



September 2019

Update of the Comprehensive Plan

Village of South Glens Falls
Saratoga County, New York



Village of South Glens Falls
Update of the Village Comprehensive Plan

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Introduction

The following Update to the Village of South Glens Falls Comprehensive Plan sets forth needs, goals, and planning initiatives for the Village within strategic framework of subject-based topics as outlined in Article 7; Section 722 of New York State Village Law. By addressing the current issues in the Village as identified by the residents from the subject-based perspective, the plan presents a thorough and comprehensive understanding of the needs in the community and a series of updated initiatives and strategies to address each need. For each subject presented a goal or goals are derived from resident input and corresponding priority initiatives and next steps are listed to achieve the stated goal.

Plan Development Methodology

With the basic structural format of the plan established, the methodology employed to develop the plan addresses the most fundamentally important aspect of community planning – public outreach. The residents of the community were directly involved in the development of the plan update as the Village Board of Trustees appointed the Village Comprehensive Plan Review Committee (CPRC), consisting of residents to undertake the update process. The current Village Comprehensive Plan was adopted in August of 2008 and provided a thorough profile of the community with a multitude of goals and recommendations. To build upon the current plan, a series of public meetings were held by the CPRC for the purpose of developing updated recommendations. Once recommendations were drafted, a series of joint meetings were held between the CPRC and the Trustees to review the recommendations.

Each goal and recommendation from the adopted 2008 Comprehensive Plan were reviewed for its relevance and where needed the CPRC provided an updated recommendations in consideration of the current needs. Based upon the subject matter addressed, the goals and recommendations were then divided among the following categories:

- Section 1. Government Resources and Facilities;
- Section 2. Historical and Cultural Resources;
- Section 3. Community and Economic Development;
- Section 4. Infrastructure and Utilities;
- Section 5. Recreational Resources/Facilities; and
- Section 6. Housing.



Community Vision

The Vision Statement from the 2008 Village of South Glens Falls Comprehensive Plan remains valid and is as follows:

“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 waterpower 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.”¹

Goals

Goals embody the ends towards which efforts are to be directed. As such the goals are presented as the “state of being” after suggested action steps are implemented. Goals are the principal means by which the vision for the Village of South Glens Falls is to be fulfilled. Communities are unified bodies comprised of people with common interests and living in a particular area. The concept of community is important in that it contributes to the individual and social well-being by establishing relationships between individuals and/or groups, channels of communication, organization of resources to meet local needs and providing a framework where the collective is more than just the sum of its parts².

The advancement of the community towards the stated vision requires considerations be made across a spectrum of elements that comprise day-to-day life in the Village. The goals in order to be effective in achieving the community vision must have two common qualities:

¹ The Village of South Glens Falls Comprehensive Plan; Vision Statement, p. vi; August 2008.

² Wilkinson, K. 1991. *The Community in Rural America*. New York, NY: Greenwood Press.



1. Be derived directly from the sentiments of the residents of the Village in commenting on the strengths of the community, its weaknesses; and the opportunities to build upon these strengths while addressing the weaknesses; and,
-
2. Be comprehensive in scope by adequately providing meaningful guidance relating to each element of community life in the Village.

Therefore, the goals presented are broken down into six (6) categories and derived directly from the comments gathered from the CPRC and the public meetings held during the CPRC meetings.

Priority Initiatives

A municipal comprehensive plan is intended to be a guide for the community that not only describes where the community intends to go but also, **how** to get there. This basic yet important function of prioritizing initiatives to fulfill stated goals and laying out the steps to undertake and complete these initiatives is referred to as implementation. The degree to which a comprehensive plan is implemented is a direct reflection of:

- How accurately the priority initiatives are identified;
- How well the steps to undertake these initiatives and ultimately fulfill the stated goals address core needs;
- To what degree do the steps realistically acknowledge and accommodate practical factors such as capacity to and resources to undertake the specified steps.

Therefore, the order by which the initiatives are prioritized is as follows:

1. The degree to which residents identified the need both in terms of frequency and the emphasis placed on severity of the need;
2. The capacity (staffing – voluntary, paid, retained consultants; use of goods and materials and/or equipment – if necessary) existing within the community to undertake the initiative and address the related goal;
3. The cost (short-term/long-term, capital costs, operation and maintenance) associated with completing the initiative, and,
4. Time needed to complete the specified tasks.

Next Steps

Steps are the incremental tasks that need to be worked on to achieve completion of the overall initiative. The description of these steps in the composite, serves as indicator as to the level of work; cost and funding (if necessary); and time that will be required for completion of the specified initiative.



A. Community Profile

Section 1. Introduction

The Community Profile provides an overview of the existing conditions in the Village of South Glens Falls. The components of the Community Profile are as follows:

- Regional Context;
- Demographic Status and Trends;
- Distribution, Scale and Intensity of Land Uses;
- Public Resources and Facilities; and
- Regulatory Framework.

The results of the analysis of these conditions along with the input from the project committee and general public served as the framework for the goals and recommendations of the plan. The major takeaways from the Community Profile are:

- South Glens Falls is easily accessible from the region's major cities of Glens Falls and Saratoga Springs, the Village of Lake George, the state capital of the City of Albany, and the State of Vermont.
- Positive growth trends include: a steadily rising total population; more people of working age; a majority of residents with at least some college completed; a growing middle class; greater share of employment in educational services, health care, social assistance, and retail; more people walking and less driving over 45 minutes to get to work; a higher rate of growth in total housing units than New York State and Saratoga County combined; and a steadily increasing median sales price for residential units.
- Negative trends include: fewer residents with an associate, graduate or professional degree; declining school enrollment; increasing percentage of the population below the poverty line; decreasing median household and per capita incomes; a lower number of employed people; less employment in manufacturing and construction; and little to no growth in the average number of residential sales per year.
- Residential uses make up the largest share of parcels and acreage in South Glens Falls. Industrial uses have the largest average parcel size. Recreation and entertainment uses have buildings with the highest average lot coverage. A great majority of all land is not covered by a building.
- South Glens Falls has 13 important public services and a variety of local facilities and systems that have resulted in a high quality of life and business-friendly environment in the Village.



- The Village Code provides a detailed regulatory framework that consists of 14 land use and development regulations.

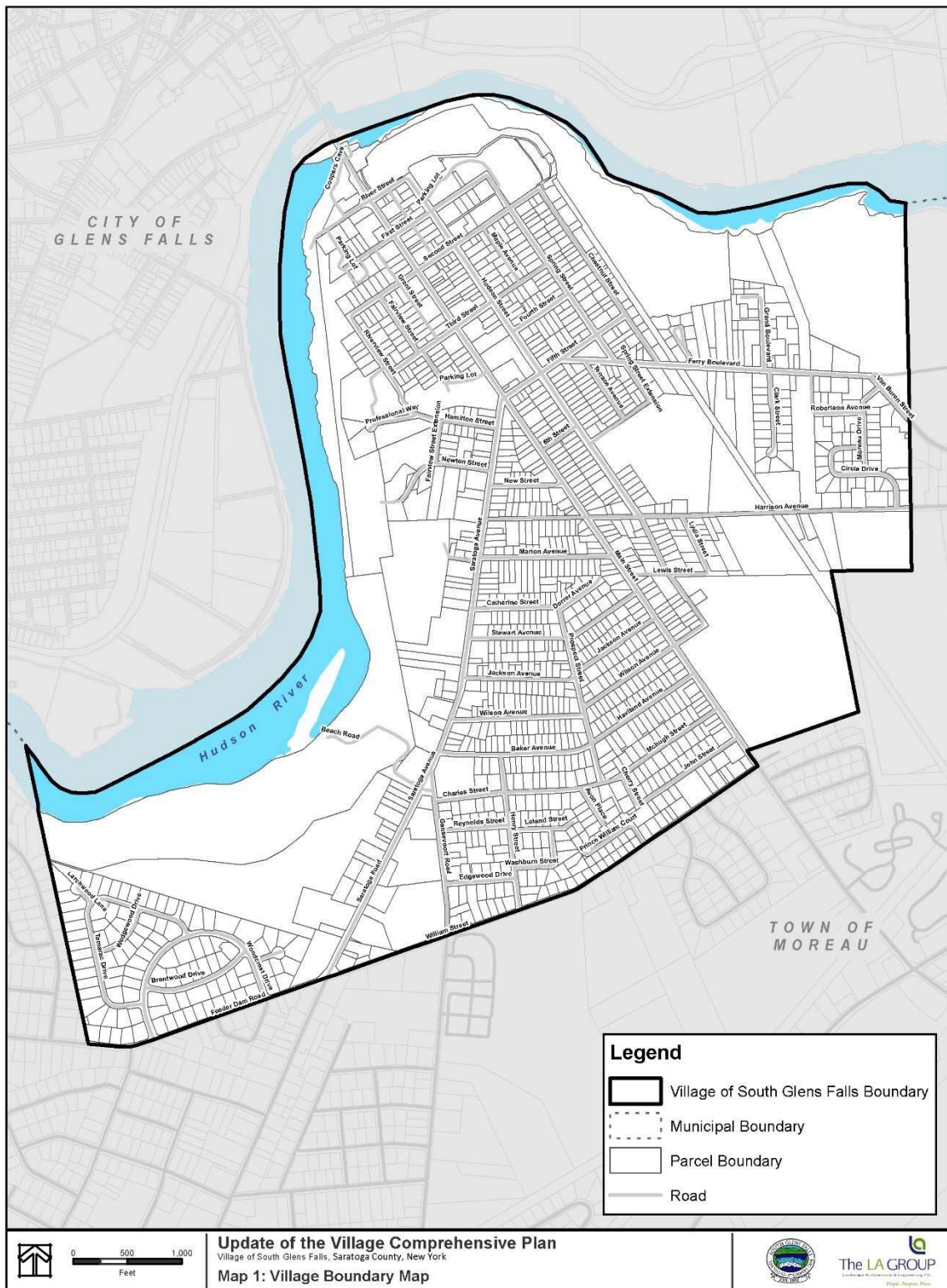
Section 2. Regional Context

South Glens Falls is located at the northeastern tip of Saratoga County. The Village is bordered by the City of Glens Falls to the north and west, and the Town of Moreau to the south and east. The Hudson River serves both as the Village border with Glens Falls and the border between Saratoga County, Warren County and Washington County.

South Glens Falls serves as part of the “Gateway to the Adirondacks” where residents and visitors often congregate before traveling north to experience the Adirondack Park. The Village is also conveniently located about 40 miles north of the state capital of the City of Albany, less than 20 miles north of the City of Saratoga Springs, and just over 10 miles south of the Village of Lake George. The City of Glens Falls, another major population, employment and tourism center, is directly north across the Hudson River. South Glens Falls is accessible from these places by State Route 9, which also serves as the Village’s Main Street. Travelers on the Adirondack Northway/Interstate 87 can connect with State Route 9 at both Exit 17N and Exit 20. The Village is also only about 25 miles west of the border between the New York State and Vermont.







Section 3. Demographic Status and Trends

a. Demographic Characteristics

Population

South Glens Falls is experiencing positive growth. In 2010, the Village registered its first decade with an increase in population after nearly four decades of decline. From 1970 to 2000, the Village was losing population while the Town of Moreau and Saratoga County were experiencing an exponential increase in population. During this period, South Glens Falls averaged an annual population decrease of 5.6 percent. In comparison, Moreau averaged an annual population increase of 11.3 percent and Saratoga County averaged an increase of 14.3 percent between 1980 and 2000.

Table 1: Population – Village of South Glens Falls, New York (1970 – Present)

<i>Year</i>	<i>Village of South Glens Falls</i>		<i>Town of Moreau</i>	
	Amount	% Change	Amount	% Change
1970 ¹	4,013			
1980 ¹	3,714	-7.5%	11,188	
1990 ¹	3,506	-5.6%	13,022	16.4%
2000 ¹	3,368	-3.7%	13,826	6.2%
2010 ¹	3,518	4.2%	14,728	6.5%
2017 ²	3,595	2.2%	15,263	3.6%
2020 ³	3,627		15,601	
2030 ³	3,748	3.3%	16,276	4.3%
2040 ³	3,762	0.4%	16,551	1.7%
2050 ³	3,724	-1.0%	16,384	-1.0%
2010 - 2050	206	5.9%	1,656	11.2%

Source: U.S. Census Bureau.

¹1970-2010 Decennial Census.

²2013-2017 American Community Survey 5-Year Estimates.

³Capital District Regional Planners Commission Projections 2010-2050.

According to projections by the Capital District Regional Planners Commission (CDRPC), the population of South Glens Falls will continue to steadily increase until 2050, with a total population growth of nearly 6 percent from 2010. Moreau is expected to grow by approximately 11.2 percent and level off by 2050 as well. Saratoga County is projected to grow by around 14.8 percent but at an increasingly slower rate by 2050. Although the



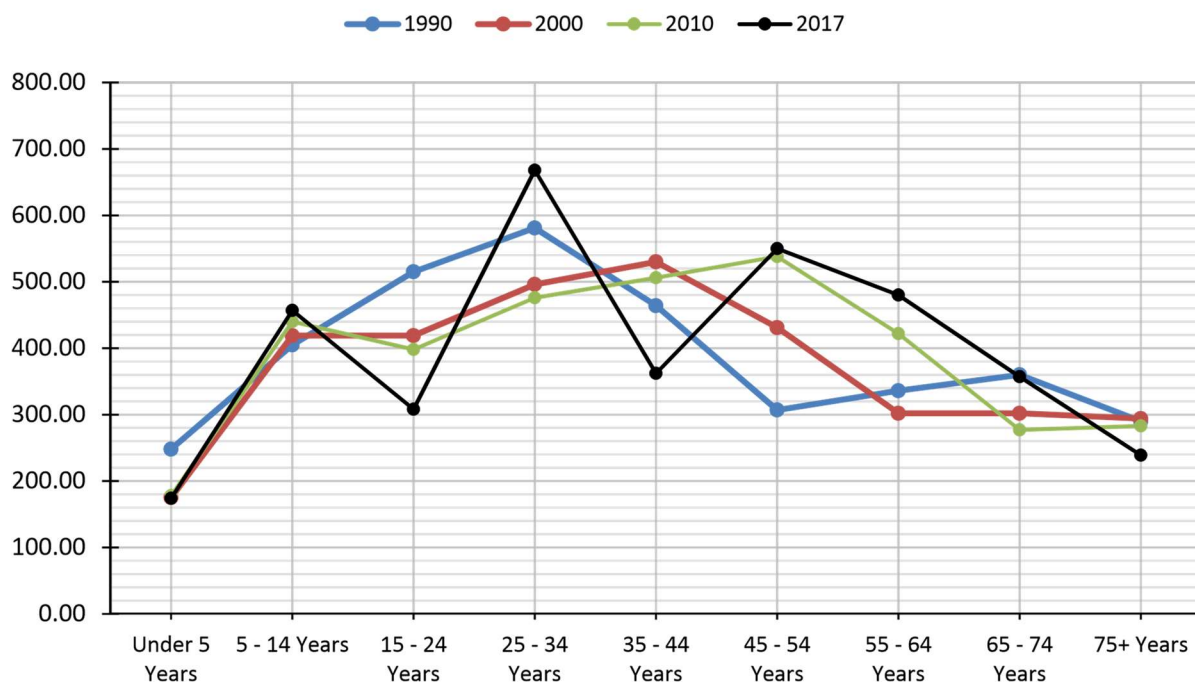
growth in the population of the Village continues to lag behind the Town and the County, the current growth period for South Glens Falls is more aligned with regional trends.

Age Distribution

Changes in the age distribution of Village residents have been favorable as well. Since 1990, the share of the population that is 25 to 64 years old has increased by approximately 9.2 percent and now accounts for nearly 60 percent of the population. At the same time, the senior and population under 14 years or younger has only decreased slightly by an average of 1.45 percent. The result of this trend is a larger population that can work and help support the needs of the youth and senior populations through their taxes and enterprise without an increasing challenge from growth at both ends.

Chart 1: Age Distribution – Village of South Glens Falls, New York (1990 – 2017)

Source: U.S. Census Bureau.



In 2017, residents between the ages of 15 and 24 accounted for about 8.6 percent of the population compared to about 14.7 percent in 1990 (see Chart 1). This is a decrease of approximately 6.1 percent in nearly 30 years. However, the population between 25 and 34 years old has increased by about 15 percent during the same period to account for almost one-fifth of the total population, making it the largest age group. As a general consideration, the 2017 levels for the 15-24 and 35-44 age groups have shown some decline. These levels should continue to be monitored to ascertain if this contraction in population is a one-time occurrence or the beginning of a trend as population growth among young adults is vital to the local economy through the availability of a growing and diversely skilled work force.



Educational Attainment

Changes in the share of young adults living is the result of a greater number of young people leaving the Village for post-secondary education but returning following their studies along with a higher standard education level for new residents. Census data on the levels of educational attainment for the population 25 years and older appears to support this claim. From 2010 to 2017, the number of residents with a bachelor's degree increased by over 90 percent and the population with at least some college completed increased by nearly 20 percent. Increases in these population groups have been so significant that if they were all new residents, they would account for over three-fourths of the growth in the population 25 years and older and over 40 percent of the total population growth during this period.

While the overall trend has been positive, the decline in the population with an associate degree may be a concern if it continues. The number of residents with an associate degree decreased by approximately 13 percent from 2010 to 2017. These two-year degrees are a more affordable education for residents looking to fill jobs that require technical skills. The part b, "Economic Conditions", provides a comparison of the types and levels of educational attainment and the current employment and opportunities for Village residents.

Table 2: Educational Attainment, Population 25 Years and Older – Village of South Glens Falls, New York (2010 – 2017)

	2010		2017		% Change, 2010 – 2017
	#	%	#	%	
Less Than High School Graduate	219	8.9%	237	8.9%	8.2%
High School Graduate (or equivalent)	1,043	42.5%	1,031	38.8%	-1.2%
Some College, No Degree	540	22.0%	636	23.9%	17.8%
Associate Degree	353	14.4%	307	11.6%	-13.0%
Bachelor's Degree	174	7.1%	331	12.5%	90.2%
Graduate or Professional Degree	125	5.1%	114	4.3%	-8.8%
Total	2,454	100%	2,656	100%	8.2%

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates.

School Enrollment

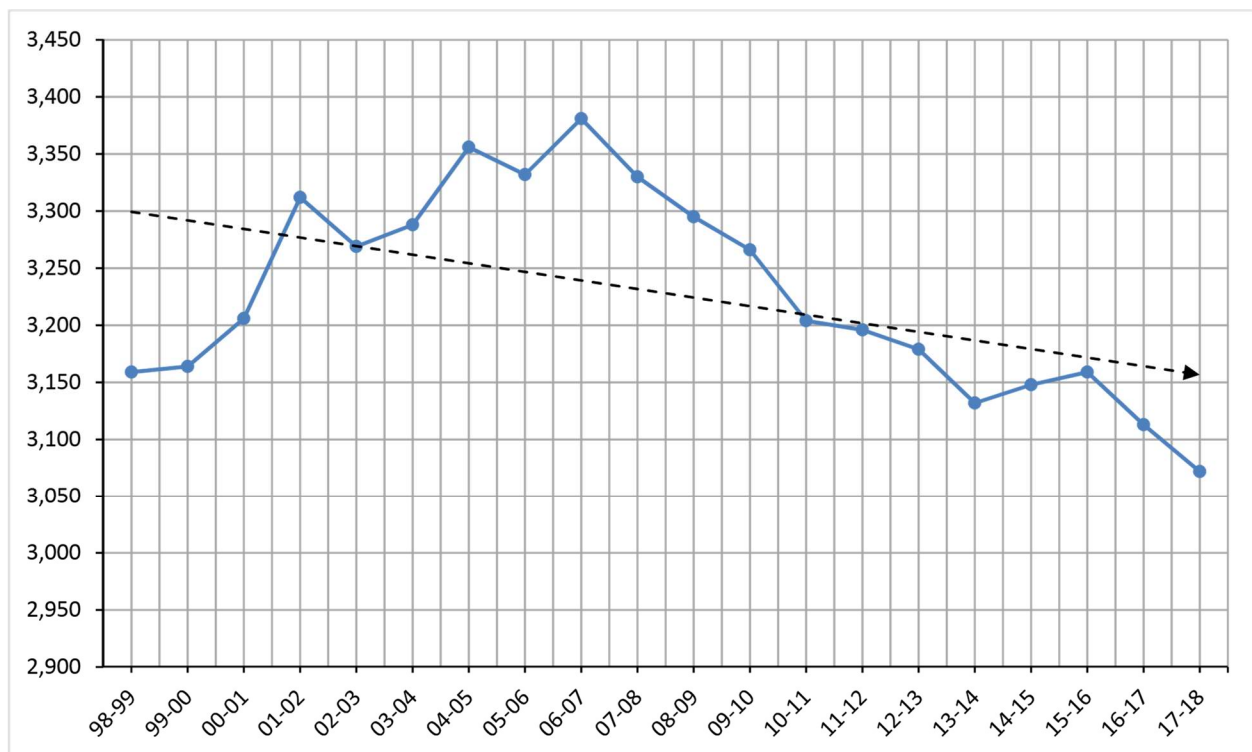
More residents may have a higher level of education, but enrollment in the local school district has been declining for over a decade. For the 2017/2018 school year, the South Glens Falls Central School District reported a total student enrollment of 3,072, its lowest number since the 1998/1999 school year. Some of this trend appears to be attributed to the decreasing population aged 14 years and younger. However, from 2000 to 2017, this age



group increased by over 6 percent while school enrollment continued to decrease. The age group that appears to account for the largest decline in the levels of school enrollment consists of those aged 15 to 17 years old, which almost cut in half from 2000 to 2017.

Chart 2: South Glens Falls Central School District K-12 Enrollment (1998 – 2018)

Source: New York State Education Department.



b. Economic Conditions

Income

Income data for the residents of South Glens Falls reveals some significant trends that will need to continue to be monitored. A positive takeaway from the Census data is that there is a growing middle class in the Village, with nearly a quarter of households earning between \$50,000 and \$74,999. However, the greatest growth is occurring at the lower end of the income scale. The number of households earning less than \$25,000 increased by just over 20 percent and the percentage of the population living below the poverty level increased by nearly 6 percent between 2010 and 2017. As of 2017, more than one out of every ten residents were living below the poverty level. At the same time, the number of households at the top end of the income distribution has been decreasing. From 2010 to 2017, this



income group decreased by almost 18 percent. The result of these trends has been a decline in the median household income and per capita income respectively.

Table 3: Income Distribution – Village of South Glens Falls, New York (2011 – 2016)

<i>Household Income Range</i>	<i>20 0</i>		<i>20 7</i>		<i>% Change, 2010-2017</i>
	#	%	#	%	
Less than \$10,000	141	8.9%	105	6.1%	-25.5%
\$10,000-\$14,999	130	8.2%	136	7.8%	4.6%
\$15,000-\$24,999	165	10.4%	283	16.3%	71.5%
\$25,000-\$34,999	184	11.7%	290	16.7%	57.6%
\$35,000-\$49,999	213	13.5%	176	10.1%	-17.4%
\$50,000-\$74,999	339	21.5%	438	25.2%	29.2%
\$75,000-\$99,999	184	11.7%	125	7.2%	-32.1%
\$100,000-\$149,999	187	11.8%	113	6.5%	-39.6%
\$150,000-\$199,999	22	1.4%	57	3.3%	159.1%
\$200,000 or more	14	0.9%	14	0.8%	0%
Total	1,579	100%	1,737	100%	10.0%
Med. Household Income	\$48,327		\$40,216		-16.8%
Per Capita Income	\$25,650		\$24,441		-4.7%
Pop. Below Poverty Level	250	7.1%	464	12.9%	85.6%

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates.

Employment

There appears to be some correlation between the negative trends in household income and the trends in employment data. While employment in all of Saratoga County grew by approximately 3.5 percent and the unemployment rate from 2010 to 2017, the number of employed residents age 16 years and over in South Glens Falls decreased by just over 8 percent. The trend in South Glens Falls does not appear to be correlated with a lack of employment growth across Saratoga County or the State. Not only has total employment



been increasing, but recent unemployment data from the New York State Department of Labor continues to show declining unemployment rates for both the County and the State.

Table 4: Employed, 16 Years and Over – Village of South Glens Falls, New York (2010 – 2017)

<i>Year</i>	<i>Amount</i>	<i>% Change</i>
2010	1,941	
2011	1,986	2.0%
2012	2,063	3.9%
2013	2,020	1.7%
2014	1,949	-3.5%
2015	1,933	-0.8%
2016	1,805	-6.6%
2017	1,779	-1.4%
2010 - 2017	-162	-8.3%

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates.

Table 5: Total Employment – Saratoga County, New York (1990 – Present)

<i>Year</i>	<i>New York State</i>		<i>Saratoga County</i>	
	Amount	% Change	Amount	% Change
1990	8,343,400		93,300	
2000	8,718,700	4.50%	106,400	14.0%
2010	8,769,700	0.58%	109,900	3.3%
2011	8,728,100	-0.47%	108,000	-1.7%
2012	8,793,400	0.75%	109,500	1.4%
2013	8,913,800	1.37%	111,200	1.6%
2014	8,984,100	0.79%	110,700	-0.4%
2015	9,136,200	1.69%	112,700	1.8%
2016	9,200,300	0.70%	113,700	0.9%
2017	9,249,200	0.53%	113,700	0.0%
1990 - 2010	426,300	5.1%	16,600	+17.8%

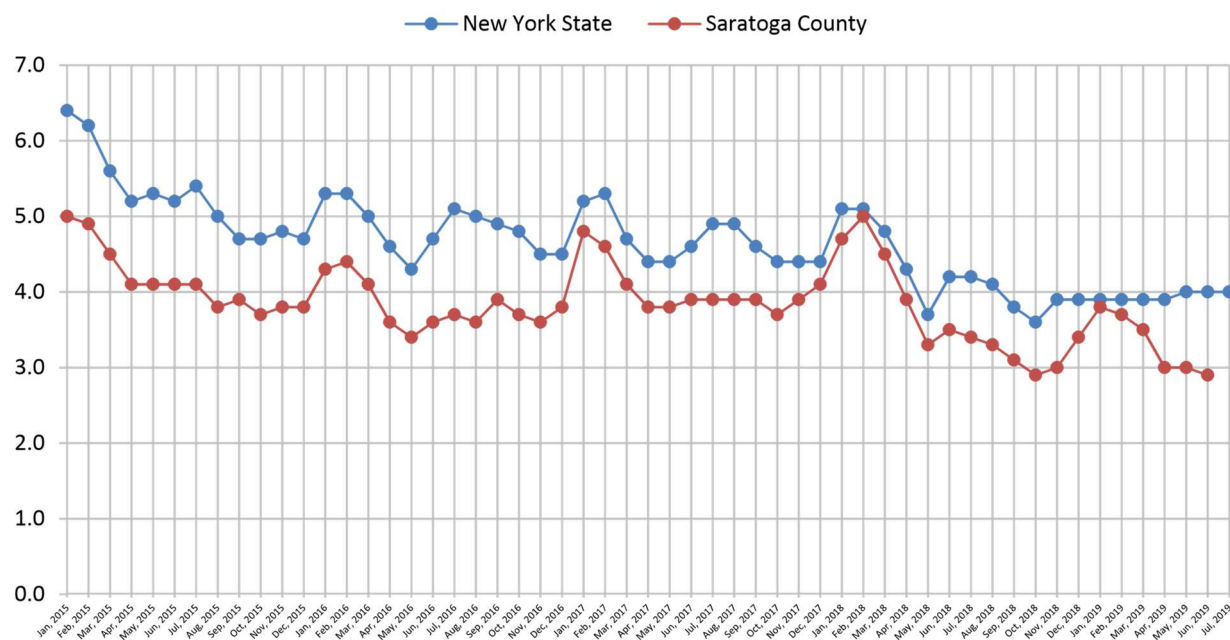


2010 - 2017	479,500	5.5%	3,800	+3.5%
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Source: New York State Department of Labor.

Chart 3: Unemployment Rate – Saratoga County, New York (2015 – Present)

Source: New York State Department of Labor.



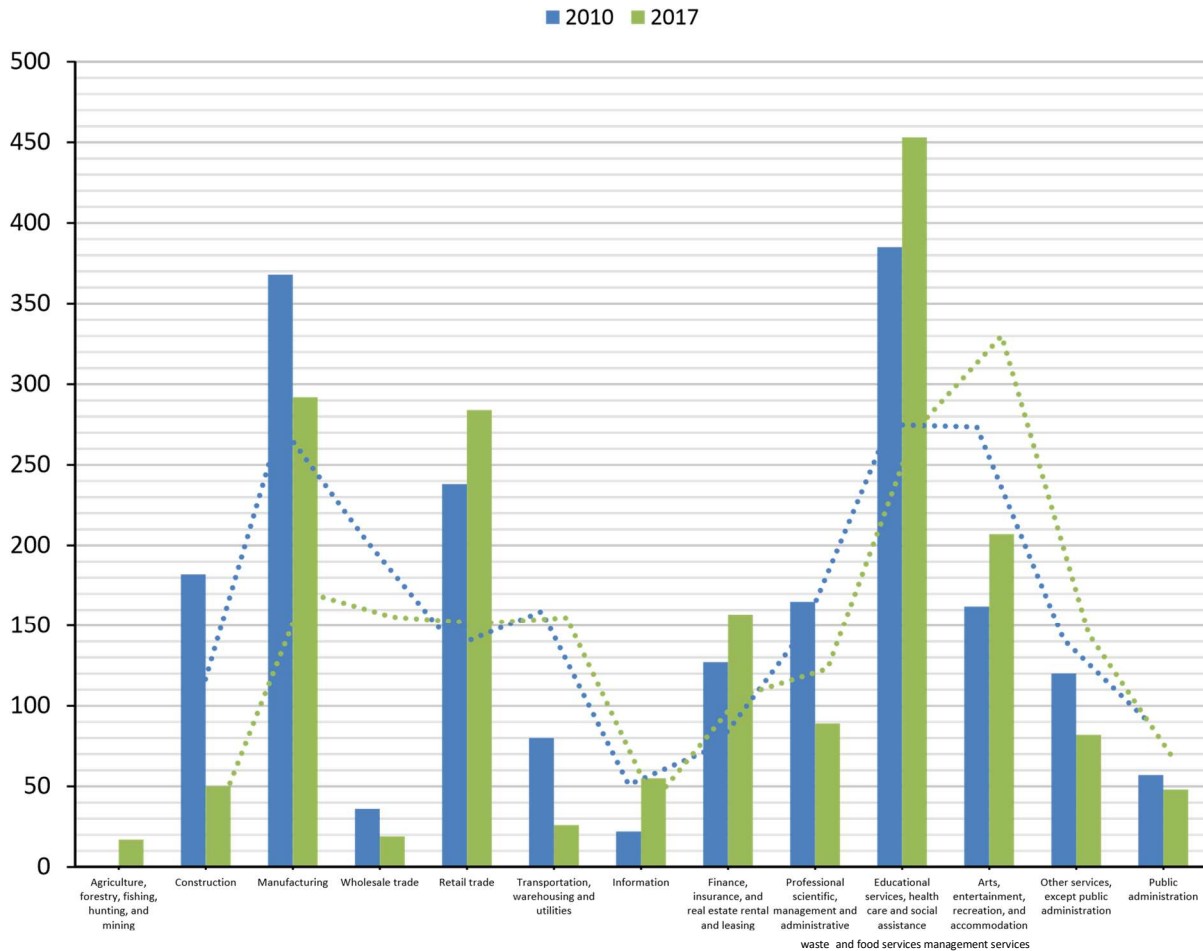
The distribution of employment by industry provides some insight into how the type of employment opportunities for residents of South Glens Falls has been changing. The most significant shifts from 2010 to 2017 have been the following:

- A growing share of the population is employed in the educational services, health care and social assistance industry or the retail trade. Both industries experienced the greatest increase in their share of employment in South Glens Falls. Employment in the educational services, health care and social assistance industry now accounts for more than a quarter of employment in the Village.
- Significant growth in employment in two industries: the arts, entertainment, recreation, and accommodation food services; and finance, insurance, and real estate rental and leasing. These industries now account for the fourth and fifth largest share of employment in South Glens Falls whereas in 2010 neither were in the top five.
- Less of the population is employed in manufacturing or construction. The decline in employment in construction is the most significant, losing nearly three-fourths of its employees in South Glens Falls. Employment in construction in 2017 accounted for less than 3 percent of the employed population in South Glens Falls.



Chart 4: Employment by Industry – Village of South Glens Falls (2010 - 2017)

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates.



Time and Means to Work

While there have been significant changes in total employment and the types of employment opportunities, there has been little change in the time and means to work for residents of South Glens Falls. The only significant differences between residents in 2010 and those in 2017 were the percentage who chose to walk to work and the percentage of those who traveled 45 or more minutes to work. More than double the number of workers age 16 years and older were estimated to have primarily walked to work in 2017 and nearly half of the percentage of workers who traveled 45 or more minutes to work in 2010 did so in 2017.

Table 6: Means of Transportation to Work, Population 16 Years and Older – Village of South Glens Falls, New York (2011 – 2016)

	2010	2017	% Change, 2010 – 2017
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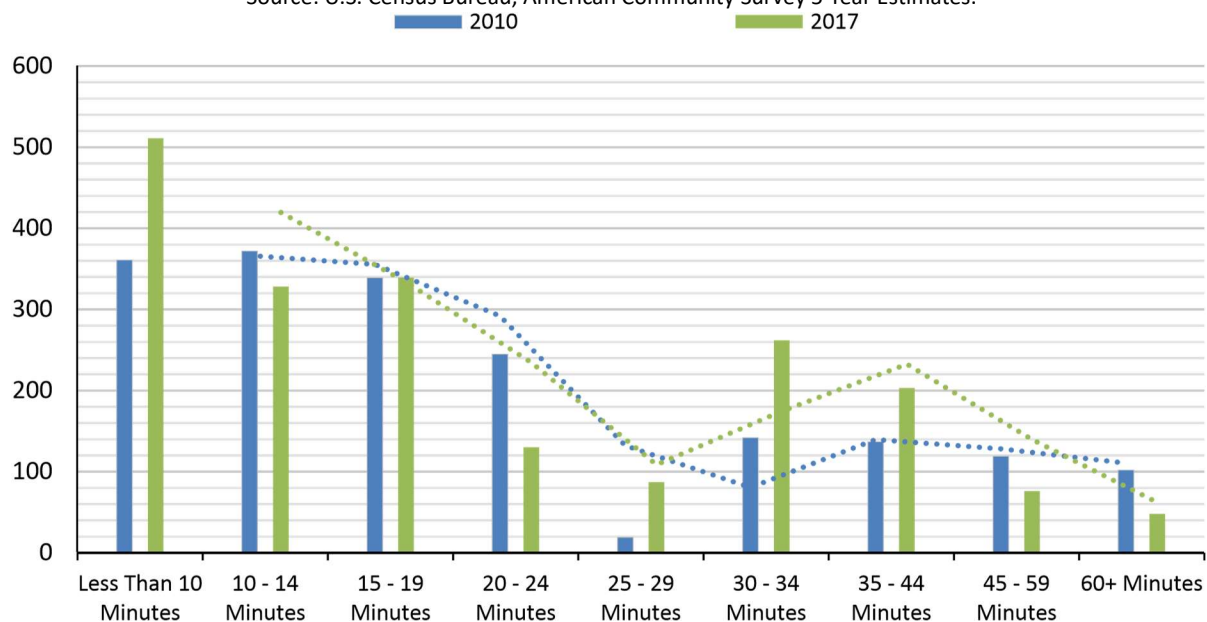


Car, Truck or Van	1,766	1,585	-10.2%
Public Transportation	11	0	-100.0%
Bicycle	13	0	-100.0%
Walked	36	82	127.8%
Worked at Home	71	57	-19.7%
Total	1,907	1,741	-8.7%

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates.

Chart 5: Time Traveling to Work – Village of South Glens Falls, New York (2011 – 2016)

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates.



c. Housing Characteristics

Housing Units

From 2010 to 2017, the growth in the total number of housing units in South Glens Falls was greater than the rate for Saratoga County and New York State combined. The same is true for the rate of growth in the number of occupied units. In addition, the percent of housing units that are vacant in the Village is significantly lower than the average across Saratoga County and New York State. However, this percentage experienced a negative trend between 2010 and 2017, increasing by approximately 7 percent.



Table 7: Regional Housing Units (2010 – 2017)

	New York State		Saratoga County		Village of South Glens Falls	
	2010	2017	2010	2017	2010	2017
Occupied Units	7,205,740	7,302,710	86,658	93,129	1,579	1,737
<i>Percent Vacant</i>	<i>10.5%</i>	<i>11.5%</i>	<i>10.8%</i>	<i>10.3%</i>	<i>4.9%</i>	<i>5.6%</i>
Seasonal Units	275,394	339,543	5,250	4,916	0	29
<i>Seasonal, Percent of Total</i>	<i>3.4%</i>	<i>4.1%</i>	<i>5.4%</i>	<i>4.7%</i>	<i>0.0%</i>	<i>1.6%</i>
Total Units	8,050,835	8,255,911	97,153	103,766	1,660	1,840

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates.

Based on Census data on the number of housing units by type, it appears that the great majority of the growth in housing units in South Glens Falls is due to a significant increase in the number of rental units. From 2010 to 2017, the number of renter-occupied units in South Glens Falls increased by almost 40 percent while the number of owner-occupied units decreased by nearly 12 percent. As of 2017, there were more renter-occupied than owneroccupied units in the Village. This is in stark contrast to the County averages, where the total number of both types of units increased between 2010 and 2017 and owner-occupied units outnumber renter-occupied units more than 2.5 to 1.

Table 8: Types of Housing Units (2010 – 2017)

	Saratoga County		Village of South Glens Falls	
	2010	2017	2010	2017
Owner-occupied units	63,926	66,624	905	797
Renter-occupied units	22,732	26,505	674	940
1-unit	65,040	70,122	975	951
2-units	6,605	6,251	309	284
3 or more units	16,378	19,291	376	605
Mobile Home	9,126	8,084	0	0
Total Units	97,153	103,766	1,691	1,840

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates.

Age of Housing Stock

A review of 2018 parcel data from Saratoga County shows that the changes in the type of housing units does not appear to be the result of significant new construction. Most of the housing in South Glens Falls was constructed before 1950 and just over 8 percent of the existing housing stock was constructed since 2000. Only about 6 percent was built since



2010. This suggests a shift in converting previous owner-occupied units to rental units and new construction focusing on larger, multifamily structures.

Table 9: Age of Housing Stock – Village of South Glens Falls, New York

	<i>Number of Units</i>	<i>% of Total</i>
1899 or Earlier	158	13.8%
1900 – 1919	160	14.0%
1920 – 1929	93	8.1%
1930 – 1939	151	13.2%
1940 – 1949	108	9.4%
1950 – 1959	191	16.7%
1960 – 1969	75	6.5%
1970 – 1979	43	3.8%
1980 – 1989	30	2.6%
1990 – 1999	42	3.7%
2000 – 2009	31	2.7%
2010 – Present	64	5.6%
<i>Total</i>	<i>1146¹</i>	<i>100%</i>

Source: Saratoga County 2018 Parcel Data.

*The age of housing was based on the year the structure was built. Remodeling was not included. ¹Includes 41 parcels classified as “apartments”.

Real Estate Trends

A review of residential sales data from the County and the Village reveals more information on the direction and quality of the real estate market in the Village compared to the rest of the County. While the rate of growth of housing units in South Glens Falls has been larger than the County, the number of residential sales appears to be stagnant compared to the County. Since 2015, the median sales price for residential units in Saratoga County has increased by nearly 8 percent while it has barely changed in South Glens Falls relative to the rest of the County. However, longer term trends in the median sales price in South



Glens Falls are positive. Still, the rate of increase remains significantly lower than the average across Saratoga County.

Table 10: Residential Sales – Saratoga County, New York (2015 – 2018)

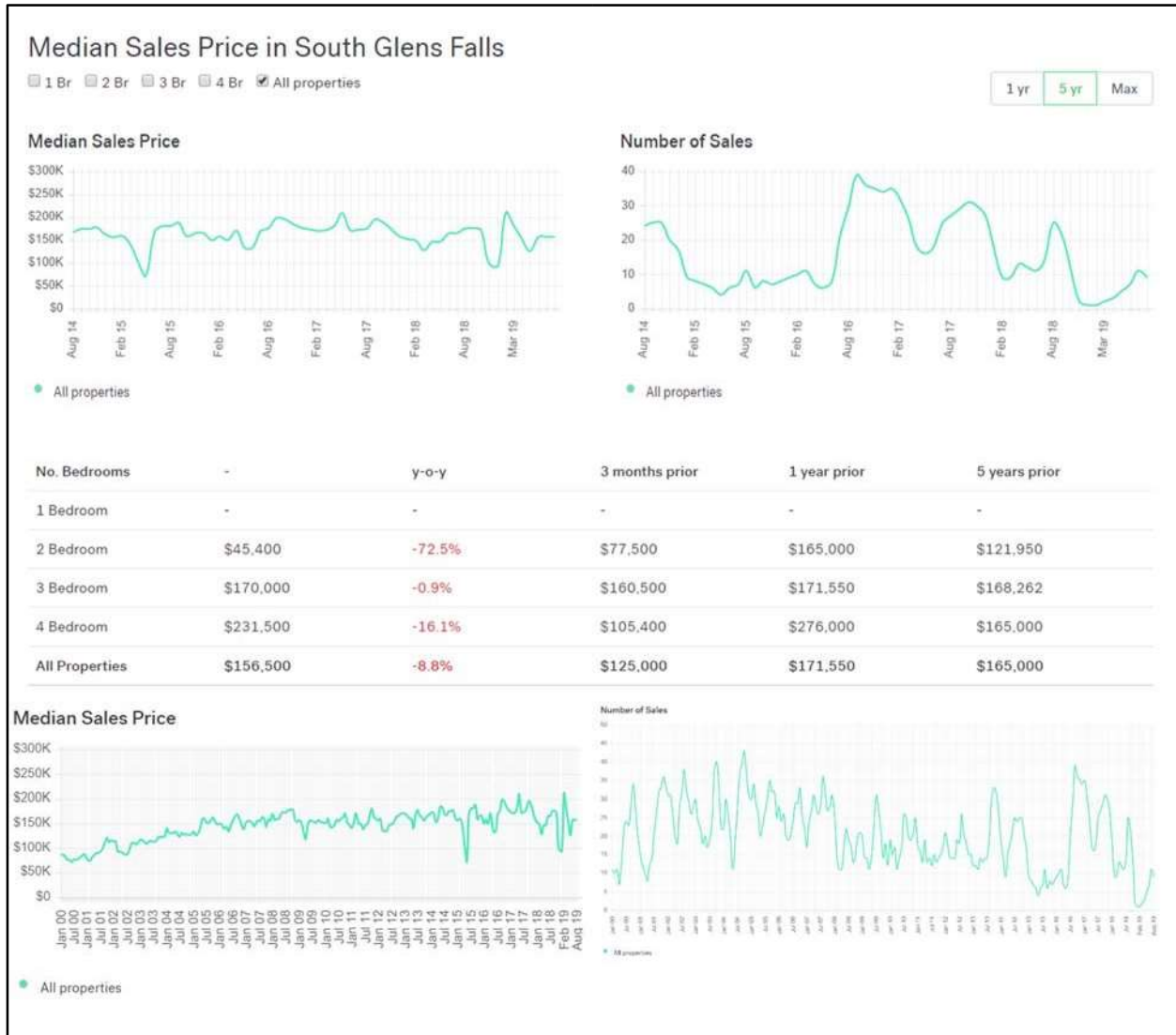
<i>Year</i>	<i>Amount</i>		<i>Median Sale Price</i>	
	#	% Change	#	% Change
2015	2,775		\$269,900	
2016	3,046	9.8%	\$269,700	-0.1%
2017	3,099	1.7%	\$282,500	4.8%
2018	2,991	-3.5%	\$289,341	2.4%
<i>Annual Average</i>	<i>2,978</i>	<i>2.7%</i>	<i>\$277,860</i>	<i>2.4%</i>
<i>2015 - 2018</i>	<i>216</i>	<i>7.8%</i>	<i>19,441</i>	<i>7.2%</i>

Source: New York State Department of Taxation and Finance.

Figure 1: Residential Sales – Village of South Glens Falls, New York



Source: Trulia.com.



Section 4. Distribution, Scale and Intensity of Land Uses

A review of land use changes since the 2008 Comprehensive Plan Update provides important information to determine the accuracy of the 2004 land use law and the success of the recommendations from the previous Plan. An effective land use law reflects the values, expectations and concerns of the people of South Glens Falls.

Table 11: Land Use Inventory – Village of South Glens Falls, New York

Property Class	Parcels		Acreage			Average Building Size (Sq. Ft.)	
	#	%	#	%	Avg.	#	Lot %



Agricultural	0	0.0%	0.0	0.0%	0.0	0	0.0%
Residential	1,105	77.9%	292.4	38.8%	0.3	1,438.7	12.5%
Vacant Land	134	9.4%	145.6	19.3%	1.1	0.0	0.0%
Commercial	143	10.1%	83.7	11.1%	0.6	5,086.6	19.9%
Recreation and Entertainment	2	0.1%	3.7	0.5%	1.8	21,680.0	27.0%
Community Services	22	1.6%	151.7	20.1%	6.9	11,335.5	3.8%
Industrial	6	0.4%	55.0	7.3%	9.2	14,183.0	3.5%
Public Services	6	0.4%	20.8	2.8%	3.5	1,883.5	1.2%
Wild, Forested, Conservation Lands and Public Parks	1	0.1%	0.6	0.1%	0.6	0.0	0.0%
TOTAL	1,419	100.0%	753.6	100.0%	0.5	6,178.6	7.6%

Source: Saratoga County 2018 Parcel Data.

Residential uses make up more than three-fourths of all parcels and nearly 40 percent of the total land in South Glens Falls. Over 85 percent of all residential parcels and lands are single-family dwellings for year-round residents. Most residential uses are concentrated between the major roadways for the Village. Lower density residential uses are mostly found on the edges of the Village in newer subdivisions.

The second most frequent use for parcels in South Glens falls is commercial, yet only 10 percent of parcels fall under this designation. Commercial uses are primarily along State Route 9, which acts as the primary throughway connecting South Glens Falls with the rest of the region. Apartments and one-story small structures are the most common commercial use by parcel while apartments and shopping centers take up the most acreage. Apartments are far and beyond the most frequent commercial use in terms of number of parcels and acreage. If apartments and parking lots are removed from the commercial classification, the share of commercial parcels and land reduces to just over 6 percent and 7 percent respectively. If apartments are reclassified as residential uses, the share of residential parcels and land increases to over 80 percent and 42 percent respectively. This only solidifies the fact that South Glens Falls is primarily a residential community.

Community services consume the second largest amount of land in the Village. Nearly 40 percent of the land for community services is dedicated to the Department of Public Works' garage. Another 30 percent is for St. Mary's and the two St. George cemeteries. Community services, especially the larger institutions that require a considerable amount of land such as Harrison Avenue Elementary School and Oliver W. Winch Middle School, are accessible from

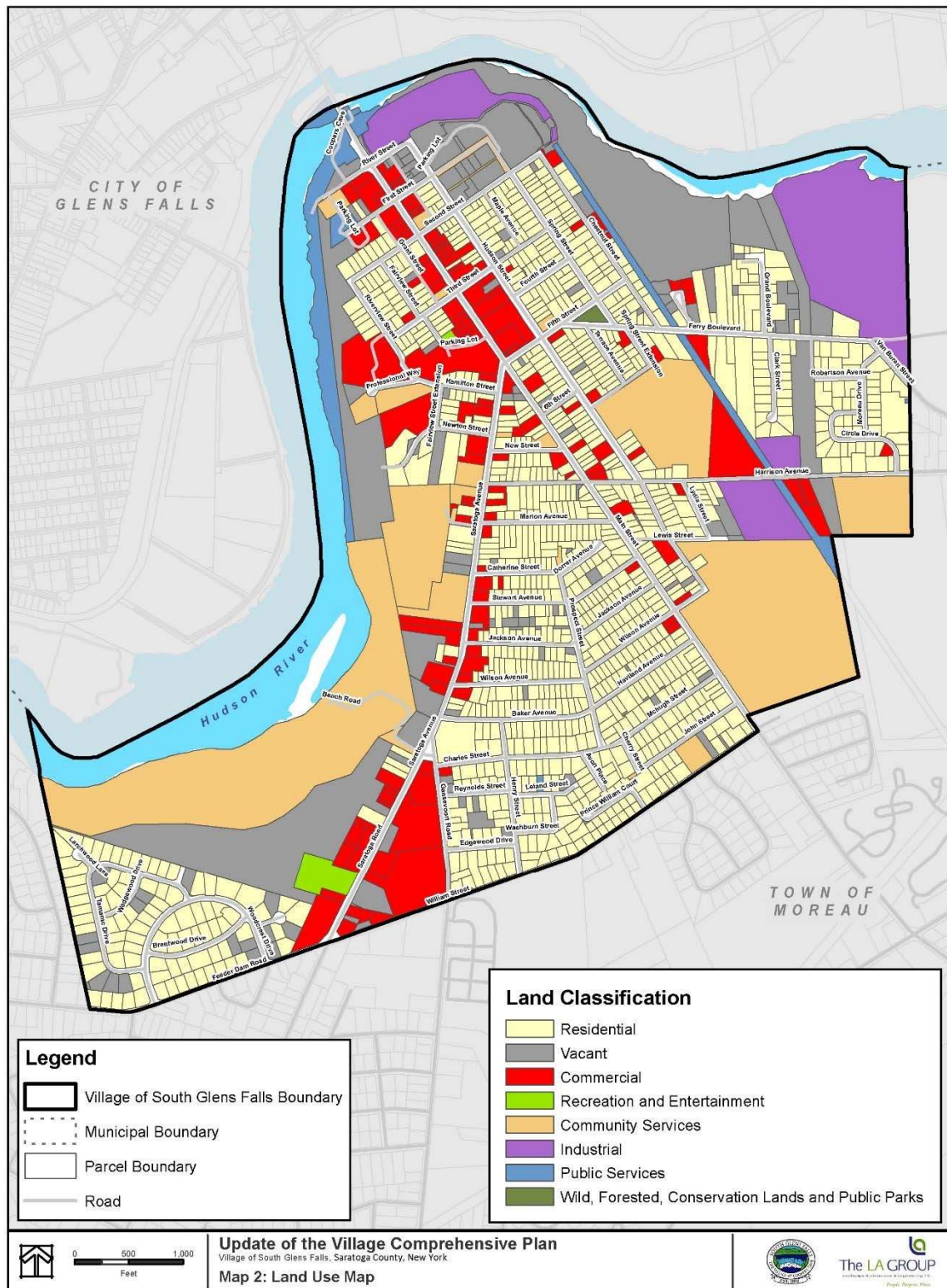


the primary roadways of Main Street and State Route 9 but sit at the edges of the Village. This has allowed for the desirable urban fabric to remain relatively intact within the Village while the municipal government can provide needed community services.

Although community services have the second largest acreage, industrial uses have the largest average parcel size. Much of this is due to a parcel owned by Lehigh Cement along the southern banks of the Hudson River that is designated for mining and quarrying activities. All of the industrial activity in the Village sits at the edges of the Village. There may be some potential issues with the largest industrial areas abutting residential neighborhoods in the eastern portion of the Village.

A good takeaway from the assessment data is the considerable lack of vacant parcels. There is some concern that nearly 20 percent of all land in the Village is vacant. Nearly half of all vacant land is contained to eight parcels designated for public utilities. These underutilized lands are an opportunity for further growth and development. The second largest amount of vacant land is contained to the Village-owned property that includes the South Glens Falls Beach Bikeway Extension just south of Sandbar Beach. The parcel that contains the Betar Bikeway stretches along the Hudson River from River Street to a pair of parcels classified as community service uses. This parcel is currently classified as vacant as well. The Village may want to reassess the use of these parcels to improve the accuracy of the parcel data and any related analyses.





Section 5. Public Resources



There are several resources that contribute significantly to the high quality of life and business-friendly environment in South Glens Falls. These resources include Village-wide services, facilities and systems. Most municipal services are concentrated at the municipal center off West Marion Avenue and Saratoga Avenue, which includes the Police Station, Fire House and Village Hall. Further details and a map for all public resources in the Village is provided in this section of the report.

a. Services

Thirteen important public services function within the Village of South Glens Falls. These include:

1. Historical Society of Moreau and South Glens Falls;
2. Moreau Emergency Squad, Inc.;
3. South Glens Falls Central School District;
4. South Glens Falls Police Department;
5. South Glens Falls Volunteer Fire Company;
6. South Glens Falls/Town of Moreau Chamber of Commerce;
7. Town of Moreau Recreation Department;
8. Village Board of Trustees;
9. Village Building Inspector/Code Enforcement Officer;
10. Village Clerk;
11. Village Mayor;
12. Village of South Glens Falls Department of Public Works;
13. Village Planning Board; and
14. Village Zoning Board of Appeals.

Historical Society of Moreau and South Glens Falls

The historical society is a nonprofit that operates independent of the governments of the Town of Moreau and the Village of South Glens Falls. The historical society acts to collect and preserve historical records and artifacts for each government and the residents of Moreau and South Glens Falls. The historical society is managed by four officers that meet every fourth Monday of each month. Volunteer staff members assist with all operations and programs. Funding for the society's operations and programs comes in part, from the Town of Moreau. The remainder of the budget is from annual membership dues and individual donations. The offices for the historical society are located at Parks-Bentley Place in South Glens Falls. Parks-Bentley Place is the only public historic home in the area. The home was donated to the historical society by the Glens Falls Portland Cement Company in 1986.

Moreau Emergency Squad, Inc.

A mostly volunteer emergency medical services that covers the Village of South Glens Falls, Town of Moreau and the Town of Northumberland. The operations of the squad are



managed by the Medical Director and the ten volunteers on the Board of Directors. Staff includes 47 volunteers and 41 paid employees serving as line officers, first responders, paramedics, advanced emergency medical technicians, basic emergency medical technicians, drivers, or billing specialists. The emergency squad is located off State Route 9 in the Town of Moreau.

South Glens Falls Central School District

The South Glens Falls Central School District provides a comprehensive K-12 education to the residents of South Glens Falls. The School District includes five schools across South Glens Falls and the towns of Moreau and Wilton. These include:

- Ballard Elementary;
- Harrison Avenue Elementary; Moreau Elementary;
- Tanglewood Elementary;
- Oliver W. Winch Middle School; and
- South Glens Falls High School.

Only Harrison Avenue Elementary School and Oliver W. Winch Middle School are within the Village. According to the State Education Department, the total number of students in the South Glens Falls Central School District for the 2018/2019 school year was 3,072. Harrison Avenue Elementary School served 303 students and Oliver W. Winch Middle School served 698 students. The entire school district employs over 500 staff.

South Glens Falls Police Department

The Village police department includes 14 police officers – six are full-time positions, eight are part-time positions, and the department also includes two crossing guards. The police station is located on West Marion Avenue. Recently, the department installed a Data 911 mobile computer system and TraCS traffic and criminal software in one police car. The software was supplied by New York State free of charge to create standardized police records and reduce inefficiencies.

South Glens Falls Volunteer Fire Company

The volunteer fire department for the Village operates out of two fire houses. The main fire house, which also includes the fire company offices, is located off Saratoga and West Marion Avenues. A second fire house is located off Reynolds Road in the Town of Moreau. Each fire house has 5 bay doors for trucks. Firehouses are also dedicated emergency shelters.

South Glens Falls/Town of Moreau Chamber of Commerce

The Chamber of Commerce advocates for the local business community and offers special services to members. A Board of Directors consisting of five members volunteer to meet every second Wednesday of each month at the station for the South Glens Falls Police



Department. Meetings are open to all members. Additional staff include five officers representing the governments and businesses of Moreau and South Glens Falls. All directors and staff members are volunteers.

Town of Moreau Recreation Department

The Town of Moreau leases Sandbar Beach and the beach bathhouse from the Moreau Recreation Department manages the recreational resources of the Town of Moreau and the Village of South Glens Falls. The Recreation Department operates out of offices at the Harry J. Betar Jr. Recreational Park off Jan Avenue in the Town of Moreau. The staff are under the direction of the Buildings & Grounds Working Supervisor.

Village Board of Trustees

The four elected member board is the legislative body for the Village. The board holds a public meeting with the Village Mayor at least every first and third Wednesday of the month. The board is responsible for managing the Village Code and annual budget by adopting local laws and passing resolutions. Each term is four years and members are elected in two member rotations. Therefore, elections occur every two years. Member elections are held in March and the Trustees hold meetings in the Village Hall.

Building Inspector/Code Enforcement Officer

Inspects the condition of all properties and construction sites within the Village that have been cited for potential violations of the Village Code or may be a significant hazard to the health and safety of residents. The judgement of the building inspector/code enforcement officer dictates whether a property owner is issued a certificate of occupancy or a certificate of compliance. The official's office is in the Village Hall.

Village Clerk

Provides administrative and billing services for the Village offices and its residents. The office currently includes three staff members, a Clerk-Treasurer, a Deputy Treasurer and a Deputy Clerk. The clerk's office is in the Village Hall

Village Mayor

The elected executive of the Village tasked with overseeing all municipal departments, including appointing the head of each department. The mayor is elected by public vote every four years. Elections occur on March 19th. The mayor's office is in the Village Hall.

Village of South Glens Falls Department of Public Works (DPW)

The Department of Works (DPW) is responsible for maintaining the municipal infrastructure, including the water and sewer systems, stormwater infrastructure, and roadways. The DPW is required to provide regular reports to state authorities regarding the quality of these systems. These reports are available at the Village website, Village Hall and the DPW offices. All operations are managed by the DPW Superintendent. The DPW offices are located off



Saratoga Avenue just north of the entrance to the beach and bikeway. Storage of department vehicles and materials is located at the DPW garage off Beach Road. Village Planning Board

The Planning Board meets every second Wednesday of the month to decide on matters regarding land subdivisions site plan reviews of planned improvements to any property within the Village. The board consists of 5 permanent members and one alternate member. Members are appointed by the Board of Trustees.

Village Zoning Board of Appeals

The Zoning Board is charged with the provision of variances and the review of the compliance with the local zoning law for planned improvements and new construction in the Village. Zoning Board meetings occur every fourth Thursday of the month. The board's five members are appointed by the Board of Trustees.

b. Facilities and Systems

South Glens Falls has a variety of facilities and systems that provide a valuable local amenity to residents and visitors. These include a well-maintained and unique system of parks and recreation places, a community center, regional broadband, municipal sewer and water systems, and a hydroelectric facility. All but the broadband infrastructure is publicly funded through local taxes or donations and therefore service everyone for no additional cost.

Broadband

Residents and business owners have access to multiple high-speed broadband providers, with competitive access available across the entire Village. High speed internet is available by cable, satellite and fixed wireless. High speed broadband is defined by the FCC as 25 megabits per second (Mbps) for downloads and 3 Mbps for uploads. A map of the speed and availability of broadband service anywhere in the U.S. is available on the FCC website at <https://broadbandmap.fcc.gov/#/>.

The Federal Communications Commission (FCC) lists the following companies as providers of high-speed internet service in South Glens Falls:

- Charter Communications, Inc. (Spectrum);
- ViaSat, Inc.;
- Hudson Valley Wireless; and
- dishNET Holding, LLC.

Moreau Community Center

The Moreau Community Center is located at the intersection of Main and New Streets in South Glens Falls. The Community Center offers youth, seniors and general community activities and services for residents from Saratoga, Warren and Washington Counties. Community Center operations and programs are run by a nonprofit organization consisting



of 9 staff members and several volunteers that provide additional capacity when needed. Staff and volunteers are managed a Board of Directors. Each of the four board members serve 3-year terms. The nonprofit receives funding from the Town of Moreau, program fees, rental fees, grants, and private donations.

Municipal Sewer System

South Glens Falls has a central sanitary sewer system. Every building within the Village is required to be connected to the Village sewer system. Private, individual systems are not allowed. The municipal sewer system is connected to the Glens Falls Wastewater Treatment Plant on the opposite side of the Hudson River, where the sewage is properly treated. The municipal sewer system includes several pumps throughout the Village that help collect wastewater (see Map 3 for the location of these pumps).

Municipal Water System

South Glens Falls has a municipal water distribution system. Every building and activity requiring the use of potable water is connected to municipal pipes underground. Water treatment, storage and distribution takes place at the Water Treatment Plant on Beach Road.

Parks and Recreation Places

South Glens Falls contains several parks and recreational opportunities that are open to the public. These include:

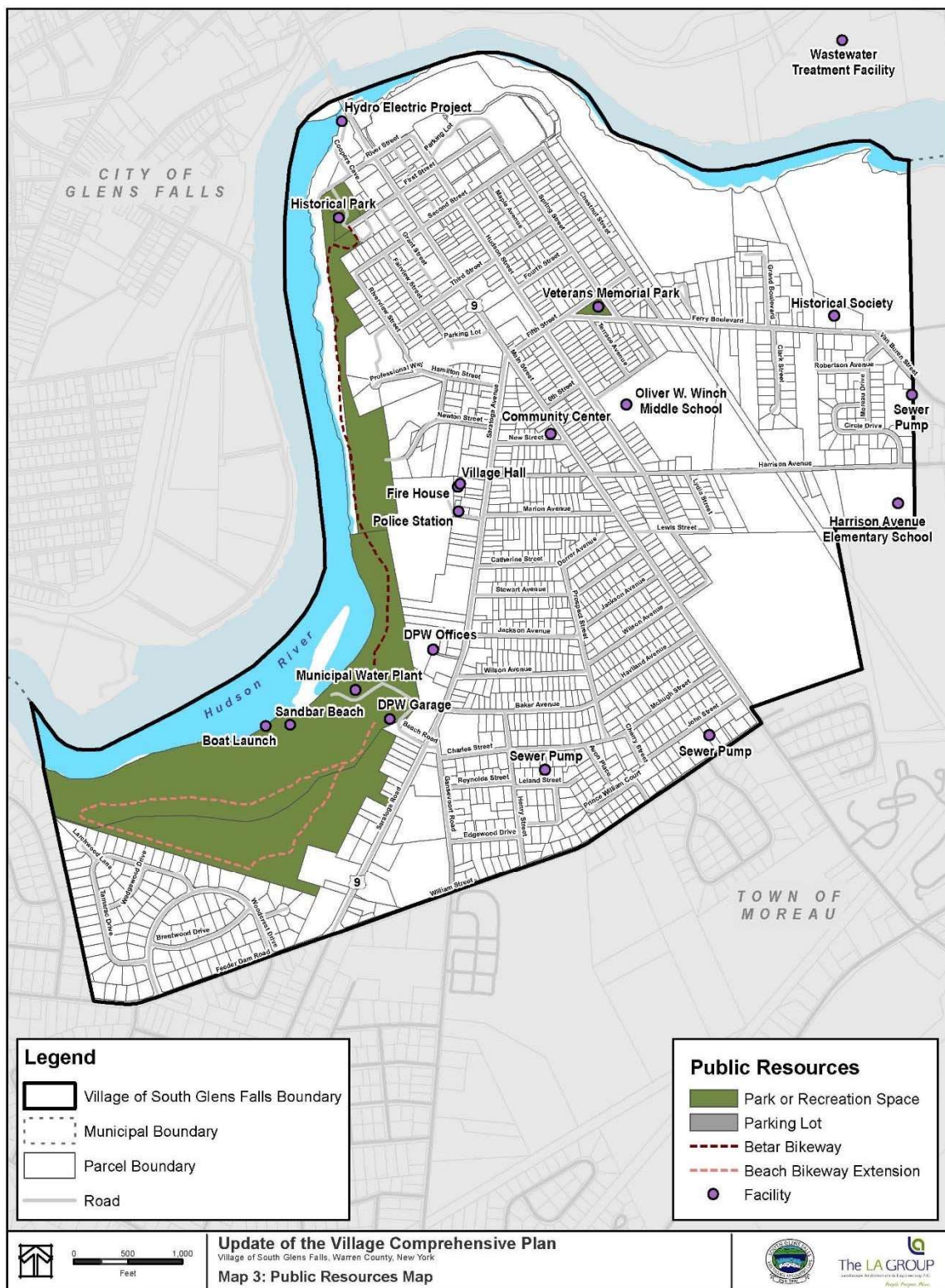
- Betar Byway – A 0.6-mile pave, multi-purpose trail along the Hudson River shoreline. The byway extends from the South Glens Falls Historical Park to Beach Road.
- Sandbar Beach – Leased to the Town of Moreau and the Town staffs and operates the beach.
- South Glens Falls Beach Bikeway Extension – A gravel-surfaced extension that continues for another 1.3 miles. The bikeway is accessible from Beach Road and Sandbar Beach.
- South Glens Falls Historical Park – The Historical Park includes a Historical Museum, a gazebo where weekly concerts are conducted in the summer months, picnic areas, a boat launch, an entrance to Coopers Cave, and the entrance to the Betar Byway. The park is located between 1st Street and River Street.
- Veterans Memorial Park – Veterans Park is the Village’s central green space. The park includes a veteran’s memorial, several park benches, and a walking path. Veterans Park is located at the intersection of Ferry Boulevard, Spring Street and 5th Street.
- Boat launch next to Sandbar Beach

South Glens Falls Hydroelectric Project



A hydroelectric facility near Cooper's Cave harnesses the power of the Hudson River to generate approximately 72,008 megawatt hours per year of electricity that is distributed directly to the Saratoga County area electrical grid. The facility has a 15.7-megawatt capacity. South Glens Falls and New York State created an independent Power Authority through a limited partnership with the private companies Boralex and Niagara Mohawk (now National Grid) to manage site operations and energy distribution. The facility has been in operation since 1994.





Section 6. Regulatory Framework

a. Overview

The regulatory framework for South Glens Falls is detailed in the Village Code. The Village Code is divided into the following parts:

- Part 1, Administrative Legislation – Guidelines for managing, updating and enforcing the Village Code. This includes the process for establishing salaries and compensation for all elected officials and other municipal employees as well as authorization for the Village to make contributions and contracts with local development corporations.
- Part 2, General Legislation – Contains the bulk of the regulatory framework for activities, land uses, infrastructure, and zoning within South Glens Falls.
- Appendix – Additional information pertinent to particular General Legislation items. This includes regulations for cable television franchises and Village cluster policy that applies to uses within the ARC-1 (Aquifer Resource Conservation) Residential Zone. □
Disposition List – Chronological listing of legislation adopted since January 1, 2005.

The Village Code can only be amended by a majority vote from the Village Board of Trustees. The board cannot alter the existing regulatory framework without adequate public input. According to Chapter 21 of the Village Code, there is a period for public comment prior to the adoption of any new regulations or any changes to existing regulations. The Village Clerk is required to provide adequate notice (at least 3 days) to the public of the date and time of the hearing. The Village Clerk is also required to post copies of the proposed local law(s) in a public place and provide additional copies for any resident to review independently prior to the hearing. Details on the regulatory framework for the Village of South Glens Falls can be found online at <https://ecode360.com/SO0117>.

The purpose of this section of the comprehensive plan update is to provide an overview of the regulations that dictate local land use and development. The following regulations are covered:

- a. Zoning;
- b. Special Use Permit;
- c. Site Plan Review;
- d. Fence Regulations;
- e. Noise Control Law;
- f. Building Inspection;
- g. Uniform Fire Prevention and Building Code;
- h. Electrical Code;
- i. Stormwater Management and Erosion and Sediment Control;



- j. Sewers;
- k. Water;
- l. Fair Housing Law;
- m. Sign Ordinance; and
- n. Additional Regulations.

A list of relevant municipal officials and governing bodies is included in the description of each regulation. Details on the responsibilities these entities were provided in Section 5, “Public Resources”.

b. Zoning

Description

The Village Zoning Code Includes district regulations that apply to uses within each zone as well as supplementary regulations specific to certain uses. Supplementary regulations apply to proposed uses with site activities that have been judged by the Board of Trustees and the public to require additional oversight as assurance that the end uses will not result in a significantly negative impact to surrounding properties. The administrative and enforcement procedures for zoning topics are included as well.

There are 7 distinct zoning districts in the Village Zoning Code. They are:

- R-1: Residential Zone – Primary zone for one-family, detached dwellings. Home occupations are permitted with a special use permit from the Zoning Board of Appeals.
- R-2: Residential Zone – Permits greater flexibility in the type of residential units, including one-family, two-family, multi-family, condominiums, and townhouses. Several neighborhood-level community services are permitted as well. Neighborhood retail is a permitted use with a special use permit from the Zoning Board of Appeals. This zone also includes an overlay zone in certain sections of the Village that permits mixed-use buildings following an approved site plan by the Planning Board.
- C: Commercial Zone – Primary zone for commercial activities. Medical services and government buildings are permitted as well. Automobile services and mixed-use buildings require a special use permit from the Zoning Board of Appeals.
- M-1: Industrial Zone – Location for light industrial uses, research facilities and distribution plants. Outdoor storage facilities are permitted with a special use permit from the Zoning Board of Appeals.
- RC-1: Resource Conservation Zone – Focused on preserving natural areas in designated flood plains. Permitted uses include agricultural operations (e.g. gardens, nurseries, greenhouses), parks and outdoor recreational facilities, and public utilities.



- ARC-1: Aquifer Resource Conservation Zone – Focused on protecting local water sources for the municipal water system. Municipal facilities specific to the water system are the preferred use of lands in this zone, but low-density single-family dwellings are permitted as well.
- APD: Aquifer Protection District – An overlay district focused on preserving and protecting the local aquifer. Parking areas for more than five vehicles and some motor vehicle repair garages are permitted with a special use permit from the Zoning Board of Appeals. Any uses permitted in underlying districts with a special use permit, other than commercial districts, are not permitted in this district.

Municipal Officials

- Building Inspector/Code Enforcement Officer
- Planning Board
- Zoning Board of Appeals

c. Special Use Permit

Description

Certain zoning districts permit uses that would otherwise not be permitted if the Zoning Board of Appeals determines that the proposed site use, layout, design, and activities meet the special guidelines set forth in the Village Code.

Municipal Officials

- Zoning Board of Appeals

d. Site Plan Review

Description

Site plan review is intended to promote and encourage good design standards, site amenities, and visual and physical qualities in all development, and to promote compatible land uses. Site plan review is required for development proposals on 10,000 square foot plots or that increase impervious surfaces by at least 2,000 square feet. A building permit will not be issued until site plan review is complete.

Municipal Officials

- Planning Board

e. Fence Regulations

Description



Some zoning districts and uses require fencing along lot lines while some proposed site plans and capital improvements include fencing. All planned fencing, walls and the like require approval from the Building Inspector/Code Enforcement Officer. An application is provided by the official that must be submitted along with a plan or sketch showing the proposed location of the fencing, the materials to be used, and proof that all pertinent local laws regulating the fencing have been followed.

Municipal Officials

□ Building Inspector/Code Enforcement Officer

f. Noise Control Law

Description

Policies and procedures to noise that is determined to be excessive, unnecessary, disturbing, or unusually loud. The primary concern of the law is the level of noise between 10:00pm and 8:00am. Specific regulations are provided for activities on private property and at places of public entertainment. Higher levels of noise are permitted at places of public entertainment at all times of the day. The law also regulates the length of time and time of day when noise can be made by refuse-compacting vehicles, construction sites and stationary motor vehicles.

Municipal Officials

□ Building Inspector/Code Enforcement Officer

g. Unsafe Buildings

Description

Policy requiring owners of properties within the Village to maintain the quality of all buildings at a level that meets the basic standards set by the Board of Trustees. The primary purpose of this regulation is to ensure that buildings do not become dangerous or unsafe to the public. In cases where a building is reported to be in substandard condition, the Board of Trustees designates a board member or employee to complete a site inspection and report their findings to the board. Property owners are given a designated amount of time to address violations before removal of the building is required.

Municipal Officials

- Building Inspector/Code Enforcement Officer
- Board of Trustees

h. Uniform Fire Prevention and Building Code



Description

Regulations detailing how to properly administer the State Uniform Fire Prevention and Building Code and the State Energy Conservation Construction Code in the Village. Conformance with these codes is achieved through the issuance of a building permit, inspection of construction work, and the provision of a certificate of occupancy or certificate of compliance by the Village Code Enforcement Officer. The Uniform Fire Prevention and Building Code applies to the construction, enlargement, alteration, improvement, removal, relocation, or demolition of any building or structure or any portion thereof, and the installation of a solid-fuel-burning heating appliance, chimney or flue in any dwelling unit.

Municipal Officials

- Building Inspector/Code Enforcement Officer

i. Electrical Code

Description

Created to regulate the installation, alteration or wiring for electric light, heat or power and signal systems operating on 50 volts or more, in or on all real property within the Village. Alterations and installations require an inspection to be passed and a certificate of compliance to be issued.

Municipal Officials

- Building Inspector/Code Enforcement Officer

j. Stormwater Management and Erosion and Sediment Control

Description

Minimum municipal stormwater control regulations to manage stormwater and contain or prevent soil erosion and sedimentation in order to make plans, structures and devices for the management of stormwater village wide. All land development activities and subdivisions require a stormwater pollution prevention plan. The plan is reviewed by a designated Stormwater Management Officer and provide the plans to the Planning Board to be approved. Further actions may be required by the property owner after the plan is reviewed. Details on the contents of the plan are provided.

Municipal Officials

- Stormwater Management Officer
- Planning Board

k. Sewers

Description



Regulation that controls the use, operations and maintenance of the Village sewer system. With every building or property within the Village required to connect to the Village sewer system and have adequate facilities to manage discharges, the Village has detailed specific permitting and reporting requirements by use. All activities that will interact with the public sewer system require a permit.

Municipal Officials

- Board of Water and Sewer Commissioners of the City of Glens Falls
- Building Inspector/Code Enforcement Officer
- Department of Public Works

I. Water

Description

Regulate the use of the municipal water supply and the use of private water supplies. All Village properties requiring access to potable water must utilize the municipal water system and conform with the regulations detailed in this section of the Village Code. The Department of Public Works manages the municipal water system and related infrastructure, devices and facilities.

Municipal Officials

- Board of Water and Sewer Commissioners of the City of Glens Falls
- Building Inspector/Code Enforcement Officer
- Department of Public Works

m. Fair Housing Law

Description

Under the authority of the General Municipal and Village Law of New York State and the federal Fair Housing Act, the Village enacted a municipal fair housing law to provide and ensure fair housing opportunities for all persons within South Glens Falls. This section of the Village Code defines cases of housing discrimination, instructs aggrieved persons on how to file a complaint, and details the process by which the Village government can investigate the complaint and file a report with the U.S. Department of Housing and Urban Development.

Municipal Officials

- Village Fair Housing Officer

n. Sign Ordinance



Description

Regulates the size, type and location of existing and proposed outdoor advertising signs and outdoor signs of all types to protect property values,, to create a more attractive economic and 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. There are general recommendations and requirements by zoning district. A permit must be issued by the Village Building Inspector and/or Code Enforcement Officer before any sign can be put up.

Municipal Officials

- Building Inspector/Code Enforcement Officer

o. Additional Regulations

Description

There are additional regulations that apply to activities determined by the Board of Trustees, with input from the public, to require additional regulations. The purpose of the additional regulations is to prevent acts detrimental to the public health, safety and welfare due to the nature of the activity and/or its location.

Use Regulations

- Adult Entertainment – Special regulations to restrain the proliferation and inappropriate location of businesses with adult entertainment uses as their primary purpose.
- Amusement Devices – Licensing requirements, inspection procedures, and operation regulations for the use, placement and ownership of coin-operated amusement devices, jukeboxes and game rooms. Premises require licenses if they contain two or more amusement games.
- Carnivals, Circuses and Traveling Shows – Require an application to the Mayor to be filed to the Village Clerk at least 10 days before the commencement of any activity in preparation of a proposed carnival, circus or traveling show.

Structural Regulations

- Furnaces – Exterior furnaces or furnace devices are permitted in any zone except the M-1 Industrial Zone. Standards for the installation, inspection and maintenance of such furnaces are provided.
- Garage or Yard Sale – Controls the number of garage or yard sales allowed by one person each year and the length of time such sale may occur. A permit must be issued from the Village Clerk/Treasurer prior to conducting any garage or yard sale.



- Public Nuisance – Structures and their activities classified as a “public nuisance” as defined by the Village Code are acted on by the Village Counsel under the direction of the Chief of Police or Code Enforcement Officer.
- Swimming Pools – Requirements for the size, location, depth, design, safety, and health precautions of all proposed swimming pools and accessory buildings and related operations. Additional policies include a requirement for all swimming pools to have fencing, the use of appropriate drainage procedures, and the proper arrangement of lights and wiring. The construction of a swimming pool requires a permit to have been issued by the Building Inspector.
- Unsafe Buildings – Procedure to report and assess the condition of a building alleged to be dangerous or unsafe to the public.

Locational Regulations

- Cluster Policy – The application of cluster zoning principles in the ARC-1 (Aquifer Resource Conservation) Zone to promote the most appropriate use of land, facilitate the adequate and economical provision of streets and utilities, preserve the natural and scenic qualities of land, and reduce the possibility of disturbing the capture zone of village springs and deep wells.
- Flood Damage Prevention – Regulates the types of uses, location and scale of structures, and location of utilities to minimize the threat of damages from flooding and erosion in designated special flood hazard areas. Approval for all construction and other development in special flood hazard areas is achieved through the issuance of a floodplain development permit by the local administrator.



B. Plan Sections

Section 1. Government Resources and Facilities

a. Introduction and Explanation

The local government plays vital roles in the day-to-day lives of residents as they provide services that meet fundamental needs. The Village provides services relating to:

- Mayor/Board of Trustees –
Administrative/Legislative functions and operations;
- Clerk –relating to billing, clerical support “gov·ern·ment: to the Village Board of Trustees, the issuance of licenses and permits, records a: the organization, machinery, or management, village elections, and the agency through which a maintenance of local codes and records; political unit exercises
- Legal – counsel relating to disposition of authority and performs
laws, contracts; functions and which is usually classified according to the
- Public Works – maintenance of roads and distribution of power within it; sidewalks, parking enforcement, building maintenance, grounds maintenance, b: the complex of political refuse collection and disposal, and street institutions, laws, and customs cleaning; through which the function of
- Sewer and Water Service – supplying governing is carried out.” service relating to the provision of potable water and sanitary treatment of “re·source: a source of supply or wastewater; support: an available means.”
- Building Inspection and Code Enforcement
– administration and enforcement of state installed, or established to serve a building codes, stormwater regulations
“fa·cil·i·ty: something that is built, particular purpose.”
and local codes; and planning and zoning administration;
- Parks – providing and maintaining local parks and related recreational facilities (e.g. SGF Historical Park, Veteran’s Park, Sand Bar Beach):
- General Representation – advancing the collective will of the residents through dialogue with other neighboring communities and layers of government; and
- Police Department – contributing to the health and welfare of the Village residents, providing law enforcement, emergency/vital care.



b. Goals

- i. Update the Zoning Chapter of the Village Code. The principal goal of this update of the Comprehensive Plan, based upon the feedback from residents is revising the Zoning Chapter (153) of the Village Code so that the regulations more effectively manage the land uses in the Village in the future.



- ii. Improve Village-owned facilities and achieve increased efficiency of municipal operations where possible.

c. Priority Initiatives and Next Steps

The adoption of the core regulation is dated June 1964 and is need of an overall update. However, the CPRC focused on the following revisions that can be addressed in the shortterm immediately upon adoption of this update:

Initiative #1 (Recommendation 9.1 of the 2008 Comprehensive Plan):

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. Because of the importance of having clearly defined definitions to enable those enforcing the laws to have the ability to enforce with certainty, this area needs further consideration and research to do due diligence on this matter.

Next Steps:

To fulfill this initiative the following revisions are suggested:

- i. Review and clarify all definitions. This step involves reviewing each definition for clarity, making sure that definitions align with the purpose and intent of the district in which the defined word appears.
- ii. Specific words/terms to be reviewed and considered for revision include: ☐ Front, side and rear yard;
 - Property line;



- Building line;
- (Building) Setback – clarify setback from the building eave or overhang iii. Make sure that each listed use within each use schedule is properly and clearly defined.

Initiative #2 (Recommendation 9.2 of the 2008 Comprehensive Plan):

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.

Next Steps:

To fulfill this initiative the following revisions are suggested:

- Local Law 4-2005 as added on February 15, 2006 is to be repealed and the Residential (R-2) Overlay is to be removed from the Zoning Chapter. ii. Restrict all Principle Permitted Uses in the R-1 District to one-family dwellings.
- Restrict all Principle Permitted Uses in the R-2 District to:
 - One-family dwellings; and
 - Two-family dwellings.
- The maximum allowable height in the Commercial (C) District should be reduced to 35 feet from 60 feet.
- Multi-dwelling units (three or more dwellings) should only be allowed in the C District.

Initiative #3:

In consideration of the fundamental desire to protect single-family dwellings and quality of life for residents who reside in single family dwellings in the R-1 District, it is proposed that setback, buffer area requirements, and screening requirements be imposed on the property owner in the R-2 District or the C District that proposes a use other than a single-family dwelling.

Next Steps:

To fulfill this initiative the following revisions are suggested:

- All proposed uses on a parcel in the R-2 or C Districts abutting a parcel in the R-1 District, other than a single-family dwelling shall be subject to site plan review and approval by the Village Planning Board.
- All proposed uses on a parcel in the R-2 or C Districts abutting a parcel in the R-1 District, other than a single-family dwelling shall meet the side yard setback and rear yard setback of the R-1 District.
- All proposed uses on a parcel in the R-2 or C Districts abutting a parcel in the R-1 District, other than a single-family dwelling shall provide that the adjoining setback area of the parcel in the R-2- or C District be a mandatory no-disturb



buffer area. Furthermore, the no disturb area shall be described as a restrictive covenant in the deed of the parcel in the R-2 or C District.

- iv. No disturbance shall mean no installation of built structures (parking areas, light poles, signs, etc.) or buildings. Disturbance associated with installation of screening and landscaping plan (e.g. vegetative plants or trees, irrigation systems, fences, or berms) shall be permissible.
- v. Said site plan application shall include a mandatory screening and landscaping plan for the no-disturb setback area consisting of vegetative and constructed screening (e.g. fencing and berming) in such density that the proposed uses of the parcel in the R-2 or C District shall be fully screened from the view of the adjoining yard of the parcel in the R-1 District. The decision as to the adequacy of the landscaping plan shall be the sole discretion of the Planning Board.
- vi. The screening and landscaping plans are to include plants, trees and structures of sufficient height and maturity so that screening is effectively achieved immediately upon completion of installation.

Initiative #4 (Recommendation 9.3 of the 2008 Comprehensive Plan):

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.

Next Steps:

To fulfill this initiative the following revisions are suggested:

- i. Develop a second commercial district (e.g. C-2) that would follow the same basic use schedule from the current commercial district. A land use inventory of the area within the new district should be undertaken to ensure that the use schedule for the new district is properly accommodating desired uses.
- ii. Points of difference for the new C-2 District would be as follows:
 - Require dedicated, off-street parking based upon the intensity of the commercial use proposed.
 - Impose dimensional separation, buffering and screening and landscaping requirements as stated in Initiative #3 above.

Initiative #5 (Recommendation 9.4 of the 2008 Comprehensive Plan):

Consider updating the Commercial (C) District and/or a new C-2 District (see Initiative #4 above) 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.

Next Steps:

To fulfill this initiative the following revisions are suggested:

- i. The setback requirements should support a uniform building line from parcel-to-parcel throughout lots fronting on Route 9.
- ii. Require off-street parking for all uses within the new district.
- iii. Off-street parking should be limited to the side and rear yards with no parking allowed in the front yard.
- iv. Height limits within the new district should be limited to 35 feet.
- v. Design review guidelines should be developed for each commercial district (C-1 and C-2) that provide guidance for review of building architecture and support structures (e.g. fences, trash enclosures, landscaping, bike racks, signage (directional and advertising)).

Initiative #6 (Recommendation 9.5 of the 2008 Comprehensive Plan):

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 insure that future commercial properties dedicate a certain portion of the lot to landscaping elements such as trees, grass and shrubs.

Next Steps:

To fulfill this initiative the following revisions are suggested:

- i. Develop standards for maximum pervious and minimum impervious area for each lot in the C District and the Industrial (M-1) District. An inventory of hard surface area (e.g. building coverage, asphalt and/or gravel coverage) on lots in the C and M-1 Districts should be undertaken to gauge what levels are appropriate in consideration of lot sizes and coverages existing on lots in these districts.
- ii. In the M-1 District increase minimum front yard setback from 8 feet to 12 feet; and the rear yard setback from 5 feet to 20 feet.
- iii. All dumpsters must be enclosed and screened from view.
- iv. Develop plant schedules listing desired plants that are suitable for the existing conditions (climate and soil types) found in the Village.
- v. Set forth planting requirements based upon lot size and/or number of parking spaces.
- vi. Require a landscaping plan as part of the site plan review application based upon plant types identified in the plant schedule in item ii. Above.



Initiative #7:

All residential development should require at least 200 square feet of vehicle space for every one-family unit.

Next Steps:

To fulfill this initiative the following revisions are suggested:

- i. Review and update the parking schedule (§153-17) of the existing Zoning Chapter to reflect the current vehicles use patterns for residences, businesses and industry in the Village.
- ii. All single-family dwellings in the R-1 District and the R-2 District shall require a minimum of two spaces per dwelling unit either in an enclosed garage or a driveway. Proposed single-family dwellings in the R-1 District may utilize onstreet parking.
- iii. Suggested dimensional requirements relevant to this section include: 200 sq. ft. of area per parking space; drive aisle for off-street lots must be a minimum of 24 ft. in width; landscaping of off-street parking lots should be oriented to the perimeter of the parking lot; and design of parking lots should anticipate winter snow storage areas that do not impact minimum parking requirements and do not adversely affect existing or installed plants and or trees.
- iv. New development consisting of two-family dwellings, multi-family dwellings, commercial use, or industrial use (in the R-2 District, C District, new C-2 District, and/or M-1 District) shall require dedicated, off-street parking.

Initiative #8:

Undertake efforts to improve the enforcement of local codes, and approvals of village boards.

Next Step: The distinction between enforcement of the state building and local codes is real. Therefore, local code enforcement is an endeavor that should be separate from building code enforcement. To fulfill this initiative, the following steps are suggested:

- i. Initiate a dialogue with adjoining municipalities to explore methods by which a local code enforcement position could be shared with dedicated time each week spent in the Village to enforce the local codes and approvals.
- ii. Require monthly reports from the Building Inspector and the Code Enforcement Officer so that the current status of enforcement is constantly updated, and progress can be tracked.

Initiative #9:



Consolidate the Village Planning Board and Zoning Board of Appeals into one review board with the authority to undertake both functions of the current Planning Board and Zoning Board of Appeals.

Next Step: Obtain and review laws and ordinances of other municipalities that have resulted in their respective boards combining into one board. Draft and pass similar legislation for the administration of relevant code provisions in South Glens Falls.

Initiative #10:

This initiative encompasses miscellaneous revisions to the Zoning Chapter (see the Next Steps below for a detailed list).

Next Steps:

The following items also recommended for revision:

- i. The site plan review procedures need to be reviewed and revised so that information requested is consistent with the updated informational needs relating to landscaping, stormwater planning and design, buffering, screening, berming, parking – location and design, provision of the pedestrian and bicycle linkages where feasible, etc.
- ii. Sunset clause for site plan review (six-months with a six-month renewal), variances (six-months with six-month renewal) and building permits (one-year with a one-year renewal). If the approvals have expired, then a complete and new application is required with the prior approval having no bearing on the new review. Transfers are not allowed for site plan approvals.
- iii. Any use that is not expressly allowed (permitted, site plan review or special use permit) is prohibited.
- iv. A non-conforming use may not be expanded or changed to another nonconforming use without approval of a use variance from the Zoning Board of Appeals.
- v. Applicants who do not submit requested information by the specified deadline imposed by the relevant board reviewing the application must reapply.
- vi. Consider changing the zone designation for 5th Street including Terrace Street, Spring Street and 6th Street Extension to the Village boundary to R-1.
- vii. The following regulations of the following chapters of the Village Code: Adult Entertainment (Chap. 42), Fences (Chap. 68), Furnaces (Chap. 75), Signs (Chap. 115), Site Plan Review (Chap. 119), and Swimming Pools (Chap. 131) should be included in the Zoning Chapter.



- viii. All applications relating to the review procedures listed (e.g. site plan review, variances, and special use permit) should be updated to reflect the requirements of the revisions to the Zoning Chapter.

Initiative #11: (Recommendations 4.2 and 4.9 of the 2008 Comprehensive Plan)

- 1.) 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.
- 2.) Continue to manage public operations efficiently so as to maintain reasonable tax base.

Next Steps:

- i. The Village has had a long-standing record of sharing services and equipment with Town of Moreau and South Glens Falls School District and the intention is to continue this track record of success. The sharing occurs on a practical, straightforward and cost-effective basis. Therefore, it is suggested that the current approach should continue and there does not appear to be a need for nor any benefit to be derived from a formal feasibility study.
- ii. During the development of the annual Village budget, the Village Trustees assesses the spending and associated staffing plan for each department. This approach provides opportunity for regular and ongoing review of efficiency in delivering municipal services. It is recommended that this approach continue.

Initiative #12: (Recommendation 4.4 of the 2008 Comprehensive Plan)

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

Next Step:

The Village currently has a lease agreement with the Town of Moreau whereby the Town leases the land and beach facilities and the Town maintains and operates the beach and bathhouse for the benefit of Town and Village residents. This arrangement is working well and will continue.



Section 2. Historical and Cultural Resources

a. Introduction and Explanation:

“his-to-ry: a chronological record of significant events (as is especially true in the Village of South Glens. affecting a nation or institution) often including an explanation of their cause.”

“cul-ture: the act of developing intellectual and moral located just to the north across the Hudson River from faculties especially by our earliest times. The Indian tribes of the Mohawks drove the Algonquians from the upper Hudson Valley education.” reportedly in the late woodland period. (c.16th century), this area was known as a winter hunting “re-source: a source of supply or grounds. The trail known as the “Great Carry” (today support: an available means.” the path of Route 9) was the area for portage

The heritage of a community is oftentimes a core determinant in the development of a

Local History page of the Village’s website:

“The Village history is intricately tied to Glens Falls the between Glens Falls and Fort Edward. As time progressed the river became a major conduit of merchant material supplies, namely logs from the Adirondacks that were floated down river to this area for distribution to various lumber mills and eventually paper mills that sprung up on both sides of the river.

The Daniel Parks, Sr. family are generally credited as the first settlers of the Village area in 1766 after serving in the French and Indian War, receiving 800 acres of land, and constructing a house and sawmill, later used by Morgan Lumber Co. In 1770, the Glen Patent (+/- 2000 acres) including the Parks property was granted to John Glen. He purchased part of the Parks property known as the “Old Castle” in 1788 (now the site of SCA Tissue Inc.) along with the right to name the falls from Abraham Wing. In the early 1790’s, John Folsom settled in the Village and by 1806 had established a sawmill, grist mill and cotton mill all on the south side of the river at the falls. In 1832 the Feeder Canal opened across the river and allowed boats to dock and the local industries to ship their goods to the world via the canal system. These goods included lumber, limestone, marble, grains and flour, and other products. In the middle 1830’s Folsom sold his properties to Julius Rice who operated a stone quarry. Mr. Rice is credited with doing the first surveys of the area including the layout of many streets in the Village; he later donated property for a cemetery, two churches and a school.”³

The Village is also host to one of the nation’s most iconic and recognizable historic sites – Cooper’s Cave. Named after the author, James Fennimore Cooper (1789-1851), the cave is a

³ Village of South Glens Falls Webpage; Local History – <https://sgfny.com/south-glens-falls-museum/>



centerpiece to one of Mr. Cooper's most-beloved novels – *The Last of the Mohicans*. In 1824 Mr. Cooper visited Glens Falls and during the visit he and several English aristocrats

explored the island in the middle of the Hudson River with the waterfalls on each side. They walked through the limestone cave that had been created from erosion. Upon encountering the entrance to the cave, one of people in the group remarked that the setting would make a great scene for a novel about "Indians". This comment apparently set Mr. Cooper's imagination into motion and in 1826 *The Last of the Mohicans* was published.

The Hudson River due to its geographic setting, width and flow was historically significant as the river was initially very suitable for transportation and exploration of the region. Later, the river played a primary role in the development and expansion of the lumber industry as a primary means to move timber and eventually the pulp and paper industry and hydroelectric power generation with development of several mills and plants along its shoreline.



Due to the physical and topographical constraints along this section of the river, crossing the Hudson River between Glens Falls and South Glens Falls was initially challenging. During early settlement of the region, a wooden bridge built in the 18th century integrated the island thus, two short bridges were built instead of a big one. This also allowed easy access to the cave. This was the bridge that facilitated Cooper's visit to the cave. Since this initial bridge, the following generations of bridges have continuously upgraded the function and safety of the crossing:

- Glens Falls Covered Bridge – Built in 1868 and replaced in 1890.
- Glens Falls Iron Bridge – Built in 1890, destroyed by flooding in 1913 and replaced in 1915. During this period, the flow of the rapids was harnessed to generate electric power – an attribute that proved to be critical to the onset of the paper industry.





- Queensbury-Moreau Viaduct – Built in 1915 – replaced in 2004. This bridge included a spiral access staircase to Cooper’s Cave. The spiral staircase was closed and removed in 1961.
- Glen Street-Hudson River Bridge – Built in 2004 through present day.

As evidenced by the brief historical references above, the Village is amid an area rich with history at a regional and even national scale. Therefore, the integrating preservation and enhancement of the Village’s heritage is an integral part of this update to the Comprehensive Plan.

b. Goal

Continue to enhance the history of the Village through preservation and enhancement of local historically significant places and occurrences.

c. Priority Initiatives and Next Steps

The following initiatives are suggested to fulfill the goal as stated above:

Initiative #1 (Recommendation 1.1 of the 2008 Comprehensive Plan):

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.

Next Steps:

To fulfill this initiative the following steps are suggested:

- Utilize the existing Moreau Historical Society to oversee the promotion, registration and preservation of historical landmarks in the village.
- The details of registry should be identified, and applications should then be made to the state and national registry. Examples of sites to inventoried and registered include: The Carriage House: and the paper mill historic office at Essity.



- iii. Inventory and post all historical materials, sites and oral histories from residents.
- iv. Once collected and inventoried, use this information to market the village and include the information on the current village website.

Initiative #2 (Recommendation 1.2 of the 2008 Comprehensive Plan):

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.

Next Steps:

To fulfill this initiative the following steps are suggested:

- i. Continue research and coordination of historical information.
- ii. The historical information when collected, should be shared with the public to continue to educate them on our rich Village history.
- iii. Reaching out to the residents, school districts and college students to seek help in coordinating, collecting, documenting and the presenting of our historic village features.
- iv. Photos, videos, stories etc., should be made to complement and show our history.
- v. Historic markers, structures, cemeteries and landmark information should be easily accessible to the public.
- vi. Accessibility should include availability and viewing at the Village Museum and on the Village webpage



Initiative #3 (Recommendation 1.3 of the 2008 Comprehensive Plan):

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 NYS Environmental Quality Review Act (SEQRA). Both boards should carefully evaluate the impacts of proposed projects on historic resources by conducting thorough SEQRA procedures that give full emphasis to historic resources.

Next Steps:

To fulfill this initiative the following steps are suggested:

- i. The review procedures of the Planning Board and ZBA should be amended in the relevant sections of the Site Plan Review and Zoning Chapters of the Village Code.
- ii. To the extent necessary, the applications for the respective review procedures (e.g. site plan review, special use permit and variances) should be revised to reference this added element of the assessment.



Initiative #4

- 1.) (Recommendation 1.7 of the 2008 Comprehensive Plan): Enhance all “Gateways” to the Village to welcome motorists/tourists into the community. 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”.
- 2.) (Recommendation 2.1 of the 2008 Comprehensive Plan): 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.

Next Steps:

To fulfill this initiative the following steps are suggested:

- i. To fulfill these initiatives the following step is suggested: The cost/benefit ratio and associated long-term maintenance costs of fixed, hardscape improvements to infrastructure are difficult to justify in consideration of available funding resources. Therefore, a more realistic option to market the assets of the Village is through execution of a marketing campaign on an electronic format that encompasses the Village webpage as suggested in Recommendation 2.1 of the Village Comprehensive Plan. The webpage can be configured and maintained to feature the attractions of the Village and regular updates can be easily accommodated in a cost-effective manner. These same elements and features can also be incorporated into social media (e.g. Facebook, Instagram, Twitter, etc.).
- ii. Additionally, an online and social media marketing campaign can also feature events and festivals so that visitors to the webpage experience a comprehensive presentation of sites and events.
- iii. Lastly, rather than trying to recruit volunteers for yet another committee in the Village, it is suggested that the Village utilize existing resources to establish the online and social media marketing content.

Initiative #5 (Recommendation 1.8 of the 2008 Comprehensive Plan):

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.



Next Step: Main Street in the Village is a state route (Route 9). Therefore, improvements to the right-of-way for the Main Street (Route 9) corridor as referenced in the recommendation, are outside of the jurisdiction of the Village and are the responsibility of New York State. Therefore, as a member and participant in the municipal planning organization (MPO) for the northern half of the NYS Department of Transportation (DOT) Region 1 – the Adirondack/Glens Falls Transportation Council (A/GFTC), the Village should request funding for improvements (e.g. landscaping, hardscape improvements, pedestrian-scale luminaries) to the corridor. This is an effective method to implement these improvements that will not only have local benefits, but regional benefits too, as Main St. (Route 9) is designated as a regional arterial in the DOT highway classification system.



Section 3. Community and Economic Development

a. Introduction and Explanation

Community and economic development is the process of a community strengthening itself as it strides to meet its full economic potential. Community development is often seen as an action or series of actions that are *particular area*; an interacting purposely directed towards altering conditions in a *population of various kinds of* positive way⁴.

individuals in a common

location; a group of people with common characteristic or living together within a larger society."

"eco-nom-ics: A social science concerned chiefly with description and analysis of the distribution, and consumption of goods and services."

"de-vel-op: To work out the possibilities of; to create or produce especially by deliberate effort over time; to make active or promote the growth of."

As such, the goals and steps associated with community and economic development can be highly variable from *interest* community-to-community as they are developed in

response to the resident input received. In consideration of this potential for variation, it is necessary that goals to

fulfill identified needs, and the initiatives to meet these goals must be highly tailored to the community in terms *description* of the available assets and resources that will be drawn *production*, upon to bring about the desired improvements.

Therefore, the goals listed below focus on cultivating tourism and visitation; and retaining and attracting new businesses in the Village.

b. Goals

- i. Promote the Village resources to cultivate the tourism industry.
- ii. Attract new business and retain existing businesses.

⁴ Luloff, A.E., and J. Bridger. 2003. "Community Agency and Local Development." Pp. 203-213 in, *Challenges for Rural America in the Twenty-First Century*, edited by D. Brown and L. Swanson. University Park, PA: Pennsylvania State University Press.



c. Priority Initiatives and Next Steps

The following initiatives are suggested to fulfill the goals as stated above:

Initiative #1 (Recommendation 2.1 of the 2008 Comprehensive Plan):

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.

Initiative #2 (Recommendation 3.1 of the 2008 Comprehensive Plan):

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.

Next Steps:

To fulfill these initiatives the following steps are suggested:

- i. Undertake the webpage social media improvements as outlined in Initiative #4 in Section 2 – Historic and Cultural Resources.
- ii. Continue to coordinate and

expand the information and advertising of events as posted on the webpage and through social media with other marketing partners in the Village such as the South Glens Falls Chamber of Commerce and the Moreau Community Center and in the wider region such as the Southern

Adirondack Regional Chamber of Commerce, the Saratoga Springs Chamber of Commerce and the two county-based economic development agencies (Saratoga Economic Development Corporation and Saratoga Prosperity Partnership). iii. Feature each of the events held in the Village including the South Glens Falls Fire Co. Holiday Parade; concerts

in Veteran's Park and Riverfront Park; the annual foot races and the block party.

- iv. Develop a marketing and information system that accommodates regular maintenance of information relating to destinations, events, and festivals so that potential users of facilities and patrons of these events are aware of accurate availability and information provided is consistently current.



- v. Review the regulations relating to peddlers and solicitors so that vendors seeking to participate in these events or within the Village are properly vetted and safeguards exist to minimize risk to Village residents.

Initiative #3 (Recommendation 2.2 of the 2008 Comprehensive Plan): 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.

Next Step: The following events are currently scheduled in the village on an annual basis:

- The Summer Concert Series
- Annual Block Party
- Annual Golf Tournament
- Memorial Day Cookout & Parade
- Annual Holiday Parade
- Village/Town Garage Sales
- Annual Card Party
- Numerous events at the Moreau Community Center (murder mystery dinner, weekly yoga, bingo bridge and pool league, etc.)



In addition, due to the uniqueness of the setting, the Village park facilities are regularly used as host locations for weddings and family-oriented functions (birthdays, anniversaries, etc.); and start locations for 3k and 5k benefit foot races.

The list of events is impressive for the number of events held, the longevity of occurrence (e.g. the Holiday Parade is in its 40th consecutive year), the diversity of interests served, and the dispersion throughout the calendar year. This is particularly impressive in consideration of the population size of the Village, and the number persons participating in the organization and conduct of the events each year. As such, it appears that the addition of more events may be counterproductive as the capacity to regularly organize and conduct additional events could comprise the events already being held. The events as currently held, have become mainstays for the community and enjoyed by thousands of attendees each year. More events could hinder the availability of volunteers and threaten the long-standing success of the existing events. Therefore, it

is suggested that efforts be put towards recruitment of additional volunteers and a system of succession planning for future organizers so that the current series of events is successfully maintained.

Initiative #4 (Recommendation 2.3 of the 2008 Comprehensive Plan):

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.

Next Step: The online marketing program through the Village webpage and social media platforms as referenced in Initiative #4 in Section 2 – Historic and Cultural Resources should be inclusive of an electronic calendar that is regularly updated to list all upcoming events with as much advance notice as practicable. The calendar should be formatted to be applicable to and shared by other community event participants (e.g. South Glens Falls Chamber of Commerce, Moreau Community Center) so that updates when made are instantaneously listed on each respective webpage. Consideration should also be given to a format that allows for updating the calendars on individual device/application-based calendars (Microsoft Outlook, Apple or Android cell phones, etc.).

Initiative #5 (Recommendation 2.4 of the 2008 Comprehensive Plan):

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.

Next Step: The Parks-Bentley House is under the ownership of The Historical Society of Moreau, which was founded in October of 1983. The Society received its provisional charter from the University of the State of New York Education Department in November of 1986 and in July of 1996, the Society received an absolute charter. Also, in 1986, the Glens Falls Portland Cement Company generously donated the Parks-Bentley Place to the Historical Society of the Town of Moreau and according to the Saratoga County Real Property Tax Service, the house is under the ownership of the Society.



Therefore, the Village of South Glens Falls supports the preservation of this valuable historic asset and will assist with expanding the public appreciation for ongoing preservation efforts.

Initiative #6 (Recommendation 2.5 of the 2008 Comprehensive Plan):

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.

Next Step: As the cave is positioned at the boundary with the City of Glens Falls, the Village and the City currently partner in providing financial support for the production and distribution of a brochure marketing Cooper's Cave as a regional attraction. The brochure is widely distributed to the southerly and northerly reaches of the Hudson River valley to capture visitors to other attractions in the immediate area (e.g. Saratoga Racetrack and/or Lake George). The Village is committed to continuing this support.

Initiative #7 (Recommendation 2.6 of the 2008 Comprehensive Plan):

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.

Next Step: An effort to coordinate volunteer staffing needs will continue to provide regular hours of operation on a limited, part-time basis.

Initiative #8 (Recommendation 2.7 of the 2008 Comprehensive Plan):

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.

Next Step: The Chamber of Commerce organizes the musical events for the band shell. This recommendation will be shared with the Chamber to make sure proper coordination occurs.

Initiative #9 (Recommendation 2.8 of the 2008 Comprehensive Plan):

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



Next Step: This recommendation will be accomplished with Initiative #1 and #2 as listed above

Initiative #10 (Recommendation 2.9 of the 2008 Comprehensive Plan):

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.

Next Step: Coordination between the partner groups that organize the Holiday Parade and Memorial Day Parade will continue and discussion of additional elements such as “Windows on Main Street” will be presented for their consideration.

Initiative #11 (Recommendation 3.6 and 6.6 of the 2008 Comprehensive Plan):

- 1.) 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; and
- 2.) Continue to aggressively seek funding from federal and state sources to rehabilitate substandard housing, facilitate homeownership, and maintain and improve the existing housing stock

Next Step: The Village has participated in various federal and state grant programs in the past. The Village will continue to evaluate the needs as identified in this plan update and future grant applications will be strategically considered on a case-by-case basis depending upon the competitiveness of the proposal under consideration; the likelihood of funding award; and the availability of resources to prepare the grant program application and administer the grant should the Village be awarded the grant.

Initiative #12 (Recommendation 3.8 and 3.9 of the 2008 Comprehensive Plan):

- 1.) Develop local incentive packages using state and federal resources to encourage new job creation and business expansion within the industrial and service sector industries; and
- 2.) 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.



Next Step: It is difficult for smaller municipalities such as the Village to develop, administer and fund a meaningful and impactful economic development and business recruitment program on its own. Therefore, it is recommended that the Village reach out to each of the county-based economic development agencies – the Saratoga Economic Development Corporation and the Saratoga County Prosperity Partnership to form a partnership with these agencies to undertake the recommendations as listed above. The specific skill sets needed to effectively implement each of the recommendations are within the staff of each of these agencies and each has proven, long-standing success in undertaking these efforts across Saratoga County.

Initiative #13 (Recommendation 4.1 of the 2008 Comprehensive Plan):

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.

Next Step: The level of cooperation between the Moreau Community Center, the South Glens Falls School District and the Village has been and continues to be high. Each entity does an excellent job in the provision of responsive and interesting programs for the community. The Village will continue to work with these groups in the ongoing support of the programs they deliver.



Section 4. Infrastructure and Utilities

a. Introduction and Explanation

Infrastructure and utilities are those community facilities that serve as the means to supply *“in·fra·struc·ture: The underlying fundamental services to the residents to the foundation or basic framework benefit of their health, and safety; and support (as of a system or the day-to-day needs of the community. organization).”* Infrastructure and utilities are specifically

referring to:

“util-i-ty: Something useful or □ Municipal water; elements of the Village’s designed for use; a service (as public water system including the water storage, light, power, or water) provided and distribution system; by a public utility; equipment or □ Municipal sewer; collection and transport of a piece of equipment to provide wastewater; such service or a comparable □ Public roads and transit; all public roads service.”

including state, county and Village-owned, and public transit systems;

- Public sidewalks and pathways; all elements of the pedestrian, bicycle and pathway system;
- Public rest rooms;
- Public parking; and,
- Signage and Wayfinding; infrastructure that provides guidance to the traveling public regarding routes to and from destination points and attractions.

Specific utilities include:

- Transmission of electric power;
- Telecommunication and data transmission (wireless and broadband) facilities; provide the electronic transmission of voice and messaging; and,
- Standard Mail and Parcel Post; all elements of a system that supports the collection and the delivery of hard copy mail and/or packages in and out of the Village.



These infrastructure elements whether considered individually, or as a whole, contribute greatly to the quality of life for residents and the ability to meet goals for community development and improvement.

b. Goals

- i. Improve and enhance community facilities.
- ii. Improve the existing sewer system to support economic development.
- iii. Provide enhanced opportunities for alternative modes of transportation.

c. Priority Initiatives and Next Steps

Initiative #1 (Recommendation 3.7 of the 2008 Comprehensive Plan):

Improve public parking areas in the Village. Analyze residential and commercial streets, offstreet 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.

Next Step:

- i. The preferred approach to fulfilling parking needs is to address incrementally, future needs for additional spaces through the provision of private off-street parking through site plan review of projects as they are reviewed by the Planning Board (see Section 1. c. Initiatives #4 and #5). Under this approach, each multifamily residence or business will provide parking to meet their needs, while freeing up the existing on-street spaces for use by the public.
- ii. Establish additional crosswalks across Saratoga Avenue (Route 9) in the area of Catherine Street and Newton Street to provide for the safe movement of pedestrians as they patronize businesses (e.g. Stewarts Shop, and the forthcoming rebuild of Common Roots Brewery Co.) in this area of the Village.

Initiative #2 (Recommendation 4.3 of the 2008 Comprehensive Plan):

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



Next Step: Both the Village and the management staff of the GGFT are members of the Adirondack/Glens Falls Transportation Council (A/GFTC). It is suggested that the Village work with the A/GFTC through this joint association to increase the availability of transit services to all residents in the Village.



Section 5. Recreational Resources/Facilities

a. Introduction and Explanation:

“rec·re·a·tion: To create a new, refresh, restore; restoration of health; refreshment of strength after work.”

“art: Skill acquired by experience, study, or observation; a branch of learning – one of the humanities; an occupation requiring knowledge or skill; the conscious use of skill and creative imagination especially in the production of aesthetic objects.”

The recreational and cultural facilities and resources of the Village are best described as a system of appealing resources, facilities and opportunities for all Village residents and visitors for their enjoyment as they pursue an enjoyable and healthier lifestyle. Examples of component parts include fishing, canoeing, walking, bicycling, kayaking, canoeing, municipal parks – active and passive, multipurpose trails and pathways, and performing arts. The numerous events held and the readily availability through numerous venues are an indication that the Village is host to a robust and diverse set of recreational opportunities. As such, the abundant recreational facilities and resources located in, or in-close-proximity to the residential neighborhoods enrich the qualities of daily life in the Village. Additionally, these facilities are host sites for numerous destination-style events that draw attendees from neighboring municipalities across the region.

b. Goal

Improve Village recreational facilities and enhance their use.

c. Priority Initiative and Next Steps

Initiative #1 (Recommendation 4.6 of the 2008 Comprehensive Plan):

The canoe launch adjacent to the old stable building is maintained by Boralax 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.



Next Step: The existing canoe launch works well and has proven to be a popular amenity especially in consideration of its setting in the South Glens Falls Historical Park and at the trailhead of the Betar Byway. Regarding capital improvements to the launch, a review of the launch location reveals that the launch is readily identifiable as one enters from River Street and is in close-proximity to the Park's parking area that also accommodates the needs of vehicles with trailers. In consideration of these findings no further improvements are planned at this time.



Consideration will be given to improved reference to the facility on the Village webpage.

Initiative #2 (Recommendation 4.7 and 4.8 of the 2008 Comprehensive Plan):

- 1.) 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; and
- 2.) 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.

Next Step: The Village is continuously desirous of improving its historic waterfront park. However, in consideration of the elements associated with the projects cited in the listed recommendations – the cost of improvements to the brick stable building; accessing the



NYS Brownfield Opportunity Area funding; current availability of resources to provide required matching funding shares and administer relatively complex grant programs these recommendations are best served by inclusion into a longer-term implementation approach. The additional time will allow for proper public vetting of the project, planning to be done ,and additional funding sources to be identified to build the necessary local matching funds.

Initiative #3 (Recommendation 8.3 of the 2008 Comprehensive Plan):

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-ofway (water, sewer, electric, gas, etc.) are also potential opportunities

Next Step: Proceeding westward with a connection of the Betar Byway to Moreau State Park will involve the Town of Moreau and landowners of the associated lots including the owner of key lot along the Hudson River, the Open Space Institute. Therefore, it is recommended that a meeting with Town officials be arranged so that a formal strategy for setting a mutually agreeable trail alignment can be achieved. An outreach effort to include affected property owners can then be initiated.

Section 6. Housing



a. Introduction and Explanation

"Housing

a: shelter, lodging;

b: dwellings provided for people."

The ability to provide shelter for people and families and living space for the day-to-day needs and interests of residents is at the core of community planning. Homes provide the functional space for shelter and security and the living space for the pursuit of recreational and leisure time activities and hobbies. Such spaces need to be as diverse as the population they serve. From single occupants to young families; elderly; from individuals interested in owning to those interested in

renting; students; long-term residents; transient professionals; and, from individuals and families seeking more exterior space to those preferring less; densely populated environments such as the Village are host to a range of housing needs.

b. Goal

Provide more housing options.

c. Priority Initiatives and Next Steps

Initiative #1 (Recommendation 6.1 of the 2008 Comprehensive Plan):

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.

Next Step: Implement the change in the definition and allow for accessory and/or in-law apartments as recommended. This change should occur with the update of the Zoning Chapter as referenced in Section 1.

Initiative #2 (Recommendation 6.2 of the 2008 Comprehensive Plan):

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.

Next Step: The referenced linkages should be included as review criteria in the site plan review section of the revised Zoning Chapter. This change should occur with the update of the Zoning Chapter as referenced in Section 1.

Initiative #3 (Recommendation 6.3 of the 2008 Comprehensive Plan):



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.

Next Steps:

- In addition to the setback revisions to the Zoning Chapter listed in Section 1, the setback dimensions for the R-1 and R-2 Districts should be reviewed so that a consistent dimension is established.
- The revision to the setback dimension should also consider the existing lot sizes and location of the existing buildings so that a reasonable and realistic dimension is established.
- Consideration should be given to design guidelines that provide the Planning Board with the authority to review basic architectural elements of proposed residential buildings so that contributing elements to the referenced heritage of Village residential buildings can be continued and complemented.



Initiative #4 (Recommendation 6.4 of the 2008 Comprehensive Plan):

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.

Next Step: It is recommended that Village building inspection and/or enforcement staff meet with representatives from the County Social Service Department to establish a referral system regarding complaints relating to sub-standard living conditions. As complaints of potential violations are received, they can then be referred on to the County for confirmation.

Initiative #5 (Recommendation 6.5 of the 2008 Comprehensive Plan):

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



or overlay zone.

Next Step:

- It is recommended that the development and inclusion of definitions as referenced in the recommendation be undertaken with the update of the Zoning Chapter as referenced in Section 1.
- Regarding the reference to the elements of the housing to be provided, it is recommended that a review of existing land uses and lot sizes be undertaken first to understand what areas of the Village demonstrate capability with the proposed senior housing. Considerations for capability include: Sufficient lot area or potential for combining lots to meet anticipated spatial needs; suitable and convenient vehicular access – including emergency service vehicles; area for sufficient parking, landscaping and screening; proximity to health clinics and hospital facilities, etc.

Initiative #6 (Recommendation 6.7 of the 2008 Comprehensive Plan):

Encourage the use of second and third floors of existing vacant buildings on Main Street (from the Glen St.-Hudson River Bridge to 5th St.) 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.

Next Step: It is recommended that prior to undertaking any formal revision to the zoning regulations along Main Street to accommodate this type and intensity of use, a review of suitability factors for the affected lots and surrounding area be undertaken. Specifically, in consideration of building sizes and floor areas a projection of the number of dwelling units should be developed.



Based upon the number of dwellings anticipated what resources are available to accommodate anticipated parking needs? What if any, are the anticipated impacts from increased traffic to the operational level of affected intersections? The answers to these questions should be understood prior to formal implementation of zoning regulations to encourage this type and intensity of use. **APPENDICES**

Appendix A: Demographic Profile

Appendix B: School District Profile

Appendix C: Village Comprehensive Plan Review Committee Recommendations



APPENDIX A
Demographic Profile



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<http://www.cdrpc.org/data/cfs>

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Population

1980	1990	2000	2010	2020	2030	2040	2050
3,714	3,506	3,368	3,518	3,627	3,748	3,762	3,724

Source: 1980, 1990, 2000, & 2010 Census

Source: CDRPC Projections

Age Cohorts

Cohort	1990	2000	2010	2020	2030	2040	2050
Under 5	248	175	178	208	202	208	209
5 to 14	405	419	440	397	459	450	464
15 to 24	515	419	398	437	390	469	457
25 to 34	581	496	476	430	467	420	484
35 to 44	464	530	506	475	428	465	422
45 to 54	307	431	538	508	462	429	467
55 to 64	336	302	422	538	502	451	419
65 to 74	360	302	277	391	472	455	409
75 & Over	290	294	283	243	366	415	393
Total	3,506	3,368	3,518	3,627	3,748	3,762	3,724

Source: U.S. Dept. of Commerce, Bureau of the Census, & CDRPC Projections

2010 Census Gender & Age 2010 Census Race & Hispanic Origin

	<i>Female</i>	<i>Male</i>	<i>Total</i>
Total	1,850	1,668	3,518
4 & Under	102	76	178
5 to 9 years	104	103	207
10 to 14 years	117	116	233
15 to 19 years	97	89	186
20 to 24 years	116	96	212
25 to 29 years	127	117	244
30 to 39 years	226	256	482
40 to 49 years	269	260	529
50 to 59 years	242	249	491
60 to 64 years	98	98	196
65 to 74 years	165	112	277
75 to 84 years	122	73	195
85 & Over	65	23	88
18 years +	1,468	1,311	2,779
21 years +	1,408	1,270	2,678
62 years +	408	264	672
65 years +	352	208	560

White Alone	3,415	97.07%
Black Alone	34	0.97%
Nat. Am. Alone	5	0.14%
Asian Alone	17	0.48%
Other Alone	15	0.43%
Two + Races	32	0.91%

Not Hispanic	3,449	98.04%
Hispanic	69	1.96%
Mexican	16	23.19%
Puerto Rican	40	57.97%
Other Hisp.	13	18.84%

Minority Pop.	150	4.26%
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= Total Population - Non-Hispanic White Pop.

2010 Census Median Age

Total	40.4
Female	41.8
Male	39.3

Source: U.S. Dept. of Commerce, Bureau of the Census, 2010
Census

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2010 Census Population by Relationship

Total Population	3,518	In Group Quarters	16
In Households	3,502	Institutionalized Population	0
		Noninstitutionalized Population	16

Source: 2010 Census

Household Data

1,452	1,523	1,600	1,663	1,717	1,729	1,717
2.41	2.20	2.19	2.17	2.17	2.17	2.16
Source: 1990, 2000, & 2010 Census			Source: CDRPC Projections			
1990	2000	2010	2020	2030	2040	2050

Households
Persons/HH

2010 Census Housing Units by Tenancy

Total Units	1,691		Vacant	91	5.38%
Occupied	1,600	94.62%	For Rent	34	37.36%
Owner	866	54.13%	For Sale	13	14.29%
Renter	734	45.88%	Seasonal	9	9.89%
			Other	35	38.46%
Owner Vacancy Rate	1.48%		Renter Vacancy Rate	4.42%	
			Total Rate	2.85%	

Source: 2010 Census

2010 Census Households by Type

Total Households	1,600	100.00%
Married Couples	589	36.81%
Married Couple with Children	217	13.56%
Married Couple without Children	372	23.25%
Single Female Head of Household	200	12.50%
Single Female with Children	111	6.94%
Single Female without Children	89	5.56%
Single Male Head of Household	83	5.19%
Single Male with Children	50	3.13%
Single Male without Children	33	2.06%
Single Person Living Alone	585	36.56%
Single Person Living Alone: 65 & Over	243	15.19%
Other Non-Family Household (2 or More People)	143	8.94%

Source: 2010 Census

All Percentages computed as a percent of Total Households

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2011-2015 ACS Income Data

	Income	MOE
Per Capita Income	\$24,771	\$2,532
Median Household Income	\$54,766	\$4,881

2011-2015 ACS Households by Income Range

Income Range	Households	MOE	Income Range	Households	MOE
Less than \$10,000	89	56	\$50,000 to \$74,999	537	141
\$10,000 to \$19,999	297	109	\$75,000 to \$99,999	135	67
\$20,000 to \$29,999	238	106	\$100,000 to \$149,999	120	64
\$30,000 to \$39,999	177	71	\$150,000 to \$199,999	33	30
\$40,000 to \$49,999	111	47	\$200,000 & Over	0	11

Source: U.S. Dept. of Commerce, Bureau of the Census, 2011-2015 American Community Survey

2011-2015 ACS Poverty Status of Persons for Whom Poverty Status Was Determined

Poverty Status of Persons	Total #	MOE	# Below	MOE	% Below	MOE
Total Persons	3,586	203	358	251	9.98%	6.98%
5 & Under	201	140	65	33	32.34%	27.84%
6 to 17	448	263	41	94	9.15%	20.35%
18 to 64	2,414	384	215	100	8.91%	3.89%
65 & Over	523	206	37	23	7.07%	3.45%
Poverty Status of Households	Total #	MOE	# Below	MOE	% Below	MOE
Total Households	1,737	135	185	74	10.65%	4.18%
Married Couples	491	109	6	18	1.22%	3.66%
Married w/ Related Children	165	61	6	24	3.64%	14.36%
Married w/o Related Children	326	93	0	11	0.00%	3.37%
Single Female Head of Household	255	86	40	33	15.69%	11.82%
Female w/ Related Children	155	78	40	36	25.81%	19.65%
Female w/o Related Children	100	58	0	11	0.00%	11.00%
Single Male Head of Household	73	50	0	11	0.00%	15.07%
Male w/ Related Children	31	44	0	19	0.00%	61.46%
Male w/o Related Children	42	32	0	11	0.00%	26.19%
Single Person Living Alone	719	166	121	64	16.83%	8.01%
Other Non-Family Household (2+)	199	255	18	95	9.05%	46.23%

Source: U.S. Dept. of Commerce, Bureau of the Census, 2011-2015 American Community Survey

Note: The ACS replaces the decennial census long form. CDRPC recommends using the 5-year data, which is more reliable than the 1- or 3-year data. This also allows for better comparability among municipalities. For more information, please see <http://cdrpc.org/ACS.html>

Note: The Margins of Error (MOE) suitable for creating 90% confidence intervals are now published for most of the estimates. Statistically, there will be a 90% probability that the true population parameter (e.g., mean, median, percent, etc.) falls within the interval: ESTIMATE ± MOE.

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2011-2015 ACS Housing Unit Estimate by Structure

	Estimate	MOE
Total Units	1,834	160
Single Family	1,021	158
Two Family	229	79
Three to Four Family	337	140
Five or More Family	247	92
Mobile Homes & Other	0	11

Source: U.S. Dept. of Commerce, Bureau of the Census, 2011-2015 American Community Survey

2011-2015 Housing Value/Cost — Value of Specified Owner-Occupied Single Family Homes

Value Range	Estimate	MOE	Value Range	Estimate	MOE
Less than \$100,000	98	58	\$200,000 to \$299,999	141	58
\$100,000 to \$149,999	316	83	\$300,000 to \$399,999	12	6
\$150,000 to \$199,999	327	98	\$400,000 or More	0	25

Owner Costs

	Estimate	MOE
Median Housing Value for Owner-Occupied Units	\$153,500	\$7,336
% of Owners Spending >30% of Income on Housing Costs	24.27%	9.33%

2011-2015 ACS Rental Value/Cost — Gross Rent

Value Range	Estimate	MOE	Value Range	Estimate	MOE
Less than \$500	60	26	\$1,500 to \$1,999	9	13
\$500 to \$999	533	132	\$2,000 or More	0	19
\$1,000 to \$1,499	225	132	No Cash Rent	16	19

Renter Costs

	Estimate	MOE
Median Monthly Gross Rent for Renter-Occupied Units	\$787	\$11
% of Renters Spending >30% of Income on Housing Costs**	48.97%	13.43%

**Excludes units with "No Cash Rent"

Source: U.S. Dept. of Commerce, Bureau of the Census, 2011-2015 American Community Survey

2011-2015 ACS Educational Attainment of Persons 25 & Older

Number of Persons with:	Estimate	MOE	% of Total	MOE	% with At Least:
Less than a High School Diploma	241	78	9.03%	2.92%	100.00%
High School Diploma (including GED)	1,079	182	40.44%	6.82%	90.97%
Some College, No Degree	651	135	24.40%	5.06%	50.52%
Associate's Degree	313	96	11.73%	3.60%	26.12%
Bachelor's Degree	213	91	7.98%	3.41%	14.39%
Graduate or Professional Degree	171	84	6.41%	3.15%	6.41%

Source: U.S. Dept. of Commerce, Bureau of the Census, 2011-2015 American Community Survey

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2011-2015 ACS Employment by Industry & by Place of Residence

	Estimate	MOE
Total (Civilian Employed Population 16 & Over)	1,933	200
Agriculture, Forestry, Fishing, Hunting, & Mining	9	19
Construction	81	46
Manufacturing	285	102
Wholesale Trade	38	35
Retail Trade	239	91
Transportation and Warehousing, & Utilities	14	20
Information	41	42
Finance and Insurance, and Real Estate and Rental & Leasing	158	67
Finance and Insurance	141	65
Real Estate and Rental & Leasing	17	18
Professional, Scientific, Management, Administrative, & Waste Mgmt. Services	168	81
Professional, Scientific, and Technical Services	116	70
Educational Services, and Health Care & Social Assistance	403	112
Educational Services	140	63
Health Care & Social Assistance	263	91
Arts, Entertainment, Recreation, Accommodation, & Food Services	269	141
Other Services (except Public Administration)	150	76
Public Administration	78	46

Source: U.S. Dept. of Commerce, Bureau of the Census, 2011-2015 American Community Survey

2011-2015 ACS Workers by Class

	# Estimate	MOE	% Estimate	MOE
Total (Civilian Employed Population 16 & Over)	1,933	200	100.00%	
Employee of Private Companies			73.62%	6.88%
Self-Employed in Own Incorporated Businesses			1.35%	1.17%
Private Not-for-Profit Wage and Salary Workers			9.57%	3.67%
Local, State, and Federal Government Workers			11.02%	4.39%
Self-Employed in Own Not Incorporated Businesses and Unpaid Family Workers			4.45%	2.96%

Source: U.S. Dept. of Commerce, Bureau of the Census, 2011-2015 American Community Survey

2011-2015 ACS Workers by Means of Transportation to Work

	Estimate	MOE		Estimate	MOE
Car, Truck, or Van	1,793	195	Bicycle	0	11
Drove Alone	1,664	186	Walked	11	17
Carpooled	129	96	Taxi, Motorcycle, Other	27	27
Public Transportation (excl. taxicab)	8	12	Worked at home	42	35
			Total (16 & Over)	1,881	190

Source: U.S. Dept. of Commerce, Bureau of the Census, 2011-2015 American Community Survey

Revised: January 2017



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Village of South Glens Falls

Saratoga County

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Land Use Regulations and Programs

Planning Board	Yes	Zoning Regulations	Yes
Written Comprehensive Plan	Yes	Subdivision Regulations	Yes
Site Plan Review	Yes		

Source: 2008 Land Use Planning and Regulations: A Survey of New York State Municipalities

2014 Real Property Tax Rates

Saratoga County Full Value Tax Rate	\$
	2.86
Village of South Glens Falls Full Value Tax Rate	\$
	4.87
	\$
Total Full Value Tax Rate	7.73

Note: These rates do not include school taxes.

Villages do not include Town Full Value Tax Rates.

Source: New York State Office of the Comptroller

School Districts
South Glens Falls CSD

Source: CDRPC

FY 2015 Government Revenue & Expenditures in \$1,000s

Revenue

Expenditure †

Property Tax	\$ 1,207.6	General Government	\$ 449.8
<i>Non-Property Taxes</i>		Public Safety	579.2
Sales Tax	762.3	Health	1.6
Other Non-Property Tax	45.1	Transportation	670.8
State Aid	149.1	Utilities	683.7
Federal Aid	310.0	Community Services	58.8
Other Intergovernmental	0.5	Economic Assistance	313.5
Charges for Services	845.9	Employee Benefits	846.2
Other Local (fees, etc.)	84.1	Debt Service	36.1
Other Sources	1,316.4	Education	-
		Other Uses	-
Total Revenue \$	3,404.6		
		Total Expense \$	3,639.8
		Revenues Less Expenditures \$	(235.2)

† Includes Capital and Equipment Outlays. Individual items may not sum to totals due to rounding errors.
Revenue sources such as debt or fund balance appropriations are not classified as revenues and may account for apparent shortfalls.
Source: New York State Office of the Comptroller

Revised: October 2016

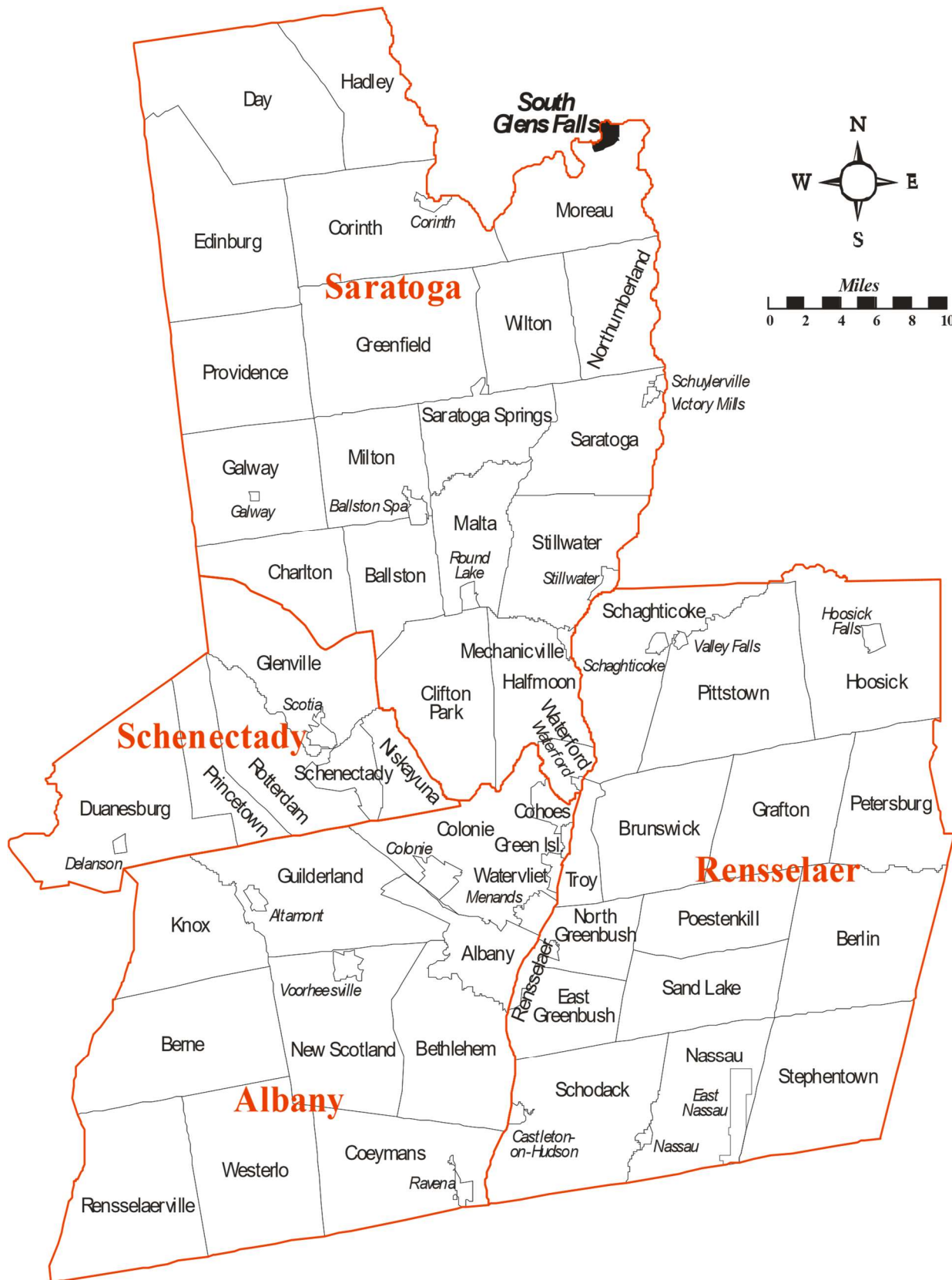


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APPENDIX B

School Districts Profile



Village of South Glens Falls
Update of the Village Comprehensive Plan

September 2019

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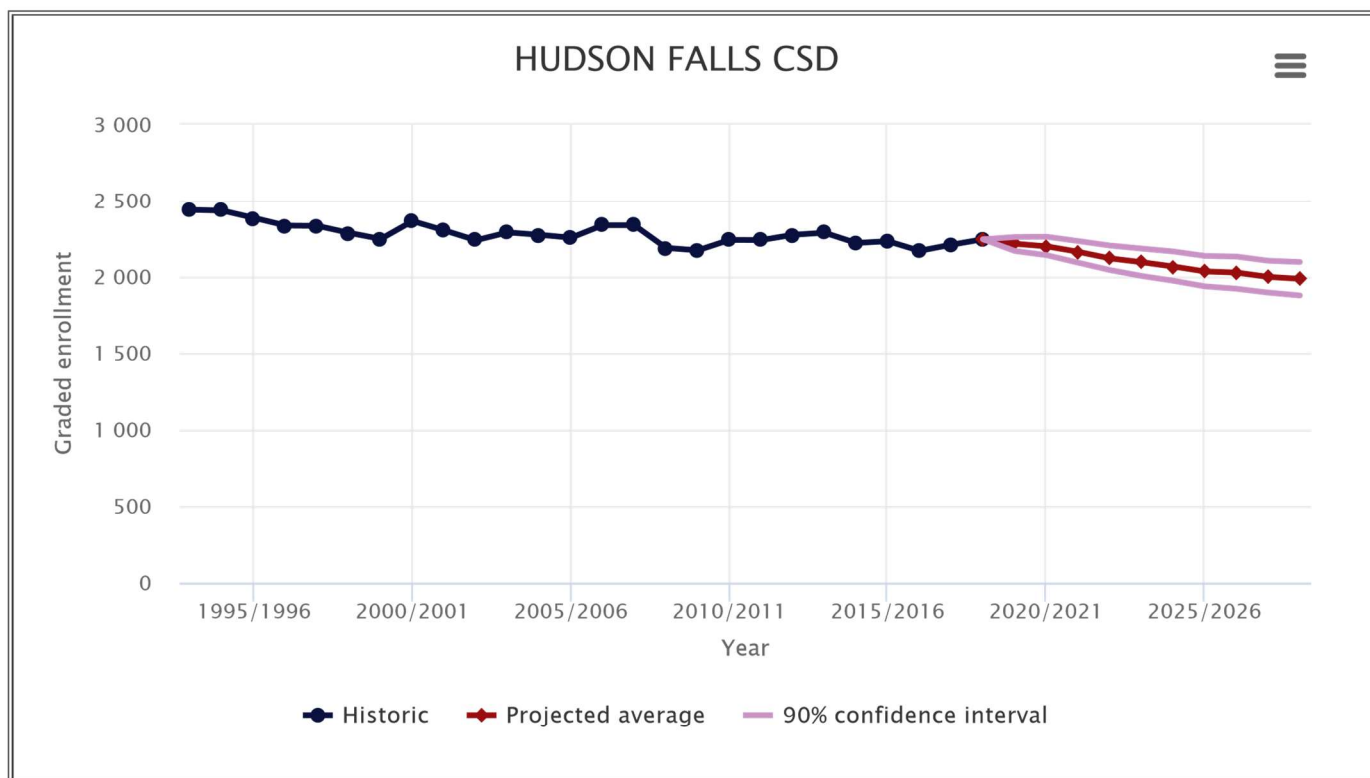
[Help](#)

Select school district: HUDSON FALLS CSD

[Find](#)

Select projection method: 5yr_random_pick

Projected enrollment



Past and projected total graded enrollment

year	Lower bound	Enrollment	Upper Bound
1993		2438	
1994		2433	
1995		2384	
1996		2334	
1997		2332	
1998		2286	
1999		2246	
2000		2363	
2001		2303	
2002		2238	
2003		2289	
2004		2273	
2005		2255	
2006		2336	
2007		2336	
2008		2188	
2009		2172	
2010		2240	
2011		2239	
2012		2273	
2013		2287	

2014		2220	
2015		2232	
2016		2169	
2017		2209	
2018		2244	
2018	2244	2244	2244
2019	2168	2214.525	2259
2020	2141	2197.911	2260.5
2021	2091	2162.227	2232.5
2022	2043.5	2119.989	2203.5
2023	2005	2094.239	2184
2024	1973	2066.482	2165
2025	1936.5	2034.371	2135
2026	1921	2027.029	2131
2027	1895.5	1998.597	2104.5
2028	1877	1986.046	2096

Progression ratio history

year	Kindergarten	1st grade	2nd grade	3th grade	4th grade	5th grade	6th grade	7th grade	8th grade	9th grade	10th grade	11th grade	12th grade
1994	205	1.16	0.86	1.00	0.98	1.01	0.99	1.04	0.97	1.04	0.92	0.93	0.98
1995	183	1.09	0.85	1.00	0.97	0.89	1.06	1.06	1.01	1.06	0.89	1.00	0.86
1996	189	1.06	0.83	0.97	0.96	1.01	1.08	0.94	0.98	1.01	0.85	0.98	0.91
1997	186	1.03	0.95	0.95	1.01	0.99	1.03	1.03	1.00	0.98	0.95	0.95	0.94
1998	158	0.97	0.92	0.99	0.99	0.99	1.07	0.96	1.00	1.06	0.92	0.91	0.94
1999	177	1.00	0.92	0.98	0.98	0.98	0.98	1.00	0.99	0.98	0.82	1.01	0.90
2000	192	1.18	1.08	1.12	0.99	1.01	1.03	1.01	1.00	1.11	0.87	0.97	0.96
2001	157	0.94	0.90	0.97	0.89	1.03	1.00	1.03	1.03	1.09	0.87	1.02	0.98
2002	139	0.96	1.04	1.01	0.93	1.02	1.01	0.99	0.96	1.14	0.81	0.87	0.95
2003	153	1.03	1.15	1.02	1.00	1.01	1.10	1.10	1.02	1.13	0.87	0.93	0.98
2004	187	0.99	1.06	0.95	0.97	1.05	1.00	0.99	0.94	1.09	0.88	0.91	0.96
2005	183	1.01	1.02	1.08	0.95	0.97	0.97	1.00	1.02	1.13	0.80	0.87	0.95
2006	194	1.01	0.97	0.97	0.94	1.10	1.02	1.09	1.07	1.24	0.85	1.02	1.10
2007	174	1.02	0.96	1.00	1.04	1.02	1.07	1.03	1.02	1.25	0.74	0.95	0.96
2008	177	0.95	0.89	0.94	0.92	0.99	0.94	0.88	0.94	1.03	0.76	0.99	0.85
2009	165	0.95	1.05	1.04	1.00	0.96	0.97	1.05	1.05	1.20	0.73	0.94	0.92
2010	187	1.10	1.01	1.02	1.01	1.07	1.07	1.05	0.99	1.19	0.79	0.98	1.01
2011	186	0.97	1.01	0.97	1.01	0.99	1.00	0.99	1.00	1.16	0.83	0.94	0.96
2012	192	1.03	1.01	1.03	1.02	0.97	0.97	1.01	0.99	1.11	0.83	0.96	1.03
2013	191	0.96	1.07	0.97	0.98	0.97	0.94	1.07	0.96	1.09	0.91	0.97	1.02
2014	190	0.96	0.97	0.96	0.91	0.96	0.99	0.99	0.97	1.07	0.84	0.92	0.93
2015	191	1.00	0.97	0.97	0.94	1.07	1.01	0.98	0.94	1.07	0.90	0.88	1.03
2016	163	0.95	0.97	0.93	0.97	1.04	0.93	1.00	0.95	1.14	0.81	0.93	0.97
2017	178	1.10	0.97	0.96	0.95	1.03	0.95	1.04	1.01	1.19	0.90	0.97	0.95
2018	169	0.97	1.02	0.98	1.02	0.98	1.06	0.99	1.05	1.17	0.91	0.86	1.05

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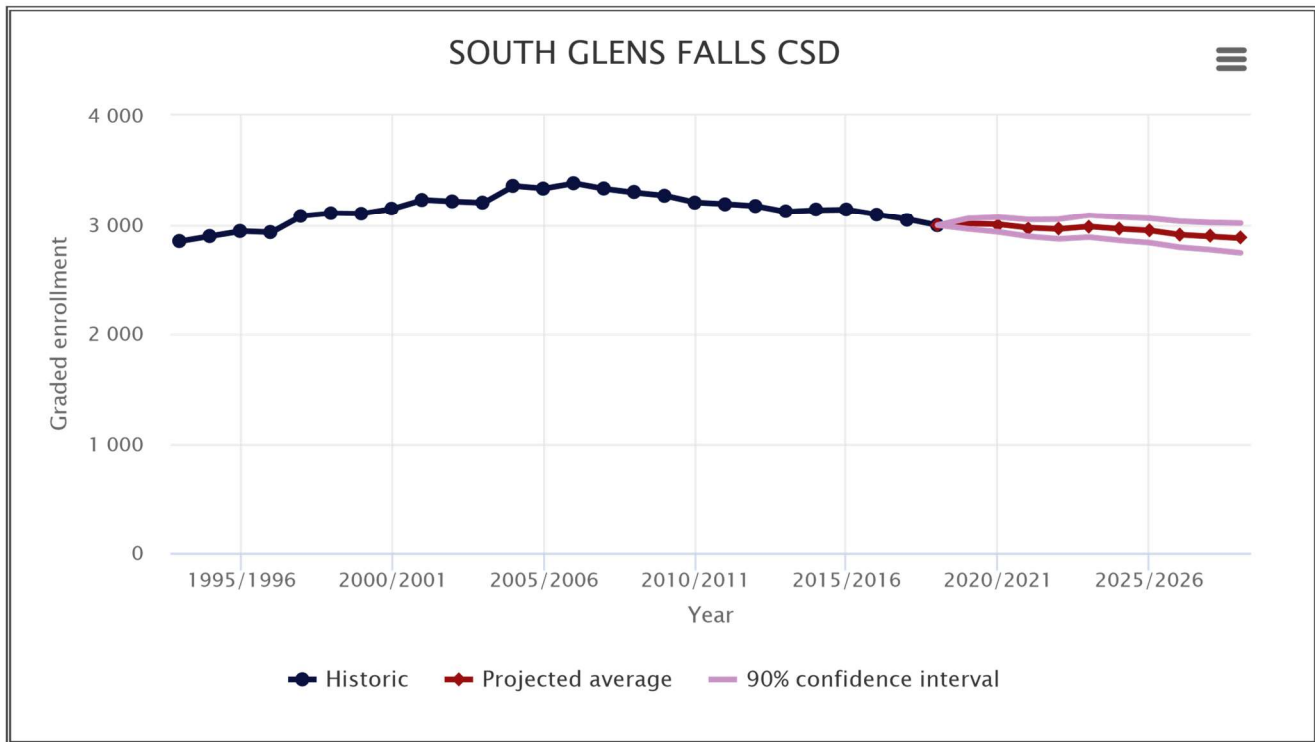
Select school district: SOUTH GLENS FALLS CSD

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Select projection method: 5yr_random_pick

Projected enrollment



Past and projected total graded enrollment

year	Lower bound	Enrollment	Upper Bound
1993		2845	
1994		2891	
1995		2937	
1996		2926	
1997		3078	
1998		3104	
1999		3100	
2000		3146	
2001		3227	
2002		3213	
2003		3201	
2004		3356	
2005		3332	
2006		3381	
2007		3330	
2008		3295	
2009		3266	
2010		3204	
2011		3189	
2012		3171	
2013		3117	
2014		3132	
2015		3136	
2016		3091	

2017		3046	
2018		2991	
2018	2991	2991	2991
2019	2957.5	3006.6	3053
2020	2929	2998.751	3065
2021	2888	2967.214	3043
2022	2865.5	2955.278	3046
2023	2881.5	2978.935	3084
2024	2852	2956.877	3066.5
2025	2830	2942.705	3055.5
2026	2787	2903.059	3026.5
2027	2765.5	2887.064	3015
2028	2737	2871.1	3009

Progression ratio history

year Kindergarten 1st grade 2nd grade 3th grade 4th grade 5th grade 6th grade 7th grade 8th grade 9th grade 10th grade 11th grade 12th grade

1994	261	1.08	0.88	0.95	1.02	0.98	1.03	1.11	0.88	1.01	0.94	0.93	0.98
1995	274	1.05	0.88	1.02	0.95	0.99	0.98	0.98	0.98	1.03	1.00	0.97	0.98
1996	255	1.08	0.93	0.96	1.04	0.97	0.96	1.03	0.92	0.98	0.94	0.89	0.98
1997	264	1.05	0.93	1.03	0.98	1.04	1.06	1.18	1.02	1.06	1.02	0.95	0.96
1998	248	1.08	0.96	1.03	0.98	1.05	1.00	1.04	0.90	1.00	0.91	0.88	0.97
1999	259	1.00	0.90	0.97	0.98	1.02	1.00	1.04	0.94	1.05	0.90	0.95	0.96
2000	257	1.11	1.01	0.93	1.01	0.99	0.94	1.11	0.94	1.07	0.93	1.02	0.91
2001	249	1.11	0.95	0.99	1.02	1.02	1.02	1.05	0.97	1.13	0.88	0.98	0.89
2002	228	1.12	0.94	0.96	0.97	1.00	0.98	0.99	0.97	1.01	0.96	0.98	0.92
2003	238	1.05	0.97	0.98	0.95	1.00	1.00	1.04	0.98	1.11	0.93	0.86	0.93
2004	262	1.12	0.95	1.04	1.03	1.05	1.06	1.05	1.09	1.06	0.92	0.98	1.01
2005	242	1.07	0.96	0.96	0.96	0.99	1.00	1.02	0.99	1.01	0.98	0.95	0.95
2006	236	1.14	0.97	0.98	0.99	1.03	1.03	1.03	1.01	1.03	0.97	0.95	0.93
2007	227	1.01	0.96	0.92	1.03	1.00	1.01	1.00	1.00	1.03	0.98	0.92	0.97
2008	258	1.07	0.90	1.00	0.99	1.03	1.05	0.98	0.98	1.09	0.92	0.91	0.96
2009	251	1.00	0.96	1.03	0.95	1.03	0.99	1.00	1.00	1.05	0.92	1.02	0.95
2010	209	1.04	0.96	0.97	0.99	1.00	0.99	1.02	1.04	1.03	0.88	0.97	0.93
2011	250	1.01	0.95	1.00	0.98	1.03	1.02	0.98	0.99	1.01	0.99	0.97	0.97
2012	264	0.95	1.02	0.99	0.98	1.02	1.06	1.00	1.01	1.02	0.92	0.98	0.94
2013	265	1.00	0.98	0.92	0.95	0.98	1.04	0.95	0.96	1.03	0.92	0.99	0.91
2014	266	0.95	0.97	1.01	0.98	1.03	1.03	0.97	1.02	1.12	0.97	1.01	0.94
2015	231	0.93	1.01	0.96	1.02	1.04	1.00	1.03	1.02	1.07	0.88	0.98	0.99
2016	245	0.99	1.01	0.97	0.97	1.00	1.00	1.00	1.01	1.02	0.94	0.96	0.98
2017	237	0.88	1.01	0.98	1.03	1.00	1.02	0.99	1.02	1.00	0.99	0.91	1.00
2018	208	1.00	1.00	1.03	0.94	1.02	0.98	1.00	0.97	1.01	0.95	0.99	0.99

APPENDIX C

Village Comprehensive Plan Review Committee Recommendations





Review and Recommendations for Comprehensive Plan
Comprehensive Plan Review Committee

Chair/Copy Editor

Karen Tarantino

Revised Date: 3/21/2018

FINAL DRAFT SUGGESTIONS

Page

Members:

Alfred Chapman

Gerald Fitzgerald

Keith Comstock

Caroline Sweeney

Colleen Corcoran

Member/Copy Editor

Pam Friers

Planning Board Liaison/Co-Chair

Brigid Martin

Village Board Liaison

Trustee Tim Carota

Purpose and Intent:

The Village Comprehensive Plan Review Committee (CPRC) was formed as a result of village residents voicing their public opinion via social media, attending village board meetings, along with a petition, resulting in a village moratorium.

Revised Date: 3/21/2018

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These recommendations by the CPRC are presented to the Village Board for consideration, after careful review, discussion, and research. These recommendations represent the concerns of village residents to help insure quality of life that includes, healthy conditions, open space, safety, and insures the value of the homes in South Glens Falls.

The following recommendations (Action Task) 1-9 are taking from the comprehensive plan dated August 2008.

Goal 1: Continue to Build Community Image and Identify.

Recommendation 1.1:

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FINAL DRAFT SUGGESTIONS

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.

Recommendations:

The committee believes this is still a good idea. There is currently no historic preservation program or formal historic preservation advisory committee.

Create a village historical society to oversee the promotion, registration and preservation of historical landmarks in the village.

Inventory and post all historical materials, sites and oral histories from residents.

This could be coordinated with the Moreau Historical Society and this information could be used in marketing the village and included with all public information on the current village website.

The details of registry are located at Historic building should be identified and applications made to be added to the national registry, like: The Carriage House and the paper mill historic office at Essity.

https://www.nps.gov/nr/national_register_fundamentals.htm.

Recommendation 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.

Recommendations:

Continued research and coordinating of historical information should be done. The historical information when collected should be shared with the public to continue to educate them on our rich Village history. Being proactive, reaching out to the residents, school district and college students; to seek help in coordinating, collecting, documenting and the presenting of our historic village features. Photos, videos, stories etc., should be made to compliment and show our history. Historic markers, structures, cemeteries and landmark information should be easily accessible to the public. Accessibility should include the Museum and on the internet.

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Recommendation 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.

Recommendations:

The committee feels this is still a good idea and is being done by both planning and zoning boards. There is an easy to use on-line inventory list to assist in determining new project impacts on historic resources as required by the New York State Environmental Quality Review Act (SEQRA). — <https://parks.ny.gov/shpo/online-tools/>

Recommendation 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.

Recommendations:

The more we can save our history the better. If this is something the plant would like to do then we recommend that they coordinate with the village. This could be another function for the historic preservation advisory committee if the village had one.

Rationale:

At one time the mill had discussed expanding and giving their historic brick building to the village. The Village would move it and set it up elsewhere as a paper industry museum/public building. That has not happened. The plant's name now is Essity and they are in a legal dispute currently over assessments with the village/town.

Recommendation 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

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FINAL DRAFT SUGGESTIONS

representative. Create a [Youth Leadership Council](#) to meet regularly to develop community projects and address community needs that effect the youth population.

Recommendations:

The committee feels like this has not been implemented yet, and is a great idea.

Rationale:

Having a community liaison person could coordinate this and many other forms of contact to connect village hall with the public, residents, students businesses, etc. A youth leadership council is a great idea and should be coordinated through the community liaisons office with various local youth clubs, schools etc. with recognition/support from the village board/community. If there is a need and or interest then yes, why not have a student from the youth leadership council be a nonvoting member of the village board? The more information that is made accessible on-line, the more the public including students can access the information so they can stay current on village happenings.

Recommendation 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.

Recommendations:

This should be coordinated and expanded through the community liaisons' office to include more students from South Glens Falls and other local schools. Approach the school board if we want this to be part of the curriculum. Also reach out to students via multimedia mediums. Post more historical materials on-line for easy access. Include oral histories, beyond school field trips and market the Museum for events as well

Rationale:

The students are given a tour of the Museum and the Cooper's Cave area, currently there are field trips of 4th grade students (from one school of 7 SGF schools) to the Museum each spring. This certainly can be expanded.

Recommendation 1.7

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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”.

Recommendations:

Develop/update a clear marketing concept and strategy and then market it. Build a good Social media presence and website. The internet is also a gateway to the village, and should be a suitable reflection of our community.

Rationale:

Our gateways are underwhelming currently. Our information kiosk was hit and is no longer in use. This is still a good idea. Specifically the village should start using banners at Village entrances to welcome visitors, and at certain times, banners to promote village events and features like weekly summer concerts.

Recommendation 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.

Recommendations:

This is still a good idea.

Rationale:

The committee feels it is important that the improvements do not end at the bridge, to keep the feel of consistency; they should be added to the rt. 9 Village Main Street areas. Victorian/Historic for pedestrian lighting could be a nice enhancement.

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FINAL DRAFT SUGGESTIONS

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

Recommendation 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.

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FINAL DRAFT SUGGESTIONS

Recommendations:

Focus on adding an economic development committee. Marketing to residents, non residents and small business owners is a must.

Rationale:

Our website/social media should be used to share that information in addition to print. A group that oversees our main village could draw attention to downtown. The Carriage House vendors, River front vendors, Band stand acts, Museum management/bookings and Coopers cave events. This should be coordinated with the chamber of commerce. There should be an evaluation as to the value of using an outside economic development group. Should the village join the EDC, SEDC, and SPPP?

Recommendation 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.

Recommendations:

Add more community events. These all need to be promoted with our main street event banner idea and on our web page. We do not know if the window painting is still a thing anymore but it is agreed anything that build spirit pride is good.

Rationale:

The Moreau Community Center has stepped in and picked up a lot of community based activities with block parties, clean up days, take back drug days, village wide garage sale, and craft fairs. We also have various church events from St. Michaels with Christmas trees to St. George's Greek festival --Fire Company Holiday parade and we need a Memorial Day parade coordinator too. The chamber has taken over the village summer concerts series.

Recommendation 2.3

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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.

Recommendations:

This is a great idea and is being done when it can be. This would be great for the economic development committee and the historic preservation committee, the young advisory council and the community liaison to plan and execute annually.

Recommendation 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.

Recommendations:

This is still a great idea, perhaps expanding hours with additional volunteer help, beyond Tuesday afternoons in the summer and on request.

Recommendation 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.

Recommendations:

Setting up workshops with village residents could help with this to work on promotions.

Recommendation 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.

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FINAL DRAFT SUGGESTIONS

No further recommendations at this time.

Recommendation 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.

Recommendations:

Form a not for profit organization, or have the chamber take over band. Better use of signage to promote concerts.

Recommendation 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.

No further recommendations at this time.

Recommendation 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.

Recommendations:

Unfortunately, the Enhancement Committee has been dissolved; perhaps starting up a new one could bring back a sense of community.

Recommendation 2.10

Cooperate with the City of Glens Falls to establish an Adirondack Forestry and Paper

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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.

No further recommendations at this time.

Goal 3: Attract and retain new businesses in Village.

Recommendation 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.

No further Recommendations at this time:

Recommendation 3.2

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

No further Recommendations at this time:

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Recommendation 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.

No further Recommendations at this time:

Recommendation 3.4

Continue Main Street beautification efforts in conjunction with planned Department of Transportation improvements. See the Corridor Improvement Plan for Route 9.

No further Recommendations at this time:

Recommendation 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.

No further Recommendations at this time:

Recommendation 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.

No further Recommendations at this time:

Recommendation 3.7

Improve public parking areas in the Village. Analyze residential and commercial streets, offstreet 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.

No further Recommendations at this time:

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Recommendation 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.

No further Recommendations at this time:

Recommendation 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

No further Recommendations at this time:

Goal 4: Improve and Enhance Community Facilities and Services.

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Recommendation 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.

Recommendations:

Having a liaison person to keep a handle on all these items could help make sure this happens, the website is an important tool too, and this should be included in the upgrade.

Recommendation 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.

No further Recommendations at this time:

Recommendation 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.

Recommendations:

Expansion and subsidized a good idea still--their web page info. is <https://agftc.org/>

Recommendation 4.4

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

No further Recommendations at this time:

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Recommendation 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.

Recommendations:

No longer applicable: Senior apartments at currently at this site.

Recommendation 4.6

The canoe launch adjacent to the old stable building is maintained by Boralax 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.

Recommendations:

Marketing Grant purposes from other groups like the chamber, GF collaborative, EDC, SEDC---it may be a real good to have a river front tourism committee to handle the bandstand, Museum, Coopers Cave, Carriage House, River front and Byway over sight.

Recommendation 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

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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.

No further Recommendations at this time:

Recommendation 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.

No further Recommendations at this time:

Recommendation 4.9

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

Recommendations:

Clarity 4.9

Recommendation 4.10 During winter months, enforce the existing property codes that require property-owners to shovel their own sidewalks in the Village.

Recommendations:

This needs to be addressed in zoning and then strict enforcement to make sure all comply-enforcement officer.

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

Recommendation 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.

Recommendations:

The current board should continue to look for solutions, as they have been doing.

Recommendation 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.

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No further Recommendations at this time:

Recommendation 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.

Recommendations:

Use the Village Website and social media where possible.

Recommendation 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 water 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 storm water collection system.

Recommendations:

Seek out outside agency for support and help.

Recommendation 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.

No further Recommendations at this time:

Recommendation 5.6

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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.

No further Recommendations at this time:

Goal 6: Provide more housing options.

Defer to Zoning Changes

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Recommendation 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.

Recommendations:

Define in law apartments. See goal 9.

Recommendation 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.

Recommendations:

Clarify access roads. See goal 9.

Recommendation 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.

Recommendations:

Zoning: Implement this in zoning. See goal 9.

Recommendation 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.

Recommendations:

Set up workshop under code enforcement. See goal 9.

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Recommendation 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.

Recommendations:

Encourage more retail options for all the new citizens living in the village. See goal 9.

Recommendation 6.6

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

Recommendations:

Work with community development, could be combined with goal 1: Village identity.

Recommendation 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.

Recommendations:

Ascetics and architectural considerations: See goal 9.

Combine with goal 3: Attract new business.

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Rationale:

Small business owners can live upstairs with retail/shops downstairs.

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

Recommendation 7.1

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. See the Goals and Recommendations section for detailed strategies from the Corridor Improvement Plan for Route 9.

No further recommendations at this time:

This is under State control and most work has been completed.

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

Recommendation 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 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 offstreet.

Recommendations:

This is still a good idea. Goals can be moved to tourism section and movement/transportation section.

Recommendation 8.2

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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.

No further recommendations at this time:

Recommendation 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.

Recommendations:

This is still a good idea. Goals can be moved to tourism section and movement/transportation section like 8.2.

Recommendation 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 Conceptual Improvements Map.

Recommendations:

Make zoning changes to comply: tourism and mobility section of goals.

Recommendation 8.5

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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.

Recommendations:

Install sidewalks for safety, mobility, health and wheel chair accessible.

Recommendation 8.6 Encourage private developers to install sidewalks as part of new development projects.

Recommendations:

Sidewalks should be covered in zoning: identify streets that should have sidewalks and make all new developments include them in building plans and work our plan to make sure all properties are in compliance.

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

Recommendation 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.

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Recommendation:

Clarify and define all definitions:

Rationale:

Because of the importance of having clearly defined definitions to enable those enforcing the laws to have the ability to enforce with certainty, this area needs further consideration and research to do due diligence on this matter.

Recommendation 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.

Recommendations:

The committee suggests the Village Board remove the zoning R-2-Overlay (added 2-15-2006 by L.L. 4-2005) and also restrict all R-2 Principle Permitted Uses to:

R1 a) One Family Dwelling

R2 a) One Family Dwelling

b) Two-Family Dwelling

In addition, the commercial zone maximum allowable height should be reduced back to 35 feet from 60 feet prior to zoning changes in 2006. The village, at this time only has the apparatus (technical equipment needed for a particular purpose) to handle 35 feet.

Any dwelling larger than a two family should only be built in the Commercial Zone.

Anything other than the statement above needs to be brought to the Zoning Board.

Rationale:

See Local Law below:

(Attachment)

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“Mixed-use buildings shall be permitted in the overlay zone portion of the R-2 Zone, by site plan review, situated no less than the front setback line measured 25 feet from the actual curb. If there is no actual curb, the front setback line shall be measured 25 feet from the apparent curb. By site plan review process, the Planning Board shall, in its review of any new building or façade extension of an existing building, give consideration to alignment and design elements complementary to adjacent and nearby improved properties for the purpose of achieving harmony with adjacent and nearby architectural styles and available open space, pedestrian walkways and streetscapes.” [Added 2-15-2006 by L.L. No. 4-2005].”

After reviews of the local law NO 4-2005 changes were made to the zoning, adding an R2 overlay and consolidating commercial zones and adding height restrictions to 60 feet

At that time, the project description was stated as: (B: Page 5 of 21:L.L No. 4-2005) “The project if enacted will allow development, however NO present development is specifically under consideration”

Rationale:

The committee recommends LOCAL LAW No. 1-2004 should be repealed completely, if not possible, recommendations are below.

At this time there is still no present development, so after 12 years there has been no use for this law, and the committee ask for the R2 overlay to be eliminated, and the commercial zone be reduced to a maximum of 35 feet in height.

In addition, the R2 overlay is not all vacant land; some residential, established neighbors who have been here for decades live among this R2 overlay zone, and when speaking with those residents, most are unaware of the R2 overlay and what it entails. The way to preserve these neighborhoods is to eliminate the R2 overlay.

Eliminating the R2 overlay and reducing the height restrictions back to 35 feet could bring less stress to:

1. An already overburdened infrastructure

2. Burden on roads, sewers, traffic control

3. Overcrowded schools or having to bus students into different districts

4. Fire, police, EMT. There is not enough capacity from these departments to handle additional population.

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The committee, along with village residents, is concerned with revenue vs. stresses. How much revenue needs to be taken in, and how much of that would be needed to add more recourses for village fire, police, etc.

R2:

Regarding any zone, R2, Commercial, etc, abutting R1 developed property, new buildings, should abide by R1 Zoning Laws.

Set “density standards” as to number of residences per acre. Current minimum lot size is 13,500 sq ft. Purpose is to maintain quality of life, to keep from overcrowding

Set backs are a concern: The criteria of a side, front and back yards, needs to be addressed to ensure there are no loopholes in building any new structures that could enable misinterpretation. Additionally, no wall should be less than 25 feet from any rear yard property line, also to include no driveway, road or street within 50 feet of any backyard. (The committee is still discussing setbacks, density and height restrictions, which require further understanding of Zoning Laws)

Recommendation 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.

No further recommendations at this time.

Recommendation 9.4:

Consider updating the Commercial District (District C) setback requirements to require a buildto 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.

Recommendations:

The committee recommends a change in height to a max back to 35 feet.

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All new buildings should have to have architectural reviews to use traditional materials, keeping with the village aesthetics.

Recommendation 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.

Recommendation: Refer to 3.7

All residential development should require at least 200 square feet of vehicle space for every one-family unit.

Rationale:

Motor Vehicles are a huge problem given the least attention in the residential development of village parcels.

The requirement of including space for a least two vehicles for every one-family unit needs to be addressed.

A structure to store motor vehicle(s) with door opening facing a street will require a setback of 25 feet from plot line at inside edge of sidewalk or in absence of a sidewalk 30 feet at road side edge of curb. (Check setbacks and parking regulations.)

Recommendation 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.

No further recommendations at this time.

Recommendation 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.

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No further recommendations at this time.

Recommendation 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.

No further recommendations at this time.

Recommendation 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.

See Recommendation 9.10

Recommendation 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.

Recommendations:

Improve code enforcement: We have a need for the enforcement and need a check and balance of the enforcement.

Enforcement: This is a concern for many village residents. There should be equitable enforcement of zoning laws including methods taken to ensure compliance.

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Zoning enforcement: Add a separate enforcement person from the building inspector. The zoning officer should field calls, proactively educate the public and coordinate ongoing compliance with residents and business owners.

Fine into compliance as need be; including motels that are being used as apartments. (This is unfair to real apartment owners)

ADDITIONAL RECOMMENDATIONS AND CONSIDERATIONS:

1: To aid and the establishment of clear definitions, perhaps sub committees are needed to continue in reviewing:

Zoning chapter 153 in regards to setbacks, density, height, definitions and variance area and use.

Understanding and using words may, at times, be less confusing if what a word does not mean or what it refers to, is defined. FRONT, REAR, Sides, do not refer to a building or structure. These words define the lot lines of a property. Front is the lot line separating the property from a street. Rear is the lot line directly opposite the Front and separating the adjoining property. Sides are the lot lines, Front to Rear, separating properties on both sides. SETBACK does not pertain to a structure or building, it is a line showing the distance any structure (including eaves or overhang) must maintain between a property lot lines.

Site plan review Chapter 119 in regards to provisions and procedures.

2: Sunset clause of Building permits--use or lose it within 4 years.

3: Permits and variance: All permits and variances granted should have a sunset clause which would expire at a certain date, perhaps 4 years. No permit or variance should be allowed to be transferrable for any reason. If the permit or variance expires, then reapplication would be needed, and any new owner's would also have to reapply as well.

4. Code change is needed that will not allow a parcel, in any zone, with a structure having a non-conforming use to change from one non-conforming use to another. Any change in use will have to conform to zoning regulations of the zone the structure is in.

5. All applicants, if their final review is not presented by deadline, should have to reapply.

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6. *When applying for a permit or variance the SEQR Form should always be the long version. There are questions to density and population that need to be answered, along with impact on traffic, water tables, air quality, etc on the long form.*
7. *Rezoned river street commercial (mixed up during last rezoning)
Rezoned the
Bandstand, Carriage House river front for mixed day use for recreation
entertainment, food and retail--no new permanent structures.*
8. *Planning and Zoning Boards: A merge of the planning board and zoning board could
be beneficial to the village*
9. *Village Assessor: in the best interest of the Village, they should reconsider having their own assessor again, instead of relying on the town to determine what is best for the village. This could help the village in being able to get tax money earlier than now, since we have to wait and be on the Towns calendar year. (This could be a part time/ per diem position like before.)*
10. *Convert R2 zones east of 5th Street to include Terrace, Spring and 6th Street Extension to the village limit line to R1. (Attachment)
The committee agrees with the village residents that this change would bring it conformant with present use with the existing R1 neighborhoods, avoiding becoming overcrowded and inundated with apartments, townhomes, and multifamily units.
Perhaps other R2 zones could also be converted to R1, for measured growth in the village. The Village of South Glens Falls Current Land Use Map dated 2008 shows most village streets are residential housings, therefore, could be rezoned residential. This could be done by a process of evaluation of the land use map. (Attachment)*
- Rationale:*
Speaking with village residents, the main concern are more apartments and losing the resident feel that the Village once had.
11. *Recommend the board consider taking a look at the old D&H railroad bed. On the property site map it is still named Delaware & Hudson Railroad but the owner (on the section*

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inside the village limits) is listed as “County of Saratoga IDA. We suggest the board contact the owner and find out if there is any belief the rail system will ever be activated and if it is not there should be some action by the owner to find a use or in some way get rid of it. At the very least it should be cleaned up.

It could become a very good exercise path.

The rest of the rail system in the town area appears to be silently becoming owned by Niagara Mohawk. In the mid 1990s the power company was given permission to store construction materials (being used in work for Boralax) and because of materials theft, a fence was installed

The fence is still in place.

Note: The section of rail bed between Sisson Rd. and Fort Edward Rd. does not even show on the map.

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