

Putnam County Pathways



A Greenway Planning Program
Linking Putnam's Open Space, Historic,
Cultural and Economic Resources

Putnam County Pathways



Putnam County, NY faces unique challenges in the new millennium. As one of the fastest growing counties in New York State, it seeks to maximize its strategic location just 50 miles from New York City while maintaining the quality of life that attracted its residents to the County as a place to live and work. Additionally, the



County's location within the New York City Watershed presents special challenges to future growth and development for those Putnam communities that lie within the watershed's boundaries. These challenges and constraints also present Putnam County with opportunities to re-affirm its community identity and values, re-examine its land use policies, and re-assess its role as a regional partner in the Hudson Valley. One mechanism to accomplish this goal is through the New York State Hudson River Valley Greenway Communities Council planning approach.

The Hudson River Valley Greenway Communities Council is one of two organizations created in the Greenway Act of 1991 to facilitate the Greenway process. The Greenway Communities Council works with local and county governments to enhance local land use planning and create a voluntary regional planning compact for the Hudson River Valley. The Greenway planning approach is one of thinking regionally as communities plan locally. It includes physical connections and linkages between communities for local and regional benefit. Additionally, it extends beyond physical linkages to encourage voluntary regional cooperation among the communities



and counties of the Hudson River Valley to address issues of collective concern and promote mutually beneficial regional approaches.

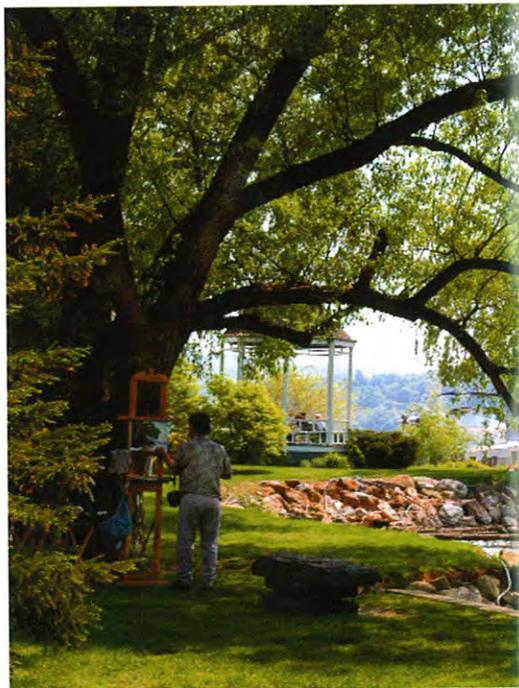
The Greenway Compact program takes community planning one step further by providing a process



development, although sub-county associations of local governments may also prepare a regional planning compact. Pathways is Putnam County's Greenway Compact Plan.

A major goal of Pathways is to build community sustainability through integration of Greenway criteria with a variety of on-going activities, plans, and concepts that are already in place, or under development, and make them part of the public and private decision-making process. The integration is made in Pathways by re-emphasizing strategies and by developing new strategies and new initiatives to fill gaps between the variety of efforts. The strategies embodied in Pathways will then serve as the umbrella principles for the County and its municipalities that would encompass all activities relevant to building a sustainable community and encouraging smart growth.

Past and on-going activities, plans, and concepts are numerous. These plans have included master



for voluntary regional cooperation and the development of voluntary regional Greenway Compact plans to further Greenway criteria. The Greenway Criteria include:

Natural and Cultural Resource Protection: Protect, preserve and enhance natural and cultural resources including natural communities, open spaces, historic places, scenic areas and scenic roads.

Regional Planning: Encourage

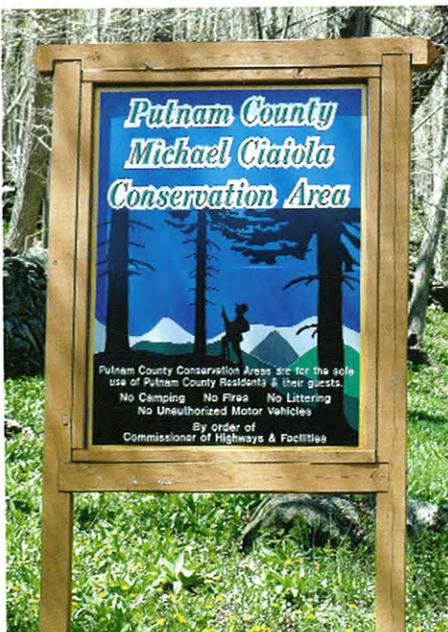
communities to work together to develop mutually beneficial regional strategies for natural and cultural resource protection, economic development, public access and heritage and environmental education.

Economic Development: Encourage economic development that is compatible with the preservation and enhancement of natural and cultural resources with emphasis on agriculture, tourism and the revitalization of existing community centers and waterfronts.

Public Access: Promote increased public access to the Hudson River through the creation of riverside parks and the development of the Hudson River Valley Greenway Trail System with linkages to the natural and cultural resources of the Valley.

Heritage and Environmental Education: Promote awareness among residents and visitors about the Valley's natural, cultural, scenic and historic resources.

Counties are the basic planning unit for Greenway Compact plan





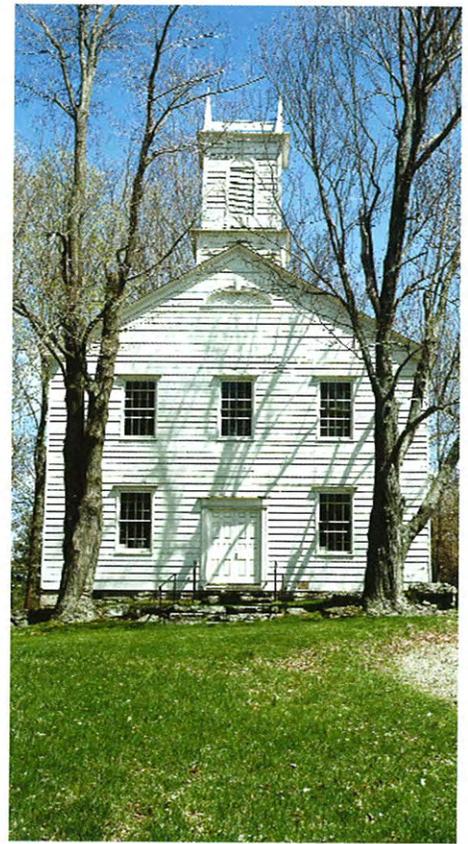
plans, natural resource plans, farmland protection plan, groundwater protection and utilization plan, plans related to the New York City Watershed, which covers the eastern two-thirds of Putnam County, transportation plans, and vision statement. Plans have been produced by State, County, and municipal agencies. Additionally, numerous legislation has been adopted setting policies and directing the implementation of specific projects in the areas of economic development, transportation, land acquisition, and remediation of environmental

problems. All of these plans, policies, strategies, and projects address and foster Greenway Criteria.

Partnerships have been a key part of Putnam County's success in addressing issues and advancing Greenway criteria. Putnam County and Putnam's municipalities have developed partnerships with entities such as

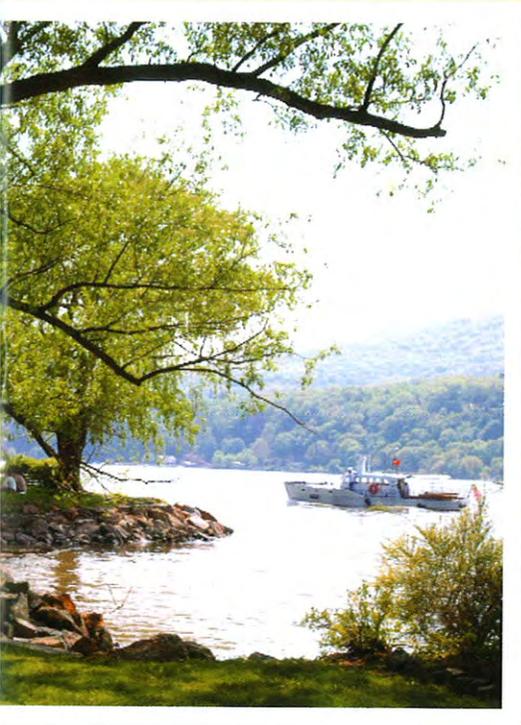
the City of New York and with each other. Approaching issues through partnerships help resolve tough common problems as well as providing mutually beneficial financial and administrative results. As examples, partnerships have involved land acquisitions, stormwater projects, main street revitalization, wastewater disposal, and various community development projects. Partnerships will continue to be a key strategy in the future to help address common problems, implement projects, and foster Greenway Criteria. Future partnerships should be emphasized between the County and municipalities and between municipalities. There is also the possibility of partnerships for both the County and municipalities with the private for-profit and non-profit sectors.

In addition to utilizing activities, plans, and concepts already in place or under development, Pathway strategies were developed utilizing a number of public participation mechanisms. Public participation was derived through a variety of boards and task forces as well as special committees that were, and still are, working on revitalization activities in the villages and hamlets. Coordination and



input was also obtained by working with many Federal, State, and regional agencies as well as municipal elected officials and their staffs and non-profit organizations. Many of the strategies in Pathways also were developed from general public and community input through the public meeting process.

A key component of Pathways is the comprehensive resource map, located to the left of this center piece, which visually depicts the County's municipalities, major transportation network, open space, historic, cultural, and economic related resources. The reverse side of the map contains corresponding data in chart and tabular formats and a written profile of the County and each municipality. The profile provides highlights of each entity regarding land use, population, and points of interest relevant to this study.





The step section of Pathways, located to the right of this center piece, provides the strategic framework for protecting environmental resources; sustaining agriculture; reinvigorating hamlets, villages, and commercial centers;

balancing open space and development; and, respecting Putnam's historic and cultural heritage. Each section contains appropriate education strategies which suggest ways to enhance public awareness. Further and where appropri-

ate, public access to resources is encouraged by the use and/or development of transportation alternatives, such as trailways, tourism promotion activities, and linkage of open space land resources where possible.

Sustaining Agriculture

PATHWAYS PLANNING PRINCIPLE:

Recognize that agriculture in Putnam County contributes to Putnam County's economy, environment, beauty and character, history, recreational opportunities and our quality of life.

"Agriculture in Putnam County is working open space understood and appreciated for its intrinsic contribution to Putnam County's economy, environment, beauty and character, history, recreational opportunities, and our quality of life. Lands remain available for active agricultural activities. Agriculture also plays an important role in providing a local supply of fresh food and produce. Farmers are able to capitalize on new economic opportunities such as agri-tourism, niche or specialty products, and fresh products. Farm management is enhanced to increase profitability and use of best management practices protects natural resources. A positive attitude towards farming galvanizes the agricultural community and its advocates so that they are successful in funding and providing programs to assist farmers to be more productive and profitable."

-Excerpt from the Agricultural & Farmland Protection Plan for Putnam County, 2004

Agriculture in Putnam County is a diverse, multimillion dollar industry and a crucial land use that strengthens our local food supply, economic vitality, quality of life, community character, picturesque landscape, environment, and recreational opportunities. Agricultural lands in the County are under intense pressure and at great risk of being converted to non-agricultural development. The risks to continuing agriculture in Putnam County are great: compared to other Hudson Valley counties Putnam showed the greatest loss of farmland acres, the highest agricultural production expenses, and smaller net return per farm. Putnam County also has the highest rate of increase in new housing units compared to other Hudson Valley counties. High property values and taxes are one of the major issues facing agriculture in Putnam County. Thoughtful, decisive action is needed now to preserve the remaining farms and agriculture in Putnam County.

However, great potential for agriculture still exists. Agriculture has a strong positive economic impact in Putnam County (its multiplier effect is one of the highest in the region). Recent years have shown large increases in the market value of agricultural products, and there are many opportunities for niche marketing, vegetable growing, and agri-tourism activities. Further, there is support for agriculture among the public and the Putnam County Agricultural and Farmland Protection Board. Also, the agricultural district and the County's Agricultural and Farmland Protection Plan provide a basis for further protection and enhancement of agriculture in the County.

Farm businesses contribute to our local economy. In addition to millions of dollars worth of economic activity and farm related employment, farms pay more in taxes than they demand in local services and thus are wise financial investments for local towns. Farms contribute to a growing tourism industry in the county and offer a variety of recreational activities. Farms are working open spaces and are an alternative to congested non-agricultural development. They enhance the diversity of the Putnam County landscape and create the scenic views that define the distinctiveness and uniqueness of our County. Agriculture holds a major chapter in the history of Putnam County and farms have always played a vital role in the development of the county's economic and cultural fabric. In the New York City Watershed, agriculture is the preferred land use to protect water quality. Further, agricultural lands are crucial non-forested areas

Sustaining Agriculture

essential to life for hundreds of species of plants, mammals, insects, and birds that rely on open space for their primary habitat. Farms are a local source of fresh, safe food and we have the opportunity to ensure that Putnam County farms supply the local demand for fresh and safe agricultural products.

Examples of Strategies to Protect Agricultural Resources

Communities may choose any or all of the tools and strategies listed below to aid them in preserving the unique historic elements within their communities.

- Encourage local farmers to participate in the Agricultural District, Agricultural Assessment Programs, and other tax abatement options. See Putnam Pathways Companion CD for Agricultural District and Agricultural Assessment requirements and tax abatement options.
- Participate in farm tour programs for local officials and the public to generate an awareness of the importance of farming and remaining farm activities in the county. *Example: A successful farm tour was conducted in 2006 in eastern Putnam County; a tour is planned for western Putnam County in conjunction with the Hudson Highlands Land Trust and the Town of Philipstown.*
- Appoint a person with an agricultural background to local planning boards.
- Obtain training for planning and zoning boards on agricultural district requirements related to zoning and land use. See Putnam Pathways Companion CD for a list of training sites and options.
- Seek funding for purchase of development rights and easements.
- Work to establish subdivision procedures and options that preserve open space such as clustering and agricultural overlay zones. *Example: See town of Patterson's Open Space District requirements on Putnam Pathways Companion CD.*
- Encourage use of incentives for preservation of agricultural lands such as density bonuses.
- Build on traditional styles and locations of development where land use plans and policies encourage growth to take place in hamlets and villages where infrastructure may already exist.
- Utilize the Putnam County Agricultural and Farmland Protection Plan as a resource document to assist in the development of local comprehensive and planning initiatives. The plan is available on the Putnam County website www.putnamcountyny.com or from the Putnam County Department of Planning.

Reinvigorating Our Hamlets, Villages and Traditional Commercial Centers

PATHWAYS PLANNING PRINCIPLE:

Renew Putnam's "Main Streets" and traditional commercial core areas with projects that focus attention on each community's physical attributes, historic buildings, landscape features, transportation amenities and "small town" ambience.

"An ordinary town - an assemblage of yards and storefronts, signboards and bungalows, a low-rise skyline of steeples and treetops - can be a splendid sight. Its bricks and planks and flowerbeds can convey a powerful sense of the people who put them there. You see evidence of the human touch, the human eye, in the stonework of a courthouse wall, the carefully matched wood grain in a paneled parlor, the arrangement of windows and porches on an old house or mill - and you realize that "art gallery" is another good label for such a community. Places like these are good to have around. They deserve to be appreciated and cherished, fought for and preserved."

Dwight Young
Preservation Magazine, March/April 2005

Putnam County's six towns and three villages have historic and distinct "Main Street" centers that face continuing challenges to their viability as economic centers. At a time when malls, big box stores, and internet shopping draw shoppers and visitors from our traditional town centers, various civic, historic and revitalization organizations have emerged in Putnam County to reverse the trend of abandonment of our Putnam County "Main Streets." Putnam residents have banded together in loosely formed coalitions and lobbying groups as well as in legally incorporated entities to preserve their communities' historic main street centers. Carmel Mahopac Revitalization and Restoration, Inc. (CMRR), the first revitalization organization formed in Putnam County, is the model for other community revitalization groups including the Coalition for a Better Brewster, Kent Revitalization and Restoration, Inc., the Western Putnam Economic Development organization, Team Brewster and the Putnam Valley Revitalization Committee. During the last 5-10 years, communities across Putnam have been involved in a variety of revitalization activities on different scales, and with varying approaches, to reinvigorate their traditional community centers. The Village of Cold Spring and the hamlets of Carmel, Mahopac, and Batterson are success story examples.

The Town of Carmel's "Main Streets" include Gleneida Avenue in the hamlet of Carmel and the Lake Mahopac (Route 6) area of Mahopac hamlet. As the County Seat since the County's formation in 1812, the hamlet of Carmel has been the focal point of County government and is characterized by prominent ecclesiastic, private and public buildings and institutional uses, as well as small retail establishments that surround the Putnam County Courthouse. The Lake Mahopac area of the Town of Carmel was a popular resort for wealthy New Yorkers in the early 20th century that became one of Putnam's most populous year-round residential communities; today it is a thriving hamlet with a regional library, recently completed lakeside park, and a variety of restaurants and small retail shops.

The Town of Kent was an important 18th and 19th century mill town which developed into a summer resort community in the 1930's with the development of the Lake Carmel community by the Daily Mirror. Kent has evolved into a contemporary suburban residential community with a mix of renovated summer cottages and new subdivision housing. Route 52 serves as Kent's "Main Street" and presents challenges to revitalization because of its lack of a "sense of place" along this main transportation corridor. A recently formed revitalization organization, Kent Revitalization & Restoration, Inc., is working to create an identity for the Route 52 corridor through landscaping, streetscape and storefront facade improvements.

The Town of Patterson includes the hamlets of Patterson and Putnam Lake, two very different community centers. Patterson hamlet's "Main Street" (Front Street) is marked by a few remaining turn-of-the century buildings, the newly constructed Town

Reinvigorating Our Hamlets, Villages and Traditional Commercial Centers

Hall, a recreation center housed in a former commercial space, an improved Metro North rail station and the quaint Patterson Post Office, which anchor the main street. While little historic fabric remains on the main street, historic homes line Route 311 which is adjacent to the main street, and help to create the historic ambience of the community. Putnam Lake is anchored by a small neighborhood commercial district containing an assemblage of small retail shops and a firehouse at the center of this former summer cottage community.

The Town of Philipstown, which is also home to the villages of Cold Spring and Nelsonville and the hamlets of Garrison, Continental Village, and the North Highlands, has the largest collection of 19th century historic buildings, many that are associated with the historic West Point Foundry. Main Street (Route 301) in Cold Spring is characterized by antique and specialty shops, historic 19th century buildings, restaurants and splendid views of the Hudson River, making it a mecca for tourists. The small village of Nelsonville's Main Street is also Route 301 and joins Cold Spring's Main Street. Historic buildings, a small Village Park, and access to adjacent hiking trails create a bucolic setting. Ninety percent of the buildings listed on the National Register of Historic Places are to be found in the Town of Philipstown. In addition, the Village of Cold Spring has a large historic district comprising most of its Main Street. Several other smaller Historic Districts are located in the Garrison area of the Town.

The Town of Putnam Valley contains scenic roadways and historic "corners" that serve as community centers. Oregon Corners is the Town's principal "Main Street" area and serves the Lake Peekskill community. It is characterized by a bank, some retail establishments, and the nearby Putnam Valley Library. A revitalization committee, formed several years ago, proposed plans for streetscape improvements, a small pocket park, and facade improvements for the retail establishments clustered around the "corners."

The Town of Southeast, much like the Town of Kent, has a major highway as its "Main Street." The Route 22 corridor serves as the Town's "Main Street." Proposed traffic improvements to this main roadway have been stalled at the state level for many years making it difficult for the Town to plan for aesthetic improvements along the roadway. The Village of Brewster is within the Town of Southeast and for many years was considered the "heart" of the Town. Recent settlement patterns within the Town however, have shifted the focus of the Town away from the Village. The Village of Brewster's Main Street (Route 6) is a classic village settlement characterized by prominent ecclesiastic, civic and commercial structures as well as a Metro-North train station, a plethora of historic buildings, the Town Library and both the Town and Village Halls. The Main Street of the Village was laid out in 1849 by Walter Brewster and the Victorian ambience of Walter Brewster's buildings can still be seen today in many of the existing buildings. The Coalition for a Better Brewster has been coordinating revitalization efforts in the Village for over 10 years and is currently working with the Putnam County Economic Development Corporation to implement a NYS Main Street grant to renovate the key Main Street buildings, improve storefronts, implement a streetscape design program in conjunction with major improvements underway at the Metro-North Brewster train station.

Examples of Strategies for Main Street Revitalization

Communities may choose any or all of the tools and strategies listed below to aid them in preserving the unique historic elements within their communities.

- Develop general facade design guidelines appropriate to your communities' unique main streets and major traditional community centers that retain or improve the architectural integrity of each structure/landscape to insure diversity and individuality. *Examples of design guidelines that have been developed for Brewster Village and the Route 52 Corridor in Kent are available on the Putnam Pathways Companion CD.*

Reinvigorating Our Hamlets, Villages and Traditional Commercial Centers

- Adopt storefront and sign standards that reduce sign clutter and encourage appropriately scaled signage integrated into building facades and reflective of the historic context of the community.
- Build on the success of innovative "cornerstone park"- type projects, such as those in Carmel hamlet, Mahopac and Nelsonville, by identifying and promoting similar collaborative opportunities in key locations to create inviting public spaces in Putnam's "downtowns."
- Participate in the newly formed "Putnam County Main Street Partnership" - funded through a NYS Quality Communities Grant in 2006 – that will meet on a regular basis to share strategies of successful projects, address common problems and identify resources and supportive services for revitalization activities. See *Putnam Pathways Companion CD* for further information on networking and grant opportunities available through this countywide program.
- Translate community revitalization goals into concrete design plans, enforceable codes, and realistic timeframes with guidance from professional experts. *Example: Town of Kent's Route 52 Plan. See Putnam Pathways Companion CD for text.*
- Throughout the major commercial corridors, preserve the natural environment including groves of trees, rock outcroppings and other nature features that define the corridor. Retain historic features such as stonewalls, stone chambers and other remnants of the county's agrarian past.
- Create physical and/or virtual linkages from "Main Street" areas to nearby historic, cultural and recreational sites. *Examples:*
 - *Signage program to be developed along the Putnam County Bikeway in Mahopac, Carmel Hamlet and Southeast directing bikeway users to local shopping and cultural sites.*
 - *Putnam Passport Program developed in Philipstown area through Preserve America program funding to link Main Street areas with cultural and historic sites in the Town of Philipstown, Villages of Cold Spring & Nelsonville. See facsimile of "passport" on Putnam Pathways Companion CD.*
- Maintain the vitality of "Main Streets" through programs and projects that continually address the changing needs and challenges of "Main Streets" that occur over time. *Example: Initiation of trolley service in the village of Cold Spring.*
- Create an organization to monitor "Main Street" to keep it an active and key component of community life. *Examples: Cold Spring Chamber of Commerce, Carmel Hamlet Revitalization and Restoration, Inc. and the Coalition for a Better Brewster.*

Reinvigorating Our Hamlets, Villages and Traditional Commercial Centers

Protecting Environmental Resources

PATHWAYS PLANNING PRINCIPLE:

Enhance the quality of life for Putnam County residents, residents of the Hudson River Valley and Hudson Highlands through intelligent stewardship of Putnam's land and water resources through sound planning, development, transportation and conservation policies.

"What is the use of a house if you don't have a decent planet to put it on?"

Henry David Thoreau

Environmental resource protection must be a fundamental policy of any level of government. Benefits of environmental resource protection are numerous. By protecting the environment, drinking water quality and quantity are enhanced by safe guarding natural filtering processes and recharge areas. Environmental resource protection enhances air quality and scenic beauty and promotes biodiversity. Recognizing and protecting environmental assets also promotes a sense of place and identity. This feeling of sense of place is particularly recognizable in the Hudson River Valley and Hudson Highlands area with the abundance of magnificent natural landscape features.

As noted in the profile, Putnam County has significant environmental assets including large amounts of forested land, wetlands, streams and water bodies, undeveloped vacant land, and historical and cultural sites. Recreational assets are also available and for a suburban county, there is still a significant amount of agriculture. The resource map visually identifies the county's environmental assets. The map provides a clear impression of the allocation of these assets across the county. The tabulation of resource data and visual representation provides the basis for environmental protection strategies which are designed to protect and strengthen the county's environmental assets. Communities may utilize this database to assist them in identifying key resources within their community and in identifying interconnected environmental resources in neighboring communities. Resource materials and local, statewide and federal agencies available to assist communities with environmental protection initiatives are included on the Putnam Pathways Companion CD provided with this plan. Selected resources are also available on the Putnam County website www.putnamcountyny.com

Examples of Strategies for Environmental Resource Protection

Communities may choose any or all of the following strategies to aid them in exercising sound environmental stewardship

- Utilize the Draft Comprehensive Croton Water Quality Protection Plan (Croton Plan), which identifies environmental remediation projects for wastewater, stormwater, and other areas, as a guide to projects to improve and protect water quality and as input into the development of local comprehensive plans and planning initiatives. (The Croton Plan, though developed for communities within the NYC Watershed within Putnam County is a useful resource for all communities. The Croton Plan is available from the Putnam County Department of Planning).
- Participate in the Putnam County Lake Management Program which has been in existence since 1989. The program promotes and funds data acquisition, watershed management projects, and educational programs related to management of lake watersheds. The program will be enhanced by improved data sharing with interested agencies. *Examples of successful lake management programs funded through this program include Lake Carmel and Lake Peekskill for pollution control in the watershed.*
- Work cooperatively with local environmental entities to protect wetlands, slopes, trees, scenic vistas, scenic roads, vegetation, and wildlife through improved best management practices. *Example: Cooperative program between Putnam County, the Hudson Highlands Land Trust and the Village of Cold Spring to conduct stream assessments on stream segments that are part of the Hudson River Estuary.*
- Consider collaborative partnerships with the county, neighboring municipalities, Federal and State govern-

Protecting Environmental Resources

- ments, non-profits, land trusts, and private property owners through fee simple acquisitions, easements, transfer of development rights or other creative programs to protect open space resources. *Example: Putnam County, the town of Patterson and NYC joined together to purchase Camp Wilbur Herrlich to protect the Great Swamp from the impacts of development.*
- Link open spaces, when and where possible, through the zoning and subdivision processes, thus creating and protecting wildlife corridors and creating interconnecting blocks of open space. *Example: Town of Patterson Zoning Ordinance and Subdivision Regulations.*
 - Utilize the expertise of local and regional land trusts and conservation organizations to educate decision makers, landowners and the general public about land protection techniques, particularly conservation easements and other strategies, which do not require public management of land. *Example: Hudson Highlands Land Trust conducts periodic seminars on conservation strategies. Visit their website at www.hhlt.org.*
 - Consider Critical Environmental Area designation for significant vulnerable environmental areas in your community. *Example: Putnam County designated the Great Swamp a Critical Environmental Area in 1988 and enhanced this resolution in 1989 by establishing a policy to retain title to lands in the Great Swamp. Designation resolution is included in Putnam Pathways Companion CD.*
 - Join with other Putnam municipalities in working toward achieving compliance with the requirements of the Municipal Separate Stormwater Sewer Systems (MS4) program through the County's Intermunicipal Stormwater Coordinating Committee and Technical Advisory Committee, which was established through and Intermunicipal Agreement. *See sample Intermunicipal Agreement on Putnam Pathway Companion CD.*
 - Incorporate protection strategies into municipal ordinances and regulations to preserve and protect natural resources such as stone walls and stone structures, steep slopes, wetlands, groundwater, surface water, and trees. *Example: Town of Southeast Zoning Ordinance for protection of stone walls and town of Cortlandt Steep Slopes Protection Law. See Putnam Pathways Companion CD for sample ordinances and regulations.*
 - Investigate density reduction for residentially zoned areas and encourage clustering of residential units in lower density zones. *Example: Town of Patterson Zoning Ordinance and Subdivision Regulations. See Putnam Pathways Companion CD for sample text.*
 - Utilize the Putnam County Groundwater Protection and Utilization Plan as a resource document to assist in the development of local comprehensive plans and planning initiatives. *(The plan was developed in conjunction with each municipality and should be available in every town and village building. It is also available on the Putnam County Website at www.putnamcountyny.com).*

Balancing Open Space & Development

PATHWAYS PLANNING PRINCIPLE:

Support and encourage the development of land use plans that present balanced growth policies where development is appropriately sited, housing is affordable, watersheds are respected, historical assets are valued, natural resources and open space are protected, and recreational and cultural opportunities are diverse and numerous.

"The concept of the public welfare is broad and inclusive. The values it represents are spiritual as well as physical, aesthetic as well as monetary. It is within the power of the legislature to determine that the community should be beautiful as well as healthy, spacious as well as clean, well-balanced as well as carefully patrolled."

Justice William O. Douglas
Berman v. Parke
Supreme Court, 1954.

The challenge in the coming decades will be to continue to balance the protection of the non-built environment with the need to have some reasonable development of it. Both the built and non-built environments contribute to the quality of life, so one must not be sacrificed for the other. On a macro-level, it is also important that the built and non-built environments be integrated into a countywide land use pattern where the built and non-built environments not only co-exist, but strengthen each other in defined ways. Large blocks of open space that are linked together are beneficial for protection of wildlife habitats and natural resources. Built environments provide for the housing, economic, social, and cultural needs of the population. Protection of large blocks of open space lands can also help shape overall county development patterns and reduce the negative impacts of sprawl development. Linkages between the built and non-built environments are important as it creates integration of the two and creates a healthy living environment. Linkages such as trails and provision of other recreational use opportunities are vital. On a micro level, open space in the form of parks, trails, and natural areas should be created in the built environment as well.

Due in large part to its geographic location, Putnam County has been a magnet for growth, particularly since the 1970's. For the past three decades, Putnam County has had the distinction of having been among the top three fastest growing counties in New York. Facilitating this growth pressure is the fact that Putnam is easily accessible by major transportation highway corridors (Interstates 84 and 684, the Taconic State Parkway, and State Routes 6, 9, and 22); and, the Metro North Commuter Railroad, which serves western and eastern Putnam County. These transportation corridors have simultaneously contributed to the growth of the County and growth within the New York City and city of Peekskill's watersheds, as most of the corridors lie in these watershed areas. Improved service on Metro North in the last few decades has also contributed to growth in the same geographical areas.

Significant balancing counterweights to growth of the built environment in the County have been its topography; water bodies; state, county, and land trust acquisitions; and more recently, the New York City watershed regulations and land acquisitions. Generally, this has led to non-development and preservation of the northern and western parts of the County. Other preserved non-developed areas can be found to a lesser extent in the southeast portions of the County, which are primarily New York City watershed lands and reservoirs. As part of the balance effect, the County has aggressively pursued trail development, which has both a macro and micro level land use pattern impact.

In the future, Putnam County must continue to protect open space, but this must be balanced with the need to fund the service demands of the county's population and environmental protection initiatives. Putnam County needs to have development which will capture more of the county residents' disposable income that is lost through sales tax revenue to neighboring counties and the State of Connecticut.

Examples of Strategies for Open Space and Development

Communities may choose any or all of the tools and strategies listed below to aid them in preserving the unique historic elements within their communities.

- Contain suburban sprawl by shaping development patterns through selected open space land acquisitions, easements, transfer of development rights, or other land preservation mechanisms and develop-

Balancing Open Space & Development

- ment options that reinvigorate centers. *Example: The Town of Southeast has formed an Open Space Committee made up of town residents to assist the Town Board in identifying vulnerable properties that should be considered for acquisition under the Town's recently enacted Open Space Bond.*
- Recommend properties for retention by the County through the tax default process established under County Resolutions R555 of 1985 and R101 of 1996. These resolutions relate to open space acquisition, retention and management by establishing a policy to review and possibly retain parcels that revert to the county for unpaid taxes and for acceptance of land donations. *Example: Properties in the Continental Village area of Philipstown and the Lake Peekskill community in Putnam Valley have been retained by the County or turned over to the individual towns to increase the open space in those densely populated lake communities.*
 - Utilize the Putnam County Agricultural and Farmland Protection Plan, completed in 2004, as a guide for implementation of agricultural economic development strategies, community support strategies, and recommendations for policies and programs. The Putnam County Agricultural & Farm Land Protection Plan is available on the Putnam County website at www.putnamcountyny.com.
 - Work with other entities who acquire land for other specific purposes which may also include an open space/recreational component that are not the primary objectives of the acquisition, but which could be valuable to open space preservation and/or recreational usage for County purposes. *Example: The NYC Land Acquisition Program which is designed to protect NYC's drinking water supply provides opportunities for selective recreational opportunities for Putnam residents.*
 - Create a network of contacts with agencies involved in open space activities to coordinate plans and maximize opportunities for open space preservation. See listing and contact information for a variety of public and private open space and land conservation organizations on the Putnam Pathways Companion CD.
 - Identify and utilize various financial resources such as grants, land donation, private funding and municipal or county funding from bonds or an established capital budget line item to achieve open space goals and mixing and matching these financial resources as needed. *Example: Town of Southeast Open Space Bond 2006 Referendum. Text of the referendum is included on Putnam Pathways Companion CD.*
 - Promote linkages of urban and rural open spaces with historical, cultural, recreational, residential, commercial, and institutional land uses to achieve a full and active integration of open space with all other land uses found in a community. *Examples: Projects such as the Putnam Bikeway & the Route 52 Corridor Redevelopment Plan promote accessibility to community resources as part of their design. See Kent Route 52 Design Plans and Putnam Bikeway route on Putnam Pathways Companion CD.*
 - Utilize the Putnam County Pathways Resource Map and other available information as an aid to identify ways to link open space resources, promote public access, and set priorities of action steps.
 - Develop targeted economic development recruitment strategies through partnerships between the county, municipalities and the Putnam County Economic Development Corporation (PCEDC) that respect community preferences, are consistent with community comprehensive plans, and reflect individual communities' infrastructure capabilities and environmental resources.
 - Foster economic development opportunities that match new jobs to Putnam's well-educated workforce through commercial land use regulations that promote back office and high-tech enterprises.
 - Support the expanded "Shop Putnam" program that is designed to create awareness of the variety of goods and services available locally.
 - Promote and continue partnerships between the County, municipalities, and the private sector on appropriate initiatives to help decrease government reliance on property taxes. *Example: Putnam County and municipal partnerships on infrastructure projects such as salt storage sheds.*

Respecting Putnam's Heritage

PATHWAYS PLANNING PRINCIPLE:

Encourage the preservation of significant historic buildings, landscape features and viewsheds that contribute to our national, state and local heritage.

"The farther backward you look the farther forward you are likely to see"

Winston Churchill

Putnam's rich historical heritage is an important element in creating the quality of life that so many Putnam residents enjoy.

New development patterns, transportation networks, commercial establishments and a more diverse population can co-exist with a respect for our past and preservation of the physical reminders of Putnam's heritage. In addition to historic structures, archaeological sites, remnants of our agrarian roots as evidenced by stone walls, stone chambers and farm buildings, and historic landscapes and unique geological features are also worthy of preservation.

Putnam County has over forty-nine buildings listed on the National Register of Historic Places; additionally, the County has four Historic Districts, all in the Town of Philipstown, which contain an aggregation of historic structures. Manitoga, the home and woodland gardens of pioneer industrial designer, Russel Wright, has just been declared a National Historic Landmark, the first in Putnam County.

Additionally, individual communities in Putnam County can boast of many buildings and sites that are of local importance either because of the age of the structure or landscape, the location of an event of historic significance, the association with an historically important individual, a building or site of architectural importance or representative of an important building style or period. Throughout Putnam County, the County Historian's Office, the Historians' Roundtable, local Town and Village Historians, Architectural Review Boards, Historic Advisory Commissions and "Friends" groups are working to preserve sites and structures reflective of Putnam's heritage. These groups are listed on the Resources CD which accompanies this plan. The attached map and chart identify sites in Putnam County that are currently listed on the National Register of Historic Places.

Examples of Planning Tools & Strategies to Preserve Putnam's Heritage

Communities may choose any or all of the tools and strategies listed below to aid them in preserving the unique historic elements within their communities.

- Identify & inventory historic properties in your community that are of national, state and local significance.
Example: Town of Southeast Historic Sites Inventory - See Putnam Pathways Companion CD
- Seek financial and professional assistance to adopt preservation ordinances, formation of historic districts and creation of historic review commissions to protect local landmarks. Sources of funds and technical assistance for historic preservation activities are located on the Putnam Pathways Companion CD.
- Participate in the Certified Local Government program, administered through the NYS Historic Preservation Office, Office of Parks, Recreation & Historic Preservation *See Putnam Pathways Companion CD for further information and contacts.*
- Prepare nominations to the National Register of Historic Places for key historic structures throughout your community. Assistance for such efforts is available through the Putnam County Historian's Office, the Putnam County Preservation Advisory Commission and the Putnam County Department of Planning.
- Document historic landscape features, such as stone walls, scenic roads and important view sheds and adopt local ordinances to consider these features in the land use approval process. *Examples of local ordinances can be found on Putnam Pathways Companion CD.*
- Seek grants from national, state and foundation sources to conduct historic structures reports, archeological surveys and to fund technical assistance for preservation activities. *See Putnam Pathways Companion CD for grant resources.*
- Maximize the benefits of Putnam's status as a Preserve America Community by working with adjacent communities to create a "Putnam Passport" modeled after the one developed in Philipstown. *See Putnam Pathways Companion CD for sample "Passport" format.*

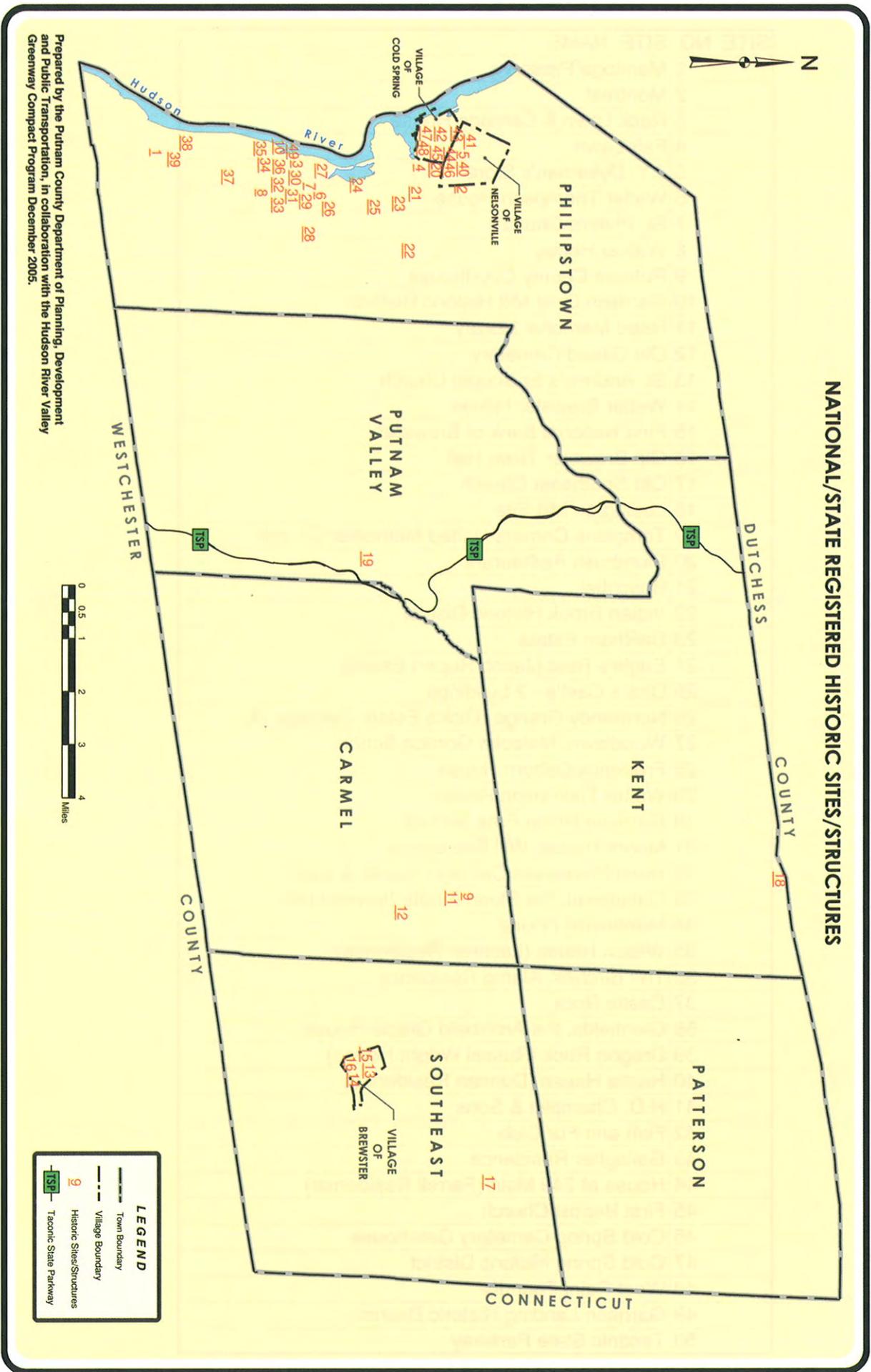
Respecting Putnam's Heritage

- Explore opportunities for adaptive re-use of historic properties through creative land use planning initiatives, particularly in traditional downtown locations. *Example: Old Town Hall building in Town of Southeast is used as a museum, town court and town meeting place.*

National/State Registered Historic Sites/Structures Legend

SITE NO	SITE NAME
1	Manitoga Preserve
2	Montrest
3	Rock Lawn & Carriage House
4	Fair Lawn
5	J.Y. Dykeman's Store
6	Walter Thompson House
7	St. Philip's Church
8	Walker House
9	Putnam County Courthouse
10	Garrison Grist Mill Historic District
11	Reed Memorial Library
12	Old Gilead Cemetery
13	St. Andrew's Episcopal Church
14	Walter Brewster House
15	First National Bank of Brewster
16	Old Brewster Town Hall
17	Old Southeast Church
18	Ludington Mill Site
19	Tompkins Corners United Methodist Church
20	Plumbush Restaurant
21	Boscobel
22	Indian Brook Historic District
23	DeRham Estate
24	Eagle's Rest (Jacob Rupert Estate)
25	Dick's Castle - 2 buildings
26	Normandy Grange (Dick's Estate Carriage Ho
27	Woodlawn, Malcolm Gordon School
28	Frederick Osborn House
29	Walter Thompson House
30	Garrison Union Free School
31	Moore House, Will Residence
32	Hurst Pierrepont Carriage House & Barn
33	Oulagisket, the Sloan Estate (several buil
34	Mandeville House
35	Wilson House (Lachner Residence)
36	The Birches, Alamo Residence
37	Castle Rock
38	Glenfields, the Archibald Gracie House
39	Dragon Rock (Russel Wright House)
40	Hustis House (Duncan Residence)
41	H.D. Champlin & Sons
42	Fish and Fur Club
43	Gallagher Residence
44	House at 249 Main (Farrell Residence)
45	First Baptist Church
46	Cold Spring Cemetery Gatehouse
47	Cold Spring Historic District
48	West Point Foundry
49	Garrison Landing Historic District
50	Taconic State Parkway

National/State Registered Historic Sites/Structures Map





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