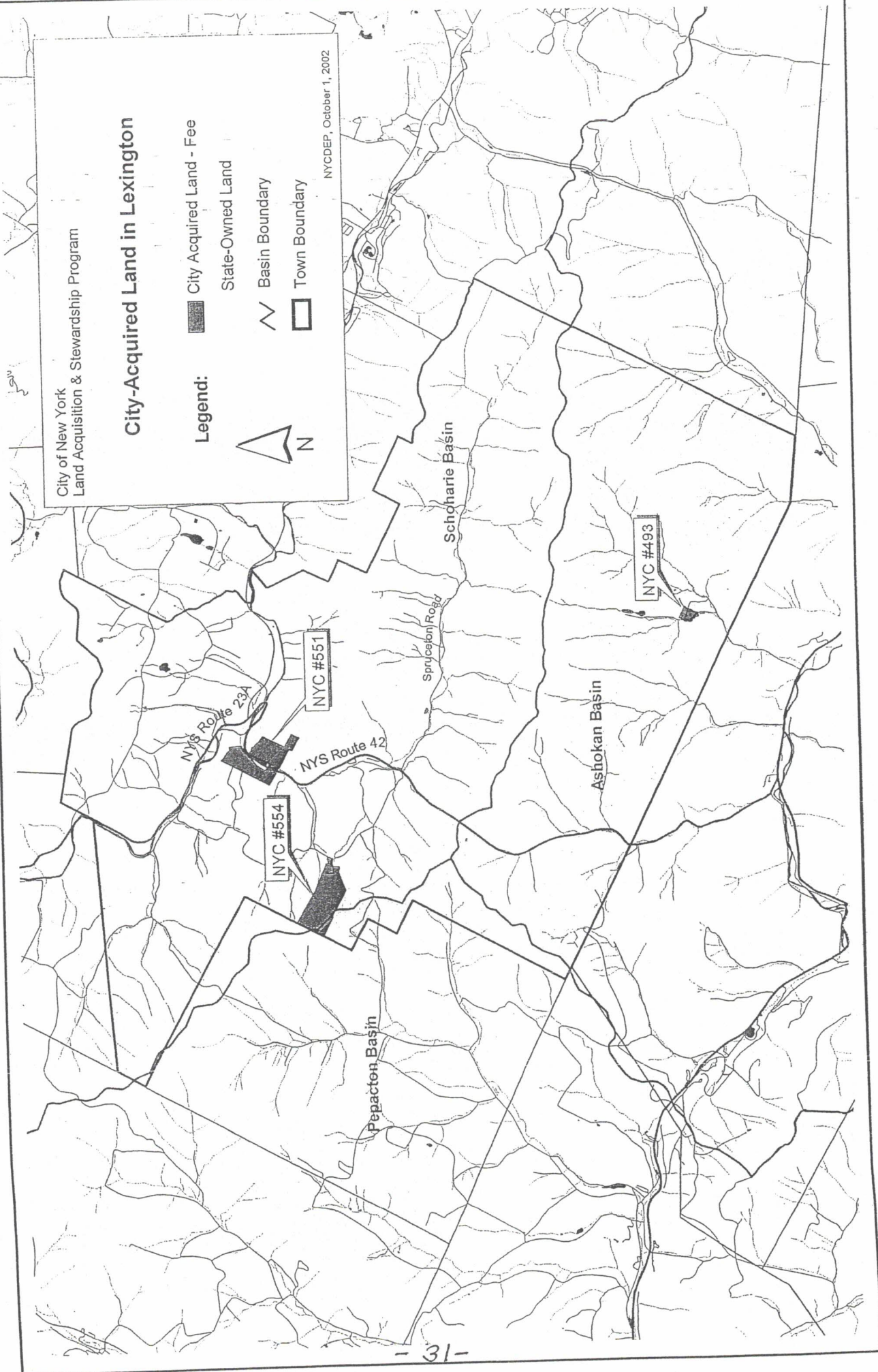
Basin Boundary



Town Boundary



NYCDEP, October 1, 2002



C. Public Facilities and Resources

1. Introduction

The quality of a community's public facilities and services often reflect the overall quality of living in a community. Quality of public facilities such as schools, municipal utilities, and fire protection is highly desirable and is necessary to attract new development.

Growth and development, however, can significantly increase the demand for public services and if not planned for, these demands can exceed the ability of the community to provide them. Therefore, it is important to plan for growth so that existing public facilities and services can meet future demands.

The following information summarizes the availability of key municipal resources in the Town of Lexington. This information can be used to help determine the present ability of each facility or service to meet the needs of future development.

2. Education

Portions of Lexington are located in the Grand Gorge Central, Onteora Central, Hunter-Tannersville Central and Windham-Ashland-Jewett Central School districts. The largest portion is in the Hunter-Tannersville Central School District. The Hunter-Tannersville Central School District is 164 square miles and located entirely within the Catskill State Park. (Source: The Hunter Chamber of Commerce - 2002)

Enrollment figures for the past ten years for the Hunter-Tannersville Central School District are presented below.

TABLE IV

1995-2003 Hunter-Tannersville Central School District Enrollment

<u>Year</u>	<u>Total</u>
95-96	562
96-97	579
97-98	589
98-99	572
99-00	561
00-01	527
01-02	533
02-03	544

Source: Hunter-Tannersville Central School District

3. Municipal Buildings

The Town offices are located in the Lexington Municipal Building on Route 42. The building, which was converted from a school building, is used by the Town Clerk, Fire Company, Planning Board, Zoning Board of Appeals, Town Supervisor and Assessor. The building also houses part of the Lexington-Westkill Fire District (discussed below).

4. Library

There are no public or private libraries in the Town of Lexington. The nearest library, the Hunter Public Library, is located nearby in the Village of Hunter. The 2001 circulation figures for School District No. 1 Public Library serving the Towns of Hunter, Jewett and Lexington are as follows:

	<u>2001</u>
Holdings	30,098
Fiction	6,878
Non-Fiction	4,227
Adult books	11,105
Juvenile Books	4,499
Audio CDs	225
Videos	456
Circulation	8,273
Fiction	3,355
Non-Fiction	840
Adult Books	4,195
Juvenile	1,378
Non Print	2,700
ILL Interlibrary Borrowed	192
ILL Loaned	154

5. Public Recreation Areas

New York State maintains several areas that provide access for fishing and hunting. The Lexington Town Pavilion is available for rental for private parties and use. The Lexington Westkill Community Building, also available for private use, is often the site of community events. The Town also has a Historical Society open to the public, which houses information on the Town's history.

6. Police Services

The New York State Police and the Greene County Sheriff primarily handle police calls in Lexington. However, in May of 2003, Lexington named its first Town Police officer.

7. Fire Protection

With the exception of the Broad Street Hollow section of Lexington, which is located in the Shandaken Fire District, Lexington is protected by the Town of Lexington-West Kill Fire District. Fire equipment in this district is housed at two sites, one in Lexington, the other in the Hamlet of West Kill.

At the Lexington site (the Lexington Municipal Building), the fire company shares space with several municipal agencies. Equipment stored at this site includes:

- 1 Ambulance (1995) used by the Rescue Squad;
- 1 E-1 (1994) Pumper with 1250 Tank and a pump capacity of 1500 gallons per minute;
- 1 Re-manufactured Mack Tanker (2001) with a capacity of 3150 gallons;
- 1 Incident Command and Air Truck (1986); and
- 1 1936 Pumper (used for parades and owned by the fire company.)

The West Kill site includes:

- 1 Ford pumper (1974) with 750 gallon capacity and 750 gallons per minute pump;
- 1 Fire Rescue Truck (1995) built by the firefighters. The truck carries the Jaws of Life, Air Bags, O2 and Med Jump Kit, Portable Pump 150 gallon water tank and 450 gallons per minute pump; and
- Tactile rope rescue team.

The Fire District will eventually need to replace the 1976 Ford with a smaller pumper than the E-1 Pumper housed in the Lexington Station. The truck should have a pump capacity of 1250 gallons per minute (to meet NFPA standards) and a tank to hold at least 750 gallons of water. The smaller truck is needed to get to a lot of the new single family dwellings being built on very long driveways which the bigger trucks would have a hard time getting to. At the present time a new truck would cost under \$180,000.

The Town pays the Shandaken Fire District approximately \$1,500 per year to cover the difficult to access, Broad Street Hollow and Peck Hollow sections of Lexington. Shandaken Ambulance covers all Rescue Squad calls.

Additionally, the Town of Lexington Fire Department pays the Shandaken Fire District \$175 per call within the Town of Lexington for any calls that ALS is needed. This fee is not paid for calls that fall within the Broad Street Hollow or Peck Hollow sections, as it is included in the contract for fire protection on these areas. (Source: Lawrence A. Dwon, Code Enforcement Officer & Fire Chief, Town of Lexington)

8. Health Care Facilities

With the exception of local private physicians, residents of the Town of Lexington must travel approximately 11 miles to Prattsville, or 13 miles to Benedictine Medical for emergency care. The Town is also close to the Capital District Region which provides numerous facilities for health care.

D. Existing Land Use

1. Land Use Survey

Knowledge of existing land use is important in determining patterns of growth, recognizing potential conflicts which may result from future development, and preparing planning strategies and policies.

Information about existing land use in the Town of Lexington is based on data collected by the Greene County Planning Department in September of 1990. Windshield surveys were conducted throughout the Town to update Land Use information compiled by the Greene County Planning Department in 1987.

Existing Land uses in the Town of Lexington are classified in the following categories and are shown on the Town of Lexington Existing Land Use Map.

a. Rural Hamlet	Rr
b. Low Density Residential	Rl
c. Medium Density Residential	Rm
d. Residential Strip	Rs
e. High Density Residential	Rh
f. Commercial	Cs
g. Commercial Resorts	Cr
h. Outdoor Recreation	Or
i. Public	P
j. Communication and Utility Facilities	Tt

The Greene County Planning Department survey in 1990 revealed that only a small portion of Lexington's land area is developed (less than 5%). This is in part due to the mountainous nature of the town and the presence of a large amount of State Forest Preserve land. (State Forest Preserve land is considered "forever wild" and is protected by the NYS Constitution from development.)

2. Land Use Categories-1990

The table below provides information on "developed" land use based on the Existing Land Use Map. Following the table each category of land use is discussed.

TABLE V

DEVELOPED LAND USE
Town of Lexington - 1990

<u>Existing Land Use</u>	<u>Number Of Acres</u>	<u>Percentage of Developed Land</u>
Rural Hamlet	100.10	12.70%
Low Density Residential	443.70	56.40%
Medium Density Residential	97.10	12.30%
Residential Strip	54.30	6.90%
High Density Residential	2.80	0.40%
Commercial	8.10	1.00%
Commercial Resort	21.80	2.80%
Outdoor Recreation	49.60	6.30%
Public	7.10	9.00%
Communication and Utility Facilities	2.10	0.30%
TOTAL	786.70	100.00%

a. Rural Hamlet

A rural hamlet is any community center which has visible development that may include commercial as well as residential land uses.

b. Low Density Residential

Low density residential land use is an area having more than four residential structures with lot frontages greater than 100 feet but less than 1,000 feet. Low density residential development accounts for 56.4% of the total "developed" land use in the Town of Lexington, making it the most common type of development.

c. Medium Density Residential

Medium density residential land use is an area of 95% residential structures having lot frontage between 50 and 100 feet.

d. Residential Strip

A residential strip is an area with four non-farm residences per approximately 1,000 feet of highway frontage. Residential strip development usually occurs in predominantly open country in a single line along an existing through road.

e. High Density Residential

High density residential land use consists of areas of 95% residential structures having lot frontages less than 50 feet. This land use typically occurs in older urban areas, in mobile home parks, in condominium and townhouse developments.

f. Commercial

Commercial land use is disbursed throughout the Town. Commercial businesses in Lexington are generally located individually.

g. Commercial Resort

Commercial resorts are unique forms of business and are addressed separately from other land uses. Resorts draw outside visitors to the area and generate revenue which helps the local economy.

h. Outdoor Recreation

Land used for outdoor recreation is both publicly and privately owned. Outdoor recreation includes land used for campgrounds, rod and gun clubs, parks, and recreational facilities.

i. Public

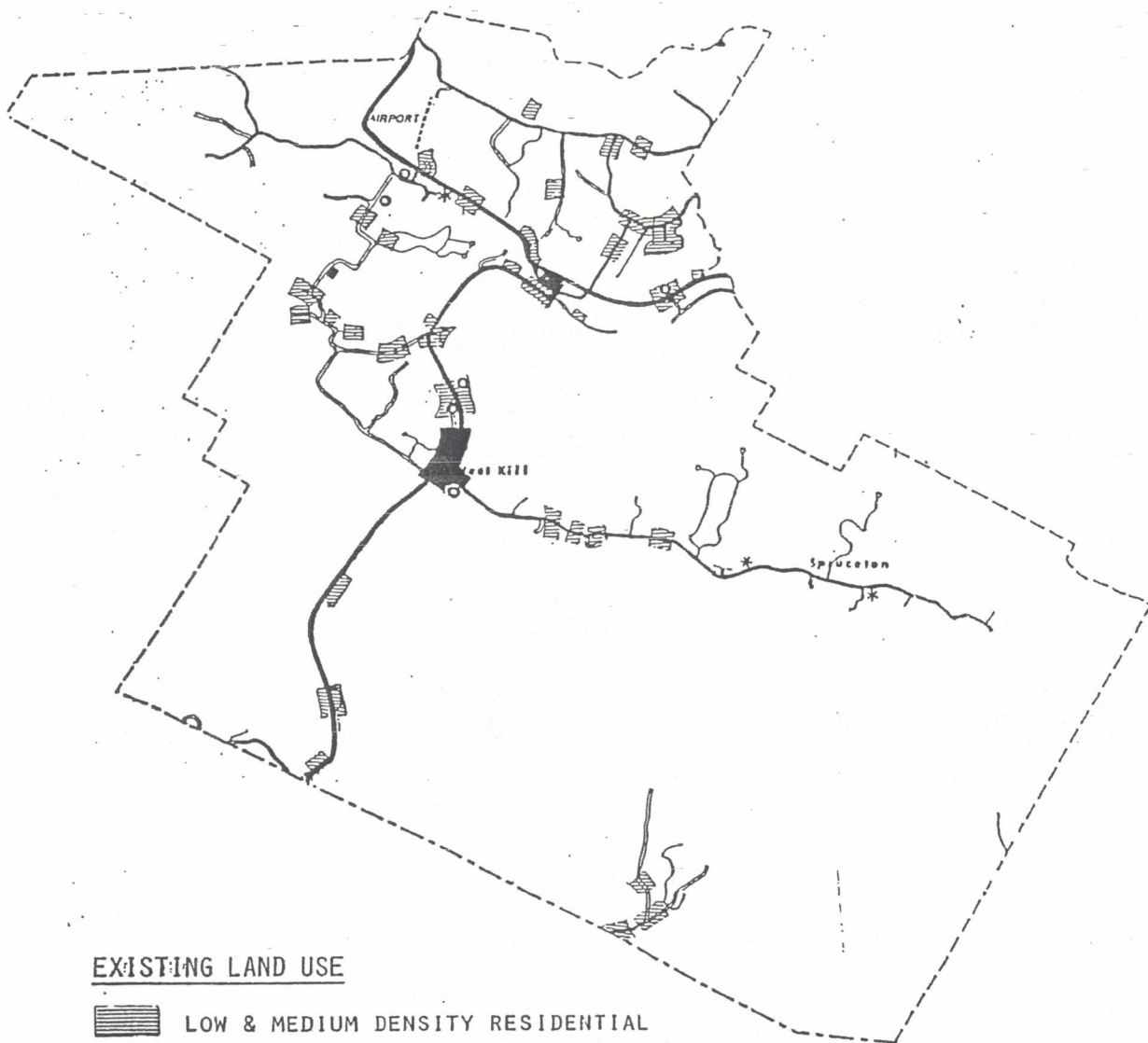
This category of land use includes churches, fire departments, and other uses accessible to the public, as well any municipal property, such as water facilities, highway maintenance garages and government buildings.

j. Communication and Utility Facilities





Communication and utility facility uses include various utilities and electric facilities.

Mary T. Howard of the Greene County Planning Department created a map in December of 2002 of the Town of Lexington's land use classifications. This more current map has also been included.

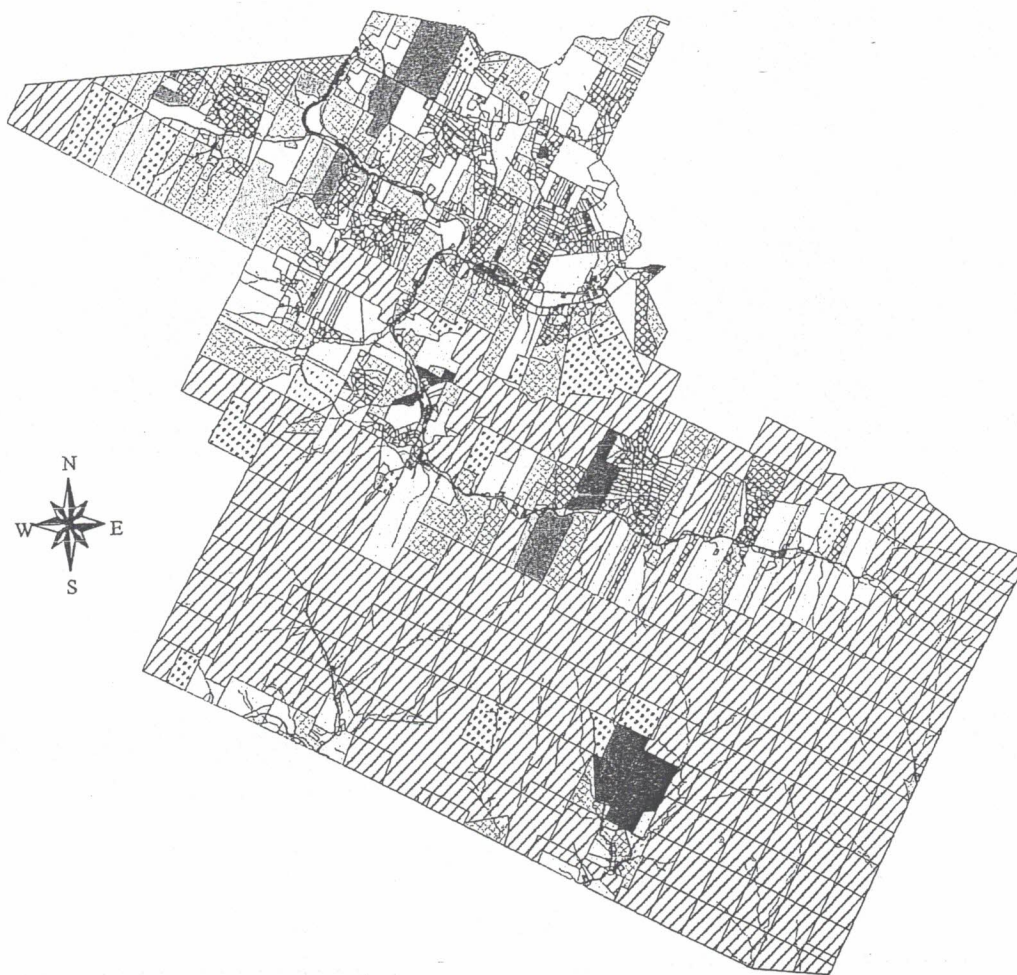
Town of Lexington



EXISTING LAND USE

-  LOW & MEDIUM DENSITY RESIDENTIAL
-  HAMLET & HIGH DENSITY RESIDENTIAL
-  COMMERCIAL
-  COMMERCIAL RESORTS

Town of Lexington Greene County Land Use Classifications



Land Use Classifications

- Agricultural Vacant Land
- Livestock and Products
- Nursery & Greenhouse
- Single Family - Year round
- Two Family - Year round
- Three Family - Year round
- Rural Residence with Acreage
- Estate

- Seasonal Residence
- Mobile Home
- Residential Multi-Purpose
- Residential Vacant Land
- Non-Productive Vacant Land
- Apartments
- Hotel/Motel
- Boarding House/Inn
- Bar

- Service Station
- Mixed Use
- Camp
- Community Services
- Religious
- Local Government
- Community Protection
- Cultural Facility
- Cemetery

- Water Supply
- Utility
- Private and Wild Forest Land
- Private Hunting and Fishing Club
- State Owned Forest Land
- State Owned Public Park

5 0 5 10 Miles

Map Creation Date: December 6, 2002
Map Creator: Mary T. Howard, Greene County Planning Department
Base Map: 2002 Greene County Office of Real Property Tax Services

3. Residential Parcels

The general breakdown of residential parcels in the Town of Lexington is as follows
(Source: Town of Lexington, Town Assessor, 2003):

<u>Type of Residence</u>	<u>Number</u>
Single family residences on less than 10 acres	458
total value:	\$44,107,500
average value:	\$ 96,300
Residences on more than 10 acres	113
Mobil homes on their own lots	87
total value:	\$ 2,967,200
average value:	\$ 34,105
Seasonal residences (without central heat)	63
Parcels with more than one house on them	31
2 family residences	9
Mobil homes on lots owned by others	5
3 family residences	2
Estates	2
Apartment house (4 units)	<u>1</u>
Total number of parcels	771
 Total assessed value of above parcels	 \$80,053,500
Average assessed value of the above parcels	\$103,830

A map of Lexington's tax parcels, produced by Greene County Soil & Water Conservation District in November of 2002, has also been included.

4. Implications

The Town of Lexington has witnessed increased development pressures. Lexington has many qualities which make the Town especially attractive to developers. Some land use concerns which should be considered in preparing the Comprehensive Plan Revision are listed below.

a. Land Use Conflicts

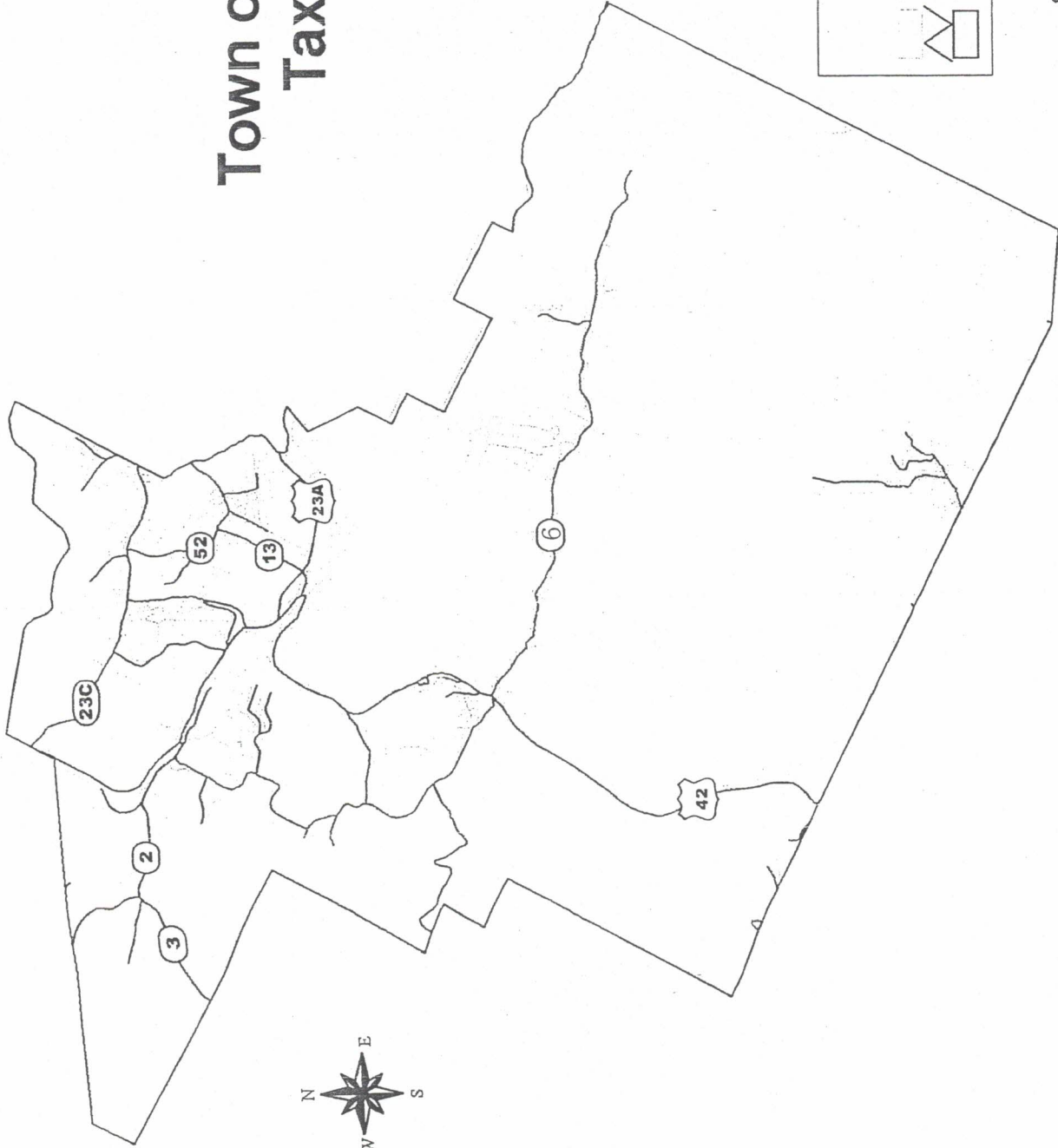
A land use conflict arises when one type of land use adversely affects another. Land use conflicts are undesirable since property values may be adversely affected and blight and deterioration may result. Land uses should be planned to compliment one another with a variety of uses allowed when they are compatible, such as combining agriculture with low density residential development.

b. Cost Of Public Service

The cost of public services, such as highway maintenance, fire and police protection, education, and the provision of water and sewage systems are directly related to the pattern of development. This also applies to the private sector in providing telephone service, electric power and similar needs.

The most effective and least costly form of settlement in terms of providing needed services is a concentrated pattern. The continued development of existing, as well as future, hamlets or carefully planned cluster developments would help greatly to reduce the cost of public services.

Town of Lexington Tax Parcels



Legend

- Tax Parcels
- Roads
- Town Boundary

Scale 1:120000



Map Produced by Greene County Soil & Water Conservation District November 2002
 Note: GIS data are approximate according to their scale and resolution.
 They may be subject to error and are not a subject for on-site inspection or survey.

E. Population

1. Population Trends

Past trends in population growth or decline help determine what can be expected to occur in the future. Such information is valuable in developing effective long range planning proposals.

There were just three more people living in Lexington in 2000 than in 1940. Population decreased sharply from 833 to 666 in the twenty year period from 1950 to 1970, but recovered to 830 by 2000.

TABLE VI

Total Population
Town of Lexington 1940-2000

<u>YEAR</u>	<u>POPULATION</u>	<u>NET CHANGE</u>
1940	827	
1950	833	+ 006
1960	698	- 138
1970	666	- 032
1980	819	+ 153
1990	835	+ 016
2000	830	- 005

SOURCE: US Census of Population 1940 through 2000, Bureau of the Census

While Lexington's population increased in recent years (1970-1990), with a slight decrease in 2000, Greene County as a whole has also seen a significant increase in total population. Comparatively, Lexington's growth rate has been less than that of the County (see Table II). Compared to the State of New York, the Town of Lexington has also experienced less growth.

TABLE VII

Rates of Population Growth
Lexington, Greene County, and NYS 1940-2000
 -Growth Rates Between Census Years(%)
 Percent Increase/Decrease During Decade

<u>Year</u>	<u>Town of Lexington</u>	<u>Greene County</u>	<u>State of New York</u>
1930-1940	+ 1.50	+ 7.60	+ 7.10
1940-1950	+ 0.70	+ 2.80	+10.00
1950-1960	- 16.60	+ 8.40	+13.20
1960-1970	- 4.60	+ 5.30	+ 8.30
1970-1980	+23.00	+23.30	- 3.70
1980-1990	+ 2.00	+ 9.50	+ 2.50
1990-2000		+ 7.70	+ 5.50

SOURCE: US Census of Population 1940 through 2000, US Bureau of the Census.

2. Population Characteristics

Lexington's population can be properly evaluated by considering existing population characteristics. Included among these characteristics are age, sex, and racial background. Age distribution, in particular, will have a large impact on the Town's future and is discussed below. Basic information on sex and race is also provided for general purposes.

a. Age Distribution

An analysis of age distribution information reveals several age group categories which could have an effect on the Town's future (Table VIII). For example there is a large number of young residents especially in the 10 to 19 year old age category. As these residents enter the work force, the need for employment opportunities will increase. If work is not available in the Town or nearby, outward migration in search of employment will occur. This, compounded by teenage students leaving the area to attend college, could reduce the number of young adults in the community in the coming years. In 2000 young adults (under 25 years of age) comprised nearly 25% of the total population.

TABLE VIII

Age Distribution
Lexington, Greene County and NYS- 2000

Percent Of Total Population

<u>Age Group</u>	<u>Town of Lexington</u>	<u>Greene County</u>	<u>State of New York</u>
0 - 4	4.5	5.4	6.5
5 - 9	5.4	6.6	7.1
10 - 14	6.1	7.1	7.0
15 - 19	5.9	7.0	6.8
20 - 24	2.8	6.4	6.6
25 - 34	8.3	11.4	14.5
35 - 44	14.6	15.6	16.2
45 - 54	18.1	14.2	13.5
55 - 61	7.6	5.8	4.9
62 - 64	5.5	4.8	4.0
65 - 74	11.8	8.4	6.7
75 - 84	6.5	5.4	4.5
85 years and over	2.9	1.9	1.6
Median Age	47.1	39.1	35.9

SOURCE: 2000 Census of Population

Another significant proportion of the Town's population includes the ages of 25 and 44, which accounts for 23% of Lexington's population. These individuals represent a large number of working adults residing and raising families in Lexington. This has a definite and very important influence on the community in maintaining the demand for housing and will influence future residential development. Growing families will increase the need for services provided by the community, such as public education and recreational facilities.

Another aspect of the Town's population is the number of individuals 65 years of age and older. This group accounts for just over 21% of the total population. With such a significant number of elderly people, the Town needs to be concerned about providing services to these individuals including affordable housing, local health care facilities, and alternative transportation service to shopping and business districts. In addition, many of the elderly are land owners who will eventually sell their property and open up new areas for development.

b. Sex

In 2000, females outnumbered males in the Town of Lexington by 60 females. In 2000 there were 445 females (53.6%) and 385 males (46.4%), making 86.5 males per 100 females.

c. Race/Ethnicity

The population of Lexington is predominantly white and accounts for 97.3% of the total population (Table IX). The non-white population totals 22 and accounts for just under 3% of the total population.

TABLE IX

Population Composition by Race
Town of Lexington 2000

<u>Race</u>	<u>Population</u>	<u>% of Population</u>
One Race	824	99.3%
White	808	97.3%
Black or African American	0	0.00%
American Indian and Alaskan Native	8	1.00%
Asian Indian	2	0.20%
Filipino	3	0.40%
Other race	3	0.40%
Two or more races	6	0.70%

SOURCE: 2000 Census of Population: Profile of General Demographic Characteristics

3. Population Distribution And Density

Lexington's population is distributed widely throughout the Town. Population concentrations, however, do occur in and near the hamlet areas and in areas adjacent to major travel corridors.

The population density (number of persons per square mile) reflects the "rural" dispersion of the Town's resident population. Although population has increased, population density remains relatively low. With 77.4 square miles of land and 830 people, the Town's overall density is 10.7 persons per square mile. This represents a pattern of sparse settlement.

The distribution and density of the Town's future population, will depend on the following factors: the accessibility of developable land to transportation; availability of public

water and sewer systems; the willingness of land holders to sell or subdivide their land; and the adoption and enforcement of land use controls.

4. Population Projections

The various components of the existing population provide a foundation on which to project the future population of the Town. The size and characteristics of the existing population will affect the growth rate in the coming years. The history of population change provides insight to probable future changes.

Projecting population is an inexact process because the factors involved are varied and constantly changing. One fact that is difficult to argue though, is that the Town of Lexington is located in a region marked by population growth which is expected to continue. Thus, it is reasonable to expect that the Town's population will increase during the foreseeable future. The question remains as to how much growth will occur.

In 1986, the Greene County Planning Department prepared a population projection for the entire county, then allocated the figures by Town according to each Town's past growth rates. According to County projections, Lexington was expected to grow from 819 in 1980 to 955 in 1990, and 1,065 in 2000. However, 1990 and 2000 census figures for the Town indicate that growth in Lexington was significantly less than that projected.

5. Implications of Population Growth

a. Residential Land Use

Population increases will necessitate the construction of additional housing. This, in turn, will increase the total amount of land under residential land use which already accounts for most of the development land in the Town. This may occur more with seasonal housing than permanent, as the seasonal sector has grown more than the permanent population over the last ten years.

b. Services and Facilities

The need for improved or additional facilities for education, recreation, transportation, sewerage and water, fire protection, or other needs, depends, in part, upon the population to be served. Population pressures can compound current deficiencies and aggravate existing problems.

c. Employment Needs

The steady increase in the number of residents aged 20-60 years, as evidenced between 1980 and 2000, will likely continue in the future. This suggests that the Town will have a larger labor force and a need for more jobs.

F. Transportation and Circulation

1. Introduction

The following discussion addresses transportation facilities within the Town of Lexington and others located in the surrounding region. The objective of this section is to determine the ability of these facilities to provide for the Town's future growth. The information is also intended to help the Town recognize problems in its transportation network and to foresee the need for future improvements.

2. Lexington and the Surrounding Region

Despite its Catskill Park location regional transportation facilities are accessible to the Town of Lexington and will provide for future development. With this in mind, the following information addresses the major transportation facilities that are available in Lexington and the surrounding region.

a. Interstate Highway System

Lexington is located approximately 25 miles west of the New York state Thruway (1-87). It is thereby connected to Albany and points north (Montreal) and west (Buffalo) as well as the New York city Metropolitan Area. New England is also accessible via Interstate 90 and the Massachusetts Turnpike.

b. Air Service

Major air transportation facilities are accessible via the New York state Thruway. The Albany County Airport provides major commercial airline service and is located approximately 70 miles away. Stewart International Airport located in Newburgh, New York, provides major transport and customs facilities. The Maben Airport in North Lexington provides a direct and convenient link for private air transportation.

c. Public Transportation

The only public transit currently available in Lexington is a bus route operated by the Greene County Transit System. Service is limited to two days a month and provides outlying areas with transportation to villages and hamlets within the County.