



**TOWN OF CARMEL NEEDS YOUR INPUT!!!
PLEASE TAKE THE SURVEY
[HERE](#)**

The Town will be holding an **In-Person Workshop** on **Thursday, October 29th**

The Workshop will be held at Sycamore Park, at 1:30pm

Please Click the Registration Link for the Workshop Session

at Sycamore Park, 790 Long Pond Road, at 1:30PM [HERE](#)

This workshop will be in conformance with CDC guidelines for public gatherings, therefore, space is limited to 50 people.

Masks are required to enter the workshop and accommodations will be provided for adequate social distancing.

The Agenda for this meeting will be posted in advance on this webpage as well as the Town's general Town Meetings webpage, and will also air live on Comcast Channel 95, Verizon Channel 24, as well as live on Utube on the Town's Web Page, www.ci.carmel.ny.us

WELCOME TO THE TOWN OF CARMEL COMPREHENSIVE PLAN REVIEW WEBPAGE!

Per Town Law, the Comprehensive Plan should be periodically reviewed and updated. Now that it has been over 20 years since the Town's last Comprehensive Plan was prepared, and much has changed within the Town, a Comprehensive Plan Advisory Committee (CPAC) has been appointed by the Town Board. The CPAC, along with Town staff and input from members of the community itself, will work together to update the existing 2000 Town Comprehensive Plan, which may be accessed [HERE](#). The update process evaluates existing conditions in order to establish clear goals and implementation measures for the future success of the Town of Carmel.

WHAT IS A COMPREHENSIVE PLAN?

The primary role of a comprehensive plan is to establish the community's vision for its future. It provides the community with the opportunity to reflect on existing conditions while providing direction to attain its vision. A comprehensive plan assigns responsibility and prioritizes specific actions for implementation following completion of the plan. According to state law, the plan may include a wide range of topics "at the level of detail adapted to the special requirements of the town..." Topics such as residential growth, economic development, land-use, infrastructure, natural resource protection, and community character are typically addressed in a Comprehensive Plan.

HOW DOES THE COMPREHENSIVE PLAN RELATE TO ZONING?

According to state law, "All land use regulations must be in accordance with a comprehensive plan adopted pursuant to this section." Updating zoning and subdivision regulations is one of the most important tools communities in New York State have for ensuring that future growth contributes to achieving the community's vision and goals described in the Plan. At the end of this process, it is expected that the Town of Carmel will refine its local land use regulations as needed to be consistent with the plan.

A PLAN IN PROGRESS

As information becomes available during the Comprehensive Plan Update process, it will be posted here.

MEETING PRESENTATIONS

- [April 29, 2020 Meeting Presentation](#)

EXISTING CONDITIONS

- [Community Facilities & Services](#)
- [Land Use Zoning](#)
- [Natural Resources](#)
- [Demographics, Economics and Housing](#)
- [Transportation](#)
- [Utilities](#)

The Comprehensive Plan Advisory Committee (CPAC) has been working with Town staff, Town residents and our consultants from Nelson, Pope & Voorhis, LLC to prepare a Draft Existing Conditions Report. This report provides information about the current state of the Town of Carmel and is intended to help inform discussion about the future of our community. A final version of this report will eventually become a chapter or an appendix to the Comprehensive Plan Update. Due to file size, the draft report will be presented under separate documents.

COMPREHENSIVE PLAN ADVISORY COMMITTEE (CPAC) MEETINGS

The CPAC meetings are primarily intended to serve as working meetings for committee members. The Town of Carmel, guided by the Comprehensive Plan Advisory Committee, is preparing an update to the Comprehensive Plan which identifies a future vision for the Town, and provides the policy recommendations to make that vision a reality.

***** Please note that, due to the COVID 19 Pandemic, the Town must follow the current CDC guidelines limiting the amount of people attending this meeting, social distancing and wearing protective face masks.***