

# Town of Meredith

## *Comprehensive Plan*



***For the People and Town of Meredith***

**As represented by:**

Frank Bachler, Town Supervisor  
Keitha Capouya, Planning Board Chair

**As assembled by:**

Michael D. Clugston, Delaware County Planning Department

***Adopted June 13<sup>th</sup>, 2006***

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## **Acknowledgements**

The path taken to achieve the update of the Town of Meredith's Comprehensive Plan has been winding and arduous. It started, with the assistance of the Delaware County Planning Department, by obtaining grant funds from the New York Department of State Master Planning and Zoning Initiative Award Program in early 2001. These funds were matched by in-kind service from the Town through the work of the Planning and Town Boards.

A planning consultant was selected later in 2002 to complete the work of updating the Plan. However, after more than a year, the Town felt that progress on the plan was unsatisfactory and sought another way to complete the work. Stepping into the void, Mike Clugston, Environmental Planner with the Delaware County Planning Department, offered to complete the project for the Town. His work, with the help of the following people, led to the Comprehensive Plan you see before you.

### **Special thanks...**

#### **Meredith Planning Board**

Keitha Capouya, Chair  
Nina Juviler  
Lew Coulter  
Penny King  
Will Outsen  
Jeanne Sands  
Carol Sulas, Secretary  
Jerry Fraine, former Chair  
Ron Bailey, former member  
Joan Meyer, former member

#### **Meredith Town Board and Officials**

Frank Bachler, Supervisor  
Marge Rockefeller  
Pat Lynn  
Roger Hamilton  
Paul Menke  
Betsy Clark, Town Clerk  
Paul Johnson, Highway Superintendent  
Rich Aitken, former member

#### **Delaware County Planning Department**

Nicole Franzese, Director  
Jennifer Harvill, GIS mapping  
Spencer DeVaul, GIS mapping

#### **Delaware County Soil and Water Conservation District**

Larry Day, Soil and Groundwater Specialist  
Scotty Gladstone, Stream Programs Coordinator

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# Table of Contents

	<b>Page #</b>
<b><i>Preface</i></b>	5
<b>1. Introduction</b>	7
Meredith's Vision	9
<b>2. Community Profile</b>	
2.1 – History	11
2.2 – Natural Resources	13
2.3 – Demographics	18
2.4 – Community Resources	31
<b>3. Land Use</b>	
3.1 – Land Use Management	39
3.2 – Land Use Management in Regional Context	44
<b>4. The 1985 Plan – As proposed ... As realized</b>	50
<b>5. Goals, Objectives, and Action Plans</b>	53
5.1 – Land Use	54
5.2 – Infrastructure	56
5.3 – Education and Outreach	60
<b>6. Long-term Planning Considerations</b>	61
<b>Appendices</b>	
A1. Public Outreach	66
A2. Definitions, Websites and References	85
<b>Photographs</b>	
1. Overlooking Meridale	Cover
2. Spring Lake	9
3. Village of Meredith	12
4. Site of Town Government, Catskill Turnpike	31
5. Town Hall	32
6. Meridale Fire Department	33
7. Dairy Fest	35
8. Honest Brook Music Festival	35
9. Hanford Mills	36
10. Delhio Dairy Farm	44
11. Along Catskill Turnpike	49
12. Signs	52

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## Maps

Map 1 – Location Map

Map 2 – Elevations

Map 3 – Greater than 15% Slope

Map 4 – Soils

Map 5 – Watersheds, Wetlands, Floodplains

Map 6 – Air Photo and Land Classification

Map 7 – School Districts

Map 8 – Fire Districts and Roads

Map 9 – REA Service Area

Map 10 – Property Classifications

Map 11 – Agricultural Districts and Prime Soils

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## Preface

Some of us remember the adoption of the first Comprehensive Plan for the Town of Meredith in 1985. There have been many changes since then – fewer dairy farms, more second homes, the beginnings of an alternative farming movement, more computer-dependent and home-based businesses. But with all the changes, the people who live here still value the things they valued twenty years ago: clean air and water, the agricultural community and its rural landscape, open space and beautiful views, and the peace of living close to nature.

The essential spirit of this updated Comprehensive Plan came from our neighbors, the citizens of Meredith. It came from their conversations with us as we drove the back roads looking for small farms and home-based businesses; it came from their responses to the questionnaires we sent to every household before the actual work on the plan began; it came from their ideas and observations during the town meeting we held to discuss the life of the town and our hopes for its future. We are most grateful to our townspeople for their generous participation and assistance, and we hope they see their vision of the town they live in and love reflected here.

We would like to thank our Town Supervisor Frank Bachler and the members of the Town Board for their unstinting support and encouragement through this long process; and we thank Nicole Franzese, Director of the Delaware County Planning Department, for her wisdom and clarity.

Finally, we owe an enormous debt of gratitude to Mike Clugston. Without his tireless work of compilation and interpretation; his imagination in making statistics, maps, and charts intelligible; his good-natured patience through endless revisions; this Comprehensive Plan might still be in limbo. Thank you, Mike.

Keitha Capouya, Chair  
Penelope R. King, Deputy Chair  
Lew Coulter  
Nina Juviler  
Will Outsen  
Jeanne Sands  
Ron Bailey, former member  
Joan Meyer, former member