

Town of Cortlandt 2015 Comprehensive Master Plan

A. INTRODUCTION TO THE TOWN OF CORTLANDT COMPREHENSIVE MASTER PLAN PROCESS

WHAT IS A COMPREHENSIVE PLAN?

New York State Town Law regulates the preparation and adoption of comprehensive plans. Section 272-a of that law states that a comprehensive plan is one that will “identify the goals and objectives, principles, guidelines, policies, standards, devices and instruments for the immediate and long-range protection, enhancement, growth and development” of a town.

B. REVIEW STATUS OF 2004 MASTER PLAN (TOTAL 152 POLICIES)

After identifying various Town goals and objectives, 152 policies covering a range of topics were adopted in the 2004 Master Plan. A total of 89% or 129 of these polices have been implemented since 2004.

C. CREATION OF BASE STUDIES FOR 2015 COMPREHENSIVE PLAN

In order for a Master Plan to successfully guide future decision making in the Town, it must consider the past and present pattern of development, the physical and environmental setting and the Town’s regional setting. The Master Plan Committee (MPC) will conduct an extensive analysis of baseline conditions (base studies) on a variety of topics important to the Town. The Base Studies provide an informed platform from which to make reasoned Master Plan Policy recommendations. Base studies will include a minimum the following:

1. HISTORY
2. DEMOGRAPHICS
3. ENVIRONMENTAL SETTING
4. SUMMARY OF THE TOWN’S ACCOMPLISHMENTS SINCE THE 2004 COMPREHENSIVE MASTER PLAN
5. MAJOR LAND USE, ZONING AND POLICY DEVELOPMENTS SINCE THE 2004 MASTER PLAN

D. TOWN OF CORTLANDT'S 2015 COMPREHENSIVE PLAN

PROPOSED CHAPTER TITLES

- 1. Sustainability, Energy Efficiency and Climate Resiliency**
- 2. Economic Growth**
- 3. Environmental Protection and Preservation**
- 4. Community Character & Visual Quality**
- 5. Traffic & Transportation**
- 6. Land Use: Residential & Housing**
- 7. Land Use: Commercial & Industrial Development**
- 8. Municipal & Community Services**
- 9. Recreation & Community Facilities**
- 10. Natural Resources & Open Space**
- 11. Infrastructure**
- 12. Technology**
- 13. Historic & Cultural Resources**

As part of a public outreach and visioning process with community stakeholders, the Master Plan Committee (MPC) will be helping to develop Goals and Objectives which will then be summarized into specific Policies forming the Comprehensive Plan which will eventually be adopted by the Town Board.

- E. COMPLETION OF NYS ENVIRONMENT QUALITY REVIEW (SEQRA) INCLUDING ADOPTION OF GENERIC ENVIRONMENTAL IMPACT STATEMENT (GEIS) BY THE TOWN BOARD.**
- F. ADOPTION OF LAND USE MAP BY THE TOWN BOARD**
- G. ADOPTION OF MASTER PLAN BY THE TOWN BOARD**