

# PHILIPSTOWN 2030 AND BEYOND



## TOWN OF PHILIPSTOWN

### 2030 Comprehensive Plan

Adopted November 2021

*Prepared for:*

**Town Board, Town of Philipstown**

**Richard Shea, Supervisor**

**John Van Tassel, Deputy Supervisor**

**Jason Angell, Town Council**

**Judith Farrell, Town Council**

**Robert Flaherty, Town Council**

*Prepared by:*

**Philipstown Comprehensive Plan Update Committee**

**Nat Prentice, Chair**

**Eric Arnold**

**Joyce Blum**

**Richard Butensky**

**Betsy Calhoun**

**Tara Carroll**

**Sean Conway**

**Katie Cucchiarella**

**Mary Kate Ephraim**

**Ann Hammond**

**Cathy Kopf**

**Lithgow Osborne**

**Greg MacGarva**

**Joe Regele**

**Bob Rhodes**

**Marianne Sullivan**

**Teri Waivada**

**Marc Weiss**

**Heidi Wendel**

*Special thanks to:*

**Retired Town Councilman Mike Leonard**

**Anita Prentice, Editor**

**Jennifer Zwarich, Logo Design**

*Comprehensive Plan Consultant:*

**Bonnie Franson, Nelson Pope and Voorhis, LLC, 156 Route 59, Suite C6, Suffern, NY**

*Grant Provider:*

**Hudson River Valley Greenway Communities Council, 625 Broadway, 4th Floor, Albany, NY**



# TABLE OF CONTENTS

## Contents

INTRODUCTION .....	2
1. About Philipstown .....	2
2. Our Community Vision.....	4
3. Key Issues .....	5
4. How a New Comprehensive Plan Was Written .....	6
5. How the Comprehensive Plan is Structured.....	8
PLANNING PRINCIPLE 1: LIVABLE BUILT ENVIRONMENT .....	12
GOAL 1: Sustain our Rural and Historic Character .....	12
GOAL 2: Provide a Wide Range of Housing .....	14
GOAL 3: Develop an Integrated Transportation Plan .....	16
GOAL 4: Embrace “Smart Growth” Planning Principles .....	17
PLANNING PRINCIPLE 2: HARMONY WITH NATURE .....	20
GOAL 5: Protect our Natural Resources .....	20
PLANNING PRINCIPLE 3: RESILIENT ECONOMY .....	25
GOAL 6: Seek a Fair and Balanced Tax Strategy.....	25
GOAL 7: Pursue a Sustainable Economic Development Strategy.....	27
GOAL 8: Promote the Continued Use of Agricultural Land for Farming.....	29
PLANNING PRINCIPLE 4: HEALTHY COMMUNITY .....	31
GOAL 9: Strengthen our Town-wide Sense of Community .....	31
GOAL 10: Expand our Recreational Opportunities.....	32
GOAL 11: Ensure that Residents Enjoy Good Health .....	34

PLANNING PRINCIPLE 5: RESPONSIBLE REGIONALISM ..... 38

GOAL 12. Pursue Partnerships with Neighboring Municipalities..... 38

PLANNING PRINCIPLE 6: INTERWOVEN EQUITY ..... 41

GOAL 13: Ensure that the Laws of the Town and the Goals of the Comprehensive Plan  
are Consistent..... 41

**APPENDICES**

- A. Demographic Data**
- B. Land Use Map**
- C. Survey Results**





# INTRODUCTION

# INTRODUCTION

Philipstown's Comprehensive Plan is a framework for the future. The political, social, and environmental shifts that have taken place since the 2006 adoption of our current Comprehensive Plan have impacted our local economy and altered the Town's planning priorities. In 2017, the Town appointed a Comprehensive Plan Update Committee (CPUC) and this draft reflects their work. The new Comprehensive Plan sets forth goals, strategies, and action items that will enable Philipstown to navigate these shifts and continue to thrive as a desirable place to live, work, and play for the next 10 years.

## 1. About Philipstown

The Town of Philipstown is a 51.5 square mile rural historic community in western Putnam County with a population of just under 10,000 people. Our defining and valued attributes are: access to the Hudson River, a sense of history, an extensive parkland and open space network, excellent schools, active nonprofits, two charming villages, a central location in the New York metropolitan region and the Hudson Valley, and a long tradition of community involvement.

The combination of an engaged community dedicated to the preservation of a high quality of life, non-profit institutional expertise, and a proactive local government willing to listen and take action has been an important agent of positive change in the Town. The development of a rare, bi-partisan trust between the private and public sectors over many years has led to a partnership that has positioned Philipstown as a leader in important national issues, including land use, natural resource protection, and climate change mitigation.

The residents of Philipstown continue to responsibly express their ideas about the future of the Town through community information sharing initiatives. These initiatives include a series of 2016 Community Conversations followed by a Community Survey organized by the Desmond Fish Public Library; a series of public forums organized by the Ecological Citizens Project (ECP), known as the Philipstown Community Congress, leading to a Community Vote in 2017 in which over 750 ballots were cast; and an innovative community inventory of greenhouse gas

emissions organized by the ECP and spearheaded by the [Philipstown Climate Smart Communities Task Force in 2019-2020](#).

Acknowledging the need to become a more resilient community in the face of growing climate change concerns, public officials in Philipstown voted to join New York State's Climate Smart Communities initiative in June 2017. Inspired by the actions of our elected officials and the activism of the volunteers involved in [Climate Smart Philipstown](#) and other organizations, including the CPUC, we have emerged as both a national and local leader in the fight against climate change by supporting the goal of reaching 100% community carbon neutrality by 2040. Led by volunteers associated with the ECP and the Climate Smart Philipstown Task Force, who will engage in a neighbor-to-neighbor community-wide engagement project, the Town launched the [Philipstown Fights Dirty](#) campaign on Earth Day 2021. The campaign's goal is to support each resident's effort to reduce his or her metric CO2 emissions by one ton a year for the next 20 years.

The Town of Philipstown also adopted a [Complete Streets](#) policy in February 2020. This approach to mobility planning attempts to ensure that people of all ages and abilities are able to move around their communities safely and easily. We recognize that transportation infrastructure should accommodate a range of transportation modes such as biking, walking, and driving.

Finally, national events in 2020 spurred an increased commitment by many local organizations to work harder to make Philipstown a place where all residents are treated justly and fairly. Philipstown institutions including schools, libraries, governments, and non-profit organizations have taken actions to make their own operations more committed to social justice and are increasingly working together to achieve the goals of equity, diversity and inclusion.



## **2. Our Community Vision**

Although 15 years have passed since the adoption of the 2006 Comprehensive Plan, Philipstown remains remarkably unchanged in many respects. The Comprehensive Plan sets forth our Community Vision for preserving the Town's strengths and infrastructure and addressing its future needs. It is a policy document that is meant to guide and hold accountable all stakeholders responsible for maintaining a high quality of life in Philipstown. The Plan is dynamic in that the content will be kept current by a participatory and transparent process that provides public input and feedback, similar to the manner in which the Plan was written.

The fundamental aspects of our Community Vision include:

- Retaining our Town's bucolic feel, low-density residential character, and peaceful sense of place and connection, with Cold Spring serving as the Town's main center of retail activity and community gathering. This includes adjusting access to visitor sites to prevent overburdening of existing road and trail infrastructure.
- Recognizing that a healthy 21st century town is a place where all residents can live, shop, congregate, and spend their time in safety and comfort with their civil rights respected.
- Developing a variety of housing types at various price points in locations that have the infrastructure and amenities to support them, while acknowledging that large-scale residential development of any kind faces a myriad of environmental and infrastructure challenges.
- Revitalizing the Town's neighborhoods as more modern, mixed-use communities and establishing policies that will help support our businesses in a changing economy.
- Maintaining a physical space that is aesthetically pleasing and easy to navigate for pedestrians, cyclists and vehicles.
- Building a place that offers services and stores that attract community residents and visitors.
- Achieving the goals/strategies/action items in the Plan through safe and ecologically sound infrastructure and land use management.

In order to preserve these aspects of Philipstown, the Plan combines best practices in sustainable planning with community input to inform policies that will preserve these enviable assets for generations to come, while considering practical key issues that may affect how we achieve specific goals.

### **3. Key Issues**

The issues we face in Philipstown today are at once very similar to and very different from those we faced in 2006. Today, the preservation of the Town's residential character and natural condition is still of utmost importance, as is the protection of its environmental features, especially the quality of our water. Maintenance of valuable municipal infrastructure such as roads and power lines is also critical. And we must meet the housing needs of changing demographics, including seniors, workforce employees, and young families. Meanwhile, a host of new challenges, including those introduced by the COVID-19 pandemic, have appeared over the last 15 years, changing the way land use and community planning must be approached.

We don't yet know if the spike in relocations of people leaving New York City, brought on by the pandemic, will continue after the virus is controlled. We also don't know whether working and schooling from home will become a permanent way of life in Philipstown. But we do know that consumers choose to shop online rather than in-person with increasing frequency. As a result, e-commerce is transforming the American "downtown" and affecting the actions local businesses must take to remain relevant and successful in this new market. At the same time, as our Millennials' economic self-sufficiency increases and our Baby Boomers age, these populations are becoming more interested in amenities, housing, and service options that are accessible without a personal vehicle or through public transit. We also recognize a trend toward introducing healthy living and active lifestyles into everyday actions and a "health-in-all-policies" approach to planning.

The pursuit of an active lifestyle coupled with the beauty and majesty of the Hudson Highlands in Philipstown have produced an unexpected challenge to our quality of life in recent years. Pedestrian safety and crowd management issues have arisen along Route 9D and its tributary

roads, as well as in the Villages, brought on by an increase in the number of visitors to certain hiking trails (most notably Breakneck Ridge). The Hudson Highlands Fjord Trail project, which is expected to be completed over the course of this planning period, is designed as a comprehensive congestion-management initiative in response to these challenges, but the expectation of a continued increase in the numbers of visitors will make the evolution of a visitor-management strategy a planning priority for years to come—we want to maximize the economic benefits of tourism without increasing the risk to our public safety or overburdening our infrastructure. The Town is encouraged to work with other jurisdictions and agencies to solve issues like hiker parking, and to review the Town building code to tailor it to new realities.

In addition, even in Philipstown, which is relatively free of crime and security threats, the drug crisis potentially affects all Philipstown families, and must be considered in community planning. As a community, we have recognized the increase in drug abuse, and the Town must continue to work to mitigate it. The [Philipstown Behavioral Health Hub](#) is a key resource that should continue to receive public and private support in its efforts.

Finally, as described above, climate change is a national and global crisis that will be with us for the next 100 years. Philipstown has developed more robust environmental disaster and adaptation plans to combat increasingly frequent and intense weather events. Our increasingly sophisticated and comprehensive understanding of global climate change has also emboldened Philipstown to take action to curb air emissions, implement sustainability measures in Town operations, and encourage more responsible resident behavior. The recent commitment to zero emissions by 2040 is a strong manifestation of this resolve.

#### **4. How a New Comprehensive Plan Was Written**

In November 2017, when the Town formed the CPUC, a diverse group of 14 volunteers came together to begin work on a new Plan. A total of 25 residents have worked with the Committee since that time. Early on, we created a [Website](#) asking for community input. In addition, we organized two town-wide surveys to continue gathering community feedback. The first was an online survey completed in 2018 and the second, which used a survey template and is

described below, was completed in 2020. We had a total of approximately 1,000 responses to our surveys.

In the 2020 survey, the CPUC sought to get an understanding of what the residents wanted to see in the Comprehensive Plan. We promoted the survey in the local newspapers, on social media and municipal websites. We utilized the email lists of our two local libraries, the Climate Smart Philipstown Taskforce, and the Philipstown Trails Committee. We had more than 700 participants. Our topics covered demographics, housing, economic development, recreation, and infrastructure. A few of the questions asked the participants to write in what they loved about the town, to describe their vision for its future, and to identify areas of concern that should be addressed in the next few years. These responses showed an overwhelming love for our great natural beauty and community feel. Top areas of concern included tourist management, traffic, taxes, and infrastructure issues like septic tanks.

We also held two public meetings in late 2018, one in the North Highlands and the other in Continental Village. In 2019, we successfully applied for a Hudson River Valley Greenway grant, which enabled us to gain the perspective of a professional planner in 2020. Throughout our history as a committee, our volunteers met individually with as many elected and appointed officials, representatives of Town Departments and institutional stakeholders as possible. Two members of the Town Board attended our meetings as ex-officio members, and we regularly updated the Town Board about our activities at public meetings.

Following the initial submission of a draft of the new Comprehensive Plan to the Town Board in December 2020, and in accordance with Section 272-A of NYS Municipal Law, the CPUC co-hosted with the Desmond Fish Public Library a series of three virtual public meetings on March 1 and March 6, 2021, for the purpose of providing the residents of the Town an opportunity to hear about and ask questions about the new draft Plan. Members of the CPUC provided a summary of the Goals section of the Plan. A total of approximately 100 people participated in these meetings, and the feedback gathered in the process was incorporated into this revised draft of the new Comprehensive Plan.

On March 23, 2021, the Cold Spring Chamber of Commerce hosted an open meeting to provide an opportunity for representatives of local businesses to review and ask questions about the Economic Development Goals contained in the new Comprehensive Plan. Members of the CPUC provided a summary of these Goals and approximately 40 people participated in this meeting.

At 7:00PM before its regular monthly meeting on August 5, 2021, in accordance with Section 272-A of NYS Municipal Law, the Town Board of Philipstown held a Public Hearing for the purpose of providing an opportunity for any resident of the Town to comment on the proposed new Comprehensive Plan. Three residents made comments at this time and their comments were considered in revising the draft of the new Comprehensive Plan. The Public Hearing was continued by the Town Board at 7:00PM on September 2, 2021, before its regular monthly meeting. Since no resident had any comments to make, the Town Board closed the Public Hearing on the new Comprehensive Plan. The Plan was adopted by the Town Board on November 17, 2021.

## **5. How the Comprehensive Plan is Structured**

This Plan is founded on the desire for Philipstown to be a sustainable community. Because sustainability is something that is long lasting and can withstand time, it intrinsically recognizes that there is a relationship between the social, environmental and economic aspects of the community. The Committee recognized the interrelationship of the “silos” that were identified in the 2006 Comprehensive Plan. Seeking a unifying structure for the new Plan, the CPUC determined that the American Planning Association Comprehensive Plan Standards and Best Practices provided the most complete sustainability framework. This framework positions the Comprehensive Plan in a manner that aligns with Federal, State and regional planning objectives.

In addition to presenting goals and strategies, the Plan also identifies the action items that should be implemented to achieve each of the goals. These action items should be incorporated into the Town’s annual planning and budget process. As part of its budget submission, the Town Board should receive recommendations associated with the action items



outlined in the Plan and be given the opportunity to review and budget for those specific actions that it deems a priority for implementation during the following year. The action items are the elements of this Plan that will change more frequently over time and will be revisited in association with the Town's yearly budget process.

In addition to the annual review process outlined above and in accordance with Section 272-A of NYS Municipal Law, the Town Board of Philipstown shall provide as a condition of the adoption of this Comprehensive Plan that the maximum interval at which the Plan will be reviewed is 10 years.

The Comprehensive Plan adopts a multi-disciplinary approach that recognizes the interwoven complexity of the world in which we live. The Plan's thirteen Goals embrace the six planning principles used by the APA. These principles are:

PRINCIPLES AND GOALS SUMMARY MATRIX		
1.	LIVABLE BUILT ENVIRONMENT	Ensure that all elements of the built environment, including land use, transportation, housing, energy, and infrastructure, work together to provide sustainable, green places for living, working, and recreation, with a high quality of life.
GOAL 1: SUSTAIN OUR RURAL AND HISTORIC CHARACTER GOAL 2: PROVIDE A WIDE RANGE OF HOUSING GOAL 3: DEVELOP AN INTEGRATED TRANSPORTATION PLAN GOAL 4: EMBRACE "SMART GROWTH" PLANNING PRINCIPLES		
2.	HARMONY WITH NATURE	Ensure that the contributions of natural resources to human well-being are explicitly recognized and valued and that maintaining their health is a primary objective.
GOAL 5: PROTECT OUR NATURAL RESOURCES		
3.	RESILIENT ECONOMY	Ensure that the community is prepared to deal with both positive and negative changes in its economic health and to initiate sustainable development and redevelopment strategies that foster green business growth and build reliance on local assets.
GOAL 6: SEEK A FAIR AND BALANCED TAX STRATEGY GOAL 7: PURSUE A SUSTAINABLE ECONOMIC DEVELOPMENT STRATEGY GOAL 8: PROMOTE THE CONTINUED USE OF AGRICULTURAL LAND FOR FARMING		
4.	HEALTHY COMMUNITY	Ensure that public health needs are recognized and addressed through provisions for healthy foods, physical activity, access to recreation, health care, environmental justice and safe neighborhoods.
GOAL 9: STRENGTHEN OUR TOWN-WIDE SENSE OF COMMUNITY GOAL 10: EXPAND OUR RECREATIONAL OPPORTUNITIES GOAL 11: ENSURE THAT RESIDENTS CAN ENJOY GOOD HEALTH		
5.	RESPONSIBLE REGIONALISM	Ensure that all local proposals account for, connect with and support the plans of adjacent jurisdictions and the surrounding region.
GOAL 12: PURSUE PARTNERSHIPS WITH NEIGHBORING MUNICIPALITIES		
6.	INTERWOVEN EQUITY	Ensure fairness and equity in providing for the housing, services, health, safety and livelihood needs of all citizens and groups, and actively discourage discriminatory practices—particularly with regard to economic development and opportunity, schooling and land use or development.
GOAL 13: ENSURE THAT THE LAWS OF THE TOWN AND THE GOALS OF THE COMPREHENSIVE PLAN ARE CONSISTENT		





# PLANNING PRINCIPLE 1: BUILT ENVIRONMENT

# PLANNING PRINCIPLE 1:

## LIVABLE BUILT ENVIRONMENT

1

### GOAL 1: Sustain our Rural and Historic Character

Preserving our community character in a sustainable way is the overarching theme of the Comprehensive Plan. Philipstown is a unique place characterized by great natural beauty, historic places, and a sense of small-town community. This uniqueness is fragile and could be lost through a rapid influx of development. The existence of open space is critical to maintaining our unique character.

Development should be done in a way that is sensitive to the Town's special nature. The long-term sustainability, resilience, and safety of the town and health of its residents should be considered in every action taken.

### **Strategy I. Encourage development in areas designated for future growth.**

#### ***ACTION ITEMS:***

1. Provide incentives to developers for voluntary density reductions.
2. Practice "conservation development," or clustering, where appropriate; promoting connectivity of open spaces and avoiding fragmentation. Ensure that conservation development does not lead to a more negative environmental impact than would occur under conventional development.
3. Require that development is in scale and in character with its surroundings and lot size.
4. Require that new rural roads be compatible with the existing road system. In particular, new roads off of dirt roads should be in character with the surroundings.
5. Encourage institutional uses that fit the character of the community, and maintain good zoning control over those uses.



**Strategy II. Preserve elements that contribute to Philipstown’s rural and historic character — dirt roads; stone walls; historic structures, sites and areas; significant trees, ridgelines, farmland, and forests; the Hudson River shoreline and scenic viewsheds.**

***ACTION ITEMS:***

6. Preserve the character of historic dirt roads. Use techniques and materials in maintaining these roads that enhance their safety, aesthetics, resilience and regeneration, without adversely impacting the environment.
7. Preserve our stone walls, historic structures and large trees, and require consideration of these in the building permit process.
8. Prevent overburdening of the Town’s infrastructure by visitors. Provide alternative access to visitor attractions that does not infringe on residents’ safety and privacy.
9. Conduct a town-wide inventory of historic structures and sites and examine methods for their continued protection.
10. Form a town-wide Tree Advisory Committee whose mission would be to educate the residents of the town on best practices for the maintenance of historic trees.

**Strategy III. Commit to achieving community carbon neutrality by 2040.**

***ACTION ITEMS:***

11. Initiate changes to existing regulations that will help achieve community carbon neutrality.
12. Incorporate recommendations made in the [Philipstown 2020 Greenhouse Gas \(GHG\) Inventory Report](#) in all policies.
13. Amend building code to mandate the use of renewable energy for primary heating sources on new construction or renovations.
14. Establish sites for electric car charging and mandate car charging stations for new developments based on the number of parking spaces.

15. Support the [Philipstown Fights Dirty](#) neighbor-to-neighbor campaign to help residents reduce their metric CO2 emissions sponsored by the ECP and the Climate Smart Philipstown Task Force volunteers.
16. Develop a Philipstown solar energy policy, along the lines recommended by [Scenic Hudson's How to Solar Now](#) blueprint for communities.

## **GOAL 2: Provide a Wide Range of Housing**

**There is a chronic need for a wide range of housing solutions in Philipstown. Our quality of life relies on affordable housing and access to a diversified economy within the Town. Residents who work in the community strengthen Philipstown's small-town character. This character is threatened by escalating housing costs. Creative solutions for securing a range of housing that fits the community character for a variety of income levels should be pursued, and home-based businesses providing a range of services should be encouraged.**

**Strategy: Increase the availability of mixed-priced rental and ownership housing with appropriate controls on their location and impact.**

### ***ACTION ITEMS:***

1. Create an inventory of developable land to understand what housing might be added in Philipstown and how that would be affected by zoning.
2. Encourage the development of Accessory Dwelling Units (ADUs), allowed by right, to increase the stock of smaller-scale housing units.
3. Encourage two-family and three-family housing with appropriate controls on location and impact.
4. Encourage multi-family housing near mixed-use centers or as an adaptive re-use of existing structures on Institutional properties.
5. Encourage a mixture of housing types and require mixed-priced housing in new developments over a set size threshold.
6. Encourage mixed-use development where housing is mixed with commercial uses.

7. Encourage multi-family housing that serves local needs where a unique opportunity exists to replace an undesirable use.
8. Explore the incorporation of "co-housing" and "co-living" developments to provide more housing alternatives.
9. Encourage senior housing that addresses local and regional income levels and needs, and is in keeping with the scale of Philipstown and the goals of this Plan.
10. Provide incentives and/or requirements for the permanent dedication of units as affordable housing.
11. Partner with and promote awareness of existing non-profits working to increase affordable housing in the county and in the region.
12. Incentivize landlords who convert (and maintain) existing rental units to permanent affordable housing through state programs.
13. "Workshop" redevelopment alternatives with large institutional property owners to pre-approve concepts that are in keeping with the goals of this Plan.
14. Encourage the rehabilitation of older, seasonal housing units (and related septic and utility systems), to increase permanent, year-round housing.
15. Explore policies related to short-term rentals to prevent the loss of a diverse housing stock.
16. Expand upon the current New York State housing non-discrimination ordinance locally to cover two-family, owner-occupied housing.

### **GOAL 3: Develop an Integrated Transportation Plan**

Philipstown's transportation plan should embrace the mobility planning principles of its **Complete Streets** policy and seek to reduce our reliance on motor vehicles.

**Strategy: Update the Town's transportation infrastructure to address safety, health, environmental concerns, traffic congestion, quality of life, and accessibility issues for residents of all ages.**

#### ***ACTION ITEMS:***

1. Ensure that planning for new roads and the maintenance and repairs of existing roads are evaluated within the framework of our Complete Streets policy by creating a review process for the integration of this policy into road design and maintenance plans.
2. Support the adoption of a Complete Streets policy for Putnam County.
3. Create new bike paths/lanes, walking trails, and sidewalks to link important community spaces such as schools, libraries, the Philipstown Recreation Center, Cold Spring, and the Garrison Landing with parking areas.
4. In coordination with the villages of Cold Spring and Nelsonville, develop an Active Transportation Master Plan to guide strategic development of walking and biking infrastructure and amenities.
5. Establish a hiking link to Constitution Marsh from Boscobel and the Cold Spring Metro North Train Station. Consider augmenting the existing raised walkways to provide a scenic hiking access to these sites.
6. Ensure that biking and walking options are safe for people of all ages.
7. Proactively engage with neighboring municipalities to expand public transportation for both residents and tourists. (For example, Philipstown could explore a collaboration with Highland Falls, which has proposed the development of a riverfront park. A collaboration could lead to the establishment of a water taxi that could connect West Point, Garrison's Landing and Cold Spring, thus encouraging the movement of people around the three areas without the burden of more road traffic and a need for parking.)



8. Work with Putnam County and New York State to improve road conditions and safety on key roadways in Philipstown, reduce motor vehicle fatalities and severe injuries, and improve pedestrian safety.
9. Use modern design elements to promote safety (traffic calming, road diets, raised crosswalks, medians), aesthetics (plantings, medians) and access (curb cuts, safe biking and walking paths) where possible.
10. Explore public/private partnership funding options for public transportation.
11. Form an advisory group to examine transportation to medical appointments and services for seniors and other residents with mobility restrictions.
12. Work with Putnam County and New York State to plan for appropriate road improvements along Route 9D to develop safe, off-road bike paths.
13. Develop a Philipstown link to the Greenway Trail and the Northern Putnam Trail.
14. Maintain the existing horse trail network and consider additional horse trails where appropriate.
15. Request and review New York State Department of Transportation traffic studies post-pandemic, once normal volume resumes, to identify safety issues, especially considering daily commuter traffic on Route 9 and Route 9D, local use patterns, and issues from curb cuts for ingress and egress traffic.
16. Recommend needed upgrades and assess traffic conditions on developable vacant sites that are zoned for commercial activities and determine where additional parking could be created.

#### **GOAL 4: Embrace “Smart Growth” Planning Principles**

**New development should be located only where it can be supported by existing infrastructure, and new infrastructure should be developed only where it supports the Town’s development and conservation goals. Philipstown should continue to promote smart growth principles in its land use policies. At the core of the Town’s character is growth and development that so far has remained within the scale of the community.**

**Strategy: Direct development to areas where it can be reasonably supported.**

***ACTION ITEMS:***

1. Concentrate new commercial and industrial development in designated mixed-use or industrial areas.
2. Locate denser development adjacent to existing areas of settlement.
3. With active local community involvement, study appropriate areas for new mixed-use development, explore use of central sewer and water where appropriate, and consider developing master plans that balance community character and development potential, while avoiding landscape fragmentation.
4. Anticipate redevelopment, adaptive re-use, and mixed income housing opportunities in discussions with owners of institutional properties, large tracts of land, and old industrial sites. Encourage the involvement of open space preservation and land conservation organizations in these discussions.
5. Allow denser mixed-use development areas that can become community hubs, creating more pedestrian-oriented environments.



A photograph of a rural landscape. In the foreground, there is a low, rustic stone wall made of grey and brown rocks. Behind the wall is a weathered wooden fence with two horizontal rails. A small, light brown horse with a white blaze on its face is standing in a green field behind the fence. The background is a dense forest of green trees covering a rolling hill. The sky is overcast with soft, grey clouds. The text "PLANNING PRINCIPLE 2: HARMONY WITH NATURE" is overlaid in white, bold, sans-serif capital letters across the bottom half of the image.

## PLANNING PRINCIPLE 2: HARMONY WITH NATURE

# PLANNING PRINCIPLE 2:

## HARMONY WITH NATURE

2

### GOAL 5: Protect our Natural Resources

The Town's natural resources, which require ongoing protection, are its green infrastructure and water sources contributing to public health, habitat, recreation, and community character. As called for in the 2006 Comprehensive Plan, the Town adopted a Natural Resources Protection Plan (NRPP) in 2007. In 2020, the Climate Smart Philipstown Task Force updated the Natural Resource Inventory (NRI) that formed a basis for the NRPP. In addition, the Town adopted an updated Open Space Index (OSI) in 2016 to update the maps in the NRPP. With the adoption of the NRPP and the OSI (and the fact that over half of the town is protected as state park land or by conservation organizations), Philipstown is in a strong position to protect its natural resources. However, landscape fragmentation, whereby development patterns create gaps in open space corridors, results in detrimental consequences for wildlife and continues to pose a threat.

### Strategy I. Protect water quality and quantity.

#### *ACTION ITEMS*

1. Monitor and protect aquifers, recharge areas and stream corridors.
2. Protect existing wetlands/wetland buffers to help mitigate the impact of climate change (increase in large storm events and associated flooding).



3. Develop a program for septic system maintenance, remediation and education measures to minimize risk of surface and groundwater contamination.
4. Protect the quality of our water supply by identifying areas most critical to the water supply and ensuring that land use practices do not threaten water quality and quantity.
5. Implement best practices for road de-icing in winter to minimize adverse impacts on our water resources; use less salt.
6. Develop a watershed coalition for Foundry Brook and Clove Creek that will monitor water quality.
7. Support New York City in its efforts to avoid filtration of Catskill water supply serving Continental Village.
8. Update Town-wide water resource studies every 5-10 years.

## **Strategy II. Identify critical parcels of land for preservation.**

### ***ACTION ITEMS***

9. Continue to implement the recommendations of the NRPP through land use regulations and other measures.
10. Update the Open Space Index (OSI) every 5-10 years, and add a focus on connectivity of open spaces.
11. Supplement the OSI with an index of properties critical to key drinking water resources, namely, the Clove Creek Aquifer and Foundry Brook.
12. Educate residents and commercial owners about protecting the natural resources on their properties.
13. Provide ongoing training to all town board and volunteer board members on how to protect natural resources in the development approval process.
14. Create a [Community Preservation Plan](#) to update the NRPP using the most recent NRI and OSI and appoint an advisory board to oversee the implementation of this Plan.
15. Explore and establish sustainable sources of funding to carry out the Community Preservation Plan.

### Strategy III. Prevent landscape fragmentation.

#### *ACTION ITEMS*

16. Preserve habitat and scenic resources.
17. Encourage use of conservation development (clustering) through the Town building code.
18. Clarify regulations around open space development and amend conservation subdivision rules to better protect natural resources.
19. Continue to assess and identify areas that may have high habitat value for biodiversity.

### Strategy IV. Facilitate the community's enjoyment of the Hudson River.

#### *ACTION ITEMS*

20. Encourage access to and use of the riverfront and its tributaries. Explore the Scenic Hudson Guide, [\*Revitalizing Hudson Riverfronts\*](#), recommended when considering the promotion and development of waterfront areas that seek to serve the needs of both local people and tourists and to conserve the surrounding natural resources. (A successful example of the application of the Scenic Hudson guidelines is West Point Foundry Preserve, where locals and tourists can enjoy walking along the Cold Spring riverfront, but also have access to a green area that provides safe access for all ages, including wayfinding signs, gravel and dirt trails, picnic areas, handicapped parking, bathrooms and a system for waste management.)
21. Safeguard and enhance the habitat of the river and its tributaries through formation of watershed coalitions.

### Strategy V. Protect environmentally sensitive areas identified in the NRPP.

#### *ACTION ITEMS:*

22. These areas include, but are not limited to: Garrison Golf Club, Cold Spring Reservoir and Foundry Brook, Scofield Ridge, large contiguous forest blocks (i.e. matrix forest), the Hudson River shoreline, Constitution Marsh, brooks, wetlands and riparian buffer zone, ridgelines and steep slope, and corridors between already protected lands. Other areas may be identified through a Community Preservation Plan.

## **Strategy VI. Develop strategies to protect against environmentally hazardous materials**

### ***ACTION ITEMS***

- 23. Work with county, state and federal agencies to identify hazardous materials and safeguards against them.
- 24. Identify sites that may be a source of contaminants into key waterbodies and implement sampling, testing and mitigation protocols through the watershed coalitions.

## **Strategy VII. Encourage sustainable commercial and residential construction practices.**

### ***ACTION ITEMS:***

- 25. Sustainability practices include: water conservation, recycling programs, renewable energy applications, incorporation of materials with longer life versus use of biodegradable materials, efficient use of lighting, reduction of impervious surface area, and adoption of new waste treatment methods to reduce the impact of current septic requirements on the landscape.



# PLANNING PRINCIPLE 3: RESILIENT ECONOMY



# PLANNING PRINCIPLE 3:

## RESILIENT ECONOMY

3

### GOAL 6: Seek a Fair and Balanced Tax Strategy

The Town should continue to look for opportunities to increase tax revenues, explore shared services, and address the variability of school taxes among the residents of the Town. Our taxes are lower than neighbouring municipalities in the Lower Hudson Valley. Maintaining these rates is helpful in retaining current taxpayers and attracting new residents and businesses to Philipstown.

The issue of development versus land preservation, and the impact of each on property taxes and municipal services costs, is an area of concern. However, there is a strong consensus that making decisions based on fiscal impact alone will result in plans that dilute the special character that is the town's core value.

The school tax situation is complex. Philipstown residents are currently located in one of four school districts. Tax rates vary significantly between the districts; the end result is that taxpayers with equal assessments who live in different school districts within Philipstown have total property tax bills that vary a great deal.

#### Strategy I. Increase local tax revenues.

#### *ACTION ITEMS*

1. Maximize tax revenues by attracting commercial development in locations with suitable infrastructure. All conversations about potential new development must consider retaining Philipstown's unique character.

2. Weigh the benefit of potential development for increasing the Town's tax base against the cost of providing additional services to new homes and businesses. To be considered beneficial, the tax revenues associated with the development, net of costs to the Town resulting from the development and subsequent operation and maintenance of the site, should exceed the net tax revenues from the site prior to being developed.

## **Strategy II. Explore shared services.**

### ***ACTION ITEMS***

3. Reduce the cost of providing municipal services through budget cuts achieved by implementing efficiencies and exploring shared service opportunities with neighboring municipalities.
4. Explore the formation of districts as a potential means for delivering services to residents and maintaining public facilities in a cost-effective manner.

## **Strategy III. Address the variability of school taxes.**

### ***ACTION ITEMS***

5. Encourage the formation of a citizen task force to examine school tax issues, including reassessment strategies and state-level initiatives. The latter could include, for example, creating an additional level of STAR, which reimburses residents who pay significantly higher taxes than the rest of the town.
6. Recommend that the elected officials of the Town, Villages and School Districts and any other taxing entities meet to discuss shared concerns and needs, including discussions about innovative ways to cross traditional boundary lines to deliver improved services so that all Philipstown students—regardless of the district in which they reside—are able to access and benefit from the educational and recreational opportunities that fit their skills, abilities and interests.

## **GOAL 7: Pursue a Sustainable Economic Development Strategy**

Identify the type and location of commercial activity that is desirable in Philipstown. Existing businesses provide a range of products, services and employment to the town and region. They also play a major role in shaping our special small-town character.

New commercial development should be consistent with the town's aesthetic and qualitative goals, while contributing to a strong economy. In addition, technology is creating a new group of workers who can work and tele-commute from their homes. Developing specific guidelines for managing connectivity infrastructure will make it easier for appropriate businesses and home offices to locate in Philipstown.

### **Strategy I. Attract commercial activity that is consistent with Town values.**

#### ***ACTION ITEMS:***

1. Encourage home-based businesses consistent with the zoning code, provide safe parking for employees or clients, and assess the impact on adjacent properties.
2. Recognize the importance of nonprofits and religious organizations because of their affinity with the town and their contributions to the town's quality of life.
3. Discourage national franchises.
4. Encourage experienced regional business owners with a limited number of other locations wishing to expand into Philipstown.

### **Strategy II. Accommodate commercial activity in designated areas.**

5. Locate commercial activity in locations that complement the town's traffic patterns, community interests and design guidelines.
6. Concentrate retail development at high traffic hubs and in numbers that can be supported by local demand.

7. Discourage “big box” architecture, strip commercial development and “urban sprawl” in general.
8. Encourage hamlet-type development that provides opportunities for local businesses to locate near each other.

### **Strategy III. Develop spaces for growing small and medium-sized businesses.**

#### ***ACTION ITEMS***

9. Create small-scale mixed-use village-type centers where local businesses can locate and thrive.
10. Encourage development of professional office/commercial space, in keeping with the scale of Philipstown and the goals of this plan, to decrease commuting time for local workers, and stimulate the day-time economy in Philipstown.

### **Strategy IV. Improve the character of development on Route 9.**

#### ***ACTION ITEMS***

11. Focus on managing safe ingress and egress at mixed-use hubs such as the Philipstown Square area or other appropriate locations.
12. Improve traffic light and safety at the intersection of Route 9 and Fishkill Road, as well as Route 9 and Snake Hill Road.
13. Adopt further design guidelines for signage and site improvements.
14. Provide adequate buffers between commercial and residential districts.
15. Apply aquifer protection guidelines and remove invasive species.
16. Prohibit noisy and obtrusive uses.
17. Prohibit additional soil mining.
18. Encourage the maintenance and landscaping of unoccupied or abandoned structures.

## **GOAL 8: Promote the Continued Use of Agricultural Land for Farming**

Farming has been an important part of Philipstown's history. [Glynwood](#), a leading institution in farming development and education, is headquartered here. The Town should promote the conservation and development of local food systems.

**Strategy: Support agriculture in Philipstown.**

### ***ACTION ITEMS***

1. Create an inventory of all current "agricultural" ventures, large and small.
2. Continually reference and update previous resources such as [Keep Putnam Farming](#) and work with partners at the County level to mutually share information to ensure a holistic view of food production in Philipstown.
3. Educate the community about the preservation of open spaces as fields rather than lawns.
4. Promote the incorporation of "food forests" into land management plans.
5. Encourage small-scale food production and educate the residents about good farming practices.
6. Provide a Town-wide compost area and educate the residents on using it.
7. Identify land access opportunities within Philipstown for new and beginning farmers, encourage underrepresented communities within agriculture, such as BIPOC, LGBTQ+, and women farmers. List these opportunities on local land reparations maps, such as [www.soulfirefarm.org](http://www.soulfirefarm.org).



# PLANNING PRINCIPLE 4: HEALTHY COMMUNITY





# PLANNING PRINCIPLE 4:

## HEALTHY COMMUNITY

# 4

### GOAL 9: Strengthen our Town-wide Sense of Community

Philipstown's communities are separated by our mountainous geography and municipal boundaries, which can isolate residents from each other. A Philipstown in which people can connect with each other will be a stronger, healthier community.

**Strategy:** Enable people to connect with one another so that Philipstown retains its small-town character and tradition of volunteerism.

#### *ACTION ITEMS*

1. Enhance the Town's website and add streaming capability to the meetings of the Town's various Boards.
2. Provide improved Town Hall and Community Center facilities (youth, senior, administrative, recreation) which will help bring together residents from various parts of the Town.
3. Explore further cooperation among school districts and/or the possibility of creating a unified Philipstown school district that serves residents in Garrison, Cold Spring, Nelsonville, North Highlands, and Continental Village.
4. Encourage the Town, the Village of Nelsonville, and the Village of Cold Spring to consider consolidation of jurisdictions to increase community cohesion and provide more equitable representation and distribution of services.
5. Encourage the provision of additional health care facilities.
6. Enhance the use of the Town's television channel to share programs and information.

7. Maintain the volunteer fire and ambulance corps, and explore further cooperation between the emergency services, considering human resource and capital needs.
8. Support several town-wide events each year and maintain a town-wide calendar of events, including multigenerational activities.
9. Support the public libraries in Philipstown as they provide foundational programs and services that support the high quality of life we enjoy. Encourage them to serve as citizens' forums to sponsor programs, discussion and education.
10. Actively promote and support diversity. Increasing representation should be a primary consideration when appointing members to Board positions. Discourage appointed and elected officials from enacting policies and decisions that directly or indirectly discriminate against business owners and residents of any race, creed, color, orientation, or religion. To achieve these goals, the Town Board should consult with a community-based advisory committee to build awareness and provide guidance on policy choices. The Town Government should adopt a diversity and inclusion program with training and ensure that job postings reach the broadest applicant pool possible.
11. Translate the Town website and online resources into Spanish.

## **GOAL 10: Expand our Recreational Opportunities**

**Expand the Town's capacity to meet current and future demand for recreation, while providing a wide range of activities serving all ages at an affordable cost. Recreation pulls different segments of the community together and encourages people of all ages to improve their health and well-being.**

**Strategy I. Offer a wide variety of Recreation Department programs.**

### ***ACTION ITEMS***

1. Educate the public about Town recreational offerings and the offerings of other local recreation providers.



2. Balance specialty programming that is tailored to the needs of particular groups such as teens and senior citizens with intergenerational activities that permit residents of different age groups to share experiences.
3. Develop and implement a cooperative recreation plan with all interested parties, linking it to other Town programs and regulations.
  - a. identify opportunities to develop partnerships with schools to increase youth physical activity and encourage use of other facilities owned by schools and nonprofits.
  - b. encourage the use of facilities owned by schools and nonprofits to increase opportunities for physical activity and recreation across all age groups.
4. Explore opportunities to develop expanded recreational activities through municipal, private, and non-profit development projects.
5. Explore the full range of options for funding recreational properties and improve the Town's ability to apply for grant funding for recreational programming and infrastructure.
6. Identify possible sites for new Town recreational facilities that could also serve as a focal point for the community. Residents have indicated a strong interest in a swimming pool and a synthetic surfaced athletic field with lights.

## **Strategy II. Consider designating land for hunting.**

### ***ACTION ITEMS***

7. Work with the New York State Department of Environmental Conservation and Office of Parks, Recreation and Historic Preservation to enhance local hunting opportunities, including on state owned land.

## **Strategy III. Facilitate visual and physical access to the Hudson River.**

### ***ACTION ITEMS***

8. Improve riverfront and tributary access. Make use of Scenic Hudson's [Revitalizing Hudson Riverfronts](#), a guide to the promotion and development of Riverfront plans.

9. Support the [Hudson Highlands Fjord Trail Project](#) and remain engaged in discussions around Fjord Trail mapping, design and implementation. Consider hiring a planning consultant to represent the Village and the Town in these discussions. Create connections from the Fjord Trail to key Village and Town locations and ensure that there is adequate parking. Increase the number of public restrooms.

## **GOAL 11: Ensure that Residents Enjoy Good Health**

**A 2017 New York State directive calls on Philipstown to embrace a “health across all policies” initiative, which calls for incorporating health considerations into policies, programs, and initiatives led by non-health agencies. Our health is shaped by the community in which we live. In the past, health concerns were not explicitly integrated into the planning process.**

**Strategy I. Recognize the health needs of specific age groups.**

### ***ACTION ITEMS***

1. Promote supportive environments for parents with infants and young children by expanding access to high quality parent support and early learning opportunities.
2. Collaborate with school districts and community organizations to support positive youth development by providing a wide range of recreational, enrichment and skill-building programs for youth at low or no cost.
3. Use zoning restrictions and other approaches to restrict youth access to tobacco, e-cigs/vape products, alcohol, and associated advertising (e.g. Town could prohibit tobacco advertising or sales within a certain radius of schools); adopt a smoke-free air law for Philipstown that includes vape products, prohibiting smoking in parks, playgrounds, and on town buildings and grounds.
4. Collaborate with other government and social service agencies to prevent youth access to illegal drugs and continue to support the efforts of the [Philipstown Behavioral Health Hub](#).

5. Address the needs of seniors across multiple domains including housing, transportation, social inclusion, and social and health services.
6. Recognize opportunities for intergenerational activities, events, and hiking on [universal trails](#).

## **Strategy II. Promote active lifestyles.**

### ***ACTION ITEMS***

7. Ensure that parks and recreational spaces address needs across all age groups and abilities.
8. Support the development of biking and walking paths as a way to promote physical activity.
9. Support access to affordable recreational activities for residents of all ages.
10. Explore partnerships with school districts to allow access to district recreation facilities for low or no cost.

## **Strategy III. Support healthy foods and prevent food insecurity.**

### ***ACTION ITEMS***

11. Support access to affordable healthy foods by supporting and developing local food systems. Engage with partners such as [Putnam Food Systems Coalition](#), the [Hudson Valley Food Systems Coalition](#), and the Glynwood Center, to ensure local efforts are nested within regional strategies.
12. Support community garden concepts and home-grown food production.
13. Work with community-based agencies/organizations to address food insecurity/hunger, with an emphasis on seeking out solutions to food insecurity that both promote food sovereignty and support local agriculture (such as the [Food Sovereignty Fund](#)).

## **Strategy IV. Promote environmental health.**

### ***ACTION ITEMS***

14. Support initiatives that reduce air pollution (non-motorized transport, public transport and solar energy).
15. Develop and implement strategies to reduce solid waste disposal including incentivizing recycling and composting.
16. Preserve and protect drinking water resources. Protect surface and groundwater from overuse of salt on roadways by exploring more environmentally friendly options. Limit use of pesticides on roadways and near waterways where possible. Use biopesticides/non-toxic pesticides.
17. Plan for public health issues associated with climate change including increasing frequency and intensity of natural disasters such as hurricanes, severe snow/ice storms, flooding and extreme heat events; in particular plan for the needs of sensitive populations including infants and the elderly (for example, providing and publicizing cooling centers during extreme heat events).

## **Strategy V. Provide access to healthcare and social services.**

### ***ACTION ITEMS***

18. Promote improved access to physical health, mental health and social services for residents of all ages.
19. Partner with local, state and federal agencies to prevent drug and alcohol use and abuse.





# PLANNING PRINCIPLE 5: RESPONSIBLE REGIONALISM



# PLANNING PRINCIPLE 5:

## RESPONSIBLE REGIONALISM

5

### GOAL 12. Pursue Partnerships with Neighbouring Municipalities

Philipstown's recreation opportunities, restaurants, local businesses, and arts and cultural institutions attract visitors and generate income for our local retail and hospitality service providers. A policy of responsible regionalism can foster cooperation in the management of the increasing number of visitors to Philipstown and provide guidance on climate change mitigation, connectivity, and technology issues. Visitor management, a complicated issue involving several New York State agencies, local governments, and other private and public entities--some of which have conflicting missions and limited resources--has become a planning priority.

**Strategy I. Ensure that tourism and tourism-related businesses do not threaten the character of the town or the safety and privacy of its residents.**

#### ***ACTION ITEMS***

1. Encourage cooperation between all municipalities and institutions involved.
2. Limit parking at points of interest within the Town's jurisdiction.
3. Educate the public about the use of outdoor attractions.
4. Study existing parking areas and determine if they can be utilized to service popular destinations where parking is limited.



**Strategy II. Form a Regional Advisory Committee to provide guidance to the Town on issues such as climate change mitigation, connectivity, and technology.**

***ACTION ITEMS***

5. Form a Committee Including residents of Philipstown and other towns in Putnam County, as well as representatives from other communities in the Mid-Hudson region.
6. Address telecommunications and future connectivity issues such as improved fiber-optics, cell tower locations and appearances, and the introduction of 5G technology.
7. Address climate change mitigation and future power generation requirements.
8. Address the impact, management, and integration of technological innovation in our daily lives.



# PLANNING PRINCIPLE 6: INTERWOVEN EQUITY

# PLANNING PRINCIPLE 6:

## INTERWOVEN EQUITY

6

Note: The principle of interwoven equity applies to all thirteen goals of this plan.

### GOAL 13: Ensure that the Laws of the Town and the Goals of the Comprehensive Plan are Consistent

Update Philipstown's laws to ensure that they are consistent with the goals of the Comprehensive Plan. The laws of Philipstown should be consistent with the town's goals and clear enough that supporters of development find it easy to navigate the planning process.

**Strategy I: Create consistency and harmony between our Town's laws and the Comprehensive Plan.**

#### ***ACTION ITEMS:***

1. Enforce existing regulations.
2. Provide the best available technology to all those who are involved in the planning process.
3. Update the zoning code to ensure that it is consistent with the goals of the Comprehensive Plan, understandable, and easy to administer.



4. Review environmental, architectural, and sanitary standards as they apply to Manitou, Lake Valhalla, and Continental Village, and other places where non-conforming lots create special circumstances.
5. Explore a referendum option in the Town code.

**Strategy II: Maintain a standing committee to oversee the implementation of the action items outlined in the Comprehensive Plan.**

***ACTION ITEMS:***

6. Conduct annual planning “charrettes” with public input, to address new challenges and opportunities as they arise. Ensure these are timed to achieve public input during the annual review of the action items for priority.
7. Conduct annual reviews in conjunction with the Town’s budget planning process to select and recommend action items for priority in the next year.
8. For those action items selected as a priority, consider the need for a means of measurement to track their progress to completion. If required, facilitate the development of measures.
9. Consider/recommend synergy opportunities among visitor sites, local businesses and/or other municipalities which may facilitate accomplishment of selected action items.

# APPENDIX A

## DEMOGRAPHIC DATA



# APPENDIX A:

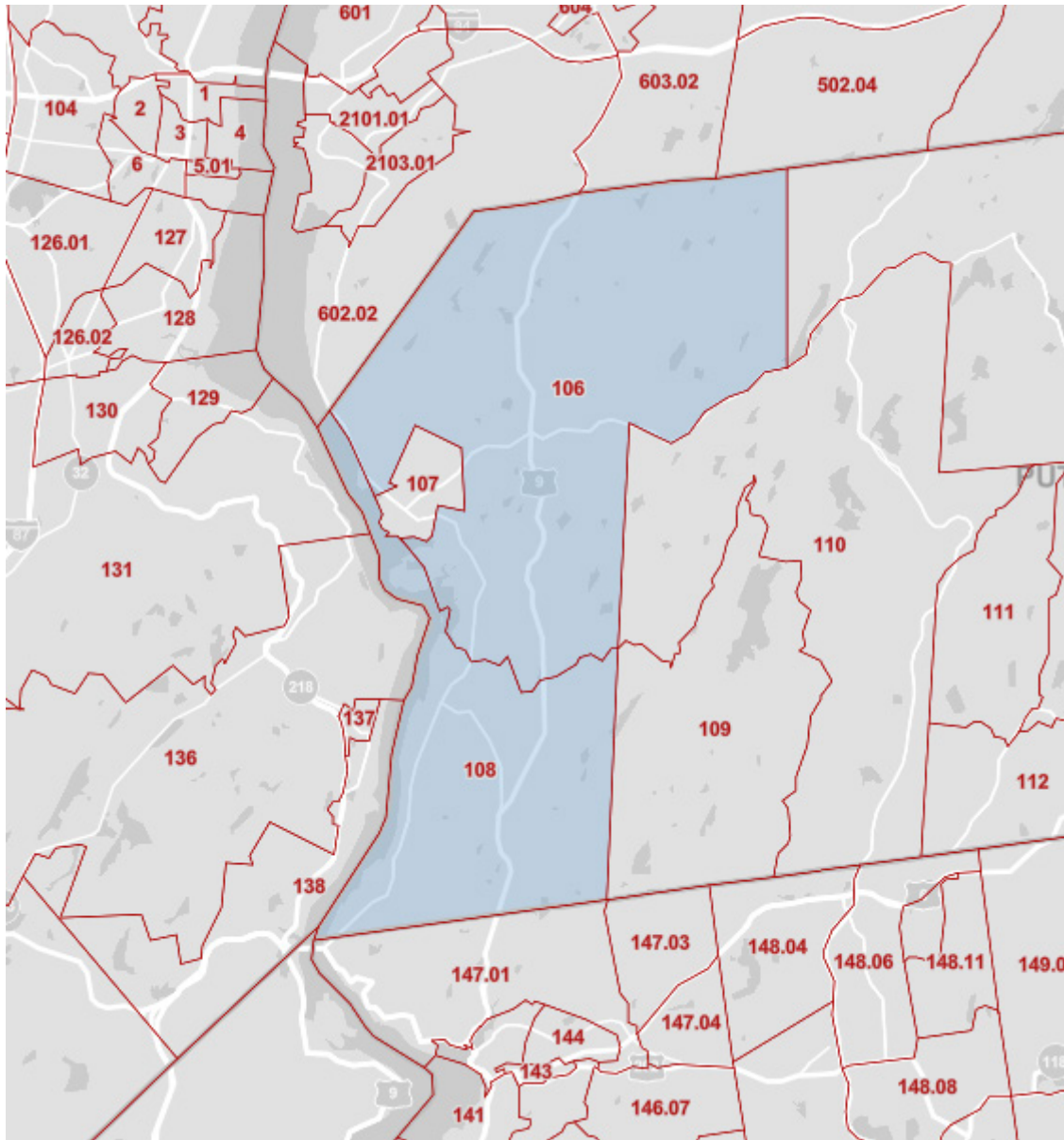
## DEMOGRAPHICS, ECONOMICS, AND HOUSING

### DEMOGRAPHICS

In order to properly plan for the Town of Philipstown, it is necessary to understand the characteristics of its current residents to appropriately identify their needs. At this time, the 2020 Census data collection has not been finalized. Thus, the demographic review must rely on 2010 data, supplemented by the most recent American Community Survey (ACS) data which are gathered annually. Both data sets are gathered by the US Census Bureau. Additional demographic and economic data were retrieved using ESRI Business Analyst which estimates population data to 2021.

The Town of Philipstown surrounds two incorporated villages: the Village of Cold Spring and the Village of Nelsonville. These villages are wholly within the Town of Philipstown but are separate municipalities from Philipstown. In order to distinguish Town data from village data, information was reviewed on the census tract level. The Town of Philipstown is comprised of two census tracts, Tract 106 and Tract 108, while Nelsonville and Cold Spring both make up one census tract (Tract 107). **Figure 1** shows a map of the Town of Philipstown with the census tracts labelled. The area shaded in blue is the Town of Philipstown. Census tracts 106 and 108 are referred to throughout this report.

For purposes of this discussion, the unincorporated area is the portion of the Town outside the villages; the villages are also referred to as “incorporated area.”



*Figure 1: The Town of Philipstown is shaded in blue and includes census tracts 106 and 108. The villages of Cold Spring and Nelsonville make up census tract 107 (Source: U.S. Census Bureau)*

## POPULATION TRENDS

The Town of Philipstown is one of six municipalities in Putnam County. The Town, incorporated and unincorporated area, was home to 9,715 residents in 2019<sup>1</sup>. In 2000, the unincorporated Town had a population of 6,873 residents, thus the population increased by 2,842 persons over the course of 19 years. The Town contains two villages, Cold Spring and Nelsonville, for which

<sup>1</sup> Not all census data are available for 2020, thus, 2019 ACS data are used for this report. The Town's total population in 2020 is 9,831 persons.

census data are collected separately. Cold Spring has a population of 2,013 residents and Nelsonville has a population of 628 residents.

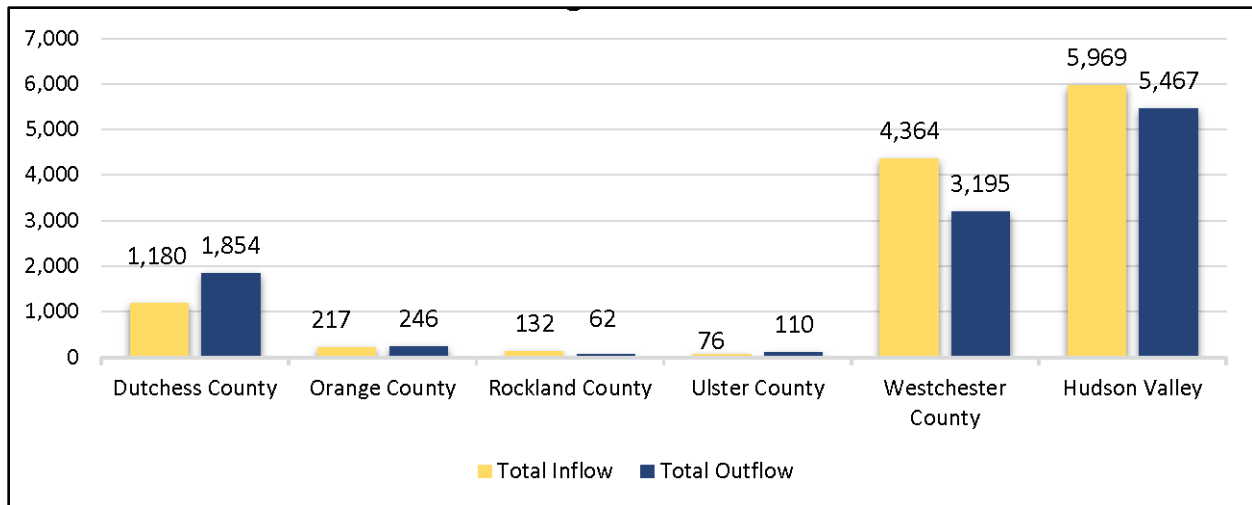
**Table 1** displays the population changes within each of the municipalities in Putnam County since the 2010 U.S. Census. Philipstown is the least populous of the Towns in the county. However slight, Philipstown was the only municipality in Putnam County to experience an increase in population since 2010. In general, Putnam County’s population remained steady, decreasing by less than a percentage from 2010 until 2019.

TABLE 1 POPULATION CHANGE			
	2010	2019	% Change
<b>Jurisdiction</b>			
Putnam County	99,710	98,787	-0.92%
<b>Philipstown</b>	<b>9,669</b>	<b>9,715</b>	<b>0.50%</b>
Carmel	34,238	34,210	-0.10%
Kent	13,661	13,246	-3.03%
Patterson	11,969	11,866	-0.86%
Putnam Valley	11,668	11,597	-0.61%
Southeast	18,340	18,153	-1.02%
Source: 2010 Census and 2019 American Community Survey			

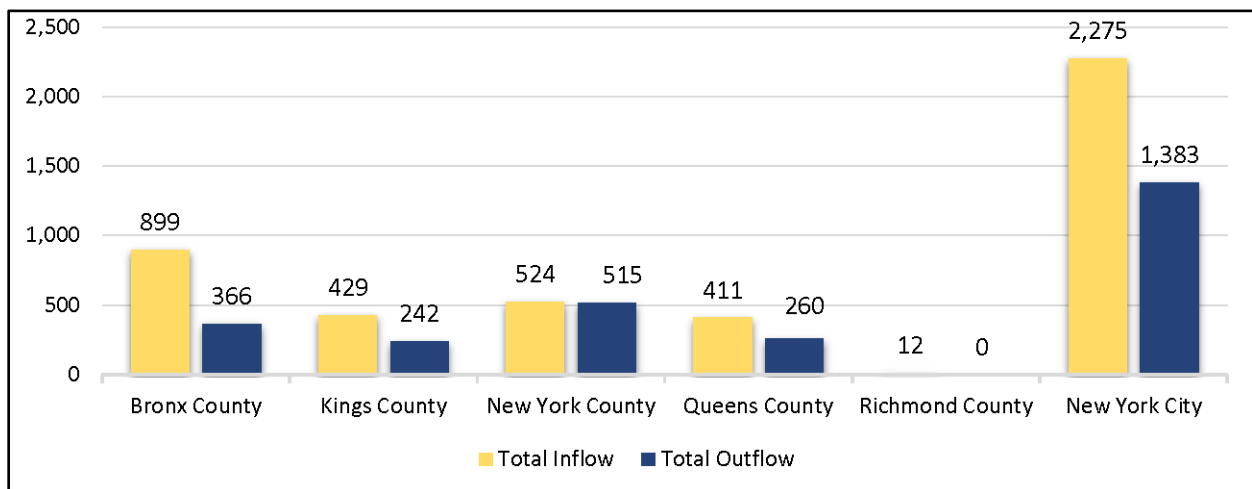
According to a Migration Report prepared by the Marist College Bureau of Economic Research in 2018, migratory activity in the Hudson Valley resulted in a net loss of 28,216 households, or 1 in 18 households moved out of the Hudson Valley.<sup>2</sup> The largest net inflow in the region (20,599 households) came from New York City, with most of these households migrating from Bronx County. The migration report indicated during the time period from 2011-2016, 11,481 households moved into the County, while 12,380 households moved out of Putnam County. The migratory effects on the economy can be significant – total migratory activity resulted in an estimated average loss of \$112 million in adjusted gross income. Regionally, Putnam County gained households from every county in the region. The largest net inflow occurred from Westchester County (343 households), followed by Dutchess County (221 households). Migratory activity with New York City resulted in a net inflow of 243 households. Inter-state activity accounted for 21.3 percent of all inflows and 42.1 percent of all outflows.

---

<sup>2</sup> Migration Report of the Hudson Valley, 2011-2016, Marist College, Dr. Christy Huebner Caridi, December 2018.



*Figure 2: Putnam County Intra-Regional Inflow and Outflow 2011-2016*



*Figure 3: Putnam County New York City Inflow and Outflow 2011-2016*



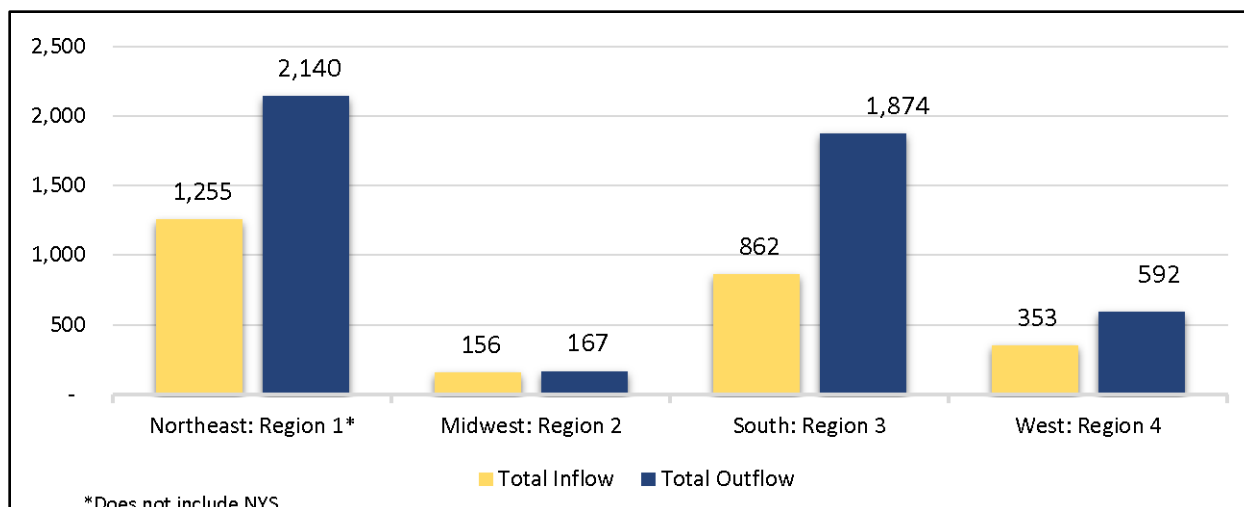


Figure 4: Putnam County Interstate Inflow and Outflow 2011-2016<sup>3</sup>.

## ETHNICITY

Unincorporated Philipstown has experienced very little change in population since 2010, but there has been a change within the racial makeup of the Town. The Town's population has diversified within the past 11 years, with the greatest increase occurring in the Hispanic population, which now makes up 11.3 percent of the population, an increase of over 4% since 2010. The black population comprises 3.2 percent of the Town's population, while the Asian population is approximately 1.5 percent. Compared to the County, the Town has a similar ethnic and racial distribution.

TABLE 2 POPULATION BY RACE AND ETHNICITY			
Population	Unincorporated Town of Philipstown		Putnam County
	2010	2021	2021
Total Persons	7,018	7,026	99,003
White Alone	93.0%	90.0%	86.5%
Black Alone	2.0%	3.2%	4.2%
American Indian Alone	0.2%	0.2%	0.3%
Asian Alone	1.3%	1.5%	2.2%
Pacific Islander Alone	0.04%	0.1%	0.05%
Some Other Race Alone	1.5%	2.4%	4.4%
Two or More Races	2.0%	2.7%	2.8%
Hispanic Origin	7.2%	11.3%	18.0%
Source: ESRI Business Analyst, 2021.			

<sup>3</sup>Figures 2-4 from "Migration Report of the Hudson Valley 2011-2016".

---

## AGE

**Table 3** shows population by age cohort in the Town and County in 2010 and 2021. The data shows that Philipstown is aging, with the Town losing overall population in the 0-15 and 35-54 age groups, while only experiencing minimal growth in the 16-34 age group. The Town increased the number of residents ages 55 and older, with ages 65-74 experiencing the largest increase of all age cohorts from 2010 to 2021. This suggests the Town's population is "aging in place". The age distribution of the Town and County are very similar.

TABLE 3 POPULATION BY AGE SEGMENT				
Jurisdiction	Unincorporated Town of Philipstown			Putnam County
	2010	2021	Change % 2010-2021	2021
<b>Total Persons</b>	7,018	7,026	---	99,003
0 - 4	4.5%	4.0%	-0.5%	4.5%
5-15	15.3%	13.1%	-2.2%	12.9%
16 - 24	8.8%	8.9%	0.1%	9.8%
25-34	6.9%	8.1%	1.2%	11.3%
35-44	13.8%	11.4%	-2.4%	12.1%
45-54	19.2%	15.0%	-4.2%	14.4%
55-64	16.2%	17.9%	1.2%	16.4%
65-74	9.5%	13.4%	3.9%	11.1%
75-84	4.3%	6.2%	1.9%	5.6%
85+	1.4%	1.9%	0.5%	2.0%
<b>Median Age</b>	45.4	48.1	---	44.6
Source: ESRI Business Analyst, 2021.				

Like much of New York State, the Town's median age is increasing, which reflects the aging of the baby boomer generation. This is further reinforced by the median age of residents in unincorporated Philipstown, which increased from 45.4 to 48.1 years in 2019. Based on current population trends, it is anticipated that the population will continue to increase in age. This trend has implications for the types of services needed if Town residents continue to age in place.

---

## HOUSEHOLDS

The Town's 2021 average household size is 2.61 persons, which is slightly less than the County household size of 2.75 persons. The average family size in Philipstown is 3.04 persons. This is slightly less than the County, which has an average family size of 3.22 persons. **Table 4** displays the household size of family and nonfamily households. Approximately 59% of all households in unincorporated Philipstown contain two persons or less.

TABLE 4 POPULATION BY HOUSEHOLD SIZE		
		Unincorporated Town of Philipstown
Types of Households	2015-2019 ACS Estimate	Percent of Total
Family Households	1,949	78.4%
2-Person	927	37.3%
3-Person	310	12.5%
4-Person	509	20.5%
5-Person	155	6.2%
6-Person	24	1.0%
7+ Person	24	1.0%
Nonfamily Households	536	21.6%
1-Person	451	18.1%
2-Person	85	3.4%
3-Person	0	0.0%
4-Person	0	0.0%
5-Person	0	0.0%
6-Person	0	0.0%
7+ Person	0	0.0%
Source: ESRI Business Analyst, 2021.		

---

## EDUCATION

**Figure 4** shows the level of education attainment in Philipstown. The Town of Philipstown is an educated community with approximately 74% of persons having obtained some college, bachelors, or graduate education levels. Philipstown has a higher level of residents having obtained higher education than the County overall. Approximately 27.5% of Philipstown residents have a graduate or professional degree, which is 9.5% higher than the surrounding County. The Town and County are similar regarding the percentage of their population that has received a bachelor's degree. Approximately 24.4% of Philipstown residents have obtained a bachelor's degree, which outpaced the County by just 0.8%.

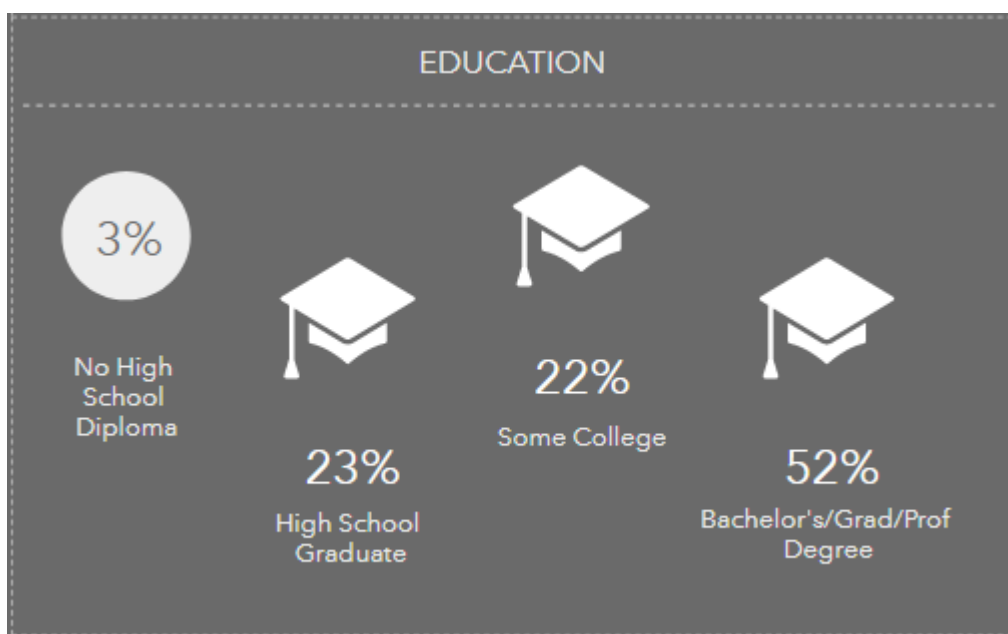


Figure 4: Town of Philipstown Education Attainment (Source ESRI Business Analyst)

## INCOME

From 2010 to 2019, the Town of Philipstown experienced very little change regarding the number of households, while increasing both median and mean household income levels. As was noted earlier, Philipstown is made up of two census tracts: 106 and 108. **Table 5** displays the number of households, median household income, and mean household income for the two census tracts that make up the town of Philipstown. From 2010 until 2019, Tract 106: decreased by 60 households; increased its median household income by 47.8%; and increased its mean household income by 24.8%. During this same time period, Tract 108 increased by 69 household; increased its median household income by 39.7%; and increased its mean household income by 35%. It should be noted that 2010 estimates may reflect changes that occurred in income due to the recession.

TABLE 5 TOWN OF PHILIPSTOWN HOUSEHOLD INCOME				
Tract	Tract 106		Tract 108	
Year	2010	2019	2010	2019
Total Households	1,434	1,374	1,042	1,111
Median Household Income	\$86,481	\$127,857	\$82,179	\$114,766
Mean household income	\$134,430	\$167,722	108,947	147,132
Source: 2010 and 2019 ACS 5-Year Estimate.				



Since 2010, median and mean household income, along with the number of households in the Town of Philipstown have increased. As incomes have increased, the percentage of households earning higher incomes has increased as well. **Table 6** provides a breakdown of household incomes in the unincorporated Town of Philipstown in 2010 and 2019. In 2010, there were 333 households or 13.5% of the population earning \$200,000 or more annually. By 2019, this number increased to 642 households or 25.8% of the population. Although more pronounced in Philipstown, this is a trend at the County level, as well.

TABLE 6 UNINCORPORATED TOWN OF PHILIPSTOWN HOUSEHOLD INCOME		
	2010	2019
Total Households	2,476	2,485
Less than \$10,000	4.7%	2.4%
\$10,000 to \$14,999	2.8%	1.6%
\$15,000 to \$24,999	3.9%	5.4%
\$25,000 to \$34,999	5.9%	3.2%
\$35,000 to \$49,999	11.3%	6.1%
\$50,000 to \$74,999	15.8%	10.8%
\$75,000 to \$99,999	12.8%	11.9%
\$100,000 to \$149,999	18.2%	20.5%
\$150,000 to \$199,999	11.1%	12.3%
\$200,000 or more	13.5%	25.8%
Source: 2010 and 2019 ACS 5-year Estimate.		

**Table 7** compares household income in unincorporated Philipstown to Putnam County. The income distribution between the Town and County are similar, yet the Town especially outpaces the County in earnings of \$200,000 or more. Approximately 25.8% of households in Philipstown earn greater than \$200,000 per year, whereas 17% of households in the County make \$200,000 or more a year.

TABLE 7 UNINCORPORATED TOWN OF PHILIPSTOWN AND PUTNAM COUNTY 2019 INCOME				
	Town of Philipstown		Putnam County	
Total households	2,485	%	35,008	%
Less than \$10,000	60.6	2.4%	700.2	2.0%
\$10,000 to \$14,999	40	1.6%	665.2	1.9%
\$15,000 to \$24,999	133.6	5.4%	1,575.3	4.5%
\$25,000 to \$34,999	79	3.2%	1,890.4	5.4%
\$35,000 to \$49,999	152.4	6.1%	2,590.6	7.4%
\$50,000 to \$74,999	269.5	10.8%	4,621.1	13.2%
\$75,000 to \$99,999	294.7	11.9%	4,646.1	13.3%
\$100,000 to \$149,999	509	20.5%	7,666.8	21.9%
\$150,000 to \$199,999	306	12.3%	4,691.1	13.4%
\$200,000 or more	642	25.8%	5,951.36	17.0%
Source: 2019 ACS 5-Year Estimate				

## EMPLOYMENT

### JOB

Philipstown has an unemployment rate of 5.2% for workers over the age of 16 years. Most people are employed in white collar jobs (76%), specifically the management, business / financial, sales, and office / administration industries. Only 14 percent of residents are employed in the “blue-collar” employment section, where building maintenance and construction are the most common professions<sup>4</sup>.

**Table 8** shows a breakdown of employment by industry in Philipstown in 2010 and 2021. The most common industry grouping for both years was “educational services, and health care and social assistance”. Over a quarter of Philipstown residents, or 984 persons, worked in this industry grouping in 2021. Since 2010, 200 more residents are now employed in “retail trade”, which represents at 5.5% increase.

TABLE 8 UNINCORPORATED TOWN OF PHILIPSTOWN EMPLOYMENT BY INDUSTRY				
Industry Grouping	2010		2021	
Civilian employed population 16+ years old	3,447	%	3,548	%
Agriculture, forestry, fishing and hunting, and mining	9	0.3%	30	0.8%
Construction	226	6.6%	192	5.4%
Manufacturing	206	6.0%	129	3.6%
Wholesale trade	130	3.8%	57	1.6%
Retail trade	164	4.8%	364	10.3%
Transportation and warehousing	81	2.3%	73	2.1%
Utilities	47	1.4%	53	1.5%
Information	157	4.6%	145	4.1%
Finance and insurance, real estate and rental/leasing	289	8.4%	300	8.4%
Professional, scientific, and management, and administrative and waste management services	573	16.6%	511	14.4%
Educational services, and health care and social assistance	915	26.5%	984	27.7%
Arts, entertainment, and recreation, and accommodation and food services	282	8.2%	301	8.5%
Other services, except public administration	221	6.4%	144	4.1%
Public administration	147	4.3%	267	7.5%
Source: U.S. Census Bureau, 2010 and ESRI Business Analyst, 2021.				

<sup>4</sup> Source: ESRI Business Analyst, 2021

**Table 9** provides the primary commuting patterns in unincorporated Philipstown for workers 16 years and over. 70 percent of workers drove to work either alone or in a carpool via car, truck, or van. 15% of workers in Philipstown utilized public transportation as a means of travel to work, which is significantly higher than surrounding communities. For example, during the same time period, only 4.3% of residents in the nearby Town of Carmel used public transportation, and only 6.4% of residents in the Town of Kent used public transportation. The increased use of public transportation in Philipstown is likely due to the Metro-North train station located in the nearby Village of Cold Spring.

TABLE 9 2019 PRIMARY COMMUTING PATTERNS		
	Persons	%
Drove alone (car, truck or van)	2,290	64.4%
Carpooled (car, truck or van)	226	6.4%
Public Transportation (excluding taxicab)	535	15.0%
Source: American Community Survey, 2019.		

In 2018, more persons living in Philipstown worked outside the Town than commuted into the Town for employment. Specifically, 1,162 persons were employed in Town and lived elsewhere, while 2,892 lived in Philipstown and were employed elsewhere. Only 253 residents lived and was employed in Philipstown.

Generally, Philipstown residents experienced a longer commute to work than residents living elsewhere in Putnam County. **Table 10** shows commute time for Philipstown and Putnam County residents. Philipstown is shown as Tract 106 and Tract 108. For both census tracts, over 30 percent of residents had commutes totaling over 60 minutes. In comparison, only 24.1% of Putnam County residents traveled over an hour to work.

**Table 11** shows the popular locations where Philipstown residents work. The largest percentage of residents, 23.9%, work in New York City. Other popular locations of employment are Cold Spring (5.7%), Peekskill (3.2%), and White Plains (3.0%).

**Table 12** shows popular locations where persons who work in Philipstown live. The largest percentage of workers, 5.9%, live in Beacon. Other popular locations that individuals commute from to work in Philipstown are New York City (5.7%), Peekskill (3.7%), and Cold Spring (2.6%).



TABLE 10 2019 UNINCORPORATED TOWN OF PHILIPSTOWN TRAVEL TIME TO WORK			
	Tract 106	Tract 108	Putnam County
Less than 10 minutes	8.0%	7.7%	6.4%
10 to 14 minutes	12.2%	7.6%	7.4%
15 to 19 minutes	5.0%	6.4%	8.7%
20 to 24 minutes	5.7%	3.4%	8.0%
25 to 29 minutes	4.2%	7.3%	4.7%
30 to 34 minutes	11.1%	12.8%	14.5%
35 to 44 minutes	9.3%	4.9%	10.1%
45 to 59 minutes	10.6%	18.8%	16.0%
60 or more minutes	33.8%	31.1%	24.1%
Source: 2019 ACS 5-Year Estimate.			

TABLE 11 WHERE WORKERS ARE EMPLOYED WHO LIVE IN UNINCORPORATED PHILIPSTOWN		
	2018	
Locations of Employment of Philipstown Residents	Count	Share
New York city, NY	763	23.9%
Cold Spring village, NY	181	5.7%
Peekskill city, NY	103	3.2%
White Plains city, NY	96	3.0%
Yonkers city, NY	71	2.2%
Harrison village, NY	37	1.2%
Beacon city, NY	30	0.9%
Lake Mohegan CDP, NY	30	0.9%
Stamford city, CT	28	0.9%
New Rochelle city, NY	26	0.8%
All other locations	1,828	57.3%
Source: On the Map US Census, 2018.		

TABLE 12 JOBS COUNTS BY PLACES WHERE WORKERS LIVE WHO ARE EMPLOYED IN PHILIPSTOWN		
	2018	
Home Location for Philipstown Workers	Count	Share
Beacon city, NY	84	5.9%
New York city, NY	74	5.2%
Peekskill city, NY	52	3.7%
Cold Spring village, NY	37	2.6%
Yonkers city, NY	18	1.3%
Poughkeepsie city, NY	15	1.1%
Brinckerhoff CDP, NY	13	0.9%
Myers Corners CDP, NY	13	0.9%
Nelsonville village, NY	13	0.9%
Newburgh city, NY	13	0.9%
All other locations	1,090	76.7%
Source: On the Map US Census, 2018.		

---

## EMPLOYMENT NODES

The largest number of businesses located in the Town of Philipstown can be found in the following industries: construction, retail, and services which includes education, health, legal, automotive, and amusement jobs. The two largest industries are retail trade and services. **Table 13** provides a breakdown of the industries within unincorporated Philipstown.

TABLE 13 BUSINESSES AND EMPLOYEES IN PHILIPSTOWN		
	2021	
	Business Count	Employees
Agriculture & Mining	15	74
Construction	44	110
Manufacturing	7	110
Transportation	6	44
Communication	1	21
Utility	0	0
Wholesale Trade	10	116
Retail Trade	48	212
Finance, Insurance, Real Estate	12	57
Services	140	1,661
Government	7	98
Unclassified Establishments	26	19

## HOUSING

Evaluating housing conditions for the Town of Philipstown is useful in understanding trends that can be used for current and future planning purposes. **Table 14** provides housing occupancy in Philipstown in 2010 and 2021. The number of housing units in the unincorporated Town of Philipstown has stayed relatively constant since 2010. The number of total units have increased by 60 units, representing a rate of change of just over 2%. Of note, the number of renter-occupied units have increased from 381 to 423, which is a rate of change of 17%.

	2010		2021		Change % 2010-2021
	Units	% of Total	Units	% of Total	
Total Housing Units	2,923	---	2,983	---	2.1%
Occupied Housing Units	2,534	86.7%	2,560	85.8%	1.0%
Owner Occupied	2,153	73.7%	2,114	70.9%	-1.8%
Renter Occupied	381	13.0%	446	15.0%	17.0%
Vacant	389	13.3%	423	14.2%	8.7%
ESRI Business Analyst, 2021.					

Since 2010, Putnam County has experienced an increase in the number of renter-occupied units by 11.6%, and a decrease in the total number of owner-occupied units by 2.7%. **Table 15** provides housing unit occupancy in Putnam County in 2010 and 2021.

	2010		2021		Change %
	Units	% of Total	Units	% of Total	
Total Housing Units	38,224	---	38,853	---	1.6%
Occupied Housing Units	35,041	91.7%	35,008	90.1%	-0.1%
Owner Occupied	28,688	75.1%	27,919	71.9%	-2.7%
Renter Occupied	6,353	16.6%	7,089	18.2%	11.6%
Vacant	3,183	8.3%	3,845	9.9%	20.8%
ESRI Business Analyst, 2021.					

**Table 16** provides an estimate of the total number of housing units by units in a structure. From 2010 to 2019, the U.S. Census shows a slight decrease in the total number of single family detached dwelling units, which may be a result of the margin of error in the estimates. In 2019,

the Town of Philipstown's housing stock consisted of 87.9% single family detached dwellings. Single-family attached housing units, such as townhomes, comprises 4.5% of the Town's housing stock. Furthermore, mobile homes made up 4.0% of the Town's housing stock. Only 8.2% of the Town's housing stock is comprised of 2 units or greater. Of note, from 2010 to 2019 the number of 2 unit structures in Philipstown increased by 60 units, from 25 to 85 units.

TABLE 16 UNINCORPORATED TOWN OF PHILIPSTOWN UNITS IN STRUCTURE				
	2010	% of Total	2019	% of Total
Total Housing Units	2,755	---	2,933	---
1-unit, detached	2,523	91.6%	2,578	87.9%
1-unit, attached	11	0.4%	132	4.5%
2 units	25	0.9%	85	2.9%
3 or 4 units	77	2.8%	17	0.6%
5 to 9 units	49	1.8%	5	0.2%
10 to 19 units	9	0.3%	0	---
20 or more units	7	0.2%	0	---
Mobile home	63	2.3%	116	4.0%
Source: 2010 U.S. Census, 2019 ACS 5-Year Estimate				

The Town of Philipstown generally has an older housing stock. **Table 17** shows a breakdown of the Town's housing units by year built. Nearly half (47.1%) of the Town's housing stock was built before 1970 and only 14.8% was built in the last 20 years.

**Table 18** (below) displays owner-occupied housing units by value in Philipstown in 2021. The median value is \$712,572 and approximately 70 percent of owner-occupied dwellings are valued at \$500,000 or greater.

As **Table 19** (below) indicates, over half (52.7%) of the occupied units paying a mortgage in Philipstown in 2019 had a mortgage that was greater than \$3,000 per month. In Tract 106, the median monthly costs for occupied units with a mortgage was \$3,391, whereas Tract 108 had a value \$2,903 for the same category. In addition, the vast majority (69.0%) of housing units without a mortgage had a monthly cost of \$1,000 or more. In Tract 106, the median monthly payment for units without a mortgage was \$1,345. For the same category, Tract 108 had a median monthly payment of \$1,095.

**Table 20** (below) shows a breakdown of rent paid for renter occupied housing units in the Town of Philipstown. In 2019, there was a total of 211 occupied units paying rent. The most common rent category is between \$1,000 to \$1,499. In 2019, 33.2% of renters in Philipstown fell in this category. In 2019, approximately a fifth of renters in Philipstown paid between \$2,500 and \$2,999



a month. Of note, Tract 106 had a median rent of \$1,750 in 2019, whereas Tract 108's median rent in 2019 was \$1,188.

TABLE 17 UNINCORPORATED TOWN OF PHILIPSTOWN HOUSING UNITS BY YEAR BUILT		
	2019	% of Total
Total	2,933	---
Built 2014 or later	51	1.7%
Built 2010 to 2013	76	2.6%
Built 2000 to 2009	309	10.5%
Built 1990 to 1999	213	7.3%
Built 1980 to 1989	417	14.2%
Built 1970 to 1979	486	16.6%
Built 1960 to 1969	403	13.7%
Built 1950 to 1959	320	10.9%
Built 1940 to 1949	146	5.0%
Built 1939 or earlier	512	17.5%
Source: 2019 ACS 5-Year Estimate.		

TABLE 18 UNINCORPORATED TOWN OF PHILIPSTOWN HOUSING UNITS BY VALUE		
	2021	% of Total
Total	2,114	---
<\$50,000	24	1.1%
\$50,000-\$99,999	9	0.4%
\$100,000-\$149,999	0	---
\$150,000-\$199,999	7	0.3%
\$200,000-\$249,999	32	1.5%
\$250,000-\$299,999	138	6.5%
\$300,000-\$399,999	239	11.3%
\$400,000-\$499,999	165	7.8%
\$500,000-\$749,999	521	24.6%
\$750,000-\$999,999	326	15.4%
\$1,000,000-\$1,499,999	366	17.3%
\$1,500,000-\$1,999,999	119	5.6%
\$2,000,000+	168	7.9%
<b>Median Value</b>	<b>\$712,572</b>	---
<b>Average Value</b>	<b>\$879,931</b>	---
Source: ESRI Business Analyst, 2021		

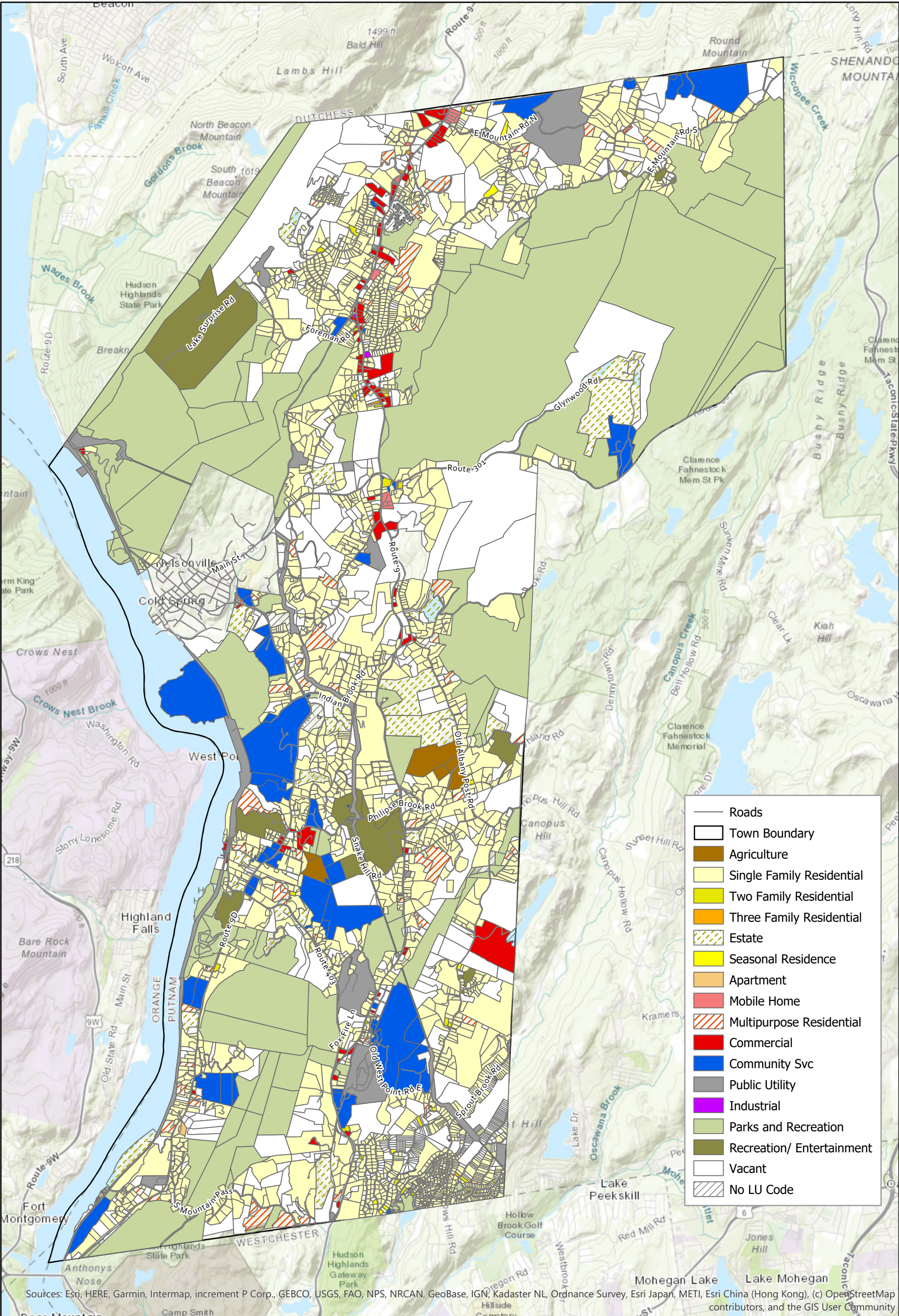
TABLE 19 UNINCORPORATED TOWN OF PHILIPSTOWN OWNER-OCCUPIED HOUSING UNITS BY MONTHLY COSTS		
	2019	% of Total
<b>Occupied units paying Mortgage</b>	1,429	---
Less than \$500	0	---
\$500 to \$999	24	1.7%
\$1,000 to \$1,499	27	1.9%
\$1,500 to \$1,999	33	2.3%
\$2,000 to \$2,499	321	22.5%
\$2,500 to \$2,999	271	19.0%
\$3,000 or more	753	52.7%
<b>Occupied units Without Mortgage</b>	810	---
Less than \$250	30	3.7%
\$250 to \$399	8	1.0%
\$400 to \$599	9	1.1%
\$600 to \$799	63	7.8%
\$800 to \$999	141	17.4%
\$1,000 or more	559	69.0%
Source: 2019 ACS 5-Year Estimate		

TABLE 20 UNINCORPORATED TOWN OF PHILIPSTOWN RENT PAID FOR RENTER-OCCUPIED UNITS		
	2019	% of Total
<b>Occupied units paying rent</b>	211	---
Less than \$500	0	---
\$500 to \$999	34	16.1%
\$1,000 to \$1,499	70	33.2%
\$1,500 to \$1,999	37	17.5%
\$2,000 to \$2,499	27	12.8%
\$2,500 to \$2,999	43	20.4%
\$3,000 or more	0	---
Source: 2019 ACS 5-Year Estimate		

# **APPENDIX B**

## **LAND USE MAP**





Land Use

Source: ESRI Web Mapping Service;  
Putnam County GIS 2019; NYS GIS 2019  
1 inch equals 1 miles



Town of Philipstown  
Comprehensive Plan



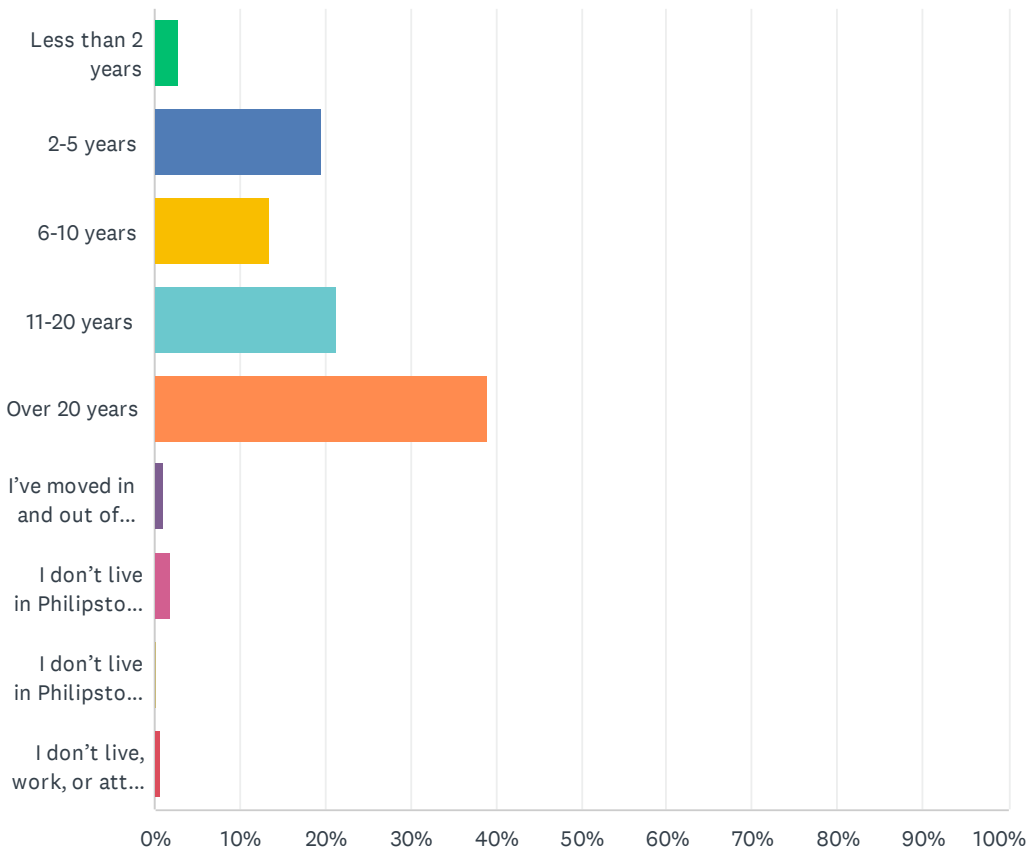
# **APPENDIX C**

## **COMMUNITY SURVEY**



## Q1 How long have you lived in Philipstown?

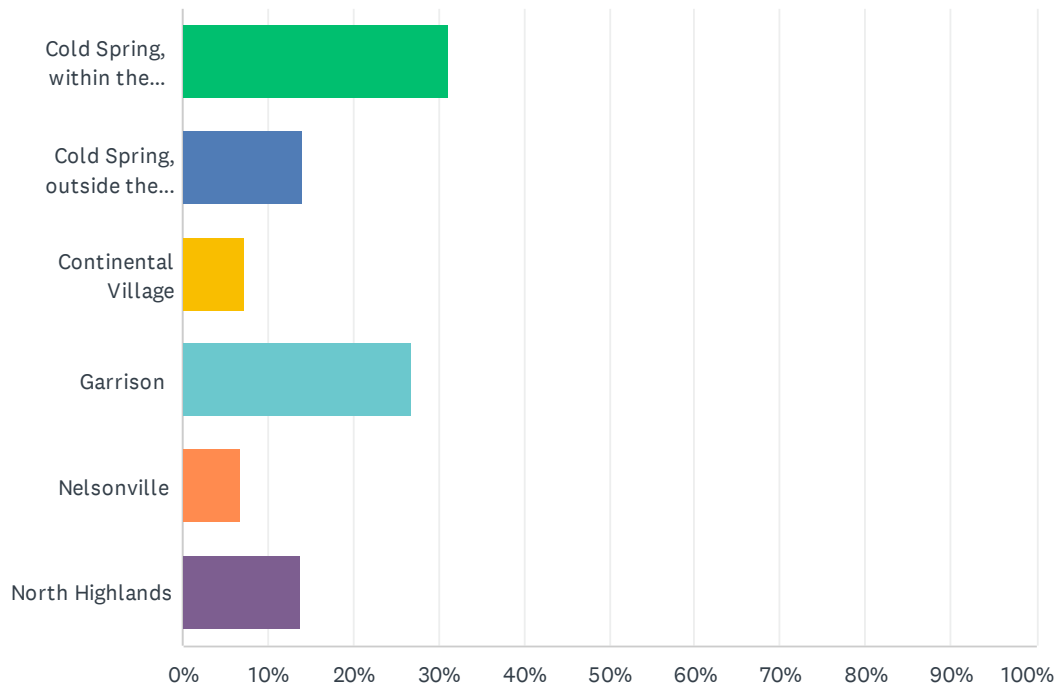
Answered: 702 Skipped: 5



ANSWER CHOICES	RESPONSES	
Less than 2 years	2.85%	20
2-5 years	19.52%	137
6-10 years	13.53%	95
11-20 years	21.23%	149
Over 20 years	39.03%	274
I've moved in and out of Philipstown several times	1.14%	8
I don't live in Philipstown, but I work in Philipstown	1.85%	13
I don't live in Philipstown, but I/my child attends school in Philipstown	0.14%	1
I don't live, work, or attend school in Philipstown	0.71%	5
<b>TOTAL</b>		<b>702</b>

## Q2 What is your neighborhood?

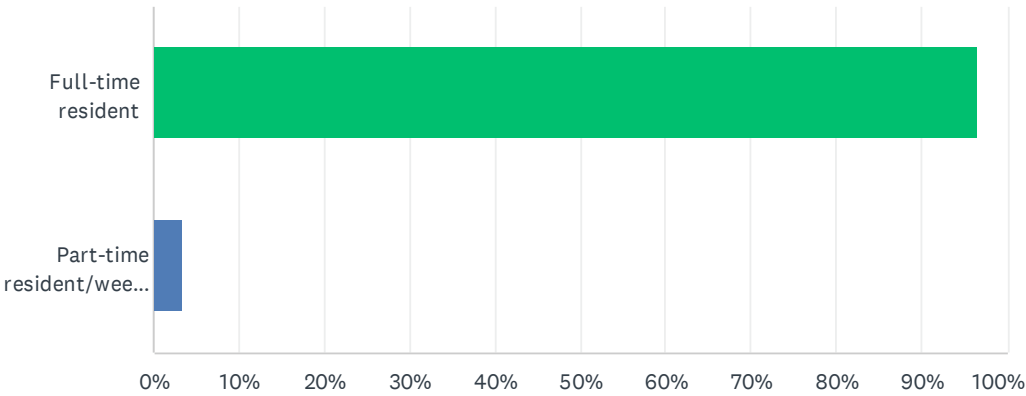
Answered: 478   Skipped: 229



ANSWER CHOICES	RESPONSES	
Cold Spring, within the village	31.17%	149
Cold Spring, outside the village	14.02%	67
Continental Village	7.32%	35
Garrison	26.78%	128
Nelsonville	6.90%	33
North Highlands	13.81%	66
<b>TOTAL</b>		<b>478</b>

Q3 What is your residency status?

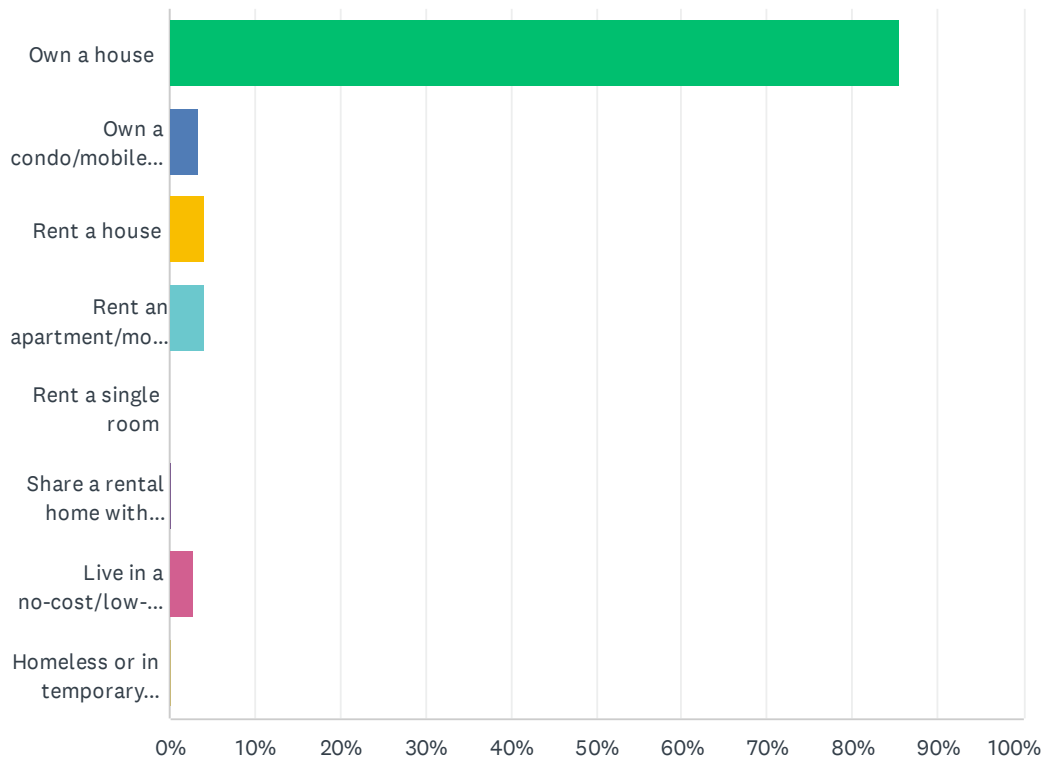
Answered: 474    Skipped: 233



ANSWER CHOICES	RESPONSES	
Full-time resident	96.62%	458
Part-time resident/weekender	3.38%	16
TOTAL		474

## Q4 What is your housing status?

Answered: 474 Skipped: 233



ANSWER CHOICES	RESPONSES	
Own a house	85.44%	405
Own a condo/mobile home	3.38%	16
Rent a house	4.01%	19
Rent an apartment/mobile home	4.01%	19
Rent a single room	0.00%	0
Share a rental home with roommates	0.21%	1
Live in a no-cost/low-cost family home (i.e. with parents, grandparents, siblings, in-laws)	2.74%	13
Homeless or in temporary housing	0.21%	1
<b>TOTAL</b>		<b>474</b>

## Q5 What is your age:

Answered: 456   Skipped: 251

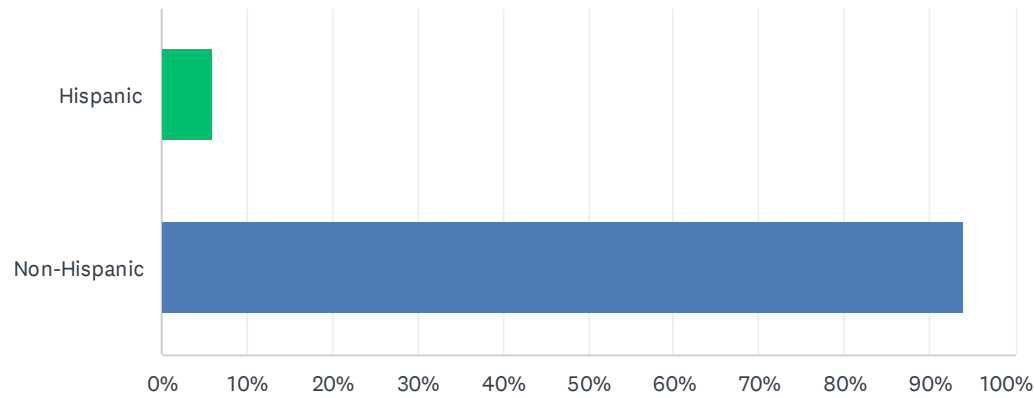


Q6 What is your household income? Please provide a general estimate.  
(Use numerals only, no commas, periods, or dollar signs.)

Answered: 383   Skipped: 324

Q7 What is your ethnicity?

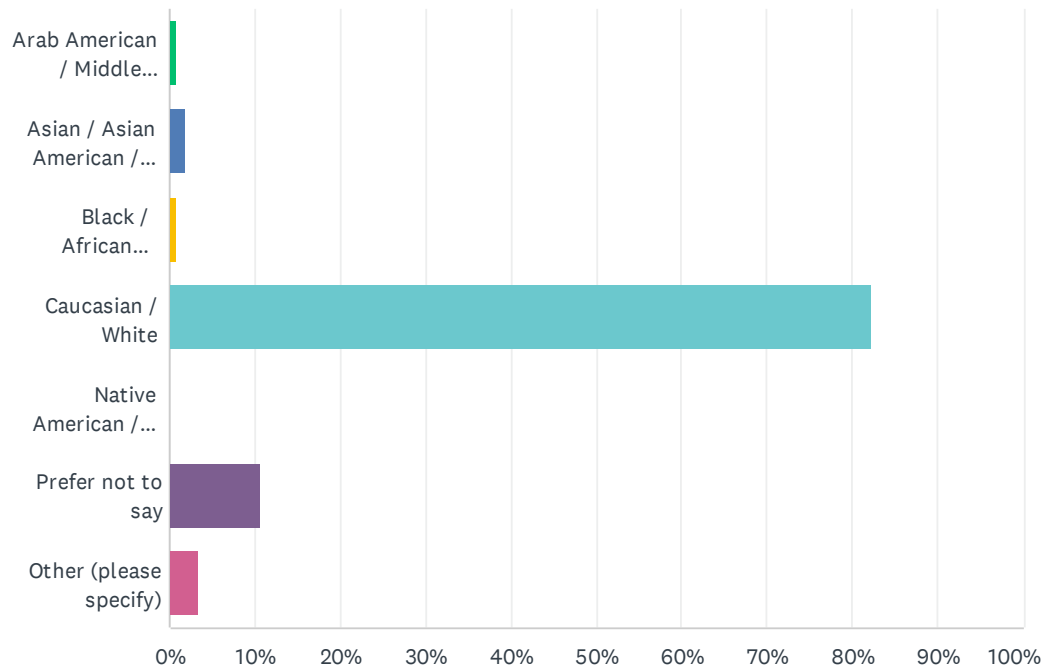
Answered: 462    Skipped: 245



ANSWER CHOICES		RESPONSES	
Hispanic		6.06%	28
Non-Hispanic		93.94%	434
TOTAL			462

## Q8 What is your racial identity?

Answered: 474 Skipped: 233



ANSWER CHOICES	RESPONSES	
Arab American / Middle Eastern / Persian	0.84%	4
Asian / Asian American / South Asian / Pacific Islander	1.90%	9
Black / African American / Caribbean American	0.84%	4
Caucasian / White	82.28%	390
Native American / Indigenous / Native Alaskan	0.00%	0
Prefer not to say	10.76%	51
Other (please specify)	3.38%	16
TOTAL		474

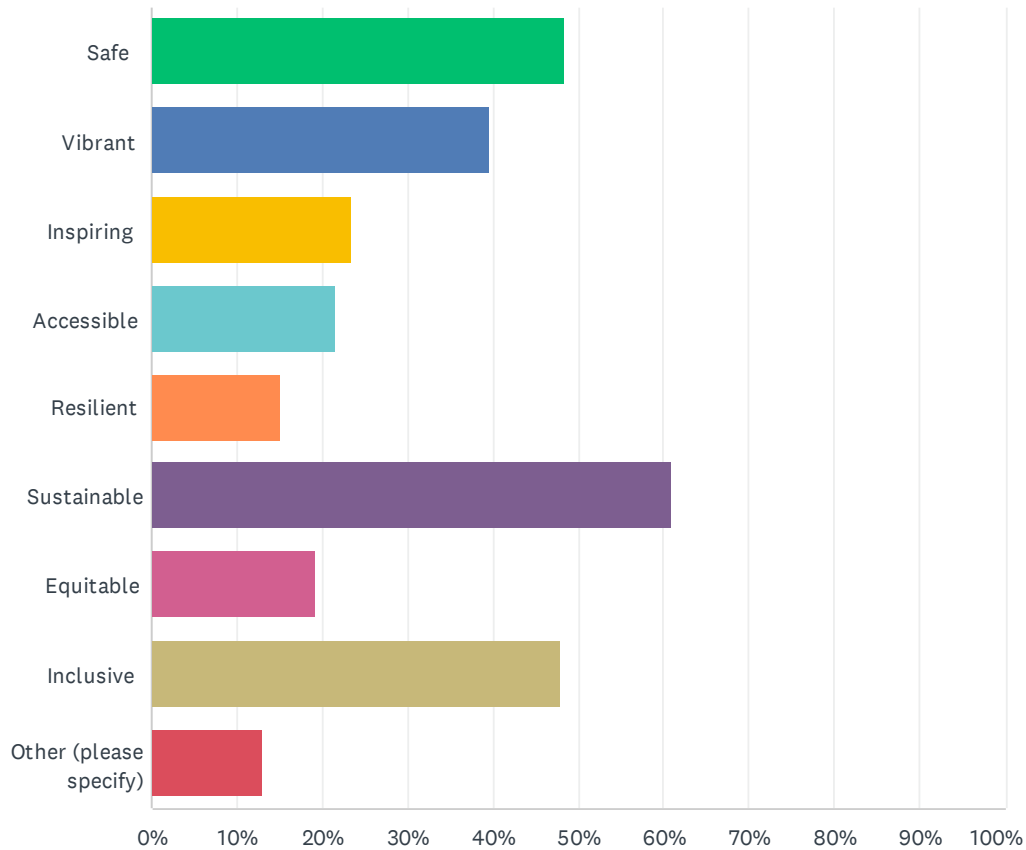
Q9 Please provide three words or phrases that describe what you love about the Town of Philipstown today:

Answered: 455    Skipped: 252

ANSWER CHOICES	RESPONSES	
a	100.00%	455
b	99.56%	453
c	96.92%	441

Q10 A Vision Statement captures the shared image of what community members want their community to become. It inspires community members to work together to achieve it. Which three words should be included in the Vision Statement for Philipstown?

Answered: 477 Skipped: 230





## TOWN OF PHILIPSTOWN COMPREHENSIVE PLAN SURVEY

ANSWER CHOICES	RESPONSES	
Safe	48.43%	231
Vibrant	39.62%	189
Inspiring	23.48%	112
Accessible	21.59%	103
Resilient	15.09%	72
Sustainable	61.01%	291
Equitable	19.29%	92
Inclusive	48.01%	229
Other (please specify)	13.00%	62
Total Respondents: 477		

## Q11 What are the strengths the Town should be promoting or enhancing?

Answered: 412   Skipped: 295

ANSWER CHOICES	RESPONSES	
Strength 1:	100.00%	412
Strength 2:	96.84%	399
Strength 3:	91.50%	377

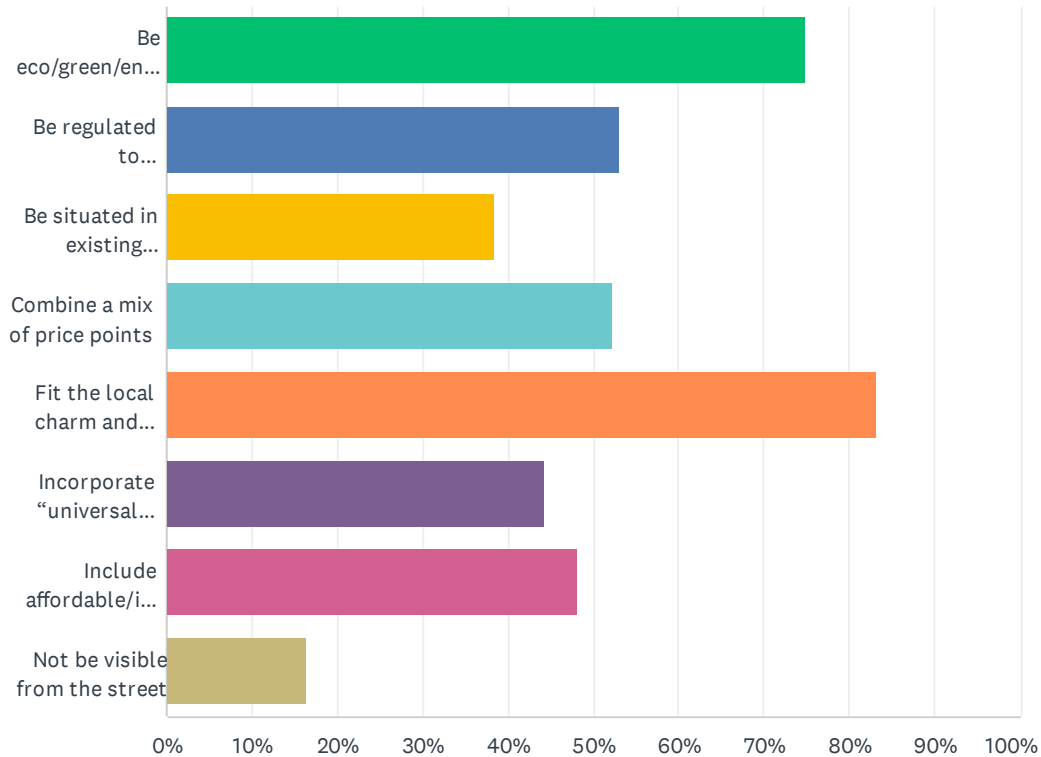
Q12 What do you believe are the biggest issues that the Town needs to address right away, or within the next 2-5 years? These could be Town-wide issues, or specific to one neighborhood. (If it is a neighborhood issue, please indicate the area)

Answered: 435   Skipped: 272

ANSWER CHOICES	RESPONSES	
Issue 1:	100.00%	435
Issue 2:	94.71%	412
Issue 3:	88.28%	384

## Q13 If any new multi-family housing is developed in Philipstown, it should (check all that apply)

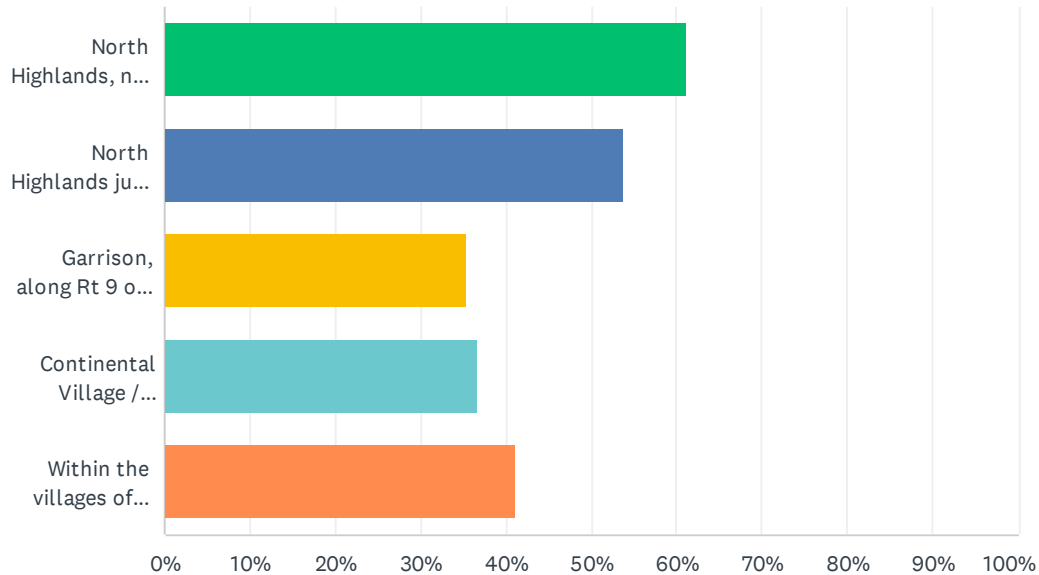
Answered: 409 Skipped: 298



ANSWER CHOICES	RESPONSES	
Be eco/green/environmentally-friendly	74.82%	306
Be regulated to limit/prohibit Short-term Tourist Home rentals in residential areas	53.06%	217
Be situated in existing mixed-use areas	38.39%	157
Combine a mix of price points	52.32%	214
Fit the local charm and character of Philipstown	83.13%	340
Incorporate "universal design" to accommodate a range of ages and mobilities	44.25%	181
Include affordable/income-dependent units	48.17%	197
Not be visible from the street	16.38%	67
Total Respondents: 409		

## Q14 If more multi-family housing were to be developed, where should it be? (check all that apply)

Answered: 358 Skipped: 349

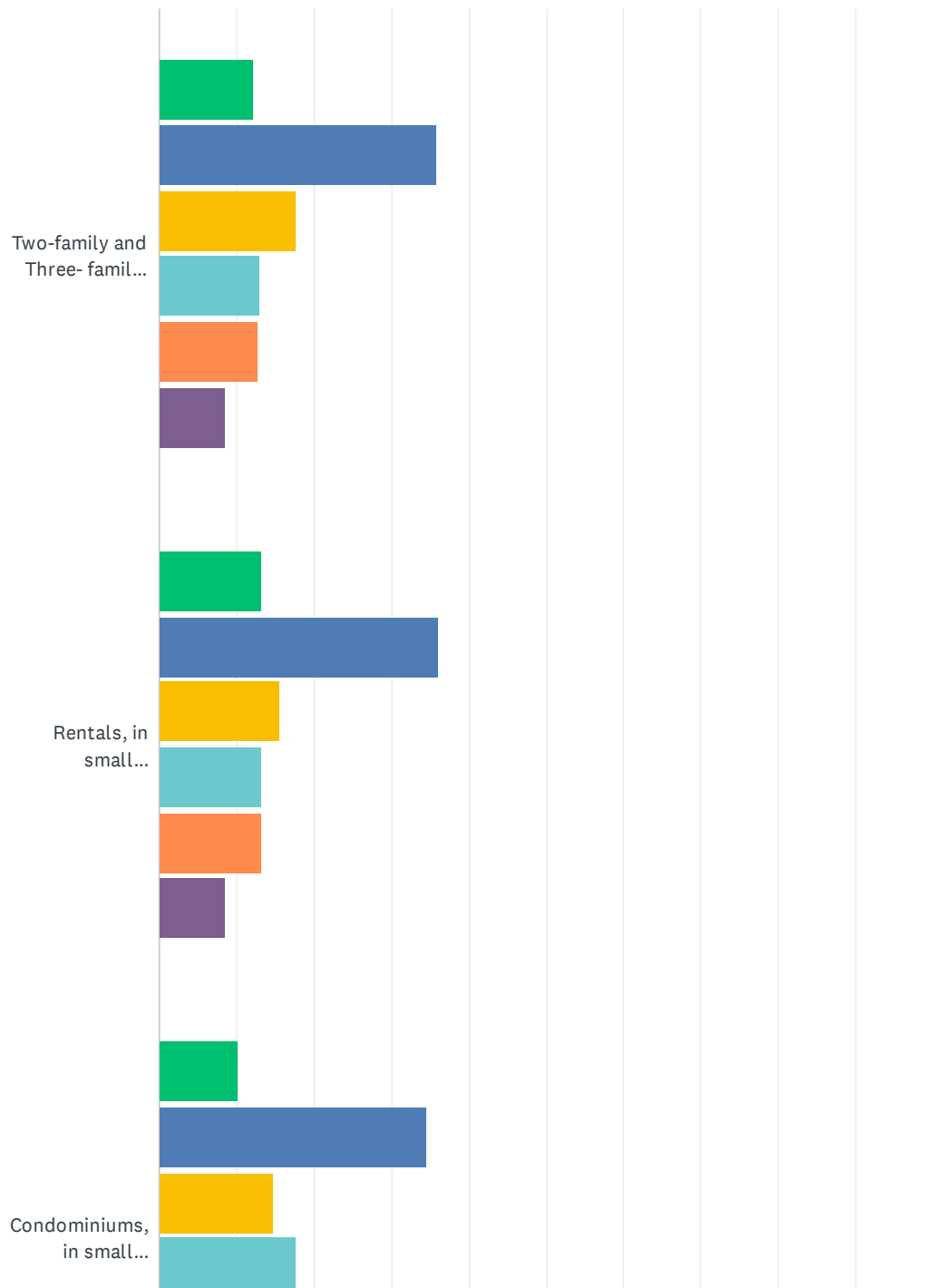


ANSWER CHOICES	RESPONSES	
North Highlands, near Dutchess border	61.17%	219
North Highlands just outside Nelsonville (between Rt. 301 and Glassbury Court)	53.63%	192
Garrison, along Rt 9 or Rt 9D	35.47%	127
Continental Village / Graymoor area	36.59%	131
Within the villages of Cold Spring and Nelsonville	41.06%	147
Total Respondents: 358		

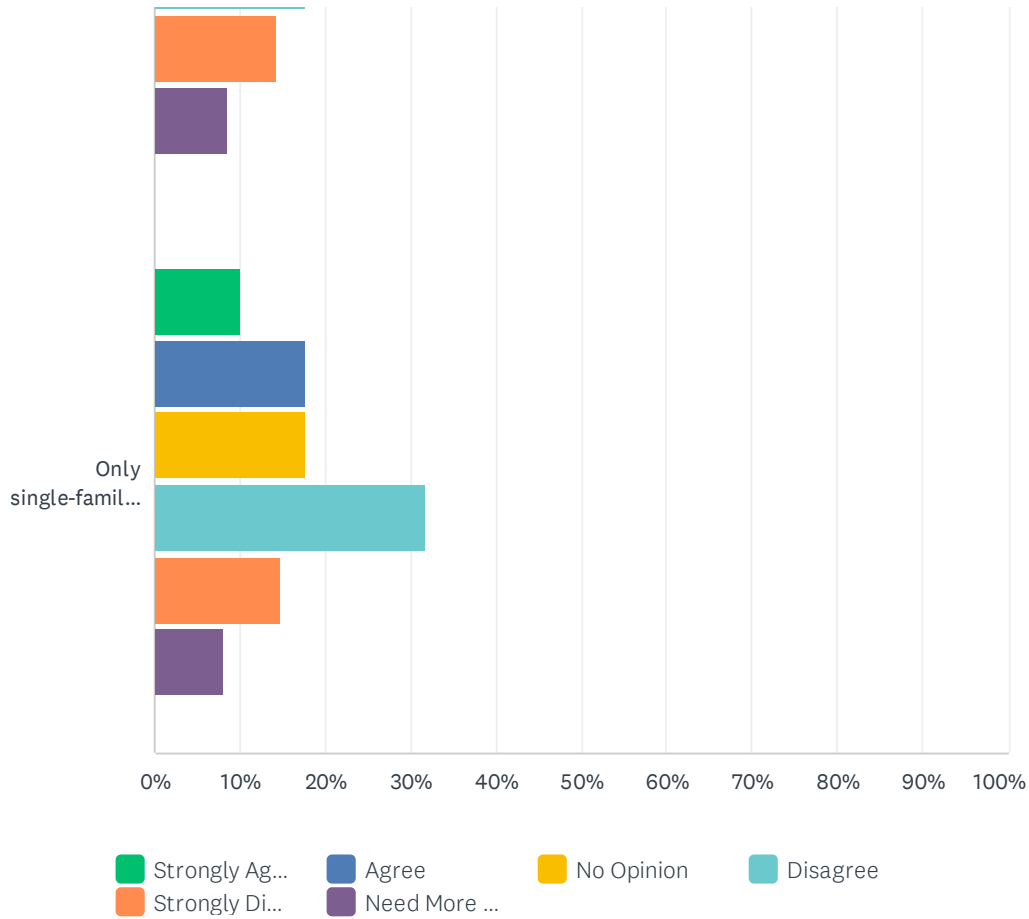


Q15 The next three questions are about three types of multi-family housing which already exist in Philipstown. First, we will talk about Market Rate Housing. Market-rate housing refers to any house or apartment which is priced according to market trends, and is available to anyone who can afford to purchase or rent it. What types of new market-rate, multifamily housing do we need in Philipstown?

Answered: 401   Skipped: 306



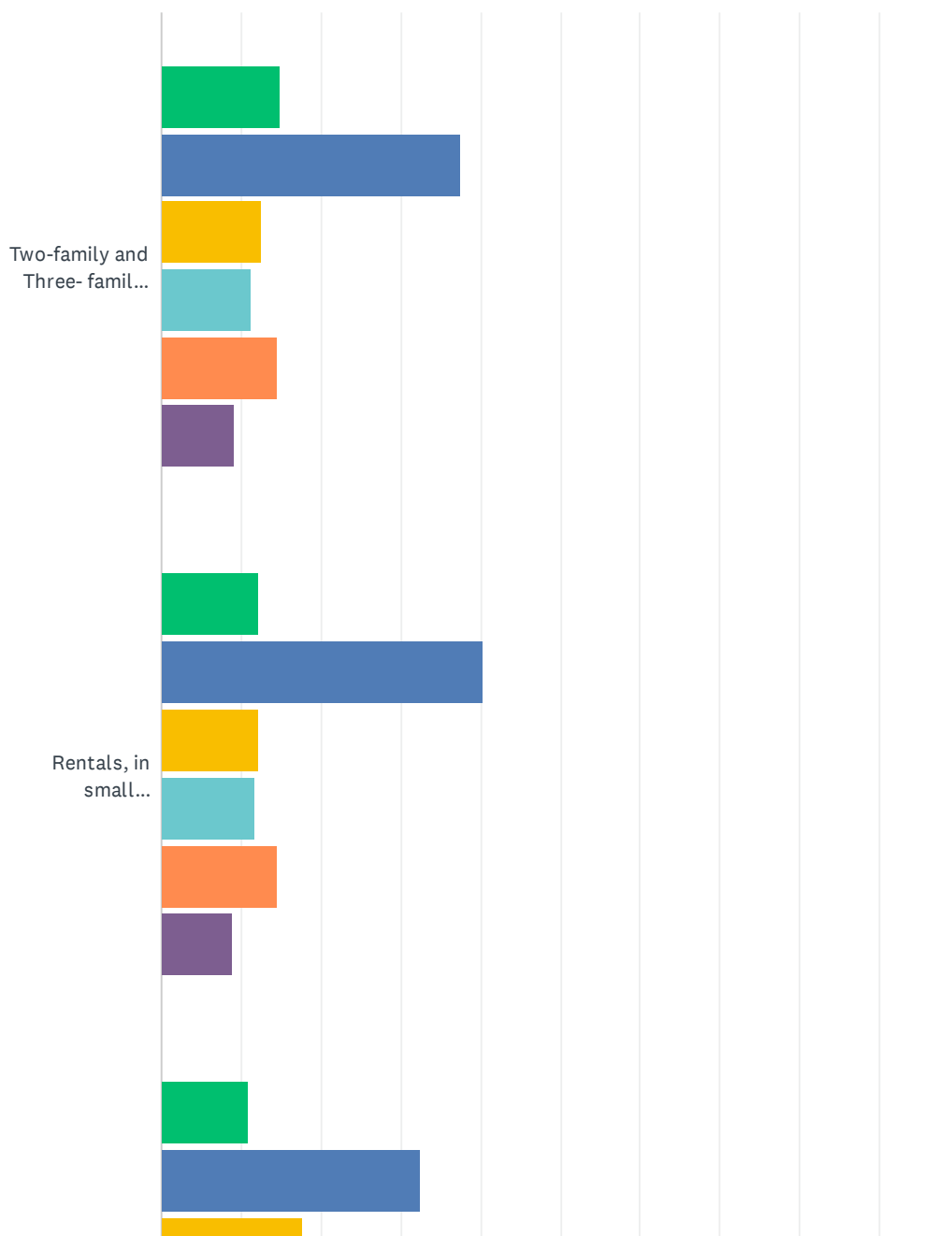
## TOWN OF PHILIPSTOWN COMPREHENSIVE PLAN SURVEY



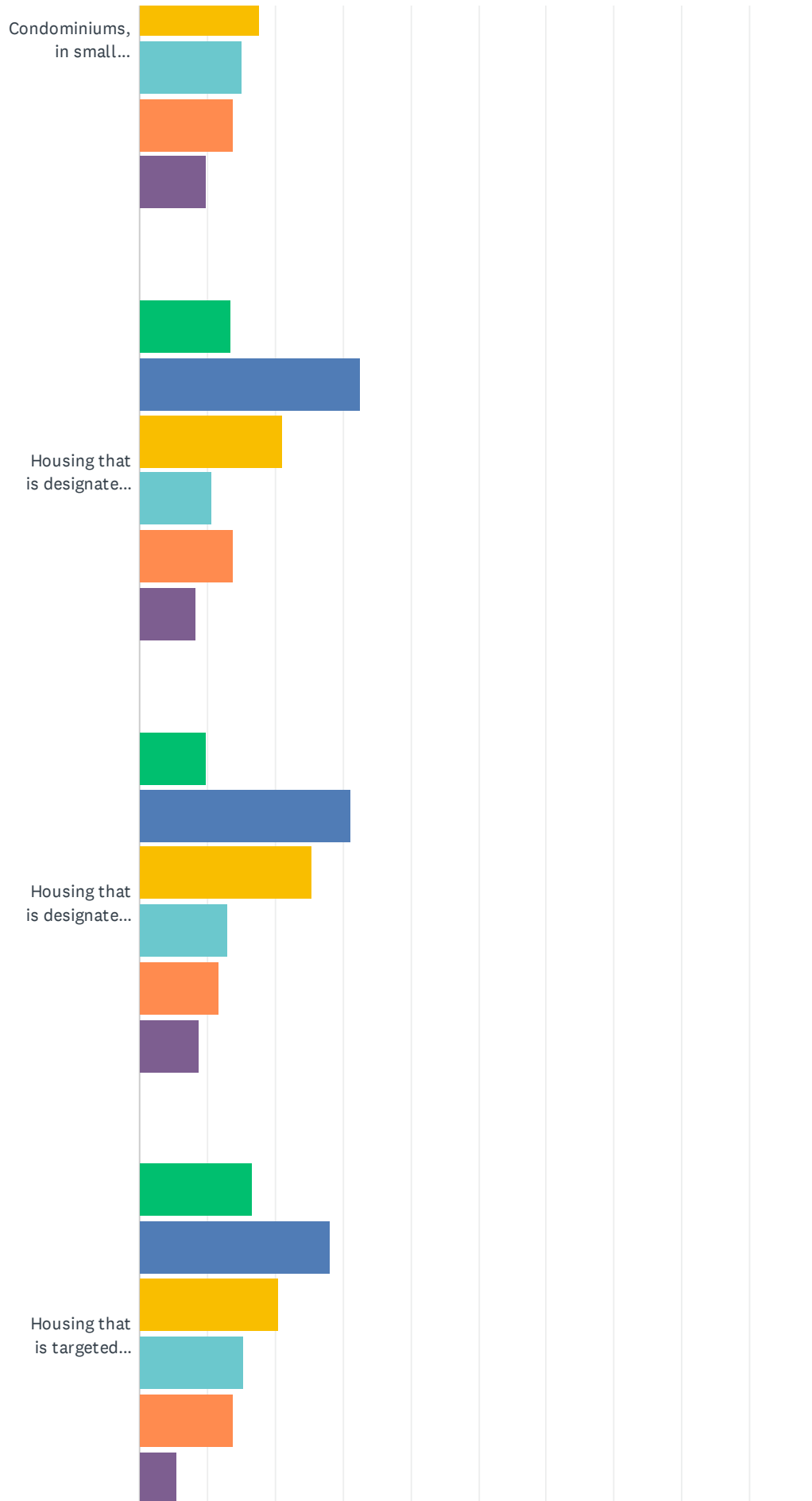
	STRONGLY AGREE	AGREE	NO OPINION	DISAGREE	STRONGLY DISAGREE	NEED MORE INFO	TOTAL
Two-family and Three- family homes (Owner could live in one unit and rent out others, or rent all units)	12.25% 49	35.75% 143	17.75% 71	13.00% 52	12.75% 51	8.50% 34	400
Rentals, in small buildings, groups of townhomes or clusters of small houses	13.28% 53	36.09% 144	15.54% 62	13.28% 53	13.28% 53	8.52% 34	399
Condominiums, in small buildings, groups of townhomes or clusters of small houses	10.33% 41	34.51% 137	14.61% 58	17.63% 70	14.36% 57	8.56% 34	397
Only single-family market rate housing is needed	9.92% 38	17.75% 68	17.75% 68	31.85% 122	14.62% 56	8.09% 31	383

Q16 Next, we'd like to discuss Affordable Housing. Affordable housing refers to any dwelling which is subsidized through public or charitable programs to remain less expensive, or to accommodate people in circumstances which make finding appropriate housing challenging, such as full-time artists, military veterans, or people with disabilities. To determine eligibility, incomes are compared to the area median income, or AMI, of local households. (The 2018 AMI for Philipstown is \$110,205.) What types of new multifamily Affordable housing do we need in Philipstown?

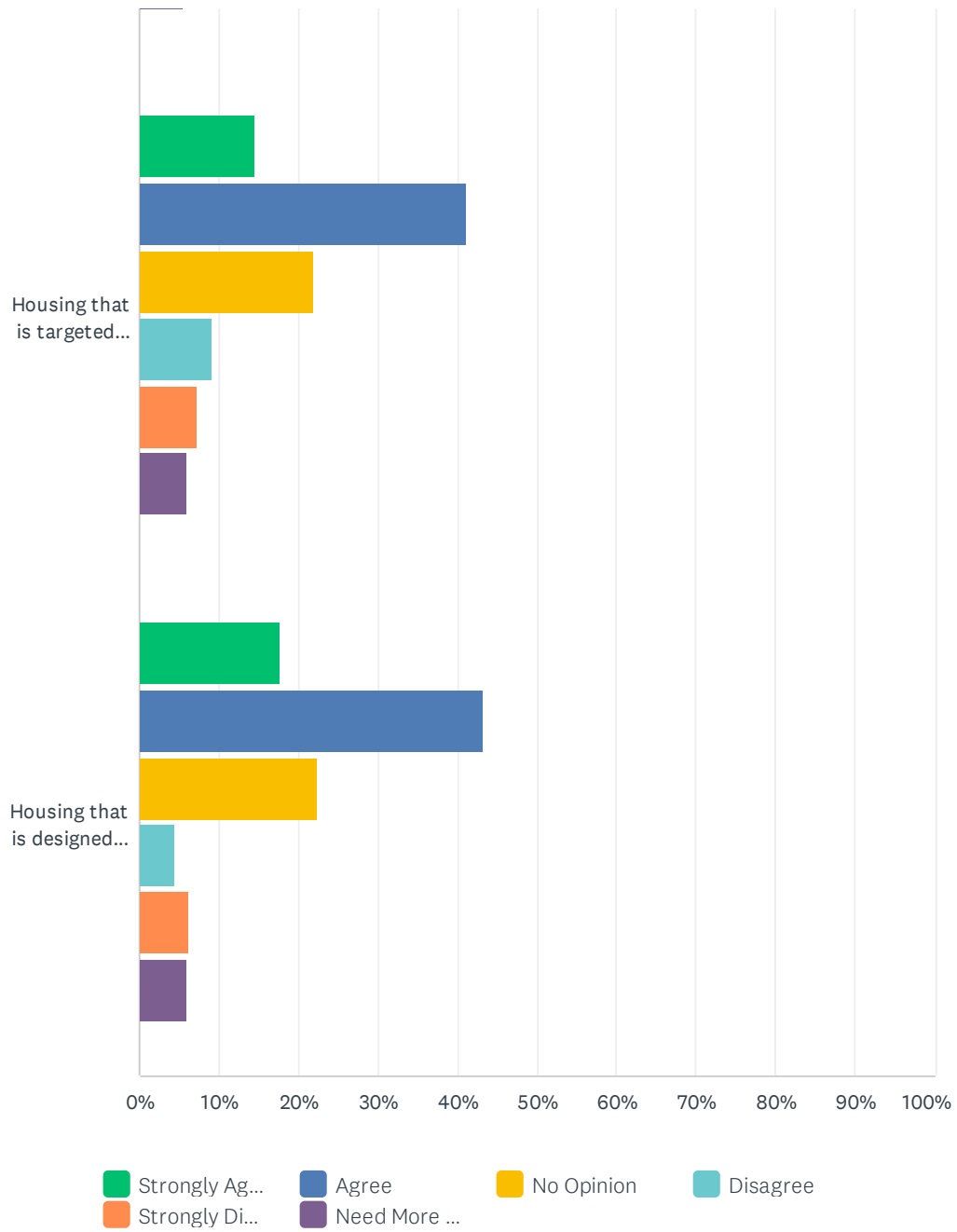
Answered: 397 Skipped: 310



# TOWN OF PHILIPSTOWN COMPREHENSIVE PLAN SURVEY



## TOWN OF PHILIPSTOWN COMPREHENSIVE PLAN SURVEY



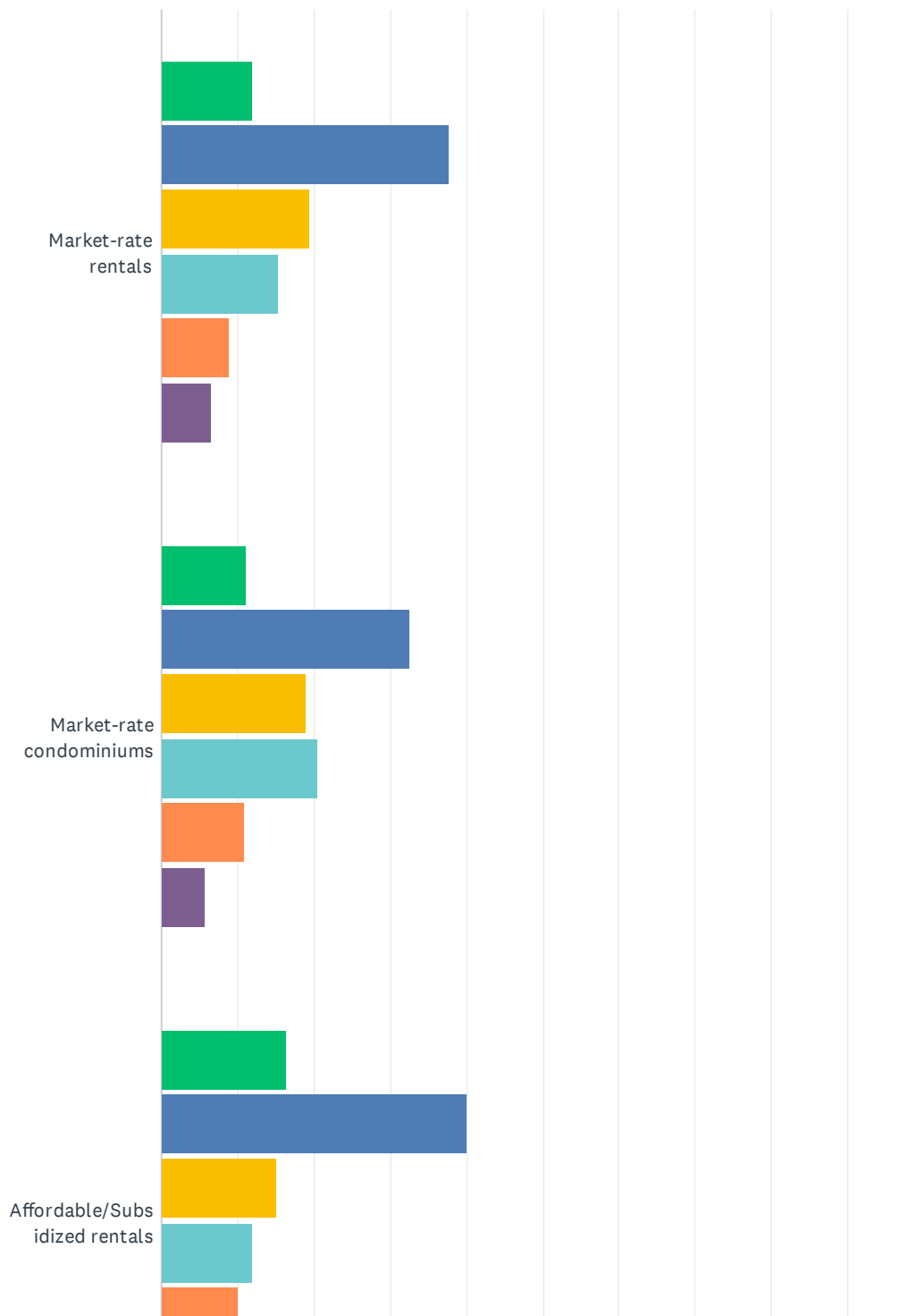
# TOWN OF PHILIPSTOWN COMPREHENSIVE PLAN SURVEY

	STRONGLY AGREE	AGREE	NO OPINION	DISAGREE	STRONGLY DISAGREE	NEED MORE INFO	TOTAL
Two-family and Three- family homes (Rental units remain affordable)	14.83% 58	37.60% 147	12.53% 49	11.25% 44	14.58% 57	9.21% 36	391
Rentals, in small buildings, groups of townhomes or clusters of small houses	12.24% 48	40.31% 158	12.24% 48	11.73% 46	14.54% 57	8.93% 35	392
Condominiums, in small buildings, groups of townhomes or clusters of small houses	10.82% 42	32.47% 126	17.78% 69	15.21% 59	13.92% 54	9.79% 38	388
Housing that is designated for people making up to 30% of the AMI for Philipstown	13.44% 52	32.56% 126	21.19% 82	10.59% 41	13.95% 54	8.27% 32	387
Housing that is designated for people making 80% - 120% of the AMI for Philipstown	9.87% 37	31.20% 117	25.33% 95	13.07% 49	11.73% 44	8.80% 33	375
Housing that is targeted specifically for artists	16.71% 64	28.20% 108	20.37% 78	15.40% 59	13.84% 53	5.48% 21	383
Housing that is targeted specifically for military veterans	14.58% 56	41.15% 158	21.88% 84	9.11% 35	7.29% 28	5.99% 23	384
Housing that is designed specifically for people with disabilities	17.78% 69	43.30% 168	22.42% 87	4.38% 17	6.19% 24	5.93% 23	388

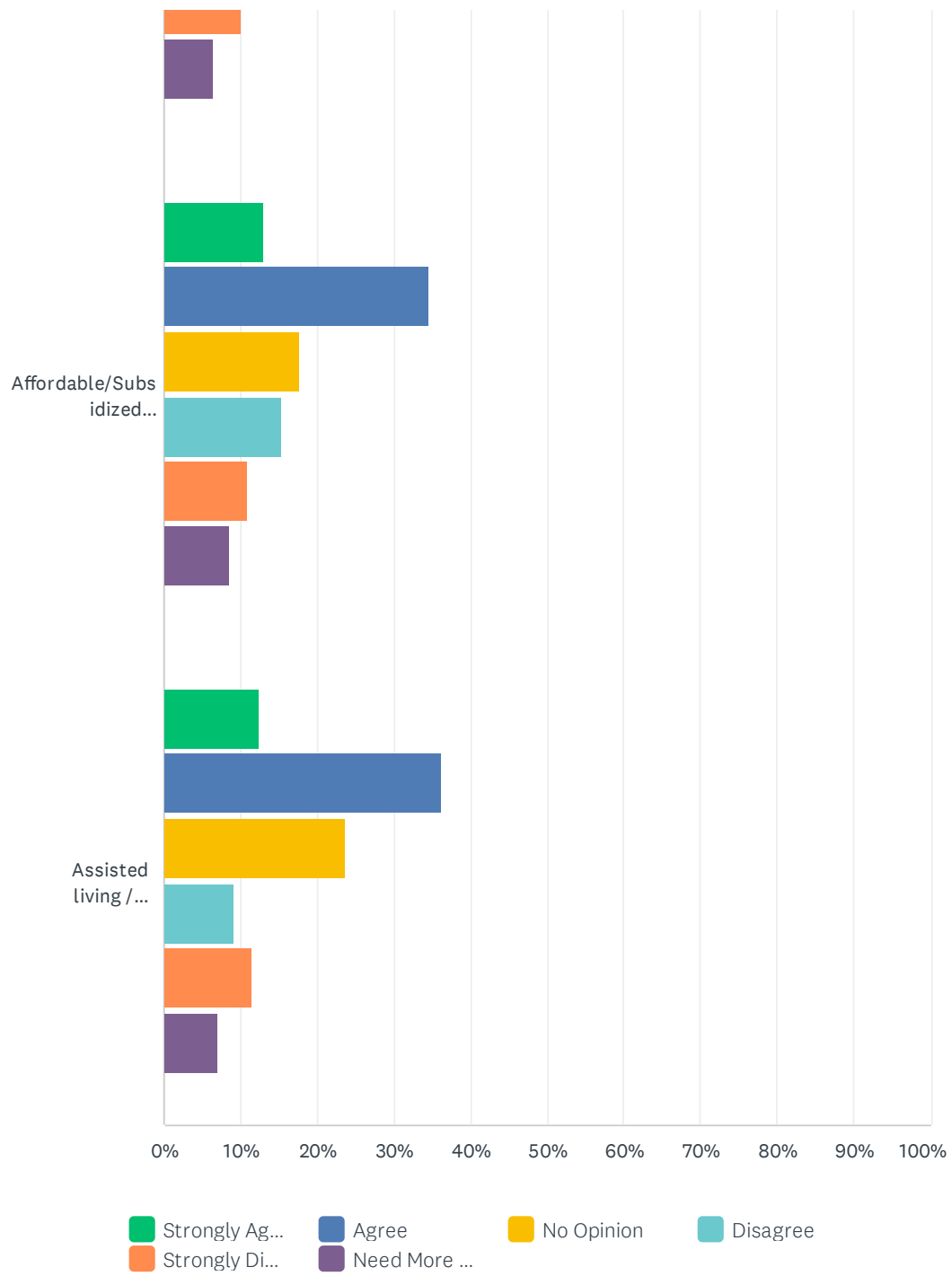


Q17 Lastly, we'll talk about Senior Housing. Senior housing refers to any housing which limits the residents to people over the age of 55, or families with one member over the age of 55. These units can be rentals or owner-occupied, and can be market-rate or affordable. What types of new multifamily Senior housing do we need in Philipstown?

Answered: 392 Skipped: 315



# TOWN OF PHILIPSTOWN COMPREHENSIVE PLAN SURVEY

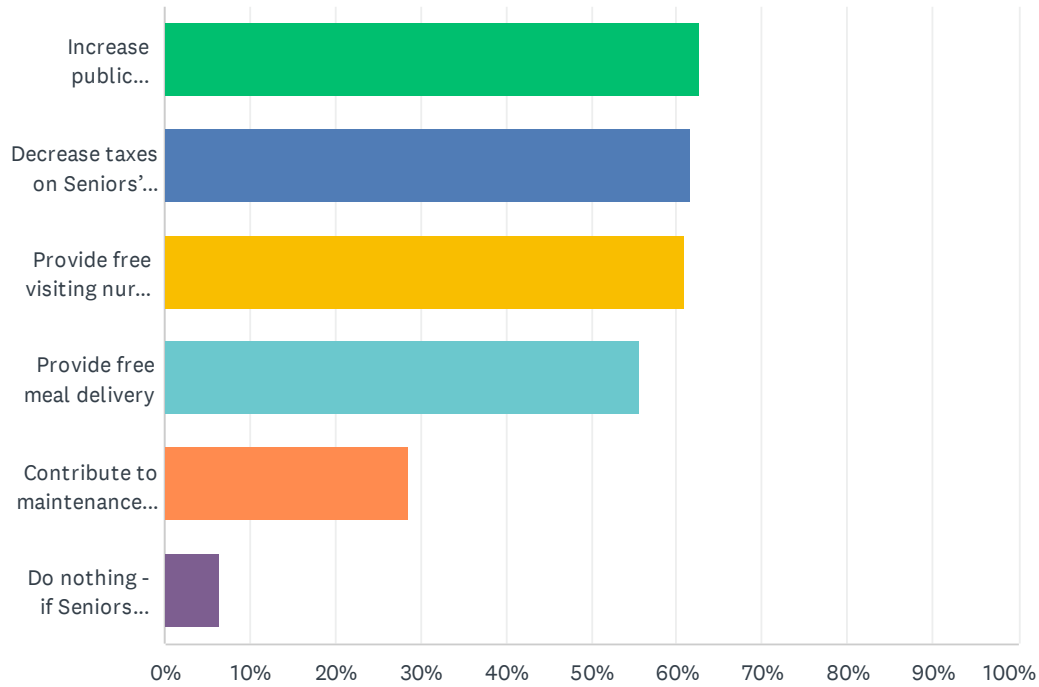


# TOWN OF PHILIPSTOWN COMPREHENSIVE PLAN SURVEY

	STRONGLY AGREE	AGREE	NO OPINION	DISAGREE	STRONGLY DISAGREE	NEED MORE INFO	TOTAL
Market-rate rentals	11.94% 45	37.67% 142	19.36% 73	15.38% 58	9.02% 34	6.63% 25	377
Market-rate condominiums	11.17% 43	32.73% 126	18.96% 73	20.52% 79	10.91% 42	5.71% 22	385
Affordable/Subsidized rentals	16.37% 64	40.15% 157	15.09% 59	12.02% 47	9.97% 39	6.39% 25	391
Affordable/Subsidized condominiums	13.11% 51	34.45% 134	17.74% 69	15.42% 60	10.80% 42	8.48% 33	389
Assisted living / Nursing home	12.34% 48	36.25% 141	23.65% 92	9.25% 36	11.57% 45	6.94% 27	389

## Q18 To help Seniors who wish to “age-in-place” in their existing homes, Philipstown should (check all that apply)

Answered: 388 Skipped: 319



ANSWER CHOICES	RESPONSES	
Increase public transportation	62.63%	243
Decrease taxes on Seniors' private homes	61.60%	239
Provide free visiting nurses / visiting aides to check in on Seniors	61.08%	237
Provide free meal delivery	55.67%	216
Contribute to maintenance costs for Seniors' private homes	28.61%	111
Do nothing - if Seniors can't take care of themselves, they should move	6.44%	25
Total Respondents: 388		

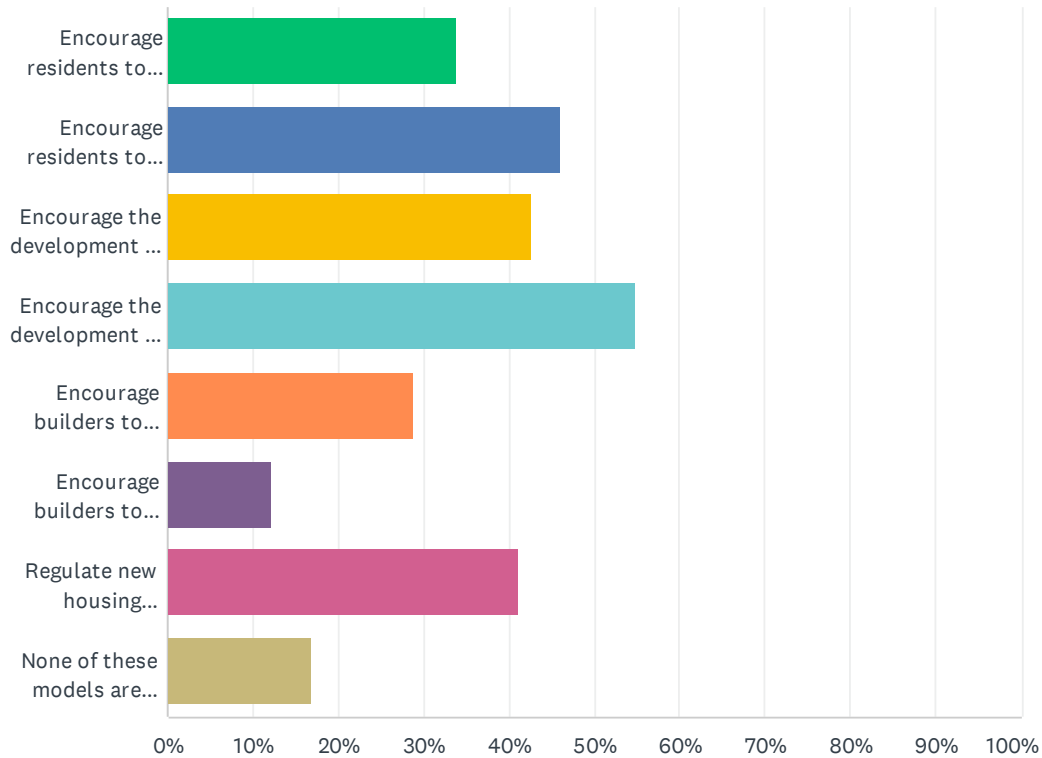
Q19 Three new types of housing are becoming more popular around the country, and could help to increase the number of homes we have in Philipstown.

- Accessory Dwelling Units / ADUs are already common around Philipstown and are allowed in the existing code. These refer to small “in-law” apartments, cottages, or other small buildings on the property of a single-family home. Often these units aren’t distinct from the main residence when viewed from the street.
- Co-Living residences are either purpose-built or converted houses where residents live in private bedrooms, but share common kitchens, bathrooms, and amenities. These could be open to anyone, but have been most popular with young professionals and with Seniors who don’t want to live alone.
- Co-Housing communities are a similar model, but on a larger scale. These are free-standing houses clustered around a common outdoor area, where residents share facilities like laundry, parking, and recreation or entertaining spaces. Typically, these developments need special permission to allow smaller residences to be grouped more closely together, in exchange for larger public spaces.

How should Philipstown approach these new models? Again, please consider whether these options could be beneficial to the town as a whole, regardless of whether they would be suitable for you or for your family. (check all that apply)

Answered: 369   Skipped: 338

## TOWN OF PHILIPSTOWN COMPREHENSIVE PLAN SURVEY

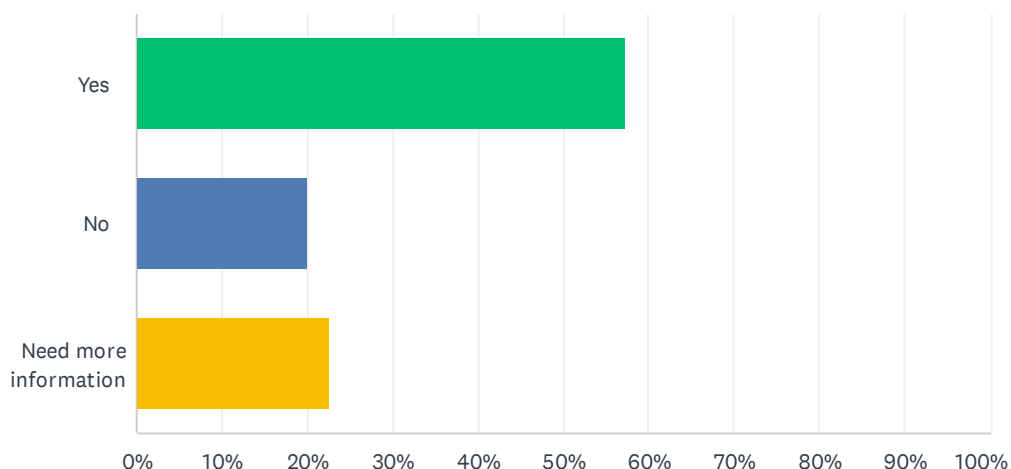


ANSWER CHOICES	RESPONSES	
Encourage residents to invest in ADUs to increase market rate rentals	33.88%	125
Encourage residents to invest in ADUs to increase affordable rentals	46.07%	170
Encourage the development of Co- Living residences, targeted toward young people	42.55%	157
Encourage the development of Co- Living residences, targeted toward Seniors	54.74%	202
Encourage builders to create Co-Housing communities, of up to 10 families	28.73%	106
Encourage builders to create Co-Housing communities of any size	12.20%	45
Regulate new housing concepts to limit/prohibit Short-term Tourist Home rentals in residential areas	41.19%	152
None of these models are appropriate for Philipstown	16.80%	62
Total Respondents: 369		



Q20 New York State fair housing laws forbid any discrimination in housing based on race, creed, color, national origin, sexual orientation, gender identity or expression, military status, sex, age, disability, marital status, lawful source of income, or familial status. There is an exemption in Fair Housing law for two-family, owner-occupied buildings. This means a landlord could discriminate against current or potential tenants of an apartment in a two-family property if the landlord resides in the other unit. They could refuse to show the apartment, refuse to rent the apartment, or insist on different prices, fees or terms. Should Philipstown pursue an ordinance to extend fair housing laws to include two-family, owner-occupied buildings to remove the opportunity for discrimination? (This would not apply to single-room rentals in family homes, or dormitory-style housing.)

Answered: 394 Skipped: 313



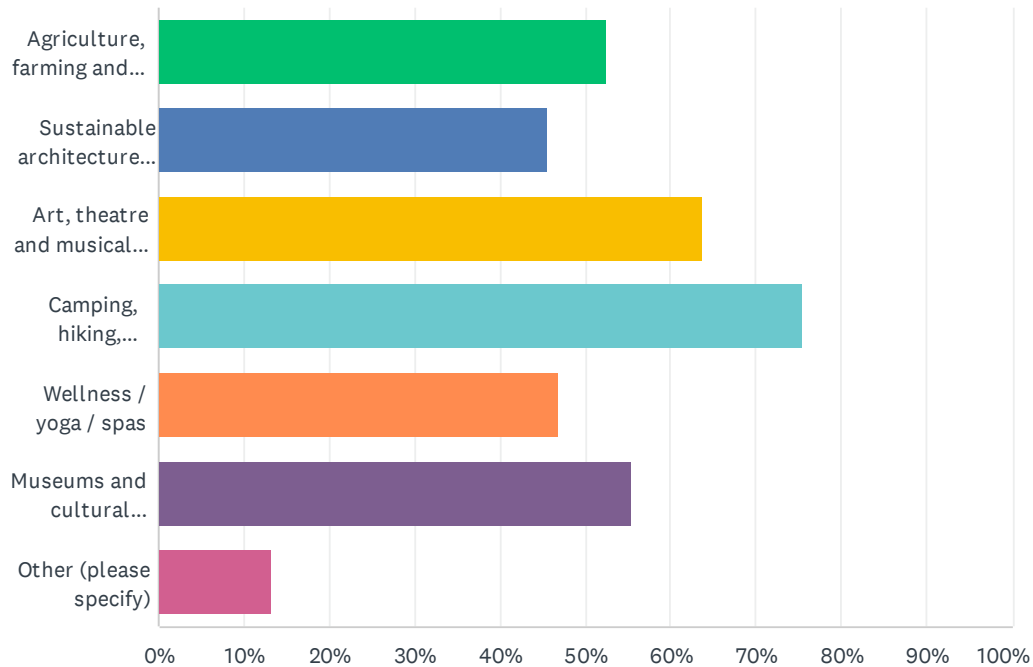
ANSWER CHOICES	RESPONSES	
Yes	57.36%	226
No	20.05%	79
Need more information	22.59%	89
TOTAL		394

Q21 Is there anything else you'd like to add about housing in Philipstown, or do you have any questions you have about the terminology used in this section?

Answered: 101   Skipped: 606

**Q22 Some New York regions are associated with particular industries, such as the Finger Lakes with winemaking. With which industry, pastime or concept should Philipstown identify?**

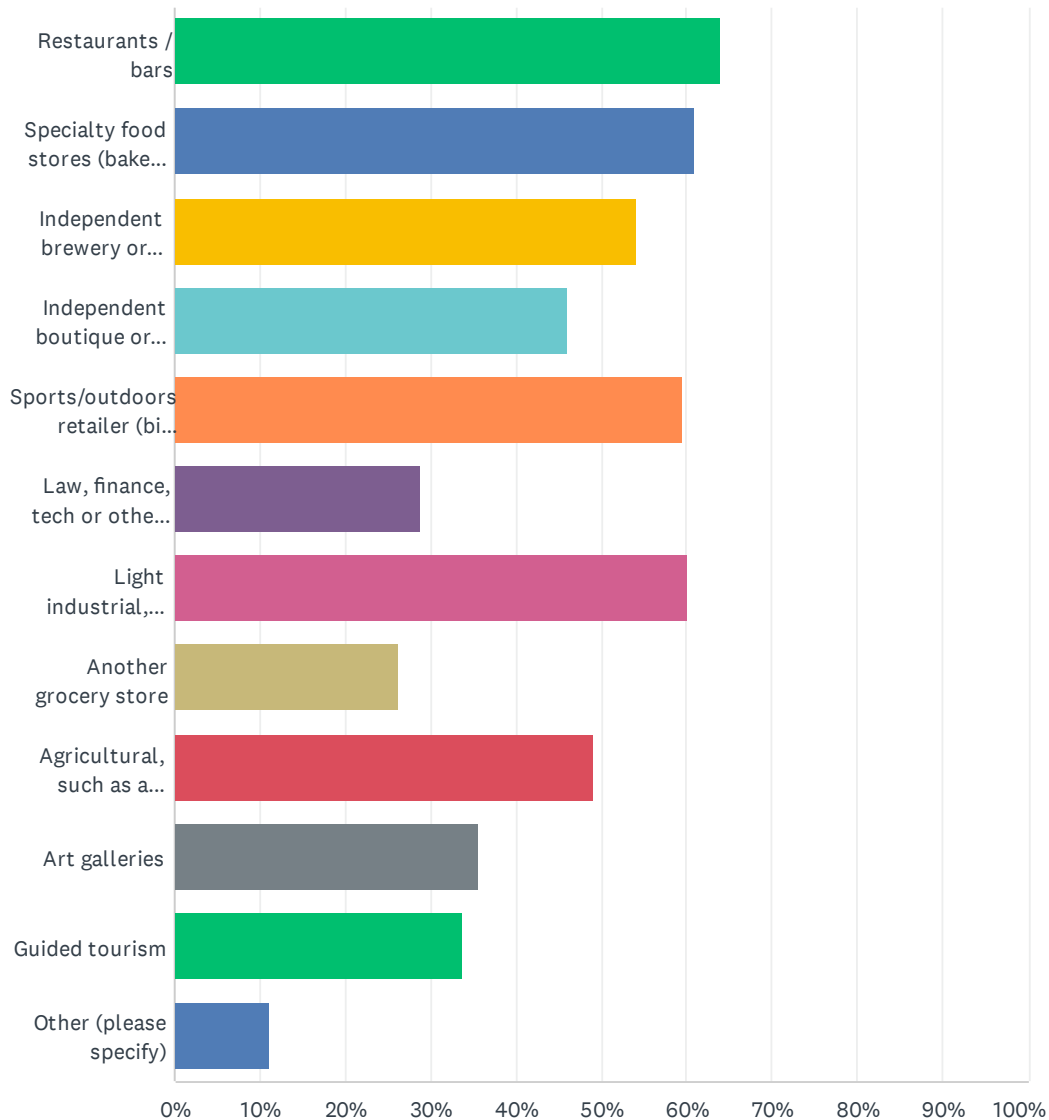
Answered: 368 Skipped: 339



ANSWER CHOICES	RESPONSES	
Agriculture, farming and food production	52.45%	193
Sustainable architecture, home design and eco-friendly construction	45.65%	168
Art, theatre and musical performance	63.86%	235
Camping, hiking, kayaking and adventure sports	75.54%	278
Wellness / yoga / spas	47.01%	173
Museums and cultural sites/trails	55.43%	204
Other (please specify)	13.32%	49
Total Respondents: 368		

**Q23 What types of businesses should Philipstown try to attract to provide full-time and part-time employment for locals (including for teenagers' and college student after-school / summer jobs)? Please check all that apply.**

Answered: 371 Skipped: 336

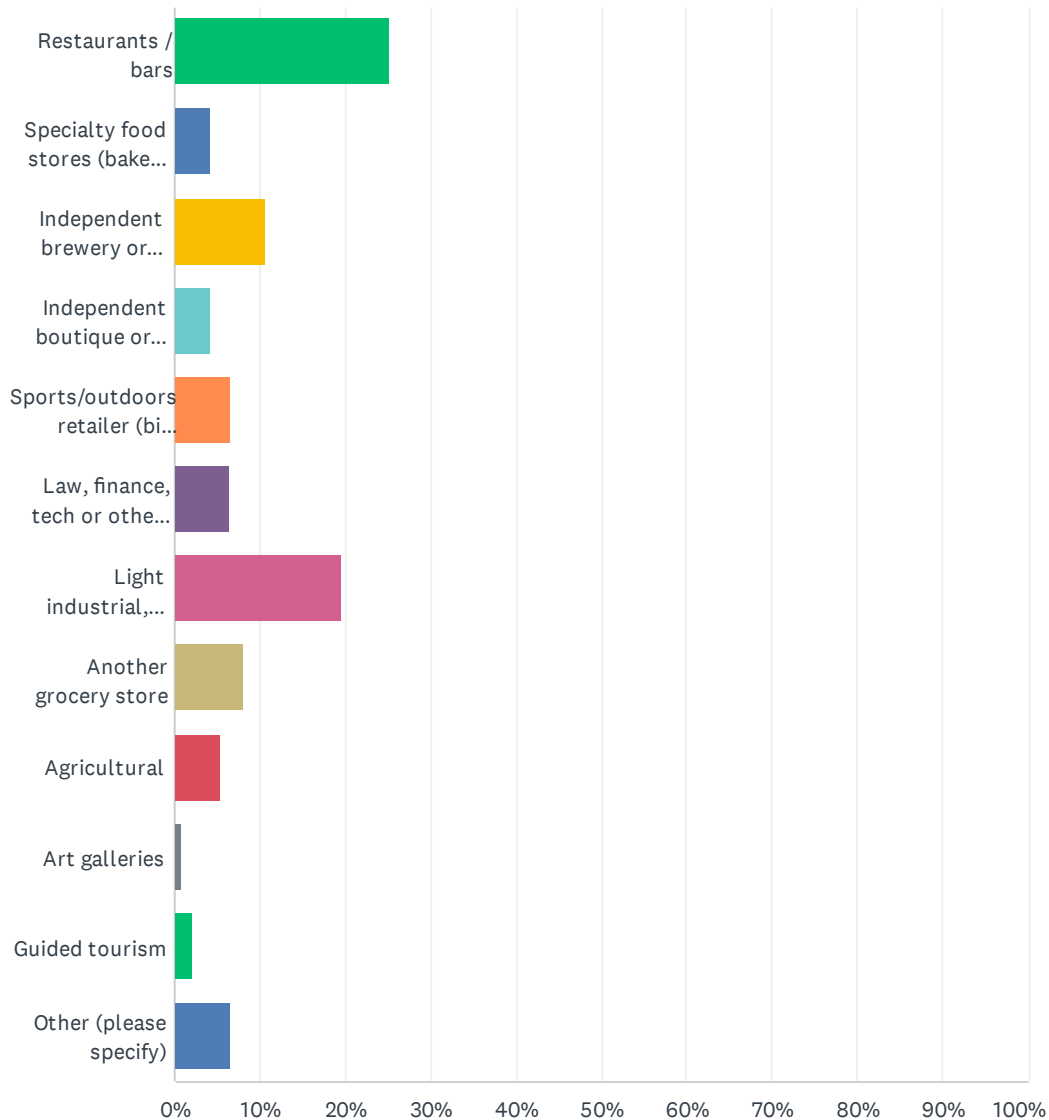


# TOWN OF PHILIPSTOWN COMPREHENSIVE PLAN SURVEY

ANSWER CHOICES	RESPONSES	
Restaurants / bars	63.88%	237
Specialty food stores (bakery, chocolatier, etc.)	60.92%	226
Independent brewery or distillery	54.18%	201
Independent boutique or specialty retailers	46.09%	171
Sports/outdoors retailer (bike shop, for example)	59.57%	221
Law, finance, tech or other enterprises	28.84%	107
Light industrial, craft/artisan, or skilled labor enterprises	60.11%	223
Another grocery store	26.15%	97
Agricultural, such as a community farm (like Muscoot in Katonah)	49.06%	182
Art galleries	35.58%	132
Guided tourism	33.69%	125
Other (please specify)	11.05%	41
Total Respondents: 371		

Q24 In order to facilitate faster economic growth and provide convenience to local residents, what is the highest-priority business or type of business that Philipstown should work to attract?

Answered: 358 Skipped: 349



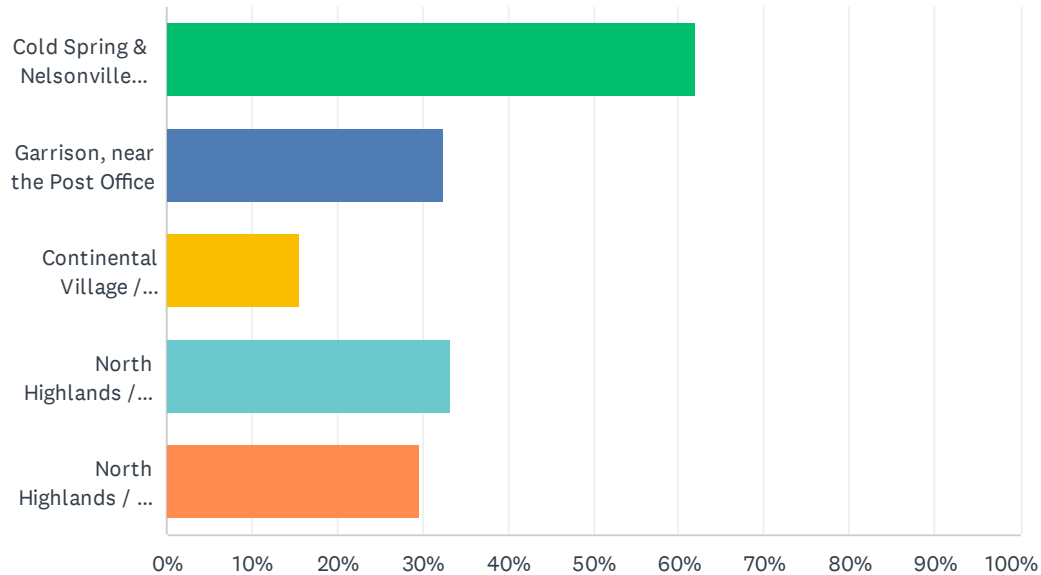


# TOWN OF PHILIPSTOWN COMPREHENSIVE PLAN SURVEY

ANSWER CHOICES	RESPONSES	
Restaurants / bars	25.14%	90
Specialty food stores (bakery, chocolatier, etc.)	4.19%	15
Independent brewery or distillery	10.61%	38
Independent boutique or specialty retailers	4.19%	15
Sports/outdoors retailer (bike shop, for example)	6.70%	24
Law, finance, tech or other enterprises	6.42%	23
Light industrial, craft/artisan, or skilled labor enterprises	19.55%	70
Another grocery store	8.10%	29
Agricultural	5.31%	19
Art galleries	0.84%	3
Guided tourism	2.23%	8
Other (please specify)	6.70%	24
TOTAL		358

## Q25 Which parts of town would benefit most from additional economic development?

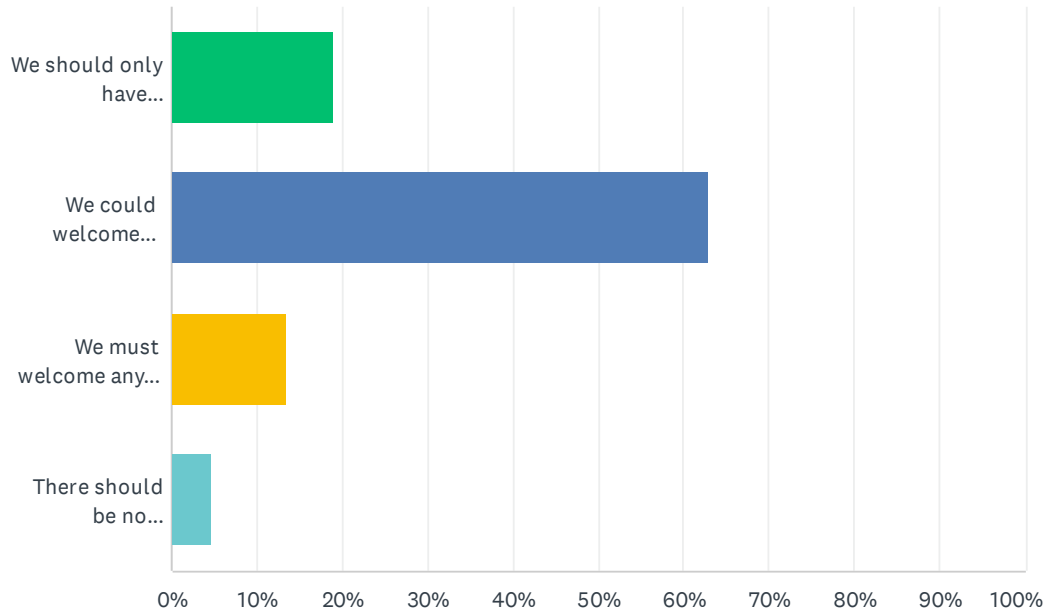
Answered: 342 Skipped: 365



ANSWER CHOICES	RESPONSES	
Cold Spring & Nelsonville Main Street	61.99%	212
Garrison, near the Post Office	32.46%	111
Continental Village / Graymoor area	15.50%	53
North Highlands / Philipstown Square	33.33%	114
North Highlands / Rte 9 near Dutchess County border	29.53%	101
Total Respondents: 342		

## Q26 What are your preferences on the types of businesses wishing to expand into Philipstown?

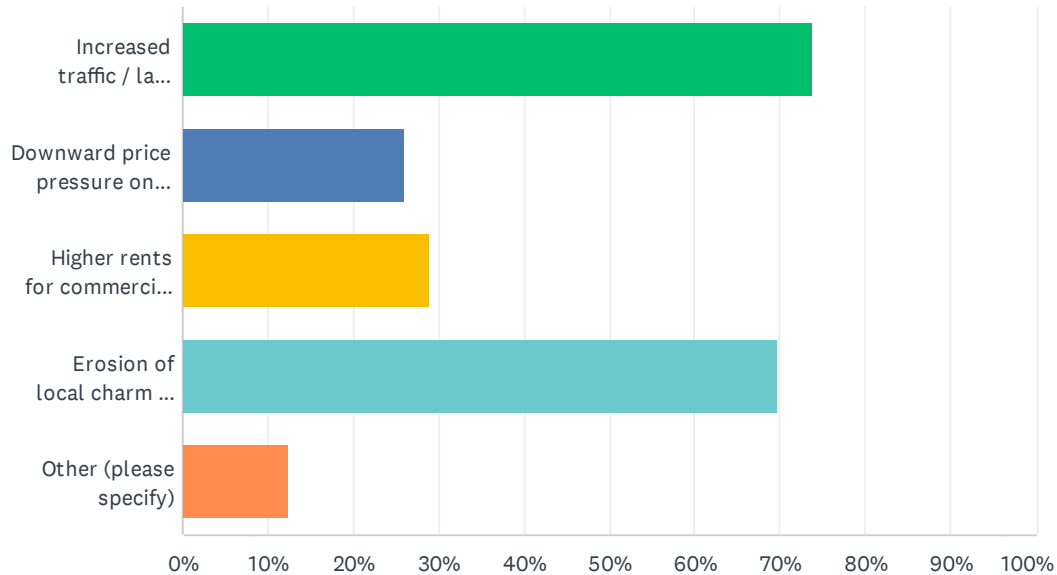
Answered: 370 Skipped: 337



ANSWER CHOICES	RESPONSES	
We should only have independent businesses, where Philipstown is their only storefront	18.92%	70
We could welcome experienced business owners with a limited number of other locations	62.97%	233
We must welcome any business of any size -- even national chains -- in accordance with appropriate zoning limits on building size and signage so as to preserve local charm and character	13.51%	50
There should be no restrictions — come one, come all.	4.59%	17
TOTAL		370

## Q27 What impacts are you most concerned about with economic development in Philipstown?

Answered: 366 Skipped: 341



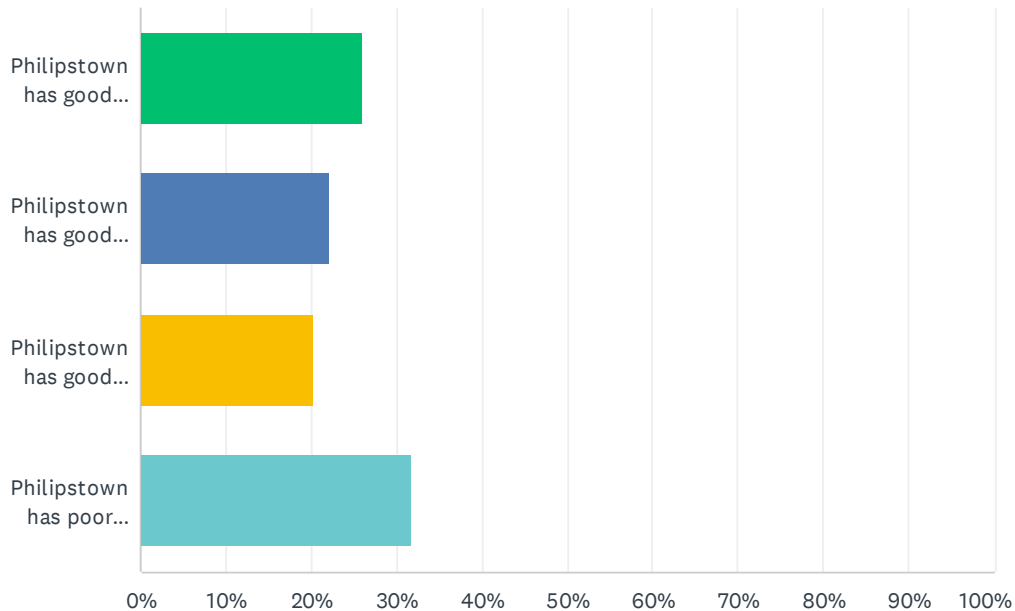
ANSWER CHOICES	RESPONSES	
Increased traffic / lack of parking	73.77%	270
Downward price pressure on local family businesses	25.96%	95
Higher rents for commercial and residential space	28.96%	106
Erosion of local charm and character	69.67%	255
Other (please specify)	12.30%	45
Total Respondents: 366		

**Q28 Are there any types of businesses that should be restricted from operating in Philipstown?**

Answered: 228   Skipped: 479

**Q29 When it comes to purchasing goods and services you consume frequently (ie groceries, gas, pharmacy, dry cleaning, etc.) with which of the below do you most agree?**

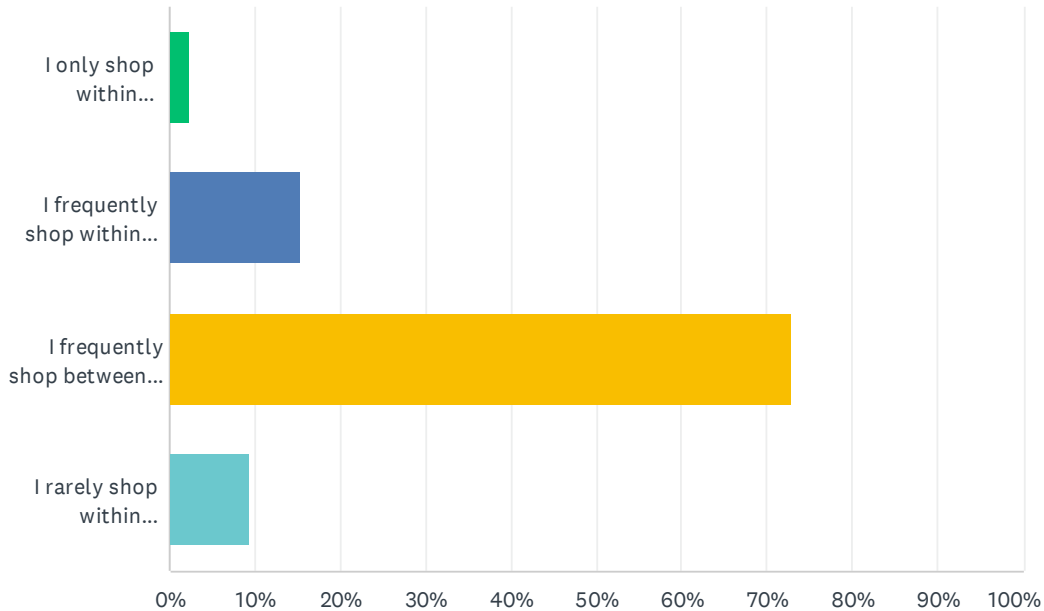
Answered: 362 Skipped: 345



ANSWER CHOICES	RESPONSES	
Philipstown has good variety and good prices	25.97%	94
Philipstown has good variety, but is too expensive	22.10%	80
Philipstown has good prices, but not enough variety	20.17%	73
Philipstown has poor variety and is too expensive	31.77%	115
TOTAL		362

## Q30 Thinking about all of the places where you shop most frequently, with which of the following do you most agree?

Answered: 372 Skipped: 335



ANSWER CHOICES	RESPONSES	
I only shop within Philipstown	2.42%	9
I frequently shop within Philipstown	15.32%	57
I frequently shop between Philipstown and surrounding communities within a 15-20 minute drive (ie Beacon, Cortland, Fishkill, Peekskill, Wappingers Falls.)	72.85%	271
I rarely shop within Philipstown, or local communities. I must travel further to get what I need.	9.41%	35
TOTAL		372

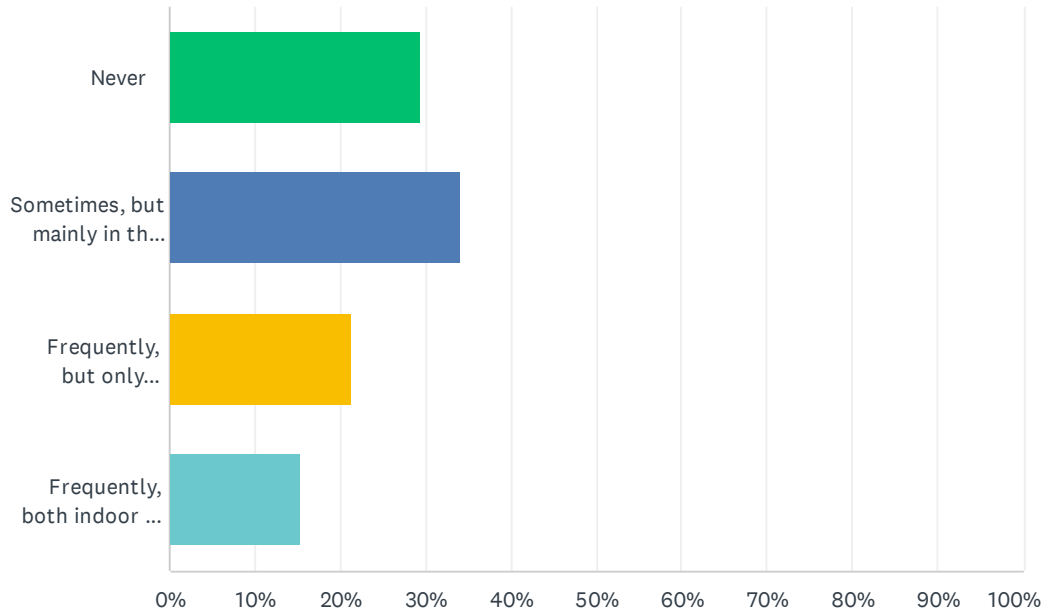


**Q31 Which, if any, goods or services do you have the most trouble finding within Philipstown, and frequently need to leave Philipstown to purchase?**

Answered: 248   Skipped: 459

## Q32 How often do you use Philipstown recreational facilities (Rec Center) and parks/fields?

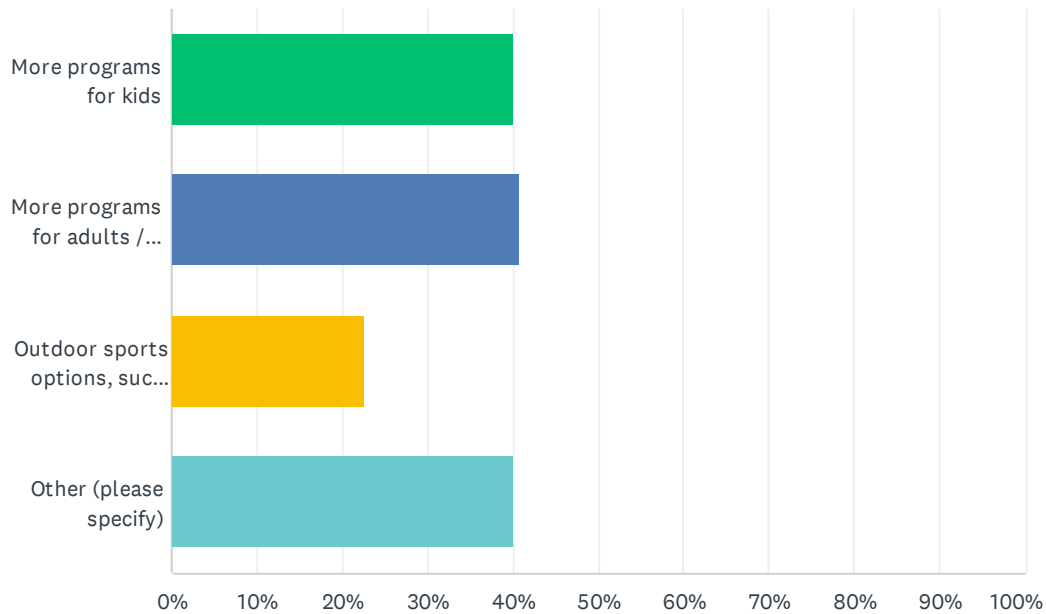
Answered: 367 Skipped: 340



ANSWER CHOICES	RESPONSES	
Never	29.43%	108
Sometimes, but mainly in the warmer months	34.06%	125
Frequently, but only outdoor options	21.25%	78
Frequently, both indoor and outdoor options	15.26%	56
TOTAL		367

### Q33 What facilities or recreation options does Philipstown need most?

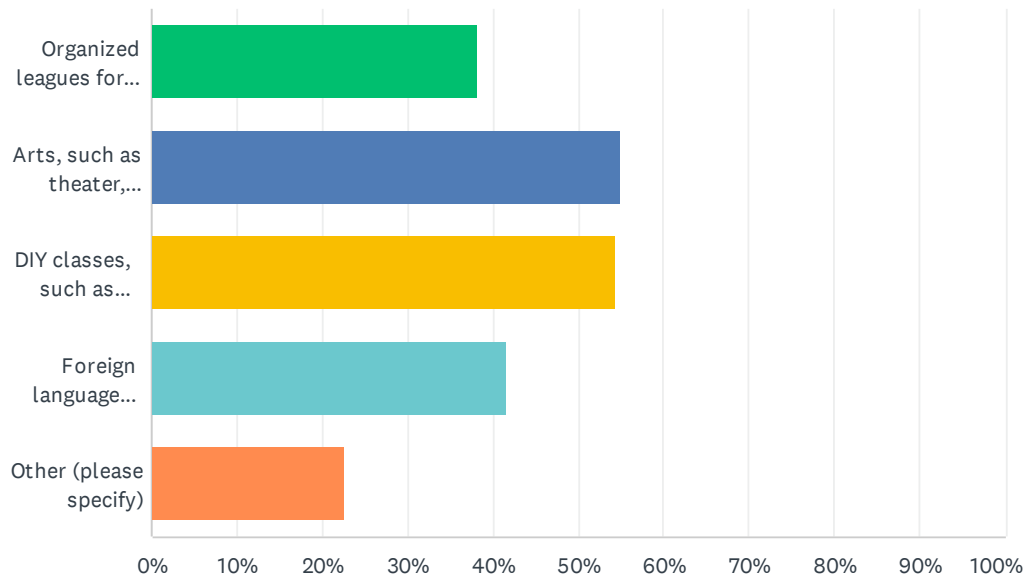
Answered: 327   Skipped: 380



ANSWER CHOICES	RESPONSES	
More programs for kids	40.06%	131
More programs for adults / seniors	40.67%	133
Outdoor sports options, such as fields	22.63%	74
Other (please specify)	40.06%	131
Total Respondents: 327		

## Q34 What types of recreational opportunities for kids do Philipstown need?

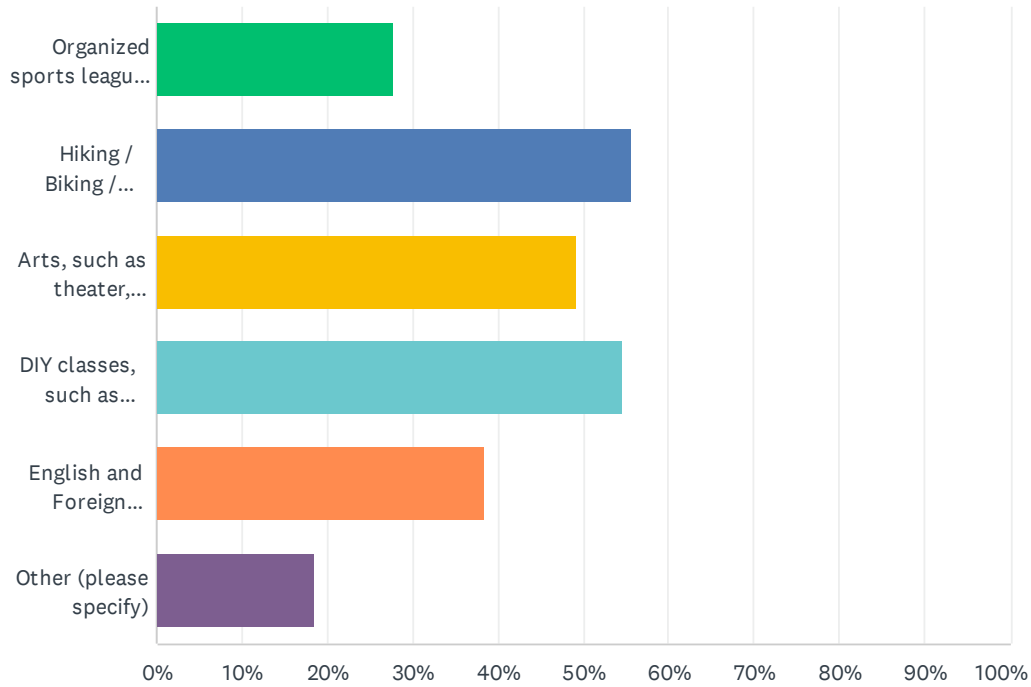
Answered: 311 Skipped: 396



ANSWER CHOICES	RESPONSES	
Organized leagues for sports the schools currently don't offer	38.26%	119
Arts, such as theater, painting/photography classes, etc.	54.98%	171
DIY classes, such as gardening, cooking, knitting, etc.	54.34%	169
Foreign language classes not currently offered in schools	41.48%	129
Other (please specify)	22.51%	70
Total Respondents: 311		

## Q35 What types of recreational opportunities for adults do Philipstown need?

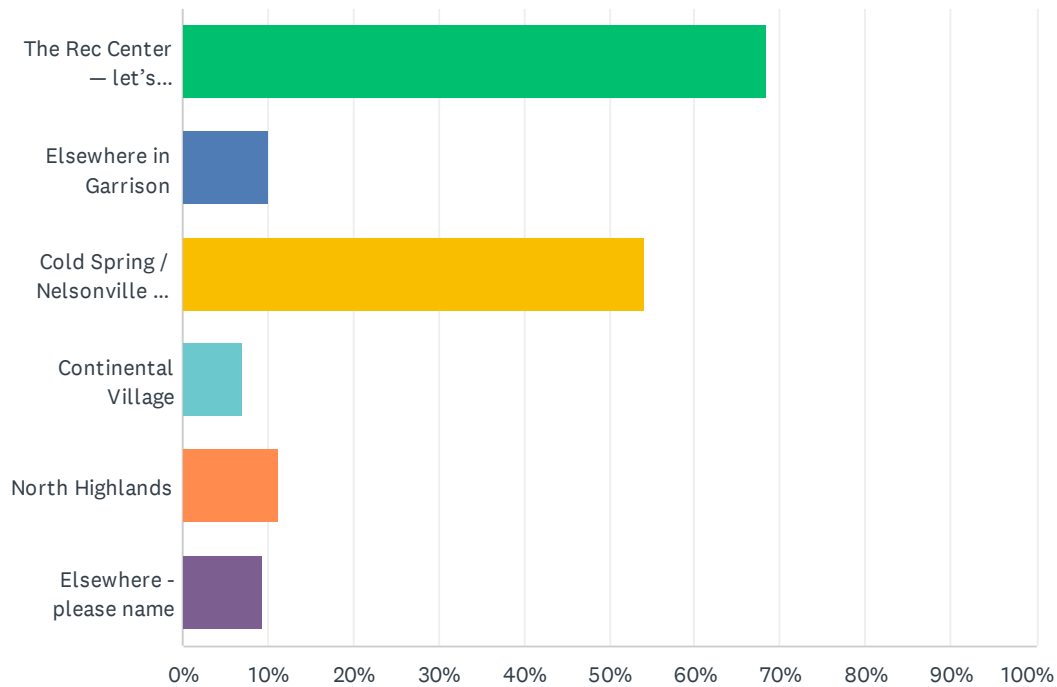
Answered: 313 Skipped: 394



ANSWER CHOICES	RESPONSES	
Organized sports leagues, pick-up games	27.80%	87
Hiking / Biking / Outdoors clubs	55.59%	174
Arts, such as theater, painting/photography classes, etc.	49.20%	154
DIY classes, such as gardening, cooking, knitting, etc.	54.63%	171
English and Foreign language classes	38.34%	120
Other (please specify)	18.53%	58
Total Respondents: 313		

## Q36 Where should new recreational offerings be concentrated?

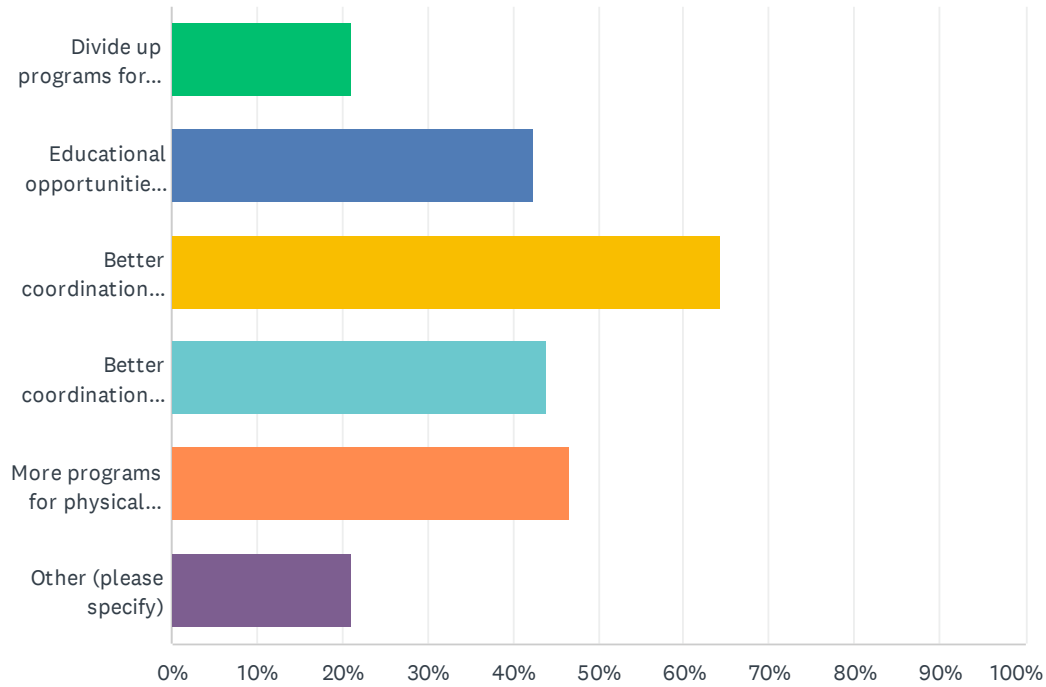
Answered: 338 Skipped: 369



ANSWER CHOICES	RESPONSES	
The Rec Center — let's maximize its potential	68.34%	231
Elsewhere in Garrison	10.06%	34
Cold Spring / Nelsonville -- walkable from Haldane	54.14%	183
Continental Village	7.10%	24
North Highlands	11.24%	38
Elsewhere - please name	9.47%	32
Total Respondents: 338		

### Q37 What improvements should be made to the Senior Center (check all that apply)?

Answered: 280 Skipped: 427

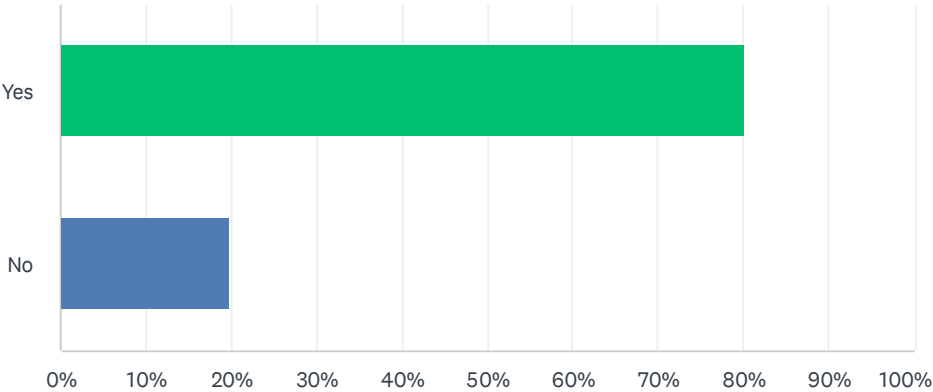


ANSWER CHOICES	RESPONSES	
Divide up programs for different age groups / activities	21.07%	59
Educational opportunities, such as lectures	42.50%	119
Better coordination with other local organizations, such as the Depot Theatre, Stonecrop, Glynwood, Boscobel, etc., to offer senior-specific walks, classes, performances, etc.	64.29%	180
Better coordination with local volunteer / youth groups	43.93%	123
More programs for physical activity	46.79%	131
Other (please specify)	21.07%	59
Total Respondents: 280		



Q38 Should Philipstown build sidewalks or paths between tourist/hiking locations and Main Street Cold Spring?

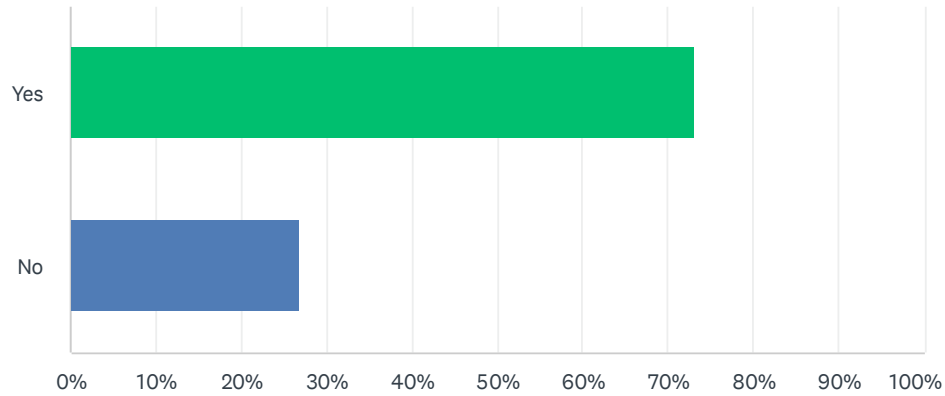
Answered: 358    Skipped: 349



ANSWER CHOICES		RESPONSES	
Yes		80.17%	287
No		19.83%	71
TOTAL			358

### Q39 Should Garrison have sidewalks, paths, and crosswalks to better connect the post office, school, library, and train station?

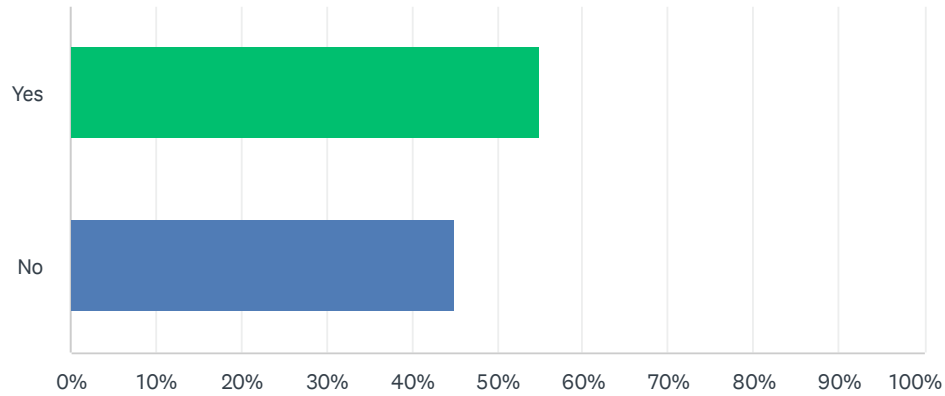
Answered: 350   Skipped: 357



ANSWER CHOICES	RESPONSES	
Yes	73.14%	256
No	26.86%	94
TOTAL		350

## Q40 Should there be sidewalks and crosswalks in and around Philipstown Square and Route 9?

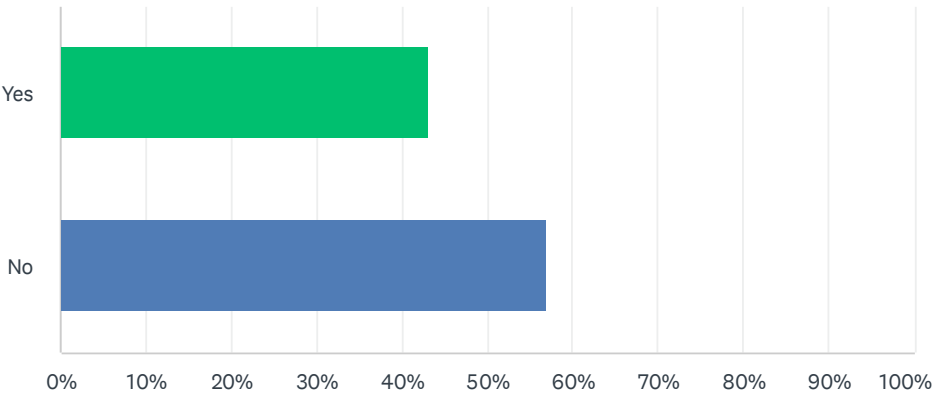
Answered: 342 Skipped: 365



ANSWER CHOICES	RESPONSES	
Yes	54.97%	188
No	45.03%	154
TOTAL		342

Q41 Does Philipstown need more traffic lights/crosswalks in general?

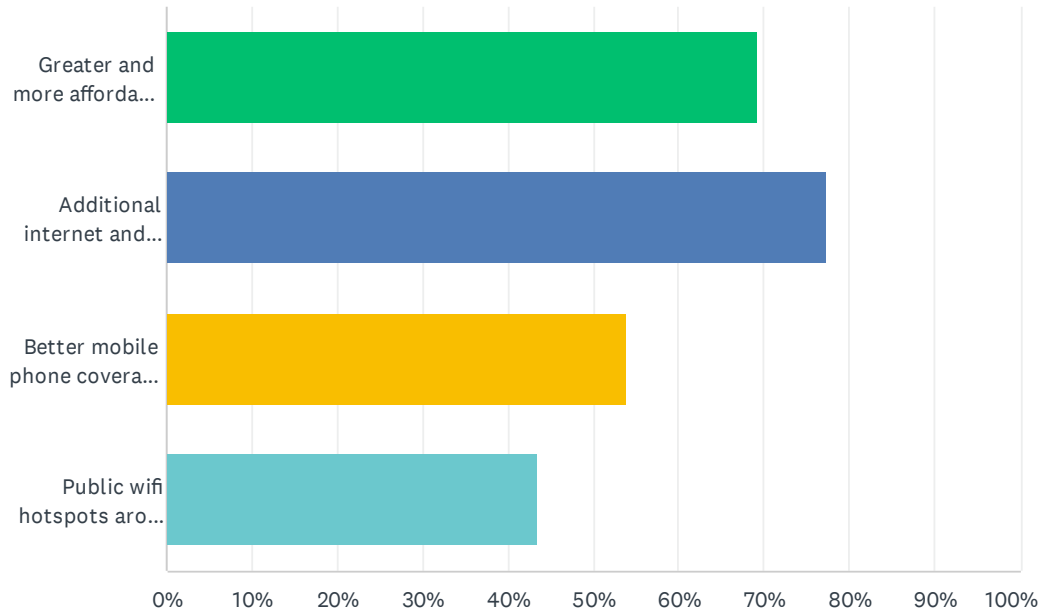
Answered: 351    Skipped: 356



ANSWER CHOICES	RESPONSES	
Yes	43.02%	151
No	56.98%	200
TOTAL		351

## Q42 Which communications improvements would you like to see? (Check all that apply)

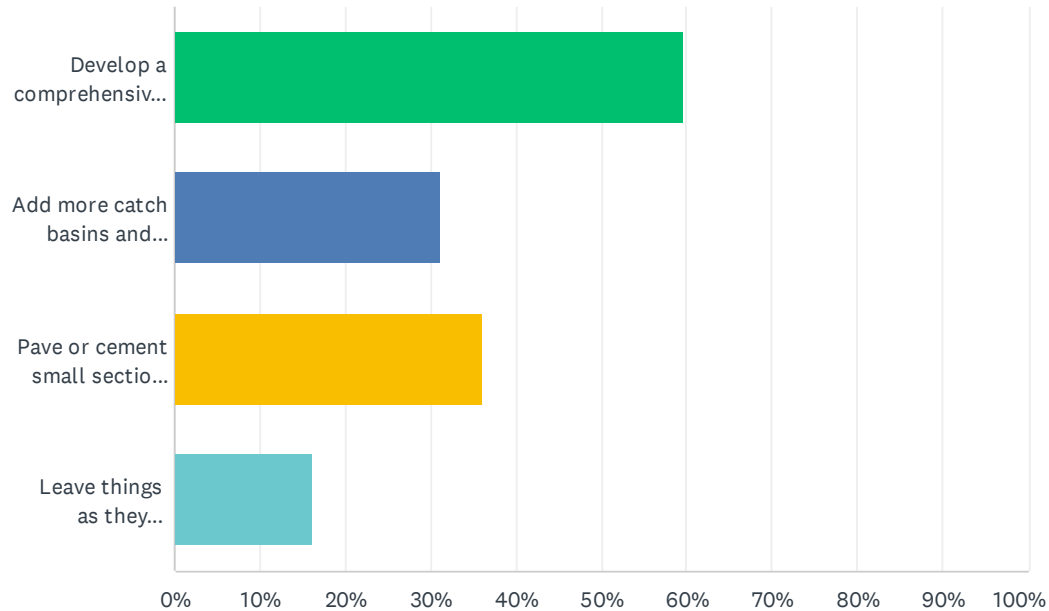
Answered: 328 Skipped: 379



ANSWER CHOICES	RESPONSES	
Greater and more affordable access to high speed internet	69.21%	227
Additional internet and cable options (such as Verizon FIOS)	77.44%	254
Better mobile phone coverage in the area	53.96%	177
Public wifi hotspots around town	43.60%	143
Total Respondents: 328		

## Q43 How can Philipstown better manage and maintain public dirt roads? (Check all that apply)

Answered: 328 Skipped: 379



ANSWER CHOICES	RESPONSES	
Develop a comprehensive maintenance plan with proper engineering and drainage, implement it, and then we can reassess in a few years' time	59.76%	196
Add more catch basins and drains in troublesome areas	31.10%	102
Pave or cement small sections particularly susceptible to weather damage	35.98%	118
Leave things as they are—everything's fine with respect to our roads' current management and maintenance	16.16%	53
Total Respondents: 328		

## Q44 Are you interested in getting more information about the Town of Philipstown Comprehensive Plan Update?

Answered: 136   Skipped: 571

ANSWER CHOICES	RESPONSES	
Name	94.85%	129
Phone Number	75.74%	103
Email Address	99.26%	135
Address	86.76%	118