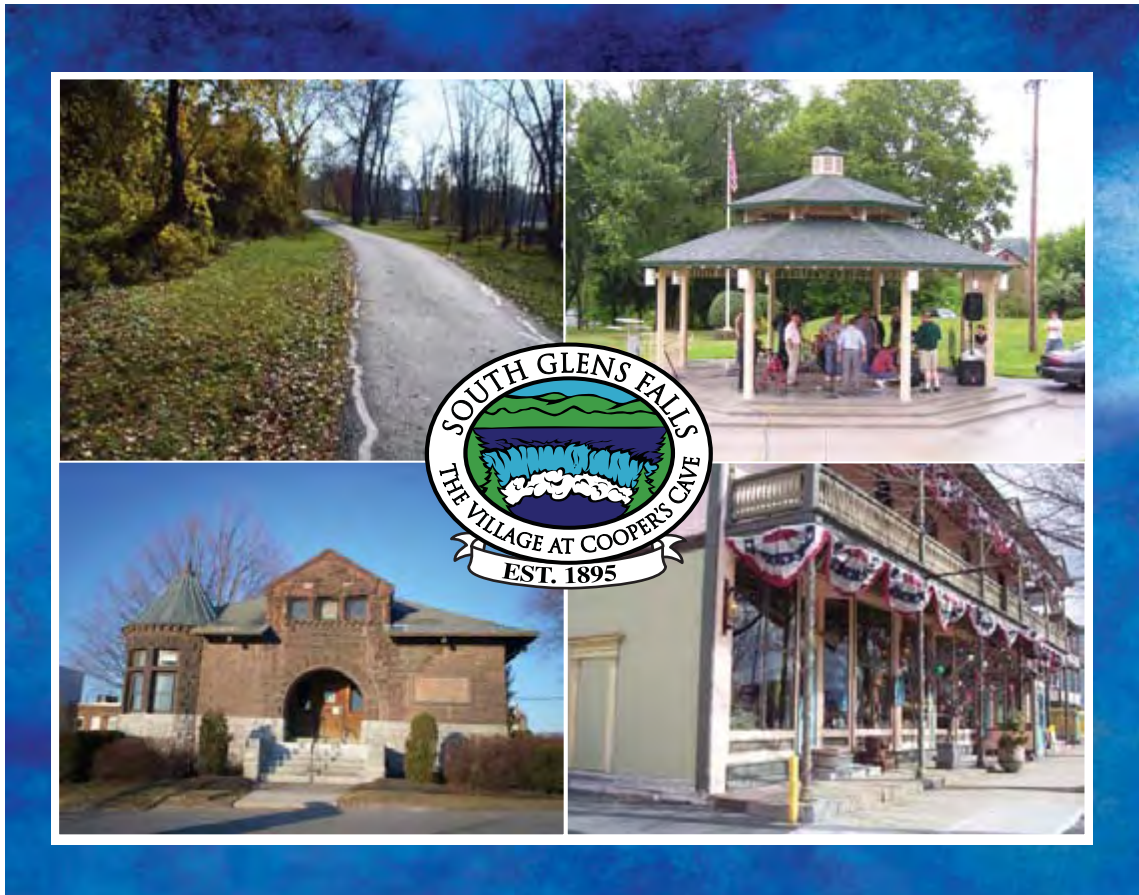


VILLAGE OF SOUTH GLENS FALLS

SARATOGA COUNTY, NEW YORK



COMPREHENSIVE PLAN

AUGUST 2008



Village of South Glens Falls Comprehensive Plan



Final Draft

August, 2008



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Acknowledgments

The Village of South Glens Falls would like to recognize and thank the many people and organizations whose assistance has made the completion of this Comprehensive Plan a reality. The members of the Planning Advisory Committee commitment to a series of monthly planning meetings and public workshops for several months was crucial in developing the *vision* that will shape the communities future. The development of the South Glens Falls Comprehensive Plan was partially financed by grants obtained through the NYS Quality Communities Program.

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Village Staff

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To obtain a copy of the Village of South Glens Falls Comprehensive Plan and discover other valuable community information, please visit the Village of South Glens Falls website at www.sgf.com.

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Executive Summary

Purpose

A well-prepared Comprehensive Plan is a tool that develops a vision for the community, identifies specific development and revitalization goals, and sets forth clear steps that can be taken to implement and achieve these goals. The Plan can be used to understand changing economic conditions, to identify local attitudes toward community characteristics and needs, to identify development opportunities, and to regulate land use for the purpose of protecting the public health, safety and general welfare of its citizens.

Village residents and local officials recognize the need to review and update their Comprehensive Plan in order to reflect current conditions and to identify and prepare for future growth and development. They also recognize the need to maximize their effectiveness by leveraging community assets with outside resources. Positive outcomes of the Comprehensive Planning process include the prioritizing of community projects, developing timelines for completion, increasing local commitment, and identifying funding sources to support these projects.

The success of the South Glens Falls' Comprehensive Plan will be gauged on the achievements reached by the Village Board

and the business community as they strive toward fulfilling the publicly created community vision. The following Vision Statement was prepared based on feedback received from the Advisory Committee and various public workshops:

Vision Statement

The Village of South Glens Falls with its' many unique historic, natural and municipal assets is poised for revitalization. The Village is centrally located approximately 40 miles north of Albany, the state capital of New York, across the river from the City of Glens Falls, and within 15 miles of Saratoga Springs and Lake George. The Village's location on the Hudson River offers unique recreational as well as water power opportunities. The Village invites development that attracts new residents and business and Main Street buildings are full of small businesses, shops, restaurants, upstairs housing and other services and attractions for residents and tourists alike. With future improvements, Route 9 will be a functional, visually attractive and pedestrian-friendly commercial strip, offering a variety of goods and services for local residents as well as those visitors passing through. The Village is located within a quality school district and offers a variety of housing choices ranging from

single-family to multi-family, historic to modern, to serve residents of all ages including young families and senior citizens. The Village will continue to encourage improvements to existing housing conditions, the public and drinking water system, recreation opportunities, and access to the Hudson River, all of which are vital to future revitalization. The Village will strive to enhance and promote these and other assets and provide the necessary amenities and services to existing and new residents, businesses and visitors, now and into the future.

The Planning Process

The development of the Comprehensive Plan began in the fall of 2007, when the Village was awarded a \$24,000 Quality Communities Grant to update their comprehensive plan. After determining the best way to proceed with the Plan the Village Board appointed the Planning Advisory Committee representing a large cross section of the community, including members of the Planning Board, residents and business owners with a wide range of personal and professional experiences.

The Planning Advisory Committee met approximately once a month to discuss key issues and develop recommendations to address the issues. Consultants conducted an inventory and analysis of the community resources as a basis for developing recommendations for the Plan. Field surveys

and stakeholder interviews provided further documentation for the inventory and analysis, while demographic statistics and market research provided the background for a socio-economic analysis of the area.

To ensure effective community outreach and participation, the Village provided many opportunities for public participation. Residents were invited to attend an Assets and Liabilities Workshop and a Visioning Workshop. Notices of the public workshops were posted outside the Village Hall and fliers were also hand delivered by volunteers. In addition, an on-line public opinion survey was made available to all residents and property owners. A post card notifying residents of the on-line survey was mailed to all property owners and an ad regarding the survey was placed in the local paper in order to reach other residents of the Village.

Culling all the feedback from the Planning Advisory Committee and the public outreach efforts, the goals, objectives, and recommendations were tailored to reflect the Village's desired vision of the future, build on the assets of the community, and capitalize on the many opportunities that were identified during the planning process. The goals and recommendations provide local government, businesses, and citizens with a guide for future decisions, and will have a positive impact on the local economy. A complete list of goals, objectives, and recommendations are contained in Section II of this document.

I. Introduction

What is a Comprehensive Plan?

New York State law grants municipalities the authority to prepare and adopt comprehensive plans.¹ As defined by law, a comprehensive plan is a document that identifies goals, objectives, principles, and policies for the immediate and long-range protection, enhancement, growth, and development of a community. Also known as a master plan, a comprehensive plan provides guidance to municipal leaders, government agencies, community



organizations, local businesses, and residents, and helps to ensure that the community's needs are met, both now and in the future.

Long-term in nature (with generally a 10-year outlook), comprehensive plans concentrate on drafting land use policy, developing regulatory measures, identifying zoning changes, and creating local laws that, over time, will foster the community's growth in a manner consistent with residents' preferred vision. A well-developed comprehensive plan is a community's blueprint for the future.

The comprehensive plan, as a tool of planning, is a means to promote the health, safety, and welfare of the people. An adopted comprehensive plan indicates that both community leaders and citizens accept the plan as the guide to future decision-making and development. New York's zoning enabling statutes (the state statutes which give cities, towns and villages the power to enact local zoning laws) all require that zoning laws be adopted in accordance with a comprehensive plan. The comprehensive plan provides the backbone for the local zoning law.²

¹ Town Law §272-a and Village Law §7-722

² Zoning and The Comprehensive Plan, James A. Coon Local Government Technical Series, December, 1999, Town Law §263, Village Law §7-704

Implementing the Plan

The adoption of the Comprehensive Plan is only the beginning. The mere statements of goals and recommendations of this plan will not produce the desired results unless the Village implements the concepts through land use regulations, public investment and cooperation, and/or the formation of partnerships with adjacent municipalities.

Once the Comprehensive Plan is adopted, the Village Board should designate an Implementation Committee to review the goals and recommendations of the Comprehensive Plan, and make recommendations for immediate actions that should be pursued. The Committee should have members that represent the existing Planning Board, Zoning Board of Appeals and South Glens Falls' Planning Advisory Committee (PAC). The Implementation Committee should first be charged with implementing the recommended changes to the Zoning Codes/Ordinances, in order to bring these regulations in accordance with the Comprehensive Plan. Upon completion of their review, the Implementation Committee should present their recommendations to the Village Board for consideration and adoption. The Village Board must follow the legal requirements set forth in Village Law §7-704 - §7-708 and

General Municipal Law §239-m when making changes to the Zoning Code/Ordinance. The Committee should also be charged with the implementation of the other recommendations of the Comprehensive Plan. The Committee should work on each strategy in the order of importance established by the Plan within the next section; however, it is likely that priorities may change with the availability of funding sources for particular projects.

Updating & Amending the Plan

In order for the Comprehensive Plan to be an effective tool in guiding the desires of the Village residents, it must be reviewed on a regular basis. Ideas and attitudes change over time. Five years from now, a problem that may have been at the forefront of the public mind may be resolved and something else may take its place. Therefore, it is recommended that the Village Board and Planning Board, or other designated special board, annually review the Comprehensive Plan's recommendations to ensure that they are relevant to the changing conditions within the Village. It is recommended that the entire Comprehensive Plan be reviewed at least once every five years, and be amended where needed. The Plan should be updated or re-written at least once every ten years.

II. Goals & Recommendations

Introduction

The Goals, Objectives, and Recommendations of a Comprehensive Plan, once implemented, are intended to guide the future development of the Village. To best understand the intent of these elements, it might be helpful to know the differences that exist between goals, objectives, and strategies.

- A goal is a general statement of a future condition that is considered desirable for the community; it is an end towards which actions are aimed.
- An objective is a statement of a measurable activity to be accomplished in pursuit of the goal; it refers to some specific aspiration, which is reasonably attainable.
- A recommendation is a specific proposal to do something that relates directly to accomplishing the objective.

The goals, objectives and recommendations developed in support of the South Glens Falls Comprehensive Plan were all

developed as a result of working with the Comprehensive Plan Advisory Committee and the public. Much effort was put into the public participation process conducted in support of the planning process. This involved two public workshops, stakeholder interviews, a series of committee meetings, and the distribution of a community survey. Culling all the feedback from these efforts, an attempt was made to identify goals and recommendations that best reflect the community's concerns and desires.

The documentation of comprehensive goals and recommendations will not produce the desired results unless the Village implements the concepts through updated land use regulations, public investment and cooperation and/or the formation of partnerships with adjacent municipalities. In order to keep better track of this process, the Comprehensive Plan Advisory Committee designated a time frame, the responsible party, and potential funding sources for each recommendation. **(See the Implementation Matrix)**

Goal 1: Continue to Build Community Image and Identity.



Objective 1. To build a sense of community pride and identity by preserving and enhancing the unique features of the Village that make it a quality place to live.

Objective 2. To encourage the protection and restoration of historic structures that reflect the area's unique local history.

Recommendation 1. Appoint a formal historic preservation advisory committee for the Village. The role of this group would be to assist the Village in implementing related strategies of this plan and to promote historic preservation programs and activities. This group could continue to work with landowners and the community to identify eligible structures and districts to be listed on the National and State Historic Registers.

Recommendation 2. Inventory and map all historic markers, structures, cemeteries and landmarks. This map could be tied to a database of photographs that show the historic features of the property.

Recommendation 3. Direct the Planning Board and Zoning Board of Appeals to use the historic inventory and maps in order to

assist in determining new project impacts on historic resources as required by the New York State Environmental Quality Review Act (SEQRA). Both boards should carefully evaluate the impacts of proposed projects on historic resources by conducting thorough SEQR procedures that give full emphasis to historic resources.

Recommendation 4. Cooperate with SCA Tissue to plan for the preservation and adaptive re-use of the historic office building located on the tissue company's property on Main Street in the Village.

Recommendation 5. Attract, train, and involve young people in community leadership roles. Work with the South Glens Falls Central School District to encourage Jr. or Sr. High School students to be more involved with functions of their local governments. Create a community liaison position that is appointed by the High School to attend all Village Board Meetings as a non-voting representative. Create a Youth Leadership Council to meet regularly to develop community projects and address community needs that effect the youth population.

Recommendation 6. Continue to coordinate student field trips to the South Glens Falls Historical Park, Cooper’s Cave and the Village Museum with the South Glens Falls 4th grade student teachers and promote local history as part of the curriculum.

Recommendation 7. Enhance all of the community “Gateways” to welcome motorists/tourists into the Village. Tourist friendly communities celebrate their identity with a welcoming signs and information kiosks that announce entry into the

community. Elements used in successful gateways include signs, sculpture, lighting, ornamental historic objects (such as carriages or cannon) and landscaping. Continue to market “the Village at Cooper’s Cave”.

Recommendation 8. Replace the existing highway-style lighting with pedestrian-scale luminaries along Main Street between the bridge and Third Street to compliment the beautification efforts that have already been completed on the Route 9 Bridge.

Goal 2: Promote the Village's resources to cultivate the Tourism Industry.



Objective 1. To preserve and enhance cultural and historic resources which are potential tourist attractions.

Recommendation 1. Support efforts that promote the local and regional cultural and historical heritage. Charge the Economic Development Committee with developing a marketing package for tourism. The Committee could be responsible for developing additional programs and special events, and coordinate the creation of brochures and other materials to attract tourists to the Village.

Recommendation 2. Encourage neighborhood and community events. Continue to support and promote a variety of local cultural and recreational events in the Village to bring families, friends and neighbors together. Events and activities could include, but are not limited to, street fairs, food festivals, holiday celebrations, parades, winter festivals, art and craft fairs, historic walking tours, neighborhood clean-up days, village-wide garage sales, craft fairs, flea markets, and farmers markets. These types of events can also attract

tourists throughout the year and inspire community spirit and pride.

Recommendation 3. Publicize Village facilities and programs. Develop a calendar of events on the Village website to ensure that all local events are listed in one easy to find place. Many communities have capitalized on a unique event that is scheduled regularly for visitors. The Village should also ensure that local tourist attractions and events are promoted regionally through the area chambers of commerce.

Recommendation 4. Work with the Parks-Bentley House to expand visitation hours and coordinate tour and event times with those that are scheduled for Cooper's Cave.

Recommendation 5. Encourage and support efforts to maintain and enhance Cooper's Cave as one of the Village's tourist attractions. Guided tours of Cooper's Cave should be coordinated with concerts in the park and other events that may be going on at the Village Museum and the Parks-Bentley House. Create a local brochure to include information on local restaurants and

shops that might also be of interest to Cooper's Cave visitors.

Recommendation 6. Explore ways to expand the volunteer base to maintain more consistent hours of operation for Cooper's Cave and the Village Museum. Consider developing a summer internship program for students interested in history that could develop a curriculum for the museum, staff the museum, and provide guided tours of the historical attractions in the area.

Recommendation 7. Continue to schedule regular musical events at the new band shell and promote the events in a variety of ways, e.g., summer newsletter with a calendar of events, over the street banners, website and newspaper advertising. Consider allowing food vendors to set up at the concert series.

Recommendation 8. Continue to utilize the Village web site and the Time Warner local access channel for the promotion of existing and forthcoming programs, initiatives and community events.

Recommendation 9. Continue to support and promote a "Windows on Main Street" design contests that coincides with the Christmas and Memorial Day parade, as well as other holiday and community events. The Enhancement Committee should continue to work with business-owners and school children to decorate Main Street with a theme, and winners should be recognized.

Recommendation 10. Cooperate with the City of Glens Falls to establish an Adirondack Forestry and Paper Industry Museum in cooperation with the region's paper companies (Finch Holdings, SCA) that still operate massive paper facilities in both communities. The museum would describe the role of the Adirondacks and the Hudson River in the development of the American paper industry, and the role that this industry still plays in the local economy and in the efforts to conserve and manage the state's tremendous forest resources. An initial step for establishing this type of facility would be to identify and bring together interested partners from the local community, from the region, from the state, and perhaps from the private sector (such as Finch Holdings and SCA). Convening these partners for an initial brainstorming workshop could help jump start the project, generating a vision for what this facility could become. This would have to be followed-up with more detailed feasibility studies.³

³ Recommendation of the Hudson River & Champlain Feeder Canal Regional Waterfront Plan, Draft February 2008, The Chazen Companies and Elan Planning & Design.

Goal 3: Attract and retain new businesses in the Village.



Objective 1. To enhance the economic climate, foster a vital business environment, promote the establishment of new business enterprises, improve the overall economic vitality of the area and enhance the quality of life for residents.

Objective 2. To promote economic development that will expand the Village's tax base and provide existing and future residents with a wide range of business, employment and career opportunities.

Objective 3. To retain and improve the commercial and industrial base of the Village in order to expand the availability of a variety of goods and services to residents and tourists.

Objective 4. To foster a viable tourism economy based on the historic, waterfront, and Main Street attractions and assets of the Village.

Recommendation 1. Continue to support and promote a variety of local events that involve local businesses, and give them additional opportunities to market their products to local residents and tourists.

Examples include: food festivals, block parties, and village-wide sales.

Recommendation 2. Develop a more recognizable signage and kiosk program throughout the Village to lead visitors to shopping, parking, recreation areas and other attractions.

Recommendation 3. Encourage business owners to install building mounted lighting for the pedestrian area, such as gooseneck lighting and under-awning lighting to illuminate business signs and store window displays.

Recommendation 4. Continue Main Street beautification efforts in conjunction with planned Department of Transportation improvements along Route 9.

Recommendation 5. Explore the creation of a Downtown Business Improvement District. BIDs are funded by a special assessment paid by property owners within a designated area and are overseen by a committee of property owners. BIDs deliver supplemental services such as sidewalk maintenance, public safety and visitor services, marketing and promotional

programs, capital improvements and beautification in a designated area.

Recommendation 6. Continue to apply for grant assistance through federal, state, county, local and philanthropic organizations to make making financial assistance available to existing and new businesses.

Recommendation 7. Improve public parking areas in the Village. Analyze residential and commercial streets, off-street parking conditions and develop a plan for solving the associated parking problems. Potential solutions include establishing municipal parking, delineating existing on-street parking spaces with stripping, enforcing parking regulations, and/or creating designated spaces for renters through a permit system.

Recommendation 8. Develop local incentive packages using state and federal resources to encourage new job creation and business expansion within the industrial and service sector industries.

Recommendation 9: Create and maintain an inventory of vacant buildings and vacant land within the Village to easily identify potential redevelopment sites. The inventory should include the gross floor area of the building, or size of the parcel, selling price, contact information, and development constraints (zoning or other). Recruit new businesses to fill up the empty buildings and storefronts and target vacant or underutilized ‘anchor’ buildings in the Village for rehabilitation to active use with special marketing, outreach to prospective tenants, and incentives.

Goal 4: Improve and Enhance Community Facilities and Services.



Objective 1. To improve recreational opportunities for all citizens through public and private efforts.

Objective 2. To continue to provide the desired recreational and community services to residents.

Objective 3. To maintain and enhance the existing aesthetics of municipal buildings and properties ensuring they adequately serve their function for all residents.

Recommendation 1. Promote existing and new programs and family activities for adults and youth, and continue to cooperate with the Moreau Community Center and School District so needed services are provided for all citizens.

Recommendation 2. Where feasible, cooperate with other government agencies to limit the duplication of municipal services and reduce the costs of providing such services. The Shared Municipal Services Incentive Grant Program through the Department of State and the New York State Commission on Local Government Efficiency and Competitiveness provide

financial assistance to municipalities interested in investigating opportunities to work together. Conduct a feasibility study and needs assessment to determine the potential benefits of sharing and/or consolidating services and functions between the Village, the Town of Moreau, the South Glens Falls School District, and other neighboring municipalities.

Recommendation 3. Work with Saratoga County and Greater Glens Falls Transit to increase availability of county-subsidized transportation for residents, especially senior citizens, to provide access to shopping areas and health care facilities.

Recommendation 4. Work with the Town of Moreau to improve the public beach facilities (Sand Bar Beach).

Recommendation 5. Support the expansion of the new Moreau Community Center on Harrison Avenue to include a multi-use, family oriented facility that will better meet the needs of Village residents.

Recommendation 6. The canoe launch adjacent to the old stable building is maintained by Boralex as part of its FERC

approval requirements. There is parking there, but lack of signage is a problem and should be improved upon. This launch site could also be improved with a nature trail loop, an information kiosk, landscaping, and a picnic area. Other amenities could include additional land and water sports facilities and equipment. Improved portage around the dam, and signs indicating where this portage exists, would also be helpful for users.⁴

Recommendation 7. Provide for the restoration, preservation, and adaptive reuse of the old stable building on River Street. This project will involve the restoration, preservation, and adaptive reuse of the stable building on River Street. This early 1900s brick stable building, which is structurally sound, will require a great deal of work to rehabilitate for reuse. Like most stables, the entire interior consists of raw unfinished wood. In order to convert the building for reuse, it will cost upwards of \$500,000. While the Village has started some work, thanks in part to a small grant of \$25,000 in legislative member item funds, much more funding is needed to complete this project. The stable's prime location on River Street makes this an attractive project to undertake because it could help bring more visitors to the Cooper's Cave Park area of the Village. There are a number of options that the Village has for the reuse of the building. It could be adapted into a Cooper's Cave Museum or a paper mill

museum, or as a place for a craft/farmer's market. A feasibility study should be undertaken to determine the best reuse of this property and engage the public in making a final determination through a visioning and planning process.⁵

Recommendation 8. Explore options for the reuse of waterfront property. The Village should work with the corporate owners of waterfront land east of Route 9 - National Grid, Boralex, and SCA – to determine what if any opportunities exist for creating public access or parkland along the river, or for redeveloping unused or underutilized portions of this land. This type of study could be accomplished under the state's Brownfield Opportunity Area program, or as part of a smaller neighborhood or area planning initiative funded under the Department of State's Local Waterfront Revitalization Program.⁶

Recommendation 9. Continue to manage public operations efficiently so as to maintain reasonable tax base.

Recommendation 10. During winter months, enforce the existing property codes that require property-owners to shovel their own sidewalks in the Village.

⁴ Recommendation of the Hudson River & Champlain Feeder Canal Regional Waterfront Plan, Draft February 2008, The Chazen Companies and Elan Planning & Design.

⁵ Same as above.

⁶ Same as above.

Goal 5: Improve the existing sewer and water system to support economic development and protect quality of life.



Objective 1. To maintain a safe and sufficient water supply source that can be effectively distributed and provides adequate quantity and quality.

Objective 2. To manage and protect sensitive environmental areas in order to prevent development which would endanger the environment or public health.

Objective 3. To maintain a safe and sufficient sewer collection system.

Recommendation 1. Implement the required changes to the public drinking water filtration system mandated by the NYS Department of Health to ensure the drinking water supply is up to their standards.

Recommendation 2. Continue an on-going program of upgrades to the existing old sewer and water lines to ensure the system remains efficient.

- a) Replace all old and degraded clay tile sewer pipes with PVC pipe.

- b) Purchase a new generator for the Water Plant for power backup in emergency situations.

- c) Invest in a Supervisory Control and Data Acquisition (SCADA) System that can alert the Department of Public Works when there are pump failures or leaks at the lift stations.

Recommendation 3. Continue to educate the public on the importance of individual water conservation efforts for the future of the Village's Water Supply. In order to encourage water conservation further, consider moving to a residential water meter system to better monitor water usage and encourage more conservative use.

Recommendation 4. Continue pollution prevention and good housekeeping to prevent and/or reduce pollutant discharges into the municipal storm sewers. Pollution prevention measures and techniques (e.g., regular street sweeping, reduction in the use of pesticides or street salt, or frequent storm sewer line and catch-basin inspection and cleaning). Continue to expand upon the Stormwater Management Program and

disseminate educational materials about water pollution prevention measures to help control unnecessary and harmful pollutants from reaching the Hudson River through the stormwater collection system.

Recommendation 5. Cooperate with Saratoga County and the Town of Moreau to develop an intermunicipal aquifer study that identifies aquifer boundaries, aquifer recharge areas, and potential pollutants to the drinking water sources, both surface and groundwater. The study should recommend

regulatory measures at a regional level for protecting groundwater and surface water resources from pollutants to ensure future access to a clean drinking water supply for Village residents.

Recommendation 6. Develop a Capital Improvement Plan that identifies all capital programs and outlines funding, staff, and equipment needs for the maintenance of the public water and sewer as well as timetables for conducting the work.

Goal 6: Provide more housing options.



Objective 1. To provide a balanced blend of quality housing opportunities including a desirable range of housing types and price ranges which are affordable and accessible for residents.

Objective 2. To preserve and enhance the Village’s existing residential neighborhoods by promoting rehabilitation and maintenance programs.

Objective 3. To promote the construction of new housing stock that is in harmony with surrounding neighborhoods.

Recommendation 1. Define and allow by special use permit accessory and/or in-law apartments to provide alternative housing opportunities for the citizens of the community. Revise the Zoning Code to allow accessory apartments in the R-1 District and develop supplemental regulations specifically dealing with accessory apartments.

Recommendation 2. Where feasible, the Village should encourage developers to link new housing developments with existing residential and commercial areas by

installing access roads, sidewalks and trails, thereby creating walkable and connected neighborhoods.

Recommendation 3. New housing units in or near existing residential neighborhoods should blend with the existing neighborhoods and have the same or similar setback distances from the main road and should reflect the historical heritage of the area.

Recommendation 4. Work with Saratoga County, Warren and Washington County Departments of Social Services to enforce the health and safety codes relating to the living conditions of temporary housing.

Recommendation 5. Update the Zoning Code to allow for senior housing and assisted living facilities. Such development could include necessary services for seniors, e.g., hair salon, cafeteria, house cleaning assistance, or be adjacent to resources and services that can easily be accessed by senior adults, e.g. convenience/grocery stores, retail shops, library, community center, and offer a variety of transportation options. This housing should include both affordable units as well as market-rate units,

to allow existing residents to downsize. Density bonuses in areas suitable for senior housing can be used for encouragement. Zoning should be updated to properly define “senior housing” and “assisted living facilities” and other related definitions. The Zoning should permit these uses by Site Plan Review and Special Use Permit in the Overlay Zone.

Recommendation 6. Continue to aggressively seek funding from Federal and State sources to rehabilitate sub-standard housing, facilitate home-ownership, and maintain and improve the existing housing stock.

Recommendation 7: Encourage the use of second and third floors of existing vacant buildings on Main Street for additional housing opportunities. Encourage the improvement of rental housing on Main Street in order to make the available apartment space more desirable to potential renters. The first level storefronts of buildings along Main Street should be utilized for retail or office activities, as they are most visible and accessible in this location, while housing on the second and third floors will provide a critical mass of people living downtown that will utilize downtown services.

Goal 7: Maintain the traffic movement of Route 9 and improve pedestrian circulation and safety throughout the Village.



Objective 1. To maintain and enhance the character of existing streets to promote safe, efficient and uncongested circulation of pedestrian and vehicular traffic.

Recommendation 1. Implement the recommendations of the Corridor Improvement Plan for Route 9. This plan articulated the following vision, and recommendations for short, intermediate, and long-term improvements to alleviate traffic congestion along Route 9 in the Village.⁷

Vision for Route 9 - Town Center/Village Arterial Section

According to the Corridor Improvement Plan for Route 9, this section of Route 9 extends from the intersection of Route 197 and Route 9, north to the intersection of Main Street and Fifth Street.

The vision for this section is to accommodate commercial development

along Route 9 that is more oriented toward local needs, rather than the type of developments that support the needs of through traffic. This type of commercial development should be a mix of uses including retail establishments, restaurants and offices.

The posted speed limit is 35 to 40 mph. The design speed of Route 9 through this section should be 30-35 mph in order to reduce speed as vehicles move toward a more densely populated area. This will enable safe vehicular access into businesses and increase the potential for economic vitality. Also along this section, other modes, including bicycles, buses and pedestrians, should be safely integrated into the transportation network.

Vision for Route 9 - Main Street Section

This section of Route 9 extends from the intersection of Main Street and Fifth Street north to the Warren/Saratoga County line. Along this section, Main Street serves as the Village's and Town's downtown area with commercial uses such as restaurants, retail/convenient stores, office and gas

⁷ Corridor Improvement Plan for Route, Final Report September 27, 2002. Prepared for the Adirondack-Glens Falls Transportation Council (A/GFTC) by Buckhurst Fish & Jacquemart Inc.

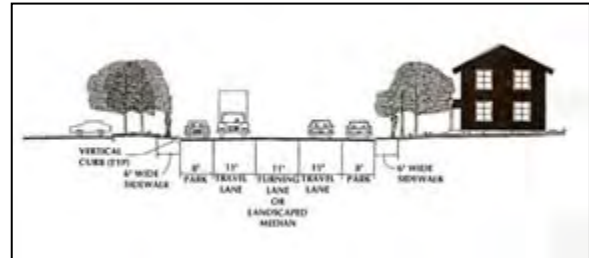
stations. On Main Street, on-street parking is allowed and sidewalks are provided on both sides.

The vision for this section is to achieve the typical Main Street character, with a focus on retail, restaurants and other uses that meet the needs of local residents and employees. It is particularly crucial that this section of Route 9 is pedestrian-friendly. This can be achieved by implementing an attractive streetscape plan and by controlling the level of traffic on Main Street. The posted speed limit is 30 mph. The design speed for this section is 25 mph, which is sensitive to the desired pedestrian character and will contribute to an increase in the economic vitality of the area. At this speed, drivers become more aware of their surroundings, thus increasing the likelihood that these drivers will stop at the establishments along Main Street.

The Village should try to reduce the number of driveways and new driveways should be prohibited. Vehicles should be encouraged to use alternative streets, such as Hudson Avenue, in order to relieve traffic congestion along this section. Additionally, future developments along Main Street should be served by parking in the rear of buildings to further limit the amount of local traffic on Main Street. By putting the parking areas in the back of buildings, future developments can be built closer to the road creating a more consistent street wall and retail façade, thereby increasing the overall aesthetic quality of the area.

Roadway Improvement Plan - Town Center/Village Arterial Section

The Corridor Improvement Plan for Route 9, suggests that on certain intersections and portions of roadway along Route 9, either a turning lane or a landscaped median (11' width) be added. In addition, sidewalks (6' width) should be constructed and where feasible parking spaces (8' width) should be provided instead of shoulders to act as buffers for pedestrians. On-street parking will also improve retail vitality.



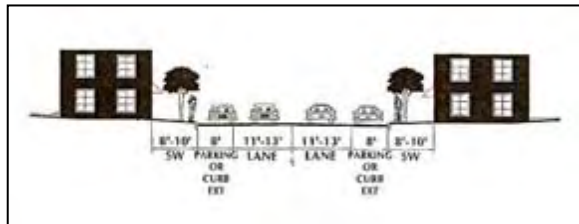
Source: Corridor Improvement Plan for Route 9, AGFTC and Buckhurst Fish & Jacquemart Inc. Sept 2002. Figure 28: Town Center/Village Arterial Typical Roadway Section.

Short Term Improvements

The Corridor Improvement Plan's capacity analysis for the intersection of Feeder Dam Road/William Street and Route 9 showed the EB approach operating with a LOS F during the AM peak hour for existing conditions. In order to mitigate this situation signal timing adjustments should be implemented. The plan recommends that 7 seconds of green time be shifted from Route 9 (north-south) to the Feeder Dam and William Street approach. This will improve the level of service for the EB approach to a LOS C with delays of approximately 34 seconds.

Roadway Improvement Plan - Main Street Section

The Corridor Improvement Plan recommends that Main Street have one travel lane in each direction (11'-13' width) with a parking lane or curb extension (8' width) on each side of the roadway. Sidewalks should be widened to 8' to 10' so that walking on Main Street would be a more comfortable and pleasant experience. Short-term on-street parking should be maintained on Main Street.



*Source: Corridor Improvement Plan for Route 9.
Figure 33: Main Street Typical Roadway Section.*

Commercial off-street parking should be shifted as much as possible to the back of lots fronting Main Street. Access to these parking areas should occur via Hudson Street on the East and via Grant Street on the west. Driveways on Main Street should be eliminated as much as feasible, and no new driveways should be allowed.

Short Term Improvements

The northbound left-turn movement from Route 9 to the intersection of Main Street/Fifth Street is currently operating at overcapacity. In order to mitigate this situation, signal timing adjustments need to be implemented at this intersection. The feasibility of installing a roundabout at this

intersection should be examined as a long term solution. Left-turn prohibition signs should be installed to prohibit left turns into driveways on Main Street in order to optimize traffic flow and improve safety along this critical road section. Bike route/access signs should also be installed at the intersection of Main Street and First Street, Second Street and River Street.

Intermediate Term Improvements

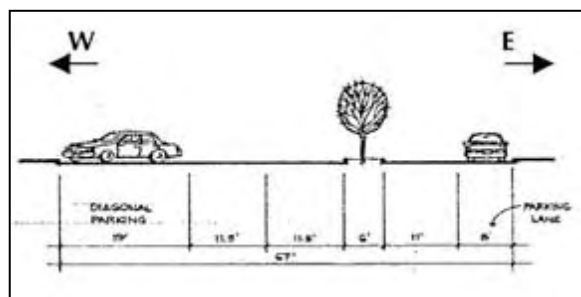
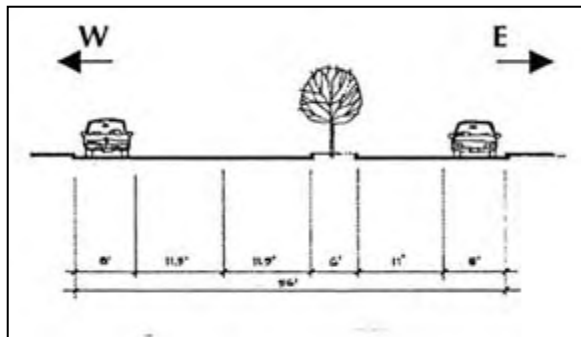
The Corridor Improvement Plan suggests that sidewalks along Main Street be improved and crosswalks and curb extensions be added to the different intersections along Main Street. In addition, streetscape improvements such as benches and more appropriate streetlights need to be added on to Main Street.



*Source: Corridor Improvement Plan for Route 9.
Figure 34: Downtown Village Area Improvement Plan.*

To alleviate the heavy traffic volumes along Main Street, it is important that parallel streets and alleys be utilized to a greater extent. For instance, Hudson Street, which has a roadway width of approximately 56 feet, can be used as an alternative route for

vehicles that need to access the parking areas serving the commercial uses. A boulevard treatment is recommended for Hudson Street to provide for a protection of the homes located on the landscaped strip. A one-way residential alley would be created on the east side of the landscaped strip. West of the landscaped strip Hudson Street could take on a more commercial character. Access to the parking areas could occur without negative impacts on the homes on the east side. The figures below suggest two options for improvements to Hudson Street. The first includes parallel parking on both sides, and the second includes diagonal parking on the western side and parallel parking on the eastern side.



Source: Corridor Improvement Plan for Route 9.
Figure 36 and 37: Hudson Street Cross Sections.

Long Term Improvements

As traffic continues to increase along Main Street, the intersection of Fifth Street and Route 9 will be operating at capacity. In order to resolve this problem, the Corridor Improvement Plan recommends that a roundabout be installed at this intersection. As shown in the figure below, a single lane roundabout with a diameter of 110' and a circulatory roadway width of 20' (plus a truck apron) can be accommodated. Driveway access from the Midtown Shopping Plaza will also be provided.



Source: Corridor Improvement Plan for Route 9.
Figure 39: Route 9 and Main Street / 5th Street Improvements.

Bicycle Improvement Plan

At the northern end of the South Glens Falls Bike Trail (Betar Byway) the Corridor Improvement Plan suggests that access points at River Street and First Street be clearly identified. This can be done by installing bike path access signs at Main Street near the intersection of River Street and First Street. Another important bike access point that was identified in the plan is the intersection of Beach Road and Route 9.

Currently, Beach Road is predominately being used as an access point for the Village's Department of Public Works, which was observed to have low vehicular volumes. By restriping Beach Road this roadway can serve as a connection between the South Glens Falls Bike Trail (Betar Byway), and the Town of Moreau recreation Park via Route 32. Beach Road can also provide a connection between the South Glens Falls community east of Route 9 and South Glens Falls High School. The Corridor Improvement Plan also recommends that Feeder Dam Road, Merritt Road, and Route 32 be designated as a bike route.

Pedestrian Improvement Plan

Since local commercial establishments along Route 9 extend from Main Street all the way to the intersection of William Street/Feeder Dam Road, the sidewalks should be extended on both sides of Route 9 to the intersection of William Street/Feeder Dam Road. The western sidewalk should continue on to Feeder Dam Road. The Corridor Improvement Plan also suggests that sidewalk dimensions be at least 6' in width and should have plantings near the curb.

Zoning and Access Management Recommendations

Access Management along Route 9

For safety and traffic flow reasons it is important to manage access along Route 9 to and from the adjacent properties. A large number of driveways with indiscriminate

left turns in and out of these driveways leads to an unsafe and congested highway. Access can be managed such that the highway becomes safer and more fluid and good access is maintained. In many cases the Village can increase accessibility by adding access driveways to adjacent commercial properties, because a vehicle at a neighboring property is more likely to patronize a commercial establishment than a vehicle on a highway.

1. Shared driveways: Whenever possible, adjacent property owners should be encouraged to share driveways.
2. Access from side streets: Whenever possible, access should be provided from a side street, especially when the side street has a signalized intersection with Route 9.
3. Left turn prohibitions: Left turns in and out of driveways or side streets are the most difficult and most hazardous movements. A left turn from Route 9 onto a private driveway, especially along Main Street in the Village creates backups for the through traffic and represents a hazard for rear-end accidents. These movements should be avoided or at least limited.
4. Connections to adjacent lots: One way to increase access to a parcel of land is to make it accessible to the neighboring parcels to encourage drivers from an adjacent parcel to drive directly onto the parcel without having to drive onto the highway.

Off-Site Parking and Shared Parking

The Village should allow parking requirements to be satisfied off-site along those sections of Route 9 classified as Main Street, Town Center Arterial, or Village Arterial. The zoning codes should allow for shared parking between different uses, i.e. uses that have their parking demand peaking at different time periods. If use A needs 50 parking spaces and needs these spaces only on weekdays from 9am to 5 pm, and use B needs 40 parking spaces and needs the 40 spaces on Saturdays, whereas on weekdays 9am to 5pm use B only needs 20 spaces, the combined shared parking demand would be 70 spaces, an overall savings of 20 spaces.

The approval of such off-site parking and shared parking should be at the discretion of the Planning Board. The Planning Board should request a shared parking calculation from the applicants prepared by a qualified engineer or planner. The Planning Board may require the applicant to undertake additional surveys to determine the parking demand of certain uses during certain time periods.

Connections between Adjacent Commercial Properties

All commercial properties within South Glens Falls should be required to provide vehicular and pedestrian access to adjacent commercial properties where feasible. The objective of this regulation is to increase overall accessibility of the commercial parcels for pedestrians and drivers, and to reduce the need to drive in and out of the

various parcels. It allows certain driveways to be eliminated, thus increasing development opportunities and reducing sidewalk conflicts created by driveways. The pedestrian connections also make it easier to walk from one parcel to another rather than driving. It should be up to the Planning Board to review each application and to decide whether these connections are feasible or not. In some cases the Planning Board may require that an easement be provided for a future connection. These connections will improve overall accessibility and will create a more user-friendly environment.

Traffic Impact Studies

Any development proposal that generates more than 50 vehicle trips during a peak hour should include a traffic impact analysis by a qualified engineer or planner. The impacts of the new development should be calculated for those intersections that will have hourly traffic increases of 30 vehicle trips or more. The traffic study should recommend mitigation measures for any location that will suffer from unacceptable levels of service and should identify those parties responsible for implementing the mitigation measures. The Village should also consider retaining qualified professionals (planners, engineers, etc.) to review these applications and to charge the fees to the applicant.

Minimum Access Requirements

Developments that exceed a certain size, e.g. 100 dwelling units should have a minimum

of two permanent access drives or streets. Developments between 50-100 units should have a permanent drive plus an emergency access. The Village should avoid having a situation such as where more than 300 units are served by one single road.

Setbacks

Setbacks from the property line are generally required to encourage a certain community character and also to allow a widening of the road, if needed. In some

cases, such as on Main Street, setbacks are not desirable because of the objective of having a retail façade. In the other sections of Route 9 except for the Main Street section the setbacks are required for a combination of potential widening and character. Since Route 9 is divided into two different segments, the Town Center/Village Arterial and the Main Street Section, the Village regulations should treat setback requirements differently.

Goal 8: Provide enhanced opportunities for alternative modes of transportation.



Objective 1. To provide safe, convenient and efficient transportation options for residents which minimize the impact of traffic on quality of life.

Objective 2. To provide well maintained local streets in a safe and cost effective manner.

Objective 3. To provide an infrastructure system that meets the demands of current and future residents, and maintains existing investments.

Recommendation 1. Continue to enhance connections that link the Betar Byway, Cooper’s Cave, the Hudson River, and the City of Glens Falls. These linkages will strengthen recreation and tourism opportunities in the area and create the possibility of longer and more interesting trips for regional trail users. The goal of the Village is to create a large historic/recreational area to be used by families.⁸ As illustrated on the Conceptual

Improvements Map, the Betar Byway should also be linked with existing residential neighborhoods and other community facilities such as the Moreau Community Center via an improved system of sidewalks and walking pathways, both on and off-street.

Recommendation 2. Establish a more noticeable signage system that directs visitors to the Betar Byway. Consider providing low-level pathway lighting along the trail to allow extended use of the trail during winter months when it gets dark earlier.

Recommendation 3. Work with the Town of Moreau to explore options for connecting the Betar Byway through the Town of Moreau to Moreau Lake State Park. Moreau Lake State Park offers a wealth of recreational opportunities including boating, camping, fishing, hiking, and many others. Connecting other areas of Moreau and the region to this State Park via a trail system would allow for greater public access to the park from the surrounding area. A trail connection with the park would also create an opportunity for those staying in the park

⁸ Recommendation of the Hudson River & Champlain Feeder Canal Regional Waterfront Plan, Draft February 2008, The Chazen Companies and Elan Planning & Design.

to travel in and around the area without motorized vehicles and to enjoy the historic and scenic trails and sites. Several options have been discussed for continuing the Betar Byway including the shared use of designated streets and/or the development of separated trails in the rights-of-way of such streets. Larger, undeveloped parcels, county forest lands, and other conservation lands along the river could be considered as alternative locations for multi-use trails. The use of utility rights-of-way (water, sewer, electric, gas, etc.) should also be viewed as potential opportunities for linking to Moreau Lake State Park.⁹

Recommendation 4. Work with National Grid and Glens Falls Lehigh Cement Company to establish an improved walking trail between the Parks-Bentley House and the Hudson River. Illustrated on the Conceptual Improvements Map.

Recommendation 5 Continue steadily upgrading the curbing and sidewalks throughout the Village to provide residents with safe alternatives to driving and provide for handicapped accessibility. Potential sidewalk improvement projects and off-road trail connections that will link the Oliver W. Winch Middle School and the Harrison Avenue Elementary School with the surrounding neighborhoods are illustrated on the Conceptual Improvements Map.

Recommendation 6. Encourage private developers to install sidewalks as part of new development projects.

⁹ Recommendation of the Hudson River & Champlain Feeder Canal Regional Waterfront Plan, Draft February 2008, The Chazen Companies and Elan Planning & Design.

Goal 9: Update the Village’s Zoning and Land Use regulations and other codes to incorporate current planning practices and ensure proper code enforcement.



Objective 1. To protect and enhance lands which are environmentally significant and or sensitive, and to minimize any adverse impacts man-made development may have on land, air, water quality, natural habitats, unique land formations and scenic resources.

Objective 2. To encourage future development that is of quality design, will meet the necessary long-term population needs, and will lead to fiscal stability of the community.

Objective 3. To preserve and enhance the existing character of the Village while accommodating a balanced mix of recreational, residential and commercial uses to ensure that property taxes are kept reasonable for existing and future residents.

Recommendation 1. Review and update the Zoning Code to ensure that all terms and definitions are appropriately defined and explained, and the intent and vision identified through the Comprehensive Planning process is clearly articulated.

Recommendation 2. Review the allowable uses within each Zoning District and where appropriate, allow certain uses with only site plan review approval, rather than special use permit and site plan review in order to simplify the development review process.

Recommendation 3. Consider establishing a second Commercial District on Route 9 (Saratoga Avenue) that distinguishes between the different needs and requirements of highway commercial development patterns versus historic Main Street mixed use-commercial development patterns. Main Street and Saratoga Avenue should be treated differently in terms of building set back requirements, maximum building coverage, landscaping requirements, parking requirements, lighting and signage styles.

Recommendation 4. Consider updating the Commercial District (District C) setback requirements to require a build-to line, or a maximum setback line, rather than a minimum front yard. Especially along Route 9, developers are building beyond the minimum setback requirements and building

at a variety of different setbacks to meet their needs, resulting in an inconsistent “gap-tooth” look of new development.

Recommendation 5. Revise zoning regulations and/or site plan regulations to require a higher percentage of landscaping on commercial and industrial properties. Additional landscaping will give commercial areas a coordinated and softer look by breaking up the continuous expanse of pavement. Landscaping requirements in the zoning regulations will ensure that future commercial properties dedicate a certain portion of the lot to landscaping elements such as trees, grass and shrubs.

Recommendation 6. Review and update the Zoning Code to ensure that parking requirements are compatible with commercial and residential development. Develop standards that allow the Planning Board more flexibility when dealing with potential shared parking proposals.

Recommendation 7. Update the Zoning Code to authorize the Planning Board and Zoning Board of Appeals to condition approval of the site plan and special use permit applications on the construction of sidewalks within the proposed project site. The regulations should include sidewalk construction specifications to ensure continuity of the sidewalk system throughout the village. The sidewalk design should include a landscaped median between the walkway and the curb.

Recommendation 8. Develop architectural design and signage standards for new industrial, commercial, and mixed-use development to encourage more street appeal for tourists, a pleasant view for motorists, and a safe shopping environment for pedestrians. These guidelines and sketches can serve as a guide toward achieving acceptable urban development patterns and building styles. The guidelines can also address façade appearance, signage, lighting, setback, landscaping requirements and other appropriate design requirements for commercial development including franchise or chain businesses. Main Street guidelines should be geared toward the traditional village downtown building pattern where store facades are built to the sidewalks, and Saratoga Avenue guidelines may include larger setbacks and more landscaping.

Recommendation 9. Improve the overall aesthetics of the Village by addressing issues such as unscreened dumpsters, junk cars, general rubbish, uninviting fencing and building facades, cluttered sidewalks, and unattractive signs with enhanced local codes and code enforcement.

Recommendation 10. Strongly enforce existing building codes. Develop, expand and enforce current codes, establish clear procedures for enforcement, and increase education opportunities for the code enforcement officer. Where necessary, update local building code language to reference planning and zoning procedures to coordinate decisions.

III. Implementation Matrix

The adoption of the Comprehensive Plan is only the beginning. The mere statements of goals and recommendations of this Plan will not produce the desired results unless the Village implements the concepts through land use regulations, public investment and cooperation, and/or the formation of public-private partnerships.

Once the Comprehensive Plan is adopted, the Village Board should appoint an Implementation Steering Committee. The Steering Committee should be composed of at least 5 individuals, and representation could include the following groups: business and property owners, historic preservation groups, local civic associations, financial institutions, professionals, such as, accountants and attorneys, community residents, representatives of the Chamber of Commerce, the Planning Board and Zoning Board of Appeals. A Village staff member or member of the Village Board should serve as a liaison for the Steering Committee and the Committee should report to the Village Board on a regular basis.

The proposed Steering Committee should utilize the Implementation Matrix as the “road map” for future actions. The Committee should work on each recommendation in the order of importance established by the “time frames” given within the matrix; however, it is likely that

priorities may change with the availability of funding sources for particular projects.

A time frame has been designated for each recommendation, projecting when the action should be accomplished. The time frame covers the next five years and is indicated by the following code:

- S – Short-term: 0 – 1 Year - By the end of year 2008.
- I – Intermediate-term: 1 – 3 Years - By the end of year 2011.
- L – Long-term: 3 – 5 Years - By the end of year 2013.
- O – On-going: 0 – 5 - To be addressed continuously or at any time over the next five years.

A responsible party has also been designated for each recommendation indicated by the following code:

- VB - Village Board
- PB – Planning Board
- EC – Enhancement Committee
- CC – Chamber of Commerce
- HTB – Historic Tourism Board
- EDC – Economic Development Committee

The following acronyms are used in the Implementation Matrix:

Implementation Matrix Acronym List

| Acronym | Full Name |
|-------------------|--|
| AGFTC | Adirondack Glens Falls Transportation Council |
| AFGP | Assistance to Firefighters Grant Program |
| AFT | American Farmland Trust |
| CCE | Cornell Cooperative Extension |
| CDBG | Community Development Block Grant |
| CF | Conservation Fund |
| CHAMBER | Village of South Glens Falls/ Town of Moreau Chamber of Commerce |
| CLG | Certified Local Government |
| CW/CA | Clean Water/Clean Air Bond Act |
| EFC-CWSRF | Environmental Facilities Corp. Clean Water State Revolving Fund |
| EFC-DWSRF | Environmental Facilities Corp. Drinking Water State Revolving Fund |
| ESDC | Empire State Development Corp |
| ESDC-WCG | Empire State Development Corp – Wireless Communities Grant |
| EZ | Empire Zone |
| GROW-NY | Grow NY through NYS Agriculture and Markets |
| HHS CSBG | Health & Human Services – Community Service Block Grant |
| HRVG | Hudson River Valley Greenway |
| IDA | Saratoga County Industrial Development Agency |
| IMLS | Institute of Museum & Library Services |
| LDC | South Glens Falls Local Development Corporation |
| LOCAL | Local Municipality |
| MANY | Museum Association of New York |
| NG | National Grid Resource Center for Economic Development |
| NPS - LWCF | National Park Service – Land & Water Conservation Fund |
| NYSDA | NYS Dept. of Aging |
| NYSAG | NYS Dept of Agriculture and Markets |
| NYSAG -FP | NYS Agricultural & Farmland Protection Program |
| NYSBD | NYS Banking Dept. |
| NYSBDC | NYS Business Development Corporation |
| NYSCA | NYS Council on the Arts |
| NYSCS | NYS Canal System |
| NYSED | NYS Dept of Education |
| NYSEDC | NYS Economic Development Council |

Implementation Matrix Acronym List

| Acronym | Full Name |
|--------------------|---|
| NYSERDA | NYS Energy Research and Development Authority |
| NYSDEC | NYS Dept of Environment Conservation |
| NYSDHCR | NYS Division of Housing & Community Renewal |
| NYSDOS-BOA | NYS Brownfield Opportunity Areas |
| NYSDOL | NYS Department of Labor |
| NYSHFA | NYS Housing Finance Agency |
| NYSLTL | NYS Lakes to Locks Program |
| NYMS | NYS Main Street Program |
| NYRWA | NYS Rural Water Association |
| NYSOC | NYS Office of the State Comptroller |
| NYOPRHP | NYS Office of Parks, Recreation & Historic Preservation |
| NYPF | New York Planning Federation |
| NYSDOS – QC | NYS Dept. of State, Quality Communities Program |
| NYSDOT | NYS Dept. of Transportation |
| NYSDOT TEP | NYS Dept. of Transportation Enhancement Program |
| NYSDOT TIP | NYS Dept. of Transportation Improvement Program |
| OCR (GOSC) | Office for Community Renewal (Former Governor’s Office of Small Cities) |
| PF | Private Funding Sources, i.e., Private Foundation |
| RCAP | Rural Community Assistance Program |
| Restore NY | Empire State Development Corp. Restore NY Communities Initiative |
| RUS | Rural Utility Service |
| SAFTEA-LU | Safe, Accountable, Flexible, Efficient, Transportation Equity Act |
| SARA | State Archives and Records Administration |
| SBA | Small Business Administration |
| SBF | Scenic Byways Foundation |
| SEDC | Saratoga County Economic Development Corporation |
| SMSI | NYSDOS Shared Municipal Services Incentive Program |
| SNYM | State of New York Mortgage (Home of Your Own Program) |
| TEA-21 | Transportation Equity Act for the 21 st Century |
| USDA | US Dept of Agriculture |
| USDOI- RICA | US Dept. of the Interior, Rivers Trails, & Conservation Assistance |
| USDOJ | US Department of Justice |

| Recommendation (Action Task) | Time Frame | Responsible Party | Possible Funding Source | |
|--|---|-------------------|-------------------------|----------------------------|
| Goal 1: Continue to Build Community Image and Identity. | | | | |
| 1.1 | Appoint a formal historic preservation advisory committee for the Village. The role of this group would be to assist the Village in implementing related strategies of this plan and to promote historic preservation programs and activities. This group could continue to work with landowners and the community to identify eligible structures and districts to be listed on the National and State Historic Registers. | I | VB | Local |
| 1.2 | Inventory and map all historic markers, structures, cemeteries and landmarks. This map could be tied to a database of photographs that show the historic features of the property. | I | VB, HP | NYSOPRHP, NYSCA, Local |
| 1.3 | Direct the Planning Board and Zoning Board of Appeals to use the historic inventory and maps in order to assist in determining new project impacts on historic resources as required by the New York State Environmental Quality Review Act (SEQRA). Both boards should carefully evaluate the impacts of proposed projects on historic resources by conducting thorough SEQR procedures that give full emphasis to historic resources. | L | VB, PB | Local |
| 1.4 | Cooperate with SCA Tissue to plan for the preservation and adaptive re-use of the historic office building located on the tissue company’s property on Main Street in the Village. | S | VB | NYMS, Restore NY, NYSOPRHP |
| 1.5 | Attract, train, and involve young people in community leadership roles. Work with the South Glens Falls Central School District to encourage Jr. or Sr. High School students to be more involved with functions of their local governments. Create a community liaison position that is appointed by the High School to attend all Village Board Meetings as a non-voting representative. Create a Youth Leadership Council to meet regularly to develop community projects and address community needs that effect the youth population. | O | VB, EC | NYSED, ESDC, Local |

| Recommendation (Action Task) | | Time Frame | Responsible Party | Possible Funding Source |
|---|--|-------------------|--------------------------|---------------------------------------|
| 1.6 | Continue to coordinate student field trips to the South Glens Falls Historical Park, Cooper’s Cave and the Village Museum with the South Glens Falls 4th grade student teachers and promote local history as part of the curriculum. | O | VB,HTB | CHAMBER, Local, NYSCA |
| 1.7 | Enhance all of the community “Gateways” to welcome motorists/tourists into the Village. Tourist friendly communities celebrate their identity with a welcoming signs and information kiosks that announce entry into the community. Elements used in successful gateways include signs, sculpture, lighting, ornamental historic objects (such as carriages or cannon) and landscaping. Continue to market “the Village at Cooper’s Cave”. | O | CC, VB, EC | NYSDOT TEP, NYSDOS-QC, NYSLTL |
| 1.8 | Replace the existing highway-style lighting with pedestrian-scale luminaries along Main Street between the bridge and Third Street to compliment the beautification efforts that have already been completed on the Route 9 Bridge. Replace traffic lights with mast arm poles. | L | VB | NYSLTL, NYSMS, NYSDOT TIP, NYSDOT TEP |
| Goal 2: Promote the Village’s resources to cultivate the Tourism Industry. | | | | |
| 2.1 | Support efforts that promote the local and regional cultural and historical heritage. Charge the Economic Development Committee with developing a marketing package for tourism. The Committee could be responsible for developing additional programs and special events, and coordinate the creation of brochures and other materials to attract tourists to the Village. | I | VB, EDC | CHAMBER, NYSDOT TEP, NYSEDC, IMLS |

| Recommendation (Action Task) | Time Frame | Responsible Party | Possible Funding Source |
|---|------------|-------------------|---------------------------------|
| <p>2.2 Encourage neighborhood and community events. Continue to support and promote a variety of local cultural and recreational events in the Village to bring families, friends and neighbors together. Events and activities could include, but are not limited to, street fairs, food festivals, holiday celebrations, parades, winter festivals, art and craft fairs, historic walking tours, neighborhood clean-up days, village-wide garage sales, craft fairs, flea markets, and farmers markets. These types of events can also attract tourists throughout the year and inspire community spirit and pride.</p> | O | EC, VB, CC | CHAMBER, GROW-NY, NYSAG, Local |
| <p>2.3 Publicize Village facilities and programs. Develop a calendar of events on the Village website to ensure that all local events are listed in one easy to find place. Many communities have capitalized on a unique event that is scheduled regularly for visitors. The Village should also ensure that local tourist attractions and events are promoted regionally through the area chambers of commerce.</p> | O | VB, CC | CHAMBER, Local, NYSCA |
| <p>2.4 Work with the Parks-Bentley House to expand visitation hours and coordinate tour and event times with those that are scheduled for Cooper’s Cave.</p> | I | HTB | NYSOPRHP, CHAMBER, NYSCA, Local |
| <p>2.5 Encourage and support efforts to maintain and enhance Cooper’s Cave as one of the Village’s tourist attractions. Guided tours of Cooper’s Cave should be coordinated with concerts in the park and other events that may be going on at the Village Museum and the Parks-Bentley House. Create a local brochure to include information on local restaurants and shops that might also be of interest to Cooper’s Cave visitors.</p> | O | VB, HTB | NYSOPRHP, CHAMBER, NYSCA, Local |
| <p>2.6 Explore ways to expand the volunteer base to maintain more consistent hours of operation for Cooper’s Cave and the Village Museum. Consider developing a summer internship program for students interested in history that could develop a curriculum for the museum, staff the museum, and provide guided tours of the historical attractions in the area.</p> | O | VB, HTB | NYSED, SMSI, NYSCA, MANY |

| Recommendation (Action Task) | Time Frame | Responsible Party | Possible Funding Source |
|---|------------|-------------------|-----------------------------|
| <p>2.7 Continue to schedule regular musical events at the new band shell and promote the events in a variety of ways, e.g., summer newsletter with a calendar of events, over the street banners, website and newspaper advertising. Consider allowing food vendors to set up at the concert series.</p> | O | VB | NYSED, Local |
| <p>2.8 Continue to utilize the Village web site and the Time Warner local access channel for the promotion of existing and forthcoming programs, initiatives and community events.</p> | O | VB, HTB | Local |
| <p>2.9 Continue to support and promote a “Windows on Main Street” design contest that coincides with the Christmas and Memorial Day parade, as well as other holiday and community events. The Enhancement Committee should continue to work with business-owners and school children to decorate Main Street with a theme, and winners should be recognized.</p> | O | VB, EC | NYMS, Local |
| <p>2.10 Cooperate with the City of Glens Falls to establish an Adirondack Forestry and Paper Industry Museum in cooperation with the region’s paper companies (Finch Holdings, SCA) that still operate massive paper facilities in both communities. The museum would describe the role of the Adirondacks and the Hudson River in the development of the American paper industry, and the role that this industry still plays in the local economy and in the efforts to conserve and manage the state’s tremendous forest resources. An initial step for establishing this type of facility would be to identify and bring together interested partners from the local community, from the region, from the state, and perhaps from the private sector (such as Finch Holdings and SCA). Convening these partners for an initial brainstorming workshop could help jump start the project, generating a vision for what this facility could become. This would have to be followed-up with more detailed feasibility studies.</p> | L | VB | SMSI, MANY, NYSOPRHP, Local |

| Recommendation (Action Task) | Time Frame | Responsible Party | Possible Funding Source | |
|--|---|-------------------|-------------------------|-------------------------|
| Goal 3: Attract and retain new businesses in the Village. | | | | |
| 3.1 | Continue to support and promote a variety of local events that involve local businesses, and give them additional opportunities to market their products to local residents and tourists. Examples include: food festivals, block parties and village-wide sales. | O | VB, HTB, CC, EDC | CHAMBER, GROW-NY, NYSAG |
| 3.2 | Develop a more recognizable signage and kiosk program throughout the Village to lead visitors to shopping, parking, recreation areas and other attractions. | O | VB | NYSLTL, NYSOPRHP |
| 3.3 | Encourage business owners to install building mounted lighting for the pedestrian area, such as gooseneck lighting and under-awning lighting to illuminate business signs and store window displays. | O | EDC, PB | NYSERDA, Local |
| 3.4 | Continue Main Street beautification efforts in conjunction with planned Department of Transportation improvements. See the Corridor Improvement Plan for Route 9 . | O | VB | NYMS, NYSDOT TEP |
| 3.5 | Explore the creation of a Downtown Business Improvement District. BIDs are funded by a special assessment paid by property owners within a designated area and are overseen by a committee of property owners. BIDs deliver supplemental services such as sidewalk maintenance, public safety and visitor services, marketing and promotional programs, capital improvements and beautification in a designated area. | L | VB, EDC | ESDC, Local |
| 3.6 | Continue to apply for grant assistance through federal, state, county, local and philanthropic organizations to make making financial assistance available to existing and new businesses. | O | VB | Local |

| Recommendation (Action Task) | | Time Frame | Responsible Party | Possible Funding Source |
|---|---|-------------------|--------------------------|--------------------------------|
| 3.7 | Improve public parking areas in the Village. Analyze residential and commercial streets, off-street parking conditions and develop a plan for solving the associated parking problems. Potential solutions include establishing municipal parking, delineating existing on-street parking spaces with stripping, enforcing parking regulations, and/or creating designated spaces for renters through a permit system. | O | VB, PB | NYSDOT |
| 3.8 | Develop local incentive packages using state and federal resources to encourage new job creation and business expansion within the industrial and service sector industries. | O | VB | CDBG, NYMS |
| 3.9 | Create and maintain an inventory of vacant buildings and vacant land within the Village to easily identify potential redevelopment sites. The inventory should include the gross floor area of the building, or size of the parcel, selling price, contact information, and development constraints (zoning or other). Recruit new businesses to fill up the empty buildings and storefronts and target vacant or underutilized ‘anchor’ buildings in the Village for rehabilitation to active use with special marketing, outreach to prospective tenants, and incentives. | S | VB | Local, OCR |
| Goal 4: Improve and Enhance Community Facilities and Services. | | | | |
| 4.1 | Promote existing and new programs and family activities for adults and youth, and continue to cooperate with the Moreau Community Center and School District so needed services are provided for all citizens. | O | VB | SMSI, CHAMBER |

| Recommendation (Action Task) | Time Frame | Responsible Party | Possible Funding Source |
|--|------------|-------------------|---------------------------|
| 4.2 Where feasible, cooperate with other government agencies to limit the duplication of municipal services and reduce the costs of providing such services. The Shared Municipal Services Incentive Grant Program through the Department of State and the New York State Commission on Local Government Efficiency and Competitiveness provide financial assistance to municipalities interested in investigating opportunities to work together. Conduct a feasibility study and needs assessment to determine the potential benefits of sharing and/or consolidating services and functions between the Village, the Town of Moreau, the South Glens Falls School District, and other neighboring municipalities. | O | VB | SMSI |
| 4.3 Work with Saratoga County and Greater Glens Falls Transit to increase availability of county-subsidized transportation for residents, especially senior citizens, to provide access to shopping areas and health care facilities. | O | VB | SMSI, NYSDOT TIP, NYSDOT |
| 4.4 Work with the Town of Moreau to improve the public beach facilities (Sand Bar Beach). | I | VB | NYSOPRHP, NPS-LWCF |
| 4.5 Support the expansion of the new Moreau Community Center on Harrison Avenue to include a multi-use, family oriented facility that will better meet the needs of Village residents. | I | VB | SMSI, Local |
| 4.6 The canoe launch adjacent to the old stable building is maintained by Boralex as part of its FERC approval requirements. There is parking there, but lack of signage is a problem and should be improved upon. This launch site could also be improved with a nature trail loop, an information kiosk, landscaping, and a picnic area. Other amenities could include additional land and water sports facilities and equipment. Improved portage around the dam, and signs indicating where this portage exists, would also be helpful for users. | L | VB, Federal | NYSOPRHP, NYSCS, NPS-LWCF |

| Recommendation (Action Task) | Time Frame | Responsible Party | Possible Funding Source |
|--|-------------------|--------------------------|--------------------------------------|
| 4.7 Provide for the restoration, preservation, and adaptive reuse of the old stable building on River Street. This project will involve the restoration, preservation, and adaptive reuse of the stable building on River Street. This early 1900s brick stable building, which is structurally sound, will require a great deal of work to rehabilitate for reuse. Like most stables, the entire interior consists of raw unfinished wood. While the Village has started some work, thanks in part to a small grant of \$25,000 in legislative member item funds, much more funding is needed to complete this project. The stable’s prime location on River Street makes this an attractive project to undertake because it could help bring more visitors to the Cooper’s Cave Park area of the Village. There are a number of options that the Village has for the reuse of the building. It could be adapted into a Cooper’s Cave Museum or a paper mill museum, or as a place for a craft/farmer’s market. A feasibility study should be undertaken to determine the best reuse of this property and engage the public in making a final determination through a visioning and planning process. | O | VB | LWRP, NYSDOS, Restore NY, NYSOPRHP |
| 4.8 Explore options for the reuse of waterfront property. The Village should work with the corporate owners of waterfront land east of Route 9 - National Grid and SCA – to determine what if any opportunities exist for creating public access or parkland along the river, or for redeveloping unused or underutilized portions of this land. This type of study could be accomplished under the state’s Brownfield Opportunity Area program, or as part of a smaller neighborhood or area planning initiative funded under the Department of State’s Local Waterfront Revitalization Program. | O | VB | NYSOPRHP, LWRP, NPS-LWCF, NYSDOS-BOA |
| 4.9 Continue to manage public operations efficiently so as to maintain reasonable tax base. | O | VB | Local |
| 4.10 During winter months, enforce the existing property codes that require property-owners to shovel their own sidewalks in the Village. | O | VB, Code Enforcement | Local |

| Recommendation (Action Task) | Time Frame | Responsible Party | Possible Funding Source | |
|---|---|-------------------|-------------------------|------------------------------|
| Goal 5: Improve the existing sewer and water system to support economic development and protect quality of life. | | | | |
| 5.1 | Implement the required changes to the public drinking water filtration system mandated by the NYS Department of Health to ensure the drinking water supply is up to their standards. | S | VB | NYSDOH, EFC-DWSRF, RUS |
| 5.2 | Continue an on-going program of upgrades to the existing old sewer and water lines to ensure the system remains efficient. a) Replace all old and degraded clay tile sewer pipes with PVC pipe. b) Purchase a new generator for the Water Plant for power backup in emergency situations. c) Invest in a Supervisory Control and Data Acquisition (SCADA) System that can alert the Department of Public Works when there are pump failures or leaks at the lift stations. | O | VB | CW/CA, EFC-CWSRF, OCR., RUS |
| 5.3 | Continue to educate the public on the importance of individual water conservation efforts for the future of the Village's Water Supply. In order to encourage water conservation further, consider moving to a residential water meter system to better monitor water usage and encourage more conservative use. | O | VB, PB | CW/CA, EFC-DWSRF, RUS, Local |
| 5.4 | Continue pollution prevention and good housekeeping to prevent and/or reduce pollutant discharges into the municipal storm sewers. Pollution prevention measures and techniques (e.g., regular street sweeping, reduction in the use of pesticides or street salt, or frequent storm sewer line and catch-basin inspection and cleaning). Continue to expand upon the Stormwater Management Program and disseminate educational materials about water pollution prevention measures to help control unnecessary and harmful pollutants from reaching the Hudson River through the stormwater collection system. | O | VB, PB | NYSDEC (SWIP), NYSCS |

| Recommendation (Action Task) | | Time Frame | Responsible Party | Possible Funding Source |
|--|--|-------------------|--------------------------|------------------------------------|
| 5.5 | Cooperate with Saratoga County and the Town of Moreau to develop an intermunicipal aquifer study that identifies aquifer boundaries, aquifer recharge areas, and potential pollutants to the drinking water sources, both surface and groundwater. The study should recommend regulatory measures at a regional level for protecting groundwater and surface water resources from pollutants to ensure future access to a clean drinking water supply for Village residents. | I | VB | SMSI, NYSDOS, EFC-DWSRF, EFC-CWSRF |
| 5.6 | Develop a Capital Improvement Plan that identifies all capital programs and outlines funding, staff, and equipment needs for the maintenance of the public water and sewer as well as timetables for conducting the work. | O | VB | Local, NYSDOS |
| Goal 6: Provide more housing options. | | | | |
| 6.1 | Define and allow by special use permit accessory and/or in-law apartments to provide alternative housing opportunities for the citizens of the community. Revise the Zoning Code to allow accessory apartments in the R-2 District and develop supplemental regulations specifically dealing with accessory apartments. | I | VB, PB, ZB | Local, NYSDOS, LWRP |
| 6.2 | Where feasible, the Village should encourage developers to link new housing developments with existing residential and commercial areas by installing access roads, sidewalks and trails, thereby creating walkable and connected neighborhoods. | O | VB, PB | Local |
| 6.3 | New housing units in or near existing residential neighborhoods should blend with the existing neighborhoods and have the same or similar setback distances from the main road and should reflect the historical heritage of the area. | S | PB | Local |
| 6.4 | Work with Saratoga County, Warren and Washington County departments of Social Services to enforce the health and safety codes relating to the living conditions of temporary housing. | S | VB | Local |

| Recommendation (Action Task) | Time Frame | Responsible Party | Possible Funding Source |
|--|-------------------|--------------------------|--------------------------------|
| <p>6.5 Update the Zoning Code to allow for senior housing and assisted living facilities. Such development could include necessary services for seniors, e.g., hair salon, cafeteria, house cleaning assistance, or be adjacent to resources and services that can easily be accessed by senior adults, e.g. convenience/grocery stores, retail shops, library, community center, and offer a variety of transportation options. This housing should include both affordable units as well as market-rate units, to allow existing residents to downsize. Density bonuses in areas suitable for senior housing can be used for encouragement. Zoning should be updated to properly define “senior housing” and “assisted living facilities” and other related definitions. The Zoning should permit these uses by Site Plan Review and Special Use Permit in the Overlay Zone.</p> | I | VB, PB | Local, NYSDOS, LWRP |
| <p>6.6 Continue to aggressively seek funding from Federal and State sources to rehabilitate sub-standard housing, facilitate home-ownership, and maintain and improve the existing housing stock.</p> | O | VB | NYSDHCR, OCR, NYSHFA |
| <p>6.7 Encourage the use of second and third floors of existing vacant buildings on Main Street for additional housing opportunities. Encourage the improvement of rental housing on Main Street in order to make the available apartment space more desirable to potential renters. The first level storefronts of buildings along Main Street should be utilized for retail or office activities, as they are most visible and accessible in this location, while housing on the second and third floors will provide a critical mass of people living downtown that will utilize downtown services.</p> | O | VB | Local, OCR |

| Recommendation (Action Task) | Time Frame | Responsible Party | Possible Funding Source | |
|---|--|-------------------|-------------------------|------------------------------------|
| Goal 7: Maintain the traffic movement of Route 9 and improve pedestrian circulation and safety throughout the Village. | | | | |
| 7.1 | Implement the recommendations of the <u>Corridor Improvement Plan for Route 9</u> . This plan articulated the following vision, and recommendations for short, intermediate, and long-term improvements to alleviate traffic congestion along Route 9 in the Village. See the Goals and Recommendations section for detailed strategies from the <u>Corridor Improvement Plan for Route 9</u> . | I | VB | NYS DOT, NYS TIP, NYS TEP |
| Goal 8: Provide enhanced opportunities for alternative modes of transportation. | | | | |
| 8.1 | Continue to enhance connections that link the Betar Byway, Cooper’s Cave, the Hudson River, and the City of Glens Falls. These linkages will strengthen recreation and tourism opportunities in the area and create the possibility of longer and more interesting trips for regional trail users. The goal of the Village is to create a large historic/recreational area to be used by families. As illustrated on the <u>Conceptual Improvements Map</u> , the Betar Byway should also be linked with existing residential neighborhoods and other community facilities such as the Moreau Community Center via an improved system of sidewalks and walking pathways, both on and off-street. | O | VB | NYSOPRHP, NYSDOT TEP, NYSLTL, LWRP |
| 8.2 | Establish a more noticeable signage system that directs visitors to the Betar Byway. Consider providing low-level pathway lighting along the trail to allow extended use of the trail during winter months when it gets dark earlier. | O | VB | NYS TEP, NYSCS, LWRP |

| Recommendation (Action Task) | Time Frame | Responsible Party | Possible Funding Source |
|--|------------|-------------------|---|
| <p>8.3 Work with the Town of Moreau to explore options for connecting the Betar Byway through the Town of Moreau to Moreau Lake State Park. Moreau Lake State Park offers a wealth of recreational opportunities including boating, camping, fishing, hiking, and many others. Connecting other areas of Moreau and the region to this State Park via a trail system would allow for greater public access to the park. A trail connection would also create an opportunity for those staying in the park to travel in and around the area without motorized vehicles and to enjoy the historic and scenic trails and sites. Several options have been discussed for continuing the Betar Byway including the shared use of designated streets and/or the development of separated trails in the rights-of-way of such streets. Undeveloped parcels, county forest lands, and other conservation lands along the river could be considered as alternative locations for multi-use trails. The use of utility rights-of-way (water, sewer, electric, gas, etc.) are also potential opportunities.</p> | O | VB | NYSOPRHP, NYSDOT TEP, NYSCS, NYSLTL, LWRP |
| <p>8.4 Work with National Grid and Glens Falls Lehigh Cement Company to establish an improved walking trail between the Parks-Bentley House and the Hudson River. Illustrated on the <u>Conceptual Improvements Map</u>.</p> | L | VB | NYSOPRHP, NYSDOT TEP, NYSCS, NYSLTL |
| <p>8.5 Continue steadily upgrading the curbing and sidewalks throughout the Village to provide residents with safe alternatives to driving and provide for handicapped accessibility. Potential sidewalk improvement projects and off-road trail connections that will link the Oliver W. Winch Middle School and the Harrison Avenue Elementary School with the surrounding neighborhoods are illustrated on the <u>Conceptual Improvements Map</u>.</p> | O | VB | NYSDOT TEP, SAFTEA-LU |
| <p>8.6 Encourage private developers to install sidewalks as part of new development projects.</p> | O | VB, PB | Local |

| Recommendation (Action Task) | Time Frame | Responsible Party | Possible Funding Source | |
|---|---|-------------------|-------------------------|-------------------|
| Goal 9: Update the Village’s Zoning and Land Use regulations and other codes to incorporate current planning practices and ensure proper code enforcement. | | | | |
| 9.1 | Review and update the Zoning Code to ensure that all terms and definitions are appropriately defined and explained, and the intent and vision identified through the Comprehensive Planning process is clearly articulated. | O | VB, PB | Local, LWRP, HRVG |
| 9.2 | Review the allowable uses within each Zoning District and where appropriate, allow certain uses with only site plan review approval, rather than special use permit and site plan review in order to simplify the development review process. | S | VB, PB | Local, LWRP, HRVG |
| 9.3 | Consider establishing a second Commercial District on Route 9 (Saratoga Avenue) that distinguishes between the different needs and requirements of highway commercial development patterns versus historic Main Street mixed use-commercial development patterns. Main Street and Saratoga Avenue should be treated differently in terms of building set back requirements, maximum building coverage, landscaping requirements, parking requirements, lighting and signage styles. | I | VB, PB | Local, LWRP, HRVG |
| 9.4 | Consider updating the Commercial District (District C) setback requirements to require a build-to line, or a maximum setback line, rather than a minimum front yard. Especially along Route 9, developers are building beyond the minimum setback requirements and building at a variety of different setbacks to meet their needs, resulting in an inconsistent “gap-tooth” look of new development. | I | VB, PB | Local, LWRP, HRVG |

| Recommendation (Action Task) | | Time Frame | Responsible Party | Possible Funding Source |
|-------------------------------------|---|-------------------|--------------------------|--------------------------------|
| 9.5 | Revise zoning regulations and/or site plan regulations to require a higher percentage of landscaping on commercial and industrial properties. Additional landscaping will give commercial areas a coordinated and softer look by breaking up the continuous expanse of pavement. Landscaping requirements in the zoning regulations will ensure that future commercial properties dedicate a certain portion of the lot to landscaping elements such as trees, grass and shrubs. | I | VB, PB | Local, LWRP, HRVG |
| 9.6 | Review and update the Zoning Code to ensure that parking requirements are compatible with commercial and residential development. Develop standards that allow the Planning Board more flexibility when dealing with potential shared parking proposals. | I | VB, PB | Local, LWRP, HRVG |
| 9.7 | Update the Zoning Code to authorize the Planning Board and Zoning Board of Appeals to condition approval of the site plan and special use permit applications on the construction of sidewalks within the proposed project site. The regulations should include sidewalk construction specifications to ensure continuity of the sidewalk system throughout the village. The sidewalk design should include a landscaped median between the walkway and the curb. | I | VB, PB | Local, LWRP, HRVG |
| 9.8 | Develop architectural design and signage standards for new industrial, commercial, and mixed-use development to encourage more street appeal for tourists, a pleasant view for motorists, and a safe shopping environment for pedestrians. These guidelines and sketches can serve as a guide toward achieving acceptable urban development patterns and building styles. The guidelines can also address façade appearance, signage, lighting, setback, landscaping requirements and other appropriate design requirements for commercial development including franchise or chain businesses. Main Street guidelines should be geared toward the traditional village downtown building pattern where store facades are built to the sidewalks, and Saratoga Avenue guidelines may include larger setbacks and more landscaping. | L | VB, PB | Local, LWRP, HRVG |

| Recommendation (Action Task) | Time Frame | Responsible Party | Possible Funding Source |
|--|-------------------|--------------------------|--------------------------------|
| 9.9 Improve the overall aesthetics of the Village by addressing issues such as unscreened dumpsters, junk cars, general rubbish, uninviting fencing and building facades, cluttered sidewalks, and unattractive signs with enhanced local codes and code enforcement. | O | EC, VB, PB | Local |
| 9.10 Strongly enforce existing building codes. Develop, expand and enforce current codes, establish clear procedures for enforcement, and increase education opportunities for the code enforcement officer. Where necessary, update local building code language to reference planning and zoning procedures to coordinate decisions. | O | VB | Local |

IV. Previous Planning Efforts

The South Glens Falls Village Board has been successful in implementing the goals and objectives of prior years' planning documents. The strategies set forth in the planning materials were based upon the Village's economic, social, cultural, and development needs at the time the planning tools were created. The sequence of the plans' development reflects the foresight and initiative of village residents and local officials.

South Glens Falls Comprehensive Plan, 2000

The 2000 South Glens Falls Comprehensive Plan was prepared as an update and replacement of a previous 1966 plan. Briefly, the purpose of the Comprehensive Plan at that time was to guide land use development by providing goals and objectives regarding the physical environment. The plan covered the following topics:

- Historic and regional setting
- Natural resources
- Land use and zoning
- Housing
- Economic Development
- Infrastructure

- Transportation
- Community Facilities

Based on the findings on each topic, a set of goals and objectives were formulated.

South Glens Falls Strategic Implementation Plan

The Strategic Implementation Plan, prepared in August 2001, was built upon the goals and objectives identified in the Comprehensive Plan. The overall mission of the Strategic Implementation Plan was to provide an organizational framework and to act as a catalyst in realizing the general community planning needs expressed in the Comprehensive Plan. The following is a summary of the key recommendations as found within the Plan:

Housing: The Plan recommended several housing initiatives: the creation of a program to increase opportunities for homeownership, the assessment of the need for senior housing, conducting a housing inventory, creating a program that will address the needs of the aging housing stock, and modify the existing zoning ordinance to permit various housing uses that are consistent with overall housing objectives.

Economic Development: The Plan recommended several economic initiatives: the preparation of an overall economic revitalization plan for the village, the preparation of a needs assessment and profile of local businesses, the creation of a

business improvement district to reinforce the successes of existing retail activities and to assist in the revitalization of the downtown, marketing a public image that captures the unique qualities of South Glens Falls, and assessing potential improvements to waterfront resources.

Transportation: The Plan recommends several transportation initiatives: plan for the redevelopment of the Route 9 corridor, prepare a condition survey and improvement schedule for sidewalks and streets, assess off-street parking and pedestrian circulation along Route 9 in downtown, assess the feasibility of linking village bike paths with the regional bike path network, review public transportation service to the village, and improve public access and visibility of Cooper's Cave.

Land Use: The Plan is recommends that existing vacant land, under utilized and dilapidated structures, current land use regulations and building codes be evaluated to maximize the potential for community growth.

The Strategic Implementation Plan also included an Action Plan regarding the key areas of land use, environmental, housing, transportation, parks & recreation, water supply, arts, historical & cultural resources, administrative resources, scenic, and economic development.

South Glens Falls Local Economic Revitalization Plan

In order to carry out the recommended actions for the economic development component found within the strategic plan, the Village of South Glens Falls formed an Economic Development Committee. One of the tasks of this committee was to develop a revitalization strategy to identify economic development opportunities, create and/or retain jobs, and develop sustainable businesses that coincide with a common vision for the Village.

In 2002, with partial funding received through a Technical Assistance grant from the New York State Office for Small Cities, the Village developed a Local Economic Revitalization Plan (LERP). South Glens Falls had determined that, in order to maintain its economic vitality in a competitive regional market, an Economic Revitalization Plan was needed to help shape future development. An Economic Revitalization Plan describes the current economic conditions of a community, creates a vision of the desired economic state of the community and prescribes goals and actions to achieve that vision.

The Economic Development Committee met for the first time on January 30, 2002. The committee members represent a variety of business backgrounds including restaurant business, manufacturing, construction, banking and the public realm. A time table for the development of a strategic revitalization plan was agreed upon and the

committee met once a month during the first six months of 2002 to work on its development. A business survey was mailed to every South Glens Falls Business and a review and analysis of the responses completed. Public workshops were held and teams formed to identify the strengths, weaknesses and opportunities found in the community. After reviewing the results of the surveys and studies, the Economic Development Committee developed the following vision statement for economic revitalization:

“South Glens Falls is committed to developing a business-friendly economic environment, providing a full range of goods, services and employment opportunities for its families, while offering attractions and amenities for visitors and prospective businesses.”

At the conclusion of the public planning process, the following goals were identified to build on the strengths of South Glens Falls, address its weaknesses, overcome the threats to the economic health of the Village, and capitalize on the many opportunities that were identified by the business community. Each goal was supported by a number of specific actions or tasks to be completed in order to achieve these goals:

- Foster a Business Friendly Environment
- Market the Village of South Glens Falls
- Develop Route 9 as an attractive, vital Commercial Corridor

- Capture a greater share of the tourism trade by enhancing and promoting Village resources
- Improve traffic and parking conditions on Route 9 in order to improve conditions for pedestrians and businesses

Corridor Improvement Plan for Route 9

The purpose of the study is to develop a corridor improvement plan for NYS Route 9 in the Village of South Glens Falls and the Town of Moreau.



Source: Corridor Improvement Plan for Route 9, AGFTC and Buckhurst Fish & Jacquemart Inc.

The corridor study area is approximately 9 miles in length and runs from the Warren/Saratoga County line to the Moreau/Wilton line. The plan provides short, intermediate, and long-term recommendations for improvements to manage corridor traffic, both vehicular and pedestrian, while considering aesthetics, and economic development goals. Many of the recommendations of this plan are included

within this plan, in Section II, Goals and Recommendations.

Hudson River & Champlain Feeder Canal Regional Waterfront Plan

The Hudson River and Champlain Feeder Canal Regional Waterfront Plan created a regional vision for the Towns of Moreau, Fort Edward, Kingsbury and Queensbury, the Villages of South Glens Falls and Hudson Falls, and the City of Glens Falls. By joining together in this intermunicipal effort, these communities have recognized the potential value of the resource that they share – the waterfront. Each of these communities, and the region as a whole stands to benefit as a result of a renewed vitality along the Hudson River and Champlain Feeder Canal waterfronts.

As a regional project, this waterfront plan is somewhat different than similar efforts that focus on a single municipality's waterfront. This project encompasses a very large area, and as a result certain components of the plan are, by necessity, developed more broadly. Information about existing conditions, for example, is presented in an overview fashion. The plan itself establishes a single vision and a single set of waterfront policies that are shared by the participating communities. But in recognition of New York State's tradition of home rule, recommendations and implementation strategies are also developed individually for each community. The Regional Waterfront

Plan provides both a broad regional vision and more specific community-based strategies for implementation.¹⁰

The draft Regional Waterfront Plan makes the following recommendations for the Village of South Glens Falls:

- *Support the continued revitalization of the region's Main Street communities (Glens Falls, South Glens Falls, Hudson Falls, and Ft. Edward). These are and should remain the social, civic, and economic centers of our region. The pattern of compact, walkable communities along the waterfront and surrounding rural landscapes contributes greatly to the unique sense of place in this region.*
- *Focus visitor services in the Main Street communities and develop or expand land and water based public transportation and non-motorized connections to improve visitor access to attractions and activities in the region.*
- *Establish a Trail to Moreau Lake State Park from South Glens Falls. Moreau Lake State Park offers a wealth of recreational opportunities including boating, camping, fishing, hiking, and many others. Connecting other areas of Moreau and the region to this State Park via a trail system would allow for greater public access to the park from the surrounding area. A trail connection with the park would also create an opportunity for those staying in the park to travel in*

¹⁰ Hudson River and Champlain Feeder Canal Regional Waterfront Plan, Draft February 2008.

and around the area without motorized vehicles and to enjoy the historic and scenic trails and sites being created and enhanced by the LWRP. A trail is proposed from the southern end of the Betar Byway near the Village Park in South Glens Falls to Moreau State Park in order to reduce the need for pedestrian and bicycle usage of Route 9. This proposed trail would travel in a southeast



direction on secondary residential roads until reaching Old Bend Road, where it would follow along the Hudson River for more than a mile, eventually leading to Potter Road, Mountain Road, and into the Moreau Lake State Park. This trail could provide safe and scenic travel opportunities to and from the State Park. Using the Sherman Island Dam to connect state park lands on both sides of the river, this trail could then proceed into the Town of Queensbury where trails through the Hudson Pointe Preserve and other publicly owned lands along the river could connect to the proposed site of the Aquarium of the Adirondacks, to Hudson

River Park, and ultimately to the western end of the Feeder Canal Trail.

- *Expand Public Transportation Options. Offering public transportation between some of the historic and recreational sites in the region would provide greater access to these areas, especially for those who are unable or do not wish to walk or bicycle between locations. The potential for a motorized tour of the historic sites in the area exists as well, for those visitors who wish to experience the region in this manner. Currently, a bus travels on Tuesdays between the Village of Lake George and Cooper's Cave in South Glens Falls. Additionally, Greater Glens Falls Transit has a trolley that runs between Lake George and Glens falls from July through September, which can be used to connect to other transit services. Utilizing these connections, a trolley or bus loop could be established that would take visitors from Lake George all the way south to Fort Edward, stopping at the various locations highlighted in the sections below. Initially this would be an infrequent service meant mainly for day trips as a tourism attraction, but could eventually grow into a more reliable bus service that would strengthen the connections between these communities and add to the opportunity for multi-modal recreational and tourism opportunities.*

- *Establish an Adirondack Forestry and Paper Industry Museum. In cooperation with South Glens Falls and the paper companies (Finch Pruyn, SCA) that still operate massive paper facilities*



in both communities. Develop a museum to describe the role of the Adirondacks and the Hudson River in the American paper industry, and the role that this industry still plays in the local economy and their efforts to conserve and manage the state's tremendous forest resources.

V. Community Outreach Process

Plan Advisory Committee Meetings

The Comprehensive Plan Advisory Committee began meeting on a monthly basis in September 2007 to discuss issues and gather information. Committee members and consultants conducted fieldwork, compiled and distributed a Community Survey, and gathered other data to be incorporated into the final Draft Plan.

Early in the planning process, it is useful to identify key issues confronting a community. The key issues serve as a starting point for discussions about a community's current conditions and needs, which are then addressed and incorporated into the Comprehensive Plan. At the Advisory Committee kick-off meeting, committee members completed a questionnaire to help pinpoint key issues. A copy of the questionnaire is in Appendix A.

Key Issues

When asked what the most important issues facing the Village are now and in the future, the following issues emerged as the top six.

1. A need for housing rehabilitation, quality affordable housing, and senior living opportunities.
2. Need for further promotion of local tourist and historical attractions.
3. Need to improve the Village Gateways and the appearance of Route 9, for example, more attractive design of commercial businesses, signage and landscaping.
4. Need to solve traffic congestion issues on Route 9 and pedestrian safety improvements.
5. Need for revitalized retail economy that caters to tourists, and keeps local residents shopping locally.
6. Lack of code enforcement.

A Vision for the Future

When asked where they would want to see the Village in the next five years, the Committee members held an optimistic outlook for the future. The following is a summary of their comments:

As the Gateway to Saratoga County and the Capital District, located on the great bend of the beautiful Hudson River, the future of South Glens Falls is very bright. The Village will continue to be proactive in providing quality municipal services, affordable housing, and shopping opportunities for residents of all ages and income levels, taking advantage of the many opportunities

to fund and promote economic development. Main Street will be aesthetically and functionally improved to attract local residents and tourists alike, and the community will continue to address traffic and pedestrian safety issues along Route 9 and throughout the Village. Dilapidated homes and buildings will continue to be upgraded and new varieties of housing will be developed. The Village will maintain a balanced mix of residential, retail, service, and industrial businesses, as well as, educational and religious institutions that will support a healthy local economy. The parks and waterfront recreation areas will be enriched, bringing further beauty and character to the community and providing the local youth and adults with more community oriented activities that will further bond the residents of the Village with a sustained sense of pride.

Public Workshops

Recognizing the importance of public involvement, the Village held two workshops to afford direct public involvement in the planning process. The first workshop brought the public together to identify the positives and negatives of the Village and brainstorm solutions to the problems identified. The second workshop was a visioning workshop, in which participants were asked to identify action steps for revitalizing the Village and sustaining its' future wellbeing. Copies of the PowerPoint presentations given at the

workshops, and other workshop materials are included in the Appendix B.

Public Workshop #1: Positives, Negatives and Solutions

The Planning Advisory Committee held a public workshop on Thursday, November 15, 2007 at the Village Hall. This was the first of several meetings to solicit public input in the development of the South Glens Falls Comprehensive Plan and was an important workshop because the public articulated the most apparent positive and negative features of the Village and developed future strategies that could meet the needs of the community, strengthen the local economy, and maintain and enhance quality of life. This workshop helped lay the foundation for the development of goals and recommendations later in the planning process by revealing the fundamental successes and failures within the Village as perceived by its residents.



Workshop Format

Upon arrival, participants of the workshop were guided to seats surrounding small group tables. Following introductions, each group was instructed to brainstorm and identify negative factors about South Glens Falls. Subsequently, each person within the group was asked to give priority to one factor. After each person identified his or her priority factor, the group brainstormed solutions to minimize or eliminate each of these priority negative factors.

This process was repeated with the brainstorming of positive factors about the Village. After each person identified his or her priority positive factor, the group brainstormed strategies to maintain or enhance each of these positive priority factors to ensure their existence in the future.

The outcome of the workshop provided a ranked list of positive and negative factors of South Glens Falls. The potential solutions identified by the public were later expanded into goals and strategies with the intent to revitalize, strengthen, maintain and enhance the community's unique qualities.

Workshop Results - Negative Attributes

Residents clearly agreed that the Village's biggest liabilities or negative attributes were the condition of older infrastructure such as the stormwater system, the expense of upgrading the drinking water system to NYS Department of Health requirements, the traffic delays on Route 9, the lack of snow

removal on sidewalks, the lack of enough space for new industrial business, and the lack of housing for senior citizens. Some suggested solutions to these issues were: to study stormwater and sanitary sewer needs, to implement the recommendations of the Route 9 Corridor Study, to enforce the sidewalk ordinance to ensure that they are cleared of snow, to encourage branches of Nano Tech companies to come to the Village, to obtain grants and low interest loans for infrastructure upgrades and development of additional senior housing.

All of the negative attributes identified by each group are provided in the list below, grouped into topic areas. The complete results are contained in Appendix B.

Municipal Services

- Old infrastructure, utilities maintenance, MS4, crooked poles.
- Expense of drinking water system upgrade.
- Lack of a dog park.

Transportation

- Bad intersections along Route 9: Feeder Dam, William St.
- Intersection delays along Route 9.
- Enforce clearing of snow from sidewalks.

Housing

- Lack of housing for seniors.
- Clearview Hotel.

Economic Development

- Not enough industrial businesses.
Not enough space.
- Not enough local jobs.
- Lack of funding for marketing.
- Known as a bedroom community.

Workshop Results - Positive Attributes

Residents largely agreed that the Village's Public Works, Police Department, Cooper's Cave, affordable housing, the Moreau Community Center, and low taxes, the Village's most positive elements. Suggestions of ways to maintain the positive items or enhance them for the future included: continuing existing programs and keep strong department heads, providing more housing for seniors to enable them to remain in the Village and encouraging new family homeownership, encouraging residents to buy local to keep taxes low, and expanding on the promotional efforts for Cooper's Cave

All of the positive attributes identified by each group are provided in the list below, grouped into topic areas. The complete results are contained in Appendix B.

Municipal Services

- Good Public Works.
- Police Department.
- Fine water system.
- School District.
- Moreau Community Center

- Board of Trustees.
- Low taxes.

Tourism & Recreation

- Cooper's Cave.
- Betar Byway.
- Beach and boat launch.
- Village Park.
- Centrally located (15 miles from Saratoga Springs and 15 miles from Lake George).

Economic Development

- Local restaurants.
- Hannaford.
- Areas/buildings available for businesses.
- SCA expansion (proposed).

Housing

- Affordable housing.

Public Workshop #2: Visioning Workshop

On Thursday January 17th at 7:00 PM at the Village Hall, the Village of South Glens Falls hosted a Visioning Workshop to gather further public input for the Comprehensive Plan. The purpose of the Issue Roundtable Visioning Workshop was to encourage participants to think about the future of South Glens Falls. During the meeting, residents and business-owners brainstormed and provided solutions to overcome obstacles in the areas of Environment

(protection of natural, open space and scenic resources and improvements to local parks and recreation areas); Housing (where housing should be developed, design, connectivity between neighborhoods); Economic Development (where commercial development should be encouraged, where opportunities are, what type of marketing is needed to encourage tourism to the Village's cultural and historical resources); Transportation (problems with pedestrian and bike safety, traffic volume, speed and access); Municipal Services (police, fire, sewer, water, highway, youth and senior services) and Land Use Policies and Regulations (zoning and other local policies and ordinances).

Workshop Format

Meeting participants were divided into small groups of 4-6 people. Each group was given a list of questions to kick start the brainstorming process, a map to use as a reference, and meeting materials to record responses. All groups were asked to provide input on each topic and, to present their solutions to all attendees at the end of the workshop session. The results of the workshop were considered in the development of the draft goals and recommendations. The following are the results of the Visioning Workshop:

Environmental and Recreational Resources

- Connect the Betar Byway to East Rd. (Saratoga –Bike trail).

- Improve the condition of the Town owned beach facility & toilet rooms.
- Support Moreau Community Center.
- Acquire property from National Grid on the Betar By-way.
- Protect the river and watershed.
- Do not light the Byway.
- Develop a visitor center in old stable building.
- Develop a new walkway and byway between Ferry and Harrison streets.
- Develop a walking trail behind the Parks Bentley House.
- Allow vendors at the old stable building.
- Build a water fountain for people & dogs at the park.
- Organize more family activities.
- Build up area around old stable, Cooper's Cave and Museum area as a tourist destination.
- Village is situated nicely within bike distance between Lake George and Saratoga.

Housing Resources

- Review health/safety codes and enforce firmly and consistently.
- Allow for residential use (mixed use) in C district.
- Identify capacity for sewer flows.

- Front yards should remain unoccupied (no vehicles, boat storage).
- Encourage /promote Village homesteading.
- Low taxes - no new taxes.
- Senior housing needed.
- Get more housing grants and enforce our maintenance code more.
- Create financial incentives for new developers.
- Go after more grants for multi-family housing.
- Ask State Police to aid police department to enforce drug codes at Clearview. Enforce building codes at Clearview.
- Doesn't seem to be any open land for new housing.
- Senior affordable housing and assisted living next to McDonalds.
- Talk to owners of the Clearview Hotel and try and reason with them.
- Create a brochure for Village Museum and old stable building.
- Make area close to waterfront for developing.
- Multi-story business in present residential areas - zoning for multi-story.
- Purchase available land for another boat launch or improve the present launches
- Architects with fresh innovative ideas for design suggestions for store fronts and grant funding for façade improvements.
- Use Time Warner Community Calendar to advertise activities.
- Continue to manage public operations efficiently so as to maintain reasonable tax base.
- Invest annually for improvements to services sewer and water.
- Plan a winter festival and market.
- Expand the farmer's market.
- Sidewalks to Hannaford connections.
- Cross country skiing along river.
- Web site use should be increased and expanded for promotion.
- More state-wide advertising of Cooper's Cave.
- More pedestrian friendly on Main St. Install benches, waste baskets, and new larger street signs.

Economic Development and Tourism

- Insert in folder in to Cooper's Cave brochure for restaurants.
- Add more Cooper's Cave festivals.
- Extend the bike trail through East Road to State Park.
- Brochure at Cooper's Cave should include the Parks Bentley House.

- Move Farmer’s Market to Cooper’s Cave Park (old stable).
- Use the old stable building for historical and cultural attractions.
- Only way to build is upwards.
- Tourism –have historical sites partner with each other –more combined activities.
- Hudson River –boat tours, birding, fishing, ecology.
- Small department store, not a dollar store.
- Continue pedestrian friendly lighting - same as on bridge.
- More crosswalks to slow traffic i.e. Rite Aid over to McDonalds.
- Sidewalks from Deli Mart to William on Route 9 also on west side of Saratoga Avenue to Beach Rd.
- Connect to Woodcrest to Trail System.
- Need to check timing for north bound traffic in the AM.
- Roundabout sidewalk on Route 9 in South part of Village.
- Have police patrol Oliver Winch to stop people stopping in middle of Hudson St. letting out children.
- Put in more crosswalks for pedestrian friendly theme.
- Crosswalk at Massie’s and better lighting.
- Reduce speed to 30 MPH in southern part of Village.

Traffic and Pedestrian Safety

- Need for a cab company.
- Larger bus routes.
- Sidewalk –Main and Wilson by cemetery.
- Crosswalk with flag person at Route 9 and Beach Road and at First St. by gazebo
- Traffic calming at Route 9 and Main by Mall.
- Lighting on Main St. from 3rd to Bridge.
- Lighting near crosswalks for better visibility.
- In the future build an overhead walkway over Saratoga Avenue.
- Funds for snow blowing sidewalks on Main Street.
- Roundabout in front of Stewarts with crosswalks.

Municipal Services and Land Use Policies

- Adult basketball & volleyball leagues using schools.
- Use schools at night for higher education adult activities.
- Sewer & Water lines and system an on-going program to upgrade.
- More hours for the Code Enforcement Officer.

- More public awareness of the codes - put nuisance code on website.
- Use summer concert as a venue to educate the public.
- Moreau Community Center scale it down- alternate parking (maybe at Nibco).
- Historic buildings - more awareness, education about importance.
- Senior housing need for affordable housing assisted living.
- Codes possible –limited unlicensed car in yards 30 day limit, limit number of dogs, no parking recreational vehicles on streets or front lawns.
- Ask Moreau Community Center how we can help promote fund raisers.
- Review and update allowable uses in district.
- Capital Improvement Program for future upgrades.
- Update building code language to reference planning and zoning procedures to coordinate decisions.

2008 and February 4, 2008. Postcards with log-in information and instructions for obtaining paper copies of the survey were mailed to all property owners prior to the survey opening date. In addition, an advertisement regarding the survey was placed in the Post Star in order to reach other residents of the Village, and paper copies were hand-delivered to the Mid-town Apartment Complex to reach senior citizens who may not have received the post card. Paper copies of the survey were also available at the Village Clerk’s office to accommodate individuals who did not have access to the Internet.

WE VALUE YOUR OPINION

All Residents, Property Owners, Civic Groups,
Businesses and Government Officials.

What is Your Vision?

The Village is developing a Comprehensive Plan to guide us into the future and we need to know what you think. This is your opportunity to make a difference.

***Shape Your Community’s
Future***

Public Opinion Survey

To provide an additional opportunity for residents and property owners to contribute to the comprehensive planning process, in mid January 2008, the Village of South Glens Falls conducted a Public Opinion Survey. The survey was accessible online at the Village website between January 22,

The survey included 21 multiple-choice questions and an open-ended comment area at the end. The intent of the survey was to gauge public opinion about quality of life and municipal services, as well as specific issues and areas that the Village should change or improve in the future. The results of the survey helped the Village define

future planning goals, objectives, and strategies to guide future decision-making related to community improvements for main street, housing, municipal services, public infrastructure, and overall economic development efforts.

One hundred fifty eight (158) surveys were completed, resulting in a response rate of

12.9%. Survey respondents included a range of age groups, but a larger percentage of females than males responded. Of the total respondents to the survey, only 4.3% were below the age of 34 and approximately 30% were 65 and over. Responses to the survey are tabulated below. A copy of the original survey form and the raw survey results can be found in Appendix C.

Survey Results

| 1. Using the map above, please identify where in the Village of South Glens Falls you live. | | |
|--|-------------------------|-----------------------|
| Answer Options | Response Percent | Response Count |
| Voting District 1 | 30.1% | 49 |
| Voting District 2 | 19.6% | 32 |
| Voting District 3 | 42.9% | 70 |
| I do not live in the Village of South Glens Falls | 7.4% | 12 |
| <i>answered question</i> | | 163 |
| <i>skipped question</i> | | 3 |
| 2. Are you a (Mark all that apply) | | |
| Answer Options | Response Percent | Response Count |
| Homeowner | 85.2% | 138 |
| Renter | 11.7% | 19 |
| Local landlord | 8.6% | 14 |
| Retired person | 21.6% | 35 |
| Local business-owner | 6.2% | 10 |
| Seasonal resident | 0.0% | 0 |
| <i>answered question</i> | | 162 |
| <i>skipped question</i> | | 4 |

| 3. What is your gender? | | |
|--------------------------------|-------------------------|-----------------------|
| Answer Options | Response Percent | Response Count |
| Male | 38.7% | 63 |
| Female | 61.3% | 100 |
| <i>answered question</i> | | 163 |
| <i>skipped question</i> | | 3 |

| 4. What is your age? | | |
|-----------------------------|-------------------------|-----------------------|
| Answer Options | Response Percent | Response Count |
| 18-24 | 0.6% | 1 |
| 25-34 | 3.7% | 6 |
| 35-44 | 19.6% | 32 |
| 45-54 | 23.3% | 38 |
| 55-64 | 22.7% | 37 |
| 65-74 | 16.0% | 26 |
| 75 + | 14.1% | 23 |
| <i>answered question</i> | | 163 |
| <i>skipped question</i> | | 3 |

| 5. How long have you lived in the Village of South Glens Falls? | | |
|--|-------------------------|-----------------------|
| Answer Options | Response Percent | Response Count |
| 0-5 years | 25.6% | 41 |
| 6-10 years | 11.3% | 18 |
| 11-20 years | 10.6% | 17 |
| 21+ years | 52.5% | 84 |
| <i>answered question</i> | | 160 |
| <i>skipped question</i> | | 6 |

| 6. Do you plan to retire in the Village of South Glens Falls? | | |
|--|-------------------------|-----------------------|
| Answer Options | Response Percent | Response Count |
| Yes | 84.4% | 135 |
| No | 15.6% | 25 |
| <i>answered question</i> | | 160 |
| <i>skipped question</i> | | 6 |

| 7. How many people are in your household? | | |
|--|-------------------------|-----------------------|
| Answer Options | Response Percent | Response Count |
| 1 | 25.5% | 41 |
| 2 | 41.6% | 67 |
| 3 | 15.5% | 25 |
| 4 | 11.8% | 19 |
| 5 | 2.5% | 4 |
| 6 or more | 3.1% | 5 |
| <i>answered question</i> | | 161 |
| <i>skipped question</i> | | 5 |

| 8. Which of the following age categories are represented in your household? (Mark all that apply) | | |
|--|-------------------------|-----------------------|
| Answer Options | Response Percent | Response Count |
| 0-5 | 6.3% | 10 |
| 6-17 | 23.8% | 38 |
| 18-24 | 8.1% | 13 |
| 25-44 | 28.8% | 46 |
| 45-54 | 33.1% | 53 |
| 55-64 | 32.5% | 52 |
| 65-74 | 18.8% | 30 |
| 75 + | 18.1% | 29 |
| <i>answered question</i> | | 160 |
| <i>skipped question</i> | | 6 |

| 9. How are you most often informed about local news and events? | | |
|--|-------------------------|-----------------------|
| Answer Options | Response Percent | Response Count |
| Time Warner | 43.7% | 69 |
| The Post Star | 81.0% | 128 |
| Radio | 20.9% | 33 |
| Local Channel 8 | 8.2% | 13 |
| Chronicle | 38.6% | 61 |
| Village website | 1.3% | 2 |
| <i>answered question</i> | | 158 |
| <i>skipped question</i> | | 8 |

| 10. Are you disappointed that future "Weekly's" published by the Post-Star will be mailed free to every household in the zip codes 12801 and 12804 but not the 12803 as reported? | | |
|--|-------------------------|-----------------------|
| Answer Options | Response Percent | Response Count |
| Yes | 73.9% | 116 |
| No | 26.1% | 41 |
| <i>answered question</i> | | 157 |
| <i>skipped question</i> | | 9 |

| 11. Are you aware of all Village Government functions and do you read all official published notices concerning proposed actions in the Village? | | |
|---|-------------------------|-----------------------|
| Answer Options | Response Percent | Response Count |
| Yes | 41.8% | 66 |
| No | 58.2% | 92 |
| <i>answered question</i> | | 158 |
| <i>skipped question</i> | | 8 |

| 12. Do you think Jr. or Sr. High school students should be, somehow, exposed more to functions of their local governments through their curriculum? | | |
|--|-------------------------|-----------------------|
| Answer Options | Response Percent | Response Count |
| Yes | 91.7% | 143 |
| No | 8.3% | 13 |
| <i>answered question</i> | | 156 |
| <i>skipped question</i> | | 10 |

| 13. In your opinion, what are the three most positive aspects of living in the Village of South Glens Falls? | | |
|---|---------------------------------|-----------------------|
| Answer Options | Response Percent | Response Count |
| Small village atmosphere | 60.8% | 96 |
| Housing affordability | 17.7% | 28 |
| Low crime rate | 49.4% | 78 |
| School district | 27.2% | 43 |
| Close knit community | 18.4% | 29 |
| Community Center services | 21.5% | 34 |
| Recreational facilities | 3.8% | 6 |
| Close to work & shopping | 29.7% | 47 |
| Relatively low tax rate | 39.9% | 63 |
| Public transportation | 3.8% | 6 |
| Public works services | 36.1% | 57 |
| | <i>answered question</i> | 158 |
| | <i>skipped question</i> | 8 |

| 14. Where applicable, how would you rate the following facilities, services and conditions? | | | | | |
|--|------------------|---------------------|-----------------------|---------------------------|-----------------------|
| Answer Options | Excellent | Satisfactory | Unsatisfactory | Do Not Know or N/A | Response Count |
| Village Government Services/Management | 42 | 92 | 4 | 17 | 155 |
| Road Maintenance | 81 | 74 | 1 | 2 | 158 |
| Sidewalk Maintenance | 30 | 74 | 30 | 22 | 156 |
| Snow Removal | 79 | 74 | 3 | 0 | 156 |
| Parks and Recreation | 68 | 73 | 5 | 11 | 157 |
| Police Services | 77 | 71 | 4 | 4 | 156 |
| Fire Services | 87 | 60 | 1 | 10 | 158 |
| Emergency Services | 83 | 57 | 4 | 11 | 155 |
| Water Service | 65 | 80 | 8 | 4 | 157 |
| Sewer Service | 64 | 83 | 4 | 5 | 156 |
| Code Enforcement | 19 | 74 | 25 | 34 | 152 |
| Development Approval Process | 13 | 59 | 13 | 67 | 152 |
| Current Density and Population | 18 | 102 | 7 | 28 | 155 |
| Senior Services & Activities | 46 | 65 | 5 | 38 | 154 |
| Youth Services & Activities | 13 | 60 | 31 | 49 | 153 |
| Selection of Stores/Shopping | 9 | 79 | 69 | 0 | 157 |
| Schools | 57 | 76 | 13 | 10 | 156 |
| Level of Business Activity | 11 | 80 | 49 | 16 | 156 |
| Senior Living Options | 12 | 57 | 45 | 41 | 155 |
| Traffic | 7 | 119 | 30 | 1 | 157 |
| Nightlife/ Activities | 3 | 58 | 52 | 40 | 153 |
| Route 5 of GGT Transit | 6 | 45 | 8 | 89 | 148 |
| Moreau Community Center | 49 | 70 | 13 | 23 | 155 |
| <i>answered question</i> | | | | | 158 |
| <i>skipped question</i> | | | | | 8 |

| 15. Please indicate your level of agreement or disagreement with each of the following statements. The Village of South Glens Falls should..... | | | | | | |
|---|-----------------------|--------------|-----------------|--------------------------|-------------------|-----------------------|
| Answer Options | Strongly Agree | Agree | Disagree | Strongly Disagree | No Opinion | Response Count |
| Encourage a mix of commercial, institutional, industrial and office development in the Village. | 43 | 86 | 11 | 5 | 10 | 155 |
| Develop design standards or guidelines to improve the appearance and function of commercial areas. | 56 | 84 | 7 | 1 | 8 | 156 |
| Utilize Village funds/local incentives to promote economic development. | 50 | 74 | 16 | 5 | 10 | 155 |
| Create better buffers between residential and commercial areas. | 30 | 86 | 15 | 1 | 22 | 154 |
| Construct new sidewalks and trails to improve residents' ability to walk comfortably and safely to nearby destinations. (i.e., parks, schools, stores). | 59 | 66 | 20 | 2 | 9 | 156 |
| Spend public money to acquire more parkland, conserve open space/ undeveloped land or environmentally sensitive areas. | 33 | 47 | 40 | 11 | 24 | 155 |
| Encourage a diversity of affordable housing types (for singles, families, "empty nesters", seniors, etc.) | 59 | 74 | 17 | 3 | 3 | 156 |
| Encourage the expansion of activities for youth. | 63 | 66 | 8 | 2 | 12 | 151 |
| Strictly enforce the building code to encourage property owners to take better care of their homes/property. | 74 | 54 | 17 | 1 | 10 | 156 |
| Encourage the re-use of abandoned buildings and land. | 84 | 64 | 0 | 1 | 7 | 156 |
| Improve Route 9 to decrease traffic delays and increase pedestrian safety. | 85 | 57 | 9 | 3 | 3 | 157 |
| Encourage a variety of senior housing types (independent living, assisted living, nursing home care) | 66 | 65 | 12 | 2 | 11 | 156 |
| Upgrade old infrastructure (water, sewer) where necessary. | 72 | 75 | 3 | 2 | 5 | 157 |
| Provide additional recreational and cultural facilities along the Hudson River. | 49 | 77 | 15 | 1 | 14 | 156 |
| answered question | | | | | | 157 |
| skipped question | | | | | | 9 |

| 16. In general, what type of development do you feel the Village should encourage? (mark all that apply) | | |
|---|-------------------------|-----------------------|
| Answer Options | Response Percent | Response Count |
| Residential | 37.4% | 58 |
| Small scale, neighborhood commercial | 31.6% | 49 |
| Large scale commercial | 16.1% | 25 |
| Office / light industrial | 29.7% | 46 |
| Mixed use development with residential, office and small scale commercial | 51.6% | 80 |
| Large industrial | 6.5% | 10 |
| No new development | 8.4% | 13 |
| <i>answered question</i> | | 155 |
| <i>skipped question</i> | | 11 |

| 17. In what location(s) would additional commercial development be appropriate? (Mark all that apply) | | |
|--|-------------------------|-----------------------|
| Answer Options | Response Percent | Response Count |
| Along the Route 9 corridor | 64.9% | 98 |
| In the vicinity of Hannaford Plaza | 53.0% | 80 |
| West side of Hudson Avenue to 5th Street | 19.9% | 30 |
| Between Route 9 and Main Street to south side of Harrison Avenue | 13.2% | 20 |
| Redevelopment of properties within existing commercial use districts | 63.6% | 96 |
| <i>answered question</i> | | 151 |
| <i>skipped question</i> | | 15 |

| 18. Are you supportive of the proposal to construct a new Moreau Community Center on Harrison Avenue to include a multi-use, family oriented facility that will serve northern Saratoga, southern Warren and Washington counties? | | |
|--|-------------------------|-----------------------|
| Answer Options | Response Percent | Response Count |
| Yes | 72.3% | 115 |
| No | 18.2% | 29 |
| I am not familiar with the Community Center expansion plans | 9.4% | 15 |
| <i>answered question</i> | | 159 |
| <i>skipped question</i> | | 7 |

| 19. How often do you shop or seek services in the Village? (Please mark one response.) | | |
|---|-------------------------|-----------------------|
| Answer Options | Response Percent | Response Count |
| Several times a week | 67.7% | 107 |
| At least once a week | 21.5% | 34 |
| Once every few weeks | 5.1% | 8 |
| Once a month | 3.2% | 5 |
| Once a year | 1.3% | 2 |
| Never | 1.3% | 2 |
| <i>answered question</i> | | 158 |
| <i>skipped question</i> | | 8 |

| 20. How often do you shop or seek services in cities, villages or towns other than South Glens Falls? (Please mark one response.) | | |
|--|-------------------------|-----------------------|
| Answer Options | Response Percent | Response Count |
| Several times a week | 46.1% | 71 |
| At least once a week | 34.4% | 53 |
| Once every few weeks | 13.6% | 21 |
| Once a month | 3.9% | 6 |
| Once a year | 0.6% | 1 |
| Never | 1.3% | 2 |
| <i>answered question</i> | | 154 |
| <i>skipped question</i> | | 12 |

| 21. If no changes are made, what will be the most important problems facing the Village of South Glens Falls over the next 10 years? (Please mark only three responses.) | | |
|---|---------------------------------|-----------------------|
| Answer Options | Response Percent | Response Count |
| Availability of affordable housing options | 25.6% | 40 |
| Availability of variety of housing options | 17.9% | 28 |
| Loss of open land/ undeveloped land | 16.0% | 25 |
| Adequacy of parks and recreation facilities | 10.9% | 17 |
| Adequacy of infrastructure (water and sewer) | 30.1% | 47 |
| Maintaining highest quality schools | 23.7% | 37 |
| Crime and public safety | 25.6% | 40 |
| Level of traffic congestion | 41.7% | 65 |
| Rate of residential growth | 15.4% | 24 |
| Rate of commercial growth | 21.2% | 33 |
| Appearance of commercial development | 13.5% | 21 |
| Appearance of residential properties | 23.7% | 37 |
| Availability of places to walk and bike safely | 14.7% | 23 |
| Lack of local jobs | 35.3% | 55 |
| Property owners ability to pay for public services | 29.5% | 46 |
| Not enough local shopping | 30.8% | 48 |
| | <i>answered question</i> | 156 |
| | <i>skipped question</i> | 10 |

VI. Community and Economic Profile

Regional Setting & Historical Overview

South Glens Falls is located in the Town of Moreau, in the northeast area of Saratoga County on the south-eastern bank of Hudson River. The Hudson River is the major natural feature of the area, defining its northern and western municipal boundaries of the Village.

South Glens Falls lies in the center of an urbanized area ten miles south of Lake George, fifteen miles north of Saratoga Springs, and forty-five miles north of the Capital District. To the north of the Village, across the Hudson River, lies the City of Glens Falls that has evolved as a larger, more urbanized community. NYS Route 9 that forms the geographic “spine” of the Village was the major north-south route in eastern New York State before the construction of the Adirondack Northway (I-87) that is located approximately two miles to the west.

Figure 1- Village of South Glens Falls Regional Map



Source: Laberge Group, 2007

The steep banks and waterfalls of the Hudson River at this location provided the power for the saw, grist and cotton mills that were established in the early 1800s. A small settlement grew around the mills and was established as a Village in 1895. In 1916 the South Glens Falls Hydroelectric Plant was constructed on the south shore of the Hudson River providing power to the mechanical wood grinders in the International Paper Company. The lumber and paper company changed hands many times over the years, however, present owner, SCA Tissues North American LLC, provides the largest single source of manufacturing jobs in the Village.

Demographic Inventory

This section provides information about South Glens Falls in a variety of subject areas and will help paint a picture of the community's current social, physical and economic conditions. By examining the population, past present and future, recommendations can be made concerning the future land use and socio-economic make-up of the community. In addition to Village data provided in this section, comparisons to the Villages of Corinth and Ballston Spa, Town of Moreau, and Saratoga County have been made where appropriate. These comparisons will provide a context and understanding of past and future estimated growth patterns for the Village.

The information has been compiled from the 1990 and 2000 United States Census data, and ESRI (Environmental Systems Research Institute) forecasts for 2007 and 2012. The data presented is the most up to date available at the time of printing and sources have been documented under each table and chart. Most data is from the 1990 and 2000 Decennial Census. Population projections were obtained from ESRI Business Information Solutions.

Population Trends

Local population growth or decline is often dependent upon several factors, including economic expansion, environmental capacity, housing suitability, varying generational needs, and overall regional desirability. The Village of South Glens Falls, Village of Corinth, Village of Ballston Spa, Town of Moreau, and Saratoga County have experienced some interesting and differing population trends in recent years.

According to the US Census Bureau, during the 1990 – 2000 decade, the population in the Town of Moreau and Saratoga County increased by 804 and 19,359 persons respectively, while South Glens Falls' population decreased by 138 persons, a population loss of 3.94%. Similarly, the Village of Corinth experienced a population loss of 286 (10.36%) persons during the same 10-year period, while Ballston Spa's population increased by 654 persons. The loss of population for South Glens Falls and the Village of Corinth may be attributed to

the closing of and/or relocation of the major local employers. However, as illustrated in **Table 1**, according to the population of

South Glens Falls will gradually increase through 2012. **See Table 1.**

Table 1: Population History and Projections, 1990 - 2012

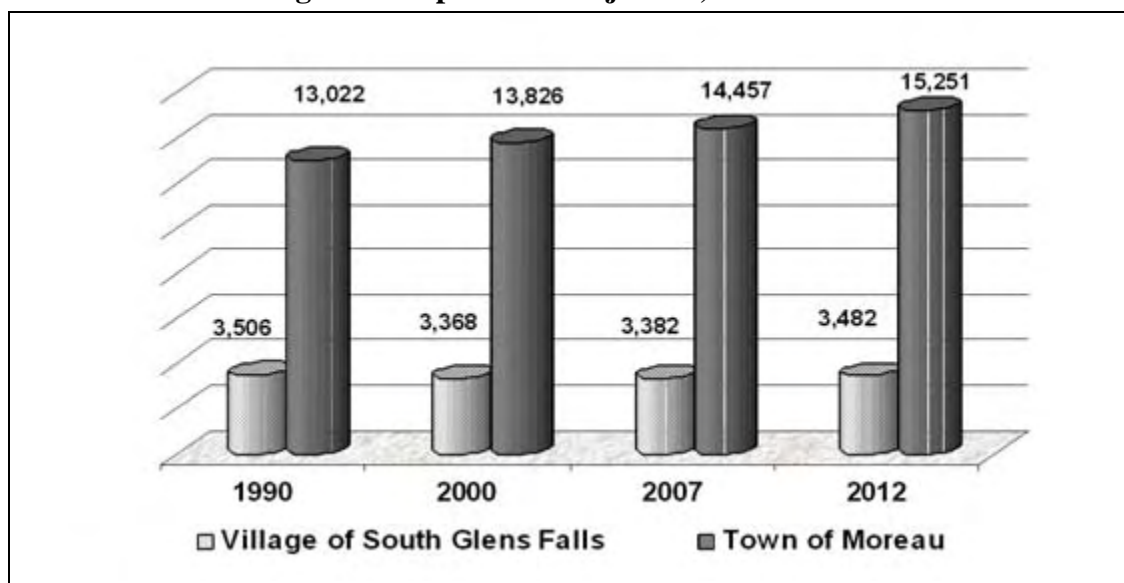
| Municipality | 1990 | 2000 | 2007 | 2012 |
|------------------------------|------------|------------|------------|------------|
| Village of South Glens Falls | 3,506 | 3,368 | 3,382 | 3,482 |
| Village of Corinth | 2,760 | 2,474 | 2,515 | 2,607 |
| Village of Ballston Spa | 4,902 | 5,556 | 5,784 | 6,037 |
| Town of Moreau | 13,022 | 13,826 | 14,457 | 15,251 |
| Saratoga County | 181,276 | 200,635 | 220,758 | 236,170 |
| New York State | 17,990,455 | 18,976,457 | 19,532,703 | 19,935,521 |

Source: U.S. Bureau of the Census, ESRI forecasts for 2007

The figure below provides a comparison of the population growth between the Village of South Glens Falls and the Town of Moreau. Between the years 1990 and 2000,

the Village lost 3.9% of its population while the Town’s population grew by 6.2%.

Figure 2: Population Projection, 1990-2012



Source: U.S. Bureau of the Census, 2000 Census Population and Housing, ESRI forecasts for 2006

ESRI Business Solutions projects that between the years’ 2007 and 2012 the Town’s growth will slow to a rate of 1.8%

while the Village’s population will grow by 3%. The projected 3% growth rate will bring

the Village’s population back to nearly the number of residents reported for 1990.

Age Distribution

Table 2 illustrates the shift of population within South Glens Falls from 2000 to 2012 within different age groups (cohorts). In 2000, nearly one quarter (24.3%) of the Village’s population was in the Under 5 to 19-year old age bracket. By the year 2012, this number is estimated to decrease to fewer than 20%. The age bracket of the 20

to 44 age group made up 36.2% of the total population, with individuals between the ages of 35 to 44 having the greatest number (15.7%). The 20 to 44 year old age bracket is projected to decrease through 2012, while the age bracket 45 to 85 is shown to have the greatest increase in the number of population estimated at 47.3%. The age ranges of 55 to 64 year olds (9.0% to 14.2%) and those individuals 85 years and over (an increase from 1.9% to 3.1%) are projected to have the largest population percentage growth. **See Table 2.**

Table 2: Population by Age

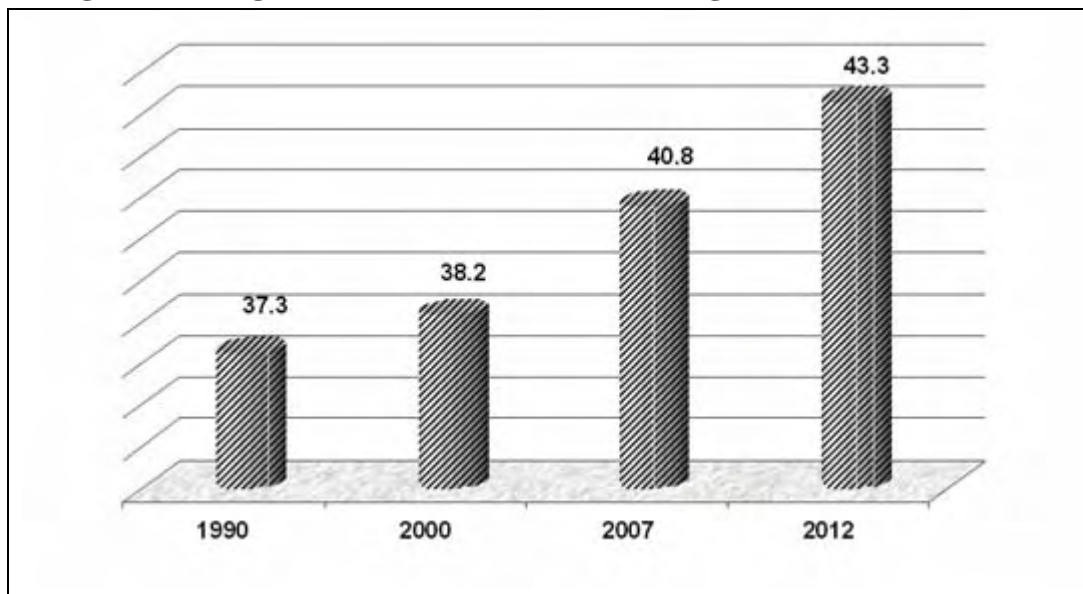
| V South Glens Falls | 2000 | | | 2007 | | | 2012 | | |
|---------------------|--------------|---------------|---------|--------------|---------------|---------|--------------|---------------|---------|
| | No. | % | Group % | No. | % | Group % | No. | % | Group % |
| Under 5 | 175 | 5.2% | 24.3% | 186 | 5.5% | 21.8% | 190 | 5.5% | 19.5% |
| 5 to 9 | 198 | 5.9% | | 156 | 4.6% | | 161 | 4.6% | |
| 10 to 14 | 221 | 6.6% | | 175 | 5.2% | | 152 | 4.4% | |
| 15 to 19 | 222 | 6.6% | | 220 | 6.5% | | 174 | 5.0% | |
| 20 to 24 | 197 | 5.8% | 36.2% | 253 | 7.5% | 35.0% | 256 | 7.4% | 33.5% |
| 25 to 34 | 496 | 14.7% | | 383 | 11.3% | | 455 | 13.1% | |
| 35 to 44 | 530 | 15.7% | | 547 | 16.2% | | 451 | 13.0% | |
| 45 to 54 | 431 | 12.8% | 39.5% | 537 | 15.9% | 43.3% | 549 | 15.8% | 47.3% |
| 55 to 64 | 302 | 9.0% | | 336 | 9.9% | | 494 | 14.2% | |
| 65 to 74 | 302 | 9.0% | | 256 | 7.6% | | 277 | 8.0% | |
| 75 to 84 | 229 | 6.8% | | 233 | 6.9% | | 216 | 6.2% | |
| 85 and over | 65 | 1.9% | | 100 | 3.0% | | 107 | 3.1% | |
| Total | 3,368 | 100.0% | | 3,382 | 100.0% | | 3,482 | 100.0% | |

Source: U.S. Bureau of the Census, 2000 Census Population and Housing, ESRI forecasts for 2006

In 2000, the US Bureau of Census reported South Glens Falls ' median age at 38.2 years. As the aging trend continues, the median age is estimated to be 40.8 by 2007

and projected to be 43.3 by 2012. See **Figure 3.**

Figure 3: Village of South Glens Falls Median Age Trends, 1990 – 2012



Source: U.S. Bureau of the Census, ESRI forecasts for 2007 and 2012.

Median Household Income

Income is often co-dependent with education, skill levels, and employment opportunities. The following information reports the disparity of Saratoga County household incomes as reported and as projected through 2012. As shown in **Table 3** below, in 1990 the median household income for South Glens Falls was \$30,858, while the Town of Moreau reported a median income of \$33,876, and Saratoga County a median income of \$36,635.

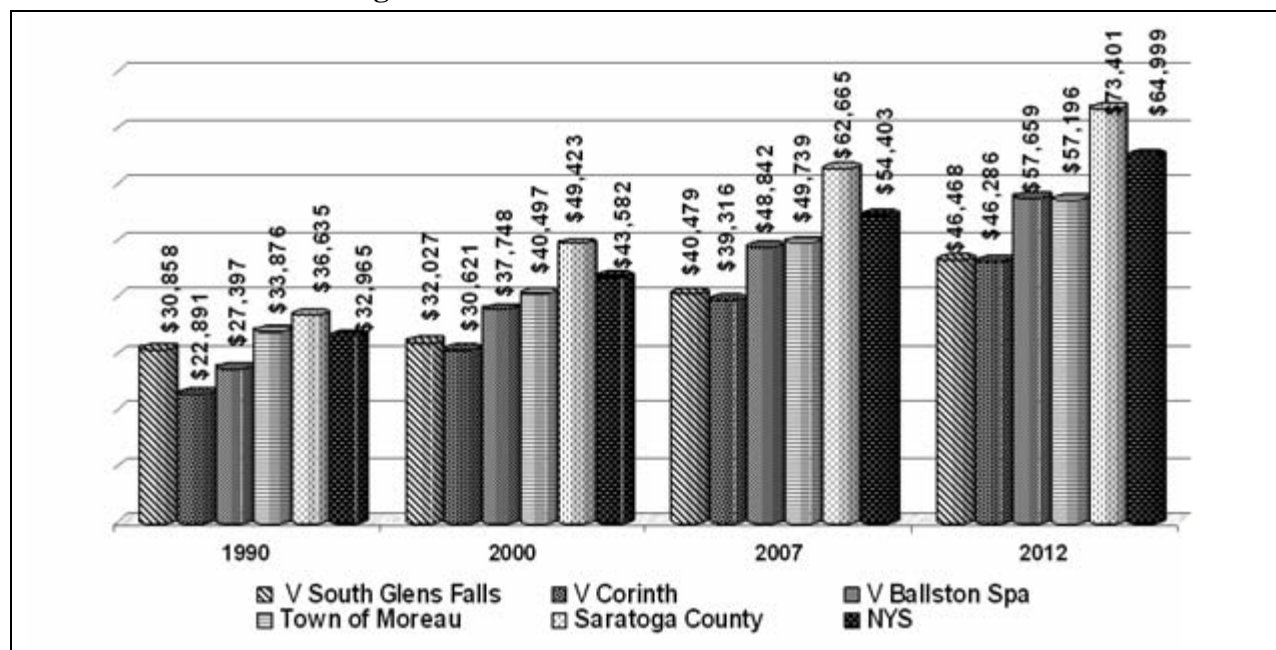
These figures show that, in 2000, the Village's median household income was nearly \$6,000 less than that of the County (\$30,858 and \$36,635 respectively). By year 2012, the difference in household income between South Glens Falls and Saratoga County will have grown to nearly \$27,000 (\$46,468 vs. \$73,401).

Table 3: Median Household Income Trends, 2000 – 2012

| Year | V South Glens Falls | V Corinth | V Ballston Spa | Town of Moreau | Saratoga County | NYS |
|------|---------------------|-----------|----------------|----------------|-----------------|----------|
| 1990 | \$30,858 | \$22,891 | \$27,397 | \$33,876 | \$36,635 | \$32,965 |
| 2000 | \$32,027 | \$30,621 | \$37,748 | \$40,497 | \$49,423 | \$43,582 |
| 2007 | \$40,479 | \$39,316 | \$48,842 | \$49,739 | \$62,665 | \$54,403 |
| 2012 | \$46,468 | \$46,286 | \$57,659 | \$57,196 | \$73,401 | \$64,999 |

Source: U.S. Bureau of the Census, ESRI forecasts for 2007 and 2012.

Figure 4: Median Household Income Trends



Source: U.S. Bureau of the Census, ESRI forecasts for 2007 and 2012

Compared to the median household income in 2000, ESRI Business Solutions estimates that by 2012 the Village’s median household income will increase by 45.09%. (Other similar size villages are shown for

comparison purposes.) The Village of Corinth is forecasted to increase by 51.16%; the Village of Ballston Spa 52.74%, the Town of Moreau at 41.23%, the County at 48.51%; and New York State at 49.14%.

Household Trends

Table 4 compares the household trends for Village of South Glens Falls between 1990 and 2012. In 1990 the Village had a total of 1,452 households. This figure increased to 1,523 households in 2000, an increase of 4%. The number of households is estimated to grow to 3,382 in 2007. In 1990, the

average household size for the South Glens Falls was 2.41. The Village’s average household size decreased to 2.2 in 2000. The household size is further projected to decrease slightly to 2.16 in 2007 and 2.13 in 2012. The Village’s average family size was 3.03 in 1990 and 2.90 in 2000. The average family size is estimated to decrease to 2.83 in 2007 and 2.80 in 2012.

Table 4: Household Trends

| Village of South Glens Falls | 1990 | 2000 | 2007 | 2012 |
|-------------------------------|--------|--------|--------|--------|
| | Number | Number | Number | Number |
| Total Households | 1,452 | 1,523 | 3,382 | 3,482 |
| Average Household Size | 2.41 | 2.2 | 2.16 | 2.13 |
| Average Family Size | 3.03 | 2.90 | 2.83 | 2.80 |

Source: U.S. Census of Population and Housing, 2000.

Housing Trends

In 2000, the housing stock in South Glens Falls consisted of 1,616 housing units, of which 79.6% (1,287) were built in 1969 or earlier. Town of Moreau housing stock is

reported to be slightly newer, with 50.7% (2,736) of the units built in or before 1969. Saratoga County, with 86,701 housing units at the time of the 2000 Census, reports that 42.5% (36,852) were built in or prior to 1969. **See Table 5.**

Table 5: Year Structure Built

| Year Structure Built | South Glens Falls | | Town of Moreau | | Saratoga County | |
|---------------------------------|-------------------|-------------|----------------|-------------|-----------------|-------------|
| | Number | Percent | Number | Percent | Number | Percent |
| Built 1999 to March 2000 | 7 | 0.4% | 118 | 2.2% | 2,247 | 2.6% |
| Built 1995 to 1998 | 26 | 1.6% | 340 | 6.3% | 6,447 | 7.4% |
| Built 1990 to 1994 | 73 | 4.5% | 644 | 11.9% | 8,469 | 9.8% |
| Built 1980 to 1989 | 59 | 3.7% | 757 | 14.0% | 16,870 | 19.5% |
| Built 1970 to 1979 | 164 | 10.1% | 800 | 14.8% | 15,816 | 18.2% |
| Built 1969 or earlier | 1,287 | 79.6% | 2,736 | 50.7% | 36,852 | 42.5% |
| Total: | 1,616 | 100% | 5,395 | 100% | 86,701 | 100% |

Source: U.S. Census of Population and Housing, 2000.

In 2000, approximately 94.2% of the 1,616 housing units were occupied. Data representing the villages of Corinth and Ballston Spa, the Town of Moreau, and Saratoga County is provided for comparison

purposes. While Saratoga County shows that owners occupy 72% of the housing units, South Glens Falls reports that only 53.6% are owner-occupied while 40.7% are renter-occupied housing units. See Table 6

Table 6: Housing Occupancy & Tenure

| Characteristics | V South Glens Falls | V Corinth | V Ballston Spa | Town of Moreau | Saratoga County |
|--------------------------------|---------------------|-----------|----------------|----------------|-----------------|
| Occupied Housing Units | 94.2% | 89.5% | 94.5% | 95.1% | 90.2% |
| Owner-Occupied housing | 53.6% | 61.2% | 52.9% | 78.4% | 72% |
| Renter Occupied housing | 40.7% | 38.8% | 47.1% | 21.6% | 28% |
| Vacant Housing Units | 5.8% | 10.5% | 5.5% | 4.9% | 9.8% |
| Total | 100% | 100% | 100% | 100% | 100% |
| Homeowner Vacancy Rate | 1.8% | 2.9% | 1.2% | 1.3% | 1.4% |
| Rental Vacancy Rate | 3.8% | 7.9% | 4.1% | 5.9% | 6.1% |

Source: U.S. Census of Population and Housing, 2000.

Table 7 provides an overview of owner-occupied housing unit values in the Village of South Glens Falls and in the Town of Moreau. Approximately 82.6% of South Glens Falls' housing stock has values in the \$50,000 to \$99,999 range, while Town of

Moreau has 49.6% of its housing stock in the same price range. Town of Moreau has over 33% of its owner-occupied housing units valued at over \$100,000 while South Glens Falls has only 12% in the same price range.

Table 7: Specified Owner-Occupied Housing Unit

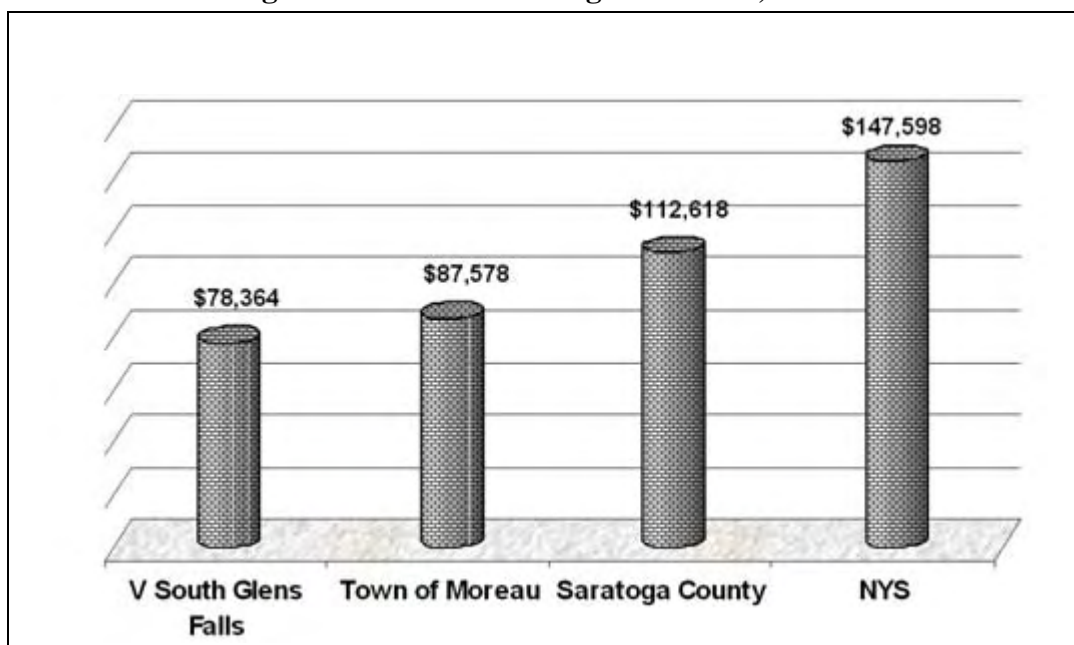
| Value | V South Glens Falls | | Town of Moreau | |
|-------------------------------|---------------------|---------------|----------------|--------------|
| | Number | % | Number | % |
| Less than \$50,000 | 43 | 5.0% | 669 | 16.6% |
| \$50,000 - \$99,999 | 716 | 82.6% | 1,998 | 49.6% |
| \$100,000 to \$149,999 | 87 | 10.0% | 1,001 | 24.9% |
| \$150,000 to \$199,999 | 14 | 1.6% | 282 | 7.0% |
| \$200,000 to \$299,999 | 0 | 0.0% | 46 | 1.1% |
| \$300,000 or more | 7 | 0.8% | 29 | 0.7% |
| Total | 867 | 100.0% | 4,025 | 99.9% |

Source: U.S. Census of Population and Housing, 1990 and 2000.

As depicted in **Figure 5**, according to the 2000 Census, South Glens Falls' median housing unit value of \$78,364 is \$9,214 less than that of the Town of Moreau, \$34,254 less than Saratoga County and \$69,234 less

than the median housing unit value for New York State.

Figure 5: Median Housing Unit Value, 2000



Source: U.S. Census of Population and Housing, 1990 and 2000.

Employment Trends

Analyses of employment trends help identify segments of the economy that have potential for growth or for decline. The following analysis uses data from the 2000 Census of Population and Housing, and ESRI forecasts for 2007, which profiles individuals that live within the Village of South Glens Falls but do not necessarily work at industries located within the Village.

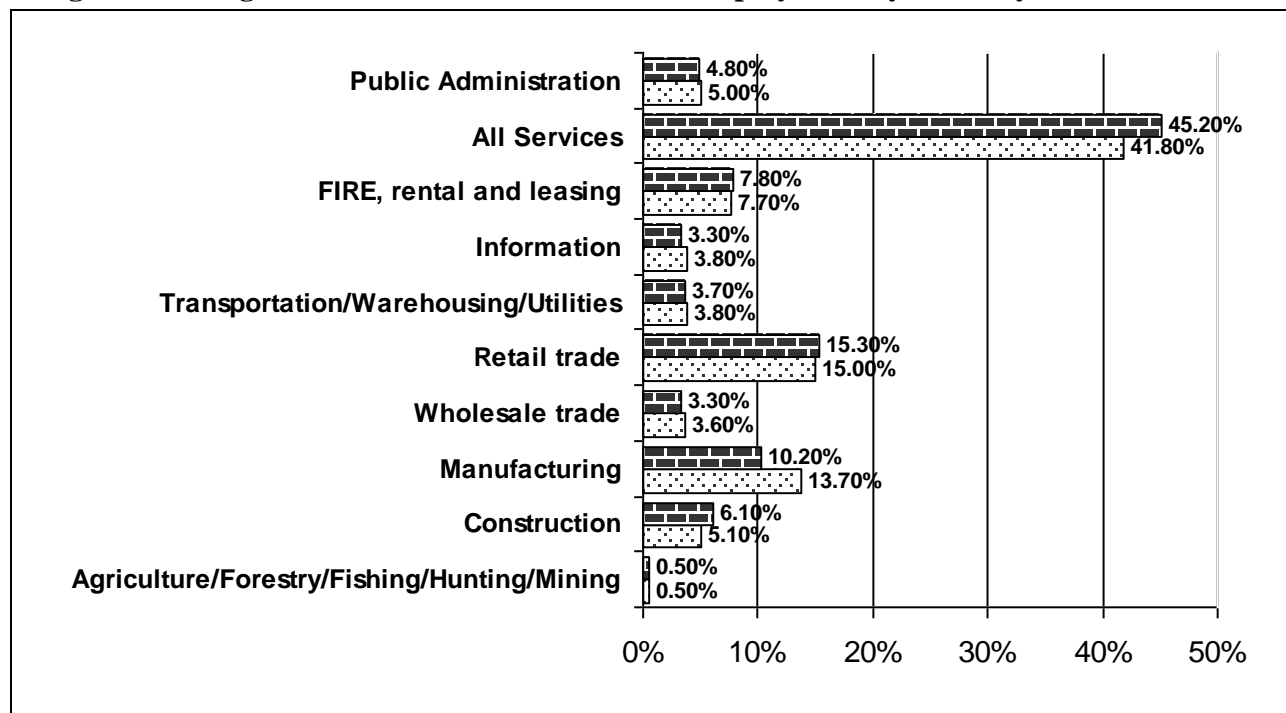
Table 8 illustrates the sectors of employment by industry of the residents of the Village of South Glens Falls in 2000 and 2007. In 2000, most Village residents had jobs within the All Services sector (41.8%), Retail Trade (15%) and Manufacturing (13.7%). These three employment sectors are also the top sectors of employment in the year 2007 representing 45.2%, 15.3%, and 10.2% respectively from the total employment. Between 2000 and 2007, the All Services sector increased by 3.4%, to 45.2%, while the Manufacturing Sector dropped by 3.5%, to 10.2%.

Table 8: Village of South Glens Falls Resident Employment by Industry - 2000 & 2007

| Classification | 2000 Percentage | 2007 Percentage |
|---|-----------------|-----------------|
| Agriculture/Forestry/Fishing/Hunting/Mining | 0.5% | 0.5% |
| Construction | 5.1% | 6.1% |
| Manufacturing | 13.7% | 10.2% |
| Wholesale trade | 3.6% | 3.3% |
| Retail trade | 15.0% | 15.3% |
| Transportation/Warehousing/Utilities | 3.8% | 3.7% |
| Information | 3.8% | 3.3% |
| FIRE, rental and leasing | 7.7% | 7.8% |
| All Services | 41.8% | 45.2% |
| Public Administration | 5.0% | 4.8% |
| Total | 100.0% | 100.0% |

Source: U.S. Bureau of the Census, 2000 Census Population and Housing, ESRI forecasts for 2007

Figure 6: Village of South Glens Falls Resident Employment by Industry - 2000 & 2007



Source: U.S. Bureau of the Census, 2000 Census Population and Housing, ESRI forecasts for 2007.

In 2000, South Glens Falls had the lowest share (0.5%) of its employment in the Agriculture/ Forestry/ Fishing/ Hunting/Mining sector followed by Wholesale Trade (3.6%). In 2007, similar trends are seen with Agriculture/Forestry/ Fishing/Hunting/Mining sector remaining at

0.5% followed by Wholesale Trade and Information Sectors, both at 3.3%, the three lowest sectors of employment in the Village.

Travel Time to Work

Table 9 below presents the Village residents commuting time to work according to the 1990 and 2000 Census. As indicated in **Table 9**, between 1990 and 2000, average commuter time increased from 13.5 to 20.2 minutes. In 1990, over 79% of the commuters took less than 20 minutes to

travel to work. This number decreased to 61.5% in 2000. Over the ten-year period, the number of people commuting 20 to 24 minutes increased by 3.7%.

In 1990, about 96.6% of commuters took less than one hour to commute to work as compared to 93.0% in 2000. Between 1990 and 2000, the number of people working from home, or telecommuting increased by 2.3%.

Table 9: Time Travel to Work, 1990 - 2000

| Workers 16+ | 1990 Percentage | | 2000 Percentage |
|---|-----------------|-------|-----------------|
| Worked at Home | 1.1% | | 3.4% |
| Less than 5 minutes | 2.9% | 79.3% | 6.0% |
| 5 to 9 minutes | 31.6% | | 17.1% |
| 10 to 19 minutes | 44.8% | | 38.4% |
| 20 to 24 minutes | 8.0% | | 11.3% |
| 25 to 34 minutes | 5.7% | 9.3% | 11.7% |
| 35 to 44 minutes | 2.1% | | 4.8% |
| 45 to 59 minutes | 1.5% | | 3.7% |
| 60 to 89 minutes | 2.4% | 2.4% | 0.8% |
| 90 or more minutes | 0.0% | | 2.9% |
| Did not Work at Home | 98.9% | | 96.6% |
| Total | 100.0% | | 100.0% |
| Average Travel Time to Work (in minutes) | 13.5 | | 20.2 |

Source: U.S. Bureau of the Census, 2000 Census Population and Housing, ESRI forecasts for 2006.

Consumer Spending Patterns

Due to the limited number of retail businesses in South Glens Falls, residents must shop outside Village boundaries for a variety of goods and services. In order to learn about the spending patterns of Village residents and identify retail and service areas where residents are underserved, a Retail Goods and Services Expenditure report was obtained from ESRI Business Analyst Online (BAO). Business Analyst Online (BAO) provides reports and maps to businesses to help them understand the lifestyle and buying behaviors of the households in a particular market. This information can prove invaluable in identifying optimal sites for new store locations. BAO combines Geographic Information technology with extensive demographic, consumer, and business data to deliver more than 50 reports and maps over the Web. BAO uses data from the U.S. Bureau of Labor Statistics' (BLS) Consumer Expenditure Surveys to identify baseline-spending patterns. Data from additional surveys, including the weekly Diary Survey for daily purchases and quarterly Interview Survey for general purchases, are used to refine the spending estimates. BAO integrates data from both surveys to provide a comprehensive database on consumer expenditures.

Consumer-spending behaviors are often tracked by business organizations to better understand local trends. Research results commonly report that consumers prefer to

shop for everyday items close to home. These items include goods and services such as groceries, home cleaning supplies, personal care items, alcohol, cigarettes, automobile repair, beauty salon services, and restaurants. In contrast, consumers are willing to travel farther from home for larger ticket items such as furniture, furnishings, appliances, electronics, clothing, entertainment, automobiles, recreational vehicles and medical services. Finally, consumers are willing to take longer day trips from home in search of specialty shopping experiences that may include dining, entertainment, and recreation.

Table 10 details the average amount spent per household and spending potential for Village of South Glens Falls' residents. The Spending Potential Index (SPI) is household-based, and represents the amount of money spent for a product or service relative to a national average of 100. Therefore, an SPI of 120 shows that average spending by local consumers is 20 percent above the national average, conversely, the number 80 would represent that local consumers are spending 20 percent less than the national average. Analysis of this data helps businesses identify important changes and significant trends in consumer spending and buying habits in a particular market and help identify the best areas to market specific products and services. The figures represented in **Table 10** are not restricted to Village-only purchases but represent the potential total annual expenditure a Village household might spend both within and outside the Village for an item or service.

While local spending habits are compared to a National average, the expenditure outlays are not corrected for regional inflation. Therefore, a community spending less on specific goods or services may reflect one of several things: (1) local residents are able to obtain the desired goods or services at a

cheaper cost; (2) local residents' interests in such goods and services falls short of the National average or the goods and services are not easily available, or (3) local residents have less disposable income to spend on such items.

Table 10: South Glens Falls Retail Goods and Services Expenditures

| Village of South Glens Falls | | Spending Potential Index (S.P.I) | Average Amount Spend | Total |
|---------------------------------------|---|----------------------------------|----------------------|-------------|
| Apparel and Services | | 59 | | |
| | Men's | 60 | \$296.16 | \$462,609 |
| | Women's | 58 | \$562.01 | \$877,867 |
| | Children's | 59 | \$256.97 | \$401,382 |
| | Footwear | 53 | \$268.75 | \$419,789 |
| | Watches & Jewelry | 61 | \$120.08 | \$187,565 |
| | Apparel Products and Services (1) | 74 | \$108.84 | \$170,012 |
| Computer | | 68 | | |
| | Computers and Hardware for Home Use | 69 | \$151.00 | \$235,859 |
| | Software and Accessories for Home Use | 67 | \$20.07 | \$31,355 |
| Entertainment & Recreation | | 64 | | |
| | Fees and Admissions | 63 | \$382.23 | \$597,049 |
| | Membership Fees for Clubs (2) | 63 | \$100.35 | \$156,750 |
| | Fees for Participant Sports, excl. Trips | 65 | \$73.08 | \$114,158 |
| | Admission to Movie/Theatre/Opera/Ballet | 67 | \$99.97 | \$156,155 |
| | Admission to Sporting Events, excl. Trips | 61 | \$35.31 | \$55,148 |
| | Fees for Recreational Lessons | 56 | \$73.52 | \$114,838 |
| | TV/Video/Sound Equipment | 70 | \$815.47 | \$1,273,768 |
| | Community Antenna or Cable Television | 71 | \$477.24 | \$745,449 |
| | Color Televisions | 65 | \$89.68 | \$140,077 |
| | VCRs, Video Cameras, and DVD Players | 66 | \$25.66 | \$40,086 |
| | Video Cassettes and DVDs | 71 | \$43.01 | \$67,182 |
| | Video Game Hardware and Software | 68 | \$22.44 | \$35,050 |
| | Satellite Dishes | 59 | \$0.91 | \$1,414 |
| | Rental of Video Cassettes and DVDs | 72 | \$43.14 | \$67,387 |
| | Sound Equipment (3) | 69 | \$108.94 | \$170,163 |

| Village of South Glens Falls | Spending Potential Index (S.P.I) | Average Amount Spend | Total |
|--|----------------------------------|----------------------|--------------------|
| Rental and Repair of TV/Sound Equipment | 77 | \$4.46 | \$6,960 |
| Pets | 60 | \$265.62 | \$414,906 |
| Toys and Games | 65 | \$117.40 | \$183,377 |
| Recreational Vehicles and Fees (4) | 54 | \$245.00 | \$382,693 |
| Sports/Recreation/Exercise Equipment (5) | 55 | \$127.05 | \$198,448 |
| Photo Equipment and Supplies (6) | 67 | \$92.07 | \$143,820 |
| Reading (7) | 71 | \$150.36 | \$234,858 |
| Food | 67 | | |
| Food at Home | 67 | \$3,390.21 | \$5,295,508 |
| Bakery and Cereal Products | 68 | \$489.54 | \$764,662 |
| Meat, Poultry, Fish, and Eggs | 67 | \$876.74 | \$1,369,461 |
| Dairy Products | 68 | \$371.77 | \$580,700 |
| Fruit and Vegetables | 67 | \$590.44 | \$922,264 |
| Snacks and Other Food at Home (8) | 68 | \$1,061.73 | \$1,658,421 |
| Food Away from Home | 67 | \$2,268.63 | \$3,543,603 |
| Alcoholic Beverages | 71 | \$436.35 | \$681,582 |
| Nonalcoholic Beverages at Home | 68 | \$294.11 | \$459,394 |
| Financial | 71 | | |
| Investments | 80 | \$1,186.66 | \$1,853,556 |
| Vehicle Loans | 62 | \$3,782.40 | \$5,908,114 |
| Health | 72 | \$2,794.14 | \$4,364,454 |
| Nonprescription Drugs | 73 | \$88.42 | \$138,114 |
| Prescription Drugs | 77 | \$443.06 | \$692,055 |
| Eyeglasses and Contact Lenses | 67 | \$55.67 | \$86,961 |
| Home | 57 | | |
| Mortgage Payment and Basics (9) | 54 | \$4,681.16 | \$7,311,973 |
| Maintenance and Remodeling Services | 55 | \$1,079.98 | \$1,686,931 |
| Maintenance and Remodeling Materials (10) | 51 | \$191.02 | \$298,376 |
| Utilities, Fuel, and Public Services | 68 | \$2,979.25 | \$4,653,594 |
| Household Furnishings and Equipment | 61 | | |
| Household Textiles (11) | 63 | \$87.11 | \$136,067 |
| Furniture | 59 | \$380.09 | \$593,706 |
| Floor Coverings | 56 | \$50.57 | \$78,994 |
| Major Appliances (12) | 62 | \$181.94 | \$284,188 |
| Housewares (13) | 61 | \$64.39 | \$100,570 |
| Small Appliances | 67 | \$24.79 | \$38,721 |

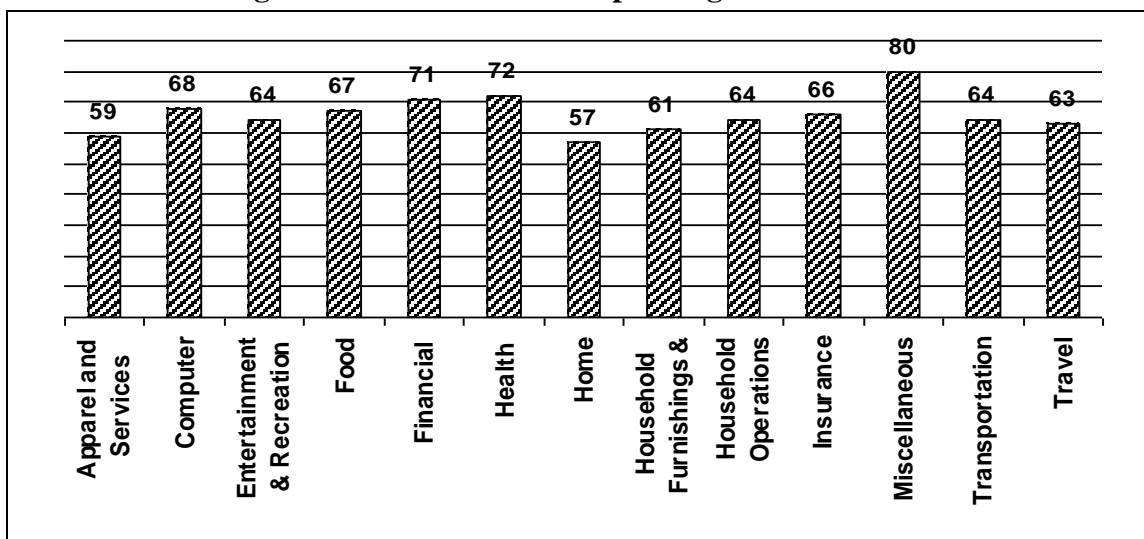
| Village of South Glens Falls | Spending Potential Index (S.P.I) | Average Amount Spend | Total |
|-------------------------------------|----------------------------------|----------------------|-------------|
| Luggage | 66 | \$6.83 | \$10,665 |
| Telephones and Accessories | 54 | \$25.77 | \$40,253 |
| Household Operations | 64 | | |
| Child Care | 58 | \$242.58 | \$378,917 |
| Lawn and Garden (14) | 59 | \$264.89 | \$413,763 |
| Moving/Storage/Freight Express | 71 | \$37.86 | \$59,136 |
| Housekeeping Supplies (15) | 68 | \$524.67 | \$819,540 |
| Insurance | 66 | | |
| Owners and Renters Insurance | 63 | \$301.03 | \$470,212 |
| Vehicle Insurance | 65 | \$950.01 | \$1,483,908 |
| Life/Other Insurance | 64 | \$406.65 | \$635,180 |
| Health Insurance | 72 | \$1,420.54 | \$2,218,888 |
| Miscellaneous | 80 | | |
| Personal Care Products (16) | 69 | \$324.84 | \$507,394 |
| School Books and Supplies (17) | 98 | \$118.35 | \$184,867 |
| Smoking Products | 74 | \$358.72 | \$560,325 |
| Transportation | 64 | | |
| Vehicle Purchases (Net Outlay) (18) | 61 | \$3,515.05 | \$5,490,513 |
| Gasoline and Motor Oil | 65 | \$1,312.96 | \$2,050,836 |
| Vehicle Maintenance and Repairs | 65 | \$692.09 | \$1,081,050 |
| Travel | 63 | | |
| Airline Fares | 65 | \$266.44 | \$416,177 |
| Lodging on Trips | 62 | \$251.54 | \$392,905 |
| Auto/Truck/Van Rental on Trips | 61 | \$26.70 | \$41,705 |
| Food and Drink on Trips | 66 | \$310.74 | \$485,375 |

Source: Expenditure data are derived from the 2002, 2003 and 2004 Consumer Expenditure Surveys, Bureau of Labor Statistics. ESRI forecasts for 2007 and 2012.

Analysis

Table 10 shows the spending patterns of South Glens Falls’ residents, as compared to a nationwide standard, for all retail goods and services categories. Areas where Village

residents spend closer to the national averages are in School Books and Supplies (at 98) under the Miscellaneous category, and Investments (at 80) listed under Financial category.

Figure 7: South Glen Falls Spending Potential Index

Source: ESRI Business Information Solutions (ESRI BIS). Expenditure data are derived from the 2001, 2002 and 2003 Consumer Expenditure Surveys, Bureau of Labor Statistics. ESRI forecasts for 2007 and 2012.

In South Glens Falls, the lowest of all indices is Maintenance and Remodeling Materials (at 51) under Home category. Footwear (at 53) listed under Apparel and Services category, and Telephones and Accessories (at 54) listed under Household Furnishings and Equipment also have low index values for the Village compared to national average values.

According to the data contained in **Table 10**, for every \$1 spent nationally on retail goods and services, South Glens Falls' residents spend between \$0.51 and \$0.98. Of all the categories listed in the Village's expenditure ranking, there are no areas where Town residents spend equivalent to the national averages (100 SPI). **Figure 7** has been prepared to reflect South Glens Falls Spending Index and represents the averages of all the major retail goods and services categories in the Village.

As seen in **Figure 7**, the top two retail goods and services categories by expenditures for the Village are Miscellaneous (at 80) and Health Care (at 72). The category with the lowest average expenditure ranking is Home (at 57).

Retail Category Description

(1) **Apparel Products and Services** includes material for making clothes, sewing patterns and notions, shoe repair and other shoe services, apparel laundry and dry cleaning, alteration, repair and tailoring of apparel, clothing rental and storage, and watch and jewelry repair.

(2) **Membership Fees for Clubs** includes membership fees for social, recreational, and civic clubs.

(3) **Sound Equipment** includes sound components and systems, CDs, tapes,

records, needles, tape recorders, radios, musical instruments and accessories, and rental and repair of musical instruments.

(4) Recreational Vehicles & Fees includes docking and landing fees for boats and planes, purchase and rental of RVs or boats, and camp fees.

(5) Sports / Recreation / Exercise Equipment includes exercise equipment and gear, game tables, bicycles, camping equipment, hunting and fishing equipment, winter sports equipment, water sports equipment, other sports equipment, and rental/repair of sports/recreation/exercise equipment.

(6) Photo Equipment and Supplies includes film, film processing, photographic equipment, rental and repair of photo equipment, and photographer fees.

(7) Reading includes newspapers, newspaper subscriptions, magazines, magazine subscriptions, and books.

(8) Snacks and Other Food at Home includes candy, chewing gum, sugar, artificial sweeteners, jam, jelly, preserves, margarine, fat, oil, salad dressing, nondairy cream and milk, peanut butter, frozen prepared food, potato chips, nuts, salt, spices, seasonings, olives, pickles, relishes, sauces, gravy, other condiments, soup, prepared salad, prepared dessert, baby food, miscellaneous prepared food, and nonalcoholic beverages.

(9) Mortgage Payment and Basics includes mortgage interest, mortgage principal,

property taxes, homeowners insurance, and ground rent.

(10) Maintenance and Remodeling Materials includes supplies/tools/equipment for painting and wallpapering, plumbing supplies and equipment, electrical/heating/AC supplies, materials for hard surface flooring, materials for roofing/gutters, materials for plaster/panel/siding, materials for patio/fence/brick work, landscaping materials, insulation materials, and materials to finish a basement, for owned homes.

(11) Household Textiles includes bathroom linens, bedroom linens, kitchen linens, dining room linens, other linens, curtains, draperies, slipcovers, decorative pillows, and materials for slipcovers and curtains.

(12) Major Appliances include dishwashers, disposals, refrigerators, freezers, washers, dryers, stoves, ovens, microwaves, window air conditioners, electric floor cleaning equipment, sewing machines, and miscellaneous appliances.

(13) Housewares include plastic dinnerware, china, flatware, glassware, serving pieces, non-electric cookware, and tableware.

(14) Lawn and Garden includes lawn and garden supplies, equipment and care service, indoor plants, fresh flowers, and repair/rental of lawn and garden equipment.

(15) Housekeeping Supplies includes soaps and laundry detergents, cleaning products, toilet tissue, paper towels, napkins,

paper/plastic/foil products, stationery, gift-wrapping supplies, postage, and delivery services.

(16) Personal Care Products includes hair care products, no electric articles for hair, wigs, hairpieces, oral hygiene products, shaving needs, perfume, cosmetics, skincare, bath products, nail products, deodorant, feminine hygiene products, and personal care appliances.

(17) School Books and Supplies include books and supplies for college, elementary school, high school, and preschool.

(18) Vehicle Purchases (Net Outlay) includes net outlay for new and used cars, trucks, vans, motorcycles, and motor scooters.

Analysis of Supply and Demand

Businesses that successfully understand and respond to growing consumer demands must know where to find area demand for their products and services. A Retail Market Place Profile database is designed to help retailers analyze retail sales generated in a given area, and to see if customers are traveling outside the area to shop. The Profile also highlights retail sectors that represent the area's biggest demand. Capitalizing on this information, retailers can make smarter decisions about site selection, product offerings, and more. More importantly, the availability of this information can assist Village officials in making educated decisions when reviewing

plans for new commercial development, and to encourage the establishment of long-term sustainable businesses in the Village.

A Retail Market Place Profile for the South Glens Falls is presented on the following pages. Using data from ESRI Business Analyst Online (BAO), this table compares the supply of retail sales available in the Village to the demand. Data for BAO's estimates of sales (supply) originated with the 1997 Census of Retail Trade from the U.S. Census Bureau. The base is updated via additional information from a variety of demographic and business databases, including InfoUSA business database, the Bureau of Economic Analysis, Current Population Survey, and NPA Data Services. Supply estimates also incorporate data from the Census Bureau's Nonemployer Statistics (NES) division. Consumer spending (demand) is estimated from the Bureau of Labor Statistic's annual Consumer Expenditure Surveys, which provides consumer-spending information on households.

It should be noted that ESRI Business Information Solutions uses data from InfoUSA, a data compiler for creation of this table. As InfoUSA uses a variety of data sources, including phonebooks, business directories, and other databases of public record, it may not include every establishment located within a community and it may not reflect recent changes in a business. In addition, reliance upon mailing addresses to identify business location may result in location misidentification.

In comparing the supply with demand, a “Leakage/Surplus Factor” is identified. This is the difference between what residents purchase locally and what local area retailers sell. A “Leakage” is when residents are buying more than what is sold in the area; therefore, the residents must be traveling outside of the area to shop. A “Surplus” is when residents are purchasing less than the amount actually being sold in the area. This indicates local retailers are attracting shoppers from outside the area to their stores.

The retail/industry sectors indicating a positive percentage in the Leakage/Surplus column are supplying more than the local demand. According to **Table 11**, South Glens Falls retailers in the following business sectors attract shoppers from outside the Village, and are thus experiencing a “Surplus”:

- Automobile Dealers (67.9)
- Auto Parts, Accessories, and Tire Stores (37.1)
- Furniture Stores (31.8)
- Home Furnishings Stores (74.8)
- Building Materials and Supplies Dealers (52.1)
- Grocery Stores (19.1)
- Specialty Food Store (36.9)
- Beer, Wine, and Liquor Stores (87.3)
- Health & Personal Care Stores (58.1)
- Jewelry, Luggage, and Leather Goods (66.4)

- Sporting Goods/Hobby/Musical Instruments Stores (58.0)
- Other General Merchandise Stores (73.8)
- Florists (41.9)
- Used Merchandise Stores (84.9)
- Other Miscellaneous Store Retailers (51.7)
- Limited Service Eating Places (53.1)
- Drinking Places – Alcoholic Beverages (4.2)

There are several industry/retailers groups not represented within the Village of South Glens Falls, meaning that all dollars spent by Village residents in these categories or all the potential revenue resulted from such enterprises is being completely leaked to the businesses in the surrounding municipal areas. The retail sectors showing a total leakage of local dollars outside the area are indicated by minus 100 in the Leakage/Surplus column. These retail sectors are:

- Other Motor Vehicle Dealers
- Electronics & Appliances Stores
- Lawn and Garden Equipment and Supplies Stores
- Gasoline Stations
- Clothing Stores
- Shoe Stores
- Book, Periodicals, and Music Stores

- Electronic Shopping and Mail-Order Houses
- Vending Machine Operators
- Direct Selling Establishments
- Special Food Services

The potential revenue leaked to the surrounding businesses amounts to \$ 8,370,918 annually. There are some retail and services categories where Village

businesses are only losing small percentages of the potential demand. These retailers are indicated by a negative percentage less than 100 in the Leakage/Surplus column. Businesses in the “Office Supplies, Stationary, and Gift Stores” and “Full Service Restaurants” sectors are losing \$634,420 in potential revenue to similar businesses in the surrounding municipalities.

Table 11: Retail Sales Leakage and Market Capture - Village of South Glens Falls

| Retail Marketplace Profile | Supply (Retail Sales) | Demand (Retail Potential) | Leakage | Leakage/Surplus |
|--|-----------------------|---------------------------|---------------|-----------------|
| Motor Vehicle & Parts Dealers | \$31,593,612 | \$6,844,065 | -\$24,749,547 | 64.4 |
| Automobile Dealers | \$30,705,036 | \$5,879,522 | -\$24,825,514 | 67.9 |
| Other Motor Vehicle Dealers | \$0 | \$556,492 | -\$556,492 | -100.0 |
| Auto Parts, Accessories, and Tire Stores | \$888,576 | \$408,051 | -\$480,525 | 37.1 |
| Furniture & Home Furnishings Stores | \$2,570,292 | \$807,720 | -\$1,762,572 | 52.2 |
| Furniture Stores | \$1,173,210 | \$606,756 | -\$566,454 | 31.8 |
| Home Furnishings Stores | \$1,397,082 | \$200,964 | -\$1,196,118 | 74.8 |
| Electronics & Appliance Stores | \$0 | \$750,898 | \$750,898 | -100.0 |
| Bldg Materials, Garden Equip. & Supply Stores | \$2,095,521 | \$750,355 | -\$1,345,166 | 47.3 |
| Building Material and Supplies Dealers | \$2,095,521 | \$660,831 | -\$1,434,690 | 52.1 |
| Lawn and Garden Equipment and Supplies Stores | \$0 | \$89,524 | \$89,524 | -100.0 |
| Food & Beverage Stores | \$13,973,325 | \$5,662,603 | -\$8,310,722 | 42.3 |
| Grocery Stores | \$7,505,930 | \$5,098,206 | -\$2,407,724 | 19.1 |
| Specialty Food Stores | \$318,469 | \$146,807 | -\$171,662 | 36.9 |
| Beer, Wine, and Liquor Stores | \$6,148,926 | \$417,590 | -\$5,731,336 | 87.3 |
| Health & Personal Care Stores | \$4,782,111 | \$1,267,024 | -\$3,515,087 | 58.1 |
| Gasoline Stations | \$0 | \$3,393,555 | \$3,393,555 | -100.0 |
| Clothing and Clothing Accessories Stores | \$821,547 | \$1,506,999 | \$685,452 | -29.4 |
| Clothing Stores | \$0 | \$1,180,624 | \$1,180,624 | -100.0 |
| Shoe Stores | \$0 | \$160,519 | \$160,519 | -100.0 |
| Jewelry, Luggage, and Leather Goods Stores | \$821,547 | \$165,856 | -\$655,691 | 66.4 |
| Sporting Goods, Hobby, Book, and Music Stores | \$1,728,655 | \$661,625 | -\$1,067,030 | 44.6 |
| Sporting Goods/Hobby/Musical Instrument Stores | \$1,728,655 | \$459,605 | \$1,269,050 | 58.0 |

| Retail Marketplace Profile | Supply (Retail Sales) | Demand (Retail Potential) | Leakage | Leakage/ Surplus |
|--|--------------------------|---------------------------------|--------------|---------------------|
| Books, Periodical, and Music Stores | \$0 | \$202,020 | \$202,020 | -100.0 |
| General Merchandise Stores | \$11,501,113 | \$2,923,476 | -\$8,577,637 | 59.5 |
| Department Stores (Excluding Leased Depts.) | \$0 | \$1,192,934 | \$1,192,934 | -100.0 |
| Other General Merchandise Stores | \$11,501,113 | \$1,730,542 | -\$9,770,571 | 73.8 |
| Miscellaneous Store Retailers | \$3,269,308 | \$818,429 | -\$2,450,879 | 60.0 |
| Florists | \$273,822 | \$112,247 | -\$161,575 | 41.9 |
| Office Supplies, Stationery, and Gift Stores | \$161,785 | \$162,860 | \$1,075 | -0.3 |
| Used Merchandise Store Retailers | \$1,514,284 | \$123,522 | -\$1,390,762 | 84.9 |
| Other Miscellaneous Store Retailers | \$1,319,417 | \$419,800 | -\$899,617 | 51.7 |
| Nonstore Retailers | \$0 | \$530,260 | \$530,260 | -100.0 |
| Electronic Shopping and Mail-Order Houses | \$0 | \$36,315 | \$36,315 | -100.0 |
| Vending Machine Operators | \$0 | \$176,959 | \$176,959 | -100.0 |
| Direct Selling Establishments | \$0 | \$316,986 | \$316,986 | -100.0 |
| Food Service & Dinking Places | \$6,066,276 | \$4,053,553 | -\$2,012,723 | 19.9 |
| Full-Service Restaurants | \$1,530,658 | \$2,164,003 | \$633,345 | -17.1 |
| Limited-Service Eating Places | \$4,233,472 | \$1,297,782 | -\$2,935,690 | 53.1 |
| Special Food Services | \$0 | \$314,032 | \$314,032 | -100.0 |
| Dinking Places (Alcoholic Beverages) | \$302,146 | \$277,736 | -\$24,410 | 4.2 |

Data Note: Supply (retails sales) are estimates of sales to consumers by establishments. Sales to businesses are excluded. Demand (retail Potential) represents the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor is a measure of consumer demand relative to supply, economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments sub sector.

Educational Resources

The Village of South Glens Falls is served by the South Glens Falls Central School District, which is comprised of six school building locations. Of the six, five are located within the Village and the sixth (Ballard Elementary) is located in Wilton.

South Glens Falls Central School District (CSD)

The South Glens Falls Central School District serves residents of the Village’s approximate 1.5 square miles, and is made up of six (6) public schools: South Glens Falls Senior High (Grade Levels 9-12), Oliver W. Winch Middle School (Grade Level 6-8) Moreau Elementary (Grade Level K-5), Harrison Avenue Elementary School

(Grade Level K-5) Ballard Elementary School (Town of Wilton) and Tanglewood Elementary School (Grade Level K-5). According to the 2005-06 Accountability Status of the NYS Education Department, South Glens Falls CSD is a “District in Good Standing”, meaning the district has made Adequate Yearly Progress (AYP) to the goal of proficiency for all students.

As noted on the New York State Education Department (NYSED) web site, when reviewing information about a community’s school system, or when statewide averages for various statistics are presented, it is interesting to see how a particular school district is doing when compared to other similar school districts. NYSED provides a grouping model used in the *New York State School Report Card* that is based on the following three factors:

- Grade Range of Students Served by the School
- School District Capabilities
- Needs of the School Student Population

Using this model, NYSED has designated South Glens Falls CSD as a “Similar District Group Description of Average Need/Resources Capacity”. (SDG) When researching similar School Districts for comparative purposes, Ballston Spa CSD has been selected from several districts as a “Similar District Group Description of Average Need/Resources Capacity”.

Education Statistics

Education related statistics provided by the NYSED for school years 2004 to 2005 provided interesting comparisons between the South Glens Falls Central School District, Ballston Spa Central School District (a “similar” school district), a composite of several districts in the Similar District Group, and all public school averages throughout New York State. See **Table 12**.

Fiscal Accountability Information

Referring to **Table 12**, the Fiscal Accountability Supplement information provided by the NYSED indicates that South Glens Falls CSD spent less for General Education per pupil compared to Ballston Spa CSD, SDG, and all Public Schools in NYS. While South Glens Falls CSD spent \$5,626 as the average expenditure per pupil for General Education, Ballston Spa CSD, SDG, and all Public Schools in NYS spent \$6,718, \$7,453, and \$8177 respectively. Conversely, while South Glens Falls CSD spent \$21,483 per pupil for Special Education, Ballston Spa CSD spent \$15,592, CDG spent \$18, 266, and NYS Public Schools spent \$17,667.

2004-05 Fall Enrollment

The NYS District Report Card for the South Glens Falls Central School District shows a 2004-05 fall enrollment of 3,414 total students enrolled in K-12. The High School served 987 students in grades 9-12, the

Middle School served 1,060 students in grades 5-8, and the Elementary Schools served the highest number of students, 1,309 in grades K-4. Average class sizes are reported as:

- Kindergarten- 21 Students
- Grade 8 - 20.5 Students
- Grade 10- 20 Students

Table 12: 2004 – 2005 School Year Expenditure Comparisons

| 2004-2005 School Year | Category | General Education | Special Education |
|---------------------------------------|----------------------------|-------------------|-------------------|
| South Glens Falls CSD | Instructional Expenditures | \$19,873,883 | \$8,341,108 |
| | Pupils | 3,414 | 380 |
| | Expenditures Per Pupil | \$5,821 | \$21,950 |
| Ballston Spa CSD SDG | Instructional Expenditures | \$32,498,443 | \$9,656,883 |
| | Pupils | 4,319 | 567 |
| | Expenditures Per Pupil | \$7,525 | \$17,032 |
| Similar District Group | Instructional Expenditures | \$6,866,926,866 | \$2,312,471,288 |
| | Pupils | 857,677 | 115,945 |
| | Expenditures Per Pupil | \$8,006 | \$19,944 |
| All Public Schools in NY State | Instructional Expenditures | \$24,597,895,983 | \$7,812,458,291 |
| | Pupils | 2,799,412 | 404,382 |
| | Expenditures Per Pupil | \$8,787 | \$19,320 |

Source: NYSED Fiscal Accountability Supplements

According to 2004-05 Staff Counts, the school district has 255 teachers, 23 other professional staff, and 85 paraprofessionals. Racial breakdown, according to 2004-05 statistical data, shows 98.15% White students (Not Hispanic); 0.5% Hispanic; 0.8% Black (Not Hispanic) and 0.5% American Indian, Alaskan, Asian or Pacific Islander.

Higher Education Facilities

A variety of higher education institutions are located in commuter distance from the

Village and represent the source of qualified workforce for the region. South Glens Falls is about 4 miles from Adirondack Community College located in Queensbury, and about 18 miles from SUNY Empire State College and Skidmore College both enrolling over two thousand students a year located in Saratoga Springs. Other colleges located within commuter distance include Union College, Rensselaer Polytechnic Institute, Hudson Valley Community College and Schenectady County Community College.

VII. Physical and Environmental Features

Soils, Surface & Bedrock Geology

Topography

The highest area of South Glens Falls landscape reaches an elevation of 344 feet above mean sea level. The built up area of the Village is located on an alluvial plain south of the first elbow that Hudson River makes after entering Saratoga County. The alluvial plain is considered to be the result of the retreat of glacial ice during the Pleistocene period¹¹. Near Village's eastern and northern border the land slopes abruptly in the direction of the Hudson River. The topography of the southern and eastern areas of the Village is very gentle.



According to the Soil Survey of Saratoga County, South Glens Falls is located within the Hudson-Mohawk Lowlands physiographic province. Bedrock in this province is primarily of sedimental origin. Surficial deposits in the eastern portion of Saratoga County are considered to be the material deposited a long time ago by a glacial lake.

Soils are generally sandy and derived from the Hudson River alluvial plain or glacial deposits. Windsor soil is the major type of soil found in central area of South Glens Falls. These soils are very deep and excessively drained and have moderately coarse textured subsoil. The depth to bedrock for this type of soils is greater than 60 inches. The high water table is at an average depth of more than 6 feet. This type of soil is highly permeable. When used for agriculture this soil raises problems during dry seasons. Also, when this soil is used for septic systems the design of the system have to take in consideration the high permeability of the soil and its very low capacity of filtering pollutants.

Soils composing the southern bank of the Hudson River along the western and northern border of South Glens Falls, are Oakville soils with 25-35% slopes, Limerick and Teel soils normally found in floodplains, Fluvaquents soils usually found

¹¹ USDA Natural Resources Conservation Service, Soil Survey of Saratoga County

in low-lying and flooded areas and Faermington soils with 5% rock outcrop. The northeastern corner of the Village features a large quarry bordering the Hudson River on its northern side.

Slopes that limit development are usually defined as those in excess of 15%. Using these criteria, there are relatively few areas within the village that are constrained by steep slopes. A narrow band of very steep slopes seen along the Hudson River is confined mostly to stream edges and banks.

Water Features

Hudson River

The Hudson River is the Village's most dominant natural feature. Throughout history, the river has shaped the land as well as the development of the Village and surrounding region. Today it is a very important asset to the region for its scenic, recreational, and commercial values.



In 1997, Executive Order 13061, put forth by President Clinton, established the American Heritage River (AHR) Initiative, a creative, sustainable development program designed to promote environmental protection, encourage economic revitalization, and foster historic and cultural preservation at the community level. In 1998, Governor George Pataki nominated the Hudson River for designation as an American Heritage River. The Hudson is among only fourteen (14) other rivers in the United States to receive this designation. The American Heritage River status will improve coordination among Federal, State, local and private efforts to protect the river's water and wetlands, restore waterfront communities and stimulate cultural activity.

Aquifers

The largest source of drinking water in Saratoga County is the groundwater aquifer running from South Glens Falls, in the northeast, to Clifton Park in the south of the county.¹² This aquifer is also the main water source for the Village. Part of the aquifer's recharge zone is located in the Village. An Aquifer Protection District (APD) was created by the Village to guard its main water source. The APD overlay imposes restrictions on certain uses that could prove hazardous for the quality of the water recharging the aquifer.

¹² Soil Survey of Saratoga County, New York, 1993

Wetlands

Freshwater wetlands are a valuable natural resource. When associated with a stream, they have the ability to temporarily store and gradually release large amounts of water. By helping streams maintain a more constant flow rate, they serve as flood and storm water control areas and are important to controlling erosion and flooding to areas downstream. Other benefits of wetlands include: water purification, maintenance of important wildlife habitats and open spaces, and recreation. Wetlands are identified on the basis of existing vegetative types and soils. Certain plants are predominant in wet soils and are, therefore, a good indicator of wet conditions over time.

The *South Glens Falls Water Features Map* shows a series of federally regulated



wetlands along the western and northern edge of the Village. There are no NYDEC regulated wetlands within the Village. The U.S. Army Corps of Engineers has jurisdiction over all wetlands not administered by the NYS DEC. Permits

need to be secured prior to any filling, alteration, or construction in, or adjacent to any wetlands.

Flood Hazard Areas

As shown on the *South Glens Falls Water Features Map*, the southern bank of Hudson River defining the western and northern border of the Village is marked as a Special Flood Hazard Area (SFHA), which are land areas subject to inundation by a flood that has a 1-percent probability of being equaled or exceeded in any given year (hence, the terms “1-percent annual chance flood” and “100-year flood”) The 100-year flood elevations and flood depths shown are the minimum regulatory elevations on which community floodplain management ordinances should be based¹³.

Communities participating in the National Flood Insurance Program are eligible for assistance from FEMA in the event of a flood and have adopted the flood plain regulations as set forth in the Flood Insurance Study.

In South Glens Falls, the designated floodplains are concentrated along the Hudson River, and include the southern shoreline of the river, the wetland along the riverbanks and the wetland located on the western side of the Village at the end of

¹³Home Builder’s Guide to Coastal Construction FEMA August 2005, http://www.fema.gov/pdf/rebuild/mat/fema499/hgcc_fact03.pdf

Marion and Newton Streets. The SFHA are divided in Zone A and Zone AE. Zone A is a 100-year flood area for which the Base Flood Elevation (BFE) or the expected elevation of floodwaters and wave effects during the 100-year flood has not been determined. Zone AE is the 100-year flood area for which the BFE has been determined.

VIII. Economic Development Resources

Infrastructure and Utilities

Public Sewer Disposal

The entire Village is served by a public sewer collection system that is maintained by the Village. All sanitary sewage flows to the City of Glens Falls to be treated at the City Wastewater Treatment Facility. The Village pays the City for treatment on a per gallon basis. Stormwater is collected in a separate system. The sewer collection system is gravity fed for the most part, however, force feeding is necessary for certain areas such as the Pruyn Crest area, Leland and surrounding streets, William and John streets and the streets adjacent to Van Buren Street. The system includes four lift stations, which are being upgraded with new computerized submersible pumps that allow for more energy efficiency. The Van Buren Street sewer pump station was recently upgraded. The Village has an ongoing maintenance program that includes television inspection of lines and relining as needed.

Public Water Supply

The Village's public drinking water system is supplied by 20 underground springs and 3 groundwater wells located in the southeast corner of the Village, above the flood plain of the Hudson River. The springs yield 850,000 gallons per day. The 3 groundwater wells have a combined yield of 860 gallons per minute and are used to supplement the spring fed supply in the summer months at times of peak demand. The well water is pumped into a clear well where the well and spring water are chlorinated before being pumped into a 1 million gallon storage tank and through the distribution system. The storage tank enables the Village to meet consumer pressure demands and provide adequate volume and pressure for fire protection.¹⁴

According to the Annual Drinking Water Quality Report for 2006, the public water system serves approximately 3,700 individuals through 1,530 service connections. In addition, the Village of South Glens Falls sells water to the Town of Moreau Fennimore Water District which serves approximately 450 individuals through 98 service connections. In 2006, the average daily demand was 540,000 gallons and the single highest daily demand was 1,000,000 gallons. The total water produced in 2006 was 195,760,000 gallons. Village residential customers are not metered, but are billed on a flat rate, while commercial

¹⁴ Village of South Glens Falls & Fennimore Water District, Annual Drinking Water Quality Report for 2006

customers are on a metered system. Water rates in 2006 were as follows: Residential Village Customers: \$98.00 annually; Commercial Customers: minimum \$98.00 annually; Outside Customers in the Town of Moreau: \$196.00 annually.

In 2006, at the request of the NYS Department of Health (DOH) the Village did extensive testing on their spring water sources. The results of those tests led NYSDOH to classify the source as Ground Water Under the Direct Influence of Surface Water, sometimes referred to as GUIDI. As a result of the GUIDI designation the Village will be required to upgrade the drinking water treatment system to comply with the Surface Water Treatment Rule.

Transportation System

The general goal of a transportation system is to facilitate the economical movement of people, goods and services. Because we are dependent on surface transportation systems, including roads, bridges, transit, walkways, trails and the railroad, a well-planned and designed surface transportation system should be accommodating, safe for use, visually and environmentally friendly.

The transportation network within South Glens Falls is comprised of Federal, State, County and Local roads. The major transportation corridor is the Adirondack Northway, or New York State Interstate 87, which passes a few miles west of the Village border. Access to the Northway for Village

residents is provided via Exit 17N to State Route 9.

Historically, two major transportation corridors have determined physical development and land uses in South Glens Falls – the Hudson River at the northern edge of the Village, and Route 9 which forms the spine of the community. The Hudson River was the main stimulus for development of the Village, providing water transportation and power for the paper mills, which operate right at the river’s edge. Logs for the paper mills were floated down the river for processing at the City of Glens Falls and the Village of South Glens Falls. The bridge that spans the Hudson River from the Village to the City of Glens Falls was recently rebuilt by the New York State Department of Transportation.

Today, the major non-interstate transportation corridors that carry a



significant amount of commercial, commuter and local traffic in the Village are US Route 9 and NY Route 32. Other roads such as County Road (CR) 28 also generate

commuter and local traffic based upon their location and functionality.

The New York State Department of Transportation classifies the local roadway network in into three general functional categories: Urban or Rural Arterials, Local or Rural Collectors and Local or Rural Roads. A description of the various roadway classifications is as follows:

- Urban and Rural Arterials – varies from two-lane roadways to multi-lane, divided, controlled access facilities. They serve major areas of activity and are located between major destination points.
- Urban and Rural Collectors – typical two-lane roadways that collect and distribute traffic while providing access to abutting properties.
- Rural and Local Roads – typical low speed and low volume two-lane roadways that primarily provide access to abutting properties.

The functionality of a road, along with traffic volumes, operating speed, type of terrain, development density and land use are critical elements that should be considered during the planning and design of a safe and efficient transportation system. Roadways that are classified as collectors or arterials may be eligible to receive federal and/or state funding for rehabilitation or reconstruction.

State/Federal Highway Non-Interstate Routes

The NYSDOT Highway Sufficiency Ratings give US Route 9 and NY Route 32 the following functional classification:

- US Route 9 – Urban Principal Arterial
- NY Route 32 – Urban Minor Arterial

Figure 8: South Glens Falls Road Map

Source: Laberge Group, 2007

US Route 9

US Route 9 was historically the major north-south route in eastern New York State before the construction of the Adirondack Northway (I-87). The Route 9 transportation corridor passes through the Village of South Glens Falls and transports commuting traffic to Exits 17 and 19 of the Northway. The road consists of two undivided travel lanes, without a shoulder for most of its run through the Village. It connects Exit 17 of the Northway (I-87) with the City of Glens Falls and with the central business district of South Glens Falls, which is located along Route 9 (Main Street).

Route 9 serves both as a village arterial (Saratoga Avenue, from its southern

boundary to Main Street) and as a traditional local main street (from the junction of Saratoga Avenue and Main Street northward to the bridge). Route 9 has also been designated as the Saratoga County Heritage Trail and the Saratoga County Bike Route.

Recently, the Town of Moreau and the Village of South Glens Falls conducted a Route 9 Corridor Study. The Corridor Improvement Plan for Route 9 in the Village of South Glens Falls and the Town of Moreau, completed in 2002¹⁵ closely examined traffic flow on nine miles of Route 9 starting at Exit 17 of the Northway to the Saratoga County/Warren County

¹⁵ The Corridor Improvement Plan for Route 9 in the Village of South Glens Falls and the Town of Moreau by Buckhurst, Fish and Jacquemart, Inc., 2002.

boundary at the Hudson River. The Corridor Study resulted in recommendations regarding the control of through traffic, left hand turns, access management, and pedestrian safety.

Considering the importance of this route in the region, South Glens Falls has planned improvements of the pedestrian and bike facilities along Route 9 between Williams Street and the intersection with Gansevoort Road (Route 32). The proposed improvement project would install 2,200 linear feet of new curbing and five-foot wide concrete sidewalks along the east side of Route 9 and a paved multi-use trail on Beach Road to connect the sidewalk system on Route 9 with the Betar Byway.

The following traffic count and road condition data was obtained from the 2003 NYSDOT Highway Sufficiency Ratings:

Route 9 from the Village border to the overlap with Route 32

- Average Annual Daily Traffic (AADT) – 12,160 Vehicles (2005 count)
- Percent of Truck Traffic – 8%
- Pavement Width – 24 feet
- Shoulder Width – 8 feet
- Pavement Type – Asphalt overlay on Portland Cement Concrete
- Sub-base Type – Natural Soil, graded and drained with improved alignment
- Surface Condition: 7 – Good, distress symptoms are beginning to show

From the overlap with Route 32 to the overlap with County Road 28

- Average Annual Daily Traffic (AADT) – 20,720 Vehicles (2005 count)
- Percent of Truck Traffic – 6%
- Pavement Width – 35 feet
- Shoulder Width – 0 feet
- Pavement Type – Asphalt overlay on Portland Cement Concrete
- Sub-base Type – Gravel/Stone (12” or less)
- Surface Condition: 7 – Good, distress symptoms are beginning to show

From the overlap with County Road 28 to Warren County line

- Average Annual Daily Traffic (AADT) – 19,850 Vehicles (2005 count)
- Percent of Truck Traffic - 6
- Pavement Width – 45 feet
- Shoulder Width – 0 feet
- Pavement Type – Asphalt Overlay over Portland Cement Concrete and flexible Asphalt
- Sub-base Type – Gravel/Stone (12” or less)
- Surface Condition: 6 – Fair, distress is clearly visible

NY Route 32

NY Route 32 has two undivided travel lanes with a 5-foot shoulder before the overlap with NY Route 9, where the shoulder disappears. Past the Village border NY Route 32 directs the traffic eastward toward Vermont.

The following traffic count and road condition data was obtained from the 2003 NYSDOT Highway Sufficiency Ratings:

From the Village line to the overlap with US Route 9

- Average Annual Daily Traffic (AADT) – 5,740 Vehicles (2005 count)
- Percent of Truck Traffic - 5
- Pavement Width – 22 feet
- Shoulder Width – 5 feet
- Pavement Type – Asphalt Overlay over Portland Cement Concrete
- Sub-base Type – Natural Soil, graded and drained with improved alignment
- Surface Condition: 7 – Good, distress symptoms are beginning to show

Local Roads

The Village has a well-designed transportation system of approximately 14.2 centerline miles that generally function well for local residents. The local roadways are well maintained and traffic flows smoothly. Crosswalks are provided at some of the

major intersections and side street crossings. Much of the Village accommodates pedestrians via concrete sidewalks; however, there are many streets that do not have sidewalks. The Village has recently applied for grant funding through the Transportation Enhancement Program (TEP) to install 2,200 linear feet of new curbing and five-foot wide concrete sidewalks along the east side of Route 9 between Williams Street and the intersection with Gansevoort Road (Route 32). In addition, the proposed project will construct a paved multi-use trail on Beach Road to connect the new sidewalk system on Route 9 with the Betar Byway.

Truck Transport Access

According to NYS Department of Transportation (NYSDOT), the following local roads are designated as Access Highways for special dimension vehicles:

- Route 9 between Northway (I-87) and Mohican Street in the City of Glens Falls.
- Harrison Avenue from the old NIBCO, Inc. terminal to Sisson Road.
- First Street from Hudson Street to Spring Street.
- Hudson Street from River Street to First Street.
- River Street from US 9 to a point 0.20 miles east.
- Spring Street between First Street and Second Street.

An Access Highway is a “highway designated for use by STAR vehicles and 53 foot trailers. These vehicle combinations may not travel off the access highway for any distance.

Freight & Passenger Rail Transport

The Village is not currently served by a freight railroad system, however, there is an existing Delaware and Hudson railroad easement running in a north-south direction in the eastern portion of the Village that could possibly be reactivated for service to SCA Tissue and other industrial properties. CSX, Canadian Pacific, Boston and Maine, Clarendon and Pittsford, Battenkill and Albany Port freight rail lines operate within the region. The nearest Amtrak stations, providing passenger services to South Glens Falls residents are in the Village of Fort Edward, about five (5) miles away, and in the City of Saratoga Springs, about 20 miles away.

Regional Bus Services

Bus transportation is provided by the Greater Glens Falls Transit (GGFT) system, which handles the transit needs of the City of Glens Falls and surrounding areas. Bus Route 5 runs along Route 9, through the Village, on an hourly basis from Monday through Friday from 6:00 A.M. to 5:39 P.M. On Saturdays, buses runs from 9:00 A.M. to 5:29 P.M. about every 2 hours.

Bike Routes

Bicycle trails and paths enhance a community’s livability. They provide opportunities for family recreation as well as serve a transportation function.¹⁶ Two bike trails are within the boundaries of South Glens Falls: the Betar Byway, the Village-owned multi-use trail that runs north and south on the western edge of the Village along the Hudson River, and the designated on-street Bike Route 9. The bike trail system is illustrated on the Lake George - Glens Falls - Fort Edward Regional Bicycle Map which is produced by the Adirondack Glens Falls Transportation Council. A section of the Bicycle Map is shown below.

¹⁶ Village of South Glens Falls Comprehensive Plan, June 2000

Figure 9: Regional Bicycle Map



Source: Adirondack / Glens Falls Transportation Council March 2001

Airlines

Air transportation is provided by two major airports, Albany International Airport, about 40 miles south of the Village and Floyd Bennett Memorial Airport about 4 miles away in Queensbury. Other nearby airports that cater to private and charters planes, include Rutland Southern Vermont Regional, located approximately 51 miles away in Rutland, VT, Heber Airpark, located approximately 8 miles away in Gansevoort, NY, Argyle Airport, located about 13 miles away in Argyle NY, and Garnseys Airport, about 17 miles away in Schuylerville, NY.

Albany International Airport serves as the major air center for the Capital Region, Northeastern New York and Western New England, providing approximately 110 commercial arrivals and departures every day. Commercial airline providers include; Air Canada, American Eagle, Continental, Continental Connection, Delta, Northwest, Southwest, United/United Express, US Airways/US Airways Express.

Local and Regional Economic Development Resources

South Glens Falls has several local and regional economic development resources that can be used to assist in planning and implementing many of the economic revitalization activities in this plan. Those agencies are the South Glens Falls Local Development Corporation, Saratoga Economic Development Corporation (SEDC), the Saratoga County Industrial Development Agency and three separate Chambers of Commerce. This section will give an overview of the agencies and the services they provide.

South Glens Falls Local Development Corporation

The vision of the Village's Economic Revitalization Plan was to coordinate revitalization efforts for the Village's waterfront and Main Street business district with a focus on the tourism industry. Public and private sector cooperation began in 2004 with the appointment of a Local Development Corporation.¹⁷

The South Glens Falls Local Development Corporation (LDC) was created in an effort to advance a business friendly environment and to promote public and private sector cooperation for business improvement. The LDC promotes improvements to Main Street, village tourism, traffic and

transportation. The LDC has a three-member board that oversees the activities of the corporation, including working with village government officials, private lenders and the Main Street Merchant's Association to search for grant and low interest business funding which will implement the business development goals and recommendations within the Village.¹⁸

In 2004, the LDC was duly incorporated with the New York State Secretary of State's Office as a qualified and tax-exempt not-for-profit corporation. As such, the LDC may undertake an ambitious program of inducing business loans, grants and other creative forms of financial assistance for the purposes of creating new jobs and maintaining existing jobs for village businesses. Typically an LDC can provide initial "start up" funding and initiatives for business improvements and new business plans to qualified borrowers. Repayments of low interest loans are managed within a revolving loan fund and made available to additional qualified borrowers.¹⁹ In 2007 South Glens Falls and the local LDC signed an agreement establishing the LDC as the administrator of the CDBG 2006 Microenterprise Program.

¹⁷ <http://www.sgfny.com/Main-St-Award-05.htm>

¹⁸ <http://www.sgfny.com/SGF-Village-Attorney.htm>

¹⁹ <http://www.sgfny.com/SGF-Village-Attorney.htm>

Saratoga County Incentives and Programs

Saratoga Economic Development Corporation (SEDC)

The Saratoga Economic Development Corporation (SEDC) is a private sector, non-profit, consulting firm, established in 1978, that works to create jobs in Saratoga County.²⁰ It is funded jointly by Saratoga County and private membership contributions. The role of the SEDC is to provide a broad range of assistance to existing businesses and new firms seeking to locate in Saratoga County. The services that SEDC makes available to businesses looking to expand or locate in Saratoga County include:

- Building and Site Location Inventory.
- Financial Services.
- Small Business Assistance.
- Community Economic Development- Customized Training Programs.
- Labor Market Analysis.
- Geographic Information Systems.
- "World Class" proposals.

SEDC works with other entities to bring small business to Saratoga County. SEDC's continued relationship with the New York State Small Business Administration and New York Business Development Corporation provides 504 Program financing

²⁰ Saratoga Economic Development Corporation (SEDC) website <http://www.saratogaedc.com/>

to small businesses. This program can provide financing for up to 90 percent of fixed assets. SEDC also works with the Saratoga County Industrial Development Agency (IDA).

In 2004 the Saratoga Economic Development Corporation and the Village of South Glens Falls applied for a grant from the New York Main Street Program, for the revitalization of the Village Main Street. The Village was designated to oversee the administration and day-to day delivery of the program funded by the grant, while the SEDC maintains official oversight of the program and provide assistance in economic areas they believe can benefit from their expertise.²¹

Industrial Development Agency

The Saratoga County IDA is a public benefit corporation created in 1971 to promote, develop, encourage and assist in the construction, expansion, and equipping of economically sound industrial and commercial facilities in order to advance the job opportunities, general prosperity, and economic welfare of the citizens of Saratoga County.²² The primary role of this Agency is to provide financial assistance to the business community in order to maximize private capital investment in the economy of Saratoga County. Financial assistance may

²¹ Village of South Glens Falls, New York Main Street Program, Main Street Northern Gateway, 2004 Application Document.

²² Saratoga County Industrial Development Agency (IDA) <http://www.saratogacountyida.org>

involve issuance of tax-exempt or taxable (non-recourse) bonds to cover 100% of the cost of construction, rehabilitation and equipping of a wide range of commercial and industrial projects. Another option for some companies may be to self fund their projects internally and enter into a sale leaseback agreement with the agency. In addition SCIDA benefits may include sales, mortgage, and real property tax abatements where applicable.

Since 1979, the SCIDA has assisted sixty companies in their location and/or expansion plans that resulted in the investment of more than \$700 million in new plants and facilities within Saratoga County. Over 5,000 new jobs have been created with an additional 3,000 jobs retained as a result of the SCIDA's assistance. These jobs represent an annual payroll of approximately \$200 million. SCIDA client companies include manufacturers of paper products, chemicals, cans, silicone products, industrial energy control systems, precision valves, windows and doors and many other products. The IDA has assisted small start-up firms as well as national corporations. They have financed projects ranging from a 5,000 square foot manufacturing facility to a million square foot regional distribution facility. The SCIDA has sponsored a convention center, corporate offices, research and development, hydroelectric generating facilities and, most recently, independent and assisted-living communities for senior citizens.

Chambers of Commerce

The Chambers of Commerce currently serving the Village of South Glens Falls are:

- The Village of South Glens Falls/Town of Moreau Chamber of Commerce.
- The Adirondack Regional Chambers of Commerce.
- The Saratoga County Chamber of Commerce.

Village of South Glens Falls/Town of Moreau Chamber of Commerce

The Village of South Glens Falls has a joint Chamber of Commerce with the Town of Moreau that focuses mainly on local events.²³ Activities of the chamber include:

- Annual Spring Luncheon with a speaker or presentation on local business interests.
- A summer golf outing and social mixer.
- Participating in the annual holiday parade.
- Annual chamber dinner with a speaker or presentation on economic issues affecting local businesses, including an awards ceremony for new business members and recognition of business improvements.

²³ South Glens Falls-Town of Moreau Chamber of Commerce, www.sgfchamber.com

- Support of other community activities and groups benefiting the people and businesses in our town via scholarships, financial and in-kind support.

Adirondack Regional Chambers of Commerce

The Adirondack Regional Chambers of Commerce based in the City of Glens Falls serves a five county region, including Warren, Washington, Hamilton, Essex and Northern Saratoga Counties. This Chamber offers a complete range of services including a web site, newsletter, information booth, information on what to see and do in the region, and facts about specific communities and events.

Saratoga County Chamber of Commerce

The Saratoga County Chamber of Commerce guarantees through its Mission Statement to initiate and provide programs and services which will enhance members' ability to successfully conduct their business and to enhance and promote a healthy climate, making the County an ideal place to live, work, and visit. The Saratoga County Chamber of Commerce include a web site with opportunities to post information, a newsletter, a membership directory, workshops and seminars, networking opportunities and events coordination.

IX. Community Facilities & Resources

Department of Public Works

The Village Department of Public Works (DPW) has nine employees on call 24 hours a day 7 days a week for emergencies. The duties of the DPW involve maintaining and repairing the streets, (plowing, sanding, sweeping, paving, roadside mowing), the public water, sewer and stormwater drainage systems, as well as many other miscellaneous duties.



The Village has an ongoing maintenance program that includes television inspection of underground pipes and hydrant flushing. The department works with residents and business owners to identify leaks and other problems that might lead to wasteful water usage. The DPW recently completed the upgrade to the Van Buren Street sewer pump station. The DPW involves local

youths in its summer projects such as painting, mowing, and assisting with different projects. The department also works with other communities as needs arise.²⁴

Emergency Services

Police Services

South Glens Falls has its own municipal police department. The Police Department has six (6) Full-time Officers and eight (8) Part-time Officers. According to the Chief of Police, the most common crimes in the Village include: petty larceny, gas drive off, domestic violence, harassment and traffic violations. The police vehicle fleet includes only two cars. The Village has a mutual aid agreement with the County Sheriff and State Police and will assist them when staffing is available. The Village Police are the first on the scene of an accident and the Fire Company, with their own fire police assist with traffic control.

The police department has installed a Data 911 mobile computer system in one patrol car in an effort to ease the collection of data by its officers. The system called TraCS stands for traffic and criminal software. TraCS is used by the New York State Police and is offered to police departments without charge. TraCS is being used in twenty states throughout the country. This software creates standardized police records that are

²⁴ <http://www.sgfny.com/DPW.htm>

easily read, stored and forwarded to numerous agencies.

At the scene of an accident, incident or when issuing a citation, the officer simply scans the bar code of one or more driver's licenses and registrations. The information is automatically imported into an accident report, incident report or uniform traffic ticket on the car computer. At the end of the officer's shift, the information is downloaded wirelessly to the station's server. After review by a supervisor, the data is automatically sent over a secure internet connection to the New York State Police. The State Police then forward the information to the Department of Motor Vehicles, the Office of Court Administration, the Department of Transportation and the Division of Criminal Justice Services.²⁵

Fire Districts & Departments

The South Glens Falls Fire Company provides fire protection to the Village of South Glens Falls and the Town of Moreau as well as Water Rescue services for the Hudson River and Moreau Lake. The South Glens Falls Fire Company also provides Fire Prevention classes to each of the three elementary schools and four daycare centers located within the district. The company has recently converted an old school bus into a fire prevention bus, which will visit local

schools to spread fire prevention messages to all the students.

The company has two stations: the village station, which houses 2 pumpers, a heavy rescue truck, and a dive van, and the town station housing a brush truck, pickup truck which pulls 2 rescue boats, an engine rescue, and a tanker, as well as a 1945 Mack antique.²⁶

Both firehouses are prepared to function as emergency shelters. The firehouses are equipped with generators and kitchen facilities, and are handicapped accessible. A handicapped accessible bus could facilitate the transport of people with limited mobility to these shelters.²⁷

Moreau Emergency Services

The Moreau Emergency Squad Inc. was founded 1957. In 1988 the agency started to provide advanced life support level of care, offering critical life saving interventions to



²⁵ <http://www.sgfny.com/SGF-Police-Department.htm>

²⁶ <http://www.southglensfallsfire.com/default.htm>

²⁷ <http://www.sgfny.com/Emergency-Shelter.htm>

those presenting with different maladies. Today, the agency still provides this advanced care at the Paramedic level. Membership is predominantly derived from a strong volunteer base of drivers, Emergency Medical Technicians and advanced providers up to the paramedic level. Starting in 2006, the volunteer staff was supplemented with paid Paramedics in order to provide the highest level of pre-hospital patient care on a 24 hour a day basis. In order to satisfy the staffing payroll, the agency has also implemented third party billing of insurance companies for the provided service.²⁸

Moreau Emergency Squad Inc. is one of the few ground agencies in the State of New York to offer Medicated Facilitated Intubations. This procedure allows Paramedics to induce a medication-induced coma allowing for the insertion of breathing tubes in those that are in need of definitive airway control.

The Moreau Emergency Squad Inc. covers a roughly 60 square-mile district, serving a combined population of over 18,000. This district includes 25 miles of railway for the Canadian Pacific Railroad, and over 28 miles of riverfront. The district is serviced from one station located on Route 9 in the Town of Moreau. The front line apparatus of the agency includes three advanced life support ambulances and one advanced life support first response vehicle.

Moreau Emergency Squad Inc. works in conjunction with South Glens Falls Volunteer Fire Company, Gansevoort Volunteer Fire Company, South Glens Falls Police, Saratoga County Sheriff's Department, New York State Police, and many other surrounding agencies.

²⁸ <http://www.moreauems.org/about-moreau-ems/>

X. Tourism and Recreational Resources

Regional Tourism and Recreation Resources

South Glens Falls lies in the middle of a very active tourism region being located only a few miles off of the Northway, less than 10 miles south of Lake George, and 15 miles north of Saratoga Springs. The Village lies in the center of an urbanized region that consists of the City of Glens Falls, the Town of Queensbury, the Village of Hudson Falls in the Town of Kingsbury, and the Village of Fort Edward, in the Town of Fort Edward. It is ten miles south of Lake George, fifteen miles north of Saratoga Springs, and forty-five miles north of the Capital District. To the north of the Village, across the Hudson River, lies the City of



Glens Falls which has evolved as a larger, more urbanized community. NYS Route 9 serves both communities. This route was the major north-south route in eastern New York State before the construction of the Northway (I-87). South Glens Falls is now served by both NYS Route 9, the “spine” of the community, and the Northway, which lies approximately two miles to the west.

As part of Saratoga County, the Village is part of the Albany-Schenectady-Troy, Metropolitan Statistic Area (MSA) which is defined as Albany, Montgomery, Rensselaer, Saratoga, Schenectady and Schoharie Counties. As such, the Village is in close proximity to area amenities and employment opportunities. The Village is just south of the City of Glens Falls with major attractions such as the Hyde Art Collection Museum, as well as hockey, basketball, concerts and other events at the Glens Falls Civic Center.

Major attractions in Saratoga County include the City of Saratoga Springs, which offers recreational, dining, and arts attractions such as the Saratoga Race Track, Saratoga Performing Arts Center, Saratoga Spa State Park, the Saratoga Battlefield, and the National Museum of Racing and Hall of Fame.

The Village is also immediately south of the Adirondack Park, where tourism and recreation are the most important regional industries. The Great Escape, one of the largest theme parks in the Northeast, is a major tourist attraction located on Route 9 in the Town of Queensbury. The Gore

Mountain and West Mountain ski areas in the lower Adirondacks are less than an hour away, while Whiteface Mountain, Lake Placid, and the Vermont ski areas are also only a few hours away.

- Wilton Wildlife Preserve and Park, and the Woods Hollow Nature Preserve in Milton.
- Harry Betar Recreation Park in Moreau.

Green Infrastructure Plan

As identified in the Green Infrastructure Plan for Saratoga County adopted on November 21, 2006, Saratoga County has several opportunities for residents and visitors to enjoy the county's natural and historic setting.²⁹ Excluding the Adirondack State Park, which covers nearly a third of the county, there are many other parks and forests in the county, such as:

- Moreau Lake State Park, located south of the Village of South Glens Falls.
- Saratoga Spa State Park, conveniently located near the center of the county.
- Peebles Island State Park, located at the southern end of the county.
- Saratoga National Historic Park in Stillwater, home of the Saratoga Battlefield.
- Vischer Ferry Preserve and Park in Clifton Park.
- Congress Park in Saratoga Springs.



Most of the parks are accessible through the State Bike Route system that covers approximately 94 miles in Saratoga County on Routes 4, 9, and 50 or/and the bike trail network crossing the county. For winter recreation there are approximately 60 miles of established snowmobile trails, which cross the county.

Lakes to Locks Passage

The “Lakes to Locks Passage, The Great Northeast Journey”, is a designated New York State Byway from Waterford, NY to Quebec, Canada. The Byway recognizes the scenic, historic, natural, cultural, recreational and working landscape resources of the interconnected waterway consisting of the upper Hudson River, Champlain Canal, Lake George, Lake Champlain, and Richelieu River Valley of

²⁹ <http://www.behanplanning.com/bpafiles/SCGIP.html>

Quebec, Canada. The Champlain Canal Region of the Lakes to Locks Passage offers 64 miles of a unique American experience along US Route 4 from Waterford to Whitehall, passing through South Glens Falls. The Byway allows residents and visitors to understand, experience, and appreciate the diverse character of the region.



Through a shared name and greater regional presence the partnership for the Lakes to Locks Passage anticipate a coordination and integration of their history and resources for improved public awareness and use of the Byway and improved organization and administration of the Byway at the state and regional level.

The Lakes to Locks Passage is a partnership for community development and tourism promotion that is accomplished through cooperation between public and private interest groups to integrate, interpret and promote the “Four Lives of Lakes to Locks Passage”:

1. Natural Forces and Native Peoples: Shaped the landscape and culture of the inland waterway rich with resources.
2. Conflict and Settlement: Traces the exploration, warfare and peacekeeping activities of nation-building along the waterway.
3. Corridor of Commerce: Explores the trade in furs, timber, stone minerals, farm products, and technology that flows through these valleys.
4. Magnet for Tourism: Reveals the evolution of tourism and stewardship of the environment.

The New York Independence Trail

The New York Independence Trail is a self-guided tour of some of the most important sites of the French and Indian and Revolutionary Wars, starting as far south as Staten Island New York, and traveling north to Fort Chambly National Historic Site in Quebec, Canada. The Trail can be accessed at virtually any point along the north-south routes between New York City and the Canadian border. The Parks-Bentley House in South Glens Falls is one of the historic places along the New York Independence Trail. This place honors Daniel Parks, a Revolutionary War veteran, who moved his

family to South Glens Falls in 1773 and built up much of the area's industry.³⁰

The New York Independence Waterways Trail

The New York Independence Waterways Trail is an extension of the New York Independence Trail that encourages tourists to explore the historic waterways of eastern New York. The Waterways Trail promotes historic sites near significant historical waterways including the St. Lawrence River, Lake Champlain, the Champlain Canal, Lake George, the Mohawk River, and the Hudson River. Cooper's Cave is located in the middle of the Hudson River and is one of the attractions along this trail.³¹

Local Tourism and Recreational Resources

South Glens Falls Historical Park

The major recreational asset in the Village is the Hudson River and the parkland along its waterfront. The South Glens Falls Historical Park offers a self guided tour with interpretive signage of historical sites along the Hudson River, as well as a variety of places for peaceful picnicking and open spaces for other leisure activities. The park also has a half mile long paved multi-use trail (Betar Byway) that begins at the entrance to the park on First Street, and runs

alongside the Hudson River, connecting to the South Glens Falls public beach (Sand Bar Beach). The trail is often used for walking, jogging, biking, rollerblading and cross-country skiing when snow is available. Beach Street offers access to the public beach, park and byway from southern locations in the Village.



The park also contains a band shelter where concerts take place in the summer on Tuesday evenings. Millstones from a former lumber mill decorate the park. In addition, an un-used sewage treatment building has been converted into the Village History Museum. The Village also owns a historic horse stable building that will eventually be



³⁰ http://www.independencetrail.org/counties_2.html

³¹ <http://www.independencetrail.org/waterways.html>

rehabilitated as a part of the Village Historical Park. The park has two boat launches, one near Sand Bar Beach, which can handle trailored boats and a canoe/kayak launch near the end of First Street. The canoe/kayak launch is currently maintained by Boralex as part of its' FERC approval requirements. Boaters can enjoy a stretch of flat-water between the falls and the Feeder Dam, about two miles upriver. The wide, serene flow of the Hudson River in this area provides a variety of water based recreational opportunities including boating, swimming, and fishing.

Cooper's Cave

The Village is home to the limestone cave that was depicted and made famous in James Fennimore Cooper's novel "Last of the Mohicans". The cave occupies a unique spot in the Hudson River gorge where the falls themselves provided a hiding place for the story's characters. The Village developed this cave into a tourist attraction. Using a variety of funding sources, the Village



recently completed the final work on the Cooper's Cave attraction with an access drive, pedestrian bridge, parking areas, interpretive signage panels, and observation platform to provide the public with a safe means to view Cooper's Cave. By providing safe pedestrian access to Cooper's Cave, the Village now has a unique historic recreational facility to promote awareness of valuable natural and cultural resources in the area. Landscaping lights will be provided on Cooper's Island to illuminate the features of Cooper's Cave to provide a focal point for users to observe. In addition to the \$300,000 grant received from NYS DOT, the Village also received \$200,000 from the Environmental Protection Fund and a \$100,000 state grant secured by Assemblywoman Teresa R. Sayward, to link the Betar Byway, the Historical Park and Cooper's Cave.³²

Moreau Community Center

The Moreau Community Center is a family oriented facility that provides numerous human service programs for citizens of all ages from the Village of South Glens Falls and the Town of Moreau. The center offers a diversity of programs that include:

- **Extra Helpings** – This program offers nutritious meals at lower-than-retail cost. There are no age or income limits, everyone is welcome to join. Over 100

³²

<http://assembly.state.ny.us/mem/?ad=113&sh=story&story=15220>

families take advantage of this money-saving program sponsored by the Regional Food Bank of Northeastern New York.

- **Emergency Food Pantry** – This program makes food available for low-income families in northern Saratoga County.
- **Food Assistance Program** - A representative from northern Saratoga County’s Food Stamp program is at the Center on the first Thursday of each month to provide assistance for those in need.
- **Clothing Thrift Store** – The Center’s thrift store offers good, clean used clothing at very reasonable prices.
- **Saratoga County Satellite Offices** - The Moreau Community Center serves as satellite office for Saratoga County’s Food Stamp and WIC programs. Youth Probation. Services are available by appointment.
- **Health Clinics and Programs** – A free blood pressure clinic is offered on the third Thursday of each month and flu shots are offered in late fall by the Saratoga County Public Health Office.
- **Woman, Infants and Children (WIC) Program** - The Saratoga County WIC program provides special nutritional benefits to help infants get a healthy start in life. Eligible new mothers receive food stamps for purchasing supplies,

such as milk, cheese, eggs, juice and infant formula. The highly trained staff counsels each participant on diet, health and nutrition and assists in obtaining health care services as needed. The WIC program conducts a clinic on the second Wednesday of each month at the Moreau Community Center.

- **Well Child Clinic** – This program offers immunizations and physicals to pre-school children who are under insured or without health insurance. The Well Child Clinic also offers screening for developmental traits and provides advice and guidelines to parents.
- **Dial-A-Bus** – This programs offers scheduled transportation to supermarkets, shopping malls luncheons, pharmacies, banks, discount stores and doctor’s appointments for seniors and the disabled. The bus runs daily from 8:30 a.m. – 2:30 p.m., Monday-Friday.
- **Outreach Library** - A large selection of current books and videos are available. Monthly a representative from Crandall Library brings books that have been requested.
- **Specialty Dinners** - This popular get-together with family and friends provides homemade meals and deserts to approximately 200 people on the last Monday of the month (January through April, September and October).
- **Meeting Place for Non-Profit Organizations** - The Center provides

community meeting space for local businesses and service organizations, as well as for birthday parties, anniversary parties and bridal showers.

- **Annual Holiday Bazaar** - Talented crafters, seniors, staff and friends set up booths to display their craft items at the Holiday Bazaar in November. The food court offers dine-in and take-out homemade chili, baked beans, goulash, and desserts.
- **Holiday Caring Program** - Through the support and donations from the friends of the Moreau Community Center, needy families in the Town of Moreau and Village of South Glens Falls are provided with a traditional Thanksgiving meal, along with food, clothing and toys for Christmas. An average of 300 families a year receive assistance during the holidays.
- **Information and Referrals** - Everyday, the Center's staff helps individuals get the information they need, from how to apply for the STAR program, HEAP, food assistance and Head Start.
- **Volunteer Opportunities** - There are numerous volunteer opportunities at the Center, such as teaching computer classes, organizing the Food Pantry, delivering Meals-On-Wheels, answering the phone, and assisting with the Senior Calendar and the quarterly "Connections" newsletter.

The Moreau Community Center is planning to expand to serve as a larger regional facility, with a new 88,718 sq. ft building to be constructed at a site on Harrison Avenue in South Glens Falls. The estimated cost of the construction is \$9.5 million. The new Center is programmed to provide a wide-range of recreational and educational opportunities for all ages in northern Saratoga, southern Warren and Washington counties. The new Center is proposed to include:

- Indoor Arena - 220'x 110' arena for indoor soccer, field hockey, flag football, lacrosse and development programs, colleges, civic groups.
- Space available for trade shows.
- Swimming Pool - 45'x 75' (8 lanes), with movable floor to allow variable depths for recreational swimming, toddlers, handicapped access, therapy and teaching. Activities will include scholastic swimming lessons for tots and children, adult lessons, open swimming, and water aerobics.
- Gymnasium - 70'x 104' with standard high school basketball court and a net divider for half-court play. Activities will include school programs, adult basketball leagues, family recreation, gymnastics, dance, aerobics, and volleyball.
- Senior Programs - Expansion of current senior programs meal and nutrition programs, information and assistance,

health and wellness programs, recreational opportunities, transportation services, trips, art programs, volunteer, educational, social and community action opportunities.

- Day Care/Preschool - Licensed and accredited day care services, expanded preschool and latchkey programs for K-6, and expanded Head Start program.
- Youth Center - Educational and recreational programs for teens will be scheduled for after school, evenings and weekends.
- Banquet Facilities - Banquet hall available for individual and organizations to rent for special occasions.

Economically, the Regional Community Center at Moreau will have a potential positive impact of \$7.5 million per year on the entire region. The Center will potentially employ 89 people with a \$1.5 million payroll. Visitors to the Center will generate sales and service revenue for existing and new businesses, potentially creating jobs for an additional 69 people. During the 12-month construction period, an average of 50 people will be employed at the site, generating \$5 million in wages.³³

Library

The Crandall Public Library is located in the City of Glens Falls, directly across the Hudson River, just on over the Route 9 Bridge. The Crandall Public Library District includes the Towns of Queensbury and Moreau and the City of Glens Falls. Recently, the library's book collections and variety of activities have out-grown the building. A renovation project is planned to add over 26,000 sq. ft. to the existing structure. The new library will feature a more spacious Children's Department with books within easy reach and tables and chairs where children can do their homework. More cozy and well-lighted reading areas will be provided, and the access to the building will be improved with an additional entrance on Glen Street.

³³ <http://www.moreaucommunitycenter.org/>

Village Museum

The Village Museum is located on First St, within the South Glens Falls Historical Park. In 2006, the Village engaged an architect to produce drawings and specifications renovations to the building. Among the changes proposed were new ADA compliance entrances with vestibule, a new roof (with similar features of the band



shelter in the adjacent park), exterior and interior security, possibly a canopy entrance, exterior drainage, landscaping, exterior finishes and interior display development.³⁴

The Historical Society of South Glens Falls and Town of Moreau offered its assistance for interior displays, resources and advice. The renovation was funded by a state grant of \$100,000. The Village Museum celebrated its' open house on September 25, 2007.³⁵

³⁴ <http://www.sgfny.com/This-and-That.htm>

³⁵ <http://www.sgfny.com/PDF/Board-Meetings/2007/09-19-07.pdf>

Recreation Department

The Village of South Glens Falls and the Town of Moreau jointly maintain recreation facilities and organize recreation programs. An appointed Recreation Commission coordinates the recreation programs for the two communities. The Town of Moreau Community Center located on Main and New Streets is the main facility for meetings and indoor activities. Other recreation facilities available to both communities include:

- Riverside walking trail
- Betar Byway a one mile section of a regional bicycle trail system
- Sand Bar Beach, with boat launch and playground
- Harry J. Betar Jr. Recreation Park
- Boat launch at Nolan Road

Historic Sites and Structures

National Register of Historic Places

The National Register of Historic Places is the Nation's official list of resources, which include districts, sites, buildings, structures, and objects that are significant in American history, architecture, archeology, engineering, and culture. The National Register is authorized under the National Historic Preservation Act of 1966, and is part of a national program to coordinate and support public and private efforts to identify,

evaluate, and protect historic and archeological resources. Generally, properties eligible for listing in the National Register are at least 50 years old. Properties less than 50 years of age must be exceptionally important to be considered eligible for listing. The National Park Service, which is part of the U.S. Department of the Interior, administers the National Register.



The Parks-Bentley House is a historic site and structure listed on the National Register of Historic Places³⁶. This site is located at 53 Ferry Boulevard, in South Glens Falls. According to the National Register of Historic Places, the Bentley site has a historical engineering and architectural significance and a domestic historic function. The 1750-1799, 1800-1824, 1825-1849 periods cover the historic significance of the building and site. This building is privately owned and it was added to the list of national historic places in 1994. The building combines Greek revival and

Colonial styles. The Parks-Bentley House currently serves as a museum. The museum facility hosts an annual scavenger hunt, soup festivals, a summer music camp and schedules speakers on historical topics such as the Underground Railroad.

Archeologically Sensitive Areas

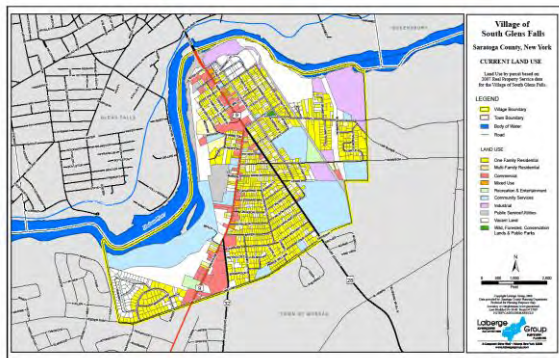
South Glens Falls contains several archeologically sensitive areas, which are illustrated on the map below. Archeologically sensitive areas are designated when a site of some archeological significance is discovered, and represent both the site itself and a surrounding buffer zone between approximately one-half and one mile in radius. Tracts of land, bodies of water, or some combination of the two can be found in these areas. Significant areas are designated for innumerable reasons related to the preservation of the history and culture in a region, but all are similarly valued for the nonrenewable nature of the site itself and its associated materials. The New York State Historic Preservation Office holds detailed descriptions and locations of specific archeological significant sites confidential. Future development in a significant area may require a Phase I Archeological Survey.

³⁶

<http://www.nationalregisterofhistoricplaces.com/ny/Saratoga/state.html>

XI. Existing Land Use & Zoning

The land use of South Glens Falls reflects historic settlement patterns created by agriculture, the location along the Hudson River and industry, coupled with modern building and zoning codes. Existing land use patterns provide a snapshot of current and potential development patterns in South Glens Falls



GIS Analysis of Existing Land Use Patterns

A detailed Current Land Use map was created to illustrate the land use of each parcel in the Village. The map was assembled using 2005 parcel data supplied by the Saratoga County Planning Department. The tax parcel data was compiled from real property tax assessments for the Village. As part of the assessment, New York State Real Property Type

Classification Codes are assigned to each parcel.

The following land use categories are present in the Village of South Glens Falls and illustrated on the Current Land Use Map:

One Family Residential: Property used for one-family, year round residences, including apartments.

Multi-Family Residential: Property used for two or more residences.

Mixed-Use: Downtown buildings with ground level commercial uses and upper floor residential uses.

Commercial: Property used for hotels, restaurants, automobile services, storage, retail, banks, offices, funeral homes, etc.

Recreation & Entertainment: Property used for parks, theaters, racetracks, bowling centers, health spas, beaches, campgrounds, etc.

Community Services: Property used for schools, libraries, places of worship, cultural facilities, welfare services, hospitals, clinics, government, police, armed forces, correctional facilities, shelters, cemeteries, etc.

Industrial: Property used for the production and fabrication of durable and non-durable goods, mining, quarrying, etc.

Public Services: Property used for electric or gas power generation or transmission, public drinking water and water treatment

facilities, communications, train, plane, and bus terminals, canals, waste disposal, sewer treatment, etc.

Wild, Forested, Conservation Lands & Public Parks: Includes State, Federal and privately owned forestlands, reforested lands, and preserves; Town, County and State public parkland; and private hunting and fishing clubs.

Vacant Land: Property that is not in use, in temporary use, or is lacking any permanent improvements.

Table 13 groups Village properties into ten (10) classifications as described above. These figures relate to New York State Real Property Service classified parcels only and do not include land covered by roads and rivers or other hydrologic features. The Village contains 1,424 tax parcels comprising approximately 866 acres.

Table 13: Land Use in the Village of South Glens Falls

| Property Class | # of Parcels | % of Total Parcels | Acres | % of Total Acres |
|---|--------------|--------------------|--------|------------------|
| One Family Residential | 925 | 64.96% | 255.46 | 29.49% |
| Multi-Family Residential | 160 | 11.24% | 36.28 | 4.19% |
| Commercial | 83 | 5.83% | 52.92 | 6.11% |
| Mixed Use | 15 | 1.05% | 3.3 | 0.38% |
| Recreation and Entertainment | 3 | 0.21% | 9.19 | 1.06% |
| Community Services | 23 | 1.62% | 139.82 | 16.14% |
| Industrial | 10 | 0.7% | 70.52 | 8.14% |
| Public Service/Utility | 9 | 0.63% | 56.36 | 6.51% |
| Vacant Land | 194 | 13.62% | 241.2 | 27.84% |
| Wild, Forested, Conservation Lands & Public Parks | 2 | 0.14% | 1.22 | 0.14% |
| TOTAL | 1424 | 100.00% | 866.27 | 100.00% |

Source: Saratoga County Planning Department

The two largest property classifications in South Glens Falls are One Family Residential (29% of total acres) and Vacant Land (28% of total acres). One Family Residential properties comprise the largest number of parcels, totaling 925 or 65% of the total parcels in the Village. Fourteen

percent or 194 parcels are identified as Vacant Land. Properties classified as Community Services comprise 16% of the Village’s land area, or 140 acres. Community Service parcels include school properties, government buildings, the United States Post Office, and various religious

properties located in the Village. There are 23 Community Services properties, which make up approximately 2% of total parcels in the Village. The fourth largest land use category in South Glens Falls is Industrial. There are 10 parcels making up 71 acres of industrial land. Properties assessed as Public Service/Utility represent approximately 6.5% of the total area of the Village, or 56 acres. There are nine Public Service/Utility parcels in the Village. Properties assessed as Commercial cover the sixth largest land area with 53 acres or 6% of the total land area. There are 83 Commercial parcels in the Village. There are 160 parcels classified as Multi-Family Residential, which comprise 36 acres or 4% of the Village's total land area. Fifteen parcels classified as Mixed Use make up 3 acres of Village land. Properties assessed as Recreation & Entertainment represent less than 1% of the total Village area with 9 acres. There are three parcels in this category, 0.21% of the Village's total parcels. There are two parcels in the Village classified as Wild, Forested, Conservation Lands and Public Parks. These parcels make up 1.22 acres or 0.14% of the Village's total land area.

Existing Zoning & Other Regulations

The Village Zoning Code was adopted by the Board of Trustees of South Glens Falls in June 1964 and amended several times. The Village Zoning Code (Part II, Chapter 153 of the Village Code) controls the type

and intensity of land use, and the location of structures on a parcel of land. The Zoning Code is composed of the following sections:

- Article I. Legislative Intent
- Article II. Definitions and Word Usage
- Article III. Establishment of Districts
- Article IV. District Regulations
- Article V. Supplementary Dimensional Regulations
- Article VI. Supplementary Use Regulations
- Article VII. Nonconforming Uses and Structures
- Article VIII. Zoning Board of Appeals
- Article IX. Administration and Enforcement
- Article X. Amendments
- Article XI. Interpretation and Applicability
- Article XII. Powers of Planning Board

The South Glens Falls Zoning Code was adopted in order to:

- Protect the public health, safety and general welfare;
- Carry out local goals and objectives that foster orderly community development;

- Preserve natural resources and retain the beauty and historic character of the Village;
- Ensure that property owners enjoy unhampered use of their property, provided that such use does not affect the health or safety of their neighbors or unduly impair the value of neighboring property;
- Minimize the expense of providing essential Village services to all property.

Description of Zoning Districts

Seven Zoning Districts have been established in South Glens Falls. The intent of each district is briefly described below. The Zoning Code should be consulted for specific use and size restrictions.

(R-1) Residential Zone

The R-1 District is intended to allow low to moderate density single-family residential uses. Home occupations are allowed as a special use.

(R-2) Residential Zone

The R-2 District is intended to allow single family residential uses, conserve, maintain and allow two-family residential dwellings; and to accommodate new and existing residential development at moderately high densities with a mixture of housing types. The overlay zone is included to permit

mixed-use buildings within selected areas of the R-2 Zone.

(C) Commercial Zone

The Commercial District is designed to focus commercial activity and mixed use buildings in designated areas of the Village including the central business district and highway corridors.

(M-1) Industrial Zone

The Industrial District accommodates industrial and business uses that have only light or moderate potential adverse impacts on other nearby uses.

(RC-1) Resource Conservation Zone

The RC-1 District is intended to provide for the proper use of the Village wetlands, streams, floodways, surface reservoir and shorelines. These resources provide flood control, water quality, recreational, aesthetic and open space benefits to the Village.

(ARC-1) Aquifer Resource Conservation Zone

The purpose of the ARC-1 District is to protect the water quality of the natural aquifer which supplies the Village's spring supply, including portions which presently do not feed the Village's spring supply collection boxes. This zone covers a portion of the aquifer recharge area and areas of potential expansion of the spring supply which fall within the Village limits.

(APD) Aquifer Protection District

The Aquifer Protection District protects, preserves and maintains water quality of the natural aquifer which supplies the Village's spring supply, including portions of the aquifer which do not feed the Village's spring supply collection boxes.

Signage Regulations

The Sign Code (Part II, Chapter 115 of the Village Code) controls the location, size and design of existing and proposed signs. These regulations are intended to protect property values, to create a more attractive business climate, to enhance and protect the physical appearance of the community, to preserve the scenic and natural beauty of designated areas and to provide a more enjoyable and pleasing community.

To obtain a sign permit, an applicant must submit an application to the Village Code Enforcement Officer. The application requires a detailed drawing or blueprint showing a description of the construction details of the sign and showing the lettering and/or pictorial matter composing the sign; the position of lighting or other extraneous devices; a location plan showing the position of the sign on any building or land and its position in relation to nearby buildings or structures and to any private or public street or highway. The Sign Code should be consulted for specific district, placement and size restrictions.

APPENDICES

**Appendix A: Advisory Committee Member
Questionnaire**

**Appendix B: Public Workshop Materials &
Presentations**

Appendix C: Community Survey and Results

Appendix D: Comprehensive Plan Maps
