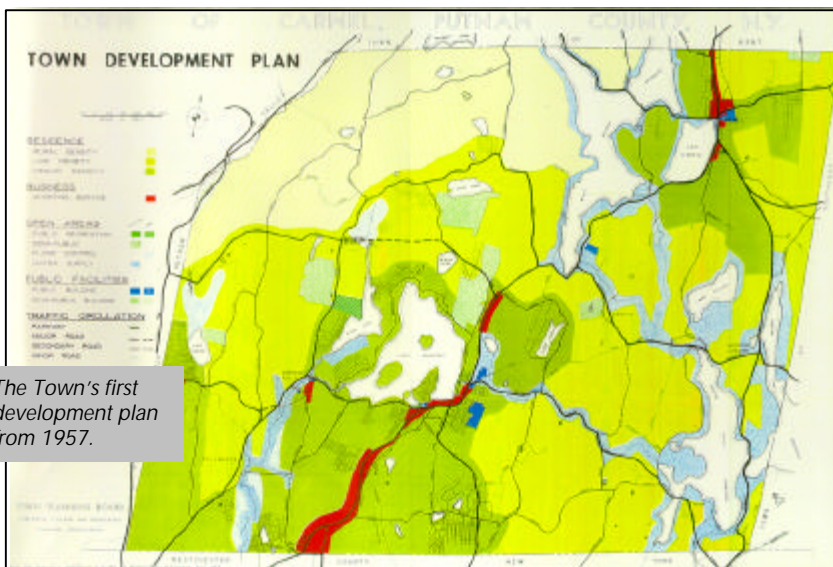


1 INTRODUCTION

The Carmel Town Board retained Buckhurst Fish & Jacquemart, Inc. (BFJ) to assist with an update of the Comprehensive Plan. This update builds upon the foundations set by the previous plan of 1980 and the original Town Master Plan of 1957. It is intended seek a balance of environmental forethought with reasonable development policies to guide the Town's land use into the initial stages of the 21st Century.

1.1 Planning Basis

The development of this plan was initiated at the same time as the Croton Plan was initiated by Putnam County. The Croton Plan is a water quality and community character plan for the Croton River watershed that is being prepared pursuant to the New York City Watershed Memorandum of Agreement. Four Putnam County towns - Carmel, Kent, Patterson and Southeast - are participating in this effort with the County. The update of the Carmel Town Plan takes into account the products of the watershed planning effort and relates their findings to the Town's policies and land use recommendations for the future.



The Carmel Comprehensive Plan is general in nature, examining demographic and potential long-range impacts. The Comprehensive Plan contains an inventory of existing conditions in the community, followed by a future land use plan to serve decision making on physical development. These elements are the Town's historical and regional context, population

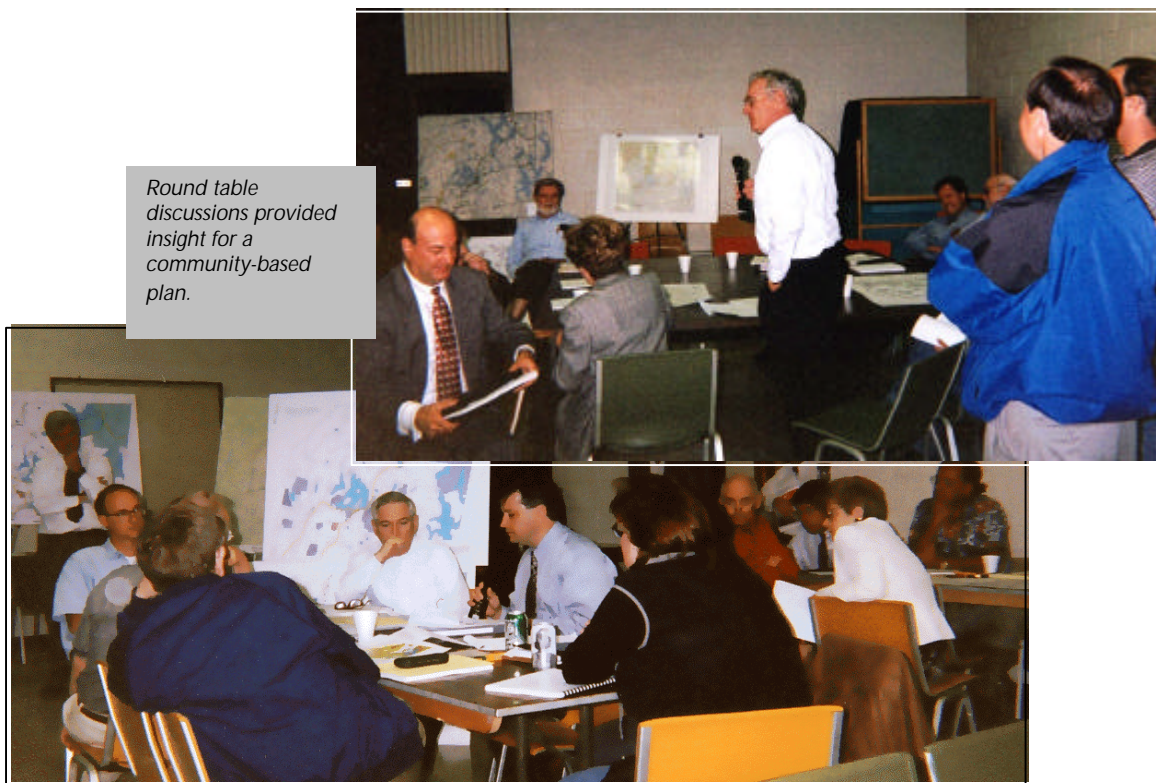
characteristics, environment, transportation and community facilities. The features of each of the elements are integrated into the Land Use Plan and an implementation chapter concludes the overall Comprehensive Plan.

1.2 Citizen Based Planning

The Comprehensive Plan will only be effective if it reflects the values and desires of the community it serves. To measure the community's vision for the future of the Town, two public workshops were conducted. This allowed citizens to express their concerns, goals and recommendations at critical points in the planning process.



The first workshop introduced the planning concepts and program to the public. Participants contributed their vision of the future of the Town. At the second workshop, a conceptual land use plan and background report was presented with participants working in breakout groups toward consensus on the most significant issues.



1.3 Goals and Objectives

This plan is guided by the goals that were formulated during the workshops, Town Board meetings and public meetings. The goals are desired outcomes of the most significant land use issues facing the Town in the next ten years. The goals found in 8.1 have guided the Plan's development.

a. Land Use

Carmel should establish a balance among protection of the natural environment and resources, maintaining quality neighborhoods, providing necessary community services and insuring a sound economic base.

b. Environmental Protection

Carmel should preserve its natural resources and protect the quality of drinking water supplies.

c. Infrastructure

Carmel should support its existing settled neighborhoods and commercial and industrial areas by maximizing existing public sewer capabilities, ensuring sound environmental operation of private septic systems, and constructing or expanding sewer districts.

d. Economic Development

Carmel should sensitively develop its economic sector so as to strengthen its tax base consistent with the other goals of this plan.

e. Traffic and Transportation

Carmel should have efficient and well-maintained roads, which serve local and through traffic.

f. Community Character

Carmel should seek to provide the quality and quantity of facilities demanded by its residents as part of an overall commitment to the quality of life in the town.

g. Parks and Open Space

Carmel should seek to provide quality park facilities.