



**HUDSON VALLEY  
PATTERN FOR PROGRESS  
FELLOWS PROJECT PAPER**

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

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# Open Space Institute

## Private Lands, Public Benefits

Open Space Resources and Preferred Growth Areas in the Catskills



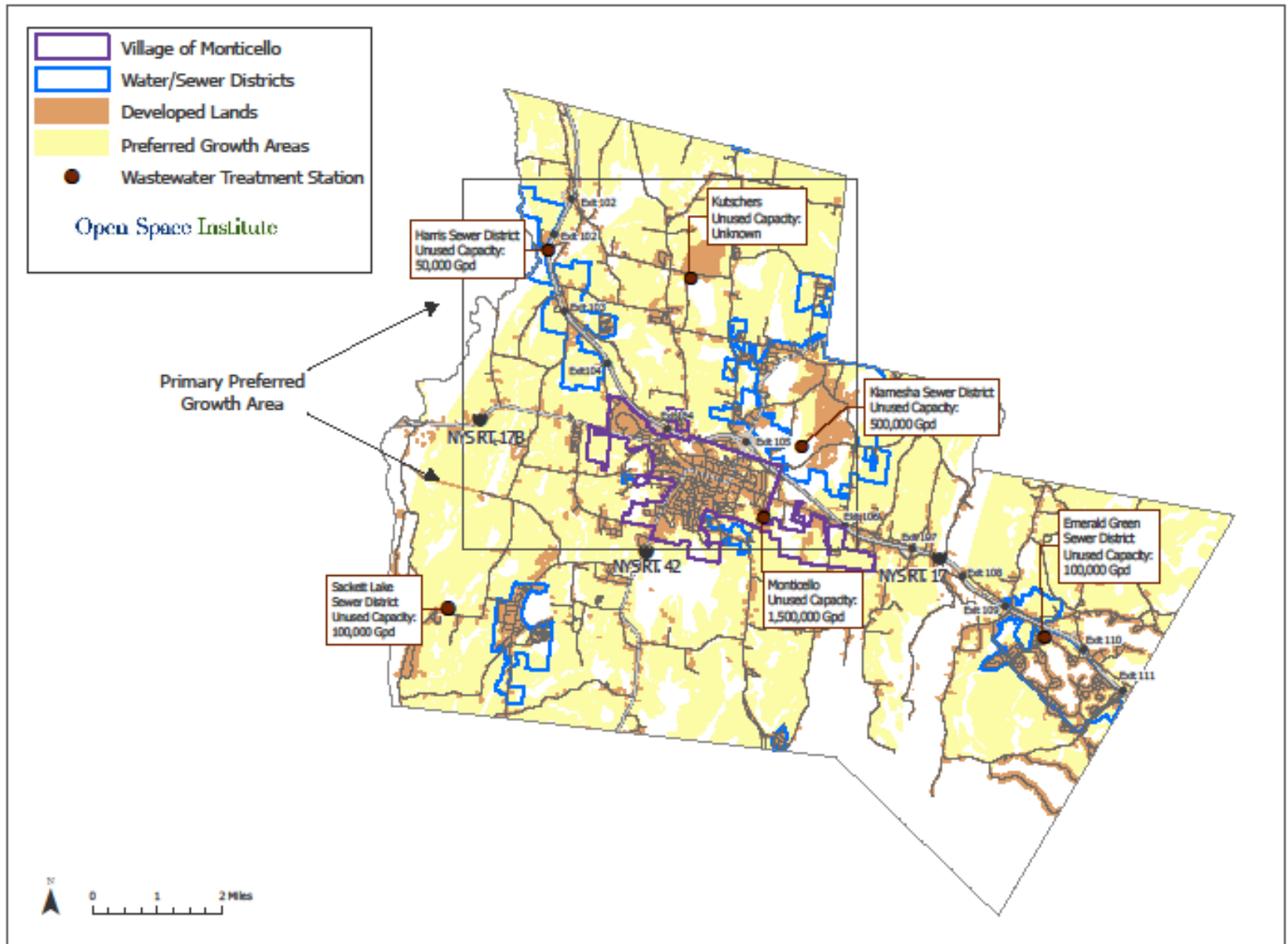
# OSI Report Methodology

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

# Why Thompson?

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

# Map 1: Town of Thompson - Preferred Growth Areas



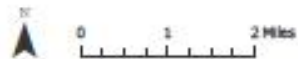
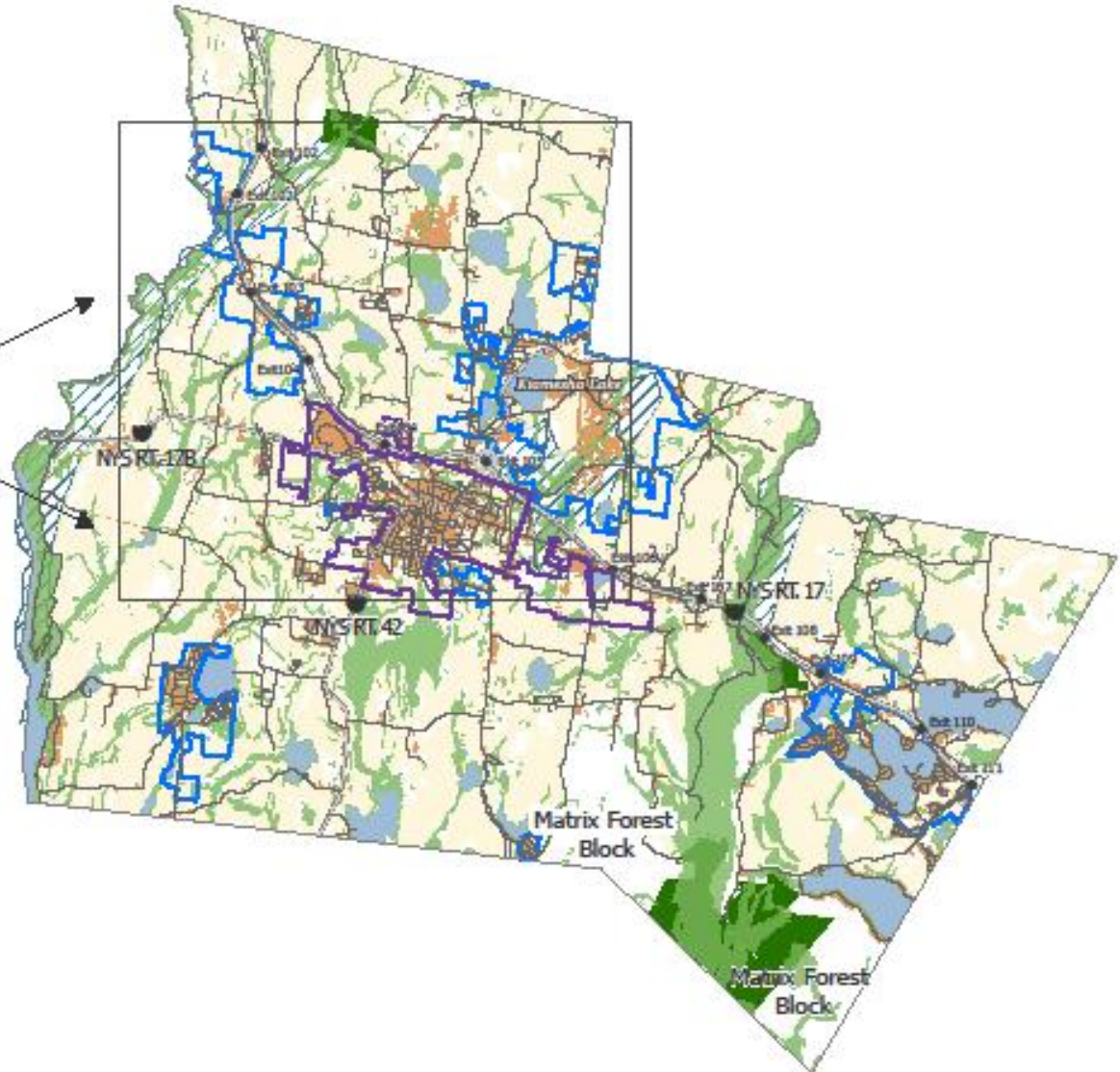
# Map 2: Town of Thompson - Natural Resources and Conserved and Developed Lands

- Village of Monticello
- Water/Sewer Districts
- Aquifers
- Developed Lands
- Conserved Lands
- Natural/Physical Resources\*
- Preferred Growth Areas

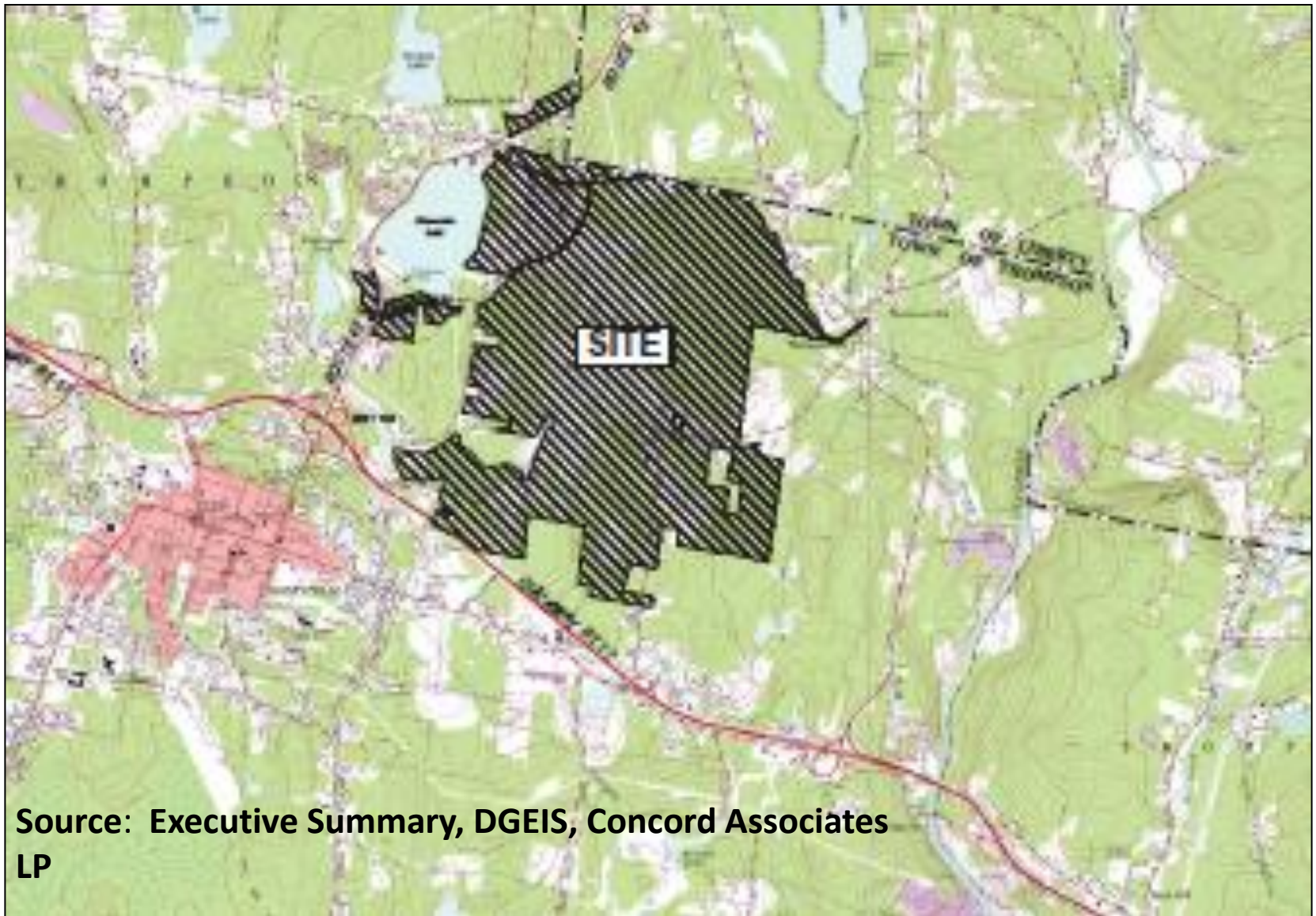
\* This feature includes riparian zones, natural heritage species habitat, wetlands, strictly regulated lands and areas with steep slopes.

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Primary Preferred Growth Area



# Location of PRD Zone



Source: Executive Summary, DGEIS, Concord Associates LP

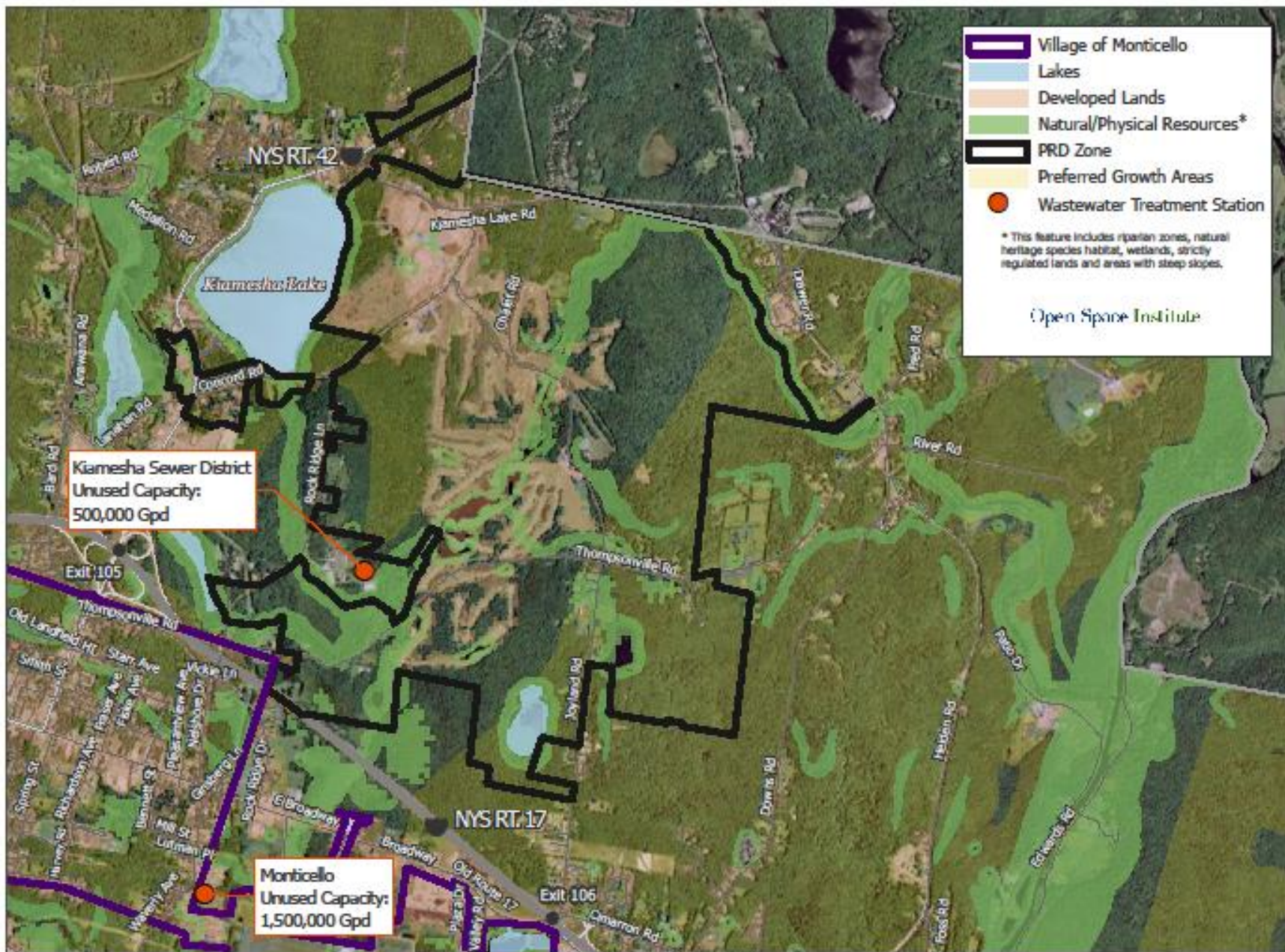
# Aerial View of PRD Zone



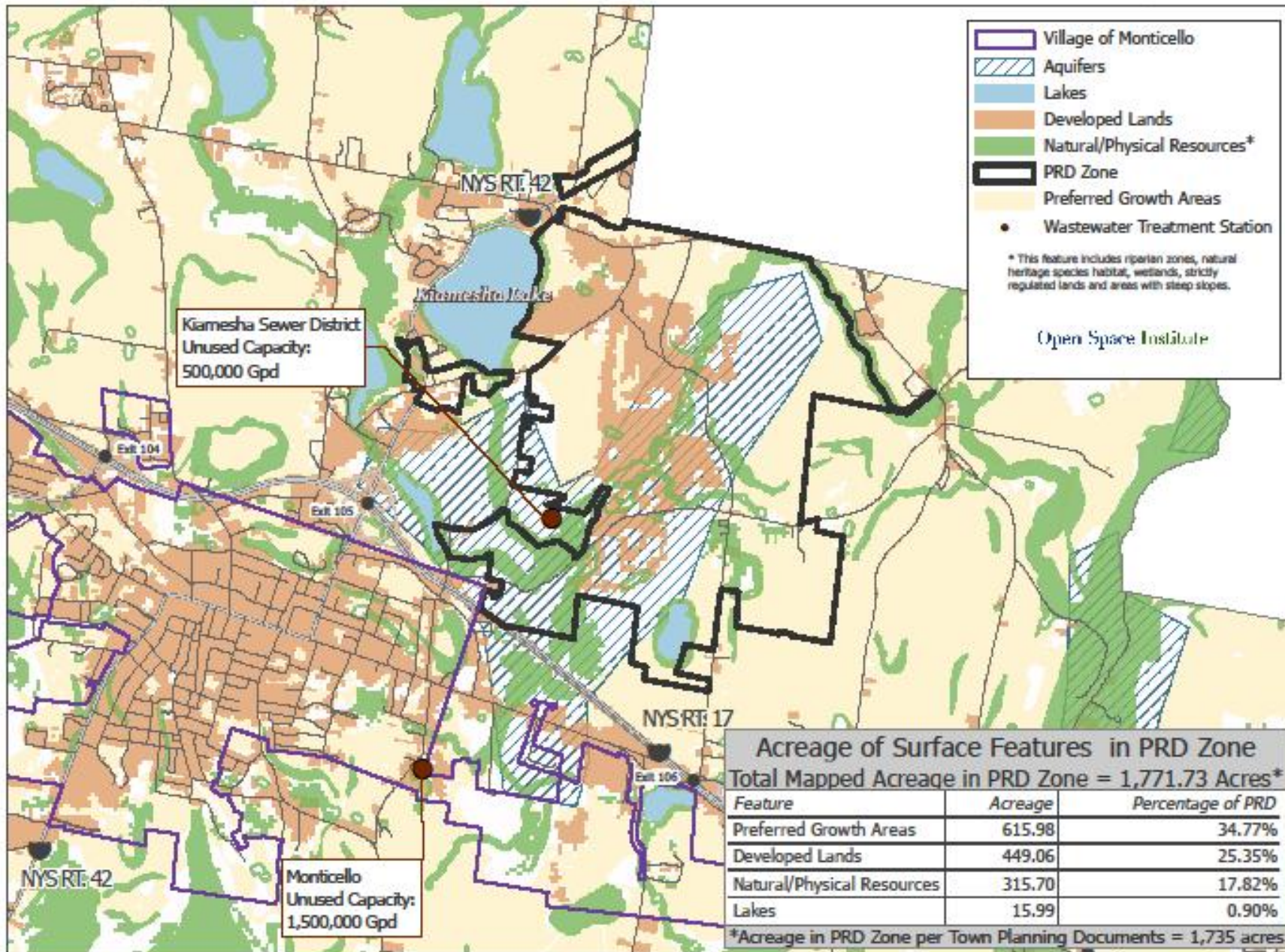
Source: EPT Concord Resort  
DRAFT DGEIS & PHASE 1 DEIS SCOPING OUTLINE



# Map 4 : Town of Thompson - PRD Zone Analysis (2009 Aerial Photo)



# Town of Thompson - PRD Zone Analysis



# PRD Zone Analysis

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

# Conclusion

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