



BUILD-OUT SCENARIO SUMMARIES

Unconstrained

This scenario identifies the amount of households and commercial square feet that can be built as-of-right under current zoning cumulatively across the nine municipalities being studied. It is called “unconstrained” because the population and employment represented across the study area are not limited by demographic or economic projections. The unconstrained scenario takes into consideration ecological limitations to development on each parcel such as floodplains and wetlands. Commercial square footage is converted into a job number for each parcel based on industry standards for jobs per square foot of different commercial types enabled by zoning. This scenario describes the development results across the study area if there was unlimited economic growth until there were no properties left to be developed under current zoning.

Business-as-Usual

This scenario is called “business-as-usual” because it demonstrates the development that might be expected across the study area through 2035 based on population and job growth projections and existing zoning. The residential growth on this map looks similar to the unconstrained scenario map because the amount of projected residential growth would use up 96% of the study area’s development potential under current zoning. The commercial growth on this map looks different from the unconstrained map because the nine communities are cumulatively zoned for nearly nine times as many jobs as are projected to be added to the region over the next 25 years. Development is allocated to parcels based on their road access, proximity to services, and location in relation to other neighborhoods. Those parcels least likely to be developed over the next 25 year are shown as vacant.

Smart Growth A

This scenario is an interpretation of existing municipal comprehensive plans. As compared to business-as-usual, this scenario reallocates a share of the projected growth to those locations identified in municipal comprehensive plans as appropriate places for new growth and away from those places identified in municipal plans as target areas for protection. Assuming that the study area communities are not completely successful in either preserving targeted agricultural lands or forests, or in channeling all new growth to desired locations, a significant share of the area’s population and job growth is allocated across the municipalities using the same methodology as used in the business-as-usual scenario.

Smart Growth B

This scenario is similar to Smart Growth A in that it begins with the interpretation of municipal comprehensive plans. The difference is that it gives special emphasis to the city and village centers as appropriate places for new development in the process of reallocating comprehensive plan projected growth. The other difference is that this scenario assumes that the study area communities are more successful in preserving targeted agricultural lands and forests and in channeling a significant share of new growth to desired locations. As with Smart Growth A, targeting of development away from those places identified in municipal comprehensive plans as target areas for preservation. Development tied to the remaining population and job growth projections are allocated across the municipalities using the same methodology as in the business-as-usual scenario.



Build-out Summary by Municipality

Municipality	Unconstrained		Business-as-Usual*		Smart Growth A**		Smart Growth B**	
	Residential Units	Jobs	Residential Units	Jobs	Residential Units	Jobs	Residential Units	Jobs
Town of Newburgh	3,939	24,620	3,655	1,468	2,251	-	1,797	-
City of Newburgh	1,238	4,685	1,238	1,605	2,602	-	4,501	-
Town of New Windsor	2,137	17,127	2,055	9,238	2,145	-	995	-
Town of Cornwall	349	3,994	338	-	349	-	257	-
Village of Cornwall-on-Hudson	30	4	30	-	51	-	116	-
Town of Montgomery	4,157	66,869	3,990	1,595	3,593	-	2,580	-
Village of Walden	290	545	290	-	520	-	605	-
Village of Montgomery	186	2,875	186	-	320	-	780	-
Village of Maybrook	249	748	249	-	200	-	400	-
Total Study Area	12,575	121,467	12,031	13,906	12,031	-	12,031	-

Notes: * Assumes development of commercial uses along main corridors with best access to I-84 and I-87 up to estimate of total study area jobs in 2035.

** Allocation of jobs between municipalities for each Smart Growth scenario is dependent upon results of the workshop exercise.