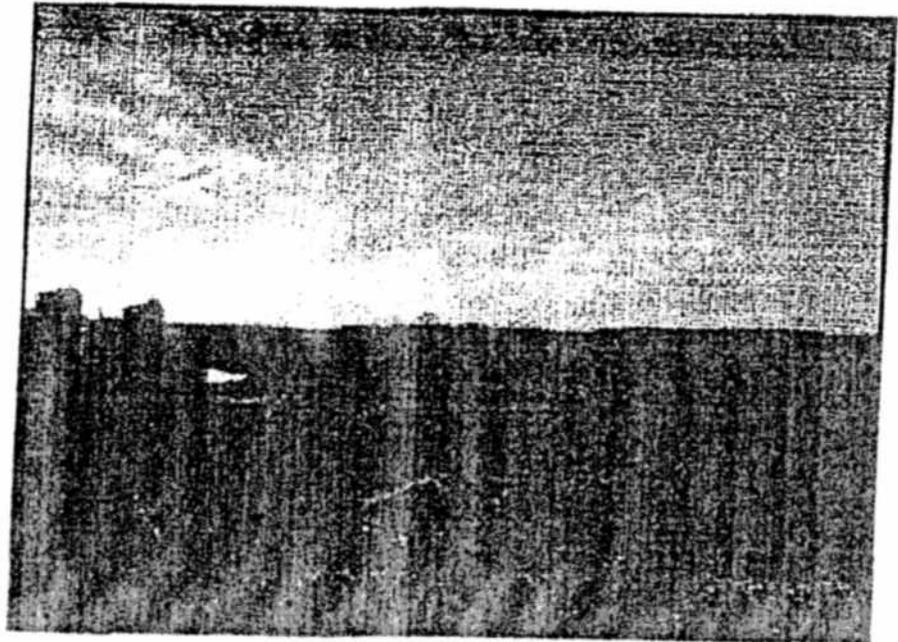


TOWN OF GOSHEN

Open Space and Farmland Protection Plan

July 2003



Committee

Kevin Begany
 Honey Bernstein
 David Church (chair)
 Susan Cleaver
 Debbie Corr
 Kelly Dobbins
 Philip Dropkin
 Steve Esposito
 John Gebhards
 Joan Goldberg
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 Mary Israelski
 Phil Johnson
 Elaine McClung
 Eve Pawelski

 Donna Roe

Goshen Joint Recreation Commission
 Town of Goshen
 Orange County Planning Dept
 Horse Farmer
 Horse Farmer
 Orange County Planning Dept

 Goshen Resident

 Goshen Resident, Realtor
 Town of Goshen Building & Zoning Inspector
 Goshen Town Board
 Goshen Town Board
 Dairy Farmer
 Orange Municipal Planning Federation
 Orange County Agriculture & Farmland
 Protection Board

Preamble

This Plan seeks to preserve the rural character and scenic beauty of the Town of Goshen in a manner that protects and does not infringe on the property interests of land owners.

Introduction

Definition of Open Space¹

For purposes of this Plan, open space is defined as land that is not intensively developed for residential, commercial, industrial or institutional use.

Open space can be publicly or privately owned, including public parks and preserves. It can be agricultural, forested, or scenic in character. It may contain water bodies such as lakes, rivers, streams, wetlands and reservoirs as well as the undeveloped land adjacent to these.

Land defined as open space depends in part on its surroundings. A small neighborhood "pocket" park or small marsh can be open space in densely developed areas. A corridor or pathway for walking or bicycling is open space, even though developed areas surround it.

And, while not strictly open space, this Plan also discusses cultural and historic resources, which along with open space, are a part of the heritage of Goshen.

Definition of Farm²

The land and on-farm buildings, equipment, and practices that contribute to the production, preparation, and marketing of crops, livestock and livestock products as a commercial enterprise, including a commercial horse farm.

Goals of the Farmland and Open Space Protection Plan

The purpose of Goshen's Farmland and Open Space Protection Plan is to maintain the visual appeal and rural character of the landscape, while simultaneously improving the overall quality of life of the community by enhancing and protecting the economic vitality, natural resources, wildlife habitat and environmental health of the Town.

The visual appeal and rural character of the landscape will be maintained if green havens are kept free, in perpetuity, from residential, commercial, industrial and institutional development.

¹ Text adapted from the New York State Open Space Conservation Plan's definition of open space (2002).

² Text adapted from the New York State Department of Agriculture and Markets' Circular 1150, Article 25AA: Agriculture and Markets Law (amended 12/01).

The quality of life of the community will be enhanced and protected when:

- ◆ the quality and available supply of surface and groundwater drinking water is maintained and the quality of lakes, streams and other surface water bodies is protected so that aquatic ecosystems can thrive and water-based recreation is available,
- ◆ town officials commit to working with farmers to help preserve farming businesses as well as the rural character of the town,
- ◆ cultural resources, which unite all Goshenites in a common past, are preserved, including historic sites that may serve as centers for community gatherings,
- ◆ there is ample opportunity for the Goshen public to access high quality outdoor recreation, including, but not limited to such pastimes as hunting, fishing, trapping, biking, equine-related sports, hiking, cross-country skiing, skating and other traditional and non-traditional pastimes,
- ◆ open space, particularly forest and farm lands, are preserved for the protection and enhancement of air and water quality,
- ◆ the diversity of plant and animal species, which ensures the protection of healthy, viable and sustainable ecosystems, is preserved,
- ◆ preservation of open space helps stabilize municipal and, in particular, school taxes.

Planning Process

The committee was formed at the request of the Town Supervisor and Town Board, and it initially convened in November 2002. From that time until April 2003, the Committee met twice a month. All meetings were held in Goshen Town Hall and were open to the public. In sequence, the following steps were taken:

- Creation of goal statements
- Establishment of open space definition
- Research of open space and farmland protection plans or other relevant information from various municipalities nationwide
- Collection of input from the committee regarding scenic views
- Gathering of information on archaeological and historical sites and structures
- Collection of input concerning local recreation issues and needs

- Individual ranking of categories (Water, Farmland, Scenic, Recreation, Cultural, Forested Land, Biodiversity), in order of importance, by committee members
- Establishment of prioritization system based on the committee's ranking results.

Early in the process, the full committee was broken down into subcommittees to study specific topics in detail. These subcommittees were comprised of the following members:

- *Scenic*: Steve Esposito, Mary Gray Griffith, Mary Israelski, Donna Roe
- *Biodiversity*: Sue Cleaver, Ralph Huddleston, John Gebhards, Phil Johnson (with support from Nick Miller)
- *Cultural*: Debbie Corr, Phil Dropkin
- *Recreation*: Kevin Begany, Honey Bernstein, David Church, Kelly Dobbins, Mary Israelski, (with input from Arlene Anderson, Ed Fogel, Lauren Somers, Donna Stahlman, Michael Tuscano)
- *Agriculture*: Debbie Corr, Kelly Dobbins, Phil Johnson, Eve Pawelski (with input from Sue Cleaver, Bill Johnson, and John Lapiuski)

Additionally, the topics of Forested Lands and Water Resources were not the subject for a specific subcommittee, but rather were examined through map work and group discussions.

Benefits of Open Space and Farmland Protection

The Town of Goshen recognizes that open space preservation provides its residents with several benefits. These include:

- Improving agriculture and forestry viability.
- Strengthening water resource protection including flood prevention, stormwater management, and enhancement of water supply quality and quantity.
- Improving and increasing recreation opportunities, including sites for active and passive activities.
- Ensuring wildlife and plant habitat preservation including habitat supporting species biodiversity.
- Safeguarding the environment by helping to direct and manage land development to suitable locations.
- Providing locations to appreciate and learn about the history and environment of Goshen.
- Enhancing an overall community sense of place and quality of life.

Growth Trends in Goshen

Goshen, like most of Orange County, has experienced tremendous growth during the past 30 years (Table 1). Goshen's population growth of 53.9% from 1970 to 2000 is remarkably in-step with the County's, which expanded by 54.0% during this time.

Year	Goshen	Orange County	New York State	United States
1970	8,393	221,657	18,237,000	203,302,031
1980	10,463	259,603	17,558,072	226,546,000
1990	11,500	307,647	17,890,778	248,718,291
2000	12,913	341,367	18,976,457	281,421,906
% Change	53.85%	54.01%	4.05%	38.43%

Table 1. Population Growth from 1970 to 2000

Year	Goshen (T)	Goshen (V)	Goshen (total)
1970	4,051	4,342	8,393
1980	5,589	4,874	10,463
1990	6,245	5,255	11,500
2000	7,237	5,676	12,913
% Change	78.65%	30.72%	53.85%

Table 2. Population Growth in both the Town (T) and Village (V) of Goshen from 1970 to 2000

The Town, however, is expanding much more rapidly than the Village (Table 2). In 1970, just over half of Goshen's population lived in the Village; in 2000, the Village housed just 44% of Goshen residents. Development pressure has shifted in past decades from the long-inhabited and historic Village to the "new frontier" of the rural Town. While the Village has grown by just 30.7% in the last 30 years, the Town has exploded with 78.7% population growth. If Goshen³ continues this trend of rapid expansion, there could be 15,842 residents within its borders by 2020.

And indeed the growth shows no signs of slowing. The heavily traveled Rte 17 literally runs *through* the Village, and its three consecutive exits leave Goshen easily accessible. Goshen is also less than two miles from Rte 17's intersection with Interstate 84. These factors make Goshen a magnet for commuters to New York City who are looking for a quieter and more economical place to live. The Village is also the County Seat, with the County Government Center located on Main Street. There are multiple county offices in the Village that employ people from all over the region as well as other agencies and facilities that draw in countless county residents daily. Goshen has many attractive qualities. As a result, there were over 500 potential housing units before the Town of Goshen Planning Board for review at the time the Town-wide moratorium on residential development was imposed (May 2002). Over the past 15 years, Goshen has issued an average of 35 single-family housing permits a

³ From here forward, the use of the word "Goshen" shall mean both the Town and Village.

year. Since 1998, that figure has been consistently higher than this average; there were 61 issued in 1998, 70 in 1999, 53 in 2000 and 44 in 2001.

The prospect for continued growth in Goshen is supported by population growth projections prepared by the Orange County Planning Department. Presuming an average annual growth rate of 1.03% for Goshen over the past 108 years, the population is projected to grow to 16,672 in 2025, 17,546 in 2030, and to over 20,000 by 2045.

Resources

Water Resources

Water resource priorities identified by the Town Open Space Committee included riparian or river related resources, including floodplains, and current or potential sources of drinking water. This latter category of drinking water sources emerged as a primary resource protection category with emphasis given the Goshen area's recent experiences with shrinking water supplies during a protracted period of drought.

Water resources are generally grouped as surface- or ground-water resources. Surface water resources of importance include the Wallkill River along with its tributaries and floodplains. The Wallkill River system drains the majority of the Town. The Wallkill's main floodplain offers excellent habitat protection and recreation potential and already serves as a location for groundwater well sites for the village and others. The Otter Kill and Black Meadow Creeks drain modest portions of eastern Goshen and are also important.

The primary source of potable water for the Town is groundwater. Most wells serving the Town draw water from bedrock with some use of the sand and gravel outwash deposits located along and connected to the Wallkill River Valley. As explained in the Town-commissioned report "Town-wide Potable Water Planning Study" by Schoor DePalma (January 2003), important measures should be taken to protect these wellhead areas and to ensure future carrying capacities of groundwater resources.

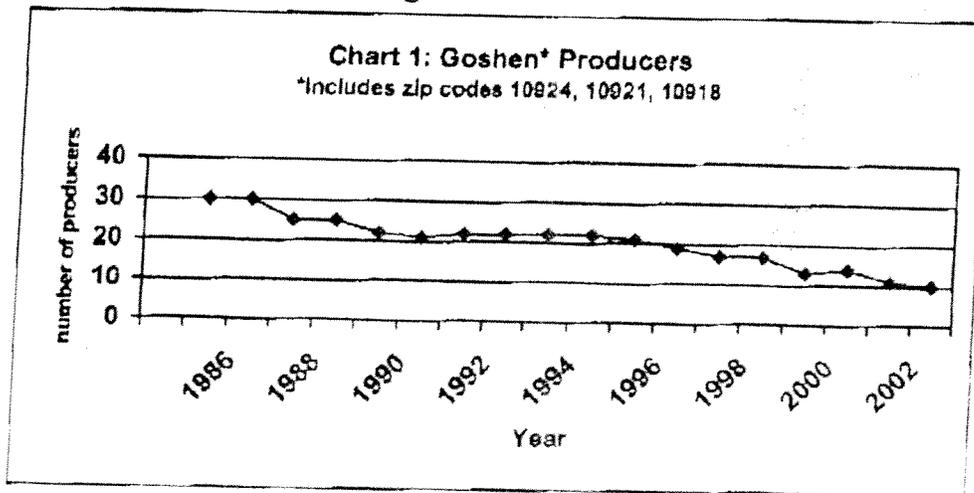
Two surface water supply reservoirs, Greenhill Reservoir and Prospect Lake (also known as Goshen Reservoir) are situated in the southeastern portion of the Town and serve the Village of Goshen. The small, headwater settings of both these reservoirs mean that their watersheds or drainage areas are also small and fragile. These watersheds are a priority for protection. Examples of water resource protection measures include:

- Best management practices (BMPs)
- Performance standards
- Overlay zoning
- Buffers
- Subdivision set-asides
- Wellhead or watershed protection
- Land acquisition
- Conservation easements

Farmland⁴

Dairy farms, equestrian agriculture and feed production to support these, in addition to onion and other vegetable farms, have historically been the keystones of the agriculture industry in Goshen. Goshen also hosts a portion of the unique black dirt region, dominated by vegetable production on muckland soils. However, with the change in federal dairy policies in the 1980s, the emergence of corporate-sized farm operations in the southern and western United States in the 1990s, and the implementation of new international trade policies, family-sized farms have faced a rough economic climate. The Goshen area and Orange County is not immune. From 1985 to 2002, dairy producer numbers in Goshen were reduced by two thirds (Chart 1). The amount of hay and corn acreage dropped dramatically as well during this same time period.

Despite the decline, Orange County's agriculture has adapted to national and local economic forces. At a local level, Orange County has experienced significant growth in population – 31 percent in the last 20 years. Such growth can contribute to higher land and labor costs for farmers, but also can lead to opportunities. In Orange County, the agricultural industry has been transformed from a dairy-commodity industry built on low-valued production to an industry that capitalizes on its urbanization by producing high-valued agricultural products, such as vegetables, as well as greenhouse and nursery products. These crops have a high value to suburban consumers but are costly to transport. As a result, local vegetable producers in large population areas typically find they have a ready market for their products and a comparative advantage. This has been true in Orange County. For similar reasons, the greenhouse and nursery sector of the County's farm economy also has grown in recent years, although it remains significantly smaller than the vegetable sector.



⁴ Orange County Agriculture and Farmland Protection Board, Economic Trends and Impacts of the Agriculture Industry in Orange County, N.Y. 2003

Key Issues

1. Orange County's farm economy produced \$108 million in output value in 2000, which generated an additional \$59 million in related economic activity within other sectors of the local economy.
2. In the last 15 years, growth in Orange County's vegetable and greenhouse/nursery sectors have more than offset the declines experienced in the dairy and feed sectors. Cash receipts for vegetables produced in Orange County were up 52 percent from 1987 to 2000 and cash receipts for the sale of greenhouse and nursery crops more than doubled during this time period.
3. The vegetable sector is the largest segment of the farm economy and accounts for nearly 40 percent of Orange County's agricultural output. However, there have been significant swings in this sector's output in the last decade, suggesting some instability.
4. Equestrian agriculture, built on the important heritage of horse breeding and racing in the Goshen area, remains important both in terms of agriculture and recreation.
5. Few farms with relatively high sales provide most of Orange County's agricultural economic activity. In 1997 the largest 30 percent of the farms accounted for 86 percent of the County's agricultural output.
6. After trending higher for much of the 1980s, farm profitability in Orange County fluctuated widely in the 1990s. These variations likely reflected changes in the vegetable sector over the same period.
7. Growth in vegetable production and the greenhouse/nursery sector have been matched by an increase in Orange County's wholesale trade, and in the case of vegetables, vegetable manufacturing. The decline in the dairy sector caused similar losses in the number of farm supply stores, veterinarians, dairy manufacturers, and dairy wholesalers in Orange County.

Scenic

Definition:

Scenic vistas are public locations in the Town where the visual qualities of the natural landscape are especially rewarding. Unrestricted views of ridgelines, waterways, parkland, historic and farmland properties and trails are often located along rural or scenic roads and enhance the character of our community and quality of life. Such vistas are frequently the primary vantage points from which most of us experience the land around us. Narrow country roads and the undeveloped and pristine lands adjacent to them have a lasting impact on our perception of place. These pastoral and bucolic views create a sense of remoteness and calm—qualities that Goshen residents treasure.

Scenic View Criteria:

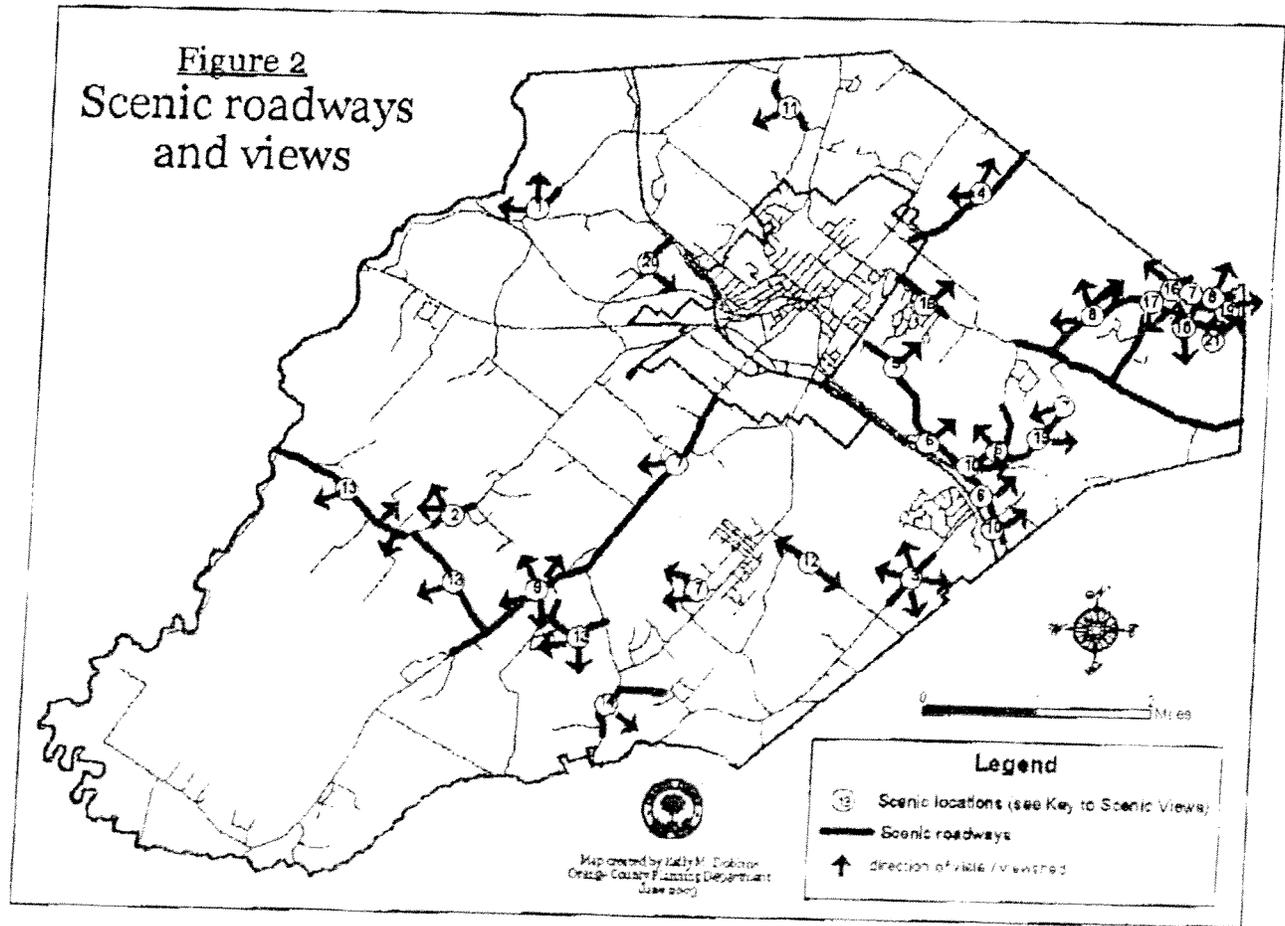
Scenic View Criteria begins with visual appeal. Identifying ridges lines, farm lands, historical landmarks, parklands, waterways and trails to be preserved for use and enjoyment by future generations is the impetus for this statement. The criteria will guide the town and it's boards to develop alternatives for the purpose of protecting, preserving and enhancing environmentally sensitive recreational and scenic lands. Scenic vistas and roadways within the town were cataloged for the purpose of possible negotiations with property owners and developers for the benefit of the success of the Open Space Plan. Baseline information has been taken of subject properties including descriptions, photographs, and maps ensuring that these views are considered when planning future development.

Scenic View Inventory:

(see **Figure 2** for map of scenic views)

1. Farmland view (corner of Cheechunk and Owens Road)
2. Farmland views (Maple Avenue)
3. Farmland views (both sides of Arcadia Rd)
4. Farmland views (Sarah Wells Trail)
5. Old stone house, wooded area, and assorted styles of barns (north side of Old Chester Road)
6. Farmland along the Heritage Trail & Old Chester Road, view of Black Meadow Creek as it intersects Old Chester Road.
7. View of High Point Mtn, Mt. Eve, Mount Peter (seen from Farmingdale Road, Craigville Road, Route 17A, Vietre Road, August Road)
8. View of Catskills and Shawangunk Ridge (seen from Hasbrouck, Farmcross Lane)
9. Upland farms (seen from 17A as you pass Pulaski Hwy on right) *The vista on right is of large mountain range in the distance should be preserved by prohibiting tall structures or multi story buildings in the town of Goshen that my impede view.*
10. Highland Mountain Range and farmland views (Knoell, Old Chester Road, and 17M)
11. Farmland vistas (Axworthy Lane)

12. Pastoral and forested landscape (Conklin town Road)
13. View of Black Dirt Region (Orange Farm Road)
14. Upland views (Durland Road/Florida Road)
15. Mountain views and large vistas, Mountain Creek ski slopes on Vernon, NJ, Mount Peter, Sugar Loaf Mountain
16. View of farms in valley (Ridge Road and Farley Lane)
17. Upland view of farmland (corner of Farmingdale Road and Ridge Road)
18. Black Meadow Creek and portions of Salesian Property (from Craigville Road)
19. View of Bear Mountain, Storm King Mountain (seen from Farmcross, Board Lea)
20. Orange County Audubon Society's 6 1/2 Station Road Bird Sanctuary (seen from 6 1/2 Station Rd)
21. Sheep farm view (corner of Woodcrest Lane and Farmingdale Rd)
22. Any other scenic vistas as seen from public road or public area that meets the criteria



Recreation

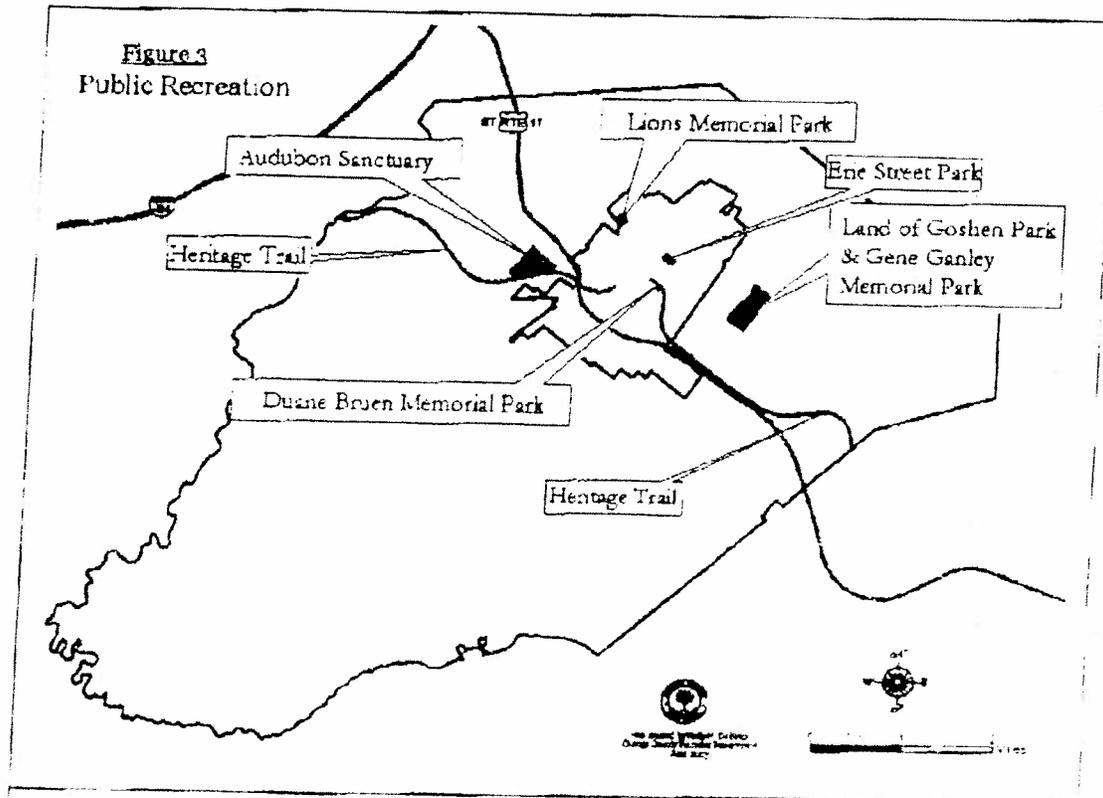
Distribution of Parks

In Goshen, municipally owned public parks and recreation make up a total of 203 acres, less than 1% of Goshen's total land area. Of these, just 136 acres house active recreational facilities (Table 3).

Name	Acres	Location	Usage	Facilities
Land of Goshen (Craigville)	57	Town	active recreation	(see Table 4)
Gene Ganley Mem. Park	3	Town	active recreation	(see Table 4)
Duane Bruen Mem. Park	0.37	Village	active recreation	(see Table 4)
Lions Memorial Pk	6.44	both	active recreation	(see Table 4)
Erie St Park	4.5	Village	active recreation	(see Table 4)
Heritage Trail	65.07	both	active & passive recreation	paved trail
Harriman Square	2.2	Village	passive recreation	benches
Wallace Park	2.3	Village	passive recreation	benches
Audubon Bird Sanctuary	62.3	Town	passive recreation	preserved natural land
Knoell Road Town Park	13.7	Town	vacant	N/A
Old Railroad Property	1.6	Town	vacant	N/A
Old Erie ROW	2.4	Village	vacant	N/A

Table 3. List of all municipal lands classified as recreational in Goshen

All of the municipal parks and recreation facilities are located within or in close proximity to the Village (Figure 3). The Village contains five municipal parks, three of which possess recreation facilities. Goshen's only sizable park,



known as the Land of Goshen Park or Craigville Park, sits just a mile and a half southeast of the Village. The four Goshen School District Schools, which provide multiple recreation opportunities, are tightly clustered within the Village boundaries.

The Heritage Trail stretches from the eastern to the western borders of the Town in a NW/SE orientation and skims through the middle of the Village. With the exception of the Audubon Bird Sanctuary and the western portion of the Heritage Trail, there are no parks or public recreation facilities south of Rte 17.

Parks' and Recreation Facilities' Description

The primary park in Goshen is the 57-acre Land of Goshen Park on Craigville Road, just outside of the Village. The Town and Village bought it jointly in 1971 and created a multiple-use municipal park. It is the largest and best equipped of only two municipal parks outside of the Village (Table 4). Aside from the facilities mentioned in this table, there are restrooms (two per sex), a pavilion, a storage shed and a lawn that is sizeable enough for small, unorganized sports games to take place. The pavilion is popular for private party rentals. The Park hosts Little League and soccer games nearly every day of the week throughout sport season and game Saturdays can attract up to 200 participants at a time. On average days, about 100 people per day visit the Park, except in winter months when the park is closed.

Name	Soccer Fields	Basket Ball	Play ground	Base/ Softball	Picnic Area
Land of Goshen	3		1	4	1
Erie St Park	1	2 courts	1	1/1	
Lions Memorial Pk & Adjacent					1
Gene Ganley Mem. Park		1 court	1	1	1
Duane Bruen Mem. Park			1		1

Table 4. List of facilities in Goshen's public parks.

Erie Street Park is the second in size among Goshen's parks. It is made up of two parcels, one owned by the Village and the other owned by the Goshen School District. Located in the heart of downtown Goshen, it is two blocks from the C. J. Hooker Middle School and abuts a high-density residential area. The school district uses the property for 7th and 8th grade soccer and baseball games. In the summer, Goshen's Joint Recreation Commission's children's basketball league uses Erie Street for it's games.

There are three other parks with recreation facilities in Goshen, all being small neighborhood pocket parks with limited amenities and land area and all are within the Village. Lions Memorial Park sits on the Town/Village border alongside a residential area and consists of three adjacent parcels, each of which was given to the Village by a different donor, for a total of 6.4 acres. The four-acre Gene Ganley Memorial Park lies between the Land of Goshen Park and Hambletonian subdivision and is used primarily by subdivision residents. Duane Bruen Memorial Park is situated on less than half an acre within Goshen's downtown commercial/residential area. The usage of these pocket parks is likely limited to residents of the immediately surrounding areas.

The Heritage Trail runs on the old Erie Railroad bed, which Orange County Department of Parks acquired the right of way for in April of 1988. The paving of the trail has been incremental, starting with the section from Hartley Road to 6 1/2 Station Road, in the northwestern part of the Town of Goshen, being improved in 1994. Four segments and eight years later, a section from the Village of Monroe to the Village of Harriman is slated for paving in spring of 2003. The trail is multi-use, relatively flat and straight, and includes provisions for pedestrians and bicyclists. It is visited year round, although most usage is in the spring summer, and fall. The snow is not plowed along the trail and thus is only visited by cross country skiers or snow shoers during periods of snow cover.

The Audubon Society owns the 62-acre 6 1/2 Station Road Bird Sanctuary just west of the Village. Being for the most part wetlands, the Sanctuary flanks the Heritage Trail for a short stretch. Most of the sanctuary is wetlands and thus is not susceptible to a high volume of visitors, but benches and navigable regions along its periphery are used for such passive recreation as bird watching, photography and nature study.

As is demonstrated in Table 5, Goshen Schools possess the majority of recreation facilities that are accessible to the general public when available. All residents of the Goshen School District (including residents of not only Goshen but also parts of Wawayanda, Chester, Hamptonburgh, Wallkill, and part of the Village of Florida) have the right to use these resources. The four schools that comprise the school district are closely grouped together around Scotchtown Road. Unlocked outdoor sports facilities are available to the public for unorganized usage when school is not in session. For indoor or locked facilities or for organized usage, a Facilities Use Form must be filled out by the user and signed by the Goshen Central School District's Director of Buildings and Grounds.

Name	Soccer Fields	Tennis Courts	Play ground	Practice Fields	Foot ball	Base ball	Soft ball	Gyms
Goshen High School	1	2		2	1	1	1	2
Scotchtown Elem		2	2					1
Goshen Intermediate	1		1				1	1
C.J.Hooker Middle	1	4			1			2
Totals:	3	8	3	2	2	1	2	6

Table 5. List of facilities in Goshen School District schools

Recreation Demands & Needs

Current Issues Needing Immediate Attention

During the sports seasons (March to November) and fair weather (March to October), the Land of Goshen Park experiences intense usage. On Saturdays when there are Little League and soccer games at the Park, there are several issues that need resolving. The volume of people in the park on such days regularly exceeds the supply of restrooms, creating lines of people waiting for

In February of 2003, this position was held by Peter Zegel

access.⁶ There are two parking areas, but the area provided for parking can frequently become inadequate. Since cars are not allowed to park on the side of Craigville Road, in the past people have been desperate enough to park directly on the ball fields. There is no pick-up/drop-off area, which increases the moving traffic in the parking areas, thus making pedestrian travel to and from cars dangerous. Additionally, private parties are frequently turned away when attempting to reserve the pavilion. Adult leagues were denied usage of the ball fields because all had been spoken for. Both Little League and Goshen Soccer Club experience increases in attendance with each passing year and Craigville's fields cannot keep up with the demand. In 2003, there were approximately 53 soccer teams in the fall and 57 baseball teams in the spring. Goshen youth football has a membership of over 300 and does not have a home practice or playing field.

Though being centrally located in the Village, Erie Street Park is limited in size, composition, and quality. It is only four and a half acres and since it is surrounded by a built landscape, the park cannot be expanded to house more sports fields. There are no permanent bathrooms and only one portable toilet at the Park, which not only limits the amount of time that people want or are able to spend there, but also discourages mothers with infants and toddlers from visiting. There is no lighting to provide for nighttime usage, a trait that has led to the proliferation of graffiti in the Park. The quality of Erie Street's sports fields is substandard due to holes and a general rough surface, increasing the likelihood of an injury and decreasing the attractiveness of the Park to athletes and teams.

Goshen School District's athletic events are given first priority for usage of their facilities. While public use of these facilities is allowed and is common, School District demands are increasing as the region expands and protocols for public access are subject to change. Therefore, their consistent or future availability for meeting growing public demand or use cannot be depended on.

Facilities in Short Supply

Certain facilities in Goshen are experiencing a demand that cannot be met by the current supply. These include fields for football, Little League, Goshen Soccer Club, adult softball because these sports have experienced increased membership in recent years and are continuing to grow. The need for more skateboarding provisions has also been expressed through inquiries and contacts to Town and Village officials coupled with increased frustration by skateboarders and in-line skaters that public and private properties are frequently off-limits.

Besides creating facilities supplementary to those that are already available in the Town, Goshen citizens have expressed the desire to have the following public recreational opportunities:

- Roller blading, roller hockey
- Ice skating, ice hockey
- A sleigh riding hill
- Hard surface playing courts (i.e. handball, tennis)

⁶ The Town of Goshen recently received funds to make minor renovations to parking, to increase the size of the restrooms, and to make the restrooms ADA-compatible.

- Swimming
- Equestrian facilities
- Fishing & hunting
- Trails (for hiking, cross country skiing, biking)
- Other activities to be determined

There is a desire to create pedestrian linkages between parks and recreation facilities so that people, especially children, may travel to and from parks without using hazardous roadways. As well, a multi-use community center could provide opportunities for Goshenites to participate in additional indoor and outdoor sports games.

Geographic Areas in Need

Aside from adding more recreation facilities within or near to the Village, there are stretches of Goshen that have no facilities to speak of at all. The southeastern region of the town has exploded with new housing developments in recent years, but has a complete lack of public recreational facilities, as mentioned in the "Parks Distribution" section and as demonstrated in Figure 3.

Although the southwestern reaches of the Town also lack recreation facilities, this area, known as the Black Dirt Region, is considered as undevelopable because of its deep muck soils. Therefore, since extensive residential development will most likely not take place here, its need for recreation is not as pressing as in the other parts of the Town.

There is an increasing overall need to locate and improve recreation and park facilities in proximity to current and growing residential neighborhoods. Such proximity also advances a variety of sound community planning goals including the reduction in vehicle miles needed to transport users to parks.

Concentrating additional recreation facilities in a preexisting location, such as Craigville Park, could also aid in the reduction of vehicle miles since parents with more than one child would not have to drive from one park to another if their children have games or practices at different fields. This might also help to promote carpooling.

Long Term Demands

When using Goshen's past growth rates as a guide, the projected population of Goshen in 2020 is 15,842 -- 22.7% more residents than in 2000. This means that, even when making the false assumption that Goshen's recreational facilities are presently adequate, Goshen will need a minimum of 23% more parkland and recreation facilities to accommodate the larger population. But Goshen's growth could be more rapid than recent trends if all of the approximately 800 units in front of Goshen's two Planning Boards are approved. In addition, when the current moratorium on most residential development is lifted, it is anticipated that a significant amount of new potential units will be brought to the Board for approval. Such approvals could lead to

2,280⁷ more people in the very near future (an 18% increase in Town residents) and magnify Goshen's need for recreation facilities.

Due to the vast supply of undeveloped land in the southeastern area of Town and the location of the proposals that are presently in front of the Planning Board, this region will undoubtedly undergo further residential development in the near future. Clearly, recreation opportunities are grossly lacking in this section of the Town and facilities should be provided to its residents in a timely fashion.

The Town of Goshen is under growing pressure to meet the recreational needs of its residents. This pressure will increase as the Town continues to grow in population as predicted by historic patterns of growth, current development patterns, and the attractiveness of the region for new residential construction.

While current recreation planning standards shy away from hard, numerical levels of recreation service or facility size per population, a general guide can be the commonly accepted standard of 10 acres of improved recreation lands per 1,000 in population (see National Recreation and Park Association, Park, Recreation, Open Space Guidelines, 1990 and 1996). Given expected growth, the Town of Goshen would need a minimum of 10 new acres of improved recreation land every 6 years or less just to meet additional, minimum demands. With current market costs often exceeding \$20,000 per acre for rural residential lands, costs for recreation land acquisition can be substantial and are rising. Assuming Goshen officials are astute in their real estate opportunities, gaining 10 acres per 6 years at an average of \$20,000 per acre requires funding of approximately \$34,000 per year minimum in land acquisition costs alone.

Added to this figure are the significant costs of recreation improvements, maintenance, and operation. For example, given current construction costs a new swimming pool could range from \$325,000 to \$600,000, a single basketball court could cost \$15,000 to \$34,000 and a new baseball field \$40,000 to \$50,000. With improvements come increases in maintenance and operational costs. Currently, Goshen's Joint Recreation Commission employs a staff consisting of one year-round and two seasonal part time employees. Of the Commission's \$130,000 budget, these employees extract \$26,000 annually. As Goshen's recreation network expands and improves, this figure will increase. Also, a key emerging need for the Town of Goshen is expanding and improving recreational facilities that are in proximity to growing residential neighborhoods. Such an improved system of neighborhood recreation lands and parks that are linked or improved to complement existing facilities will also help to alleviate congestion and overuse at those existing sites. Parking is also a necessary improvement and can cost from \$30 to \$1,500 per space⁸, depending on material and construction costs as well as services provided with the parking, such as security, maintenance, lighting and enforcement.

⁷ This number is based on Orange County's average of 2.85 people per house, based on the 2000 Census data.

⁸ According to the International Parking Institute.

Cultural

The following is a summary of the information gathered thus far from resources available at the Office of the County Historian for Orange County. More information is available from the SHPO surveys. A "***" symbol next to the name indicates that the site or building is listed on the State and National Registers.

It is interesting to note that at least one of the houses and the surrounding property is purportedly haunted, with a letter to the County Historian documenting the visitations. It is also important to recognize that these buildings and sites are afforded no protection whatsoever from demolition or further development; accordingly, this Plan has included them as resources to be considered for preservation.

J.W.A. Brewster House – West side of Route 17A, near the Village line. The original Federal section of the house is reported to be in good condition, but subsequent Victorian work has masked many of the original features. The house is listed under the ownership of J.W.A. Brewster on the French, Wood & Beers 1859 Map of Orange & Rockland Counties (the "Map"). The estimated date of initial construction is 1810.

V.S. Smith House – West side of Route 17A, north of intersection of Reservoir Road. The house was owned in 1859 by V.S. Smith, as appearing in the Map and again in the 1875 F.W. Beers County Atlas of Orange County ("Atlas"). The estimated date of initial construction is 1850.

D.C. Howell House – West side of Route 17A, south of the Village of Goshen. Described as a beautiful Federal house with a Victorian addition. The Map indicates that D.C. Howell owned the house. It is reported to be the original home of Borden Farms. The estimated date of initial construction is 1810.

****Schoolhouse** – West side of 17A, north of Houston Road. Reportedly owned by D.A.R., the structure retains much of its original architecture. It is indicated on the Map, with the date of initial construction thought to be 1796.

Houston House - East side of Route 17A, south of Houston Road. In 1689 the Houstons came to Goshen. Before this, the farm on which the house is located was owned by the Copper and VanDuzer family. A cemetery on the site is the resting place of the Howell and VanDuzer families.

D. Carpenter Homestead – West side of Pulaski Highway, south of Route 17A. The Atlas lists Daniel Carpenter as the owner.

****Dutchess Quarry Cave** – Off Quarry Road near the intersection of Pulaski Highway & Route 17A. The site yields evidence of prehistoric and archaic Indian

habitation dating back to approximately 10,580 B.C. (the ice sheets having retreated about 11,000 B.C.). Caribou bones have been retrieved from the site.

Orange County Farm – West side of Pulaski highway. A legislative Act of 1824 provided for the establishment of such a farm as a more economic way to care for indigent persons than boarding them in private homes. The structure was built in 1831 and its limestone walls were quarried from the site. The same quarry was used for construction of the St James Episcopal Church 23 years later and the Presbyterian Church in 1871. The first addition was for insane people in 1848. In 1865, it is reported that a building was erected for black people.

near M
A.W. Thompson House – West side of Reservoir Road near Clark Road intersection. This Federal house is reported in the Map to be the home of A.W. Thompson, and it was erected about 1810 – 1820.

District #6 Schoolhouse – West side of reservoir Road south of Conklingtown Road. Reported in the survey as a then current private residence, it was one of the school district houses appearing initially on the Map.

S.S. Fitzgerald House – same as above. The house belonged to S.S. Fitzgerald according to the Map, having been initially erected about 1830.

N.C. Coleman House – Reservoir Road near Conklingtown Road. N.C. Coleman was born in December 9, 1815. One year after his marriage to Fanny Knapp, he bought 88 acres and built the present residence in 1851.

N.C. Coleman House – same as above (it is not clear if this is the same structure). Described as a very impressive Greek Revival, built about 1840.

*near J
K
L*
George S. Conkling House – North side of Conklingtown Road near Arcadia Road on the west side. As a farm machinery agent, George Conkling introduced the first mechanical mower in Orange County. The house is described as notable for its interesting gable.

near M
J.J. Stage Barn – North side of Route 94, east of Durland Road. The Atlas states that the owner was William Lawrence, a cheese manufacturer.

?
Tyler House – East side of Arcadia Road between Conklingtown Road & Route 17M. In 1859 the real property belonged to G. Whitman. In 1903 the structure burned. Thereafter, the present structure was erected.

Seely Barn – West side of Route 17M north of Arcadia Road. The farm on which the barn is located is noted on the Map as being on Seely land. Built approximately 1860.

Round Well – North side of Route 17M, south of Old Chester Road. Reportedly, this well was used to water horses that quartered there as a staging area before being sold to France during World War I.

Old Chester Road Gas Station – East side of Old Chester Road. The building is set along a narrow road that was once the main road to the Catskills.

Westinghouse & Clark House – East side of Old Chester Road. Noted as being unusual for its fieldstone and shingle construction and its massive dimensions. It was built by the Westinghouse family about 1920.

Westinghouse House – West side of Old Chester Road. Built about 1920.

Sisters of St. Dominic – South side of Broadlea road. The estate was built for the Tweedy family. Bought by the Sisters about ten years later; initially constructed in 1916 and was formerly a girls' academy.

East Division Schoolhouse – South side of Craigville road, west of Ridge Road. Listed as a school on the Map. Built about 1840. A blacksmith shop & a sawmill were located across the street at that time.

J. Vail House – North side of Craigville Road, west of Hasbrouck Road. J. Vail owned the house in 1859 according to the Map. Built about 1850.

N. Tuthill House – North side of Craigville Road, east of Coleman Road. Built about 1820 according to SHPO survey; no other information provided therein.

Phineas Rumsey House – Symon Rumsey, born in 1690, was the first Rumsey to settle in Goshen around 1623. Phineas I was born in 1734. In 1735 the present kitchen end of the house was built. Phineas was a Tory in the King's Militia. After a revolt by his men, Phineas retired to his farm. The Committee of Safety sequestered much of his land.

Horton Homestead – North side of Farmingdale Road, near Town line. Original home of the Horton family with the kitchen wing built in 1750 and the main house in 1792. Kitchen wing built by Silas Horton & Margaret Bull, with the main house built by Silas Horton III & Phoebe Rumsey.

J.K. Payne House – East side of Sarah Wells trail on long drive. The building was the home of I. VanSyckle in 1875 and John Green in 1903. Today it is the Viking Hill Farm. Built about 1820.

D.E. Case House – West side of Sarah Wells trail. The opening in the chimney on the 2nd floor was used as a smokehouse. Listed as a case house in 1859, and built about 1800.

Charles A. Reeves House - West side of Sarah Wells trail, south of Knapp Road. The land belonged to John Everett & Sam Clowes who developed the Wawayanda Patent. The center of Goshen reflects their plan. Charles Reeves about 1830 built the house.

near A
Gates McGarrah House - West side of Route 207, south of Everett Road. It was the house of a local man, Gates McGarrah, who became a NYC banker. He was the first President of the International Settlement in 1922. He married the former Elizabeth Wallace of Goshen. They are buried in the Slate Hill Cemetery. The house, which was built in 1900, was later purchased by William Cane who was the sponsor of the Hambletonian race at Good Time Park.

Springsteen-Seward House - West side of Route 207, north of Green Crest Road. This was one of two farms left to Christopher Springsteen by his father Abraham in 1776. According to the will, it was lately purchased from David Horton. The house was built about 1760.

Elsie Smith House - West side of Axworthy Lane. Indicated under the ownership of W.P. Smith on the Map, this is reported to be a very fine Adams-style federal House. The brick is supposedly originally used as ballast on a clipper. The Smiths were prominent farmers in the Goshen area in the 19th century. The house was built about 1820-1830.

Smith House - West side of Smith Road. Described as a beautiful Greek Revival house, but in a deteriorated state. Built about 1830-1840.

Goshen Hotel - North Church Street. The ruins are located on the left leaving the Village. It is described in a 1903 Atlas as being up-to-date with accommodations for 200 guests, an elevator, steam heat, electric light, long distance telephone in each room, bowling alley, billiard room, rathskeller, swimming pool, barber shop, 16 acre golf course, and lawn tennis.

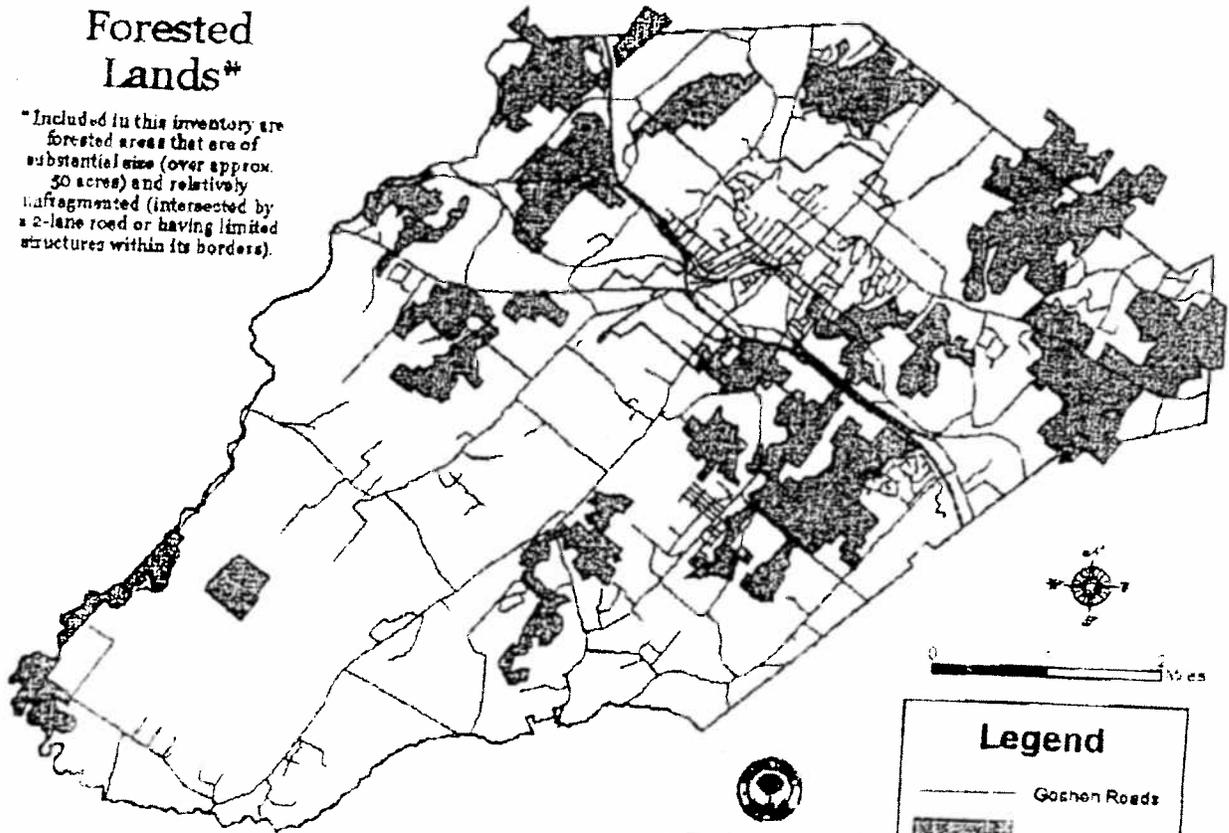
**Culyer Randel Millhouse - North side of state Rte 94, at Florida/Goshen line.

Forested Lands

The majority of the northeast was clear-cut in the 1800's in order to clear the land for farming and to generate fuel for booming industries. The forests we have left in Goshen are mostly located along river and stream corridors, in wetlands or along ridgelines. It is important for us to protect our remaining larger blocks of relatively unfragmented forests in locations where they provide important wildlife habitat, protect our drinking watershed recharge areas or contribute to the scenic vistas of our town. Woodlands in Goshen are also important to provide connecting corridors for wildlife, recreational trails and to stabilize the bank areas of our waterways. Working forests also still exist in our town and should be encouraged as a way of supporting larger forested tracts. The forested regions of Goshen are displayed in Figure 4.

Figure 4
Forested Lands*

*Included in this inventory are forested areas that are of substantial size (over approx. 50 acres) and relatively unfragmented (intersected by a 2-lane road or having limited structures within its borders).



Original map created by Jim DeStasio
Digital map by Allyn M. DeBore
Orange County Planning Department
June 2003

Biodiversity

The Metropolitan Conservation Alliance is currently undertaking field studies in Goshen and will continue this research until early fall of 2004. This Plan should be amended when the data collection is completed.

Recommended Action

Given current development trends, the Town of Goshen must become proactive in identifying and preserving additional open space meeting one or more of the benefits outlined earlier in this plan. There are two primary techniques for such action.

First, Town officials, notably the Planning Board, Zoning Board of Appeals, and Town Board, need to maximize their use of existing development review and permit approvals to ensure that a system of open space resources is preserved. This can be done through specific standards or criteria applied during subdivision approval, site plan review, special use permitting, or the issuance of zoning variances. This can also be done through negotiations with property owners and permit applicants when and where property proposed for development offers potential open space benefits.

The Town should consider:

- Setup of open space and recreation guidelines and standards for boards who are reviewing site plan or subdivision proposals
- Establishing communication with developers at a preliminary stage
- Continued fair and expeditious treatment of applicants and enforcement of town codes and approvals

Second, it is recommended that the Town pursue options to establish and build a dedicated fund for the acquisition of open space including full fee title, conservation easements, development rights, and options for purchase where appropriate. Term easements may also be utilized where applicable. Such a fund starts with the use of payment of lieu of land dedications through residential subdivision approvals. A fund can also be built from creative use of incentive zoning, municipal bonding, private donations and taxation options.

Recommendation on Historic Resources:

The Town should establish and advertise a *Historic Houses of Goshen Driving Touring* with accompanying aesthetically appropriate signs near each of the historic sites and readily available maps of the historic tour route. The signs would provide brief historic background for each house and may result in increased tourism to the Town. In any event, it is likely to stimulate a greater awareness & appreciation of local history for both residents and visitors, including school children. The project would require some additional research, which should use interested high school history students working with the County Historian and other interested parties.

Recommendation on Recreation:

In order to meet mounting recreation demands, Town officials need to consider methods for encouraging and creating more recreation opportunities, including, but not limited to:

- 1) Negotiation with applicants for development approvals to consider options for land dedications or contributions to help met Town needs,

- 2) Periodic review of the parkland fee schedule used by the Town, considering anticipated significant demand for greater park and recreation facilities as well as the availability of various recreation activities where suitable land dedication is neither rational nor possible. Such recreation fees must be assessed at a level consistent with the Town's unique needs yet comparable to other municipalities in the Orange County region.
- 3) Amendment of Goshen's Comprehensive Plan to include this Open Space and Farmland Plan (when adopted) and the Recreation Study (dated March 2003).

In all cases, this Plan recommends the use of certain criteria for helping to define whether specific property meets identifiable and important open space priorities. As outlined below, this Plan provides a preliminary ranking system to be used in determining if a property offers open space benefits important to Goshen. This system might best be used by a Land Bank Executive Board, consisting of a group of residents and outside advisors, who should bring a balanced perspective to the decision-making process. This group will be composed of at least one farmer, two non-Goshenites, and not more than one town official. The Board will meet on an as-needed basis, administering this Open Space and Farmland Protection Plan and making recommendations to the Town Board.

Ranking System

- | | | | |
|------|---|----------------|----|
| D) | Water | (30 Max.) | |
| | A) Surface water | 20 points max | |
| | 1) Riparian | | 10 |
| | 2) Drinking | | 15 |
| | 3) Wetlands | | 10 |
| | B) Ground water | 20 points max. | |
| | 1) Recharge | | 10 |
| | 2) Wellhead Protection | | 15 |
| | | | |
| II) | Farmland | (25 Max.) | |
| | A) Productivity, potential productivity | | 10 |
| | B) Infrastructure, investment | | 10 |
| | C) Size (100 acres/50-100/20-50) (7 - 20) | | 5 |
| | D) Proximity to Other Farms and Natural resources | | 4 |
| | | | |
| II) | Scenic | (15 Max) | |
| | A) Ridgelines | | 10 |
| | B) Bucolic setting (greater points for higher traffic roads) | | 10 |
| | C) Inventory sites (Allow public to comment on inventory of sites) | | 10 |
| | (If there are many properties within the view shed, each will be considered.) | | |
| | | | |
| III) | Recreation | (12 Max) | |

- A) Passive 10
- B) Field Sports 10
- C) Active (Hunting, Fishing, Motorized, Equine) 10

Consideration must be given for:

- proximity to other recreation areas
- small neighborhood parks
- connecting recreational corridors, such as preserving trails that will interconnect park lands, existing trails, and other green spaces.

IV) *Cultural Sites* 5
 Consideration for state, federal and local landmarks.

V) *Forest Land* 8
 Consideration for forest exempt (480[a]) properties, the age of forest, and forests that are relatively unfragmented or are adjacent to unfragmented forest.

VI) *Biodiversity* 5
 Consideration for endangered and threatened species and those of special concern.

VII) *Bonus Points* 30
 These points are discretionary and consider size, threat to development, uniqueness, price and community need.

INSERT, P. 27

Ranking System

- VI) *Biodiversity* (5 Max)
- A) Proximity to mapped biodiversity areas
 - 1) Wholly or partly within mapped area
 - 2) Immediately adjacent to mapped area
 - B) Size
 - 1) >100 acres
 - 2) 50 – 100 acres
 - 3) 10 – 50 acres
 - C) Located within mapped priority areas

INSERT, P. 24

Biodiversity

Biodiversity in the Town of Goshen

The rich tapestry of species, genes, ecosystems, and their interactions are collectively referred to as biological diversity, often shortened to “biodiversity.” The Town of Goshen is home to significant habitats and rich assemblages of wildlife. In short, it is a town with exceptional biodiversity. This is due to a unique convergence of factors:

1. The diverse geological variation within the Town serves as a foundation for a wide variety of distinctive habitat types, which in turn support many unique and rare species.
2. The Town of Goshen is geographically situated in an area that has served as an ecological crossroads for millennia. At the close of the Wisconsin glaciation (ca. 15,000 years ago) plants and animals moved into and repopulated southern New York from a variety of routes, including the Wallkill Valley, the Atlantic Coastal Plain, and from the Midwest via the Mohawk Valley. These routes converged in southeastern New York’s lower Hudson Valley.
3. Low density development has preserved many of the ecological treasures of Goshen. The pattern of small rural villages with intervening open space has fostered both scenic and biodiversity values. Although the *status quo* is changing rapidly in some areas, large tracts of biodiverse habitats persist throughout the Town.
4. The presence of active agriculture has maintained many of the important grassland habitats within the Town. The importance of farmland to biodiversity

has only recently been recognized. Preservation of working landscapes is not only an issue of community character, but has tremendous value for wildlife.

Land preserved for biodiversity often provides many other benefits for Goshen's citizens, including flood abatement, passive recreation opportunities, water quality improvement, and scenic and productive farmlands, among others. The greatest threats to Goshen's biodiversity include fragmentation of habitats into smaller tracts of land (e.g., from new roads and subdivisions) and also the loss of farms.

Preservation of open space provides one useful tool to conserve biodiversity within the Town of Gosnen. Additional ways to conserve Goshen's biodiversity—through local land use planning—will be presented in a report entitled "Upper Wallkill Biodiversity Plan: Balancing Development and the Environment in the Hudson River Estuary Watershed" from the Wildlife Conservation Society's Metropolitan Conservation Alliance, to be released in Spring, 2005.

Inventory of Goshen's biodiversity

The Goshen Open Space Biodiversity Map (Figure 5) was created based on detailed wildlife surveys conducted by the Metropolitan Conservation Alliance, a program of the Bronx Zoo-based Wildlife Conservation Society. Surveys were conducted in 2002, 2003, and 2004. Supplemental data were obtained from the Orange County Planning Department, from the New York Natural Heritage Program, from Michael W. Klemens, Ph.D., and from other knowledgeable individuals. The shaded portions of the map indicate areas important for Goshen's biodiversity. These areas were delineated based on locations of species observations, digital orthophotography, hydrography, roads, NWI wetland maps, a statewide land use/land cover dataset, and other supplemental datasets.

Preservation of open space within the shaded portions of the map would benefit Goshen's biodiversity; of these areas, the highest priority have been designated with letters on the map (see "High Priority Areas," below). Lands outside of the shaded areas may also provide quality habitat. These factors have been considered and weighted in this plan's ranking system for biodiversity.

High Priority Areas

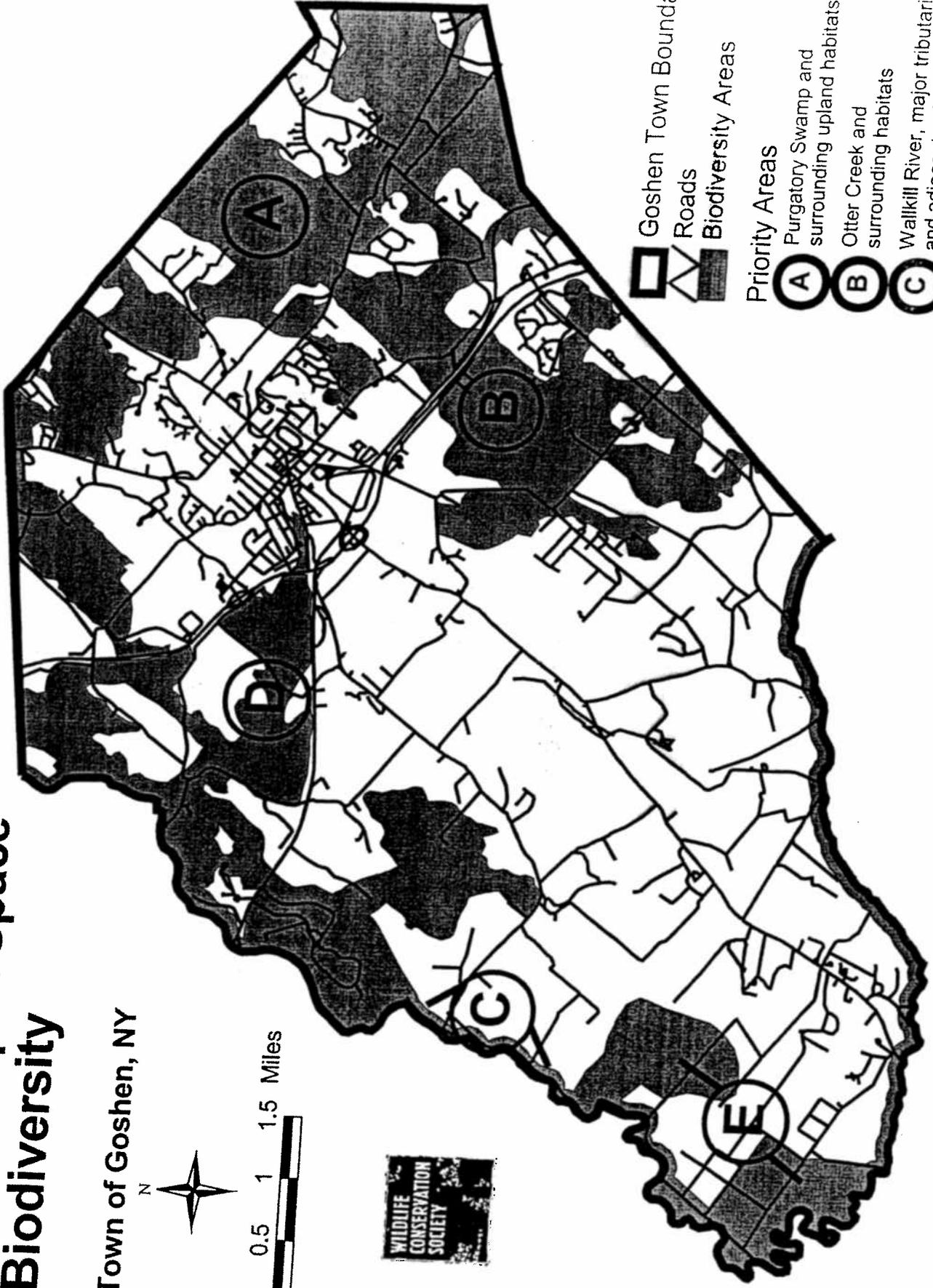
Several portions of the Goshen Open Space Biodiversity Map (Figure 5) have been labeled as "high priority." Preservation of parcels in and near these areas would be particularly beneficial for the Town's biodiversity. The "high priority" areas are:

- A) *Purgatory Swamp and surrounding uplands*—This diverse wetland system provides some of the most important wildlife habitat in the entire Town. Many wildlife species live in this swamp, including State-listed, declining, and rare amphibians, reptiles, and birds. Protection of this swamp—combined with protection of the uplands adjacent to the swamp—would yield significant conservation benefits.

- B) *Otter Creek*—Otter Creek flows through the Town's reservoir system, feeds into Purgatory Swamp, and is host to significant biodiversity (in-stream, along its banks, and in surrounding uplands). Portions of this habitat system are at risk from dense residential development. Efforts to preserve a continuous corridor of land along the stream would help to maintain existing biodiversity.
- C) *Wallkill River*—The Wallkill River is an important natural resource for Goshen and surrounding towns. Water quality and habitat values of this river could be increased dramatically by revegetating the banks and surrounding uplands, using a combination of native trees, shrubs, and ground layer plants.
- D) *Heritage Trail*—The Heritage Trail (formerly the Erie Railroad) traverses significant wildlife habitats, particularly west of the Village of Goshen. The large wetland system on the trail, located between 6 ½ Station Road and the Village is particularly valuable, as it is home to a diversity of listed and declining marshland species. The Heritage Trail, in combination with its surrounding natural habitats, provides connectivity for wildlife between major habitat hubs.
- E) *Black Dirt*—The black dirt farms in the southwestern portion of the Town host an impressive diversity of State-listed and declining bird species. This area is important for grassland-associated species that set up breeding territories here, and also for migrating birds that use the area as stop-over habitat. Although land preservation would help to maintain these species in Goshen, preservation alone is not enough. These grassland-associated species are here because of farming activities; without farming, forests would grow back and grassland species would disappear. Therefore, it is highly recommended that any preservation efforts in farmlands include plans for maintaining the habitats in an early-successional stage. The most cost-effective way to achieve this would be to continue wildlife-friendly farming practices on these lands.

Goshen Open Space Biodiversity

Town of Goshen, NY



- Goshen Town Boundary
- Roads
- Biodiversity Areas

Priority Areas

- A** Purgatory Swamp and surrounding upland habitats
- B** Otter Creek and surrounding habitats
- C** Walkkill River, major tributaries, and adjacent uplands
- D** Heritage Trail and associated habitats
- E** Black Dirt of ...