

TOWN OF WARWICK, NY 2008 COMPREHENSIVE PLAN

Prepared by: Town Board of the Town of Warwick

Technical Assistance Provided by: GREENPLAN INC., J. Theodore Fink, AICP

Town Board Public Hearing: September 15, 2008

Date of Town Board SEQR Determination: November 20, 2008

Date of Plan Adoption by Town Board: November 20, 2008

	TABLE OF CONTENTS	PAGE
1.0	INTRODUCTION	
1.1	Development Pressures in Warwick.....	1
1.2	Regional Planning Efforts.....	4
1.3	The Warwick Comprehensive Plan Process.....	8
1.4	Goals of the Community.....	10
1.5	Summary of the Plan.....	11
2.0	WARWICK IN 2008	
2.1	Regional Context.....	14
2.2	Local Context.....	20
2.3	Zoning and Land Use.....	27
2.4	Housing.....	32
2.5	Environmental Conditions.....	36
2.6	Recreation and Open Space.....	49
2.7	Transportation.....	48
2.8	Public Facilities.....	52
2.9	Privately Operated Utilities.....	55

3.0	COMPREHENSIVE PLAN	
3.1	Goals and Objectives.....	57
3.2	Agriculture.....	58
3.3	Residential Development.....	66
3.4	Commercial and Industrial Development	81
3.5	Open Space and Recreation	86
3.6	Transportation.....	88
3.7	Public Facilities.....	94
3.8	Environmental Protection	98
3.9	Potentially Objectionable Land Uses	102
4.0	IMPLEMENTATION	
4.1	State Environmental Quality Review (SEQR).....	104
4.2	Adopting the Plan	104
4.3	Maintaining the Plan.....	105
4.4	Zoning/Town Regulations.....	106
4.5	Official Town Map.....	109
4.6	Capital Improvements Program/Land Transaction	109
4.7	Recreation/Open Space Fees.....	111
4.8	Real Estate Tax Inducements.....	111
4.9	Private Development and Philanthropy.....	112
4.10	Town-Village Cooperation.....	113
4.11	Summary.....	114

Appendices: See Volume 2

- A. Figures
- B. Historic Properties
- C. Model Conservation Density Subdivision Regulations
- D. Traffic Calming Guidelines
- E. Agricultural Advisory Board: Farmer Survey Results
- F. Cost of Community Services Study

Acknowledgments

Comprehensive Plan Advisory Committee

Phyllis Briller - Member at Large
Chris DeHaan - Architectural Review Board
Dan Duthie - Warwick Conservation Board
Tom Chevrier, Village of Florida
Leonard DeBuck - Warwick Town Board
Brian Fisher, Village of Greenwood Lake
Joe Grizzanti - Warwick Conservation Board
Geoffrey Howard - Community 2000
Mark Malocsay - Warwick Zoning Board of Appeals
Dennis McConnell - Warwick Planning Board
Patricia McConnell - At Large Member
Andrew McLaughlin - Warwick Conservancy & Conservation Board
Roger Metzger, Village of Warwick
Eileen Patterson - Warwick Recreation Committee
Ed Sattler - Member at Large
Bob Scott - Florida Planning Board
Carl Singer - Warwick Planning Board
Bill Wadeson - Agricultural Advisory Board
Bob Zimmer, Village of Greenwood Lake

Town Board of the Town of Warwick

Michael Sweeton, Supervisor
Floyd DeAngelo
Leonard DeBuck
James Gerstner, Deputy Supervisor
Mickey Shuback

The *Comprehensive Plan* was prepared with technical assistance provided by Warwick's Town Planner, Ted Fink.