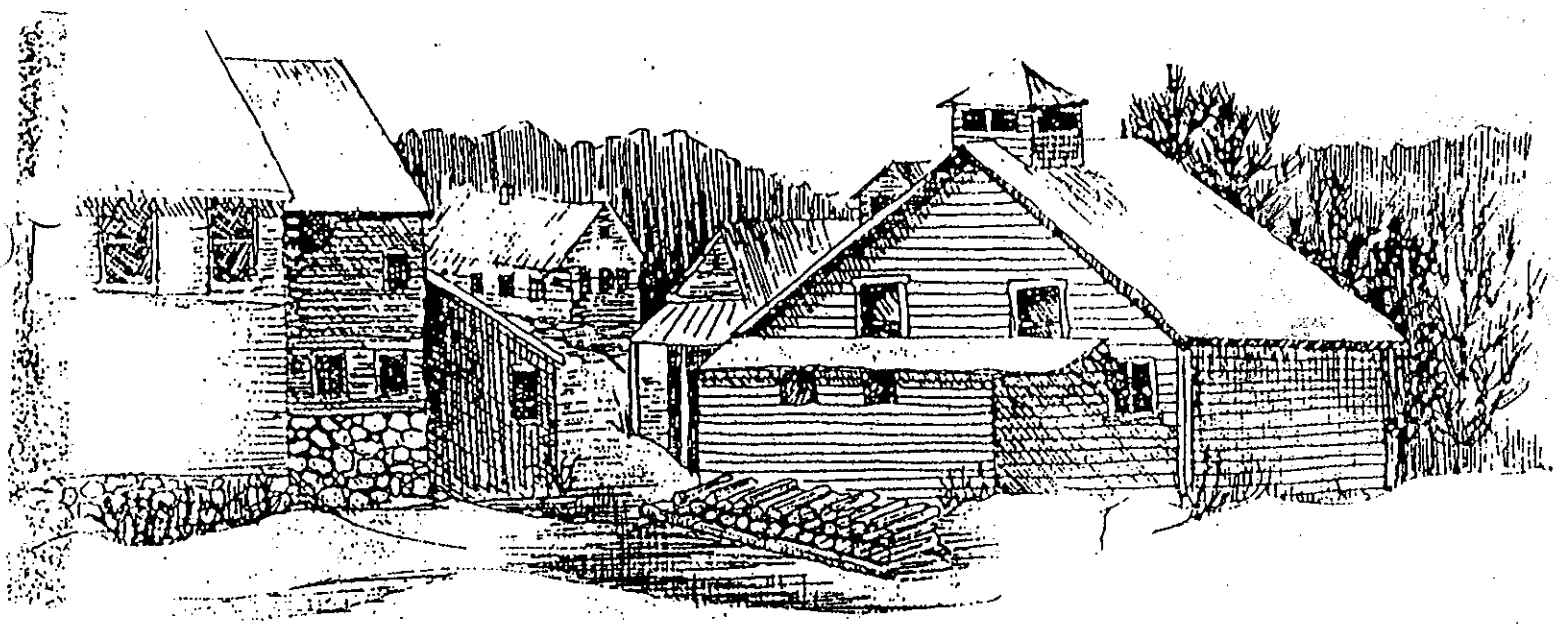
WARRENSBURG

master plan



A Report of The Warrensburg
Planning Board

APRIL 1987

A special meeting of the town board was held at the Town Hall, April 29, 1987 at 7:30 P. M.

All town board members were present.

After discussion, upon motion of Mr. Geraghty, seconded by Mr. Beswick, and carried, the master plan was accepted.

Upon motion of Mr. Geraghty, seconded by Mr. Beswick and carried, the following persons were appointed to a zoning commission: Robert Schiavi, Roger Langworthy, Thomas Baker, Mark Round, Thomas Seeley, Walter L. Haines, and Linda Bassarab.

Upon motion of Mr. Geraghty, seconded by Mr. Frulla, and carried, the health insurance obtained through the COBRA plan for non-employees was accepted according to the rules and regulations of the insurance department or the retirement system.

The week of May 18 through May 22 was designated as clean-up days.

Upon motion of Mr. Geraghty, seconded by Mr. Beswick and carried, Dog Warden David Hall was granted permission to attend a workshop.

The board agreed that a letter should be written to Dunne Perry thanking him for helping David Hall.

Upon motion of Mr. Geraghty, seconded by Mr. Frulla and carried, Rick Galusha was authorized to rent a backhoe on tracks at the most reasonable cost for use on Horicon and Alden Avenues, and possibly for use at the reservoir.

There being no further business, upon motion of Mr. Beswick, seconded by Mr. Geraghty, the meeting adjourned at 8:50 P. M.

Jean Markey

JEAN MARKEY, TOWN CLERK

TOWN OF WARRENSBURG PLANNING BOARD

The document you have before you represents the work of several years. This Comprehensive Plan was developed using a large variety of sources, including: a public opinion survey, the formation of community planning goals, an analysis of existing land use, a review of local economic activity, a study of population trends and housing conditions, an inventory of public facilities, a listing of transportation concerns, an analysis of the Town's visual character, and an analysis of the physical characteristics that effect the Town's developability. It is a document meant to tie together all the different aspects of growth and development in the Town. In the past Warrensburg has grown at a pace that has allowed all of the commercial, residential and social aspects to integrate easily. But there has been no intended direction for this growth and, of recent years, these growth patterns have become un-even, causing conflict between the different elements. The Comprehensive Plan, or "Master Plan," provides a resource for future growth and development, allowing expansion in an orderly and harmonious fashion while protecting the integrity of the Town as it currently exists.

The land use plan included in this document is a proposal of the Town of Warrensburg Planning Board. It is the resposibility of the Town Board, as the legislative body, to take any action to adopt or reject the suggestions made herein. The Planning Board will continue to review all the elements in the planning process to update this document as new developments occur. It is inyended to be a "living document," not a prediction cast in stone.

The Planning Board owes thanks to the Warren County Planning Department, especially, Dan Kane, for all their assistance in preparing this plan. This new Planning Board extends appreciation to the original Planning Board for all the time and dedication put into doing the research required for the background studies that are an integral part of this Comprehensive Plan. Thanks to Ruth Ellen Bruce, the Town Assessor, for her knowledge and assistance in preparing the current land use map. Our thanks to the citizens of Warrensburg for their cooperation and input, without which this document would have been created in a vacuum. And, of course, our deep appreciation to the Town Board for all of the support and encouragement they have given us.

Linda Bassarab. Chair.
Karl Irish. Vice Chair
Alice Farrell. Secretary
Bernie Baker
Roger Langworthy
Clint Rumrill
Robert Schiavi

John Hall and Susan Jordan, two recently resigned past Chairmen, also had a significant part in drafting this Plan.

CONTENTS

		Page
I.	INTRODUCTION	
	A. The Warrensburg Land Use Planning Program	1
	B. How the Land Use Plan was Prepared	1
	C. The Organization of this Report	4
II.	COMMUNITY PLANNING GOALS	
	A. Formulating Community Planning Goals	5
	B. Strategies for the Town	9
III.	THE LAND USE PLAN	
	A. Major Plan Inputs	24
	B. Land Use Plan Proposals	24
IV.	IMPLEMENTATION AND THE FUTURE OF THE WARRENSBURG LAND USE PLAN	
	A. The Implementation Devices	35
	B. The Plan: Current Status and Next Steps	38
V.	COMMUNITY RESOURCES SUMMARY	
VI.	APPENDIX	

INTRODUCTION

INTRODUCTION

A. THE WARRENSBURG LAND USE PLANNING PROGRAM

Presented in this volume is a program for the physical development of Warrensburg. The Land Use Plan portion of this program is a generalized long-range concept that shows the desired future development of the Town of Warrensburg. The zoning ordinance, subdivision regulations, sanitary code, special ordinances and local laws will provide the implementing controls that are designed to make the plan a reality.

The Land Use Plan represents a combination of the community planning goals and an analysis of the community's resources. Its purpose is to determine the density of future development as well as the most desirable and suitable locations for residential, agricultural, commercial and industrial uses. The time-frame of the plan is approximately 10 years; that is, the plan map that is presented here provides an image of how the Town of Warrensburg may look at the end of a decade if substantial growth occurs and if the plan is adopted and vigorously implemented.

While the Land Use Plan presents the future development pattern for the Town as a static document, it should not be considered a final, fixed-end point in the Town's planning process. The plan is based on existing conditions and identifiable trends. As unforeseen events occur, and they surely will, the plan should be changed to accommodate them. Thus the Town's planning program will not stop with the development of this plan. The Town must be continually aware of both local and regional trends and developments. These changing conditions must be analyzed and accounted for, and the plan must be reviewed, updated and revised accordingly.

B. HOW THE LAND USE PLAN WAS PREPARED

The method utilized in formulating the Warrensburg Plan follows the generally accepted process of comprehensive community planning.

The first step is to establish the goals of the community - the aims that the plan seeks to achieve. The second step is to conduct a series of basic studies about the community's needs and problems. Once objectives have been determined and background research conducted, the Plan can be prepared. The final step in the planning process is to enact measures which will implement the Plan.

The Warrensburg land use planning program followed a planning program that included the following plan elements.

1. A public opinion survey.
2. The formation of Community Planning Goals.
3. An Analysis of Existing Land Uses.
4. A review of local economic activity.
5. A study of Population Trends and Housing Conditions.
6. An Inventory of Public Facilities.
7. A listing of transportation concerns.
8. An Anaysis of the Town's Visual Character.
9. An Analysis of Physical Characteristics that effect the Town's developability.

These plan elements form the basis of the Land Use Plan. The Land Use Plan, in turn, is implemented through ordinances and regulations that are enacted by the Town.

CHART I.

THE COMMUNITY PLANNING PROCESS

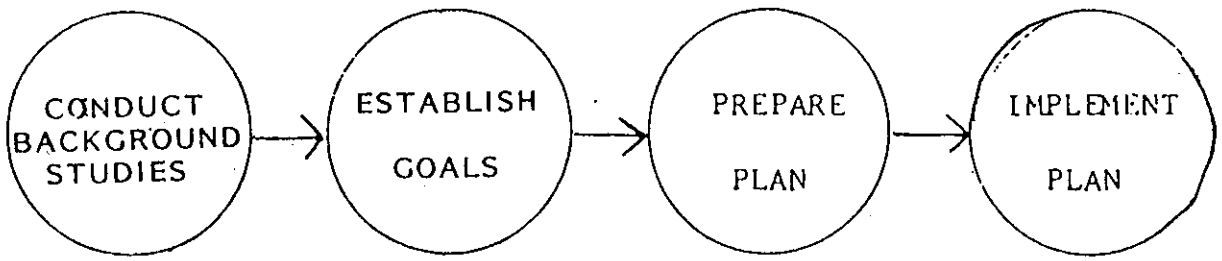
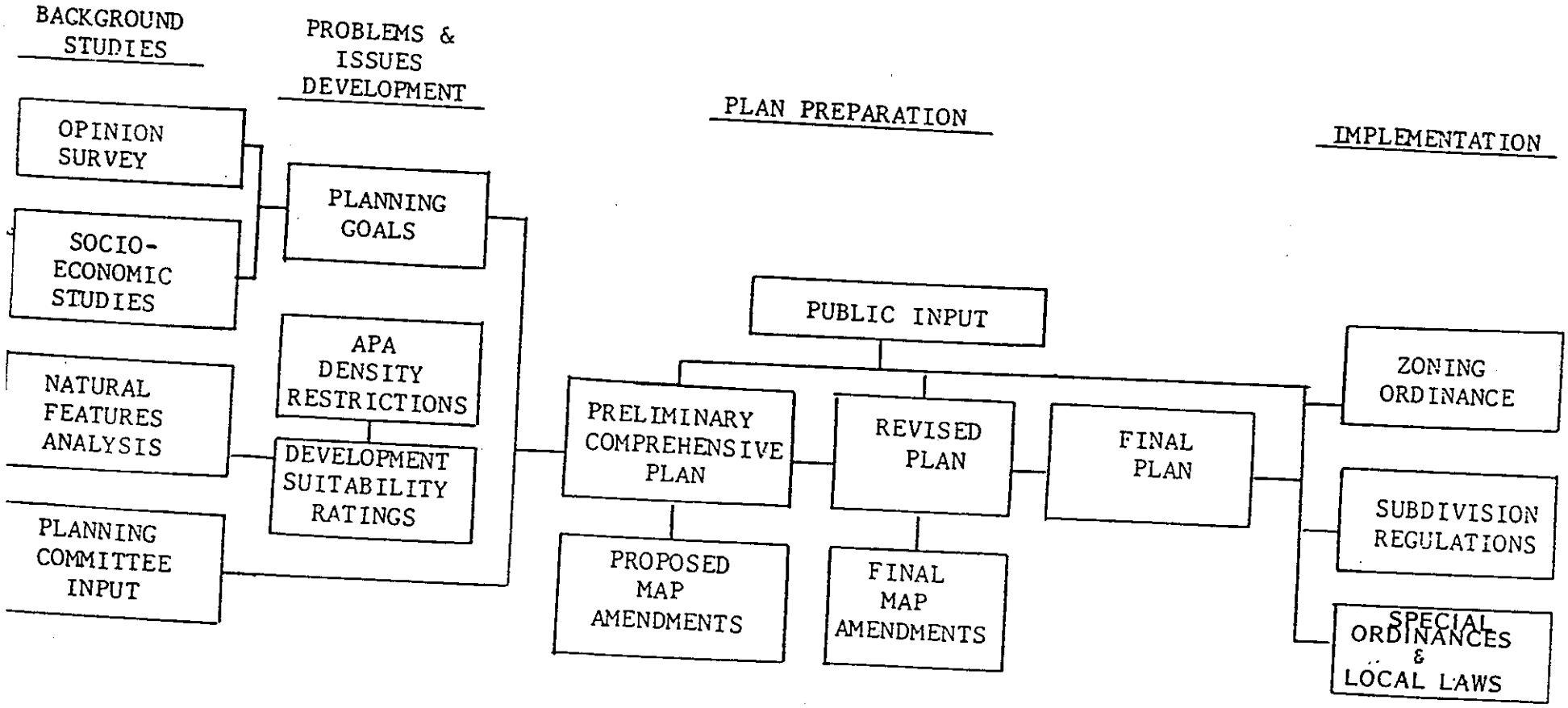


CHART II

DETAILED PLANNING PROCESS



C. THE ORGANIZATION OF THIS REPORT

The components of the Town of Warrensburg Land Use Planning Program are included in this and supplementary documents. This final report has been arranged as follows:

Part I - INTRODUCTION
A general description of the Land Use Planning Program and Land Use Plan.

Part II - COMMUNITY PLANNING GOALS
A discussion of the Town's planning goals and how they were formulated.

Part III - THE LAND USE PLAN
A description of the Land Use Plan, its major inputs, its proposals.

Part IV - IMPLEMENTATION AND THE FUTURE
A brief introduction to the Land Use Plan's implementary devices (which are produced as supplementary documents) and the future of the Land Use Planning Program.

Part V - COMMUNITY RESOURCES
The inventories, studies and analysis of factors that determine the makeup of the Town of Warrensburg Land Use Planning Program.

Part VI - APPENDIX
Supplemental information.

COMMUNITY PLANNING GOALS

COMMUNITY PLANNING GOALS

A. FORMULATING COMMUNITY PLANNING GOALS

The Town of Warrensburg Planning Board in its efforts to prepare a comprehensive plan for the Town has looked at a number of issues facing the Town over both the short and long term. In doing so the Planning Board has identified and categorized a number of problem areas and issues that are related to those problems. After identifying the issues, goals are established which, when reached, address the problematic issues. This is followed by a series of corresponding objectives, the recommended methods for achieving the goals.

The following is a compilation consisting of those problems and issues as well as the goals and objectives associated with them. The problem areas have been broken down into the following categories: Sewer, Water, Land Use, Commercial, Industrial, Visual, Parking and Recreation.

1. Sewers

Issues - Warrensburg has no municipal sewer system. The storm drain system is being used as a sewer and raw sewage is being dumped into the Schroon River.

Goals - To eliminate outdated and improper disposal methods. To provide an alternative method of disposal for those whose land cannot accommodate on-site methods.

Objectives - The enforcement of the existing sanitary code. Encourage establishment of a community sewage treatment method that will be adequate to handle the disposal problem and that will be economically feasable to install and maintain.

2. Water

Issues - The quality of the drinking water varies from good to poor, largely according to the season. In times of fire, the supply is not always adequate. There are areas of the Town where pressure is poor. There are numerous dead-end lines in the system.

Goals - Improve the quality of the drinking water. Ensure an adequate supply in emergency situations. Improve the pressure. Stop dead end lines.

Objectives - The implementation of the recommendations of the 1985 water study.

3. Land Uses

Issues - There is currently uncontrolled development because of a lack of standards. Substandard lot sizes have been used for residences and commercial establishments. There are multiple uses being conducted within residential units and neighborhoods that are conflicting and inconsistent (animals, garages, businesses). Mobile homes have been placed indiscriminately throughout the Town. There have been a number of single family residences converted to multi-family units without consideration given to lot size, parking, sufficiency of septic capacity, and the historic quality of the building. Some single family renovations have also diminished the historic quality of buildings and neighborhoods. There exists within the Town housing that is no longer "safe and sanitary". Adirondack Park restrictions are sometimes inconsistent with local needs.

Goals - To control land use development by setting standards for density, location and types of development. To set standards for conversions and for mobile home installation. To encourage preservation of historic quality. To make it possible for homes that have deteriorated to be brought up to safe and sanitary conditions. To address the local needs.

Objectives - The establishment of new, (zoning) and continued enforcement of already existing (subdivision) land use regulations. Investigate the possibility of funding to encourage the preservation of historic quality. Continue participation in the Housing Rehabilitation programs of the Community Development Grant Program, US Department of Housing and Urban Development. Seek map amendments to the APA Land Use Map.

4. Commercial & Adelene

Issues - There are no defined commercial areas. There are no regulations concerning development of commercial areas; such as

lot size, types, amount of parking, green space, etc. Many signs are ill-conceived, poorly located, and detract from the natural beauty of the area.

Goals - To establish a specific area where commercial development is encouraged. Establish criteria for site plan review. Develop standards for all signs.

Objectives - Include within the Zoning Ordinance, regulations dealing with the location, type, lot size and compatability of commercial uses. Include criteria for site plan review which would also deal with signage.

5. Industrial and Economic

Issues - There is a lack of industrial development in the Community.

Goals - To encourage development of "light/cottage" industry.

Objectives - The establishment, within the Zoning Ordinance, of appropriate standards to control, but encourage, sound light industrial growth and development. The promotion of Warrensburg through cooperation between Town Board, civic and professional groups and organizations.

6. Visual

Issues - There is no control of the visual elements of present and future development, i.e.: signs obscuring views, mixed uses of property new vs. old development, the protection of scenic views, etc.

Goals - Review of projects and development that takes place in visually sensitive areas.

Objectives - Implementation of site plan review and sign regulation criteria within the Zoning Ordinance.

7. Parking

Issues - In some areas the width of streets is inadequate to provide suitable parking. There are some businesses that do not provide adequate on-site parking. There is insufficient municipal parking.

Goals - To provide for better freedom of vehicular traffic. Alleviate congestion in residential and commercial areas. Allow for adequate commercial and municipal parking.

Objectives - The establishment and enforcement of a more restrictive parking policy. On-site parking requirements should be included within the zoning ordinance. Providing more municipal parking.

8. Recreation shale

Issues - There is a lack of a plan for parks within the Town, which leads to inadequate utilization of existing public parks, and a misuse of proposed future parks.

Goals - To develop a plan for the Parks.

Objectives - The development of the Town Recreation Plan by the Town Board in conjunction with the Planning Board.

B. STRATEGIES FOR THE TOWN OF WARRENSBURG

The physical development suitability of the land is a major component of a comprehensive planning program. Another factor is the development of strategies that will help guide the Town of Warrensburg in its future development. These strategies deal with the cultural factors and issues that effect the community and must be addressed on a townwide basis. Combined with these strategies are policy statements that, along with the Town's planning goals, indicate the key problems and issues unique to Warrensburg. Also included are recommendations as to how such problems and issues should be dealt with in the Land Use Plan. These policies direct how the plan should be integrated with the physical development suitability structure.

The following are the strategies that should be examined in developing policy statements. These policy statements can form the foundation from which the Town of Warrensburg can make decisions about future growth and development.

I. Economic Development Strategy

Economic Development within the planning framework is one of the most important elements within a community's comprehensive planning program. Until recently it was an activity conducted by private business groups, with local government involvement regarded as unwelcome. To communities burdened with tax base decline, unemployment and little economic growth, it is a fiscal and political necessity to have economic revitalization and encouragement of development as a top priority. Taking local public action to increase economic activity within the Town is feasible and effective.

The objectives of local economic development activities are: to remove governmental impediments; to assist in providing and improving land and services and to provide financial aid or incentives to make projects economically feasible and competitive; to market or promote the locality; and to improve the area's reputation, general climate, and receptiveness to business.

The overall design for an Economic Development Action Program is the result of basic needs such as: increasing the local tax base, increasing job opportunities for residents of the community, and addressing business location needs. Different strategies are then developed from these needs.

- Retention of Existing Business/Industry

  The objective is to retain income and tax base and to provide jobs in the private sector.

- Promoting/Attracting New Business/Industry from Outside the Community

  This widens the employment base and helps to protect the Community from reliance on a single employer within the

region.

- Encourage Entrepreneurship/Small Business

  New small business could provide a good re-use for vacant buildings within the Community and eventually grow to become a stable employer.

Utilizing the three examples described, the following process should be followed by the Town in order to develop an Economic Development Program:

- Identify persons involved in the Community who are involved at the policy and technical level as well as the business level and form a working group.

- Assess the Economic Development activities within the Town and topics such as economic trends, regulations and taxation.

- List the obstacles such as regulations, physical conditions, location problems or community feelings regarding such an activity.

- List the benefits for locating within the Community such as transportation, water, labor or aesthetics.

- Identify alternative programs such as business retention, new business location or an industrial park.

- establish priorities, evaluate feasibility of those priorities and select projects.

- Identify State and Federal funding and follow through on a project and continue the planning process.

With a working format established and a coordinated group identified to pursue the process of Economic Development with the Town there then will be structure and a direction by which assistance can be provided and decisions can be made. Without that direction the process will be slowed considerably as different groups work in different directions without a common goal.

The Town of Warrensburg should formulate its Economic Development activities with the idea of preserving the rural and open space character of the community while it embarks on a course to enhance the economic base within the Town. The following are general policy statements that the Town should consider during that process.

- Establish an Economic Development Committee, sanctioned by the Town Board, that will develop and implement an ongoing Economic Development Plan utilizing the issues discussed within this report as well as any other relevant issues.

- Provide for new businesses that will compliment existing businesses by providing financial incentives such as a Local

Development Program, a Community Development Block Grant Program and land use regulations that encourage productive, compatible activities within the Community work with these businesses to educate them on all available financial programs.

- Investigate the potential for a light industrial park suitable for attracting new or expanding businesses.

- Develop new or modernize existing infrastructures within the Town such as water, sewer and transportation facilities in order to compete with communities that provide adequate facilities.

- Establishment of stringent land use regulations that will enhance the location of new business as well as the expansion of existing business, at the same time as they provide protection against any nuisance created by unwanted activities.

- Encourage activities that will develop an employment base that is year-round.

- Toxic, hazardous and noxious activities in any form should be restricted to minimize potential impacts on the community and should be allowed only for the provision of essential services.

The following is a summary from the 1978 Economic Report, which is a part of the background studies. It is being included here because of its continued relevance to the current situation.

Advantages/Disadvantages for Retaining/Attracting Economic Activities

The responses to the Town Survey showed positively that local residents want a stronger economic base. While residents do not want to see the Town grow greatly, 89 percent of the respondents feel that more stores are needed in the Town and 95 percent feel that more industry is needed.

The employment and income patterns evidence the need for economic expansion in Warrensburg. The following program for economic development is suggested for the Town based on the local economic conditions and the knowledge of economic patterns throughout the nation.

First, the Town should promote the establishment of new service and retail businesses, at the same time providing for the retention of existing businesses within the Hamlet Area. As was mentioned earlier, the Hamlet of Warrensburg serves as the commercial center for the Town and for the surrounding communities - the Town should expand upon this factor. To encourage new businesses, the Town should establish or zone sufficient area within the Hamlet for commercial use. In addition, the Town should coordinate closely with the local

Chamber of Commerce in trying to attract stores or services which would balance or compliment existing businesses in the community. Through local promotional efforts the Town could further capitalize on the Gore Mountain ski trade, the summer tourist trade and its convenient access to the Northway. Maximizing the year-round tourist industry might be accomplished by combining the efforts of the local Chamber of Commerce with that of the rest of the County (ie. Council of Chambers).

Second, there is a need to define and implement certain physical improvements within commercial segments of the Hamlet. Some areas exhibit deterioration to commercial facades, encrouchment on the pedestrian path (sidewalk) by the vehicle, inadequate on and off street parking and the proliferation of unnecessary signs. Such problems could be resolved by enforcing land use controls and by investigating outlets for financial aid to local businesses. The combined implementation of these two measures could help insure a cohesiveness to the business areas of the Hamlet.

Third, there is a need to improve industrial employment opportunities locally. This could best be accomplished by enhancing the Town's position in attracting small, "cottage" type industries, such as, textile and furniture manufacturing. Steps toward attracting industries could include the designation or establishment of industrial use zones and extensive promotional efforts on the part of the Chamber of Commerce. The Town must recognize that most communites throughout New York State are seeking new industry; the key to success for Warrensburg will be the attraction for small indistries which can utilize local resources and relate to other businesses throughout the Region. Proximity to the Northway in combination with the recreational opportunities in the Adirondacks should be a particular stimulus for initiating or expanding small, labor intensive industry within Warrensburg.

As part of the process of attracting small businesses and industry, the Town should identify existing structures which are currently vacant or under-utilized. Such a detailed list of available locations could be a useful tool in encouraging new enterprises. The most common promotional efforts for attracting new business includes; a tax abatement system, a program to secure a site for an industrial park, the formation of a local industrial development agency and/or a local development corporation. However, these steps are not specifically recommended for two reasons: First, it is doubtful that any of these actions could singly attract a new business or industry to the Town; second, given the existing character of the community and the opinion of the residents, a very aggressive program for commercial or industrial expansion is inappropriate. What is recommended is a program which improves the community by retaining existing employment and attacting new industries, as well as continuing efforts to attract small commercial and industrial uses which are geared to the local residents and the character of the area.

Estimate of Prospects

Based on the assumption that the Town develops and implements the suggested economic development program, Warrensburg has a good chance of attracting business and small industry which is suited to its resources and its rural character. The facts that: (1) the community survey results emphasized residents interest in creating more localized employment; (2) the Lake Champlain-Lake George Regional Planning Board has identified the Hamlet of Warrensburg as a Major Center servicing the rural communities surrounding it; (3) Warrensburg has the basic locational requirements (land, water, proposed sewage disposal, proximity to a major transportation route); (4) community leaders appear to have a committment to economic development. These reinforce Warrensburg's position in promoting new business, retaining existing establishments, and enhancing the area's attractiveness for small, "cottage" type industries.

The key to success will be the organization and implementation of an economic development program. Not only will the actions resulting from the program improve the community's chances to attract new business and industry, but such a program will also stand as an example of Warrensburg's ability and committment to improve its economic base.

2. Housing Strategy

There are a number of factors that affect housing policy and programs. These factors are broken down into three basic areas: Town concerns; social and equity concerns; and location and compatability of land uses. All of these factors must be considered individually when developing a housing strategy for the Town of Warrensburg and also looked at as a whole to ensure coordination. Factors are discussed in "The Practice of Local Government Planning":

- Community Concerns

  Housing should be properly related to other community facilities, services to housing should be safeguarded, and public safety must be protected.

- Social and Equity Concerns

  Safe, adequate housing, in proper environments, should be available to all households, at costs they can reasonably afford to pay. There should be no discrimination in the availability of housing or the opportunities associated with it.

- Location and Compatability of Land Uses

  Housing should be located, by types and size, throughout the Community in areas that will enhance its location and allow it to continue to thrive with other compatable uses.

Through housing policies developed within the Land Use Plan and regulations implementing those policies within the Zoning Ordinance, the Town of Warrensburg can shape the direction that housing will take in the future. This direction should come from well reasoned policies based on the three issues discussed herein as well as issues raised within other parts of this Comprehensive Plan. The Town is currently faced with a number of housing issues, but some of the primary concerns that need immediate attention are as follows:

- former single family residential neighborhoods are being slowly changed by conversions to multi-family dwellings

- Safe, suitable single family structures are becoming overcrowded or converted to multi-family units because of high housing costs

- Lot sizes are unregulated within the hamlet area causing substandard lots that are unable to provide adequate facilities for the residents.

- Mobile homes are placed in inappropriate location, sometimes on a lot that has a single family residence

already on it, causing overcrowing and decreasing the value of adjacent properties.

- Mobile homes have been placed in neighborhoods that are predominantly single family residential

According to figures from the U.S. Department of Commerce, Census Bureau, the Town of Warrensburg had 1,334 occupied housing units. Since 1980 nearly 100 new units have been constructed within the Town. This can be compared to 1,053 occupied units in 1970. the median value of a single family owner occupied dwelling in Warrensburg was $33,453.00 in 1980 and $43,850.00 in 1985. Median rent values in 1980 ranged from $65 to $150 and in 1985 ranged from $150 to $275. The median family income for residents of the Town was $13,640.00 with residents of the hamlet having median family income of $14,340.00.

Based on the number of units being added per year since 1980, in conjunction with the number of additional people living in the community, there appears to be adequate housing for a community of this size. What is missing, according to a 1978 survey, and a review of housing needs, is housing for low and moderate income households within the Town.

This could be the result of a number of factors which are the reason for ensuing problems. The cost of housing, either new construction or the rehabilitation of existing units is extremely expensive and in most cases cost prohibitive for many low-to-moderate income households. Because of the costs involved, many low-to-moderate income households, (largely consisting of the elderly, large family, single parent or newly married family) are forced to live in blighted areas of the community under unsafe and unsanitary living conditions. This is because of financial constraints, lack of available units, or the decision to seek a lower cost alternative by occupying a mobile home.

Mobile homes have become a major source of new housing for low-to-moderate income families. They are not readily accepted in most communities because they depreciate rapidly, have to be financed by short-term loans at high interest rates, are regulated by different codes and are taxed at different rates from conventional homes.

The Town of Warrensburg needs to closely examine the housing issues discussed within this Comprehensive Plan and begin to take steps to deal with current problems associated with these issues. The following policies have been formulated with that in mind and

the Town should carefully consider their viability.

- Investigate the potential for additional multi-family housing complexes that will utilize less land, Town resources and be a tax base plus (requires less in services than it provides in taxes), and will be located in areas compatible both culturally and environmentally.

- Investigate the provision for senior citizen housing through federal or state funding and/or private investments

- Continue to participate in the Community Development Block Grant Program to substantially rehabilitate existing low-to-moderate income household structures and improve them to a safe and sanitary condition

- Establish stringent standards within the Zoning Ordinance to regulate the location of and conversion to multi-family (two or more) dwellings and insure quality housing according to the NYS Building and Fire Prevention Code.

- Encourage clustering in environmentally sensitive areas that are not conducive to development of a conventional nature.

- Implement zoning regulations, with site plan review criteria, that will guarantee to preserve the integrity of existing neighborhoods and stabilize the eroding property values of residential properties throughout the community.

- Implement and enforce regulations that address mobile homes in order to locate them in compatible areas of the community. Improvements, such as buffers, setbacks, skirting, age and foundations should all be addressed within the zoning ordinance.

- Continue to actively enforce to NYS Building and Fire Code, the Town of Warrensburg Subdivision Regulations and Sanitary Code.

3. Land Use Strategies For The Warrensburg Hamlet

The Hamlet of Warrensburg, a defined geographic area bounded on the south by the Schroon River, on the west primarily by the Hudson River, the north by the County and State facilities and the east by the Warrensburg School facility and Hackensack Mountain, has distinct village atmosphere without the legal designation of being an actual village. It can be easily separated from the rest of the community, which has remained predominately rural, because of the concentration of development and because of some of the problems that are inherent within a hamlet of this nature. The hamlet has long been the focal point where commercial, social and residential activities have thrived. For many years these activities were able to integrate at a reasonable pace but, in recent years the Town has experienced land use and development problems not unique for rual communities. The choice between conservation and development pressure, needs of local people and desires of outside interests, the quest to maintain community character, the importance of improving community services while remaining within financial constraints and accommodating potentially conflicting land uses are all issues which have been presented to an unprepared Warrensburg. The time has come when Land Use Regulations (zoning ordinance) are needed to establish the necessary balance of all these factors. A sound land use planning program will maintain and improve a sound economy while still providing for the protection of its rich natural heritage. Rapid uncontrolled growth could adversely affect the quality of life, while "no growth" could threaten the financial solvency of the Town.

The strategies and policy statements mentioned above can be divided into three segments consisting of: Hamlet Residential, Hamlet Commercial and Hamlet Social/Cultural.

A. Hamlet Residential

This area consists of all of the neighborhoods throughout the hamlet that provide for the residential needs of the community. Thus, some of the issues are also mentioned, with a little different emphasis, in the "Housing Strategy" preceding this section. A number of distinct neighborhoods exist within the hamlet and have developed significant characteristics because of their geographic and cultural locations. Over the years, considerable change has taken place in some of these residential neighborhoods such as:

- The inappropriate conversion of large one-family homes to multi-family dwellings.
- The lack of consideration for historic value and quality.
- Housing which has deteriorated to such a point that it is unsafe and unsanitary.

- The construction of new or additions on existing structures where the lot cannot accommodate them.

- Unregulated keeping of barn-yard type animals in the hamlet

- The mix of commercial uses (within residential neighborhoods).

- The random location of mobile homes often on substandard-sized lots with no skirting provided.

- The lack of a sewer system within the hamlet.

The following are policy statements that should be considered as recommendations within this Comprehensive Plan. They can be implemented through the enactment of Land Use Regulations and/or the establishment of Town policy.

- Many large, one family homes have been converted to multi-family dwellings without consideration being taken for the extra demands placed on the property by that additional use. Some standards should be set for these conversions to ensure that there is adequate parking for the additional units, that the lot size is large enough to accommodate that change as well as the change that may be needed in the upgrading of the septic system. Some areas in Town lend themselves very well to these conversions, where others are too cramped to handle what is already there. In the zoning ordinance, the standards for conversion should be established and the areas where such conversions are encouraged should be shown.

- Another aspect of conversion is the lack of consideration for historic value and quality, which has caused the loss of the historical integrity of many buildings that have played a major role in establishing the present character of Warrensburg. The Town should encourage historic preservation whenever possible. Programs and sources of funding for such preservation should be investigated to allow for continued support of existing historic areas and the historic district within the Town and Hamlet.

- To correct the condition of unsafe housing, it is recommended that the NYS Building and Fire Code and other land use and sanitary regulations be strictly enforced within the Town. This helps to ensure that quality living conditions exist and that the health, safety and welfare of the residents is protected. The Town should also continue participation in the Housing Rehabilitation Programs of the Community Development Block Grant Program, U.S. Department of Housing and Urban Development, in order to bring low and moderate homes up to safe and sanitary conditions and to remove blighted conditions that exist.

- A growth problem occurs when additions are put on existing structures or when additional structures are put on lots that cannot accommodate then, whether because of inadequate setbacks from lot lines or for the septic systems. This issue would be addressed in the zoning ordinance with sets up density requirements and minimum setbacks.

- There has been a great deal of controversy over the keeping of large, barn-yard type animals in the hamlet. There have been no standards or regulations on the keeping of such animals. Often the area allowed for the animal is inadequate and not enough care is taken to keep the area clean. It is recommended that, again within the zoning ordinance, some very definite standards of lot size (house lot size as well as animal lot size), sanitary conditions to be maintained, and setbacks from neighboring properties be established.

- There are a number of commercial uses in neighborhoods that have been traditionally residential. Home occupations that do not generate any traffic or noise are not in conflict with the character of a residential area, and should be allowed to continue. Large commercial enterprises would be better suited to an area specifically designated as "commercial", where commercial development has the space to grow and is encouraged to flourish, without the constraints that a residential neighborhood would place on it. This area would be so designated within the Zoning Ordinance.

- Mobile home placement should be by established criteria within the Zoning Ordinance and should be permitted as a viable form of housing. Only mobile homes meeting minimum construction standards should be allowed and there should be standards (within the NYS Building and Fire Code and Zoning Ordinance) that control age, condition, lot size, foundation, skirting, additions to and location. Mobile home location within the hamlet, as well as the remainder of the Town, should be allowed in areas where there will be harmony with the other land uses, such as other mobile homes, mobile home subdivisions or parks and not in areas where the predominate character and type are single family residential structures.

This document has been primarily concerned with the Hamlet. The outlying areas of the Town are under the jurisdiction of the APA. Any changes made here would mean negotiation with the Park Agency. Some areas exist where the feasibility of making map amendments should be examined. These areas include:

- Including Jenni-Hill Loop as part of the Hamlet

- Looking into the possibility of allowing for commercial development at Exit 24 of the Northway. Although this is

the Exit for Bolton, it is actually in the Town of Warrensburg - as Exist 23 is in the Town of Lake George.

The following APA regulations is recommended with no additional restrictions except to require Site Plan Review for those uses which involve significant alteration of forested lands.

- It should be emphasized that industrial and commercial uses are allowed in the Park. Growth of this type is severely inhibited within the Hamlet because of limited availability of land of adequate size for this type of development.

Public Utilities

The Town is presently working on two issues that affect every phase of growth and development in the Town. The lack of a safe and sanitary sewage disposal system and the aging water supply system are top priorities.

The lack of a safe and sanitary public sewer system continues to cause problems of pollution of surface water. The Town of Warrensburg has begun to deal with this continued denegration of one of the Town's greatest visual and natural resources: the Schroon River. Continued use of the storm drain system as a method of sewage disposal must be phased out by providing a viable, long-range alternative for dealing with sewage discharge. Residences and businesses that can do so should be encouraged to install on-site sewage disposal systems. Future expansion of the Hamlet should be predicated on the ability of the property to maintain its own sewage disposal system or the Town's ability to provide a community system.

The aging water system needs to be brought up to date. There has already been one study done on the sources of water currently available and the feasibility of expanding the existing system to include new sources. The Town is also studying how best to improve the existing supply whose main problem is age. The Town should implement the changes it sees as the most effective and cost efficient to address these issues.

The Town Landfill is located at the north end of the Town, having been recently organized, staffed and updated, is barely adequate for the present time and is in need of either continued expansion or closing. It is recommended that the landfill be closed down if/when a County-wide system of trash disposal is put into effect and further recommended that Warrensburg become part of that disposal system. The Town should actively pursue purchase of land for an alternate dump site. The new site, from its inception, should follow criteria established by sanitary landfills (i.e. Mt. Trashmores in Virginia that are planned in such a safe and methodic manner that they are future park sites).

The Town Hall, built in 1968, is quickly becoming too small to house the necessary office and storage spaces required of a growing Town. In the near future, a review of needs will be undertaken and an expansion plan drawn. It is recommended that the Town provide for more room than is immediately necessary to off-set further expansion

in years to come.

The Health Center Plaza has recently undergone renewal through enhancement of its parking lot and the roof area. On this site, there exists sufficient square footage to enlarge the Town-owned health center building. Done in conjunction with the Hudson Headwaters Health Network, this additional space will provide growth room for the local health care provider as well as room to consolidate such public services as food stamps, well child clinics, food distribution, Emergency Medical Technician courses and evening meetings of local civic groups which must now vie with local governmental and judicial functions for space in the Town Hall. This additional space will also provide opportunities for child care functions such as Head Start, afterschool programs and day care.

There are no development standards which might be followed by commercial activities. Development standards that deal with intensity of use in the hamlet commercial zone should be established within the Zoning Ordinance. These standards may include minimum lot sizes, setbacks from front, rear and side property lines, off-street parking requirements, height restrictions, percentage of lot occupied and permitted accessory uses. Site plan review criteria should also be established within this section of the zoning ordinance. Uses allowable only with site plan review should be identified as should the standards with which that activity must comply.

The lack of sign regulations within the hamlet has a significant impact upon the visual character of the area. Their overabundance and large size tend to give a crowded and disorderly appearance to the business district. The signs litter the travel corridors and create safety problems for pedestrians and vehicles. Sign regulations should be incorporated within the zoning regulations. A joint effort should be undertaken by the Town and the Chamber of Commerce to establish a sign improvement program that encourages uniformity in the character and types of signs that are located within the Hamlet and Town.

The lack of a community sewer system will preclude new commercial development from locating within the Hamlet. It could also limit the expansion of existing commercial activities because small lots do not provide adequate setbacks for on-site sewage disposal systems. The Town should actively develop a community sewer system for sections of the Hamlet that are unable, due to natural resource constraints or lot size, to accommodate an on-site sewage system. This should be a leading priority as further continuation of this situation will only lead to continued Hamlet deterioration.

There are not enough off-street parking facilities, whether public or private, within the Hamlet. High pedestrian traffic and on-street parking in an already constricted travel corridor causes congestion on the main thoroughfares. An analysis of traffic and parking problems should be reviewed by a traffic engineer and recommendations should be made concerning needed improvements, such as traffic signals, proper signage, parking zones and crosswalk locations.

A well established business center within the community can play a major role in the growth and development of the Town. This will be a positive role if that center is well planned, strengthened and supported by stringent land use regulations. Designed properly, these regulations will compliment the existing business, encourage new activity, protect the interests of the residents and business owners within the Community. Conversely, a poorly planned commercial center that is disorganized, unregulated and uncohesive can have an equally negative impact on the business climate within the same community. That negative climate can stagnate growth and development.

C. Hamlet Social/Cultural

The combined present recreation field and Magee Property obtained in 1983 represent the most signficant Town-held property. This property has the capacity to be used for recreational purposes as well as general site for community sponsored events.

As generally endorsed by the 1984 "Community Survey" the following recommendations for the property were encouraged by those responding: sledding, tobogganing; hiking and nature trails; cross-country skiing; adequate facilities for recreational ice-skating as well as hockey; basketball; tennis; jogging-"health trail"; facilities for small children; picnicking-shed arrangement for large groups; public concerts, plays and other outdoor artistic displays; and continued use for Fire Department and Chamber of Commerce events.

Aside from the formal "trails" mentioned, the Rec does provide for these activities. For those who enjoy winter sports, a heated building is located adjacent to the toboggan run, sledding hills, and skating rinks. In the more clement weather, the newly constructed "Creative Playground" provides a myriad of places for children of all ages to enjoy themselves. Among the swings and mazes are picnic tables and shady hideouts. The open spaces of the Rec Field allow activities such as the "Smokeaters' Jamboree" and the "Antique Show" to flourish while the sports lovers can enjoy a game of tennis, baseball or basketball.

Town held lands marked for improved active recreational use include the following:

- Marcus Bruce Park at the intersection of Ashe Place and Hudson Street

- Various "Future Home of Warrensburg Parks" along the Schroon River which have not been developed for public use and are currently being used as parking areas or fallow land.

- Echo Lake Beach area

Recommended for continued passive recreation are the following:

- the Floyd Bennett Bandstand, with its weekly band concerts in

the Summer, at the intersection of Main, Elm and Hudson Streets

- the Warren County Fish Hatchery

- hiking trails on Hackensack Mountain and the former Blister Hill ski area

School The Warrensburg School is facing space problems caused by increased population coupled with greater demands placed on the classrooms by the new "Regents Action Plan". It is recommended that the school take a careful look at the most feasible way to deal with these growth factors.

Library Warrensburg can be proud of its Library. Although small in physical size, it is large in its ability to provide the resources available through the Southern Adirondack Library System. The special programs it offers for both children and adults are a bonus to a small community limited in its cultural resources. It also boasts of a computer and the human resource of teaching to complement that tool.

THE LAND USE PLAN

THE LAND USE PLAN

A. MAJOR SOURCES OF INPUT FOR PLAN

As can be seen from Chart II in Section I, the three major sources of input for the Plan are Development Suitability Ratings, Background Studies leading to Planning Policies, and Public/Planning Board Input.

1. Development Suitability Ratings

There are some areas where the physical characteristics of the land make development ecologically and/or economically unfeaseable. Then we rely on the technical factor of "development suitability ratings". In the Natural Resources Report, included under separate cover, physical conditions such as steep slopes, unsuitable soils, hydrologic and biologic factors, shallow depth to bedrock, and critical environmental areas have been identified. These factors, representing obstacles to development, were added together and a composite map of natural factors affecting development was prepared. Based on this composite, a series of ratings was devised that shows the relative development potential of various areas throughout the Town. The ratings use four categories ranging from "unsuitable", where no buildings should be constructed, to "high suitability", where no limitations exist and building construction should be encouraged.

2. Planning Policies: Cultural Determinants of the Land Use Plan

While the land's development sutiability should be an important aspect of Town Planning, it is not the only consideration. Other factors - the cultural factors indicated above - must be considered before a land use plan can be prepared. The Community Resources studies including a current land use map, compiled with the help of the Town Assessor and the tax roles, contain thorough analyses of such cultural factors. Combined with the Town's Planning Goals, they indicate the key problems and issues unique to Warrensburg, as well as recommendations as to how such problems and issues should be dealt with in the Land Use Plan. In essence, these planning policies are the determinants of the plan - they dictate how the plan should be fashioned within the physical development sutiability framework.

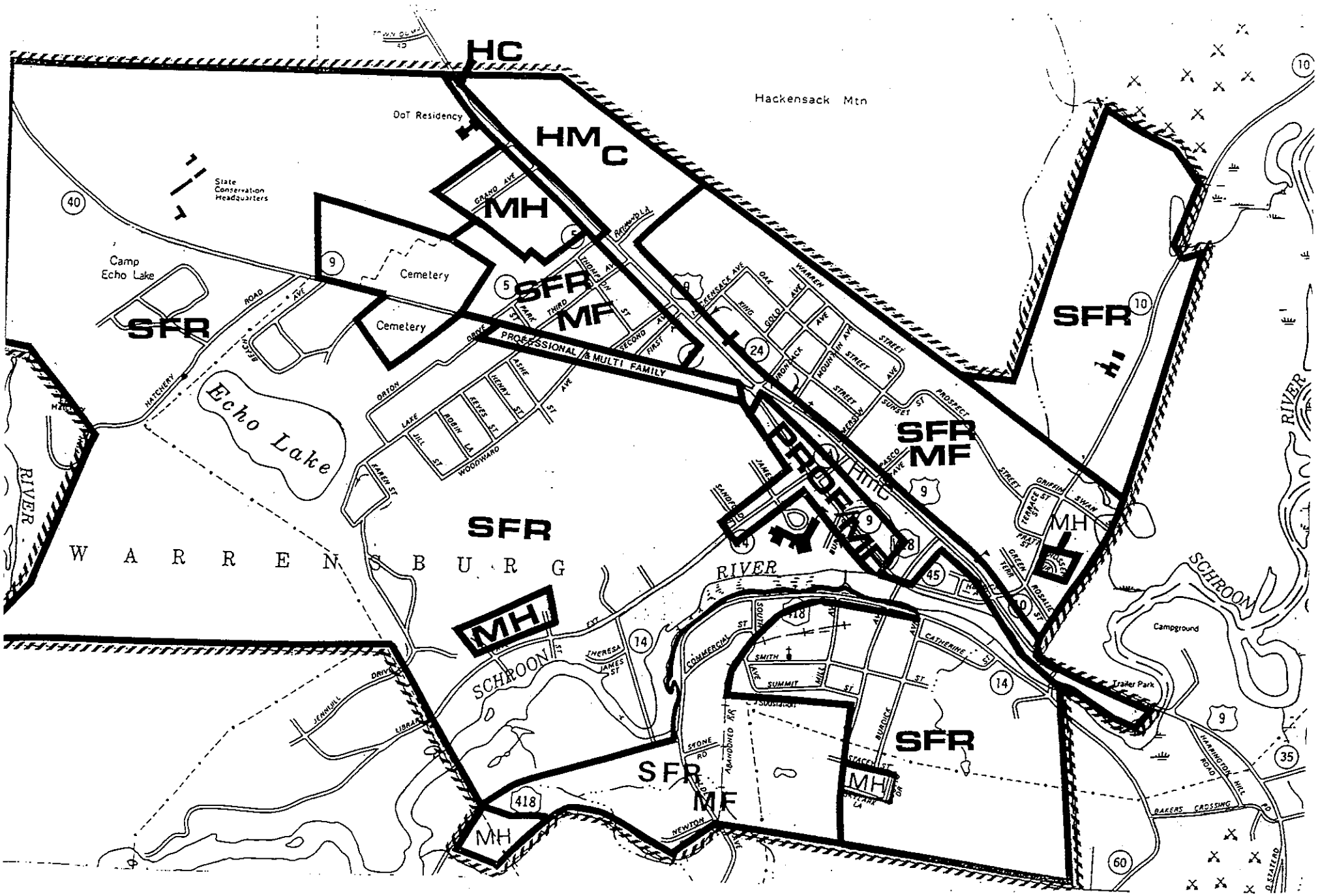
3. Public/Planning Board Input

The Public/Planning Board Input is a reaction to the first two which provides an indication of how realistic the proposals are. This must be an integral part of the process.

B. LAND USE PLAN PROPOSALS

The plan consists of a series of land use categories, each based on physical and cultural development aspects, as well as the Town's planning goals.

The following is an overview of areas recommended for zoning. The specific densities, uses (both primary and secondary), and those uses subject to Site Plan Review are left to be drafted in the actual Zoning Ordinance.


HC
HMC
MH
SFR
MF
PROFESSIONAL & MULTI FAMILY
PROF MF
Hackensack Mtn
DoT Residency
State Conservation Headquarters
Camp Echo Lake
Cemetery
Cemetery
Echo Lake
WARRENSBURG
RIVER
SCHROON
Campground
Trailer Park
GRAND AVE
THIRD
SECOND
FIRST
PARK
ORTON
LAKE
JILL ST
ROBIN LA
KEYES ST
HENRY ST
ASHE
WOODWARD
KAREN ST
HATCHERY
ROAD
BEECH
JENNIJILL
DRIVE
LIBRARY
THERESA
JAMES ST
COMMERCIAL ST
SMITH
SUMMIT
MILL
CATHERINE
BURDICK
STONE RD
ABANDONED RR
NEWTON
STACEY ST
SUNSET ST
PROSPECT
PASCO AVE
GRIFFIN
SWAN
TERRACE ST
FRATT ST
GREEN TERR
ROSALIE
HARRINGTON HILL RD
BAKERS CROSSING
HACKENSACK AVE
KING
GOLD
OAK
WARREN
MOUNTAIN AVE
STREET
MERSON
SANDFORD
JAMES
SOUTH
SUBSTATION
418
40
9
5
24
10
45
14
35
60

Hamlet Area 1

SINGLE FAMILY RESIDENTIAL - SFR

Purpose - Established residential neighborhoods where the character is single family detached residences. This character will be preserved through SFR zones.

Location - Located throughout the hamlet area in various neighborhoods with the appropriate lot sizes as specified by the zoning ordinance.

Hamlet Area 2

SINGLE/MULTI-FAMILY

Purpose - Established residential neighborhoods where the character is multi family detached residences. This character will be preserved through SFR zones.

Location - Single Family Residential/Multi-Family 10 areas are located in the Second, Third and Fourth Street areas, the Warren, Oak, King and prospect Street area and the River Street and Alden Avenue area of the hamlet.

Hamlet Area 3

MULTI-FAMILY AND PROFESSIONAL

Purpose - To allow the large old homes in the area to maintain their character once they can no longer be maintained as single family residences.

Location - Elm Street, Hudson to Orton Drive, Library Avenue to Sanford Street.

Hamlet Area 4

MOBILE HOME - 10

Purpose - Mobile Home (MH) zones are established residential neighborhoods where the character is single family mobile homes on a single lot.

Location - The Mobile Home zones are located along Stacey Street, Skylark Lane, Marion and Grant Avenue and off Library Avenue Extension in the area of Hastings Street.

Hamlet Area 5

HAMLET COMMERCIAL - HMC

Purpose - To encourage orderly development of the hamlet area predominately along Route 9. This area is high density commercial and service center and a secondary residential area.

Location - Beginning at the Schroon River Bridge and proceeding north along Route 9, at approximately one lot depth, to the northern most hamlet boundary near the Town Landfill Road.

Hamlet Area 6

HIGHWAY COMMERCIAL - HC

Purpose - Areas which have already developed intense and haphazard commercial patterns. Purpose is to confine development to this area while providing for minimal expansions through infill.

Location - North of hamlet along the west side of Route 9 from the corner of Foruth Street to the Town landfill road.

Hamlet Area 7

LIGHT INDUSTRY - LI 1A

Purpose - Provide opportunities for the expansion of light industry without competition with other use types. Highway oriented and research businesses need opportunities appropriately located near major highways from which they receive their materials and to which they dispense their products.

Location - There are areas within the Town that would accommodate light industry. The APA allows light industry with Site Plan Review in its moderate, low and rural use areas.

IMPLEMENTATION AND THE FUTURE OF THE WARRENSBURG LAND USE PLAN

IMPLEMENTATION AND THE FUTURE OF THE WARRENSBURG LAND USE PLAN

A. THE IMPLEMENTATION DEVICES

The implementation devices prepared to date and the overall implementation scheme are briefly discussed below.

1. Proposed Zoning Ordinance for the Town of Warrensburg

The proposed Zoning Ordinance will be a direct outgrowth from the Warrensburg Land Use Plan. The proposed Ordinance would divide the Town into twelve (12) different zoning districts that are directly comparable to the twelve (12) land use categories in the Land Use Plan. Development that occurs in each district will have to meet density requirements (ie, minimum lot size and setbacks from lot lines) as well as use restrictions (residential structure in Residential Districts, industrial uses in Industrial Districts, etc.). The density and use restrictions vary from district to district.

The proposed Ordinance will provide for existing structures or land uses that may not meet the standards established in the proposed Ordinance. It is future oriented and is aimed at the future development of the Town.

Finally, the Ordinance should allow for variances from a literal application of the Ordinance when an unnecessary hardship would otherwise result and it details procedures to be used to amend the proposal. The actual ordinance has not been drafted but will follow the major issues addressed herein.

2. Subdivision Regulations for the Town of Warrensburg

When a tract of land is subdivided into smaller parts, the process is known as "subdivision." Since the manner in which subdivision occurs has a direct effect, not only on the land involved, but on adjoining or nearby properties and the entire surrounding community, there is a community interest in the design of each subdivision. Hence municipalities rely upon "subdivision regulations" to insure that subdivisions occur in a way that not only benefits the subdivider but also the persons who purchase lots in the subdivision and the community in genral. Subdivision regulations also help implement the municipality's land use plan. Subdivisions should be tied to the plan's proposals, the land use plan being used as a guide in reviewing proposals for land subdivision.

The Subdivision Regulations for Warrensburg establish a series of standards that future subdivisions would have to meet, standards concerning such items as; the layout of streets and roads; lot layout; drainage improvements; and parks, open spaces and natural features. Different standards are required

for major subdivisions (subdivisions of five (5) lots or more) and minor subdivisions (subdivisions of less than five (5) lots).

The full text of the Subdivision Regulations can be found as an Ordinance entitled "Subdivision Regulations for the Town of Warrensburg" which is currently being administered by the Town.

3. Administration of Land Use and Development Controls

a. The Organization Involved -

The implementation portion of the local land use program consists of the land use and development controls discussed above. As currently envisioned, these controls will be administered by a Development Administrator, the Planning Board and a Zoning Board of Appeals, along with assistance from the NYS Department of Health. The functions of these are:

1) Development Administrator - A salaried officer and resident of the Town, appointed by the Town Board - receives applications for project permits when all requirements have been satisfied; evaluates each application to determine whether he can issue a project permit simply on his own authority or whether approval must first be received from other bodies. Assists applicants in filing applications for other approvals; inspects projects to insure conformity with conditions of project permit; issues a certificate of occupancy upon completion of a project in accordance with applicable requirements; and serves as enforcement officer of the land use programs.

2) New York State Department of Health - Assists the Development Administrator by providing competent assistance in administering sanitary regulations that the Town has adopted.

3) Planning Board - A five or seven (7) member body composed of Town residents appointed by the Town Board. Reviews and, in proper cases, approves subdivision plans relating to land within the Town. May recommend to the Town Board rules and regulations concerning land use controls within the Town. May also review Site Plans prepared to specs set forth in Zoning Ordinance or separate local ordinance.

4) Zoning Board of Appeals - A seven (7) member body composed of residents of the Town appointed by the Town Board. Hears and decides appeals from determinations of the Development Administrator; grants variances from the Zoning Ordinance in accordance with standards established by State Law and set out in the Land Use Ordinance.

5) Town Board - In addition, the Town Board, as the Legislative Body of the Town, has an important role in the land use program, principally through its power to proceed with the recommendations and actions specified in the Plan.

b. The Procedure Involved -

The procedure to be followed under the land use program by a person desiring to undertake a project within the Town varies with the nature of the project. In each case, however, the process begins with the filing of an application for a project permit with the Development Administrator. The Development Administrator, using information furnished in the application, will advise the developer of the particular approval his project must meet. He will furnish the applicant with forms and limited assistance for proceeding before any of the Boards whose approval will be needed.

The approvals or other actions necessary for a project permit in particular kinds of cases and the legal bodies empowered to grant them are as follows:

1) Land Use and Development Permits - Development Administrator.
When a project to be undertaken meets the requirements of the Town's implementation controls the Development Administrator must issue a permit that will allow the project to proceed. If no review is required by another agency the Development Administrator will check the project for compliance with the implementation controls and issue the permit himself. If further review is required he will issue the permit after he is informed to do so by the review body.

2) Subdivision Approvals - Planning Board
Any project within the Town which proposes the subdivision of land will require approval of the Warrensburg Planning Board before a project permit can be issued. Before granting its approval, the Planning Board must be satisfied that the plat meets the required minimum density and lot size of the Zoning Ordinance and other applicable requirements of the Subdivision Regulations. These requirements will ensure that the subdivision layout is environmentally sensitive, that appropriate streets have been installed, that recreation spaces are adequate and the provision for sanitation will be adequate. In addition, when the proposed subdivision is a Class A or Class B Regional Project, final Planning Board approval of the plat is contingent upon approval by the body conducting the Regional Project review.

3) Variances - Board of Appeals

State Law provides that in cases of "practical difficulties or unnecessary hardships" a Town Board of appeals may grant a variance from a particular provision of a zoning ordinance with respect to a particular project. The precise standards for the grating of a variance are complex and vary with the type of provision from which relief is sought.

B. THE PLAN: CURRENT STATUS AND NEXT STEPS

The Land Use Planning program included in this document is a proposal of the Town of Warrensburg Planning Board. The Planning Board has received the encouragement of the Town Board in its efforts; although the final decision will rest on the Town Board to take any actions to implement or reject any of the proposals included in the planning process.

The Planning Board will continue to review all of the elements of the planning program, seeking further input from the townspeople. After the Planning Board has secured general agreement from the townspeople, it will be the Town's responsibility to enact the measures which implement the planning program

APPENDIX

TOWN OF WARRENSBURG

COMPREHENSIVE PLANNING PROGRAM

BACKGROUND STUDIES

AUGUST 1978

DRAFT

Town of Warrensburg Planning Board
and

Warren County Planning Board

WARREN COUNTY PLANNING BOARD
WARREN COUNTY MUNICIPAL CENTER
Lake George, New York. 12845

Area Code 518

Phone: 792 – 9951
Ext 344

August 24, 1978

Mr. Charles E. Hastings, Supervisor
Emerson Memorial Town Hall
Warrensburg, N. Y. 12885

Dear Mr. Hastings:

At the request of the Town Planning Board, I am transmitting to you a draft copy of the Background Studies.

Over the previous months the Town Planning Board, in conjunction with the staff of the Warren County Planning Board, has been preparing the social and economic components of the Town's Comprehensive Land Use Plan. This document is a collection of those studies and the work completed to date. Certain maps which depict inventory and analysis data are not as yet available in reproducible form. These working maps are on file in the Planning office at the Municipal Center.

If you have any questions regarding the contents of this document, please contact me at this office. In addition, I have sent a copy to the Town Clerk to be available for public inspection.

Sincerely

Patricia Tatich

Patricia A. Tatich
Associate Planner

PAT:ems
Encl.

cc: Roger E. Langworthy

COMMUNITY INFORMATIONAL SURVEY RESULTS
WARRENSBURG TOWN PLAN

OUTSTANDING TRENDS

Background

On May 16, 1977, the Warrensburg Town Board passed a resolution authorizing the Warren County Planning Board to assist with the preparation of a comprehensive Town Plan. This plan, compiled with the technical assistance of the Adirondack Park Agency, will, ultimately consist of a zoning ordinance, subdivision regulations and other codes necessary to direct the future land use of Warrensburg. Expected to take nearly two years to complete, the estimated cost to Warrensburg will be $3,000., or 1/6 of the cost.

The initial and most important step in the planning process is resident input. To gain maximum citizen reaction, the Warrensburg Planning Board designed a questionnaire regarding future land use in the community. Questions in the six page form sought information about Warrensburg's problems and needs, unique features, housing preference, a rating of the services and facilities , resident shopping patterns and demographic data.

636 surveys (a one in three sampling of property owners) were randomly selected by the County Computer and mailed on June 20, One hundred surveys were made available at Town Hall. As of this date, 176 responses were received, representing a 28% rate of return.

SURVEY RESULTS

Warrensburg Problems

Warrensburg residents are particularly concerned about sewers, the Town water system, and the appearance of Schroon and Hudson Rivers and Echo Lake. Most responses are pro sewer and waterway cleanup. People complained about sediment and discoloration from the town water system.

83% of respondents would like to see mobile homes located in parks, subdivsions or not allowed in town. 17% feel that mobile homes should be allowed anywhere. (No restrictions on locations.)

Unique Features, Places and Buildings

Unique buildings frequently mentioned by respondents included the Emerson Sawmill, McGee Estate, the Bandstand, Floyd Bennett Home, the Old Post Office Building and the Pillars. Scenic areas often mentioned were Echo Lake, Pack Forest, Hudson & Schroon Rivers and Hackensack Mountain.

Housing and Demographic Information

The majority of respondents own single family homes,have lived in Warrensburg more than 20 years, and are staisfied with their present housing. Of those expressing a preference for a different environment, the favorite desire was a more rural setting. The high cost of housing is the reason most often cited for being dissatisfied with present housing.

44% of respondents are between the ages of 45 and 64. The largest age group of family members is 5-14, followed by 15-24 and 65+. The majority of respondents are employed full time in Warrensburg.

Services and Facilities

Fire protection, emergency ambulance service and the library are generally considered very good. Road construction and repair, police protection and public transportation received average to poor ratings. Public water supply, sewer system, indoor recreation and activities for young people are rated poor.

There was a strong "needed" vote for the sewer system and additional indoor recreation.

Shopping & Service Needs

A clear majority of respondents shop locally for food, building material, drugs and medicine, lawyer, dentist, banking, insurance and plumbing & heating services. On the other hand, the majority of respondents shop in other communities for major appliances, ladies and mens clothing, childrens' clothing, shoes and doctor services. With the exception of doctor's services, better selection and lower prices, are the reasons most often given for shopping outside of Warrensburg. 51% of the respondents cited "lack of doctors" as the reason for seeking the service in another town. A movie theater is the service most often cited as missing.

Warrensburg's Needs

1. More industry
2. Grow only slightly in future
3. More stores
4. Preserve open space.
5. Attract transient tourists

Land Use Administration

77% of respondents feel that Warrensburg, not the APA, should administer local land use.

B. Hamlet Commercial

The commercial activity within the Town, and specifically the hamlet, has provided the focal point for the growth and development that has taken place throughout the history of Warrensburg. Early development historically took place along the Schroon River as water-based industry such as gristmills and logging related production. Changing times and the growing needs of the Community have caused this type of production activity to evolve towards services and commercial endeavors.

The majority of the commercial activity within the Hamlet of Warrensburg has taken place along N.Y.S. Route 9 from the Schroon River Bridge at the south to the State and County Highway Facilities to the north. Scattered commercial activity also occurs along River Street as well as on Hudson Avenue, but is generally within residential areas along those streets.

The range of commercial activities goes from highway commercial and strip commercial businesses (those that serve the traveling public, such as Cumberland Farms convenience stores), to the service oriented businesses that form the core of the business district. These include banks, grocery stores, clothing and shoe stores, professional offices, and service centers. These different uses have been interspersed along the business corridor and make up the total business district within the Hamlet.

In order for these businesses to continue to prosper and for new businesses to locate within the business district an overall examination must be made of some of the issues that face this area. From that point policies should be developed in order to maintain a quality business district that is in harmony with the remainder of the Hamlet and the Town.

The following are issues that need to be addressed and some recommendations that may be followed.

Currently, there are no specific areas within the Town that either encourage or discourage commercial activities. This lack of an organized commercial district causes commercial encroachment on residential property. With no buffer zones designated, commercial zones continue to intrude gradually on residential propety, thereby eroding the residential area. Zoning regulations, adopted along with this comprehensive plan would establish the boundaries for commercial activities and specifically designate the areas most suitable for that activity.

There are no land use regulations that specify the types of commercial activities permitted in any area of the community. Specifying allowable commercial activities provides for compatability. The types of new commercial uses allowed should reflect consideration of existing uses and the impact the new use would have all those uses and the community as a whole. Licensing of businesses should also be considered.

THE NEXT STEP

From these survey results, the Warrensburg Planning Board will determine future land use goals and planning direction. Land use ordinances will then be instituted to achieve the desired goals. Land use controls may have a direct impact upon each person in Warrensburg. For this reason, it is essential that all interested people attend upcoming Planning Board meetings and participate in your Town's future.

PRELIMINARY GOALS AS SUGGESTED BY WARRENSBURG'S TOWN PLAN SURVEY

The following is a draft statement of the basic goals arising from the Town Plan Survey which Warrensburg Officials may wish to pursue in their Town Plan.

II. GOALS FOR WARRENSBURG'S PROBLEMS:

1. Continued support for proposed sewer, expediting action where possible.
2. Improve the appearance of Schroon and Hudson Rivers and Echo Lake.
3. Investigate existing water system; determine where problems exist and what improvements are necessary to rectify discoloration, insure against freezing, and accommodate future growth.
4. Develop an equitable mobile home regulatory ordinance to restrict placement to specified locations.
5. Stimulate building improvements (facades, lots, signs (??), etc.).
6. The Board may wish to investigate localized parking complaints.

III. GOALS FOR WARRENSBURG'S UNIQUE FEATURES:

1. Identify and protect scenic views.
2. Identify and protect certain natural features.
3. Identify and protect certain historic and/or significant buildings.

IV. RESIDENTIAL GOALS:

1. Enhance rural character of Town.
2. Provide for more dense development in certain restrictive APA zones, according to the appropriate natural resource considerations.
3. Encourage public (private, if possible) residential rehabilitation.
4. Anticipate effect of proposed sewer on land use.

V. SERVICES AND FACILITIES GOALS:

1. Research problems with water supply and determine future adequacy.
2. Promote and expedite new sewers.
3. Promote better road construction and repair.
4. Investigate Medical Center complaints.
5. Investigate police protection complaints.
6. Promote better indoor recreation.
7. Encourage more activities for young people.
8. Research the feasibility of mass (public) transportation.

VI. SHOPPING AND SERVICE GOALS:

1. Achieve a better "capture rate" for local businesses, particularly major appliances, ladies', men's and children's clothing, shoes, and doctor's services.

VII. GOALS FOR WARRENSBURG'S NEEDS:

1. Attract more industry to provide local employment opportunities.
2. Maintain a slow growth rate.
3. Attract additional stores.
4. Provide for the preservation of open space.
5. Attract tourists.
6. Provide additional recreation areas.

PRELIMINARY METHODS FOR ACHIEVING LAND USE GOALS

Town of Warrensburg

The following is a list of suggested approaches that might be considered to achieve the goals arising from the Warrensburg Town Survey.

Warrensburg's Problems

1. Proposed sewer expedition
   a. Planning Board resolution supporting sewer system
   b. Public Education program
   c. Septic system evaluation
   d. Emphasize effect of existing system

2. Appearance of Schroon and Hudson Rivers and Echo Lake
   a. Support proposed sewer
   b. Set back regulations for new construction and density controls
   c. Anti-pollution and clean-up campaign
   d. Tree ordinance-restricting size of trees to be cleared
   e. Conservation district around body of water
   f. Special ordinances (ie. PUD) for protection and public access

3. Water System problems
   a. Engineering study of system
   b. Determination of discoloration and sedimentation problems
   c. Cost of expanding water system to meet existing and future needs
   d. Recommendations to Town Board for correcting deficiencies

4. Mobile Home Regulations
   a. Definition of Planning Board Policy regarding trailer regulation
   b. Zoning map and ordinance of town designating specific zones where trailers will be allowed in the future

5. Building Improvements
   a. Adopt and enforce building codes
   b. Adopt a sign ordinance (part of zoning regulations)
   c. Zoning ordinance to include regulations regarding vacant, damaged structures.
   d. Provide incentives for structural rehabilitation and beautification (community development, discretionary grant)

6. Localized Parking Problems
   a. One side of street parking
   b. Widen Streets
   c. Off-street parking restrictions on new developments
   d. CBD parking lots

Warrensburg's Unique Features

1. Protect Scenic Views
   a. Restrict development densities and building height within scenic corridors
   b. Landscaping and tree cutting restrictions
   c. Land-banking, tax reduction for transfer of development rights (Agriculture District, Fisher Tax)

2. Protect Natural Features
   a. Restrict development densities
   b. Buffer zones surrounding natural features
   c. Land banking and tax incentive for transfer of development rights
   d. Sanitary code
   e. Visual easements

3. Protect Historic and or Significant Structures
   a. Historic ordinance listing significant structures to be preserved
   b. Architectural control
   c. Citizen education and awareness
   d. Buffer zones
   e. Tax incentives--a low reassessment for rehabilitated buildings
   f. Grant and loan rehabilitated programs utilizing community development discretionary funds or local money if available

Residential Goals

1. Enhance Rural Character of Town
   a. Combine development to already developed areas
   b. Expand hamlet boundary in accordance with natural resource and service constraints
   c. Higher density zoning in hamlet
   d. Subdivision ordinance and site plan review to regulate new development and maintain rural atmosphere (PUD)
   e. Low density zoning outside hamlet areas
   f. Tree cutting ordinance in accord with timber industry
   g. Screening and buffer provisions

2. Denser Development in Restrictive APA Zones
   a. Sewer line to remove environmental constraints
   b. Planned Unit Development (PUD) zoning provision
   c. Density shift within zones to more buildable areas
   d. Map amendments expanding or reducing development areas

3. Residential Rehabilitation
   a. Tax incentive for housing repair (reduced re-assessments)
   b. Rehabilitation loan/grant program-C.D.B.G. or private monies
   c. Building Code enforcement
   d. Spring clean-up campaign

4. Effect of Sewer on Land Use:
   Sewers are the great environmental equalizer. Areas of the town with accessibility to this service will be more vulnerable to development. Cluster development may be worthy of investigation. This type of development is efficient and less costly for the developer--the towns open space goals can be realized easier.

Service and Facilities goals

1. Water Supply. See II, 3.

2. Promote & expedite sewers:
   a. Planning Board endorsement
   b. Public education program
   c. Program for septic system evaluation

2. Promote and expedite sewers:
   a. Planning Board endorsement of project.
   b. Public education program
   c. Program for spetic system evaluation

3. Road Construction & Repair:

   a. Educate community as to cost of repair to taxpayer.
   b. Subdivision ordinance including street improvements pre-determined to specifications by developer prior to town accepting streets.
   c. Design a cyclical street improvement schedule according to need.

4. Medical Center:

   a. conduct a survey of medical needs to determine deficiencies at center.
   b. determine costs to taxpayer and educate public.

5. Police Protection:

   a. Identify problem areas of town
   b. Determine cost of providing police
   c. Educate public of cost to taxpayers

6. Indoor Recreation:

   a. Identify specific indoor recreation needs
   b. Utilize shcool facilities more intensely
   c. Is there a sufficient market for publicly rented, privately operated facilities?

7. Activities for young people:
   a. Survey needs and desires of young people for additional facilities.
   b. Community-wide campaign to collect funds, materials etc. to develop the facilities most wanted by young.
   c. greater utilitzation of school facilities.

8. Mass(Public) Transportation

   a. Discuss possibility of service with private bus companies
   b. contact L.C. - L.G. Regional Planning Commission regarding feasibility study of mass transit.

Shopping & Service goals

   a. meet with merchants to discuss survey results and losses being suffered locally.
   b. Receive input about situation and recommendations for improvements.
   c. Contact merchants about locating branches in town, to absorb out going shoppers.
   d. Create incentives to do business in town (tax stabilization or reduction)
   e. Advertise community and potential market to aspiring merchants
   f. Chamber of Commerce representative attending Planning Board meetings.

Warrensburg's Needs

1. More Industry:

   a. Investigate the feasibility of developing an industrial site, with services, adjacent to Northway
   b. Tax incentives to attract industry
   c. Zoning to develop the environment sought by in industry
   d. Advertise community

2. Slow growth Rate: (Difficult to do while trying to expand tax base.

a. Restrictive zoning (large lots)

3. Additional Stores: (See VI)

4. Preserve Open Space:

   a. Low density zoning restrictions
   b. Conservation zones
   c. Scenic easements restricting building placement
   d. Buffer and landscape requirements
   e. Tree cutting ordinance
   f. Open space requirements (%) in Sub - D PUD

5. Attract Tourists:

   a. Advertise Warrensburg (existing facilities, proximity to Lake George)
   b. Develop facilities being sought by tourists (swimming, camping, etc.)
   c. Improve & Emphasize existing facilities

6. Additional Recreation Areas:

   a. Expand and improve existing parks, beaches, etc.
   b. Examine and determine the areas which are deficient (types of recreation needed; centralized or in specific areas of town)
   c. more intense use of school recreational facilities
   d. Sub-D, PUD Open space/recreation % requirements.

TOWN OF WARRENSBURG

POPULATION

INTRODUCTION:

Population is the most essential element of any community, being the dominant force behind economic base, land use patterns and growth. Population fluctuations will have a direct effect upon the demand and utilization of such services as schools, transportation, police, medical facilities, etc. Of equal importance is the relationship between population and economy. An expanding economy usually means an increase in population (labor force), and in some instances, a population increase can mean economic expansion. An expanding economy means more employment which will stimulate the "in-migration" (or stem the "out-migration") of the productive younger age groups. This, in turn, creates more buying power and a greater demand for services.

Age and income characteristics are indicators of the types of demands that can be expected in the future. A young, affluent population will be seeking a different type of service and living environment than will retirees.

An analysis of past and existing population trends can provide one with a basis for expectations and from this, future direction can be planned.

OVERVIEW:

Since the turn of the century Warrensburg has experienced many fluctuations in population growth. As indicated by Table 1, the most drastic change was in the 1910-1920 decade when the community suffered a 65.5% loss, or almost 2 out of every 3 people, likely the result of World War I. Since that period Warrensburg has shown constant, modest growth generally in the 10-15% range except for the 1950's when no growth was evident. It is interesting to note that the Town's population is just now approaching what it was at the turn of the century! It will be interesting to see the differing patterns of land use accommodating this population then and now.

TABLE 1.

WARREN COUNTY

PERCENT OF TOTAL POPULATION GROWTH EXPERIENCED BY EACH TOWN

TOWNS	1910-20	1920-30	1930-40	1940-50	1950-60	1960-70
BOLTON	-60.8	+ 5.0	+ 0.1	- 9.8	+19.6	+12.1
CHESTER	-27.1	+ 1.5	+11.6	+ 5.5	+ 2.4	+18.0
GLENS FALLS	+253.9	+75.7	+16.3	+ 4.0	- 5.2	- 7.3
HAGUE	- 2.7	-11.5	- 0.1	+ 3.0	+ 1.3	+18.0
HORICON	-45.0	+ 1.8	+ 2.7	- 6.9	+ 4.5	+ 6.8
JOHNSBURG	-13.3	-14.2	+ 6.1	+ 3.5	+ 8.4	+ 5.6
LAKE GEORGE	-33.6	+17.3	-14.1	+ 9.8	+49.8	+15.5
LAKE LUZERNE	-30.4	+ 5.3	+ 5.4	+13.9	+28.3	+18.8
QUEENSBURY	-15.1	+23.5	+55.2	+40.0	+69.4	+45.0
STONY CREEK	-37.6	- 7.5	- 0.4	+ 4.8	- 4.1	+22.0
THURMAN	-22.8	- 6.4	+ 0.8	- 1.0	+ 5.4	+29.2
WARRENSBURG	-65.5	+ 9.5	+16.4	+12.8	+ 0.4	+14.5
WARREN COUNTY	- 1.7	+ 7.8	+ 5.4	+ 8.8	+12.2	+12.3

Source: U.S. Bureau of the Census; Department of Commerce

TABLE 2.

POPULATION CHANGES, 1940-1970

CENSUS	1940	1950	Percent Change	1960	Percent Change	1970	Percent Change
WARRENSBURG	2,566	2,894	+ 12.8	2,907	+ 0.4	3,330	+ 14.5
WARREN CO.	36,035	39,205	+ 8.8	44,002	+ 12.2	49,402	+ 12.3

Since 1940 Warrensburg's population has increased by 764 people or 25 persons per year. In this same period the County experienced an increase of 13,367 people, or 446 people per year. On a yearly average, Warrensburg contributes nearly 6% to the County growth. The bulk of the County's population increase has been in the Queensbury suburbs surrounding the prime employment generator, Glens Falls. Of the population growth outside Queensbury (3060 since 1940) Warrensburg has contributed 25% or one-quarter. There are twelve (12) municipalities in Warren County (statistics do not differentiate the Village of Lake George).

TABLE 3.

POPULATION AGE-GROUPS - PERCENT

	Median Age	PERCENT TOTAL POPULATION					
		Under 5	5-14	15-24	25-54	55-64	65+
WARRENSBURG	29.1	9.7	20.6	15.2	32.2	9.7	12.8
WARREN CO.	28.9	9.4	20.9	15.1	32.8	10.0	11.7
1977 TOWN SURVEY	*	12	24	14	28	9	13

* Accurate data not available for this figure

Table 3 indicates that relative to the 1970 Census figures, Warrensburg's 1970 age groups are similar to County figures. Statistics from the 1977 Town Survey indicate an increasing younger population (0-14 years old) and an increasing older population (65+). The middle age groups (25-54 and 55-64) appear to be slowly decreasing in number. These figures seem to indicate a growing school age population (perhaps a baby boom of sorts), a moderate exodus of high school graduates and middle aged people, and a modestly increasing elderly population.

PROJECTIONS:

Projections made by the New York State Office of Planning Services indicate that Warrensburg can anticipate continued population growth in the future.

TABLE 4.

PERMANENT & SUMMER POPULATION PROJECTIONS - 1980

	PERMANENT POPULATION			SUMMER POPULATION		
	1970	1980 Projected	Percent Change	1970	1980 Projected	Percent Change
WARRENSBURG	3,330	3,700	11.1	5,000	5,720	14.4
WARREN CO.	49,402	56,440	14.2	120,470	128,862	7.0

TABLE 5.

POPULATION PROJECTIONS, 1970-2020

	POP. IN 1970		POPULATION IN 2000			
	Permanent	Summer	Permanent	% Change	Summer	% Change
WARRENSBURG	3,300	5,000	4,300	29.1	6,100	22.0
WARREN CO.	49,402	120,470	82,200	66.4	174,480	44.8

	POPULATION IN 2020			
	Permanent	% Change	Summer	% Change
WARRENSBURG	5,000	16.3	7,000	14.8
WARREN CO.	111,400	35.5	233,340	33.7

Tables 4 and 5 indicate approximately a 10% growth in permanent population per decade until the year 2000. Between 2000 and 2020, Table 5 expresses a slowing trend with the permanent growth dropping to around 8% per decade. The Tables show an increasing summer population, reaching a peak in 2000 and growth slowing again in 2020.

The validity of any attempted progression beyond 20 years is certainly open for question. Planning for the year 2020 is too intangible and unreliable to spend much time worrying about.

POPULATION ORIGIN:

How is the increase in population determined?

First "natural increase" must be determined. This is the difference between births and deaths over a given period of time.

Second, "net migration" must be determined. This is determined by examining the overall population increase for a given period of time and subtracting the "natural increase." The remainder is "net migration." Theoretically it is the difference between those who move out of a community compared to those who move in.

Where net migration is a substantial part of the growth potential it is imperative that it be disseminated into general age categories. Obviously population growth will made demands on the public services. But by knowing what age groups can be expected to migrate in or out, Warrensburg can anticipate what services to bolster, what ones to de-emphasize and what new services will be needed. For example, an in-migration of young people increases the available labor pool. It will also increase the demand for more market housing, roads, retail services and year-round road maintenance. On the other hand, should in-migration be primarily elderly, higher demands for concentrated subsidized housing, medical services and mass transportation could result with a more seasonal orientation for other services.

In the past two decades natural increase has dominated the Warren County population growth (Table 6.). Between 1950 and 1970 the birth rate dropped 1.6% to a 9.9% figure. At the same time, the number of people moving into the County increased by 1.7% to a 1970 figure of 2.4%. By comparison, New York State's growth rate dropped by 4.5% to 8.7% between 1950 and 1970. Statistics indicate that more people are moving out than moving into New York State.

Statistics are not available as to the population origin of Warrensburg. However, the Town Survey results indicate that 13% of the respondents have lived in Town for less than 5 years, and 41% less than 20 years. Extrapolated on a Town-wide basis and over a ten year period, the Survey suggests that Warrensburg is experiencing a 20% per decade growth rate through in-migration alone. While this figure appears high, it does indicate that a significant portion of the Town's growth is due to in-migration. Warrensburg is an attractive community.

TABLE 6.

WARREN COUNTY & NEW YORK STATE

RESIDENT POPULATION BY NATURAL INCREASE & NET MIGRATION

	1950-1960		1960-1970		PERCENT CHANGE 1950-1960		PERCENT CHANGE 1960-1970	
	N.Y.STATE	WARREN CO.	N.Y.STATE	WARREN CO.	N.Y.S.	W.C.	N.Y.S.	W.C.
GAIN BY NATURAL INCREASE *	1,742,042	4,540	1,509,641	4,351	11.8	11.5	9.0	9.9
GAIN BY NET MIGRATION **	210,070	257	- 50,679	1,049	1.4	0.7	- 0.3	2.4
NET CHANGE IN RESIDENT POP.	1,952,112	4,797	1,458,962	5,400	13.2	12.2	8.7	12.3

* The difference between the number of births and the number of deaths in a population in a specific length of time (as 1950-1960) is termed natural increase.

** Net migration represents the difference between the number of persons migrating into an area and the number migrating from the area. The figures are an estimate obtained by subtracting "natural increase" from the change in the resident population as shown in the censuses for the periods specified.

Source: U.S. Bureau of the Census - Current Population Reports;
Components of Population Change by County.
Material compiled by N.Y.S. College of Agriculture & Life Sciences,
Cornell University, Ithaca, N. Y.

AGE GROUPS:

As mentioned in connection with Table 3, current figures indicate that the 0-14 age groups are increasing in number as is the 65+ age group. Of interest is the decline in the age groups between 15 and 64. These figures show an exodus of high school graduates and young to middle-aged people. This implies that Warrensburg is an attraction to the elderly as a retirement community and that this same age group likely represents a portion of its in-migrants. This also implies that perhaps employment opportunities are limited, forcing many younger people to reside elsewhere closer to employment. While the Town is growing in population, the Survey results suggest that a rtion of this is due to a baby boom of sorts. At the same time, the Town is losing a share of its "productive aged" population.

As could be expected, the majority of school aged and younger children originate from the 25-34 and 35-44 age groups. Of the 25-34 age group,48% (10) have lived in Warrensburg five years or less, and 72% (15) have lived in Town 20 years or less. This age group contains 33 children less than 24 years old. 6% (2) of the 35-44 age groups have lived in Warrensburg less than five years. 59% (18) of this group has been in Town less than 20 years. 59 of the family members from this age classification are less than 24 years old.

There are several possible explanations to these trends. One is that in-migrants had more of a tendency to complete the Town Survey, distorting the figures when compared to the Census information. Another more likely explanation is that the Town is attracting in-migrants in the 24-35 age group with large, young families, and at the same time, losing similarly aged families with few or no children. If correct, the Survey also indicates that High School and College aged children are definitely moving out of Warrensburg.

INCOME:

TABLE 7.

PERSONAL INCOME PER CAPITA

NEW YORK STATE & WARREN COUNTY

YEAR	N.Y.S.	% CHANGE	WARREN CO.	% CHANGE	% DIFFERENCE
1974	$ 6,159	8.8	$ 4,751	6.8	- 29.6
1973	5,659	8.0	4,447	8.4	- 27.3
1972	5,242	5.7	4,104	5.1	- 27.7
1971	4,957	5.2	3,905	6.6	- 26.9
1970	4,714		3,664		- 28.7

Source: Bureau of Business Research,
N.Y.S. Department of Commerce

Upstate New York Counties typically lag behind other New York State Counties for Per Capita Income. Warren County is no exception. Presumably this is related to the seasonal nature of much of the North Country economy. Statistics from the 1970 Census (Tables 8-9) indicate that Warrensburg is a relatively depressed community. The 1970 Median Income of $7,115 (Table 8, Average of Warrensburg and Warrensburg Center) ranks the Town No. 10 of the County's twelve municipalities. In 1970 approximately 66% of the Town's residents had incomes of less than $10,000. Only 59% of the entire County had incomes less than $10,000. Of particular interest is that County-wide 34.5% of the residents had incomes less than $7,000, while approximately 49% of Warrensburg had incomes less than $7,000.

Warrensburg ranks 8th in the County in Average Income per Family (Table 9) with over $1,850 less than the Warren County Average. Also obvious in Table 9 is the excessive number of low income persons (less than $9,000) and the reduction in upper income members.

By comparison, the Town Survey results indicate that only one-third of the respondents had income less than $10,000. While this is still a large absolute number, it suggests one (or both) of two things:

1. Lower income people tended to not answer the Survey.

2. Income levels are rising in the Town.

The impact of No. 2 will be diminished significantly by inflation.

TABLE 8.

WARREN COUNTY

INCOME OF FAMILIES - 1969

	MEDIAN INCOME FAMILIES & UNRELATED INDIVIDUALS	INCOME OF FAMILIES								
		MEDIAN INCOME	NUMBER OF FAMILIES	INCOME GROUPS - PERCENTAGE OF FAMILIES						
				UNDER $3000	3000 4999	5000 6999	7000 9999	10,000 14,999	15,000 24,999	25,000 49,999	50,000 OR MORE
WARREN COUNTY	$ 7,272.	$8,770.	12,248	9.9	10.5	15.1	23.8	24.0	13.0	3.2	0.5
GLENS FALLS	6,873.	8,887.	4,251	9.1	8.3	16.5	26.0	24.3	12.3	3.2	0.3
BOLTON	6,705.	7,542.	400	5.3	18.5	23.1	21.4	15.9	13.0	1.0	1.9
CHESTER	6,891.	7,539.	602	15.1	14.2	15.8	22.5	20.0	10.7	1.6	0.0
HAGUE	6,566.	7,900.	230	5.0	17.4	22.8	24.2	17.4	10.0	3.2	0.0
HORICON	6,088.	7,163.	206	12.9	18.2	15.3	34.0	19.6	0.0	0.0	0.0
JOHNSBURG	5,202.	6,955.	579	10.1	25.6	14.5	23.9	19.1	6.0	0.8	0.0
LAKE GEORGE	7,685.	9,708.	730	12.0	8.6	13.5	18.1	26.9	15.2	5.8	0.0
LAKE LUZERNE	6,923.	7,552.	535	18.3	10.3	12.8	31.8	18.5	8.3	0.0	0.0
QUEENSBURY	9,161.	10,231.	3,568	6.5	7.0	12.0	22.9	27.7	18.0	4.8	1.1
(W.Glens Falls)	7,957.	9,443.	817	9.6	8.4	13.6	22.1	24.7	15.3	4.5	1.8
STONY CREEK	6,416.	7,404.	144	11.9	21.5	8.9	26.7	26.7	4.4	0.0	0.0
THURMAN	5,909.	6,750.	172	20.9	17.1	13.2	8.5	26.4	14.0	0.0	0.0
WARRENSBURG	6,063.	6,972.	821	18.0	13.2	19.2	17.6	19.8	9.5	2.7	0.0
(Wbg. Center)	6,212.	7,258.	675	18.4	11.3	17.8	17.7	22.9	9.8	2.0	0.0

Source: N.Y.S. Business Fact Book - Part II - 1974 Edition
N.Y.S. Department of Commerce

TABLE 9.

WARREN COUNTY

1970 CENSUS-INCOME TABLES

	AGGREGATE INCOME OF FAMILIES	NUMBER OF FAMILIES	AVERAGE INCOME PER FAMILY	PERCENT OF FAMILY INCOME				
				UNDER $3,000.	$3,000. 5,999.	$6,000. 8,999.	$ 9,000. 14,999.	$ 15,000. AND OVER
BOLTON	$ 4,035,400.	416	$ 9,701	5.3	29.3	25.0	24.5	15.9
CHESTER	4,714,800.	569	8,286	15.1	18.1	25.7	28.8	12.3
GLENS FALLS	42,542,000.	4,314	9,861	9.1	17.1	24.8	33.3	15.8
HAGUE	2,516,800.	281	8,957	5.0	29.5	26.0	26.3	13.2
HORICON	1,464,500.	209	7,007	12.9	20.6	44.5	22.0	0.0
JOHNSBURG	4,907,800.	653	7,516	10.1	35.1	22.2	25.9	6.7
LAKE GEORGE	7,695,650.	725	10,615	12.0	14.1	18.8	34.2	21.0
LAKE LUZERNE	4,302,900.	556	7,739	18.3	14.4	34.9	24.1	8.3
QUEENSBURY	42,799,500.	3,595	11,905	6.5	13.7	20.1	35.8	23.9
STONY CREEK	969,850.	135	7,184	11.9	21.5	32.6	29.6	4.4
THURMAN	1,067,500.	129	8,275	20.9	25.6	9.3	30.2	14.0
WARRENSBURG	6,894,300.	850	8,111	18.0	19.9	28.1	21.8	12.2
TOTALS	$123,911,000.	12,432	$ 9,967	9.8	17.8	23.9	31.5	16.7

Source: Technical Assistance Center,
SUNY at Plattsburgh, N. Y.
United States Bureau of the Census

CONCLUSION:

The Town of Warrensburg is currently experiencing percentage growth superior to that of the County, and State projections indicate that similar gains can be expected to continue for some time. Warrensburg, like the County, is part of a unique phenomenon. At a time when most of the Northeast United States is losing population through "out-migration" Warren County is growing through "natural increase" and "in-migration" (or at least out-migration reduced sufficiently to allow modest increases).

According to Survey statistics, Warrensburg is in a peculiar situation. Relative to 1970 Census data, there is an increasing pre-school, school age, and retirement population, and a shrinking "productive age" population group (25-64 years old - Table 3). The Census data suggests that Warrensburg is growing at a quickening rate. While the Town is suffering from out-migration by the 25-64 year age group members, in the past five years it has attracted a significant number of young replacements in the 25-34 and 65+ age categories. It appears that out-migrants had small families, while their in-coming counterparts have larger families. Secondly, those families that reside in Town tend to be larger than out-migrants as well. This would account for increases in the under 14 age groups. In other words, in-migration in the most desirable age groups (25-64), is being outstripped by out-migration in the same categories. Warrensburg's growth is primarily due to increasingly larger families, with members between the ages of 0-14 and an influx of older retirement people. If this trend continues, the following issues will eventually have to be resolved:

1. An increasing school age population will result in the need to expand school facilities.

2. A decrease in the "productive age members" of the Town will mean a heavier tax burden on remaining residents.

3. While not as obvious as in other Warren County communities, retirement in this region often means the conversion of vacation homes to accompany year-round residence. Such conversions usually mean the provision of costly services to sporadically developed areas of the community and the improvement of emergency and medical services (Warrensburg is prepared here).

As mentioned earlier, Warrensburg's average income per family and median income levels are low relative to County-wide statistics. The Town appears to be attracting lower income residents in spite of its relatively close location to the Northway and the "Bid Bend" job market. Stricter land use controls on mobile homes and stricter housing codes could impact this trend favorably. The trend towards an increased elderly population is common throughout the Adirondack Towns.

While projections indicate that both summer and permanent population are expected to continue increasing, rising gasoline prices and location relative to the employment centers will undoubtedly affect anticipated in-migration. The actual impact is impossible to estimate until public reaction and prices are established.

PLANNING ISSUES:

Warrensburg is growing in population principally due to the in-migration of elderly and an increasing school age population. These and other problems mentioned in this study suggest the following issues:

1. Increased Elderly Population

   a. Increase low cost housing opportunities (subsidized?).

   b. Concentrate housing opportunities near services.

   c. Improve emergency and medical services.

   d. Bring mass transportation to Warrensburg, extending out to other areas.

   e. Improve local shopping environment for "captured" customers.

2. Decrease Exodus of Youth

   a. Improve accessibility to employment centers (probably cannot).

   b. Create low-cost housing opportunities.

   c. Improve local employment opportunities.
      1. Winterize recreation industry.
      2. Induce lumbering and wood oriented industry - tax concessions.

3. Improve Income Levels (Employment)

   a. Winterize recreation.

   b. Packaged recreation, inducing longer stays.

   c. Entice new employment generators to area.

4. Provide Educational Facilities for Expanding School Aged Population?

5. Control Forecasted Growth

   a. Concentrated growth in proximity to services such as sewers and existing roads.

   b. Preserve character of Rural Warrensburg through hamlet area development.

   c. Induce employment oriented activity to reduce tax base reliance on residential property.

E X I S T I N G L A N D U S E

R E P O R T

TOWN OF WARRENSBURG

JULY 1978

EXISTING LAND USE

INVENTORY AND ANALYSIS

TOWN OF WARRENSBURG

I. INTRODUCTION

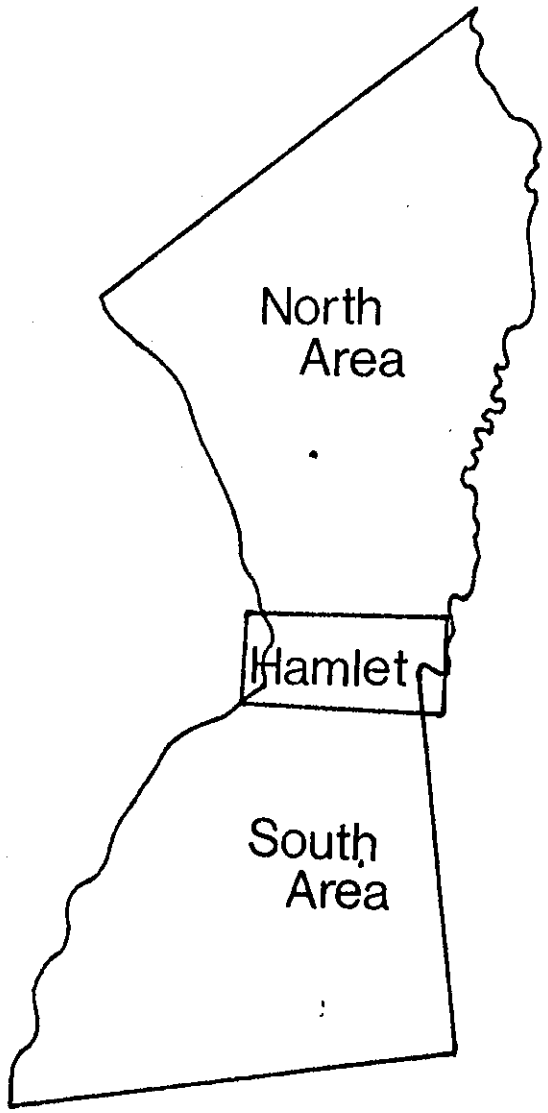
The existing land use inventory and analysis is intended to provide basic data on various physical activities and their spatial distribution in a community, presenting the current pattern of land use and serving as part of the framework in formulating the land use plan. This inventory identifies types of land utilization, categorizing them according to similar characteristics. General classifications include: residential, commercial, industrial, public/semi-public, recreation and mixed use (commercial/residential). Through the use of these classifications, patterns of use can be identified and analyzed in order to recognize the relationship between uses in the community.

In the development of the Town Plan and Land Use Controls, this element will be used to identify: efficient and compatible use patterns which should be strengthened and preserved; inappropriate land uses which should be guided to more suitable locations; and potential uses for vacant land based on existing surrounding land uses. The existing land use inventory will also serve as a base for calculating principal buildings by APA Intensity Areas in the development of the Town's Use and Intensity Plan.

In the Fall of 1977, existing land use for both the Town and the Hamlet Area of Warrensburg was surveyed and mapped. Hamlet land use was updated in June of 1978. The survey was conducted by driving each thoroughfare and recording every use and coding each to a symbol on a work map.

II. INVENTORY

The Town in its simplest form is divided into three areas - a rural service center positioned in the center of the Town, with two rural areas lying north and south of the Hamlet of Warrensburg. For the purposes of discussion, this study will relate to these three areas. (See Schematic)



Developed and undeveloped land is clearly identified upon examination of the land use map. As anticipated, a majority of all uses occur on State, County or Hamlet streets. The following discussions relate to land use on those roads in the three delineated areas.

Hamlet of Warrensburg

As would be expected, the commercial uses in the Town are concentrated in the Hamlet area. These commercial enterprises are generally located along NYS Rte. 9 and the southern bank of the Schroon River. These commercial uses, which are generally retail and service oriented, are interspersed with residential uses, thus

limiting the effect of the concentrated "Commercial Business District (CBD)." Of the approximately 100 commercial related use, twenty-five percent (25%) are combined commercial/residential structures.

Of the approximately 750 structures devoted to residential use (includes multi-family, seasonal, mobile home, and commercial/residential uses as well as single family homes), twenty-one percent (21%) are mobile homes. These residential uses are all intermixed throughout the Hamlet. The development of new, conventional residential uses appears to be fairly well confined to the western portion of the Hamlet, near Echo Lake. While only twenty-eight (28) multi-family structures were indicated in the land use inventory, it is believed that a number of conversions from single to multi-family have occurred which are not visible from the windshield survey used to derive this land use information.

There are twenty-six (26) public uses in the Hamlet area covering most of the public services needed by the Town as well as certain County and Regional public services such as the NYS Department of Environmental Conservation and Department of Transportation, the Cooperative Extension Office and the County Highway Department as well as the Medical Center. These uses confirm the Hamlet's status as a rural service center for the surrounding communities.

At present there are no industrial uses located in the Hamlet. A substantial amount of suitable undeveloped land is located in the western and northeastern sections of the Hamlet. The development of both sites is encouraged due to the open, level topography, the presence of an available work force and a close proximity to the Northway. However, potential development of whatever form is hindered by the lack of public water and sewer service.

Southern Area

The southern portion of the Town is the least developed due to topography and limited access. The only concentrations of development in this section are found in close proximity to the Hamlet, Route 418, Route 60 and Alden Avenue.

Of the 116 identified residential uses (this includes seasonal residences, conventional homes, mobile units), approximately eighty percent (80%) are single family structures and thirteen percent (13%) are mobile homes. Commercial establishments are minimal - the two major ones are service/ recreational related (Sit-n-Bull Ranch and Hickory Hill Ski Area). Industrial activity is limited to a board and paper processing plant located outside the Hamlet between Route 418 and the Schroon River.

Over eighty-five percent (85%) of the southern area of the Town is undeveloped. The mountainous terrain and swampy basins of this section is such that they present constraints on development activity. Access is limited to a small section south of the Hamlet and an area in the southwest corner of the Town.

Northern Area

The types of existing land uses in the northern section of the Town is dominated by conventional houses, mobile homes and seasonal dwellings. As expected, a majority of these mixed residential uses are located along the Schroon River Road, Route 9 and Route 28. The seasonal units are un-evenly distributed along various limited access roads which parallel the Hudson and Schroon Rivers, Tripp Lake and Helm Pond. Multiple family dwellings for this area of the Town is concentrated along Tripp Lake. Green Mansions have approximately 47 dwelling units - composed of condominiums and high income rental units. Residential uses number ninety-one percent (91%) of the total land use types in this northern area of the Town.

Commercial structures in this portion of the Town number 18, and are situated along Routes 9 and 28 (90%). These entities are characteristically service oriented businesses, such as restaurants, motels and garages. These uses are common for these areas since these roads service interior Adirondack communities. Public/Semi-Public uses include the County Home, the Pack Demonstration Forest, the Town dump and other State or Regional offices. There are two (2) extractive type uses which take advantage of the natural resources of the community.

This northern section is rather intensely developed along all travel corridors which presently exist. One large tract of land (Pack Forest) interrupts the "strip" development along Routes 9 and 28. There is available, developable land, however the absence of roads into interior areas and the cost of providing services limits intense development.

LAND USES	South Area	Hamlet	North Area
Single Family Residential	91	523	217
Multi-Family	0	28	42
Seasonal Residence	8	2	23
Mobile Home	15	155	46
Farm	1	0	-
Commercial/Residential	1	24	-
Commercial	2	75	18
Industrial	1	0	-
Extractive	0	0	2
Public	1	26	9
Vacant (Commercial and/or Residential)	1	6	3

III. ANALYSIS

In an overview of existing land use in the Town, certain points become evident. The only areas of development are along major travel corridors, Hamlet streets and major lakes or ponds. As expected, the largest single land use of any magnitude is single family residences (58.7%), while the total number of all types of residential uses is 1174 (83%). It is significant to mention that there are a considerable number of mobile homes in the Town - approximately 215 (18.3% of all residential uses). Problems associated with residential use are generally associated to lot size, setbacks and ingress/egress.

Commercial concentrations in the Town, are primarily located in the Hamlet of Warrensburg and on a small portion of Route 9 north of the Hamlet. Much of this activity is concerned with personal services (restaurants, lodging, garages, banking) and retail sales. In addition, a substantial portion of private recreation can be included within this grouping. Because there is not a defined business district (CBD) there are problems with the over-abundance of signs, off-street parking, the encroachment of vehicles on the pedestrian "spaces" and conflicts between different land uses. Industrial development comprises the lowest percentage of land use within the Town. This, may in fact, reflect the preponderance of personal service and retail oriented businesses within the community.

Given the size of the community and the character of the population, the amount of available public and private recreation is adequate. The outdoor facilities at both schools, Blister Hill (Town ski area), Echo Lake (Town Beach), and the pocket parks (includes a canoe launching site); combined with the private facilities for skiing, golfing and horseback riding offers a range of active and passive recreational opportunities to all residents.

Undeveloped land in the Town is generally interior land between roads. Much of this land is designated resource management and rural use by the Adirondack Park Agency, which restricts intense development. Certain parcels of undeveloped land are private holdings which are used by individuals for lumber then sold to sawmills or paper companies. Vacant land in the Hamlet (west of Route 10 and south of Route 40 and Echo Lake) is underdeveloped to date. These areas have a high potential for future residential or industrial expansion.

The Town should be concerned with several issues related to determining appropriate land use areas within Warrensburg.

- The Town should establish standards to control the congestion of various uses and associated problems due to small lot sizes.

- The mix of mobile homes and permanent residences as well as the large proliferation of mobile homes presents certain safety and economic problems.

- The lack of a clearly defined Commercial Business District has certain limitations with regard to maximizing locational potential and pedestrian access.

- The Hamlet should be emphasized as the "activity center" and levels of development intensity should be determined.

- Areas within the Hamlet and the Town should be identified and designated as appropriate for commercial and industrial expansion or development.

- The Town should maximize the presence of the Schroon and Hudson Rivers for expanding recreation and developed open space opportunities.

- In order to accommodate any new growth in the community a public sewer and water system needs to be constructed.

VISUAL ANALYSIS

TOWN OF WARRENSBURG

AUGUST 1978

Warren County Planning Board

VISUAL ANALYSIS

TOWN OF WARRENSBURG

INTRODUCTION

A visual analysis, in town planning, is an examination of those natural and man-made features which form an outward statement about the composition of the Town. Basically, it is an evaluation of its assets and liabilities. In the development of Warrensburg's Comprehensive Land Use Program, considerations for the Town's visual character is a tangible parameter in assessing new growth areas. When used in conjunction with other inventory and analysis data (natural characteristics, economics, population, transportation, and housing, etc.), the analysis is a valuable tool which can be applied throughout the planning program. There are three areas of general application, such as

. in the development of the Town Land Use Plan, the visual analysis can aid in the determination or refinement of existing development intensity guidelines. It can also provide valuable input for assigning specific land use designations.

. during the preparation and implementation of land use controls the visual analysis can help to determine what controls, such as setback, screening, or height requirements, should be incorporated to preserve visual quality.

. in project review, a visual analysis can help local boards to determine what impact a particular development might have on the aesthetic character of the community.

The visual analysis for the Town of Warrensburg was conducted in the summer of 1978 by staff members of the Warren County Planning Board. A windshield type survey, as well as slides were used to depict the character and quality of the Town. Since the Town has two distinct areas - hamlet and rural-open space - the visual impacts were noted as a change in subject matter occurred.

These visual zones contain characteristics such as visual accessibility, elevation, slope, peaks, lakes and other water bodies, density and type of development, scenic vistas, vantage points, proximity to a river or river corridor, which are distinguishing factors for analysis purpose. Five zones were delineated within the Town and will be discussed as to their particular visual quality. Referring to the visual map, the five visual zones are:

A. Northern Back-Country
B. Hudson River Corridor
C. Schroon River Corridor
D. Southern Back-Country
E. Hamlet (Developed Area)

In addition to the overall vusual character of the area, special scenic features were included in the analysis. These include:

REGIONAL VISTAS - Those identified by the Adirondack Park Plan - they offer broad spectacular views with a deep field of vision and contain a great deal of variety in land forms and contrasts of color and texture.

PRIMARY LOCAL VISTAS - These are high quality views with a deep field of vision and a variety of landscape elements. They provide views from public highways and vistas are fairly long views across varied topography and vegetative cover. Ridges and mountains often serve as backdrops for these views.

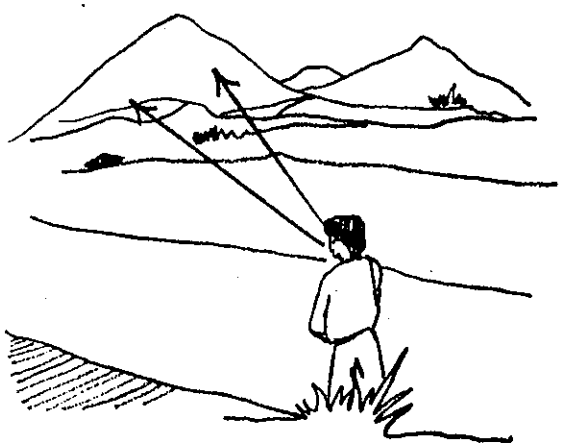
ROADSIDE VIEWS - These are generally short range views of specific features which provide a contrast to the general visual character of a travel corridor. They are often areas where roadside vegetation opens to reveal a view of a mountain, lake, river or some other feature, or where an abrupt change in topography diversifies the scenic character of the highway.

SCENIC ROADWAYS - There are sections of public roads which afford a variety of good views, are pleasing routes, and are good quality roads. Such sections were noted and described within each visual area.

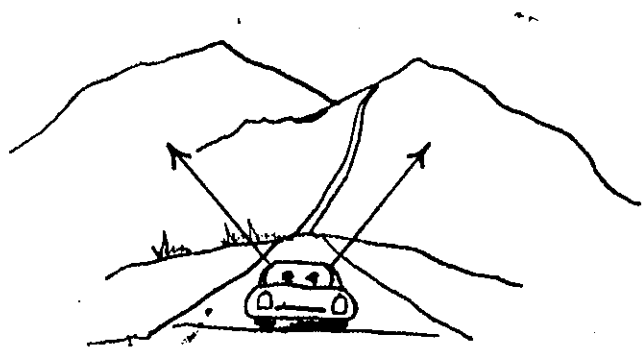
UNIQUE VISUAL ELEMENTS - Specific sites which contain unique and interesting features or elements. These sites generally contain local, cultural or historical significance to the Town or region.

DETRACTING VISUAL ELEMENTS - In addition, to the more pleasing visual aspects of the Town, this analysis noted blatant distracting visual elements which exist in locations throughout the Town. Such examples are man-made alterations to the physical environment. Common violations include gravel and sand pits, junk yards and milling activities. No attempt was made to identify specific residential or commercial sites, however, areas of detracting visual elements were noted.

The following is a discussion and description of each of the five (5) visual areas as indicated on the map. This analysis will include an interpretation as to the general character, visual and scenic implications and relationship to the Comprehensive Planning Program. The map delineates those physical and cultural elements of the community which blend together to form Warrensburg's visual quality to the motorist and the pedestrian.



PEDESTRIAN



MOTORIST

A. NORTHERN BACK-COUNTRY

The Northern Back-Country, located above the Hamlet to the Town boundary, is characterized by; nine (9) designated mountains with an average elevation of 1262 feet above sea level, rock outcrops on undeveloped mountain sides, wetlands, bogs, a nature preserve and four (4) lakes. Over 80% of the land is designated as Rural Use or Resource Management by the APA. Much of this land is virtually inaccessible by a conventional vehicle. The developed area in this visual zone is concentrated along the major travel corridors of Routes 9 and 28. The quality of land use is generally mixed use - residential and commercial. The exceptions to this are modes of seasonal and multi-family* year-round development near Tripp Lake and Kelm Pond. The visual quality along these major routes could be characterized as scenic roadways with sporadic roadside views to Tripp Mountain, Moon Mountain, and mountain tops in the eastern part of Thurman. There are several factors which contribute to this determination, they include:

. the State and County roads offer the motorist a high quality, wide road with the ability to travel them at a reasonable rate of speed.

. the development, for the most part, along these routes is set back at distance to avoid roadside congestion.

. the vegetation at various points has been removed in concert with specific uses, thereby opening a view of a mountainside, marsh area, several horizon lines or different types of timber growth.

. the roadway often cuts through an area of a single tree specie, giving the motorist an opportunity to experience a visually pleasing, uniform and symmetrical element of nature (ie. a conifer forest).

* This refers to Green Mansions Condominium and Town House Development in the southeastern end of Tripp Lake.

Since many of the interior or valley areas are serviced only by unimproved local roads or logging roads, high points or localized vistas can only be seen by horseback, foot, ski or special vehicle. These roads are characterized by a vegetative canopy which blocks local views. (ie. River Street) The visually detracting elements in this zone relate to several elements of land use, in particular, building or construction quality and the amount of "paraphenalia" situated haphazardly on existing lots.

The visual implications of this area, in relation to the planning program, are tied directly to future development potential. A large proportion of this northern back-country has a low suitability for development due to soil and slope constraints and the presence of unique natural areas (diverse ecosystems, deer wintering area, Pack Forest). There are, however, pockets of suitable land for low intensity development which are contiguous to main travel corridors. Given the accessibility of these select areas, soil suitability and the rural use intensity (8.5 acres) - this appears to be an area which is likely to absorb residential expansion. It is recommended that new growth, of whatever form, should blend in and not obstruct any noted visual characteristics of the area.

B. HUDSON RIVER CORRIDOR

The Hudson River in the Town of Warrensburg has a dual role in that it functions as the Town's western boundary and is a scenic resource in the community. At a point where the river enters the Town from the north, visual accessibility occurs along Route 28 to the intersection with Route 40. This scenic roadway has many roadside views of the River with local vistas to Dippikill and Burch Mountains in Thurman. Portions of the River are not visible due to distance (600+ feet), timber growth and seasonal camps. This corridor offers good views to travelers going both north and south.

Views of the Hudson can also be obtained along Route 40 which branches from Route 28. The travel corridor offers the viewer a high quality, tree lined road with vistas at certain points. One particular vista opens up over a golf course to the River with Sugarloaf Mountain in Thurman as a backdrop. This route bends east to the Hamlet, thereby combining the best of rural-open space with low density residential.

The Hudson River corridor can be viewed from Route 418 at the confluence of Schroon and Hudson Rivers. Views of this natural feature could be enhanced by removing vegetative over-growth between the road and the River. As one crosses the Hudson just north of Katts Corner, a deep field of vision to the north and south on the Hudson is afforded to the viewer. The southern portion of the Town offers limited views of the Hudson via the automobile. There are two (2) jeep trails which parallel the Hudson; one south of Katts Corner and the other in the south-western corner of the Town. Vantage points to the Hudson are best derived by foot or ATV at the tops of Balc Mountain, Number Seven Mountain and Morton Mountain.

This total Hudson River corridor should be maintained, enhanced and protected through zoning and scenic easements. No development, other than open space recreation, should be allowed at the confluence of the Rivers due to flooding potential and increased development costs. Any seasonal development which does occur along this river should be limited in height and intensity to allow for maximum visibility of the "river-scape."

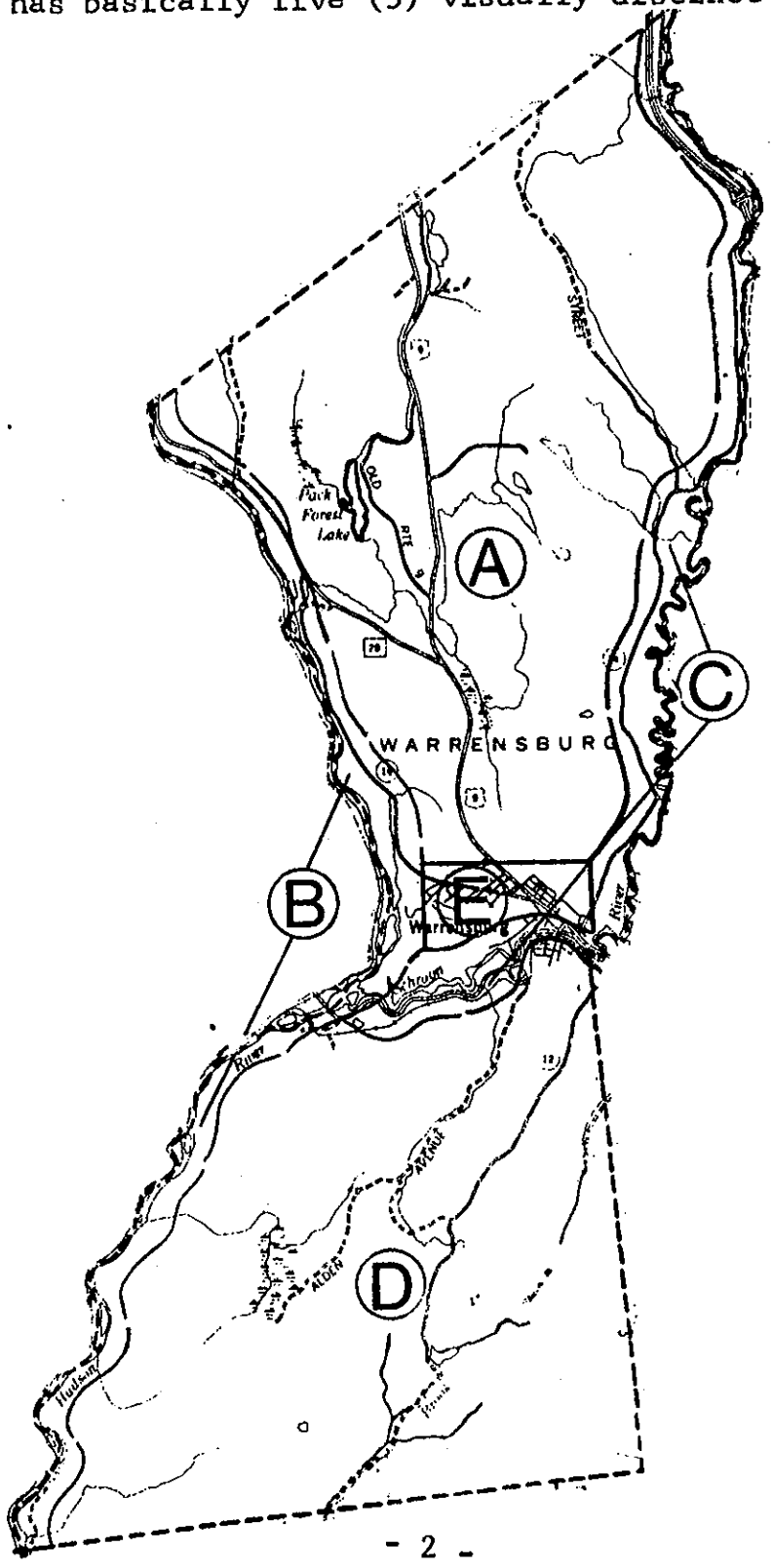
C. SCHROON RIVER CORRIDOR

The visual inventory of the Schroon River corridor does not offer the same views as does the Hudson River corridor. As one travels Route 10 north and south, there are limited views of the River. Generally river scenes to the east are blocked by infringing residences, high vegetative cover and the similar elevation of the Schroon River in relation to the road. Brief glimpses of the Schroon only occur when the road is within 20 to 30 feet of the River.

Route 10 (Schroon River Road), besides having good verticle road alignment, offers the traveler views of pleasant residential settings in an open foreground with long distant views of mountains. There are, however, few dynamic views in this corridor but there are contrasting types of vegetative cover. These range from agricultural land to open meadows, residential related open space, brushland and woodland. The mountain backdrops for these views along Route 10 include Hackensack, Kellum and Ball Rock Mountains in Warrensburg and Cat Mountain in Bolton.

VISUAL AREAS OF THE TOWN

The field inventory, topographic maps, and pictorial documentation revealed that the Town's distinct geography relates directly to the visual quality of the Town and the degree to which one is able to observe "scenic" elements within the community. Warrensburg has basically five (5) visually distinct areas or zones.



Segments of this corridor can be designated as a scenic roadway. The use of vegetative screening, varied setbacks, mobile home restrictions and codes, and other general site requirements can maintain the good visual quality of this thoroughfare. This is another area of the Town which could also anticipate new development, however, this should be dealt with in terms of its impact on the flood hazards and ground water recharge areas.

C. SOUTHERN BACK-COUNTRY

The Southern Back-Country area extends from the Hamlet of Warrensburg south to the Town boundary. This portion of the Town is perhaps the most mountainous, with an average elevation of 1782 feet above sea level. The area is characterized by a series of mountains and ridges surrounding a central low-land area. This low area has a small amount of residential development and lumbering activities. Natural characteristics of this area include a swampy area, deer wintering areas and diverse ecosystems. It is also important to note that this low level of land is a ground water recharge and water shed area for Warrensburg.

From a motorist's visual perspective, this portion of the Town has a low field of vision due to the limited amount of roadways. It is undoubtable that the best views in this southern area are seen by means other than from the conventional vehicle. Route 60, extending from the Town of Luzerne, is impassable at parts and is intersected by logging operations. If the road was brought up to standards, the traveler could enjoy a canopy of trees with local vistas over Viele Pond to Phoebe and Black Spruce Mountains. The Cross Road and upper Alden Avenue area offers the viewer a tree-lined street with breaks of residential uses and roadside views. The lower part of Alden Avenue, near the Hamlet, has two notable views. One view opens up to a vista over the Hamlet to Hackensack Mountain, while the other offers a pleasant view of a bend in the Schroon River at a southern entrance into the Hamlet.

The roadside development nearest the Hamlet is of good quality and blends well with the natural environment. Because of the haphazard development pattern on the un-improved, less traveled roads, the roadside character tends to be a blighting visual influence. Site requirements and standards found in various types of land use controls and county improvement of Route 60 are the key elements in bringing visual harmony to these areas.

E. HAMLET (DEVELOPED AREA)

The visual analysis for the Hamlet of Warrensburg takes into account those natural and cultural features which blend together to form a visual impression of the character of the community. The proximity of the Hamlet to the Northway and the existence of the Route 9 travel corridor (passing through to interior Adirondack communities) are key factors in the growth of the community. In relation to this, travelers going both north and south on Route 9 are given a distinct impression of the Town over a distance of a mile and one-half and under a period of less than fifteen minutes. Therefore, one can base his opinions of the Town on the following set of generally accepted criteria:

1. uniformity and cleanliness
2. care of buildings
3. pedestrian and landscape amenities
4. order and pleasing sequence
5. distracting elements (signs, billboards, garish colors, etc.)

Route 9 or Main Street has a good visual quality which is based on the maintained, turn of the century homes, interspersed with many owner-operated commercial enterprizes. These older, well-kept dwellings have the most character and are well suited to the natural landscape. This segment of the community illustrates the typical Adirondack "theme." The backdrop for these northern Main Street settings are the rocky upper ledges of Hackensack Mountain. Looking south from Main Street one can vaguely see the Three Sisters Mountains.

This area is the hub of the community and functions as a rural service center for surrounding towns. There are certain blighting influences in this area; such as deteriorated store-fronts, encroachment of the vehicle on the sidewalk, signs, parking problems, and broken pavement. In addition, there are structures which are under-utilized or have not been properly converted to accommodate a different use. The frequency and occurrence of these problems needs to be addressed by land controls or site standards. Special attention to some form of architectural review to insure the historical integrity of the Hamlet.

Other areas within the Hamlet which warrant visual merit include:

- Echo Lake Area - New residential development on the east side has taken advantage of views overlooking Echo Lake to mountain tops in Thurman.

- Library Avenue Extension and Route 14 - Brief glimpses of the Schroon River and the Three Sisters Mountain offers a pleasant residential environment.

- The Route 418 Area South - (This includes Smith, Summit, Mill, Ridge, Burdick and Catherine Streets). This area is a gently sloping hill which descends to the Schroon River. Views from various points overlook the Hamlet and the Schroon River. Many of the structures in this area are among the oldest in the Town and together form a large portion of the Historic District. Narrow streets, small lots and old homes give a quaint setting to this area.

- Route 60 and 418 - This area along the River has many dilapidated or abandoned buildings which block views of the River. Scenic views could be enhanced by removing such structures and orienting functional ones to the River. There are many buildings which back on to the River which are displeasing backdrops for both sides of the River.

There are a number of culturally or historically significant buildings and sites which are included in these preceeding areas of discussion. A list and a synopsis of each of these buildings is included at the end of this analysis.

RECOMMENDATIONS

As an over-view of the preceeding analysis the following recommendations are included:

- Attempts should be made to discourage developments which block significant views within the Town (see map).
- Site plan standards should be incorporated into new development proposals to insure adequate setbacks, height, lot sizes and proper "visual setting."
- Slopes of 0-15% should be considered for future development subject to any over-riding environmental constraints.
- New development along the river corridors should be oriented to take advantage of the "river-scape" and to avoid flooding potentials.
- Hamlet entrances from the south and north need improvement to remove visual congestion and to better define the activity center.
- Detracting views in the Hamlet could be addressed by implementing a long-term Hamlet restoration program.
- Blighted residential areas (ie. Marion, Commercial and Grant Avenues) should be redeveloped with assistance from Federal Housing Programs (Farmers' Home, Community Development Block Grant Funds).
- Land Use Controls (zoning, subdivision, architectural review) should be developed to insure use compatibility and visual harmony within the Town.
- Historic sites and buildings should be preserved, marked and enhanced as significant symbols of Warrensburg's culture and history.

8. The Grand Army House ("The Warren Inn" - 36 Main Street)
This hotel began its service as a hostelry when the building was purchased from Colonel Benjamin P. Burhans by James Fuller, who began operating Fuller's Boarding House. During the days of the flourishing tannery business, the building was owned by tannery owners Colonel Burhans and his partner, Thomas Gray. A Company Store was conducted on the property.

After trading owners several times, the property was used in 1887 as a boarding house for employees of the shirt factory. The hotel was again used as such until 1929 when it was badly gutted by fire. When rebuilt, the name was changed to "The Warren Inn" and has remained basically the same since that time.

9. I.O.O.F. Hall (47 Main St.) Houses the Museum of Local History.

10. James Warren Home (50 Main St., corner of Herrick Avenue - Bluebird Bakery) Constructed in 1810 or 1811 for James Warren for whom Warrensburg is named.

11. Crandell Home (53 Main Street)

12. Church of the Holy Cross (57 Main Street)
Built in 1864 by local builder Albert Alden, descendant of the famous John and Priscilla Alden. It's stone was quarried from Hackensack Mountain.

In 1865, the Church Tower and porch were added, and a bell weighing 627 pounds was presented to the Parish by Colonel Burhans, Church Warden. The one-manual tracker organ was installed in 1866 and has been used exclusively and continuously for church services since that time.

The Parish House and Rectory were built in 1886, the Cloister added in 1911. Soon after this, two wrought iron Gothic lamps were placed at the entrance to the Church. In 1949, seven new stained glass windows were installed and four more in 1966. A shrine to Our Lady of Walsingham was dedicated in 1971.

13. The Elms (84 Main Street - "The Pillars")
This was the home of Thomas S. Gray at the time he was partner to Colonel Burhans in the tannery business. Colonel Burhans eventually purchased the property and moved his family there from the Grand Army House (The Warren Inn). After several alterations and changes of ownership, the property was turned into a motel, dining room and antique shop, and has remained as such since World War II.

1. Cement Block Building, opposite new Niagara Mohawk facility and Weinlein's Garage, Main Street - thought to be part of Hudson Valley Railroad Station.

2. Judd House (2 River Street) - Across the Judd Bridge - named for Samuel Judd who owned the vast tract of hillside farmland opposite. The Judd House is the oldest home in Warrensburg (constructed in 1789), and one of the few saltbox types in the area. The house was owned for many years by the Judd family. In 1919 Howard Hull purchased the property. He and his wife operated a dairy farm until after World War II.

3. Old Schoolhouse (26 River Street)

4. Woodward Home (Irish's) (29 River Street)

5. Historical District - length of River St., includes Emerson Sawmill, Empire Shirt Factory and Grist Mill.

6. Mixter Blacksmith Shop (27 Main Street - Frances' Antique Shop) Two-story, cut stone building, double doors in front, round porch on the upper story, and constructed about 1790.

   In 1816 the ground floor was a blacksmith shop, but the second floor was said to be magnificantly furnished as a ballroom. The hewn beams are visible in the shop and a hitching post, still available, is contrived from a beam. During the years of the "smithy," an immense watering trough stood on the north side, very close to the road.

   The Mixter family resided in a large, two story home on the south side of the blacksmith shop.

7. The Swan House (31 Main Street - Joy's Coiffeurs & Gifts) It was here that Patrick Ryan established his shoemaking business after arriving from Ireland in the 1870's. He specialized in kid boots and river driver shoes.

   During the days of occupancy by the Ryan family and prior to the erection of St. Cecelia's Roman Catholic Church, Mass was said in the parlor of the house. It was also here that Frederick O. Burhans, son of Colonel Benjamin P. Burhans, lived until the completion of the Burhans' Mansion in 1865.

14. St. Cecilia's Catholic Church (99 Main Street)
The first Catholic Church outside of Glens Falls was built in Warrensburg in 1874. The bell, weighing nearly 1,000 pounds, was cast in the famous Meneely Foundry, at West Troy. In contrast to the simple, white exterior, the inside is ornate.

15. St. Cecilia's Catholic Church Rectory (99 Main Street)
This remodeled building was once the Burhans' private bank and office building - constructed in 1867. There were three attempts at burglary made on this bank - 1867, 1874 and 1903. In the 1874 attempt, gunshots were exchanged between Henry Griffing and the would-be robbers.

16. The Haggerty Home (115 Main Street)
Built in 1840 by Dr. Eliakim W. Howard, who moved to Warrensburg in 1837. During the Civil War, Dr. Howard was appointed examining surgeon for the pension office.

17. The Speidel Home (117 Main Street)
Built in the 1800's for Dr. Daniel Howard, this house has almost always been owned by a Doctor. The structure is noted for its Italian Villa style architecture.

18. The Emerson Home (119 Main Street - Corner of Emerson & Main St.)
The elegant mansion of Albert C. Emerson, who settled in Warrensburg in 1837. Emerson commenced business life as a clerk, became a successful merchant, and, in 1855, entered the lumber business, holding a large interest. He was also engaged in the manufacture of leather. In 1884 he organized the Emerson Banking House with his son Louis.

The last of the family, Albert L. Emerson, provided the necessary funds for building the present Town Hall.

19. Presbyterian Church and Manse (Stewart Farrar Ave.)
Constructed between 1836 and 1840 by Joseph Woodward. The Manse was built in 1899. The church has an interior finished in natural wood, with windows of stained glass. The original organ, a one-manual Jordan, was installed in 1888 and is still used for all church service music.

20. The Cunningham House (122 Main Street)
Located on the corner of Stewart Farrar Avenue and Main Street, this was the home of Attorney Thomas Cunningham, who located in Warrensburg in 1856. The house is believed to have been built before 1876. During the lifetime of Thomas Cunningham, a small law office stood on the property.

21. State Bank (126 Main Street)
Brick structure, built approximately 1926.

22. The Russell House (130 Main Street)
This home is owned by Robert K. Russell and, previously, by his father and mother. Because of the long-time ownership by the Russell family, it has become identified by that name. The antiquity of the home is established through the bake ovens in the basement which remain to bear testimony to its early history. The house is a noted underground railroad stopover and believed to have been built around 1865.

23. Baptist Church (131 Main Street)
The Baptist Church was built in 1876 and dedicated on June 10, 1877. The original structure consisted of a steeple which was destroyed in 1917 by a severe electrical storm. When repairs were made, it was decided to replace the steeple with a dome.

24. The Fred W. King House (8 Mountain Avenue)
The house was built by Fred W. King, grandson of Peletiah Richards. Construction took place in the late 1800's; the bricks were made by Mr. King himself. This is one of the few brick homes in Warrensburg.

25. Reo Home (136 Main Street)

26. Adirondack Hotel (147 Main Street - Colonial Arms Hotel)
The hotel was built about 1850 by Lewis Persons, who operated it under the name of Person's Hotel. Years later it was purchased by Royal C. Smith and the name changed to Adirondack.Hotel. It burned in 1892, was sold to Fred Hammond and Dolphus Brown, burning again in 1895. At that time, a new hotel was erected and called the New Adirondack Hotel.

Since then it has changed ownership several time. One of the later owners, Albert L. Emerson, made extensive repairs and alterations, adding the very elaborate horseshoe bar, cattages in the rear, and a bowling alley. It was at this time that the name was changed to Colonial Arms.

27. Floyd Bennett Memorial Bandstand
The Bandstand at the Elm, Hudson and Main Street intersection, is dedicated to the world-renowned aviator, Floyd Bennett. Paul E. Gurney, a native of Warrensburg, was the designer and architect of this structure. Erected in 1929, the bandstand is colonial in design to harmonize with the Merrill Homestead (McGee Estate) and the Adirondack Hotel (Colonial Arms), both adjacent to the square. Its octagonal shape provides both beauty and a practical seating arrangement for band members. In past years the traditional "concert in the park" was provided by several area bands.

> Floyd Bennett - World renowned aviation hero, born and raised in Warrensburg. His home, destroyed by fire in 1935, was on the east side of Harrington Hill, in the vicinity of Viele Pond. In 1925 Bennett went to Greenland as Commander Richard E. Byrd's mechanic, pilot and friend. Bennett piloted Byrd's tri-motor "Josephine Ford" from Spitzbergen to the North Pole and back, the first time man had flown over the top of the World. For this achievement Bennett received the Congressional Medal of Honor from President Calvin Coolidge. In 1927 Bennett was selected to fly Byrd's plane "America" across the Atlantic. The ship crashed in trial flight, and though Bennett survived the crash, he died of pneumonia in April, 1928, and was buried in Arlington National Cemetery.

28. The Woodward Block (corner of Main and Hudson Streets)
The large stone building across from the bandstand, separating Main Street from Hudson Street, is well over one hundred and fifty years old. The original structure was one and one-half stories. The building was raised another story by Peter Bewel, before 1850.

The first home of the"Warrensburg News" was in this building. At that time, a porch extended across the entire front, and a small, triangular plot of grass served as a community park, complete with flagpole, cannon, and public drinking fountain. The water fountain, a gift of Randolph McNutt, had three separate reservoirs at three elevations, for quenching dog's, passers-by and birds.

Over the years, the building has housed a telegraph office, the post office, a jewelry store, an insurance business, and the upper floor has served as lodge rooms for the local order of the Masons.

28a. Homes Relocated from Main Street (next to Rice Guest House) to Second and Thompson Streets. Possible Church, School and other significant structures.

29. First United Methodist Church (173 Main Street)
Public buildings began taking shape in 1802, when Judge Kitchell Bishop donated land for erection of the first church. This house was of Methodist denomination and was constructed through the efforts of Major Richardson Thurman, Josiah Woodward, and Isaac Woodward, who contributed labor, materials and cash.

A portion of the law offices at 166 Main Street is the original structure moved to that plot from its original site. The second structure was erected in 1840, and, in 1904, this building was moved to its present site, 49 King Street, and the present large church was built, with seating capacity of 600.

30. Rice Guest House (194 Main Street)
Jim Hall Design

31. The Hunt House (196 Main Street)
Built prior to 1876 by John G. Hunt, who came to Warrensburg in 1871. Mr. Hunt conducted a wholesale and retail general hardware store for many years. The carriage house was recently converted into a Penny Arcade and is owned by Thomas F. DeLaReguera.

32. Jenny Dickinson House - circa 1855 (197 Main Street)

33. Bonnie Brae Villa (203 Main Street) Formerly the Russell Home.
It is assumed that around 1876, Civil War Veteran John L. Russell (Captain) purchased this property and built the expansive residence attached to the original house (which can be seen to the rear).

Captain Russell conducted a stock farm where race horses were bred. In 1920, Mrs. Henry Parker and her son, Myron, purchased the property and conducted a summer boarding house for many years, retaining its original name, "Bonnie Brae Villa."

This structure is thought to be the second oldest home in Warrensburg and today is recognized as the Chalet Swiss.

34. Saltbox on Route 9 (Chestertown Road)
Possible home of John Latham. House is white clapboard.

35. Portion of original Tollgate House for Plankroad from Warrensburg to Chestertown, located on western side of Route 9 at junction of Route 28.

36. Agricultural Hotel (64 Hudson Street - Ashe's Hotel & Cottages)
Henny Ashe and his father, James, of Thurman, purchased the hotel in 1888, presumably from Walter Baker,who owned and operated the Baker House, adjacent to the fairgrounds.

By 1906, they had made many improvements to the hotel, and changed its name to Agricultural Hotel; no doubt because of the Hotel's proximity to the fairgrounds and the fairs held by the Warren County Agricultural Society. The last County Fair was held on the fairgrounds in 1929.

In October 1922, a radio-telephone set was installed in the hotel. The World Series was heard, direct, by many for the first time. This was the second radio set in Warrensburg.

In recent years the hotel has become known as Ashe's Hotel. Maurice Ashe, son of Henry Ashe, owned and operated the hotel until his death in 1972. This marked the end of an eighty-four year period of single-family ownership.

37. Don Stone House (46 Hudson Street - corner Woodward Avenue)
Built for Woodward's by Jim Hall, approximately 1910.

38. 4 Hudson Street
One-half of structure constructed of stone similar to that of the Post Office.

39. Merrill Homestead (2 Hudson Street - Magee Estate)
Mrs. Edward Magee, the present owner, is a descendant of Stephen Griffing, Revolutionary War Soldier and early settler of the area. Stephen Griffing settled in Thurman in 1800. He and his descendants contributed greatly to the growth and development of the area. The house's carefully preserved laundry room with soap tubs and spinning wheels is a fine example of early domestic history. (.125 acres)

40. Hayes Home (66 Elm Street - Old Lockwood Place)

41. Jim Hall designed homes (40, 42, and 50 Elm Street)

42. Richards Library (Corner of Elm Street and Library Avenue)
This stone structure was built in 1900 by Jonah Hess of Johnstown. The native granite used was quarried on the J. Hammond Farm, North Caldwell. In 1911, an addition was constructed, nearly doubling its capacity. In 1914, the building was badly gutted by fire. Restoration was completed at the expense of Miss Clara B. Richards and her sister, Mrs. Mary Richards Kellogg, donors of the structure.

In 1965, a second addition was built through the generosity of Albert L. Emerson, the same Albert Emerson who had provided the necessary amount for erection of a Town Hall.

43. L. C. Emerson Home, Congressman (27 Elm Street)

44. Gatehouse to Burhans' Property (19 Elm Street)

45. Caretakers House for Pillars - Grant Eldridge House (7 Elm Street)
Mansard Roof.

46. Riverside Gallery (2 Elm Street)

47. Hall's Stone House (15 Alden Avenue)
Built by Aldens (stone masons).

48. McGann Homestead (Horicon Avenue)

49. Warren County Home (Horicon Avenue Rte. 10)
Stone Structure

50. Green Terrace
Overview of Warrensburg and Three Sister's Mountains.

51. Harrington Hill
Private drive and home on top. Sven Munk owner.
View east, north and west (able to see Three Sister's Mountains, Crane Mountain, Hackensack Mountain, Hudson & Schroon Rivers, Echo Lake, etc.

52. Bissell Farm

53. Cemetery

54. Echo Lake

55. En-Con Fish Hatchery - Fish Hatchery Road

56. Farmstead
View of Hickory Hill from Route 9 at Farmstead.

57. Pack Forest - 2500 acres.
Includes one 47 acre climax hemlock stand. "Grandmother Tree" - 165 feet tall, 54" diameter at 7' above ground, approximately 300 years old,designated as a "superior tree" and used for grafting to

start seed orchards. Tree derives its name from conservation. Tree was to be cut and sold to purchase pewter. As part of the 1850's conservation movement, tree was preserved. (Source of further information regarding Pack Forest - Dr. Thatcher's notes on Revolution; Shelly Potter, Manager.)

Pack Forest is significant for four reasons:

1. Virgin Timber
2. Climax Hemlock Growth
3. View nature in action
4. View outside capability of tree development.

Forest donated by "Pack" to Syracuse University in 1927.

Original Woodward Home in Pack Forest built in 1797.
Larger Woodward Home built in 1857.

"Pack" burial site in Forest.

Ben Wood Mountain - Scenic overview of Pack Forest. View of Hickory Hill, Crane Mountain (west, south & southeast). Rough roadway leads to overview.

58. Hackensack Mountain and Hiking Trails

59. Crane Mountain from Hudson Street

60. "Three Sisters" from Library Avenue

61. Schroon River from Rte. 9, just before the bridge.

62. Kelm Pond

Source: A Heritage Guide to the Historic Towns & By-Ways of Warren County, New York - Warren County Bicentennial Commission, April, 1975.

North From the Plank Road Bridge - A Sketchbook of Warrensburg, Especially Old Houses - Marie H. Fisher, 1974.

WARRENSBURG UNIQUE CULTURAL FEATURES

COMMUNITY INFORMATION SURVEY RESULTS

The Town of Warrensburg was formed from the old Town of Thurman on February 12, 1813. The Warrensburg Tract was patented by the State of New York and sub-divided for the purpose of paying off Revolutionary War Soldiers.

The earliest known settler, William Bond, came to the United States from England in 1760, and in 1786 moved to a tract of land two miles southwest from the site of the Village of Warrensburg. Bond's pond (Echo Lake) was named for him. His deed, dated 1784, indicates that Bond paid 325 pounds for a tract of 7,500 acres.

The Town of Warrensburg was named for James Warren (not to be confused with General Joseph Warren, the Revolutionary War hero, for whom Warren County is named) who arrived in Town in 1804. James Warren kept the first store in town, and built and conducted an extensive potash factory on the north side of the Schroon River. In 1811, James Warren, returning from elections held on a farm in Thurman, was drowned by the upsetting of a skiff in the West (Hudson) River. Two years after this fatality, the Town of Warrensburg was organized and named for him.

In early days Warrensburg was called "The Bridge" - the only bridge in the entire section of the County being across the "Scaroon" River. The bridge was owned and maintained by the Warrensburg-Lake George Plank Road Company. In 1849 a plank road, a continuation of the road connecting Lake George and Glens Falls, was constructed to Warrensburg. In 1854 this road was extended to Chester through the organization of the Warrensburg-Chester Plank Road and Turnpike Company.

In 1902 the Trolley came to Warrensburg.

TOWN OF WARRENSBURG

BUILDING-STRUCTURE INVENTORY

WARRENSBURG HISTORICAL DISTRICT

1. OSBORNE BRIDGE - Connects intersection of Elm and Water Streets with River Street. (Public Ownership)
   Eastern border of Historic Area.
   Built in early 1930's - excellent condition.

2. THE GLASSBROOK HOUSE - 42 River Street.
   Present Owner: Donald Egan - 1 Ridge Avenue
   (Private Ownership)
   Original Use: Home
   Present Use: Apartments
   Clapboard exterior, woodframe with light members;
   Good condition - Original site.
   Owned by C. Braley in 1876
   Built prior to 1876

3. DAVE WOODWARD HOUSE -44 River Street (corner of Ridge and River Sts.)
   Present Owner: Donald Egan - 1 Ridge Avenue
   (Private Ownership)
   Original Use: Home
   Present Use: Apartments
   Clapboard exterior, woodframe with light members.
   Good condition
   Built in 1900's by Jim Hall for Dave Woodward.

4. STORAGE BUILDING - (formerly part of shirt factory) (private ownership)
   North side of River, adjacent to Bridge & Sawmill.
   Present Owner: Eugene Schiavi - 3 Orton Drive
   Original Use: Laundry and Shipping Room
   Present Use: Storage
   Clapboard exterior, good condition, original site.
   Built in 1878

5. THE BARN OUTLET - 50 River Street (Private Ownership)
   Present Owner: Hill Corporation, Warrensburg
   Original Use: Manufacturing shirts & shirtwaists.
   Present Use: Manufacturing dresses & discount sales.
   Clapboard exterior, masonry load bearing walls,
   Good condition - Original Site.
   Built in 1896 by Empire Shirt Co., and J. P. Bauman & Sons.

6. A.C. EMERSON & CO. - 52 River Street (Diagonally opposite Sawmill, Gristmill and adjacent to old shirt factory.
(Private Ownership)
Present Owner: A.C. Emerson & Co. - 52 River St.
Original Use: Business Office
Present Use: Business Office and Store.
Clapboard exterior, woodframe with light members.
Excellent condition - Original site.
This building was moved back from road approximately 50' in late 1890's or early 1900's.
Built approximately 1855 by A.C. Emerson & Co.

6a. "THE OLD EMERSON SAWMILL" - 53 River Street (adjacent to Gristmill & storage building, opposite A.C. Emerson office, diagonally opposite old shirt factory).
(For more information see Page 14)
(Private Ownership)
Present Owner: John Magee, Chestertown
Original Use: Sawmill
Present Use: Vacant
Clapboard exterior (ship-lap). Heavy timber frame - some hand hewn. Deteriorated condition, original site.
A small addition on front to pile lumber and keep it dry was built after 1900.
Waterpowered (said to be one of three in N.Y. State).
Glassed in cupola to furnish additional light. A shafting ran from this mill to the shirt factory to furnish water power.
Built between 1818 and 1820.

7. THE GRISTMILL - Dr. Harmon Hoffman, although a practicing physician, built a gristmill in 1806. It received water power from a separately owned sluiceway which runs under a portion of the Emerson Sawmill and feeds into a flume in back of the gristmill. He sold out to Dudley Farlin in 1816, after an explosion of powder destroyed the store which he kept near the mill. With a run of four stones, the mill was able to grind fifteen tons of produce in twelve hours.

8. THE COAL POCKET - Mill Street (in rear of A.C. Emerson Co. office).
(Private Ownership)
Present Owner: A.C. Emerson & Co. - 52 River Street
Original Use: Coal Storage
Present Use: Same
Clapboard exterior, woodframe with light members.
Good condition.
Constructed in the 1920's by A.C. Emerson & Co.

9. PASCO STORAGE SHED - 53½ River Street (opposite Old Emerson Sawmill).
(Private Ownership)
Present Owner: Delbert H. Pasco
Original Use: Storage (fertilizer & hay)
Present Use: Same
Clapboard exterior, woodframe with light members.
Good condition. Original Site.
Saltbox type roof line & cupola.
Built about 1890.

10. D.E. PASCO & SON STOREHOUSE - Mill and River Streets.
(Private Ownership)
Present Owner: Delbert H. Pasco - 53½ River Street.
Original Use: Storehouse (grain and feed storage).
Present Use: Same
Clapboard exterior, masonry load bearing walls, heavy timbered woodframe.
Constructed in 1913 by T.J. Smith and Son.

11. RESIDENCE - 56 River Street (Private Ownership)
Present Owner: Ray Keyes
Original and Present Use: Home
Clapboard exterior, woodframe with light members.
Excellent condition.
Built in 1887 by Thomas J. Smith.

12. RICHARD COWLES HOMESTEAD - 58 River Street. (Private Ownership)
Present Owner: Kenneth W. Morey - 58 River Street.
Original and Present Use: Home
Clapboard exterior, woodframe with light members.
Excellent condition - original site.
Beautifully large, well-kept home. View of Gristmill, Sawmill and Dress Factory to the northeast. Part of this building came from the old Tannery.
Built in 1889 by John Stone.

13. THOMAS COYLE HOMESTEAD - 60 River Street (Private Ownership)
Present Owner: George Maxam - 60 River Street
Original Use: Home and Boarding House
Present Use: Home
Clapboard exterior, woodframe with light members.
Fair condition, original site.
Constructed around 1890.

14. FRANK G. STONE STORE & HOME - 59 River Street (Private Ownership)
Present Owner: Kenneth Morey - 58 River St.
Original Use: Stores and dwelling.
Present Use: Dwelling (upstairs).
Clapboard exterior, woodframe with light members.
Fair condition. Original Site.
Constructed in early 1900.
About 1906 there was an ice cream parlor and barber shop downstairs and residence upstairs. It is one of the few combination commercial and residential structures left in Town. Sturdiness of foundation over the years in spite of swift current of Schroon River around it.

15. T. J. SMITH & SON STOREHOUSE - River Street.
Present Owner: D. E. Pasco & Son - Warrensburg
Original and Present Use: Storehouse.
Woodframe with metal sides and roof.
Fair condition. Original Site.
Constructed in 1902.

16. LEM HAYES SHOE SHOP - River Street. (near Sawmill and Gristmill)
(Private Ownership)
Present Owner: Orville Codner - Stony Creek, N.Y.
Original Use: Shoe Shop
Present Use: None
Clapboard exterior, woodframe with light members.
Fair condition, original site.
Built in early 1900's

17. EUGENE WADSWORTH COTTAGE - River Street (Private Ownership)
Present Owner: Mrs. Kenneth Alger - 228 Main St.
Original and Present Use: Home
Clapboard exterior, woodframe with light members.
Fair condition, original site.

18. B. P. BURHAN'S TENANT HOUSE - 62½ River Street (Private Ownership)
Present Owner: Jordan Estate - 62½ River Street.
Original Use: Home
Present Use: Vacant
Clapboard exterior, woodframe with interlocking joints.
Fair condition, moved.
Built in 1876 by B. P. Burhan's & Son.
Old, well constructed building in spite of its lack of upkeep. Believed to be one of three plank houses in this section of River Street. Originally this building was located on River St. and moved to its present site after 1891. It was one of three Tenant houses for workers in B. P. Burhan's Gristmill.

19. B. P. BURHAN'S TENANT HOUSE - 62 River Street. (Private Ownership)
Present Owner: Henry Arbuckle - 62 River Street
Original Use: Home and Barber Shop
Present Use: Home
Clapboard exterior, woodframe with interlocking joints,
Deteriorated condition, original site.
Built in 1876 by B. P. Burhans
One of three tenant houses for employees of
B. P. Burhans Gristmill. Its age and basic sturdiness
are outstanding in spite of its neglect and lack of
upkeep. Plank construction.

20. DAVISON HOMESTEAD - 64 River Street
Present Owners: Earl and Irma Coombs - 136 Main St.
Original and Present Use: Home
Clapboard exterior, woodframe with light members.
Good condition, original site.
Constructed before 1891.

21. HOME - 66 River Street (Private Ownership)
Present Owner: James Kolascienski - 66 River St.
Original and Present Use: Home
Clapboard exterior, woodframe with light members.
Good condition, original site.
Constructed in early 1900's
Victorian style home with exterior fancy trim.

22. MAURICE DeMARS RESIDENCE - 65 River Street (Private Ownership)
Present home of Maurice DeMars - 65 River St.
Original and Present Use: Home
Shingle exterior, woodframe with light members.
Fair condition.
Constructed prior to 1891.

23. TOWN CRIER WILCOX BAKER SHOP - 66 River Street
Present Owner: Charles Shave - Schroon River Road
Original Use: Business and Residence
Present Use: Apartments
Clapboard exterior, woodframe with light members.
Fair condition, original site
Constructed in late 1890's

29. DAN HOLCOMB RESIDENCE - 72 River Street
Present Owner: Dan Holcomb - 72 River Street
Original Use: Home
Clapboard exterior, wood frame with light members.
Excellent condition. Original Site - Plank House
Constructed before 1876.

30. SANFORD & BLANCHE YOUNG RESIDENCE - 76 River St. (Public Ownership)
Present Owner: Elwin Swinton - 76 River St.
Original Use: Home
Present Use: Home & Antique Shop
Clapboard exterior, woodframe with light members.
Excellent Condition. Original Site.
Built in early 1900's

31. KENYON'S GARAGE - 79 River Street (Private Ownership)
Present Owner: Theresa Donnelly, Corinth, N. Y.
Original Use: Plumbing Shop
Present Use: Unused
Imitation brick exterior, wood frame with light members.
Deteriorated condition. Original Site.
Built in early 1920's

32. BOWEN RESIDENCE - 78 River St. (Private Ownership)
Present Owner: John Olden - 78 River St.
Original and Present Use: Home
Clapboard exterior, wood frame with light members.
Excellent condition. Original site.
Constructed in late 1890's

34. THE OLD HALSEY HERRICK HOUSE - 82 River Street (Private Ownership)
Present Owner: Thomas J. Boton - 82 River St.
Original and Present Use: Home
Clapboard exterior, woodframe with light members.
Good condition. Original site.
Built prior to 1876 by Halsey Herrick.

35. FARRAR HOUSE - 84 River St. (Private Ownership)
Present Owner: Richard Fox - 84 River St.
Original and Present Use: Residence
Clapboard exterior, wood frame with interlocking joints, masonry load bearing walls.
Good condition. Original site.
Built in 1907 by George W. Farrar.

24. ROLAND COMBS RESIDENCE - 67 River Street (Private Ownership)
Present Owner: Edna Herrick - 67 River Street
Original and Present Use: Home
Clapboard and shingle exterior, woodframe with light members.
Excellent condition, original site.
Built approximately1930 by Ernest Grinell.

25. SOULE REYNOLDS PLACE - 70 River Street (Private Ownership)
Present Owner: Stephen Rafferty - 70 River St.
Original Use: Two Family House
Present Use: Home
Clapboard exterior, woodframe with light members.
Good condition, original site.
Built in late 1890's

26. ALDEN'S STORE & RESIDENCE - 72 River Street
Present Owner: DeLila Walters - Thurman, N.Y.
Original Use: Grocery Store and Home
Present Use: Apartments
Clapboard exterior, woodframe with light members.
Fair condition, original site.
Construction prior to 1890.
Hathaway residence, later owned by Albert Alden, a descendant of John Alden.

27. MINNIE MERRITHEW RESIDENCE - 73 River Street (Private Ownership)
Present Owner: Merrithew Estate
Original Use: Home
Shingles exterior, woodframe with light members.
Fair condition, original site.
Built prior to 1890 by Sim Herrick.

28. HERRICK'S VARIETY STORE - 75 River Street (Private Ownership)
Present Owner: Edna Herrick - 75 River Street
Original and Present Use: Store, Apartment upstairs.
Clapboard exterior, woodframe with light members.
Excellent condition, original site.
Built prior to 1876.
Owned in 1876 by Halsey Herrick.
Originally used as a livery stable. Next used for wagon building and carriage repair. Later, wallpaper, paint and hardware store.

(For more information see Page 15)

36. GLEN BATES RESIDENCE - 86 River St. (Private Ownership)
Present Owner: Glen Bates - 86 River St.
Original and Present Use: Home
Clapboard and Shingle exterior, wood frame with light members.
Good condition. Original site.
Constructed before 1890.

37. HAMILTON LEWIS HOUSE - 88 River St. (Private Ownership)
Home of present Town Historian
Present Owner: Mabel Tucker - 88 River St.
Original and Present Use: Home
Clapboard exterior, plank, woodframe with light members.
Good condition. Original site.
Built prior to 1876.

38. ASHAEL BENNETT HOUSE - 90 River St. (Private Ownership)
Present Owner: Bessie Smith - 90 River St.
Original and Present Use: Home
Clapboard exterior, plank, wood frame with light members.
Excellent condition. Original site.
Built prior to 1876.

39. THE OLD WILCOX HOUSE - 92 River St. (Private Ownership)
Present Owner: Robert Frye - 92 River St.
Original and Present Use: Home
Brick exterior. Good condition.
Built prior to 1876.

40. DELBERT H. PASCO HOUSE - 94 River St.
Present Owner: Eugene Monroe - Warrensburg
Original Use: Two Family Home
Present Use: Home
Clapboard and shingle exterior, woodframe with light members.
Good condition. Original site.
Built approximately 1900 by Delbert E. Pasco.

41. THE OLD GARNER LEWIS HOUSE - 96 River St. (Private Ownership)
Present Owner: Elizabeth Haskell
Clapboard and shingle exterior, plank, wood frame with light members.
Good condition. Original site.
Built prior to 1876.

42. TOM DAVISON RESIDENCE - 98 River St. (Private Ownership)
Present Owner: Herbert DeLima - 98 River St.
Original and Present Use: Home
Clapboard exterior, plank, wood frame with light members.
Excellent condition. Original site.
Built prior to 1876.

43. GEORGE FARRAR HOUSE - 100 River Street (Private Ownership)
Present Owner: LaVerne Peterson - 100 River St.
Clapboard exterior, wood frame with light members.
Excellent condition.
Constructed approximately 1900.

44. WILLIAM REED RESIDENCE - 6 Commercial Avenue (Private Ownership)
Present Owner: William Reed - 6 Commercial Ave.
Clapboard exterior, woodframe with light members.
Good condition.
Built in early 1900's

45. GARNER T. LEWIS HOME - 5 Commercial Avenue (Private Ownership)
Present Owner: Isabel Reed - 5 Commercial Ave.
Original & Present Use: Home
Clapboard exterior, plank wood frame with light members.
Fair condition.
Built prior to 1876 by Garner T. Lewis.

46. CURTIS STORAGE SHED - 106 River Street (Private Ownership)
Present Owner: Curtis Cash and Carry - 106 River St.
Tin siding exterior, wood frame with light members
Good condition.
Recently constructed.

47. CURTIS CASH & CARRY - 106 River Street (Private Ownership)
Present Owner: Curtis Cash & Carry - 106 River St.
Original and Present Use: Commercial
Cement Block exterior.
Excellent condition.
Recently constructed.

49. THE T. H. WINTERS HOME - 110 River St. (Private Ownership)
Present Owner: The Wells Estate - 110 River St.
Clapboard exterior, plank, wood frame with interlocking joints.
Deteriorated condition. Original site.
Built prior to 1891.

50. THE W. BAKER RESIDENCE - 112 River Street (Private Ownership)
Present Owner: Ernest Laprarie - 112 River St.
Original and Present Use: Home
Clapboard exterior, woodframe with light members.
Fair condition.
Built in 1889.

51. THE J. & M. BARTON HOME - 113 River St. (Private Ownership)
Clapboard exterior, plank, woodframe with light members.
Fair condition.
Built prior to 1876.

52. GEORGE CAMERON RESIDENCE - 114 River St. (Private Ownership)
Present Owner: Goerge Cameron - 114 River St.
Original and Present Use: Home
Clapboard exterior, woodframe with light members.
Good condition.
Built prior to 1891.

53. BARTLETT RESIDENCE - 116 River Street (Private Ownership)
Present Owner: Bartlett - 116 River St.
Original Use: Tenant House
Present Use: Two Family House
Clapboard exterior, woodframe with light members.
Good condition. Original site.
Constructed prior to 1891.

55. SAM MOSES CABINET SHOP - 118 River St. (Private Ownership)
Present Owner: George Stevens - 118 River St.
Original Use: Cabinet Shop
Present Use: Residence
Clapboard exterior, woodframe with light members.
Fair condition. Original site.
Pre-dates 1876.

56. ONE OF THE W. BAKER HOUSES - 122 River Street (Private Ownership)
Present Owner: James Gallup - 122 River St.
Original and Present Use: Home
Clapboard exterior, plank.
Good condition.
Constructed prior to 1876.

57. RESIDENCE - 128 River Street (Private Ownership)
Present Owner: Charles Combs - 128 River St.
Original Use: Summer cottage
Present Use: Home
Clapboard exterior, woodframe with light members.
Excellent condition. Original site.
Constructed approximately 1924 by Dudley Cameron.
Delightful knoll top-view of Schroon River opposite Woolen Mill Bridge.

58. WOOLEN MILL BRIDGE - (Public Ownership)
Fair condition, single lane, single span bridge.
Western border of Historic Area.
Formerly a railroad or trolley bridge.
Installed in 1903.

59. THE DUD CAMERON STORE - 132 River Street (Private Ownership)
Present Owner: American Legion - 132 River St.
Original Use: Store, apartment upstairs.
Present Use: American Legion Hall, apartment upstairs.
Clapboard exterior, woodframe with light members.
Good condition.
Built in early 1900's by Dudley E. Cameron.

60. RESIDENCE - 3 Ridge Avenue (Private Ownership)
Present Owner: Francis Thayer - 4 Ridge Avenue
Original and Present Use: Residence
Clapboard exterior, woodframe-plank walls.
Good condition.
Rear portion built in 1894 by John McElroy - Modern construction.
Built between 1860-1870 by M. Langworthy.

61. RESIDENCE - 4 Ridge Avenue (Private Ownership)
Present Owner: Francis Thayer, Warrensburg
Original and Present Use: Residence.
Clapboard exterior, plank, woodframe with plank walls.
Good condition. Original site.
Constructed about 1860. First house built on Ridge Ave.

62. THE DAVE HOAG PLACE - 5 Ridge Street
Present Owner: Smyth - 5 Ridge Street
Original and Present Use: Home
Clapboard exterior, plank house, asbestos shingles, woodframe with light members.
Good condition.
Constructed prior to 1876.

63. THE HERRICK GIRLS' PLACE - 6 Ridge Street (Private Ownership)
Present Owner: Herbert Ross Estate - 6 Ridge St.
Original and Present Use: Home
Clapboard exterior, plank, woodframe with light members.
Constructed prior to 1894 by Simeon Herrick.

64. CHARLES WADE PLACE - 7 Ridge Street (Private Ownership)
Present Owner: Ethel Donovan Estate
Clapboard exterior, plank, wood frame with light members.
Deteriorated condition.
Built in 1876.

65. FRANK (HECKY) STONE PLACE - 8 Ridge Street (Private Ownership)
Present Owner: Robert Hastings - 8 Ridge St.
Clapboard exterior, plank, wood frame with light members.
Excellent condition.
Constructed prior to 1876.

66. ELIZABETH REED RESIDENCE - Ridge Street (Private Ownership)
Present Owner: Clarence Wood - Ridge Street
Original and Present Use: Home
Clapboard exterior, plank, wood frame with interlocking joints.
Excellent condition. Original site.
Constructed prior to 1876.

67. THE OLD PATTERSON PLACE - 4 Elm Street (on bank of Schroon River, diagonally across from Emerson Sawmill) (Private Ownership)
Present Owner: Francis Thayer - 4 Ridge Avenue
Original Use: Residence
Present Use: Residence - Two family.
Clapboard exterior, wood frame with light members, plank.
Good condition.
Constructed prior to 1869.

68. DAM STRUCTURE - Spans Schroon River between River St. & Electric Ave.
Present Owner: 15/24 shares Niagara Mohawk. Remaining shares owned by John Magee, present owner of Sawmill, and Delbert H. Pasco, present owner of Gristmill.
Original Use: Power
Present Use: Unused
Crib dam constructed of logs, rocks & planks.
Fair condition. Original site. In need of repair.
Constructed approximately 1820.
Formerly supplied power to Sawmill, Gristmill, Shirt Factory, Carding Mill and original power plant for electricity supply to the Town of Warrensburg.

69. BAKERY BUILDING - 2 Elm Street (on bank of Schroon River. Next to Osborne Bridge and across Schroon River from Factory Outlet) (Private Ownership)
Present Owner: Ronald & Edwin Wynn - 2 Elm St.
Original Use: Bakery & Residence
Present Use: Antique Shop & Residence.
Clapboard exterior, wood frame with light members and masonry load bearing walls.
Good condition. Original site.
Constructed prior to 1876.
Contains original ovens dated prior to 1876.

70. THE OSBORNE STORE - 1 Elm Street (Opposite Osborne Bridge spanning Schroon River. Diagonally opposite Antique Shop - formerly Sturdevan's Bakery.) (Private Ownership)
Present Owner: William Schloss - 1 Elm Street.
Original Use: Store
Present Use: Residence
Clapboard exterior, plank.
Deteriorated condition. Original site (moved back from road and raised on new foundation in 1890).
Constructed approximately 1840 by Stephen Griffing.

6.A. This mill built between 1818-1820 was known in local parlance as an old english mill.
it was a gang mill containing seventy saws set in gangs.
These saws operated with an up and down motion.
As stated above this mill was built between 1818-1820 by Dudley Farlin, who remained sole propriator of the business untill about 1834.
He than sold it to Nelson J. Warren, who,after conducting it for a time sold his entire interest to Joseph Russell.
The latter transfered a one-fourth interest to Stephen Griffin 2nd., and soon after another one-fourth interest to Joseph Woodward.
Than Mr. Griffin purchased another one-fourth interest of Mr. Russell.
In 1855 Joseph Woodward bought of Russell the remaining fourth.
In the same year Albert C. Emerson became grantee of one-half of Joseph Woodward's interest.
In 1858 James McDonald secured an interest in the firm, which he retained untill 1865.
In the meantime - 1859- Isaac S. Woodward purchased the entire interest of his uncle, Joseph Woodward, and, in 1865 he and A.C.Emerson secured title to McDonald's share.
It should be states that Griffin's interest was distinct and separate from that possessed by the others.
He ran the mill a part of the time alone, and,therest of the con-ducting the business jointly the remainder of the time.
In 1866 George E. and Edward S. Starbuck bought out Griffin's interest in the mill.
The next change in the complex relations between the members of this quasi-company consisted in the form of a partnership between A.C.Emerson and I.S.Woodward of the one part and, I.Starbuck & Brothers of the other part, under the firm name of Starbuck, Emerson and Co.
In 1868 George Harvey and Lewis M. Baker bought out the Starbuck's, and, the firm assumed the name of Harvey, Emerson and Co.
Harvey purchased Baker's right in 1869, and, on Feb.13,1872,Harvey ,who by this time owned one-half of the entire property, disposed of his interest to S.W.Johnson and David.M.Woodward, and the name was changed to A.C.Emerson and Co.
From that time on several changes were made regarding various interest's.
In 1927 D.E.Pasco and Sons purcahsed a one-half interest in the company, and eventually came into possesion of the remaining portion.
The company is now owned and managed by Robert Pasco, grandson of D.E. Pasco and, son of Wyman D. Pasco, still under the name of A.C.Emerson and Co.

2/26/74

Information furnished by Stewart A,Farrar of Warrensburg, N.Y.

A colored photo of this mill appeared on the Summer, 1970, Vol 1, No. 2 issue of "Adirondack Life".
An enlargement of this photo is now hanging in the Legislative Building of the South Mall in Albany,N.Y. under the title of "Historic Warren County"

28. HERRICK'S CARRIAGE SHOP - 75 River Street.

This building has suffered the effects of several fires, accounting for its flat roof. The date of the building's erection is not known, but, in 1871, a livery stable was being operated by Bennett & Palmer. In 1893, Simeon and James Herrick, brothers, purchased the building and carried on a wagon-building trade and carriage repair shop. In 1896, the brothers converted the upper story into living quarters for their families. The property has been owned by the Herrick family for the past eighty years.

As the carriage trade became obsolete, the brothers gradually converted to wallpaper, paint, hardware, custom picture-framing and, during World War II, groceries were added and have remained the major commodity.

TOWN of WARRENSBURG

Economic Report

ECONOMIC REPORT

TOWN OF WARRENSBURG

I. INTRODUCTION

The Town of Warrensburg serves as a major rural service center providing a source of local employment, particularly through retail, service and tourist related activities for the surrounding communities. In a regional perspective, Warrensburg is strongly influenced by the Glens Falls Urban Area as an employment, service and retail center of a larger scale.

This report will identify those economic components which characterize this major rural center and will define the alternatives for improving its economic base. Consideration of community priorities and the feasibility of implementation will be the basic criteria for evaluating the economic needs of Warrensburg.

II. ECONOMIC ACTIVITIES

Type of employment is one of the key indicators of economic activities which support local economy and provide jobs. An examination of employment in 1960 and 1970 (see Table 1) shows that the types of employment for residents changed slightly overall during this ten year period. While the number of self-employed workers decreased 6.7% in the Town, the number of private wage and salary workers increased almost 5%. Such an increase can be attributed to the increased mobility of residents who could take advantage of the Northway in order to reach employment in urban centers south of Warrensburg. In conjunction with the construction of the above mentioned travel corridor, Glens Falls employers such as the Continental Insurance Company, Glens Falls Hospital, the County Center, the paper mills and other ancillary groups were undergoing an intense growth period. Although the number of unpaid family workers increased 2%, the actual number of unpaid civilians in the labor force in 1970 was approximately 50 people. This number of people generally represent those who are either unpaid members of a family business or are semi-retired.

TABLE 1.

EMPLOYMENT 1960-1970

PERCENT OF EMPLOYED PERSONS BY OCCUPATION GROUPS

TYPES OF EMPLOYMENT	NEW YORK STATE		UPSTATE NEW YORK*		WARREN COUNTY		WARRENSBURG TOWN		WARRENSBURG HAMLET	
	1960	1970	1960	1970	1960	1970	1960	1970	1960	1970
Private Wage and Salary Workers	77.9	76.7	75.5	75.4	72.8	75.7	57.7	62.0	-	59.9
Government Workers	11.7	16.8	12.9	17.3	12.5	16.6	24.3	24.7	-	26.9
Self-Employed Workers	9.8	6.2	10.6	6.8	13.9	7.1	17.6	10.9	-	11.1
Unpaid Family Workers	0.6	0.3	1.0	0.5	0.8	0.6	0.4	2.4	-	2.1
OCCUPATION GROUPS										
Professional, Technical Workers	12.5	16.7	12.7	16.4	12.6	14.6	11.4	11.6	-	13.9
Farmers, Farm Managers	0.9	0.6	2.6	1.4	0.5	0.1	0.4	0.0	-	0.0
Managers, Administrators	9.0	8.5	7.5	7.4	10.8	9.5	11.7	7.0	-	8.4
Clerical Workers	18.1	22.4	14.7	17.8	13.1	16.2	12.7	17.1	-	17.6
Sales Workers	7.3	7.5	7.0	6.6	8.4	7.8	4.7	8.4	-	6.9
Craftsmen, Foremen	12.4	12.2	14.5	14.2	12.5	14.8	11.8	14.5	-	14.2
Operatives	18.1	15.1	19.8	18.0	17.9	17.2	18.7	17.7	-	17.7
SERVICE WORKERS										
Private Household	2.1	1.1	1.7	0.9	2.5	1.2	1.5	2.0	-	1.6
Other	9.3	11.9	8.7	12.1	8.2	13.4	10.1	15.7	-	13.8
Laborers	4.2	4.0	5.8	5.0	6.0	5.2	12.9	6.0	-	6.0

* Upstate New York excludes New York City, Nassau, Putnam, Rockland, Suffolk and Westchester Counties

Source: Business Fact Book, Part 2, 1963 and 1974 Editions,
U.S. Department of Commerce

TABLE 2 - EMPLOYMENT 1960-1970

PERCENT OF EMPLOYED PERSONS BY INDUSTRY GROUPS

	7,124,001 NEW YORK STATE		2,996,761 UPSTATE NEW YORK*		17,467 WARREN COUNTY		WARRENSBURG TOWN(1,097)		HAMLET(91	
	1960	1970	1960	1970	1960	1970	1960	1970	1960	1970
MANUFACTURING										
Total	28.6	24.2	34.1	30.7	28.0	25.4	18.7	19.1	-	19.3
Durable	14.0	12.9	21.4	21.4	8.2	8.3	6.6	6.8	-	6.0
Non-durable	14.6	11.3	12.7	9.3	19.7	17.1	12.1	12.2	-	13.3
WHOLESALE TRADE	4.4	4.4	2.7	3.5	2.6	2.5	0.7	2.6	-	3.1
RETAIL TRADE	13.9	15.1	14.1	15.5	16.7	19.1	20.8	19.3	-	15.9
AGRICULTURE	1.8	1.3	4.6	2.8	1.3	0.6	0.7	0.7	-	0.9
MINING	0.2	0.2	0.3	0.3	1.0	1.3	0.0	0.4	-	0.4
CONSTRUCTION	4.9	4.8	5.5	5.6	7.2	7.8	14.1	10.2	-	10.7
BUSINESS, REPAIR SERVICES	3.2	4.1	1.9	2.4	2.0	2.1	3.1	1.1	-	0.0
PERSONAL SERVICES	5.4	4.0	4.6	3.7	7.9	5.9	10.4	10.1	-	10.9
PROFESSIONAL, RELATED SERVICES										
Total	12.8	19.8	13.4	20.2	13.3	18.1	14.4	17.7	-	19.9
Hospitals	3.1	4.0	3.3	4.1	2.4	3.1	1.1	0.9	-	1.1
Educational	4.8	8.2	6.1	9.8	6.1	7.8	8.9	10.8	-	12.3
ENTERTAINMENT, RECREATION	1.0	1.1	0.6	0.6	0.7	1.0	n.a.	1.5	-	0.5
FINANCE, INSURANCE, REAL ESTATE	6.2	7.5	3.2	3.8	5.6	5.6	n.a.	5.8	-	6.7
TRANSPORTATION, COMMUNICATION, UTILITIES										
Total	7.7	8.1	6.2	5.7	4.3	5.0	4.7	6.6	-	6.4
Transportation	4.8	4.5	3.6	3.0	1.8	1.8	1.9	1.2	-	1.4
Communications	2.9	1.8	2.6	1.3	2.5	1.1	2.7	0.0	-	0.0
Utilities		1.8		1.5		2.0		5.4	-	5.0
PUBLIC ADMINISTRATION	4.8	5.5	4.7	5.2	3.8	5.7	2.7	4.9	-	5.2

* Upstate New York excludes New York City, Nassau, Putnam, Rockland, Suffolk and Westchester Counties.
Note: Hamlet was not a separate census survey area in the 1960 Census.

Source: Business Fact Book, 1963, Capital District, Part 2.
Business Fact Book, Part 2, 1974 Edition
U.S. Department of Commerce

The highest percentage of Town and Hamlet residents are employed as operatives, clerical workers, other service workers, craftsmen/foremen and professional/technical workers in descending order of percentage. There were substantial increases in four groups from 1960 to 1970 - clerical workers, craftsmen/foremen, sales workers and other service workers, while there were large increases in two groups - managers, administrators and laborers. This illustrates the position of Warrensburg in developing as a "bedroom community" for the Glens Falls Urban Area. The occupational trends in Warrensburg in 1970 were very similar to the County trends. Actually the differences in changes from 196 to 1970 increased the similarity between the Town and County in occupational trends.

Looking at employment for the Town and the Hamlet from the perspective of employment generators - retail trade, manufacturing, professional and related services, provided the majority of employment for both the Town and the Hamlet. From 1960 to 1970, business repair services, retail trade, and construction decreased considerably in importance as employment generators—while wholesale trade, professional and related services, and public administration increased. It is noteworthy that the Town's employment is extremely diversified; the largest employment generator is retail trade at only 19.3% of total employment. (See Table 2)

The Town and Hamlet's trends in employment are substantially different from those of the State and County. The most notable difference is the Town's lower percentage of persons employed in manufacturing, although there are differences in six of the thirteen categories of employment.

The information on Table 3 shows that over half of all local businesses are either retail or service related. Most of the businesses are small, locally operated enterprises which provide limited employment. The responses to the Town Survey show that 49% of the respondents were employed outside of the Town.

The analysis of the information above basically leads to the following conclusions:

1. There is a limited employment base in the Town, mainly revolving around retail and services for residents of the Town and surrounding communities and tourist related businesses.

2. As a result of the construction of the Northway and the increased desire for rural living nationally, the Town of Warrensburg has changed to a "bedroom community" with a high percentage of residents commuting outside of the Town for work.

3. Residents are employed in a wide range of activities which provides for a sound basis of employment. The most significant problem related to employment is the amount of local residents who are employed in tourist related businesses which are seasonal.

Table 4 provides a different perspective of the economic conditions of the Town. The Town and Hamlet have a low median income when compared to the County and the State. The Town has almost double the percentage of very low income families as the County in 1970 and no families earning over $50,000 in 1970. This low income has an important impact on the economic basis of the community and puts further emphasis on the need for economic development in the Town.

TABLE 3.

WARRENSBURG ECONOMIC PROFILE

TYPE OF ACTIVITY	NUMBER OF USES
RETAIL (Includes stores of various types) Non-durable	32
SERVICES (Garages, Laundry, Barbers, Beauty Salons, Kennels, Carwash, Restaurants, etc.)	31
TOURIST RELATED COMMERCIAL (Motels, Hotels, Resorts)	20
PROFESSIONAL (Doctors, Dentists, Lawyers, etc.)	7
MANUFACTURING	4
GOVERNMENT/EDUCATION	7
LUMBERING, WOOD PRODUCTS	7
FINANCE, REAL ESTATE, INSURANCE	12
ENTERTAINMENT/RECREATION	4
WAREHOUSING/STORAGE	5

Data Source: Interpreted from "Assessors Field Book - 1978" and Membership List of the Warrensburg Chamber of Commerce.

TABLE 4.

INCOME 1959 - 1969

	N. Y. STATE		UPSTATE N.Y.*		WARREN CO.		WARRENSBURG TOWN		WARRENSBURG HAMLET	
	1959	1969	1959	1969	1959	1969	1959	1969	1959	1969
MEDIAN INCOME - FAMILIES AND UNRELATED INDIVIDUALS	$5,407	8,510	5,212	8,167	4,642	7,272	3,418	6,063	-	6,212
MEDIAN FAMILY INCOME	$6,371	10,617	6,072	10,216	5,356	8,770	4,056	6,972	-	7,258
% OF FAMILIES EARNING										
1959 / 1969										
Under $2,000 / Under $3,000	7.7	8.2	8.4	7.4	11.0	9.9	17.0	18.0	-	18.4
$2,000 - 3,999 / $3,000- 4,999	14.4	8.3	15.2	8.1	20.7	10.5	32.3	13.2	-	11.3
4,000 - 5,999 / 5,000- 6,999	23.6	10.6	25.5	11.2	27.1	15.1	25.9	19.2	-	17.8
6,000 - 7,999 / 7,000- 9,999	21.1	18.9	22.1	21.8	17.8	23.8	11.7	17.6	-	17.7
8,000 - 9,999 / 10,000-14,999	13.3	27.5	13.1	30.1	10.9	24.0	7.8	19.8	-	22.9
10,000 -14,999 / 15,000-24,999	13.2	19.7	11.5	17.3	8.4	13.0	2.8	9.5	-	9.8
15,000 -24,999 / 25,000-49,999	4.8	5.6	3.2	3.5	2.6	3.2	2.6	2.7	-	2.0
25,000 and up / 50,000 and up	1.9	1.0	1.0	0.6	1.5	0.5	0.0	0.0	-	0.0

* Upstate New York excludes New York City, Nassau, Putnam, Rockland, Suffolk and Westchester Counties.

Data Source: New York State Department of Commerce
U.S. Census: 1960 and 1970

Thirdly, there is a need to improve industrial employment opportunities locally. This could best be accomplished by enhancing the Town's position in attracting small, "cottage" type industries, such as, textile and furniture manufacturing. Steps toward attracting industries could include the designation or establishment of zones for industrial use and extensive promotional efforts on the part of the Chamber of Commerce. The Town must recognize that most communities throughout New York State are seeking new industry; the key to success for Warrensburg will be the attraction for small industries which can utilize local resources and relate to other businesses throughout the Region. Proximity to the Northway in combination with the recreational opportunities in the Adirondacks should be a particular stimulus for initiating or expanding small, labor intensive industry within Warrensburg.

As part of the process of attracting small businesses and industry, the Town should identify existing structures which are currently vacant or under-utilized. Such a detailed list of available locations could be a useful tool in encouraging new enterprises. The most common promotional efforts for attracting new business includes; a tax abatement system, a program to secure a site for an industrial park, the formation of a local industrial development agency and/or a local development corporation. These steps are not specifically recommended for two reasons: First, it is doubtful that any of these actions could singly attract a new business or industry to the Town; second, given the existing character of the community and the opinion of the residents, a very aggressive program for commercial or industrial expansion is inappropriate. What is recommended is a program which improves the community to retain existing employment and attract new industries, as well as efforts to attract small commercial and industrial uses which are geared to the local residents and the character of the area.

IV. ESTIMATE OF PROSPECTS

Based on the assumption that the Town develops and implements the suggested economic development program, Warrensburg has a good chance of attracting business and small industry which is

III. ADVANTAGES/DISADVANTAGES FOR RETAINING/ATTRACTING ECONOMIC ACTIVITIES

The responses to the Town Survey showed positively that local residents want a stronger economic base. While residents do not want to see the Town grow greatly, 89% of the respondents feel that more stores are needed in the Town and 95% feel that more industry is needed.

The employment and income patterns outlined in Section II evidence the need for economic expansion in Warrensburg. The following program for economic development is suggested for the Town based on the local economic conditions and the knowledge of economic patterns throughout the nation.

First, the Town should promote the establishment of new service and retail businesses as well as provide for the retention of existing businesses within the Hamlet Area. As was mentioned earlier, the Hamlet of Warrensburg serves as the commercial center for the Town and for the surrounding communities - the Town should expand upon this factor. To encourage new businesses, the Town should establish or zone sufficient area within the Hamlet for commercial uses. In addition, the Town should coordinate closely with the local Chamber of Commerce in trying to attract stores or services which would balance or compliment existing businesses in the community. Through local promotional efforts the, Town could further capitalize on the Gore Mountain ski trade, the summer tourist trade and the convenient access to the Northway. Maximizing the year-round tourist industry could be accomplished by combining the efforts of the local Chamber of Commerce with that of the rest of the County (ie. Council of Chambers).

Secondly, there is a need to define and implement certain physical improvements within commercial segments of the Hamlet. There are areas which exhibit deterioration to commercial facades, encrouchment on the pedestrian path (sidewalk) by the vehicle, inadequate on and off street parking and the proliferation of unnecessary signs. Such problems could be resolved by enforcing land use controls and by investigating outlets for financial aid to local businesses. The combined implementation of these two measures could help insure a cohesiveness to the business areas of the Hamlet.

suited to its resources and its rural character. The facts that: (1) the community survey results emphasized residents interest in creating more localized employment; (2) the Lake Champlain-Lake George Regional Planning Board has identified the Hamlet of Warrensburg as a Major Center servicing the rural communities surrounding it; (3) Warrensburg has the basic locational requirements (land, water, proposed sewage disposal, proximity to a major transportation route); (4) community leaders appear to have a committment to economic development. These reinforce Warrensburg's position in promoting new business, retaining existing establishments, and enhancing the area's attractiveness for small, "cottage" type industries.

The key to success will be the organization and implementation of an economic development program. Not only will the actions resulting from the program improve the community's chances to attract new business and industry, but such a program will also stand as an example of Warrensburg's ability and committment to improve its economic base.

PUBLIC FACILITIES & SERVICES

TOWN OF WARRENSBURG

JUNE 1978

Warren County Planning Board

TOWN OF WARRENSBURG

PUBLIC FACILITIES AND SERVICES

INTRODUCTION:

This study focuses on the activities of community life which determine the attractiveness for development by the existence of adequate or superior public facilities and utilities. While the recent trend has shown a move from cities to rural areas, there is still a demand for areas which are serviced by public sewer and water, have adequate fire protection and where there is good quality education and recreational opportunities. Thus, public facilities and services not only protect the health, safety and general welfare of local residents, but also provide a guide for growth.

This report is particularly significant to town government, since it is most often through such facilities or services that government comes in contact with the people. The data presented in this report was collected from various reports and through personal interviews. In addition, the information that was derived from the Community Survey was used as an indicator of public opinion regarding such facilities and services.

SEWER FACILITIES:

To plan for orderly development, the existing and planned sewage collection and treatment facilities must be identified and their capacities and problems noted.

The only public sewage collection system in the Town is located in the Hamlet of Warrensburg.* Sanitary sewers totaling approximately 6,200 feet are located primarily along Main and Hudson Streets. The lines, constructed of vitrified clay pipe were installed in the early 1900's. The lines themselves appear to be adequate although there are problems with infiltration and a lack of detailed information on the location, grade and size of the existing collection system.

This information is primarily derived from Warren County Sewerage Studies.

The major problem with this collection system centers on the fact that the untreated sewage is ultimately discharged directly into the Schroon River. The collection lines enter a storm sewer along Route 418 which discharges to the Schroon River below Elm Street.

The remainder of the uses in the Town are served by individual septic systems. Again, the problem with these systems is basically found adjacent to the Schroon River where sewage is discharged into the River.

It is recommended, based on this information, that three steps be instituted by the Town of Warrensburg:

(1) The Town must provide treatment for the collected sewage.

This should be accomplished through the Town's participation in the County Sewer System.

(2) The collection system should be expanded as feasible to serve the entire Hamlet area.

(3) A program of inspection and joint repair of the existing lines should be undertaken to limit infiltration.

(4) The feasibility of a sewage collection system for the uses bordering the Schroon River should be determined and an inexpensive system should be constructed if determined feasible.

The Town Survey indicated that 47% of the respondents felt the sewer system was in poor condition and 36% expressed a definite need for sewers within the community.

WATER SYSTEMS

The only public water system in the Town serves approximately 830-900 residents of the Hamlet of Warrensburg. Two impounding reservoirs and two wells constitute the existing water sources. However, utilizing Community Development Block Grant funds obtained through the County, a new well will be drilled within the year. This new construction is required to eliminate existing water quality problems evidenced by the high color and turbidity findings of the New York State Department of Health.

The Warren County Comprehensive Public Water Supply Study prepared in 1969 by Rost-Frost Associates detailed the improvements which were required by this public water system. It was suggested that four (4) mains be replaced and that service be extended to the Warren County Home on Horicon Avenue.

In addition to these improvements it should be noted that water pressure is a common problem in certain small sections of the service area. The water system in these areas must be improved in order to provide adequate water service. The fire hydrants in many areas are also extremely outdated and must be replaced to provide necessary fire protection.

The remainder of the Hamlet and Town are primarily serviced by individual wells. While there are no definite problems with this at the present time, it is recommended that the Hamlet public water system be expanded to serve the entire developed area. This expansion would encourage the overall improvement of the area as well as orderly new development within the community.

The respondents to the Survey indicated that the water supply system was in poor condition (40%), while 17% felt that this service was generally in good condition.

SANITARY LANDFILL

Sanitary landfills are the most acceptable replacement to the dump in that they are a method of refuse disposal on land without creating hazards to public health or safety. Warrensburg's landfill located on Rte. 9, just one mile north of the Hamlet covers approximately 7.95 acres of land. It is managed by a Town employee and is open to residents free of charge. This refuse disposal area can be reached by the residents of the Town and can be viewed from the surrounding area including Route 9. Topographically, the site is located on low land in a swampy area with high water table.

Currently, this landfill has been designated as a top priority problem area as listed by the Solid Waste Division of D.E.C. for closure under Part 360 of N.Y.S. Environmental Conservation Law. This is due to a combination of factors which include; site location, soil suitability, potential leachate findings, and problems with vermin and bears. This site should be the subject of continuing study and on-going investigation for resource recovery activity. It is recommended that a new

site should be researched and acquired to accommodate future refuse disposal needs. The Town Survey did not specifically address the landfill, however it did point out that 21% of the respondents felt that a garbage collection system was needed.

POWER UTILITIES

Only one utility serves the power needs of the Town. The Niagara Mohawk Power Corporation has electric transmission lines which dissect the Town - east and west. The only new additions to the system have been individual connections to the distribution lines. The electric generating capacities are considered adequate to meet the potential growth in the community. In addition, the presence of the transmission lines through the western end of the Hamlet area enhances the industrial attractiveness of suitable sites which are in close proximity to power. The Town Survey did not address this service.

TELEPHONE SERVICE

Warrensburg is mainly served by the New York Telephone and Telegraph Company. The General Telephone and Electric Company serves residents along the northern portion of the Schroon River Road from approximately the Middleton Bridge north to the Town of Chester. There are a few problems along the franchise boundary with respect to long distance calls to the Hamlet. However, many of the residents relate to the Chestertown area for convenience goods and emergency service. The quality of both services is good, however, as with any rural area - long distance telephone calls to an adjacent urban area are cumbersome as well as costly. Connections to the Glens Falls area as local calls should be petitioned for by the Town. The Town Survey did not address this service.

FIRE PROTECTION

The Town of Warrensburg is serviced by one fire station located on Elm Street in the Hamlet and has mutual aid agreements with the remainder of the Warren County system, Chester and Luzerne. The fire station is staffed by volunteer personnel of 45 members. The equipment currently operated includes; 3 pumpers, 1 emergency truck and 1 ambulance. In order to increase service capability, there are plans for purchasing a new pumper. This anticipated acquisition will result in the expansion of the current facility. Respondents to the Survey indicated a high quality of fire protection service (80%).

POLICE PROTECTION

There is no local police protection provided by the Town. Police protection is provided by the Warren County Sheriff's Department and the New York State Police. In the past, the Town has employed a part-time police officer for the Hamlet. However, due to a number of factors, particularly the availability of protection through other sources, the Town has discontinued this service. The Town Survey illustrated a rather even division between good (22%) and poor (25%) quality police protection within the community.

HEALTH FACILITIES

The Town of Warrensburg is fortunate to have the Warrensburg Health Center located on Route 9 in the Hamlet. This community health center, affiliated with Glens Falls Hospital, offers a 7 day per week schedule for treatment of patients, a 24 hour emergency care, x-ray and laboratory facilities. The Center is staffed by 11 full or part-time employees which include 2 physicians, 3 physician assistants, 1 registered nurse, 1 x-ray technologist, 3 clerical personnel and 1 janitor.

This Center serves as a regional health care facility for the nearby communities of Bolton, Stony Creek and Thurman. Cases which cannot be treated at the Center are transferred to Glens Falls Hospital. There are approximately 18,500 patients which have been cared for at the Center in 1978, which is an increase of 628 patients since 1977. Since this Center is a branch of the Glens Falls Hospital a representative of the billing department meets at the Center once a week to discuss payments and billing problems with patients.

This facility is operating out of a former A & P building and there is sufficient room for expansion if the need arises. If the health center in the Town of Chester should close, then the Warrensburg facility would be expanded to absorb the anticipated patient increases. Over 50% of the respondents to the Town Survey rated the health care facility average or good, while 27% rate the health care facility as poor.

EDUCATIONAL FACILITIES

The Warrensburg School System covers a major part of the Town and the Hamlet. School facilities include two buildings; one K through 12, located on James Street in the Hamlet and a former BOCES building on Horicon Avenue which contains 4 sixth grades and 1 fourth grade.

These educational facilities have an enrollment of approximately 1250 students. This figure is the result of a steady 2% increase since 1968. The K through 12 facility on James Street is over its capacity of 900 students. This facility has undergone three expansion programs in 1942, 1959 and 1964. To alleviate problems associated with overcrowding, the BOCES building on Horicon Avenue was purchased within recent years. This building will be utilized as a middle school and will hold approximately 300 students. A public works grant of $521,000 was secured by the school system for the remodeling of the BOCES building. When completed, this educational facility will accommodate fourth, fifth and sixth grades. The expansion into this new facility will satisfy the spatial requirements of the system.

Adjacent to both facilities are recreation fields and a Town recreation site which enables these two schools to undertake various field sports and open space activities: The proposed middle school (BOCES building) has approximately 65 acres of adjacent land that will be used for various sports, an outdoor physical fitness course and a cross country skiing area. Over 85% of the respondents to the Town Survey indicated that the school system was average or above.

LIBRARY FACILITIES

The Town of Warrensburg is served by Richard's Library located on Elm Street in the Hamlet. This facility has had a recent structural addition and has undergone remodeling within the past three years. The Library consists primarily of one large room with book shelves and a reading area, and a basement area which is used for storage and activities. There are between 12,000 and 13,000 volumes and approximately 800 to 1,000 card holders.

The Library is a very important part of community facilities in providing a quality service to borrowers as well as providing a pre-school reading program and a summer film program. The Library facility is presently adequate, and any future expansions could be accommodated on the existing Library site. The Town Survey indicated that over 95% of the respondents felt that the quality of the Library was above average.

TOWN HALL

The Town Hall is located on Route 9 in the Hamlet of Warrensburg. The building has approximately 5,320 square feet of usable space. This building is used extensively as an office building for the Town Supervisor, Clerk, Assessor, Justice and the Warren County Sheriff's Department. In addition, the building is used by both Boards and various civic groups within the community.

The present structure and parking area is adequate to handle the meetings and activities which take place there. This building has undergone extensive renovations within recent years. One problem which exists with this facility relates to the accoustics in the basement area. This condition is particularly acute when the space is used for meetings or workshops. It is recommended that this problem be corrected as it is a suitable, centrally located meeting facility for a number of community organizations. The Town Survey did not address the suitability or quality of the Town Hall.

TOWN GARAGE

The Town Garage is located on North King Street in the Hamlet. This newly constructed, cinderblock and cement building has approximately 4,884 square feet of usable space which also includes an office, supply area and a rest room. There are 9 full-time employees which is an adequate number given the current work load. Five (5) dump trucks, three (3) sanders, one (1) sweeper, two (2) pickup trucks, two (2) payloaders, one (1) oil truck, one (1) road hone and one (1) tractor are among the types of equipment currently being operated by the Town.

While newer equipment could always be utilized by the Town in highway maintenance, it appears that the present operation is adequate. The present site is centrally located and does not cause land use conflicts. While the Town Survey did not specifically address the Town Garage, 62% of the respondents felt that the quality of road construction and repair was average to good.

RECREATION FACILITIES

The Town of Warrensburg has a number of public recreational facilities available to Town residents. Below is a list of those facilities, their acreages and their programs.

Town Recreation Field - A Town maintained facility located in a 9 acre area bounded by Library Avenue and Sanford Street in the Hamlet. It has a basketball court, two tennis courts, a baseball diamond, a putting green area and a storage barn. In winter months, an area is flodded for ice skating and a portion of the barn is utilized as a warming hut. In summer months, there are a number of organized activities for children which take place at this site.

Blister Hill - A Town maintained ski area located on Prospect Street in the Hamlet. This 66 acre area contains a rope tow ski facility and a warming hut. This is operated at a "no fee" charge to the residents.

Town Beach (Echo Lake) - The Town operates a beach area on a 2 acre area on Echo Lake. This site contains a bath house, a few picnic tables and grills. In the summer months, swimming instructions are given to children.

Central School - The Warrensburg Central School on James Street has approximately 4 acres which are used as recreational space. Facilities include a football field, swings, slides and other types of playground apparatus. As would be expected, this is intensely used as a school facility and as a neighborhood or Hamlet recreation area.

Middle School (BOCES Building) - This newly purchased school building is accompanied by 65 acres of open space. This acreage will be developed into a playground, a field sports area, a physical fitness course and a cross country ski area. The school system has currently received a Public Works Grant, of which a portion will be used for developing segments of the recreational facility.

Hamlet Pocket Parks - There are 4 passive recreation areas adjacent to the Schroon River in the Hamlet of Warrensburg. They are located on the south side of the Schroon River, near Commercial Avenue, South Street and on Route 60. These parks to date are under-developed and need park furniture to attract resident usage. The site across from Commercial Avenue ff rds residents and visitors with a canoe access site.

STANDARDS

The applicability of recreational standards from community to community has long been subject to scrutiny. With so many variables determining recreational expectations and usership, general guidelines must be viewed as what they are: general guidelines.

In the simplest form, it has been recognized that approximately 10 acres/1,000 persons should exist within local political jurisdictions in neighborhood playgrounds and playfields and community wide parks (active recreation areas) while an additional 10 acres/1,000 population should exist in natural open space recreational reservations. *

Neighborhood playgrounds and playfields are most often considered in terms of their association with neighborhood elementary schools and should comprise between 25% and 50% of local active recreational space. Such facilities should be within reasonable walking distance, (i.e., 1/2 mile) in areas of population concentration and should have a minimum size of approximately 2 acres.

Community wide parks, in contrast to neighborhood playgrounds and playfields, include a greater assortment of activity areas and facilities and generally are not associated with school facilities.

* Source: Standard for Outdoor Recreational Areas (American Society of Planning Officials)

Such facilities are expected to make up between 50% and 75% of local active recreation space and are not generally considered to be limited by a walking distance standard locationally. Such facilities should be greater than 20 to 25 acres in minimum size.

Natural open space reservations only provide facilities incidental to the enjoyment of undeveloped and scenic lands. They are not developed to the same degree as regional park facilities and usually do not include camping facilities or play equipment and field sport areas that might be associated with camping grounds. Natural open space reservations are generally outlying in location and should be limited to activities such as hiking, fishing, and picnicing. Small open space reservations, where feasible, can provide a wonderful amenity when located in the developed portion of an urban area.

Standards have been developed, in addition, for specific activity functions to be available in neighborhood playgrounds and parks and community wide parks. These standards provide a guideline in assessing the adequacy of facilities in terms of population:

baseball diamond	1/6,000 population
softball/youth diamond	1/3,000 "
basketball courts	1/500 "
tennis courts	1/2,000 "
gymnasium (full size)	1/15,000 "
golf courses (18 hole)	1/35,000 "
swimming pool (olympic size)	1/17,000 "
non-refrigerated skating	1/1,500 "
picnic facilities	15 tables/1,000 "

While it is generally agreed that the age composition of a community is a critical variable in recreational demand and utilization of facilities, recreational demand standards have never been composed (to our knowledge) in a matrix relationship to the age structure of a community. In terms of acreage evaluation the Town is deficient in basketball courts and picnic facilities.

The general problem characterizing Town recreation areas are their limited size and segregation, on a site-by-site basis, of activity opportunities. In addition to meeting activity opportunities judged or projected to be deficient, the major emphasis of Town recreation plans should be to provide more varied activity through opportunities at each of its sites. In addition, though cooperative efforts with the School District are to be commended, it should be clear that complete reliance on School District outdoor space for field sports can not continue without temporary or long-term user conflicts. The Town Survey indicated that over 75% of the respondents felt that outdoor recreational opportunity within the community was above average.

T R A N S P O R T A T I O N P R O F I L E

TOWN OF WARRENSBURG

WARREN COUNTY PLANNING BOARD

MAY 1978

TRANSPORTATION PROFILE

TOWN OF WARRENSBURG

INTRODUCTION:

Historically, Warrensburg was the terminus of trade routes for trappers and miners. Lumber mills multiplied, taking advantage of the abundant water power. Warrensburg became a primary point of access to the Adirondack Region, as well as a rural center of commerce. With the increased access and mobility to the "North Country," the regional importance of the rivers has diminished. However, Warrensburg is still the gateway to the Adirondacks for northbound motorists.

HIGHWAYS:

A Transportation Plan for Warrensburg is primarily a study of highways. Air, rail, and even bus transportation is statistically insignificant. Historically, roads have been the prime land use generator for Warrensburg, providing access to areas that would otherwise remain remote and undeveloped. Secondly, annual highway maintenance expenditures typically dominate Town budgets.

Addressing the first point, it is important to classify Warrensburg roads according to their actual function (functional classification) to better determine the future potential of the land around them.

Addressing the second point, it is noteworthy to classify these same roads according to the governmental body responsible for their maintenance (jurisdictional classification) to better determine the future fiscal impact of road maintenance on the Town.

1. Functional Classification System:

   For consistency's sake the NYS Rural Functional Classes are used. Interstates (the Northway) are not described.

   a. Arterial - These roads provide regional and community access at reasonably high speeds. They carry people and goods rapidly to points within the Town and throughout the region. As a

result of their heavy use and their agerage high rate of speed, they generally are fairly wide roads with substantial shoulders. Their jurisdiction is typically, and appropriately, the State of New York. Examples in Warrensburg are Routes 9 and 28.

Land Use Conflicts - Where arterials enter population concentrations, there is a potential conflict between road function and Town need. Route 9, which is also Main Street, exemplifies this fact. Parking, vehicular rates of speed and pedestrian amenities theoretically conflict with local and regional transportation. In most instances, the latter need takes precedent.

b. Major Collector - While these roads carry lesser volumes of traffic than arterials, they are heavily traveled routes which provide rapid access to areas of the Town and surrounding localities in conjunction with arterials. A Major Collector's capacity is to filter traffic from Minor Collectors and local streets to Arterials. These routes have a significant impact on Town development and growth due to their local importance. They are generally maintained by the County, though some may be State or local responsibility. Examples include, County Rte. 40 (Golf Course Road-Hudson Avenue), Horicon Avenue-Schroon River Road, Rte. 418 (NYS), and Viele Pond-Harrington Hill Roads.

c. Minor Collectors - Access from local roads and abutting land uses is provided by minor collectors. These routes are moderately used and the speed is considerably less than the major collector. Their general purpose is to service adjoining land uses that may be quite intense, such as industrial or commercial uses. Minor collectors are often maintained by the County, though local jurisdiction may be more appropriate. Examples in Warrensburg include Alden Avenue, Milton Street, Library Avenue, Elm Street and Water Street.

d. Local Roads - These provide access between adjoining land uses and collector or arterial needs. They are primarily residential routes, characterized by slow speeds and light use.

These four classification levels characterize the entire road system in Warrensburg. There is a gradual flow from less intense residential land uses serviced by local roads to more intense commercial and residential land use serviced by collectors to fast, intensely traveled arterial roads connecting Warrensburg with other communities. Thus it is important for the Town to decide what

function each road should take relative to the intended adjoining land uses. Design standards for new roads or those receiving major reconstruction should be formulated to best accommodate intended types, volumes and speeds of vehicles.

2. Jurisdictional Classification:

Stated simply, if the Town has "jurisdiction" over a particular road it is responsible for its maintenance. As intended by the State, rural "functional" classification should be tied to jurisdictional responsibility with the arterial system being controlled by the State, the major collector system by the County, and the minor collector and local road system by the Town.

Should the above rational be applied to Warrensburg there would be a net loss of Town road mileage. The chart below describes the change.

Description of Road	Present Jurisdiction	Proposed Jurisdiction	Mileage
Route 14 (Milton St. & Library Avenue)	County	Warrensburg	.75
Route 24 (Portion of Hackensack Ave., King St., Mountain Avenue)	County	Warrensburg	.35
Route 5 (Fourth Ave.)	County	Warrensburg	.25
Route 45 (Elm & Water Sts.)	County	Warrensburg	.65
Viele Pond Road - Unpaved portion	Warrensburg	County	4.0
Net (loss to Town)			2 Miles

The changes implied by this system of classification have been endorsed by the Warren County Department of Public Works. Indeed they do appear appropriate. The rationale, according to function, is as follows:

- Co. Rte 14 (Milton St. & Library Ave.) These two roads function as minor collectors, connecting Rte 418 to the Hamlet. Otherwise they function primarily as a residential feeder street to smaller dead-end residential streets.

- Co. Rte 24 (portion of Hackensack Ave., King Street and Mountain Avenue) These roads function strictly as local roads - lightly traveled residential streets.

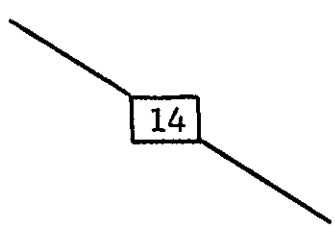
- Co. Rte 5 (Fourth Avenue) While connecting Hudson and Main Streets, Fourth Avenue primarily functions as a local, lightly traveled residential street.

- Co. Rte 45 (Elm & Water Streets) These roads function as minor collectors paralleling Main Street with a more subdued, lightly traveled, residential/commercial character.

- Viele Pond Road - Only one 4 mile portion of this road is presently not County. Since it connects Luzerne with Warrensburg, it achieves a major collector status. Being that this road is more remote and difficult to maintain it would be more appropriate as a County Road.

TRAFFIC PROFILE:

The functional level of Warrensburg roads becomes more apparent when one regards the current (1977 Summer) count of cars that travel roads in a given 24 hour period and their corresponding peak loads. Maps entitled "Traffic Counts" will show two numbers separated by a slash, like a fraction. The first, or top number, is the 24 hour volume. The second, or bottom number, is the peak load or "design hour" (DH). The DH is usually 13% of the 24 hour volume.

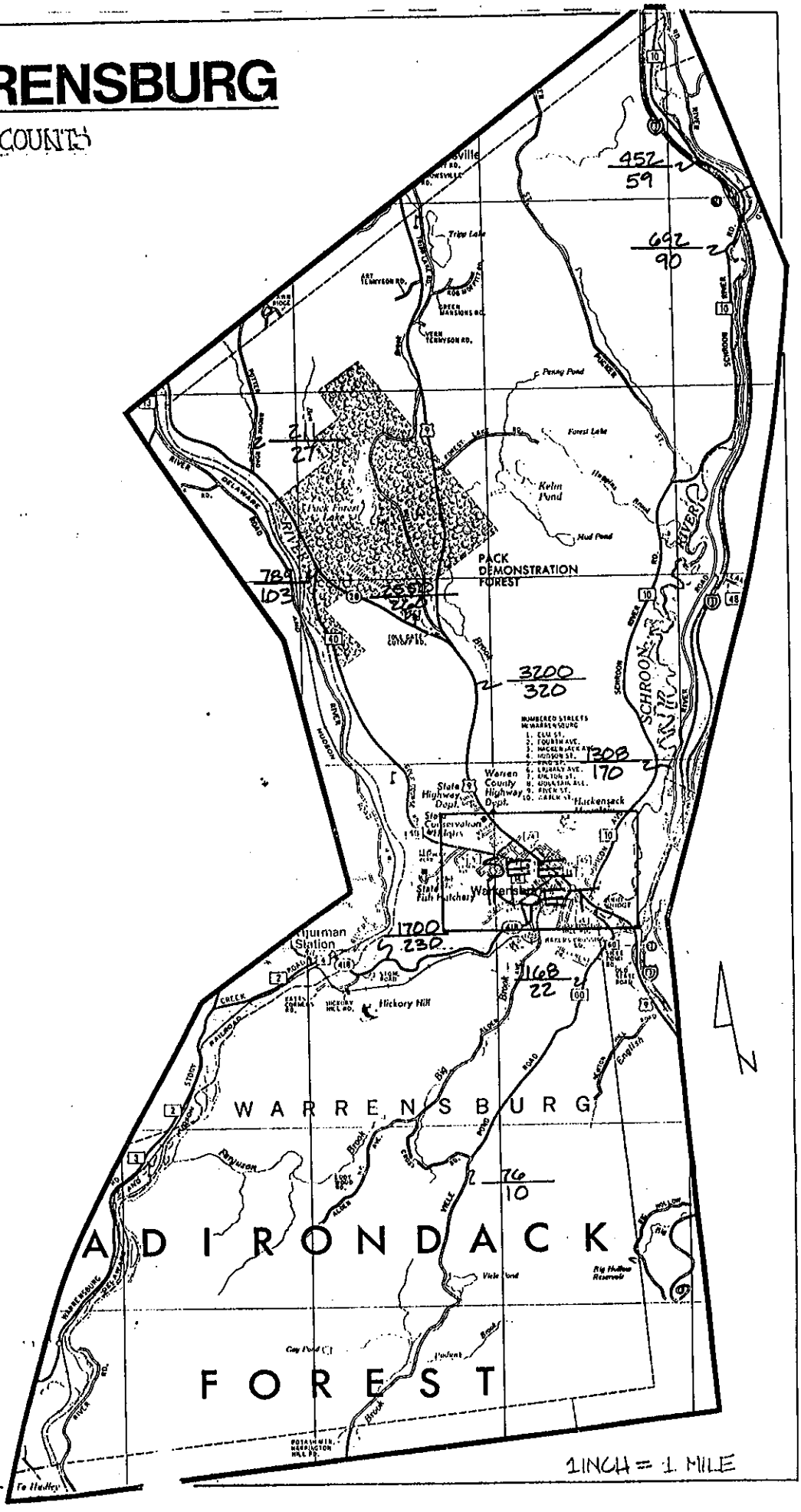


2331 (24 hour vehicle loading)

303 (Design Hour (DH), 13% of 2331)

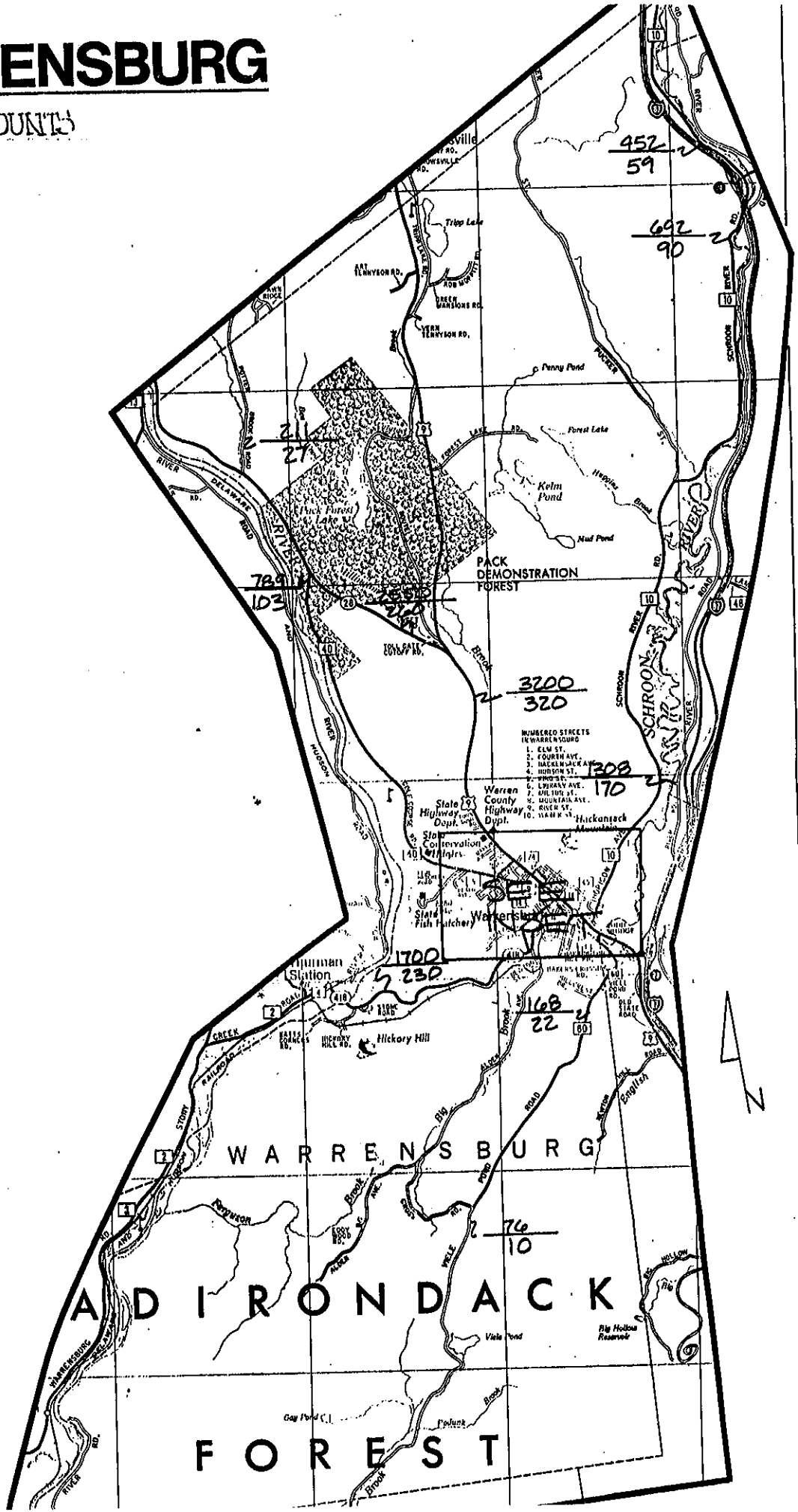
TOWN of
WARRENSBURG

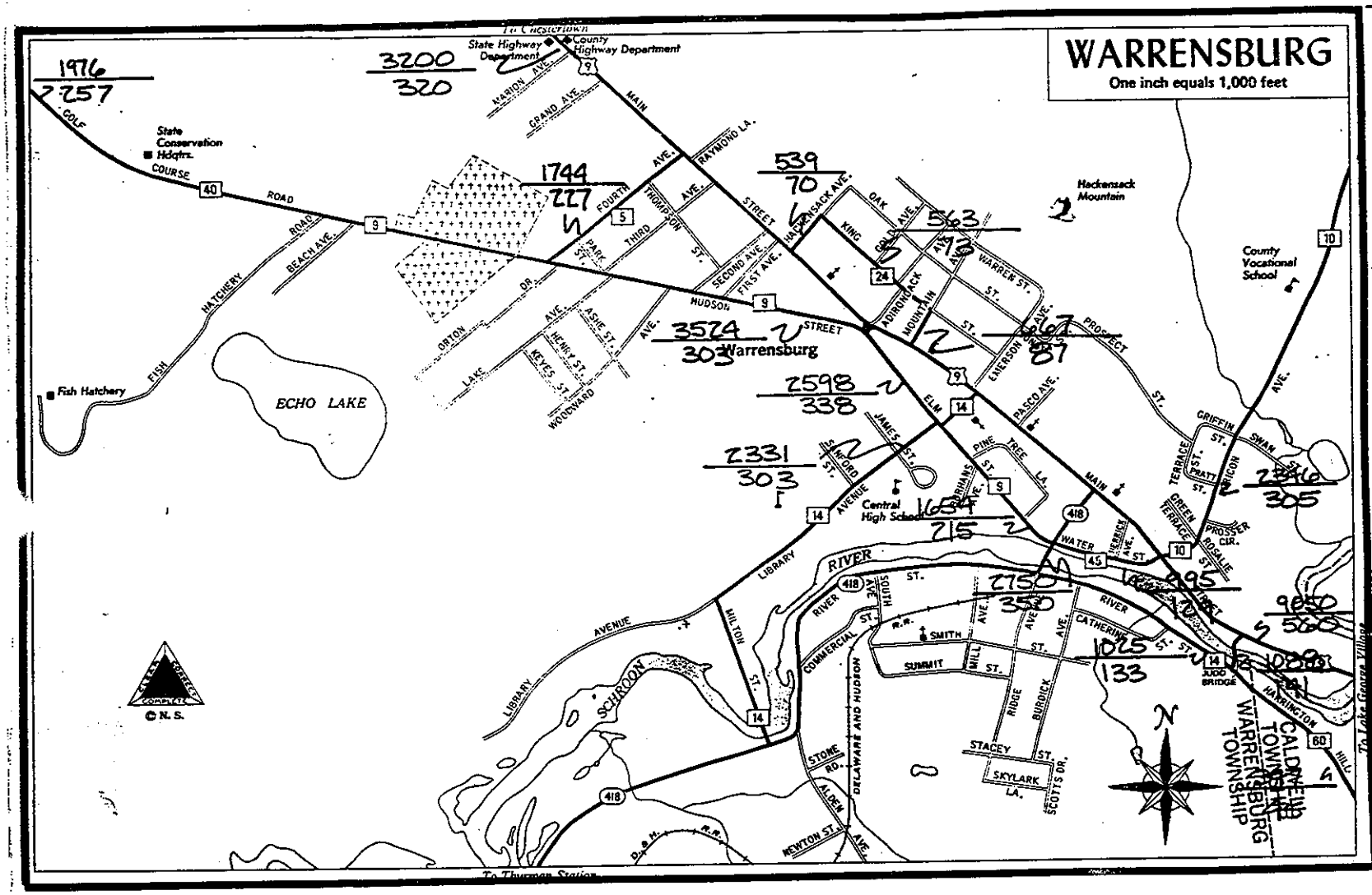
TRAFFIC COUNTS



TOWN of
WARRENSBURG

TRAFFIC COUNTS





TRAFFIC COUNTS

a. Arterial - Rte 9 brings in over 9000 cars daily into Warrensburg. The volume is more than 3 times any lower functional class, warranting the "Arterial" designation. An estimated 18% of these cars continue on to Stony Creek or Thurman, 40-45% continue on to interior Adirondack locations. Approximately 40%+ or 3600+ cars daily live, work, shop, play etc., in Warrensburg.

b. Collector System - Major and minor collectors in Warrensburg have similar volumes while performing different functions. Rte 28 (major collector) conducts 2550 cars caily to interior Adirondack locations. Elm Street (minor collector) accommodates 2598 cars daily residing or doing business in the Hamlet. The major collectors must have gentle grades, gradual curves, wide lanes and shoulders to accommodate high rates of speed. Elm Street appears (and functions well) as most other local streets.

c. Local Roads - These streets accommodate less than 1/3 of the traffic loads frequenting collectors. Normally, no more than 500-700 cars and service vehicles travel on these residential streets daily. Consequently, these roads are excellent for residential uses.

FISCAL IMPACT OF HIGHWAYS:

a. Average Maintenance Cost - On the following page is a cost accounting of maintaining County roads in Warren. While maintaining Warrensburg Town Roads should be somewhat less expensive due to less aggressive maintenance and resurfacing of narrower roads, these cost figures do provide a reasonably accurate breakdown of highway expenditures.

b. Highway Costs - Warrensburg has about 7% of the County's permanent population. This population yields about 3% of the County's tax dollars, including sales tax. However, approximately 15% of the County Highway Budget will be expended in Warrensburg. 22.5 miles or 14% of the County Roads are within the Town. County maintenance of local roads is a savings for all municipalities outside of Glens Falls, Queensbury and the Village of Lake George. State law prevents any County highway dollars from entering the City limits. Queensbury and Lake George Village have more intense populations per mile of road and higher median incomes than Warrensburg. Consequently the substantial tax dollars contributed by these municip-

"AVERAGE" MAINTENANCE COST PER MILE OF COUNTY ROAD

The following figures are taken from the 1977 Warren County DPW Budget.

PROGRAM	AMOUNT	COST PER MILE
Snow Removal	$ 350,000	$ 1440
Maintenance of Roads	377,500	1554
Resurfacing Program	500,000	2058
Miscellaneous, Traffic Code, etc.	100,000	412
Estimated Salary Benefits Applicable to these Programs	50,000	206
TOTALS	$ 1,377,500	$ 5670

Averages were determined by dividing gross amounts by the 243 miles of County Roads. There is a certain amount of distortion, particularly with the Resurfacing Program, which does not apply to every mile of road. However, $5700 per mile of road is a good benchmark from which to estimate highway expenditures.

alities will "spill over" to benefit the lower populated Towns with lower median incomes.

PUBLIC TRANSPORTATION:

There is limited public transportation to and through the Town of Warrensburg. Bus service is provided by Trailways and Greyhound Lines on a daily basis. Trailways makes six stops per day, however, these stops are limited to the afternoon and evening hours. This current schedule is inconvenient for employment commuting to the Glens Falls Urban Area. Greyhound does not have stops convenient to commuting between Glens Falls and Warrensburg. Both bus lines do provide service to most points on arterial roads - north and south of the Town. Elderly residents of the Town are provided increased mobility to the Glens Falls area via the Lou Fisher bus service. There are approximately 170 elderly per year who utilize this service. This service is provided free to participants 60 years and older upon request, on a one day per week basis. The cost of this project to the Town is approximately $3,400, of which 50% is reimbursable through the Office of the Aging. There is also a local taxi service available to residents for a fee.

PLANNING ISSUES:

Interpreting what is presented in this document and the Town Survey into action becomes the responsibility of the Planning Board.

a. Road construction and maintenance was the most prominent area of complaint in the Town Survey. This report suggests increasing the mileage of County roads in Warrensburg from 22.5 miles to 25 miles (in concurrence with County recommendations). Pursuing this philosophy will help secure adequate road maintenance of primary Town roads.

b. Concentrating and/or encouraging development onto existing roads will help provide additional tax dollars to improve maintenance or potentially lower the tax effort. Construction of new roads to service large subdivisions seldom results in increased dollars for the Town.

c. It is appropriate to have a direct relationship between the function of a road and the governmental body that maintains it. The recommended jurisdictional changes contained herein are modest and actually result in less overall mileage of Town roads. Hackensack Avenue, King Street and Mountain Avenue are the most outstanding examples of inappropriate jurisdictions.

d. As discovered in the "Traffic Profile" over 9000 cars daily frequent or drive through the Hamlet. This represents a potential for a comprehensive, active, year-round commercial center. Adequate, convenient, clearly identifiable parking facilities will greatly enhance commercial activity. This need for parking in the Hamlet was the second most identified traffic oriented issue in the Town Survey.

e. Standards for road construction (ie: subdivision regulations) should be carefully designed to provide roads that appropriately service the surrounding land uses.

f. Scientific studies conducted throughout the County, including Lake George and its tributaries, reveal that up to 70% of excess nutrients, siltation and other pollutants can be caused by storm water runoff in developed areas. Adequate drainage standards for road construction are necessary to protect Warrensburg's water.

BACKGROUND REPORTS AND UPDATES SINCE 1978

TOWN OF WARRENSBURG
PLANNING BOARD
ECONOMIC REPORT
SEPTEMBER 19, 1984

This report is an overview of the economic activities of the Town from the New York State Department of Commerce and an update of the 1978 Economic Report included in the Town Planning Program Background Studies.

ECONOMIC REPORT

TOWN OF WARRENSBURG

I. INTRODUCTION

The Town of Warrensburg serves as a major rural service center providing a source of local employment, particularly through retail, service and tourist related activities for the surrounding communities. In a regional perspective, Warrensburg is strongly influenced by the Glens Falls Urban Area as an employment, service and retail center of a larger scale.

This report will identify those economic components which chacterize this major rural center and will define the alternatives for improving its economic base. Consideration of community priorities and the feasibility of implementation will be the basic criteria for evaluating the economic needs of Warrensburg.

II. ECONOMIC ACTIVITIES

Type of employment is one of the key indicators of economic activities which support local economy and provide jobs. An examination of employment (see Table 1) shows that the types of employment for residents changed slightly overall during this ten year period. While the number of self-employed workers decreased in the Town, the number of private wage and salary workers increased slightly. Such an increase can be attributed to the increased mobility of residents who could take advantage of the Northway in order to reach employment in urban centers south of Warrensburg. In conjunction with the construction of the above mentioned travel corridor, Glens Falls and Queensbury employers such as the Continental Insurance Company, Glens Falls Hospital, the County Center, and other ancillary groups were undergoing an intense growth period. Although the number of unpaid family workers increased 2 percent, the actual number of unpaid civilians in the labor force in 1970 was approximately 50 people. This number of people generally represent those who are either unpaid members of a family business or are semi-retired. This figure, according to the 1980 census, represented as zero is a real mystery.

The highest percentage of Town and Hamlet residents are employed as clerical workers, other service workers, craftsmen/foremen and professional/technical workers in descending order of percentage. There was a substantial increase in the sales workers category, while there were decreases in other groups - managers, administrators and laborers. The occupational trends in Warrensburg in 1980 were very similar to the County trends.

Looking at employment for the Town and the Hamlet from the perspective of employment generators - retail trade, manufacturing, professional and

related services, provided the majority of employment for both the Town and the Hamlet. From 1970 to 1980, Professional and related services and retail trade increased, while construction and non-durable manufacturing decreased considerably in importance as employment generators--while wholesale trade, professional and related services, and public administration increased. It is noteworthy that the Town's employment is extremely diversified; the largest employment generator is retail trade at only 25.9 percent of total employment. (See Table 2)

The information shows that over half of all local businesses are either retail or service related. Most of the businesses are small, locally operated enterprises which provide limited employment.

The analysis of the information above basically leads to the following conclusions:

1. There is a limited employment base in the Town, mainly revolving around retail and services for residents of the Town and surrounding communities and tourist related businesses.

2. As a result of the Northway and the increased desire for rural living nationally, the Town of Warrensburg remains a "bedroom community" with a high percentages of residents commuting outside of the Town for work.

3. Residents are employed in a wide range of activities which provides for a sound basis of employment. The most significant problem related to employment is the amount of local residents who are employed in tourist related businesses which are seasonal.

TABLE 1.

EMPLOYMENT 1960-1970 1980

PERCENT OF EMPLOYED PERSONS BY OCCUPATION GROUPS

TYPES OF EMPLOYMENT	NEW YORK STATE		UPSTATE NEW YORK*		WARREN COUNTY		WARRENSBURG TOWN		WARRENSBURG HAMLET		WARRENSBURG TOWN	WARRENSBURG HAMLET
	1960	1970	1960	1970	1960	1970	1960	1970	1960	1970	1980 (1229)	1980 (961)
Private Wage and Salary Workers	77.9	76.7	75.5	75.4	72.8	75.7	57.7	62.0	-	59.9	61.1	60.0
Government Workers	11.7	16.8	12.9	17.3	12.5	16.6	24.3	24.7	-	26.9	29.6	31.0
Self-Employed Workers	9.8	6.2	10.6	6.8	13.9	7.1	17.6	10.9	-	11.1	8.4	8.0
Unpaid Family Workers	0.6	0.3	1.0	0.5	0.8	0.6	0.4	2.4	-	2.1	0	0
OCCUPATION GROUPS												
Professional, Technical Workers	12.5	16.7	12.7	16.4	12.6	14.6	11.4	11.6	-	13.9	11.9	12.7
Farmers, Farm Managers	0.9	0.6	2.6	1.4	0.5	0.1	0.4	0.0	-	0.0	3.3	2.7
Managers, Administrators	9.0	8.5	7.5	7.4	10.8	9.5	11.7	7.0	-	8.4	7.6	5.4
Clerical Workers	18.1	22.4	14.7	17.8	13.1	16.2	12.7	17.1	-	17.6	15.2	17.6
Sales Workers	7.3	7.5	7.0	6.6	8.4	7.8	4.7	8.4	-	6.9	11.8	12.1
Craftsmen, Foremen	12.4	12.2	14.5	14.2	12.5	14.8	11.8	14.5	-	14.2	11.1	10.9
Operatives	18.1	15.1	19.8	18.0	17.9	17.2	18.7	17.7	-	17.7	5.4	4.0
SERVICE WORKERS												
Private Household	2.1	1.1	1.7	0.9	2.5	1.2	1.5	2.0	-	1.6	> 16.4	16.5
Other	9.3	11.9	8.7	12.1	8.2	13.4	10.1	15.7	-	13.8		
Laborers	4.2	4.0	5.8	5.0	6.0	5.2	12.9	6.0	-	6.0	5.0	5.4

* Upstate New York excludes New York City, Nassau, Putnam, Rockland, Suffolk and Westchester Counties

Source: Business Fact Book, Part 2, 1963 and 1974 Editions,
U.S. Department of Commerce

TABLE 2 - EMPLOYMENT 1960-1970 — 1980

PERCENT OF EMPLOYED PERSONS BY INDUSTRY GROUPS

	7,124,001 NEW YORK STATE		2,996,761 UPSTATE NEW YORK*		17,467 WARREN COUNTY		WARRENSBURG TOWN(1,097)		HAMLET(916)		WBG TOWN (1228)	WBG HAMLE
	1960	1970	1960	1970	1960	1970	1960	1970	1960	1970	1980	1980
MANUFACTURING												
Total	28.6	24.2	34.1	30.7	28.0	25.4	18.7	19.1	-	19.3	17.0	17.0
Durable	14.0	12.9	21.4	21.4	8.2	8.3	6.6	6.8	-	6.0	8.5	7.7
Non-durable	14.6	11.3	12.7	9.3	19.7	17.1	12.1	12.2	-	13.3	8.5	9.1
WHOLESALE TRADE	4.4	4.4	2.7	3.5	2.6	2.5	0.7	2.6	-	3.1	2.8	2.0
RETAIL TRADE	13.9	15.1	14.1	15.5	16.7	19.1	20.8	19.3	-	15.9	26.0	25.9
AGRICULTURE	1.8	1.3	4.6	2.8	1.3	0.6	0.7	0.7	-	0.9	2.0	1.0
MINING	0.2	0.2	0.3	0.3	1.0	1.3	0.0	0.4	-	0.4	7.2	8.4
CONSTRUCTION	4.9	4.8	5.5	5.6	7.2	7.8	14.1	10.2	-	10.7	2.1	1.5
BUSINESS, REPAIR SERVICES	3.2	4.1	1.9	2.4	2.0	2.1	3.1	1.1	-	0.0		
PERSONAL SERVICES	5.4	4.0	4.6	3.7	7.9	5.9	10.4	10.1	-	10.9		
PROFESSIONAL, RELATED SERVICES												
Total	12.8	19.8	13.4	20.2	13.3	18.1	14.4	17.7	-	19.9	20.2	20.9
Hospitals	3.1	4.0	3.3	4.1	2.4	3.1	1.1	0.9	-	1.1	3.3	3.9
Educational	4.8	8.2	6.1	9.8	6.1	7.8	8.9	10.8	-	12.3	12.1	11.9
ENTERTAINMENT, RECREATION	1.0	1.1	0.6	0.6	0.7	1.0	n.a.	1.5	-	0.5	5.0	4.7
FINANCE, INSURANCE, REAL ESTATE	6.2	7.5	3.2	3.8	5.6	5.6	n.a.	5.8	-	6.7	4.4	4.5
TRANSPORTATION, COMMUNICATION, UTILITIES												
Total	7.7	8.1	6.2	5.7	4.3	5.0	4.7	6.6	-	6.4	5.7	6.4
Transportation	4.8	4.5	3.6	3.0	1.8	1.8	1.9	1.2	-	1.4	2.9	3.4
Communications	2.9	1.8	2.6	1.3	2.5	1.1	2.7	0.0	-	0.0	2.8	
Utilities		1.8		1.5		2.0		5.4	-	5.0		3.0
PUBLIC ADMINISTRATION	4.8	5.5	4.7	5.2	3.8	5.7	2.7	4.9	-	5.2	7.7	7.5

* Upstate New York excludes New York City, Nassau, Putnam, Rockland, Suffolk and Westchester Counties.
Note: Hamlet was not a separate census survey area in the 1960 Census.

Source: Business Fact Book, 1963, Capital District, Part 2.
Business Fact Book, Part 2, 1974 Edition
U.S. Department of Commerce

TABLE 4.

INCOME 1959 - 1969

	N. Y. STATE		UPSTATE N.Y.*		WARREN CO.		WARRENSBURG TOWN		HAMLET		WARRENSBURG TOWN 1980	WARRENSBURG HAMLET 1980
	1959	1969	1959	1969	1959	1969	1959	1969	1959	1969		
MEDIAN INCOME - FAMILIES AND UNRELATED INDIVIDUALS	$5,407	8,510	5,212	8,167	4,642	7,272	3,418	6,063	-	6,212	13,640	14,340
MEDIAN FAMILY INCOME	$6,371	10,617	6,072	10,216	5,356	8,770	4,056	6,972	-	7,258	15,370	16,032
% OF FAMILIES EARNING												
1959 / 1969												
Under $2,000 / Under $3,000	7.7	8.2	8.4	7.4	11.0	9.9	17.0	18.0	-	18.4		
2,000 - 3,999 / $3,000- 4,999	14.4	8.3	15.2	8.1	20.7	10.5	32.3	13.2	-	11.3		
4,000 - 5,999 / 5,000- 6,999	23.6	10.6	25.5	11.2	27.1	15.1	25.9	19.2	-	17.8		
6,000 - 7,999 / 7,000- 9,999	21.1	18.9	22.1	21.8	17.8	23.8	11.7	17.6	-	17.7		
8,000 - 9,999 / 10,000-14,999	13.3	27.5	13.1	30.1	10.9	24.0	7.8	19.8	-	22.9		
0,000 -14,999 / 15,000-24,999	13.2	19.7	11.5	17.3	8.4	13.0	2.8	9.5	-	9.8		
5,000 -24,999 / 25,000-49,999	4.8	5.6	3.2	3.5	2.6	3.2	2.6	2.7	-	2.0		
5,000 and up / 50,000 and up	1.9	1.0	1.0	0.6	1.5	0.5	0.0	0.0	-	0.0		

* Upstate New York excludes New York City, Nassau, Putnam, Rockland, Suffolk and Westchester Counties.

Data Source: New York State Department of Commerce
U.S. Census: 1960 and 1970 AND 1980

III. ADVANTAGES/DISADVANTAGES FOR RETAINING/ATTRACTING ECONOMIC ACTIVITIES

The responses to the 1978 Town Survey showed positively that local residents want a stronger economic base. While residents do not want to see the Town grow greatly, 89 percent of the respondents feel that more stores are needed in the Town and 95 percent feel that more industry is needed.

The employment and income patterns outlined in Section II evidence the need for economic expansion in Warrensburg. The following program for economic development is suggested for the Town based on the local economic conditions and the knowledge of economic patterns throughout the nation.

First, the Town should promote the establishment of new service and retail businesses as well as provide for the retention of existing businesses within the Hamlet Area. As was mentioned earlier, the Hamlet of Warrensburg serves as the commercial center for the Town and for the surrounding communities - the Town should expand upon this factor. To encourage new businesses, the Town should establish or zone sufficient area within the Hamlet for commercial uses. In addition, the Town should coordinate closely with the local Chamber of Commerce in trying to attract stores or services which would balance or complement existing businesses in the community. Through local promational efforts the Town could further capitalize on the Gore Mountain ski trade, the summer tourist trade and the convenient access to the Northway. Maximizing the year-round tourist industry could be accomplished by combining the efforts of the local Chamber of Commerce with that of the rest of the County (ie. Council of Chambers).

Secondly, there is a need to define and implement certain physical improvements within commercial segments of the Hamlet. There are areas which exhibit deterioration to commercial facades, encrouchment on the pedestrian path (sidewalk) by the vehicle, inadequate on and off street parking and the proliferation of unnecessary signs. Such problems could be resolved by enforcing land use controls and by investigating outlets for financial aid to local businesses. The combined implementation of these two measures could help insure a cohesiveness to the business areas of the Hamlet.

Thirdly, there is a need to improve industrial employment opportunities locally. This could best be accomplished by enhancing the Town's position in attracting small, light industries, such as, computer and medical serviced industries. Steps toward attracting industries could include the designation or establishment of zones for industrial use and extensive promotional efforts on the part of the Chamber of Commerce. The Town must recognize that most communities throughout New York State are seeking new industry; the key to success for Warrensburg will be the attraction for small industries which can utilize local resources and relate to other businesses throughout the Region. Proximaity to the Northway in combination with the recreational opportunities in the Adirondacks should be a particular stimulus for initiating or expanding small, labor intensive industry within Warrensburg.

As part of the process of attracting small businesses and industry, the Town should identify existing structures which are currently vacant or

underutilized. Such a detailed list of available locations could be a useful tool in encouraging new enterprises. The most common promotional efforts for attracting new business includes; a tax abatement system, a program to secure a site for an industrial park, the formation of a local industrial development agency and/or a local development corporation, These steps are not specifically recommended for two reasons: First, it is doubtful that any of these actions could singly attract a new business or industry to the Town; second, given the existing character of the community and the opinion of the residents, a very aggressive program for commercial or industrial expansion is inappropriate. What is recommended is a program which improves the community to retain existing employment and attract new industries, as well as efforts to attract samll commercial and industrial uses which are geared to the local residents and the character of the area.

IV. ESTIMATE OF PROSPECTS

Based on the assumption that the Town develops and implements the suggested economic development program, Warrensburg has a good chance of attracting business and small industry which is suited to its resources and its rural character. The facts that: (1) the community survey results emphasized residents interest in creating more localized employment; (2) the Lake Champlain-Lake George Regional Planning Board has identified the Hamlet of Warrensburg as a Major Center servicing the rural communities surrounding it; (3) Warrensburg has the basic locational requirements (land, water, proximity to a major transportation route); (4) community leaders appear to have a commitment to economic development. These reinforce Warrensburg's position in promoting new business, retaining existing extablishment, and enhancing the area's attractiveness for small, light industries.

The key to success will be the organization and implementation of an economic development program. Not only will the actions resulting from the program improve the community's chances to attract new business and industry, but such a program will also stand as an example of Warrensburg's ability and commitment to improve its economic base.

POPULATION MOBILITY AND COMMUTING PATTERNS

I. Place of Work - State and County Level (Workers 16 yrs. and older)

Worked in State of residence

- Worked in County of residence	1,097
- Worked outside County of residence	108

II. Place of Work, Place Level (Workers 16 yrs. and older)

Living in an identified place

- Worked in place of residence	60
- Worked outside place of residence	879

III. Place of Work, SMSA Level (Workers 16 yrs. and older)

Living in SMSA

- Worked in SMSA of residence	
Center City of SMSA	241
Remainder of SMSA	885
Worked outside SMSA of residence	94

IV. Place of Work, MCD Level (Workers 16 yrs. and older)

- Worked in Town of residence	644
- Worked outside Town of residence	576
- Not reported	29

V. Means of Transportation to Work (Workers 16 yrs. and older)

Car, Truck or Van

- Drive alone	784
- Carpool	195
- Public Transportation	5
- Walk only	167
- Other	14
- Worked at home	35

VI. Travel Time to Work (Workers 16 yrs. and older)

- Less than 5 minutes	7	20-29 minutes	245
- 5-9 minutes	371	30-44 minutes	182
- 10-14 minutes	180	45-59 minutes	18
- 15-19 minutes	81	60 minutes or more	49

TRANSPORTATION PROFILE

TOWN OF WARRENSBURG

INTRODUCTION:

Historically, Warrensburg was the terminus of trade routes for trappers and miners. Lumber mills multiplied, taking advantage of the abundant water power. Warrensburg became a primary point of access to the Adirondack Region, as well as a rural center of commerce. With the increased access and mobility to the "North Country," the regional importance of the rivers has diminished. However, Warrensburg is still the gateway to the Adirondacks for northbound motorists.

HIGHWAYS:

A Transportation Plan for Warrensburg is primarily a study of highways. Air, rail, and even bus transportation is statistically insignificant. Historically, roads have been the prime land use generator for Warrensburg, providing access to areas that would otherwise remain remote and undeveloped. Secondly, annual highway maintenance expenditures typically dominate Town budgets.

Addressing the first point, it is important to classify Warrensburg roads according to their actual function (functional classification) to better determine the future potential of the land around them.

Addressing the second point, it is noteworthy to classify these same roads according to the governmental body responsible for their maintenance (jurisdictional calssification) to better determine the future fiscal impact of road maintenance on the Town.

1. Functional Classification System:

   For consistency's sake the NYS Rural Functional Classes are used. Interstates (the Northway) are not described.

   a. Arterial - These roads provide regional and community acess at reasonably high speeds. They carry people and goods rapidly to points within the Town and throughout the region. As a result of their heavy use and their average high rate of speed, they generally are fairly wide roads with substantial shoulders. Their jurisdiction is typically, and appropropriately, the State of New York. Examples in Warrensburg are Routes 9 and 28.

      Land Use Conflicts - Where arterials enter population concentrations, there is a potential conflict between road function and Town need. Route 9, which is also Main Street, exemplifies this fact. Parking,

vehicular rates of speed and pedestrian amenities theoretically conflict with local and regional transportation. In most instances, the latter need takes precedent..

b. Major Collector - While these roads carry lesser volumes of traffic than arterials, they are heavily traveled routes which provide rapid access to areas of the Town and surrounding localities in conjunction with arterials. A Major Collector's capacity is to filter traffic from Minor Collectors and local streets to Arterials. These routes have a significant impact on Town development and growth due to their local importance. They are generally maintained by the County, though some may be State or local responsibility. Examples include, County Rte. 40 (Golf Course Road-Hudson Avenue), Horicon Avenue-Schroon River Road, Rte. 418 (NYS), and Viele Pond-Harrington Hill Roads.

c. Minor Collectors - Access from local roads and abutting land uses is provided by minor collectors. These routes are moderately used and the speed is considerably less than the major collector. Their general purpose is to service adjoining land uses that may be quite intense, such as industrial or commercial uses. Minor collectors are often maintained by the County, though local jurisdiction may be more appropriate. Examples in Warrensburg include Alden Avenue, Milton Street, Library Avenue, Elm Street and Water Street.

d. Local Roads - These provide access between adjoining land uses and collector or arterial needs. They are primarily residential routes, characterized by slow speeds and light use.

These four classification levels characterize the entire road system in Warrensburg. There is a gradual flow from less intense residential land uses serviced by local roads to more intense commercial and residential land use serviced by collectors to fast, intensely traveled arterial roads connecting Warrensburg with other communities. Thus it is important for the Town to decide what function each road should take relative to the intended adjoining land uses. Design standards for new roads or those receiving major reconstruction should be formulated to best accommodate intended types, volumes and speeds of vehicles.

2. Jurisdictional Classifications:

Stated simply, if the Town has "jurisdiction" over a particular road it is responsible for its maintenance. As intended by the State, rural "functional" classification should be tied to jurisdictional responsibility with the arterial system being controlled by the State, the major collector system by the County, and the minor collector and local road system by the Town.

TRAFFIC PROFILE:

The functional level of Warrensburg roads becomes more apparent when one regards the current (1977 Summer) count of cars that travel roads in a given 24 hour period and their corresponding peak loads. Maps entitled "Traffic Counts" will show two numbers separated by a slash, like a fraction. The first, or top number, is the 24 hour volume. The second, or bottom number, is the peak load or "design hour" (DH). The DH is usually 13 percent of the 24 hour volume.

$$\frac{\text{2331 (24 hour vehicle loading)}}{\text{303 (Design Hour (DH), 13\% of 2331)}}$$

a. Arterial - Rte 9 brings in over 9000 cars daily into Warrensburg. The volume is more than 3 times any lower functional class, warranting the "Arterial" designation. An estimated 18% of these cars continue on the Stony Creek or Thurman, 40 to 45% continue on to interior Adirondack locations. Approximately 40%+ or 3600+ cars daily live, work, shop, play etc., in Warrensburg.

b. Collector System - Major and minor collectors in Warrensburg have similar volumes while performing different functions. Rte 28 (major collector) conducts 2550 cars daily to interior Adirondack locations. Elm Street (minor collector) accommodates 2598 cars daily residing or doing business in the Hamlet. The major collectors must have gentle grades, gradual curves, wide lanes and shoulders to accommodate high rates of speed. Elm Street appears (and functions well) as most other local streets.

c. Local Roads - These streets accommodate less than 1/3 of the traffic loads frequenting collectors. Normally, no more than 500 to 700 cars and service vehicles travel on these residential streets daily. Consequently, these roads are excellent for residential uses.

FISCAL IMPACT OF HIGHWAYS:

An accurate outline should be prepared detailing the costs of maintaining both the County and Town roads within the Town of Warrensburg as well as the current highway costs associated with new road systems. These factors should be weighed heavily in the land use planning process for the future growth and development of the community.

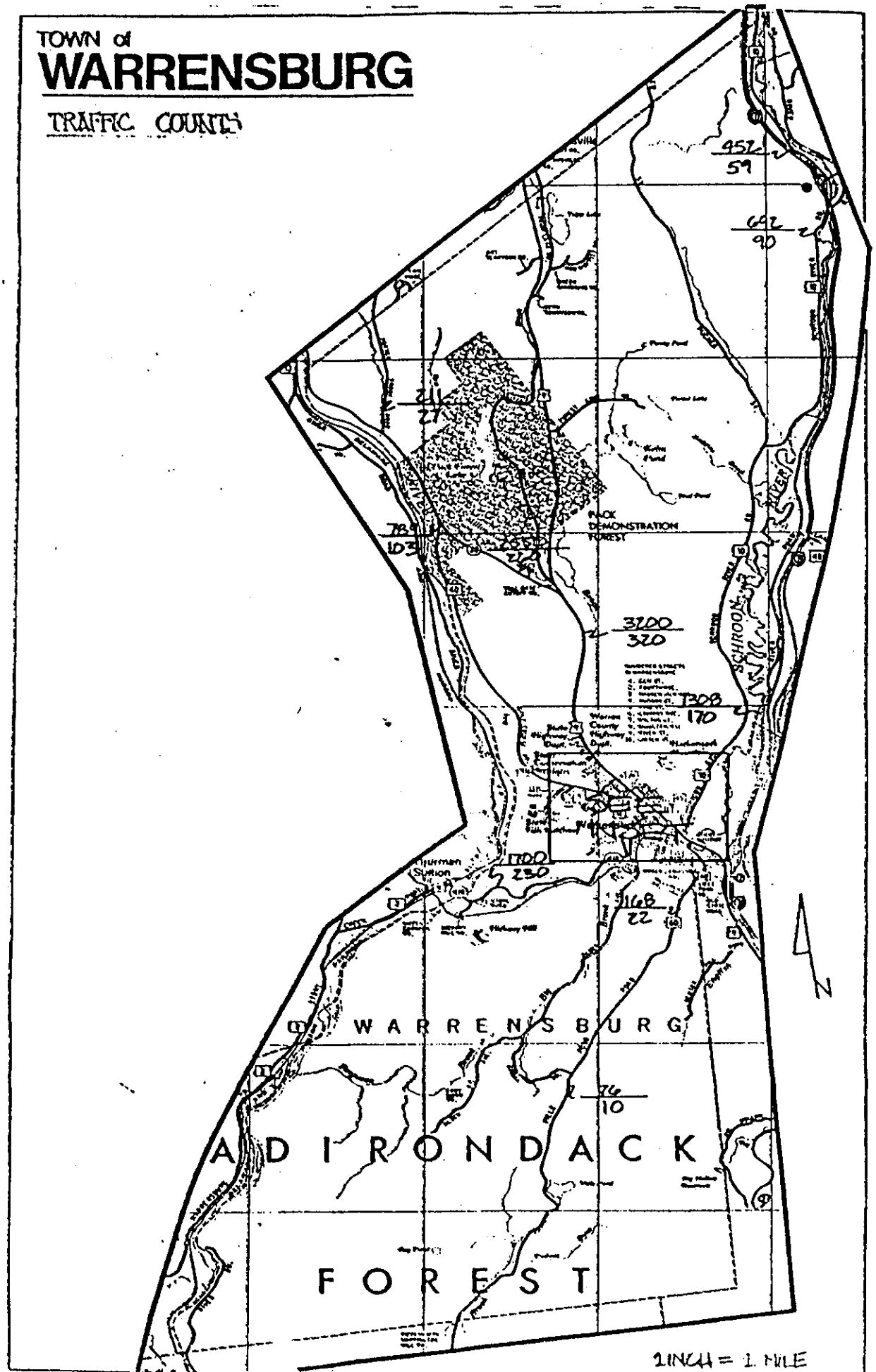
PUBLIC TRANSPORTATION:

There is limited public transportation to and through the Town of Warrensburg. Bus service is provided by Trailways and Greyhound Lines on a daily basis. Trailways makes six stops per day, however, these stops are limited to the afternoon and evening hours. This current schedule is inconvenient for employment commuting to the Glens Falls Urban Area. Greyhound does not have stops convenient

TOWN of

WARRENSBURG

TRAFFIC COUNTS



to commuting between Glens Falls and Warrensburg. Both bus lines do provide service to most points on arterial roads - north and south of the Town. Elderly residents of the Town are provided increased mobility to the Glens Falls area via the Lou Fisher bus service. There are approximately 170 elderly per year who utilize this service. This service is provided free to participants 60 years and older upon request, on a one day per week basis. The cost of this project to the Town is approximately $3,400, of which 50% is reimbursable through the Office of the Aging. There is also a local taxi service available to residents for a fee. 1978

PLANNING ISSUES:

Interpreting what is presented in this document and the Town Survey into action becomes the responsibility of the Planning Board.

a. Road construction and maintenance was the most prominent area of complaint in the Town Survey. This report suggests increasing the mileage of County roads in Warrensburg from 22.5 miles to 25 miles (in concurrence with County recommendations). Pursuing this philosophy will help secure adequate road maintenance of primary Town roads.

b. Concentrating and/or encouraging development onto existing roads will help provide additional tax dollars to improve maintenance or potentially lower the tax effort. Construction of new roads to service large subdivisions seldom results in increased dollars for the Town.

c. As discovered in the "Traffic Profile" over 9000 cars daily frequent or drive through the Hamlet. This represents a potential for a comprehensive, active, year-round commercial center. Adequate, convenient, clearly identifiable parking facilities will greatly enhance commercial activity. This need for parking in the Hamlet was the second most identified traffic oriented issue in the Town Survey.

d. Standards for road construction (ie: subdivision regulations) should be carefully designed to provide roads that appropriately service the surrounding land uses.

e. Scientific studies conducted throughout the County, including Lake George and its tributaries, reveals that up to 70% of excess nutrients, siltation and other pollutants can be caused by storm water runoff in developed areas. Adequate drainage standards for road construction are necessary to protect Warrensburg's water.

TOWN OF WARRENSBURG
PLANNING BOARD
POPULATION REPORT
SEPTEMBER 19, 1984

This report is an overview of population from the 1980 Census and an update of the 1978 Population Report included in the Town Planning Program Background Studies.

TOWN OF WARRENSBURG

POPULATION

INTRODUCTION:

Population is the most essential element of any community, being the dominant force behind economic base, land use patterns and growth. Population fluctuations will have a direct effect upon the demand and utilization of such services as schools, transportation, police, medical facilities, etc. Of equal importance is the relationship between population and economy. An expanding economy usually means an increase in population (labor force), and in some instances, a population increase can mean economic expansion. An expanding economy means more employment which will stimulate the "in-migration" (or stem the "out-migration") of the productive younger age groups. This, in turn, creates more buying power and a greater demand for services.

Age and income characteristics are indicators of the types of demands that can be expected in the future. A young, affluent population will be seeking a different type of service and living environment than will retirees.

An analysis of past and existing population trends can provide one with a basis for expectations and from this, future direction can be planned.

OVERVIEW:

This fact sheet will deal with an analysis of the population and related information of the Town of Warrensburg. Most of the information cited was extracted from the 1980 Census Summary Tape File number 3C and the 1970 Census File Count Five C.. While some contention exist about the accuracy of this data, they are nevertheless, the most accurate data samples available dealing with people, jobs, and housing. It is hoped this fact sheet will highlight the trends that have occurred over the past ten years and that an awareness of these trends will result in better management of the human and physical resources available within the Town of Warrensburg.

POPULATION ORIGIN:

How is the increase in population determined?

First "natural increase" must be determined. This is the difference between births and deaths over a given period of time.

Second, "net migration" must be determined. This is determined by examining the overall population increase for a given period of time and subtracting the "natural increase." The remainder is "net migration." Theoretically it is the difference between those who move out of a community compared to those who move in.

Where net migration is a substantial part of the growth potential it is imperative that it be disseminated into general age categories. Obviously population growth will made demands on the public services. But by knowing what age groups can be expected to migrate in or out, Warrensburg can anticipate what services to bolster, what ones to de-emphasize and what new services will be needed. For example, an in-migration of young people increases the available labor pool. It will also increase the demand for more market housing, roads, retail services and year-round road maintenance. On the other hand, should in-migration be primarily elderly, higher demands for concentrated subsidized housing, medical services and mass transportation could result with a more seasonal orientation for other services.

In the past two decades natural increase has dominated the Warren County population growth (Table 6.). Between 1950 and 1970 the birth rate dropped 1.6% to a 9.9% figure. At the same time, the number of people moving into the County increased by 1.7% to a 1970 figure of 2.4%. By comparison, New York State's growth rate dropped by 4.5% to 8.7% between 1950 and 1970. Statistics indicate that more people are moving out than moving into New York State.

Statistics are not available as to the population origin of Warrensburg. However, the Town Survey results indicate that 13% of the respondents have lived in Town for less than 5 years, and 41% less than 20 years. Extrapolated on a Town-wide basis and over a ten year period, the Survey suggests that Warrensburg is experiencing a 20% per decade growth rate through in-migration alone. While this figure appears high, it does indicate that a significant portion of the Town's growth is due to in-migration. Warrensburg is an attractive community.

The following chart is a straight comparison of the population by age group between 1970 and 1980:

Age Groups	1970 Census	%	1980 Census	%	growth of decline	% change	Aggregate change
00-04	318	9.5	278	7.3	- 40	-2.2	
05	71	2.1	48	1.3	- 23	- .8	
06	64	2.	47	1.2	- 17	- .8	
07-09	218	6.5	188	4.9	- 30	-1.6	+70
10-14	307	9.2	379	9.9	+ 72	+ .7	
15-19	265	7.9	373	9.8	+108	+1.9	
20-24	286	8.6	264	6.9	- 22	-1.7	
25-34	357	10.7	584	15.3	+227	+3.6	+280
35-44	353	10.6	428	11.2	+ 75	+ .6	
45-54	483	14.5	347	9.1	-136	-5.4	+5
55-64	213	6.4	354	9.3	+141	+2.9	
65-74	224	6.7	326	8.6	+102	+1.9	
75+	170	5.1	194	5.1	+ 24	0	+126
	3329		3810				

The items to note from the above chart are:

Significant losses in the elementary and preschool age levels. These losses indicate a potential dwindling of students for the school system and a corresponding potential under-utilization of educational facilities.

A 12.6 percent increase in net population with the biggest gains occurring in the 25-34 age group and the 55-64 age group.

Of the 481 additional residents in the Town of Warrensburg 280 or 58.2 percent are in the 20-44 year age group.

Other related facts and figures:

	Town of Warrensburg	County of Warren	State of New York	U.S.A.
Median age	30.8	30.9	31.8	30.0
% change in population 70-80	12.6%	11.2%	-3.7%	11.4%
Persons/sq. mile	55.94	62.9	370.6	64.0
Median HsHld income	13640	14617	16647	16841
Per capita	5222	6186	7498	7298
% below poverty	12.0	13.0	13.4	12.4
% year round housing built before 1940	52.5	43.99		
Persons/Hshld	2.83	2.78		

AGE GROUPS:

This comparison shows the numbers of persons by age group and the growth or decline of each. According to the 1978 report the 0-14 age group appeared to be increasing along with the 65+ age group. This has obviously been changed because of the timing of the census as well as the aging of the population.

The 1980 Census shows an aggregate change of only +70 persons 0-14 while the age group 20-44 had an aggregate change of +280 persons. The 25-34 age group had a total increase of 227 persons. The 45-54 age group lost 136 persons while the 55-64 and 65-74 age groups increased by 102.

An overview of these figures indicates that there are two age groups showing the greatest gains. They are the 25-34 and the 55-64 age group which increased by 227 and 141 respectively. Because of this the Town will be faced with certain concerns. Those concerns include: 1) The potential for the 25-34 age group having children and the Town meeting the demands associated with such increases, and, 2) The needs of an aging population 55-64 that is closer to retirement age and the associated services for such an age group.

	EDUCATION					
	* PERCENT OF PERSONS 25 YEARS AND OVER COMPLETING AT LEAST			PERSONS 16 TO 19 YEARS, BY ENROLLMENT		
					NOT ENROLLED	
	FOUR YEARS HIGH SCHOOL	1-3 YEARS COLLEGE	FOUR OR MORE YEARS COLLEGE	NUMBER IN SCHOOL	HIGH SCHOOL GRADUATE	NOT HIGH SCHOOL GRADUATE
IARREN COUNTY	68.8	31.4	16.3	3079	556	488
BOLTON TOWN	70.0	32.2	16.0	119	29	6
CHESTER TOWN	58.1	25.9	14.4	327	32	18
GLENS FALLS CITY	70.1	29.7	15.2	800	175	111
HAGUE TOWN	72.8	29.4	15.0	34	6	17
HORICON TOWN	63.7	21.5	8.5	57	9	15
JOHNSBURG TOWN	58.9	24.8	10.4	115	18	18
LAKE GEORGE TOWN	77.7	38.9	19.2	195	27	18
LAKE GEORGE VILLAGE	80.9	38.0	21.4	68	12	3
LAKE LUZERNE TOWN	56.6	19.7	7.8	104	46	30
PT LAKE LUZERNE-HADLEY %CD	66.4	20.6	7.2	60	6	6
QUEENSBURY TOWN	73.8	38.5	21.3	1043	174	147
GLENS FALLS NORTH %CDP<	80.4	50.5	28.1	361	57	54
WEST GLENS FALLS %CDP<	61.5	21.4	11.6	278	61	28
STONY CREEK TOWN	59.5	12.4	3.9	31	7	8
THURMAN TOWN	50.7	15.4	6.4	37	18	17
WARRENSBURG TOWN	58.0	21.8	11.2	217	15	83
WARRENSBURG %CDP<	54.0	21.2	11.8	155	15	76

TOWN OF WARRENSBURG
PLANNING BOARD
HOUSING ANALYSIS
SEPTEMBER 19, 1984

This report is an overview of the housing characteristics of the Town according to the 1980 Census and an update of the 1978 Housing Report included in the Town Planning Program Background Studies.

The total number of housing units in Warrensburg grew by 473 units from 1970 to 1980. The trend appears to be for seasonal units as there is 281 additional occupied year round housing units over 1970's total. Vacant housing units increased by 48. In actuality, many of these vacant homes are probably seasonal homes, that are used less than two months of the year, or are vacant awaiting sale or rent. If so, the census classifies them as vacant. There was an identified growth of seasonal homes by 144 units. Of the total 473 additional housing units since 1970, 76 were mobile homes/trailers.

True vacant rates for year round dwellings are hard to determine. Only 67 of the vacant dwellings are either abandoned or boarded up while 102 units listed as vacant do have occasional use. Most of these uses would be hunting facilities or other recreational uses that are confined to limited episodic uses of short duration.

As may be seen by the decline in the youngest age groups, there has been a sharp decrease in the birth rate. The decreasing birth rate in Warrensburg and the outmigration of educated youth has resulted in a drop from 3.16 to 2.83 in the number of people per occupied housing unit. Therefore, the 28 percent gain in year round occupied housing u nits is a result of a combination of net increase in population and the same number of residents from 1970 occupying a greater number of residences. If the population had remained stable the decrease in family would have resulted in 122 new residences. Of the 281 new occupied year round households in the Town of Warrensburg 159 represent a true increase as a result of in-migration.

H-1

TOTAL HOUSING UNITS

	1970	1980	Change	Percent
Housing Units (all)	1234	1707	+473	22%
occupied	1053	1334	+281	21%
vacant	121	169	+ 48	28%
seasonal	60	204	+144	71%
Percent built < 1940	66.6	56.6		
Family size (avg.)	3.16	2.83	-.33	-12%
Mobile Homes	99	175	76	43%

As may be expected with such a large increase in the number of residences there has been a significant turnover in the resident population for persons over five years old:

.807 moved into Warrensburg from elsewhere in the County since 1975.

.386 have moved into the Town from outside the County.

.202 have moved into the Town from outside New York State.

.This waves 2185 who occupy the same dwelling in 1980 as they did in 1975.

Other facts and figures pertinent to the Housing Stock in the Town of Warrensburg:

Year Round

Housing Units by Year Constructed

	1970	1980	Change
1970-1980		307	+307
1960-1970	164	212	+ 48
1950-1960	248	73	- 84
1940-1950		91	
Pre-1940	821	755	- 66

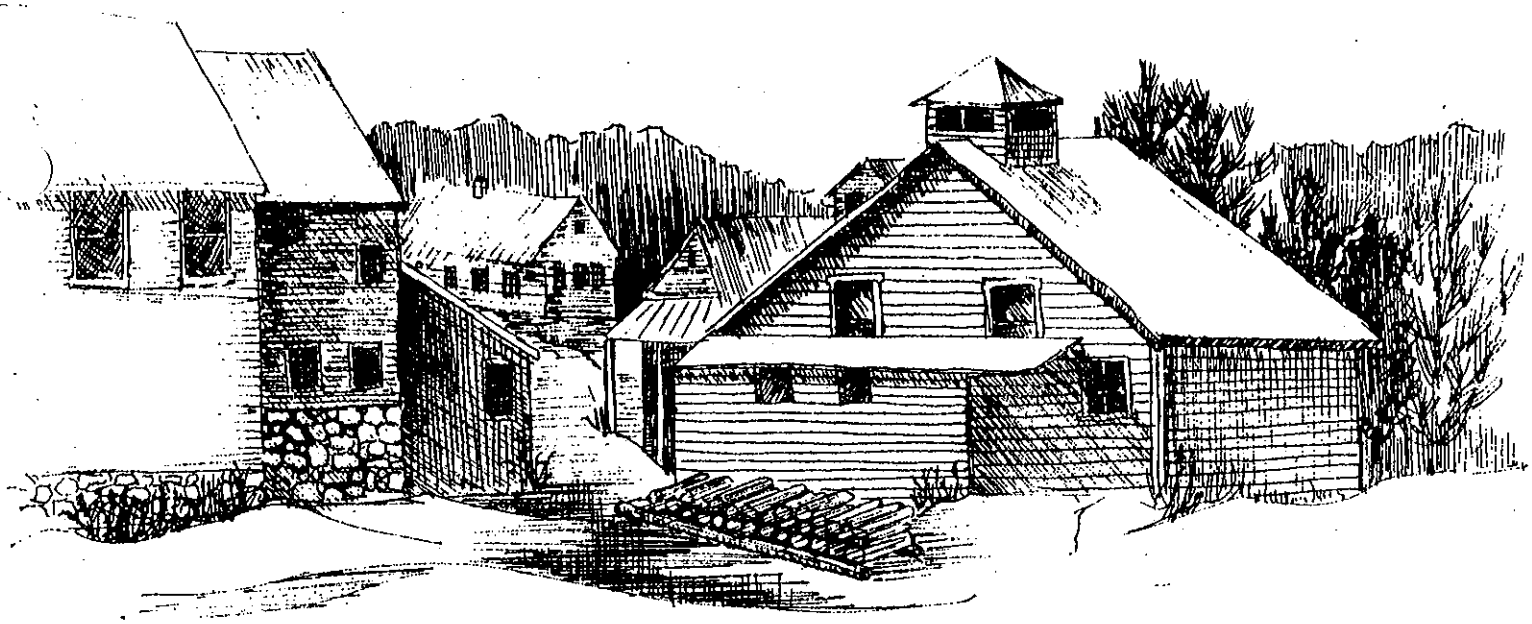
The preceeding chart illustrates the following:

- the large number of new homes built after 1970.
- the conversion of seasonal units built in the 60's to year round units in the 70's.
- the loss or abandonment of structures built prior to 1960.

In addition:

- The average value of a single family, single structure, year round, housing unit rose from 11,300 in 1970 to 33,453 in 1980.
- Median rent values rose from $65 per month to $154 per month without utilities and $89 per month to $220 with utilities.

WARRENSBURG
natural resources



MARCH 1978

TOWN OF WARRENSBURG
PLANNING PROGRAM

THE NATURAL RESOURCES OF WARRENSBURG

This report was prepared for the Town of Warrensburg Planning Board by the Adirondack Park Agency staff under the direction of Charles W. Scrafford and Ronald Cooper. Staff members assisting in its preparation included Richard Jarvis, David Johnson, Leisa Almekinder, Paul Farmer, John Veldmeyer and Bonnie Ohmann.

The preparation of this report was financially aided through a grant from the State of New York, pursuant to Chapter 460 of the Laws of New York of 1977.

March, 1978

STATE OF NEW YORK
EXECUTIVE DEPARTMENT
ADIRONDACK PARK AGENCY
P.O. BOX 99
RAY BROOK, NEW YORK 12977
(518) 891-4050

March 1978

Mr. Charles F. Hastings, Supervisor
Town of Warrensburg
Warrensburg, NY 12885

Dear Mr. Hastings:

The Adirondack Park Agency is happy to transmit to you, the town board and the planning board, this study of Warrensburg Natural Resources.

The study is a major component of the community's local land use program. As such it is a significant step forward for the town in seeking to guide their growth in the local and regional context of the land's ability to support human activity.

The planning board in particular is to be commended for the many hours spent and valuable comments offered during the course of the study and the preparation of this document.

The Agency looks forward to continuing working with the town and the Warren County Planning Office in providing assistance to your town in the development of your comprehensive land use plan.

Sincerely,

Robert F. Flacke

Robert F. Flacke
Chairman

RDJ/bjo

THE NATURAL RESOURCES OF WARRENSBURG

TABLE OF CONTENTS

INTRODUCTION	1
SLOPE	3
SOILS	8
WATER RESOURCES	15
UNIQUE NATURAL AREAS AND OUTDOOR RECREATION FACILITIES	25
CRITICAL ENVIRONMENTAL AREAS	35
SUMMARY OF NATURAL RESOURCE SUITABILITY FOR DEVELOPMENT	39

MAPS

TOPOGRAPHIC BASE	4A
SOIL INVENTORY	10A
WATER RESOURCE ANALYSIS	21A
UNIQUE NATURAL AREAS AND OUTDOOR RECREATION FACILITIES	34A
SUMMARY OF NATURAL RESOURCE SUITABILITY FOR DEVELOPMENT	41A

TABLES

SLOPE-SUITABILITY FOR DEVELOPMENT	5
SOIL TYPES	9
SOIL-SUITABILITY FOR DEVELOPMENT	12
WETLAND TYPES	37
SUMMARY OF NATURAL RESOURCE SUITABILITY FOR DEVELOPMENT	41

TABLE OF CONTENTS (CONTINUED)

ILLUSTRATIONS

PLANNING PROCESS	2
SLOPE-COSTS	3
SLOPE EQUATION	4
SOIL GROUPS	9
SOILS PROFILE	10
HYDROLOGIC CYCLE	16
NATURAL STREAM CORRIDOR	18
GROUND WATER	19
LAND USE AND WATER QUALITY	21
DUCKS ON POND	27
ADIRONDACK WILDLIFE	28
MILLINGTON BROOK	29
RAPTOR CLIFFS	29
PITCHER PLANT AND SUNDEW	30
VIRGIN WHITE PINE	31
WETLAND TYPES OF VEGETATION	37

APPENDIXES

I:	SOIL CHARACTERISTICS	42
II:	SURFACE WATER INVENTORY	46
III:	FOR TAKE INVENTORY	50
IV:	IMPORTANT FISH RESOURCES	51

TOWN OF WARRENSBURG

Town Board

Charles F. Hastings, Supervisor
Loran B. Hoffman
Fred J. DeVries
Forrest Olden, Jr.
Rino V. Frulla

Planning Board

Roger Langsworthy, Chairman
Tom Baker
Arthur M. Brown
Alice Farrell, recording secretary
Hugh Trenary
Bill Schryer
John Vannier

Consultants

Adirondack Park Agency
Warren County Planning Board

INTRODUCTION

Similar to many rural communities, Warrensburg has engaged in a land use planning program to maintain and improve a sound economy while still providing for the protection of its rich natural heritage. Rapid uncontrolled growth could adversely affect the quality of life while "no growth" could threaten the financial solvency of the town.

The planning process begins with an inventory and assessment of the natural and man-made systems which make up the town of Warrensburg. Using this information as a foundation, the people of Warrensburg will prepare a land use plan that reflects the concerns and needs of the town. This process depends on the participation of all the citizens of Warrensburg.

The Adirondack Park Agency staff's role in this process is to provide technical assistance in collating natural resource data and presenting it to the Town Planning Board in a form which can be incorporated into the planning process. The Warren County Planning Department is also providing technical assistance in defining and assessing the man-made systems and land use controls for the Town. They will continue to provide technical assistance throughout the program.

The entire program consists of three major steps. The first, the background studies, identifies and analyzes the natural and man-made systems which make up Warrensburg. The second is the formulation of a plan which establishes the Town's policies and strategies for future growth, land use, housing and public facilities. The final step is the implementation tools to carry the policies and strategies of the Town Plan. Existing ordinances and regulations will be reviewed where necessary and new ordinances will be adapted as needed.

This report is a summary of the natural resource data for Warrensburg and its accuracy is dependent on the level of available information. The data gathered was reviewed with the Planning Board in workshop sessions and in the field to insure maximum input. The information is presented on base maps at a scale of 1" = 2000'. The resource data was analyzed for its capability to support development while protecting the values and sensitivities of the values of the natural resources. Together with the social and economic studies and the community goals and objectives, the Town of Warrensburg can help guide itsfuture in a positive direction.

PLANNING PROCESS

BACKGROUND STUDIES
PHASE I

- COMMUNITY PROFILE
  - ECONOMICS
  - EXISTING LAND USE
  - TRANSPORTATION
  - COMMUNITY SURVEY
  - POPULATION & HOUSING
  - PUBLIC FACILITIES & SERVICES
- NATURAL RESOURCES
  - SOIL
  - WATER
  - SLOPE
  - WETLANDS
  - UNIQUE FEATURES
- VISUAL & CULTURAL

LAND USE PLAN & LAND USE MAP
FORMULATION PHASE II

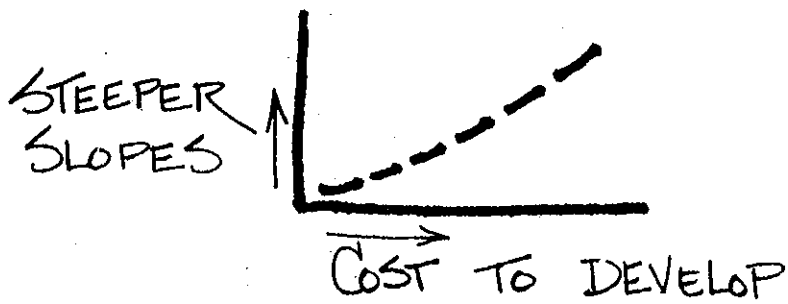
IMPLEMENTATION PHASE III
LAND USE REGULATIONS

- ZONING ORDINANCE
- CLASS B REVIEW
- SANITARY CODE
- SUBDIVISION CONTROL

SLOPE

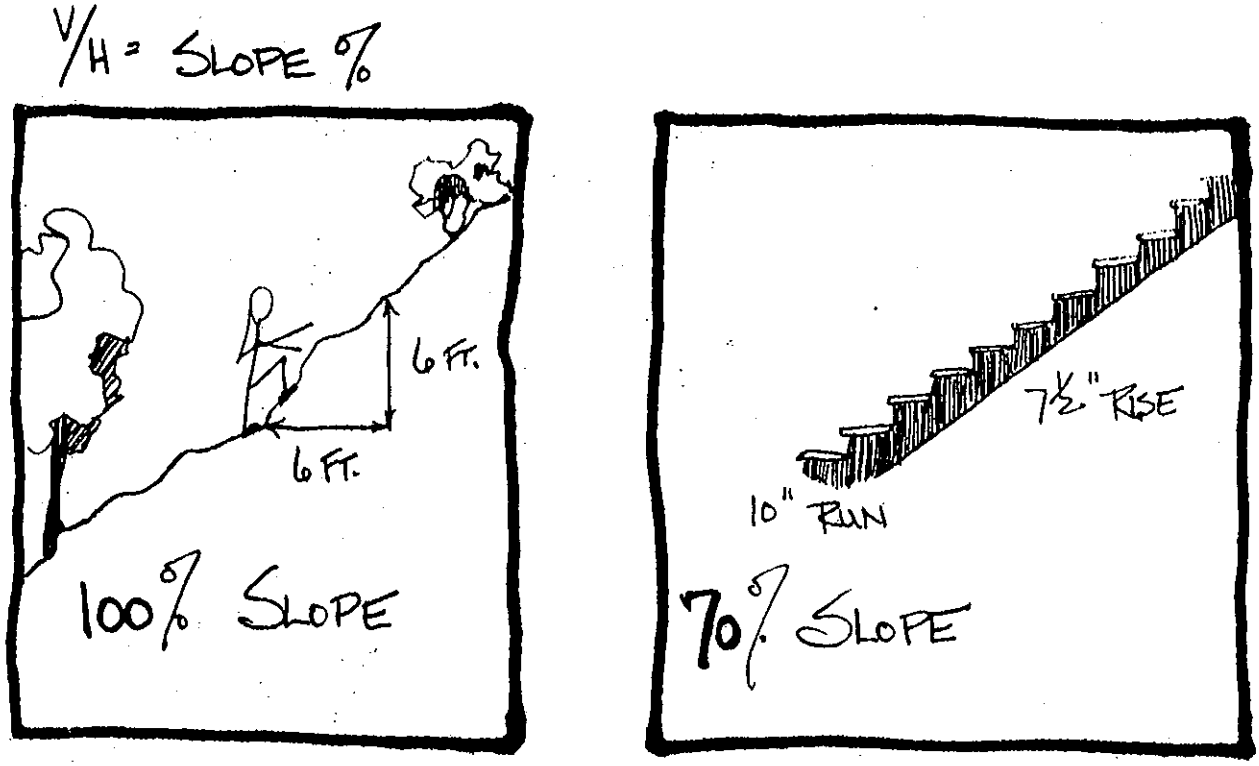
Slope describes the steepness or gradient of the land. Both the physical and the economic suitability of an area for development is influenced by slope. For land use planning purposes, it is important to distinguish between the locations of those areas characterized by steeper slopes as well as those areas characterized by more gradual slopes. This information can then be utilized to determine the suitability for various land uses by topographic characteristics.

The degree of steepness of an area influences such things as the amount of cutting and filling necessary to build roads and prepare building sites, road maintenance and snow removal, degree of visibility, potential for erosion, obtaining suitable quantities of drinking water and adequately treating sewage. Generally, the cost and difficulty to develop a parcel of land increase as the steepness of the slope increases. The recreational, silvicultural or residential use of steep slopes may in some cases override the costs involved on these slopes, but the difficulty in development remains problematic. If development activities are to occur on these areas, they should occur at low densities with extreme care to avoid environmental damage.



INVENTORY

The slope of the land is measured as the change in elevation (vertical distance) between two points (horizontal distance). The slope of the land can be determined by measuring the elevation change on a topographic map. The more abrupt the change in elevation over a given distance, the steeper the slope. Slope is generally expressed as a percentage; the vertical distance divided by the horizontal distance.



Using the information available on the U. S. Geological Survey topographic map with a contour interval of twenty (20) feet with a scale of one inch equals two thousand (2000) feet, a slope interpretation map was developed for Warrensburg. The slope categories are: 0-3%, 8-15%, 15-20% and greater than 25%.

ANALYSIS

Each slope category is evaluated in general terms for its suitability for development. Although the water and vegetation are contributing determinants influencing various land uses, steep slopes are typically characterized by shallow soils over bedrock. In addition, storm water tends to flow in greater volume and velocity over these slopes, and often the soils on these slopes act poorly in the absorption of this run-off. The potential for these soils to erode when they are disturbed also tends to increase. This erosion potential is greatly increased with certain types of soil. Thus, on the basis of slope, land areas can be evaluated in terms of their suitability for development. This ranking is set forth in the slope analysis chart below.

* LIMITATIONS.

FLAT AREAS 0-3% DRAINAGE PROBLEMS MAY EXIST DUE TO FLOODING.

SLOPE	ABILITY TO DRAIN	ON SITE SEWAGE	EROSION HAZARD	RUN-OFF VELOCITY	VISIBILITY	COST TO DEVELOP	SUITABILITY FOR DEVELOPMENT
0-3	*						MODERATE
3-8							HIGH
8-15		*				*	MODERATE
15-25		*	*	*		*	LOW
>25	*	*	*	*	*	*	UNDEVELOPABLE

The slope interpretation map is an important tool in the development in the Warrensburg Land Use plan, allowing certain areas of the town to be ascribed to various uses. The interpretation map can also be used in reviewing site plans as an initial check for potential drainage or erosion problems.

The accuracy of the interpretation map is limited however for site planning. On-site investigations using a clinometer or abney level should be made before reaching a final decision regarding specific land use proposals. Land that appears steep on the map may nevertheless be usable when properly planned and engineered. Conversely, land that appears gently sloping may in fact have a series of short vertical rises. The slope interpretations are average slopes over five hundred feet distances. They are not meant to be site specific slopes conditions. Actual site conditions can only be delineated on topographic maps based upon on-site investigations.

It is interesting to note that in Warrensburg, the major settlement pattern has been along the Schroon River where the land is generally level. It is not surprising that the steepest slopes in town are located on the mountaintops throughout the town. The Schroon River is generally surrounded by low lying areas while the Hudson River cuts through some very steep areas. Many of the generally level areas are wet areas while others such as the settled area of Warrensburg is a plateau. Roads in the town have tended to avoid traversing slopes greater than 25% often times winding around the bottom of these steep slope areas.

Recommendations:

1. Avoid residential development on slopes greater than 25% and where possible development should be located on slopes less than 15%. Steep slopes are often comprised of shallow soils over bedrock and are easily eroded if disturbed. It is often difficult to excavate basements. On-site sewage and waste disposal may flow with the slope of the land surfacing in a short distance. Dwellings may slump (collapse) under the ground weight. Engineering foundations, installing septic systems or sewer lines and other utility systems skyrocket in cost.

2. Minimize Topographic Alterations. The beauty of Warrensburg is linked very closely with its mountainous setting. A conventional grid type development which may look good as a plan on paper can despoil a site by ignoring the natural topography.

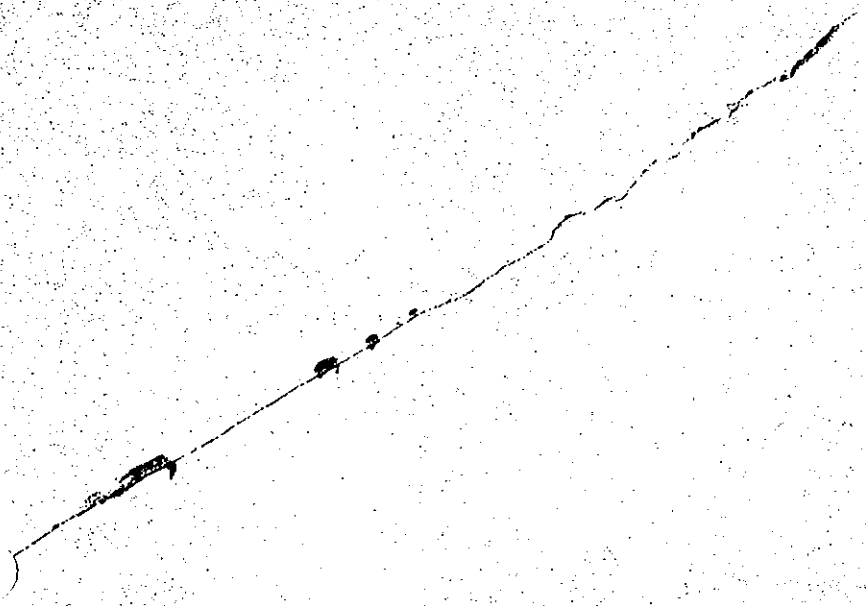
3. Avoid excessive cuts and fills. Cutting and filling should generally not exceed five (5) feet in depth or height.

4. Streets and roads should be planned and installed to relate logically to existing topography. The steeper the site the more difficult it is to construct and maintain roads. Roads are extremely important components in the growth of the town. Roads ultimately become the responsibility of the town to maintain. Once constructed, it is difficult, if not impossible for the town to resist the pressure to assume responsibility for a road. Costly maintenance is only one problem which can be posed by roads. Poorly situated roads can also present safety problems for the town. Snow and ice removal is a major consideration for a town such as Warrensburg. Roads should avoid traversing existing slopes exceeding twenty-five (25) percent grade. Road and private drive grades should not exceed a ten (10) percent average grade over any one hundred fifty foot length. Road grade should not exceed a maximum of twelve (12) percent over any length. Grades should not exceed three (3) percent within fifty (50) feet of any intersection. Those sections of roads having grade exceeding ten (10) percent over any length should be treated with oil or bituminous compounds to provide a durable all-weather driving surface.

5. Encourage implementation of the New York Section of the Society of American Foresters recommendations on timber harvesting. Extreme care should be taken when harvesting timber on slopes exceeding thirty (30) percent. Roads and trails should be set back at least one hundred fifty (150) feet from streams, ponds and marshes, if slope exceeds thirty (30) percent and one hundred (100) feet if less than thirty (30) percent. Where possible, logs should

be winched off steep slopes. When the slope exceeds ten (10) percent, it is necessary that ways be provided to divert running water off roads and primary skid trails.

Soils



Soil is basic to many of our needs including the building of roads and foundations; the disposal of sewage and solid wastes; the production of food stuffs, wood and wildlife; and storage of water. Soils present a variety of opportunities and limitations to each land use, be it commercial, residential, agricultural, or forest management. For example, clay is not loose enough for rapid passage of water for septic effluents. Further, it is impractical to plant a pine plantation over shallow soils to bedrock. Such opportunities and limitations are influenced by the properties and characteristics of the different soil types. Failure to recognize a soil's distinctive property could lead to uneconomical utilization and environmental degradation of an area.

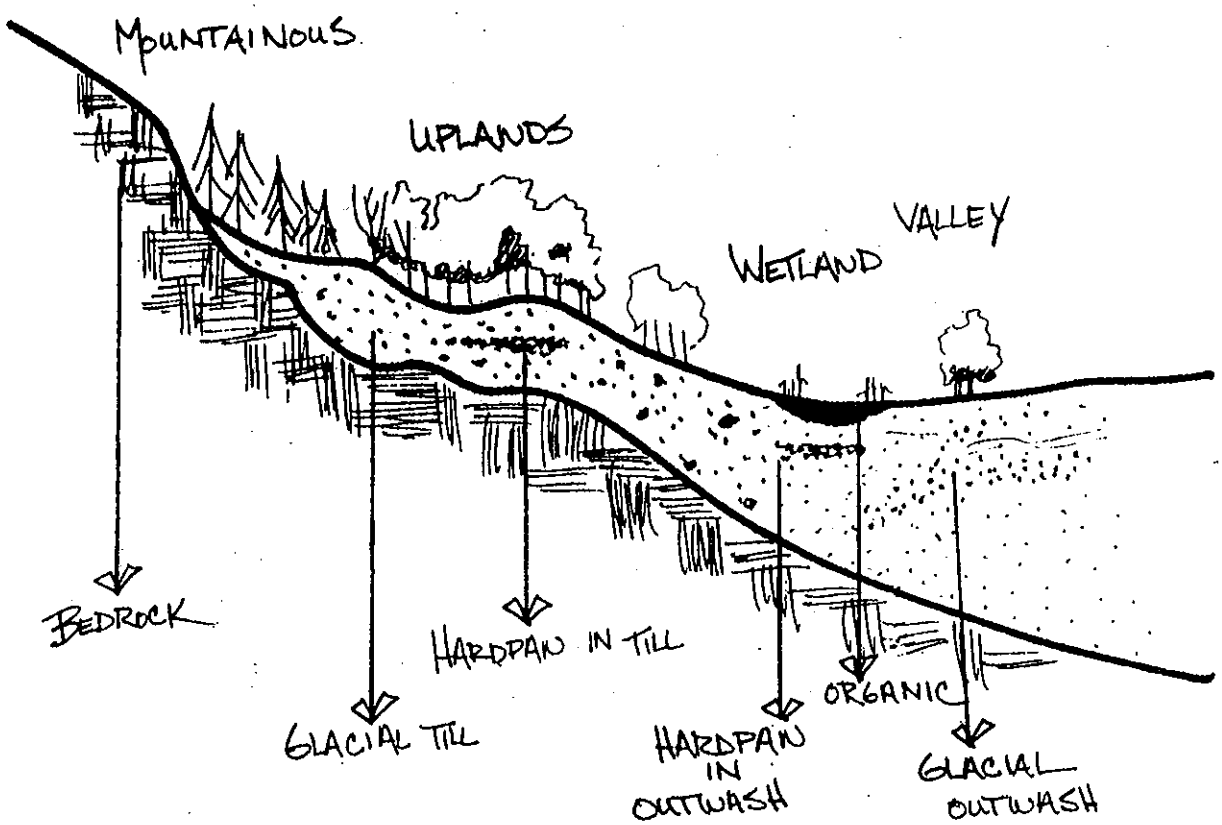
Depending on its origin and arrangement of component soil materials, soil appears in a diversity of forms and with a variety of characteristics. Soil is a dynamic physical resource formed from the weathering of rock and the decay of plant and animal matter. The size of the compnent soil material in decreasing size order, range from inorganic boulders, stones, sand, silt, to clay and from the organic dead wood to fine decayed leaves. The arrangement of soil components depends upon the continual transportation and deposition of these particles by the action of wind and water.

Originally, where the glaciers melted, large lakes and rivers sorted the soil particles leaving the heaviest boulders and stones higher up in the foot hills and the smaller gravels, sands and silts on the valley floors. Today, where rivers flood, silts and organic material are deposited leaving rich, productive soils.

The soils of Warrensburg can be divided into six broad groups based upon the manner of their deposition. These groups are lacustrine, glacial outwash, organic, alluvial, glacial till soils and bedrock. The diagram and chart to follow generally describe where the soil is usually located, its material composition and its associated general characteristics.

SOIL TYPES

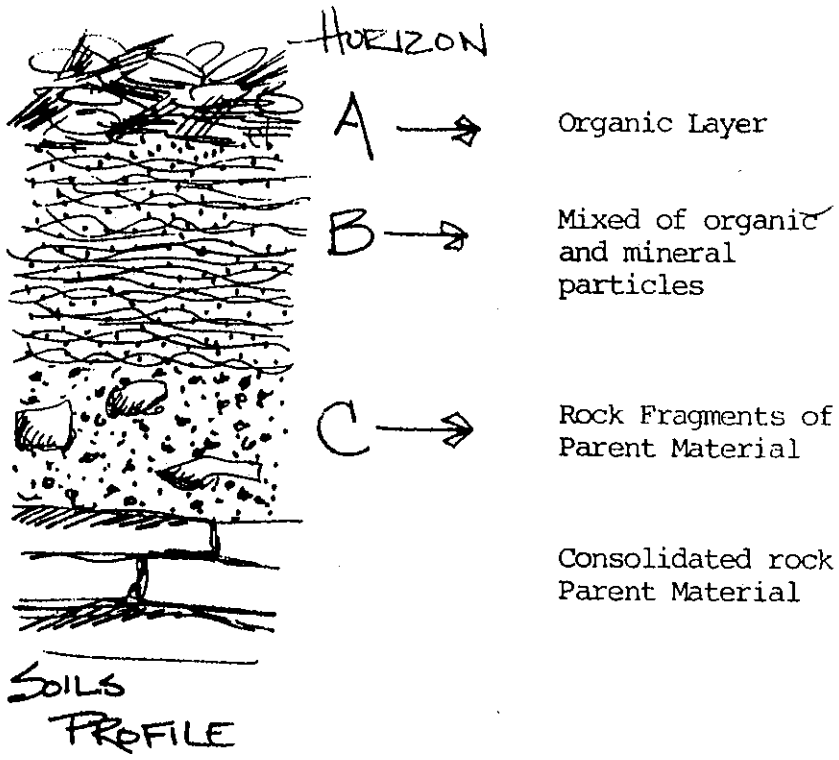
	Where Found	Composition	Condition
Lacustrine soils	Glacial lake beds	Coarse textured sands mixed with silts	Poorly drained
Bedrock Outcrop	Upper elevations	Original parent material	Non-soil
Glacial Outwash	Generally in valleys	Coarse sand and gravel with little or no silt or clay	May be excessively drained
Glacial till	Upper sides valleys	Haphazard assortment silt, clay, sand, gravel & boulders	Varies with some hardpan
Alluvial soils	Beside streams and rivers where there is flooding	Variety of sediments	High quantity of organic material - good agricultural land



INVENTORY

The United States Department of Agriculture Soil Conservation Service has provided a systematic examination, description, classification and mapping of soils in Warrensburg. The soil scientist studies the landscaping features, geologic materials, relief and vegetation from field and aerial surveys to determine the soil type of an area. Soils are distinguished by such characteristics as depth to bedrock and seasonal high water table, texture, stoniness, permeability, and hazard to flooding and erosion.

Data from the most recent soil survey of 1975-1977 are used in this inventory. There are two levels of inventory. Most of the land area in Warrensburg has been surveyed at a detailed level; the smallest accurate soil unit identified is 5-10 acres in size and is called a soil series. Soil series are soil materials within 5 feet of the surface which have distinctive layers called horizons. A small are in the northern part of the town has been surveyed at a Meso-Intensity level; the smallest accurate soil unit identified is 40 acres in size and is called a soil association. These consist of a group of soils series which are regularly associated in a characteristic geographic pattern. Each association's content is defined on the bases of the proportions of each component soil. The dominant soil, more than 40% by composition, is listed first followed by the less dominate. Other minor soils may be found in an area but are not listed.



The Soil Inventory Map locates and names the soil series and associat found in Warrensburg.

Although this map is not accurate enough to evaluate individual sites, it does identify the general soil conditions which can be expected to be found in a given area. All construction activities should be preceded by on-site investigations to avoid unsuitable soil variations that may be found. This inventory is primarily designed to locate areas generally suitable or unsuitable for development for the purposes of the town planning program. It can serve to alert the review board and property owner as to the general soil characteristics to be found on the site.

A soil characterisitcs table has been provided as a convenient reference for the soil inventory. Below is a description of each soil characteristic. Find the Table in Appendix I.

Soil No: A number is assigned to each soil type and is located and is keyed on the Soil Inventory Map.

Soil Series: Name of the soil found in the delineated area.

Soil Association: Name of the dominate and co-dominate soil type found in the delineated area.

Percent Association: Estimate of the proportion that each soil type makes up in the area.

Depth to Bedrock: Depth of soil from the surface of the ground to the highest level where the soil is in contact with the parent material.

Depth to Seasonal High Water: Depth of soil from the surface of the ground to the highest level where the soil is saturated with water during wet periods of the year.

Permeability: The rate of flow water passes through the soil, expressed in inches per hour.

Parent Material: Identifies the type and method of geologic origin of the soils.

Drainage: Indicates the frequency and duration the soil is saturated with water. There are 7 drainage classes from excessively drained to very poorly drained.

Stoniness: Indicates the size and frequency of rock fragments in the soil greater than 10 inches in diameter.

Erosion Potential: Susceptibility of soil particles to be moved by running water.

ANALYSIS

The soil units are rated on a second map, the Soil Interpretation Map, according to their suitability for land use. This analysis or rating is based upon characteristics of each soil unit (series or association) and the Soil Conservation Service's interpretations for each land use. There are four characteristics upon which this rating system is based. These are listed in the chart below along with the rating standards.

In rating the suitability for development of a soil type, the most limiting characteristic is used to determine its rating. The soil characteristics are rated for their use for on-site septic systems, buildings with basements, and roads.

	Suitability for Development*			
Soil Characteristic	High	Moderate	Low	Undevelopable
Depth to Bedrock	greater than 5'	greater than 5'	3'- 5'	Less than 3'
Depth to Seasonal Higher Water Table	greater than 4'	1.5' - 4'	0 - 1.5'	At the surface
Permeability (inches per hour)	2" - 6"	.63" - 2.0" greater than 5"	.06" to .63"	Less than .06"
Flood Hazard	--	--		Subject to flooding

*High Suitability indicates that the soil has properties favorable for the rated use. Soil limitations are minor and can be easily overcome. Good performance and low maintenance can be expected on the soil.

Moderate Suitability indicates that the soil has properties moderately favorable for the rated use. The limitations can be overcome or modified with special planning, design or maintenance. During some seaons of the year the performance of the structure or other planned use may be somewhat less desirable than for soils with a high suitability.

Low Suitability indicates that the soil has one or more unfavorable properties for the rated use. Limitations are difficult and costly to modify or overcome requiring major soil reclamation, fill, blasting, special design or intense maintenance. Some soils rated severe can be improved by reducing or removing the soil feature that limits its use. In most situations it is difficult and costly to alter the soil or design of a structure to compensate for soil limitations that are severe.

Undevelopable indicates the soil limitations are overriding for development.

WATER RESOURCES

Interpretations apply to depth of five feet. Soil properties do not function independently of each other. The effects of one property are influenced by other associated properties.

RECOMMENDATIONS:

1. Use the soil characteristics chart to assist in making decisions on the types of land uses compatible and non-compatible in a zoning district.

2. Use the interpretations for septic systems and community development to assist distributing land use intensities. The greater the degree of soil limitations, the less intense development the geographic area can support without significant detrimental environmental impact and increased development counts.

3. The alluvial and organic soils identified in the soil inventory should be used to revise HUD designated flood prone areas. This is important in preventing further development in flood plains and to alert present landowners of flood hazard and available low cost flood insurance.

4. Soils with a permeability rate greater than six inches per hour are potential groundwater recharge areas. These soil areas should be protected from excess contaminants and covering with impermeable surfaces like parking areas.

5. Soil and biological resources are interrelated. The soil type can assist in determining vegetation and timber management and also in identifying associated wildlife habitats.

6. Potential sand, gravel, road fill and sanitary landfill sites may be located based on the soils.

7. Avoid developing organic, alluvial, and non-soil areas which are best utilized as wildlife, woodland, open space and selected recreational areas.

8. Where a new land use is proposed to be located on soils with severe limitations, insure that proper design and construction techniques are used to prevent adverse environmental impact.

9. Developers should conduct on-site investigations of all potential development limitations, avoiding problem soil areas where possible, and develop specific design and construction techniques to overcome the soil limitation(s) if feasible.

10. Soils test pits should be dug whenever soils type, depth to bedrock and groundwater, and permeability are in question. Tests should be conducted for all large scale projects. Percolation tests should be conducted to insure that proper drainage exists where on-site disposal systems are proposed.

11. Contact the Soil Conservation Service for assistance.

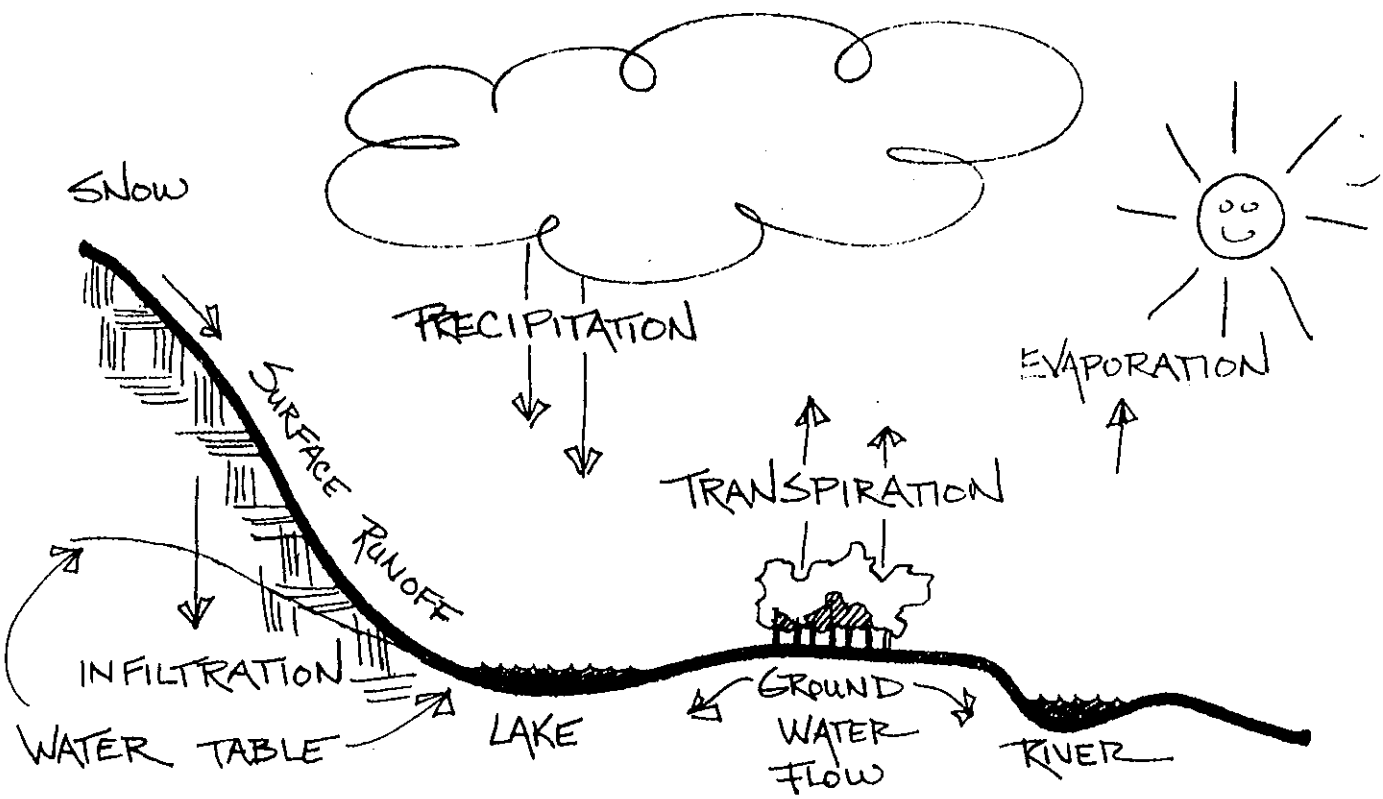
Charles Maine
Soil Scientist
Warren County Municipal Center
Lake George, New York 12845
(518) 792-9951

The ground and surface waters of Warrensburg are of primary importance to the townspeople and their health and economy, as well as to the region. Many residents depend on subsurface water for their domestic supplies. Other residents obtain their domestic supplies from several surface waters. The Upper Hudson River and its tributaries also provide important seasonal recreation.

Drainage is divided into two major river basins. Most water of the town flows into the Schroon or Hudson River which becomes part of the upper Hudson drainage. Several streams in the southeastern section of Town flow into Lake George of the Lake Champlain drainage and this water eventually flows into the St. Lawrence River.

According to the Gazeteer of lakes, ponds and reservoirs prepared by the United States Department of the Interior-Geological Survey, in cooperation with the New York State Department of Environmental Conservation, Warrensburg contains 9 ponds. In addition 121 miles of streams are contained in the town. These lakes and streams, and their water quality classifications are mapped on the New York Water Quality Classification Map. Other elements, Flood Areas, Ground Water Recharge Areas and Watersheds are identified on the Water Resource Analysis Map. An inventory of surface waters are listed in Appendix II.

The basic unit of concern is the watershed or drainage basin. The boundaries of the watershed encircle all the land which "sheds" precipitation into a particular stream. The size of the watershed defined on the map depends upon the size of the stream one is interested in. The land within the boundaries of a watershed is the land unit which is critical to the maintenance of steady stream flows, stable stream banks, and adequate water quality. Also, within this unit a continuous system of interactions called the hydrologic cycle takes place. (See illustration below.) This interaction of topography, vegetation, soils and existing land uses with surface and ground water runoff determines its character and sensitivities.

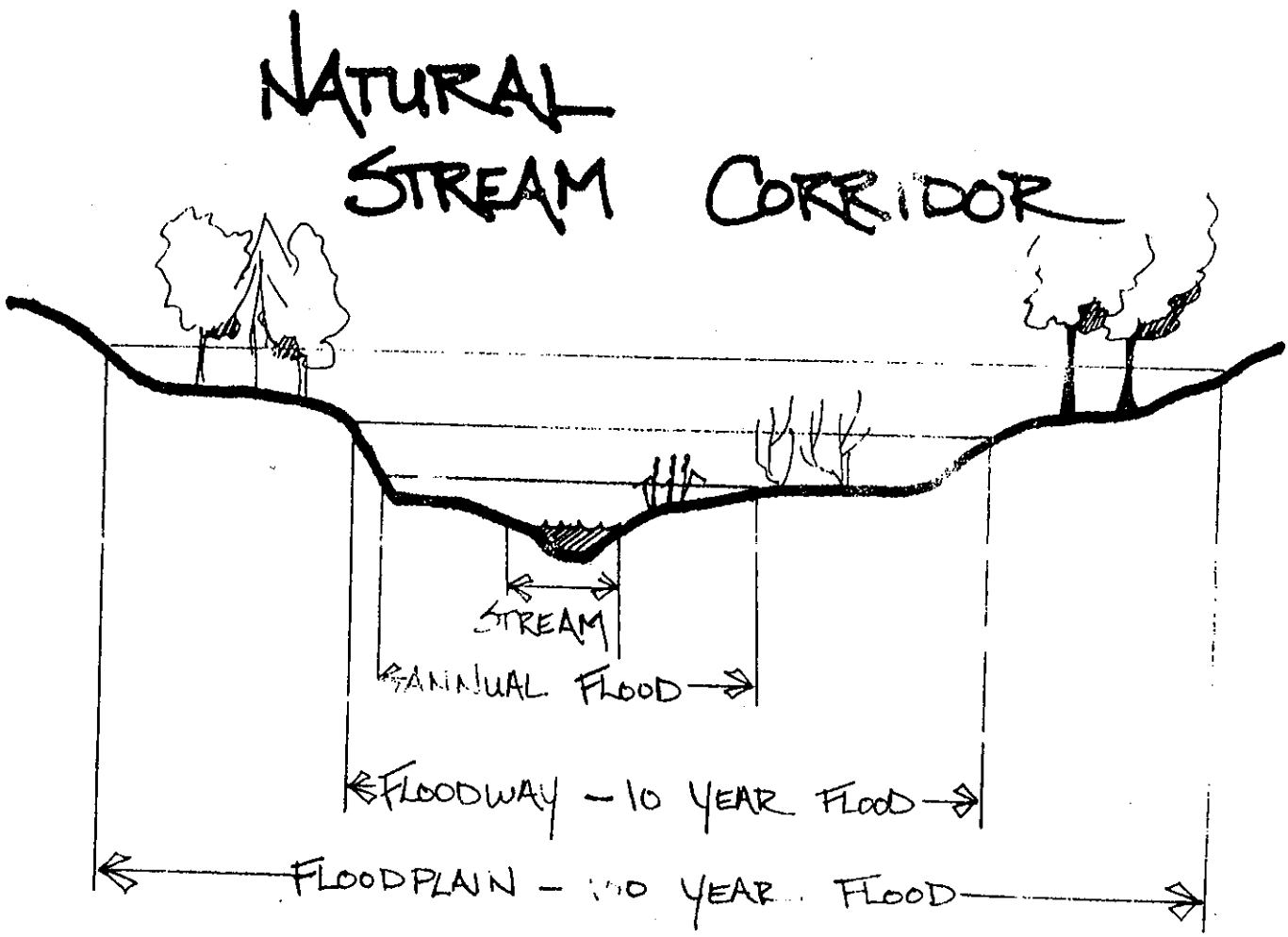


HYDROLOGIC CYCLE

FLOOD PRONE AREAS

Rivers and lakes often are bordered by flood areas which are critical to the holding and gradually releasing of high flows of runoff, usually in the spring. These fringe areas trap silt and sediments which otherwise would clog the stream bed. In addition, the development of flood areas is potentially dangerous to human life. The danger arises not only from the hazard of flooding of the immediate development site, but also from the increased flooding down stream due to the filling-in of the overflow areas. This is particularly true with the filling of wetlands along the stream. The best use of these areas is for open space uses (forestry, parks, golf courses, pastures, wildlife) which offer minimum obstruction to the flow of floodwaters.

These areas are delineated on the Water Resource Analysis Map. The boundaries along the water courses are derived from a combination of air photo analysis, inventory of alluvial soils, field inspection and from the Department of Environmental Development Flood Hazard Maps.



WATER QUALITY CLASSIFICATION

Protection of existing use of privately owned waters is enforced by the Department of Environmental Conservation under Article 15, water standards. These classifications are primarily based on existing use as follows:

AA special	Water Supply, no discharges allowed
A	Water Supply
B	For primary contact recreation (swimming)
C	For fishing
D	For secondary contact recreation
T	Water trout inhabited

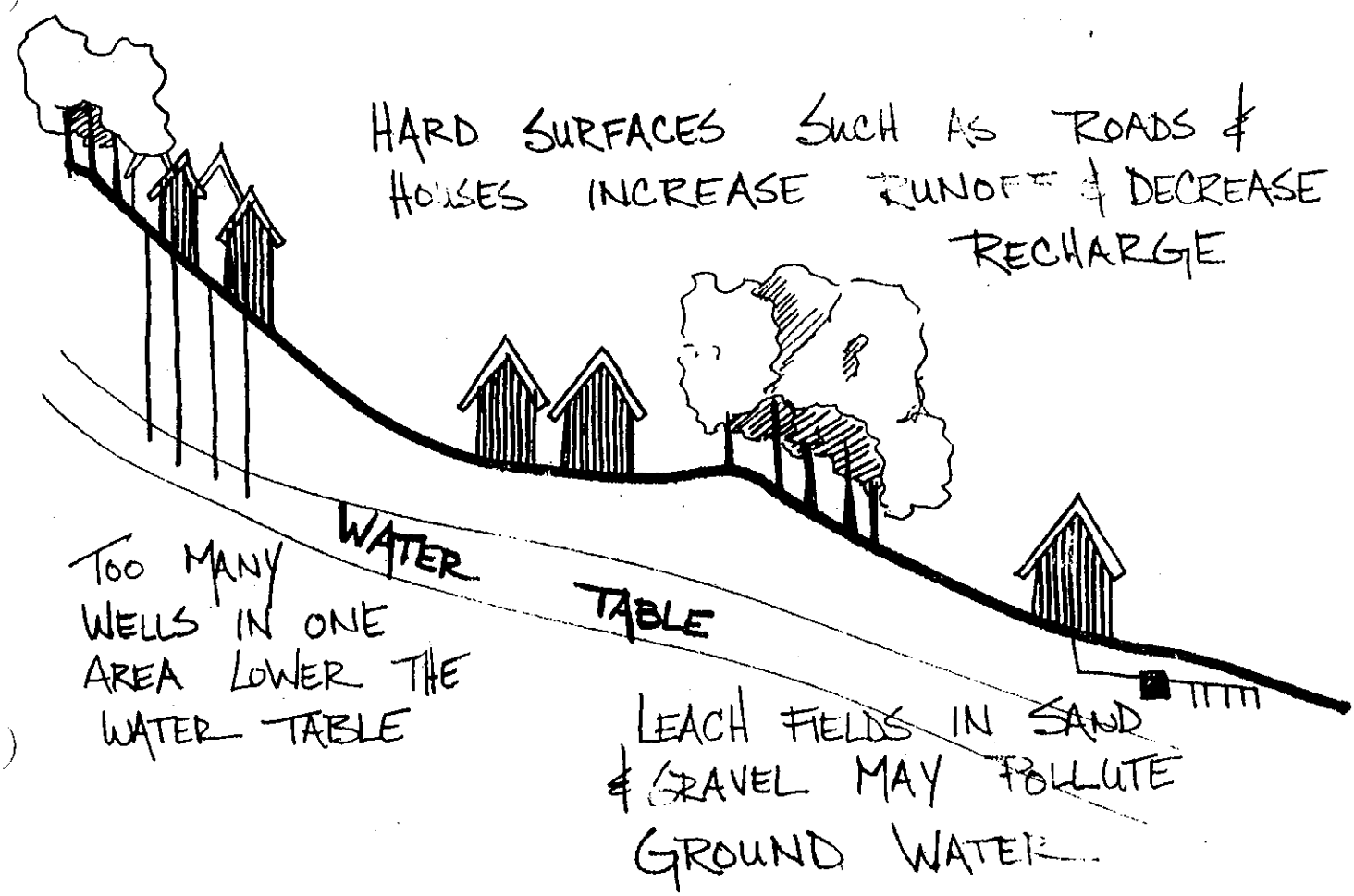
The value of these classifications to the planning program are that they indicate the important use and sensitivity of waters due to their existing use and to the presence of trout. For example, Echo Lake is Class B, having a private camping, boating and swimming facility and a town beach. The East Branch of Big Brook is Class AA (T) because it is a town water supply and contains trout. Trout water is important to the heritage of the town and of value in the tourist economy. Also, note the water quality of a particular stream may or may not correspond to its classification, e.g., Class C or D waters are no less pure than Class B waters.

It should be noted that land use management in each watershed may have considerable impact on flooding potential. Floodplain size is greatly influenced by stream conditions. If the forest cover which serves to retain precipitation is removed the peak flow of the watershed will increase. Asphalt and other impermeable surfaces further amplify these peak flows and may result in changing a 100 year flood into a more frequent occurrence.

GROUND WATER

Many of the permanent residents of W[illegible]burg utilize ground water for domestic supplies. Ground water [illegible] found in practically all areas though in widely varying depths and amounts depending upon the depth to bedrock and the permeability of the soil.

In the less permeable soils, the water table may be just below the surface at times. Shallow wells in these soils may be adequate but the installation of a septic system with the required separation distance from the seasonal high water table [illegible] possible or at best require special engineering. Such shallow wells are highly sensitive to changes in runoff rate caused by construction activities as well as being vulnerable to contamination.



In the highly permeable sand and gravel deposits, rapid downward recharge and horizontal movements of ground water to nearby water bodies is possible. As a result, these areas are ideal for small municipal as well as single residential water supply systems. These soils are also suited for on-site sewage disposal systems but, as a result of excess drainage or percolation rates, there are inherent limitations. Placement of septic systems in coarse soils near water bodies permits the rapid movement of the effluents into the stream or lake. In addition, too many roads, houses and wells will lower the water table, a very real problem in many parts of the country. See the accompanying illustration.

The highly permeable sand and gravel deposits in Warrensburg have been mapped on the Water Resources Analysis Map. They have been rated as having moderate capability to support development.

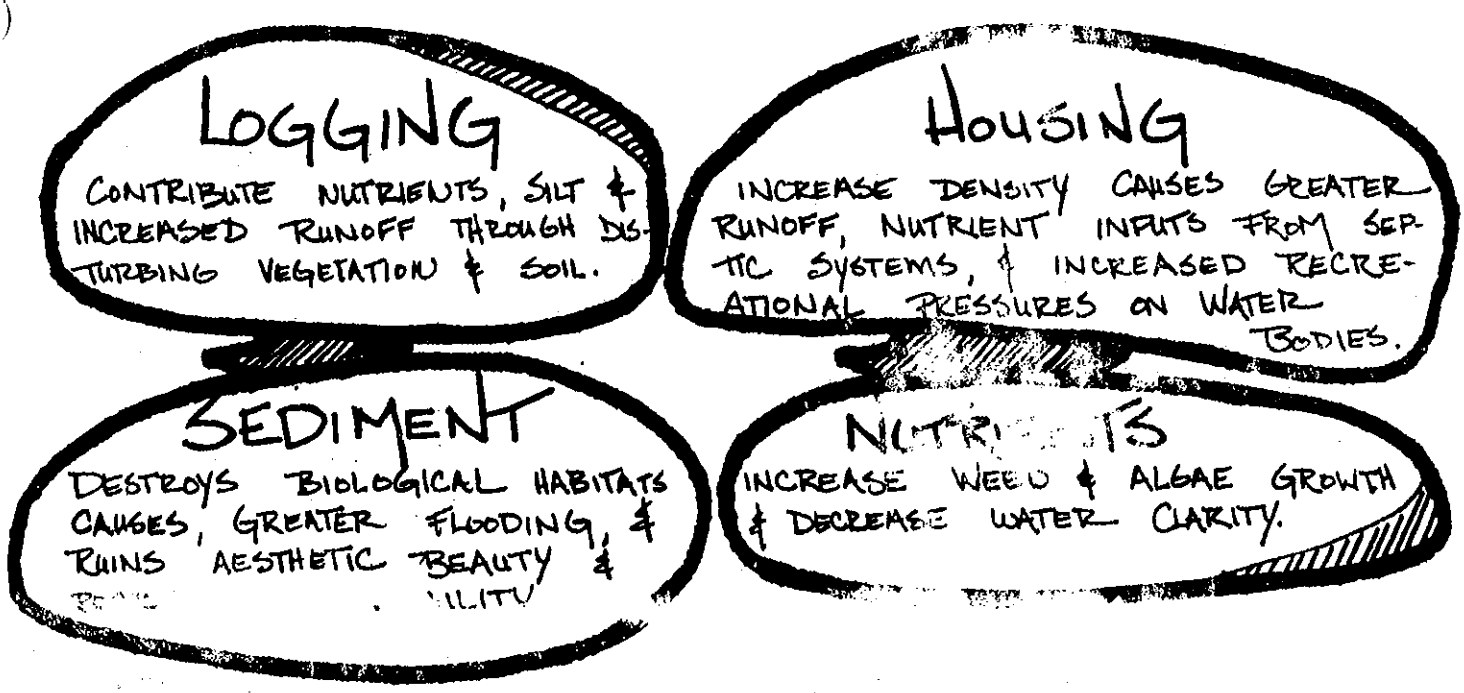
Seasonal and periodic fluctuations occur in ground water supply. The New York State Fish Hatchery at Warrensburg is an excellent and highly productive facility due to high quality ground water. It has been chosen to rear valuable native strains of Adirondack brook trout. Ground water flow in auxiliary springs however may vary from 20 to 80 gallons per minute depending on a complex set of variables. Concern for and a realization of the value of ground water supplies is an important planning consideration in maintaining adequate quantity and quality of water.

WATER RESOURCE ANALYSIS

Surface and ground water quality and quantity may be affected by a diversity of factors associated with land and water uses. Their effects often depend upon their proximity to a water body. But land use in all areas of the watershed have the potential of affecting water quality and quantity. The following is a discussion of major water resource considerations that should be incorporated in the land use plan.

Development activity can affect lakes and streams by contributing silt, nutrients and toxic substances changing water quality, destroying biological habitats, and affecting present uses such as water supply and recreation.

In Warrensburg there are two main land uses which affect water quality: Residential Development and Logging.



Developed land for residential and other intensive uses may contribute up to five times as much phosphorous and other nutrients as forested land; even more where on-site sewage systems are failing. In small watersheds with shallow lakes or ponds with a slow change in water (flushing rate), serious water quality problems result where intensive development occurs.

The following are land use planning concerns in Warrensburg regarding water resources:

1. Lakes and Ponds. Very little specific hydrologic and water quality data has been obtained for these water bodies. Most of these water bodies are characterized by shallow waters and small watersheds. As a result, these lakes and ponds are sensitive to development and vulnerable to significant water quality problems without careful planning. Examples of these sensitive lakes and ponds include Gay Pond, Echo Lake, Poker Pond, Mud Pond, Penny Pond, Forest [illegible] Sitt'n Bull Pond and unnamed reservoir flowing into B[illegible].

   The other lakes and ponds in the town, including Viele Pond, Pack Forest Lake, Kelm Pond and Tripp Lake, have larger watersheds but little is known about other hydrologic and water quality factors.
   The impact of intensive development on Echo Lake, Tripp Lake, Sitt'n Bull Pond and Kelm Pond should be studies in detail. Proper functioning of existing on-site [illegible] paramount to maintaining existing water quality. Concern [illegible] water quality in Echol Lake was strongly expressed by citizens of the community in the Town Plan Survey.

2. Streams. The vegetated areas alongside streams are important in maintaining stable stream banks and clean waters. They act to filter sediment during spring runoff and at time of flooding. The major factor influencing stream quality in the Adirondacks and Warrensburg is the upland erosion of soils washing in and clogging stream beds. This effects not only the fish habitat but also the frequency of flooding; the more filled in the stream, the lower the quantity of runoff it can handle at any one time. DEC Stream Protection Permits are required for all alterations or crossing of streams classified B, A, AA or T.

3. Hudson and Schroon Rivers. These two dominate natural features should play a major role in the shaping of the Town Plan and future of the community. The discharge of untreated sewage from the present sewer collection system and of inadequately treated sewage from private septic systems is a prime planning problem. With the present and future intensive development in the hamlet area, and the general support from the citizens responding to the Town Plan Survey and voter referendum, the proposed Warren County Sewer District should be implemented. Steps should be taken to ensure proper design and maintenance of [illegible] septic systems is done.

In the Spring of 1977, the dam at the paper mill in Warrensburg collapsed, washing out a 100' high sand bank causing considerable damage to the Schroon River. This serious erosion problem has resulted in extensive sedimentation damage. Aside from the biological damage, the deposition of large quantities of sediment may change the course of the river downstream from the dam. This potential river course change should be carefully monitored. This is also a prime example where structural changes in natural river courses is very dangerous.

Recognizing the hydrologic characteristics of the Schroon River, being a meandering, very gradual gradient river course, will continually change its course and flood its banks frequently. The Hudson River is a straighter, steeper gradient river course, but the Plan should respect its flood dangers and natural heritage value to the community.

4. Water Supply. The Town is presently supplied by a public reservoir system on Big Brook and two wells, one on Library Street and one on Horicon Avenue in the hamlet area. In addition, there are private systems using Tripp Lake and Forest Lake. The Big Hollow Reservoir in the southeastern part of Town serves the Town of Lake George. Watershed management is paramount in maintaining water quality which should include development controls on all land uses. The Town Opinion Survey strongly pointed out problems with color, taste and water pressure. A detailed study of the watersheds and distribution system should be conducted to determine causes and corrections to the problems.

Recommendations:

1. Encourage DEC or other water monitoring agencies to collect pertinent hydrology and water quality data on a periodic basis, particularly for the sensitive lakes and ponds. Lake development capacity studies should be performed to help determine land use densities within sensitive watersheds.

2. Encourage implementation of NYSAF Timber Harvesting Guidelines.

3. Adopt a sanitary code.

4. Stabilize the erosion resulting from the dam washout and periodically monitor the potential detrimental effects of the sedimentation.

5. Avoid intensive development in areas subject to flooding, including HUD designated Flood Prone Areas and alluvial and organic soils.

6. Continually update the designated flood prone areas and encourage property owners to apply for the low cost flood insurance.

7. Control all land uses within watersheds of public water supplies.

8. Study water supply system to determine causes of problems and suggest methods of improvement.

9. Carefully plan development in potential ground water recharge areas, particularly in close proximity to the Town well system, to prevent contamination and overdraw of supply.

10. Ensure proper design and maintenance of existing and future on-site septic systems with special regard to depth to bedrock and seasonal high watertable. All conventional in the ground septic systems should be a minimum of 100 feet from all water bodies and wetlands, placed with a depth of soil five feet to bedrock and four feet to seasonal high water table, adequate performance in a percolation test, located on slopes less than 15 percent and tile fields 150 feet from well sites.

11. Adopt and enforce shoreline cutting restrictions.

12. Minimize all topographic disturbances and control all sources of erosion.

13. Protect all wetlands.

UNIQUE NATURAL AREAS

The Town of Warrensburg contains unique natural areas and outdoor recreation facilities of significant biological, ecological, educational, aesthetic and recreational value. Unique natural areas include deer wintering areas, waterfowl areas, diverse ecosystems, stocked trout waters, natural fish-spawning waters, bogs, unique plant areas and nature preserves. The presence and condition of these features are important indicators of the environmental health and quality of life in a rural community. The location, type and intensity of all land uses and development will have a significant impact on the natural character and features of the town. Protection and proper utilization of these sensitive, sometimes irreplaceable resources is a prime planning objective. Outdoor recreation facilities will be discussed later in this report.

The combination of soil, water, elevation, topography, climate and land use all influence the diversity, quantity and quality of the natural environment. The rugged mountain ridges and forested slopes and the Hudson and Schroon Rivers dominate the physical characteristics. The small lakes and streams and wetlands in the town provide important but limited habitat diversity in the landscape. Forestry, recreation, and open space land use dominates the town with residential use concentrated in the hamlet and scattered along the town roads. These factors influence the interrelationships among all living and non-living components of the town's environment. Since physical features of the terrain and man's use of land both influence the types of flora and fauna an area can support, incorporation of unique natural areas into the land use planning program is of paramount importance. The importance of considering unique natural areas in land use planning is reinforced by the values and uses that we place on these natural resources.

The following is a discussion of the unique natural areas inventoried in the town and located on the respective map.

DEER WINTERING AREAS

During extended periods of deep snow and cold weather, deer congregate in areas to seek shelter and conserve energy. Vegetative and topographic features are prime characteristics of deer wintering areas providing shelter, and in some cases food. One major determinant in the maintenance of deer populations in the region is the availability and quality of food and cover for deer in the winter. Deer wintering areas have a characteristic combination of vegetation, topography, and hydrology. The vegetation of these areas includes conifers and coniferous wetlands and mixed conifer-deciduous forests.

These areas have been identified from field observations made over a thirty-year period by the Department of Environmental Conservation (DEC) and by recent ground and aerial surveys of deer utilizing these areas.

Although many factors influence herd size and annual hunter [illegible] the quality of food and cover available during the winter season are extremely important variables dependent at least in part on the intensity and kinds of land use imposed on an area. Deer require nutritious browse and the vegetation must be within reach during deep snow conditions. Dense overstory coniferous cover provides shelter in adverse weather.

Deer wintering areas also provide important habitat for other wildlife species including rabbits, porcupine, songbirds, black bear, coyotes, fisher, red squirrel and many small mammals.

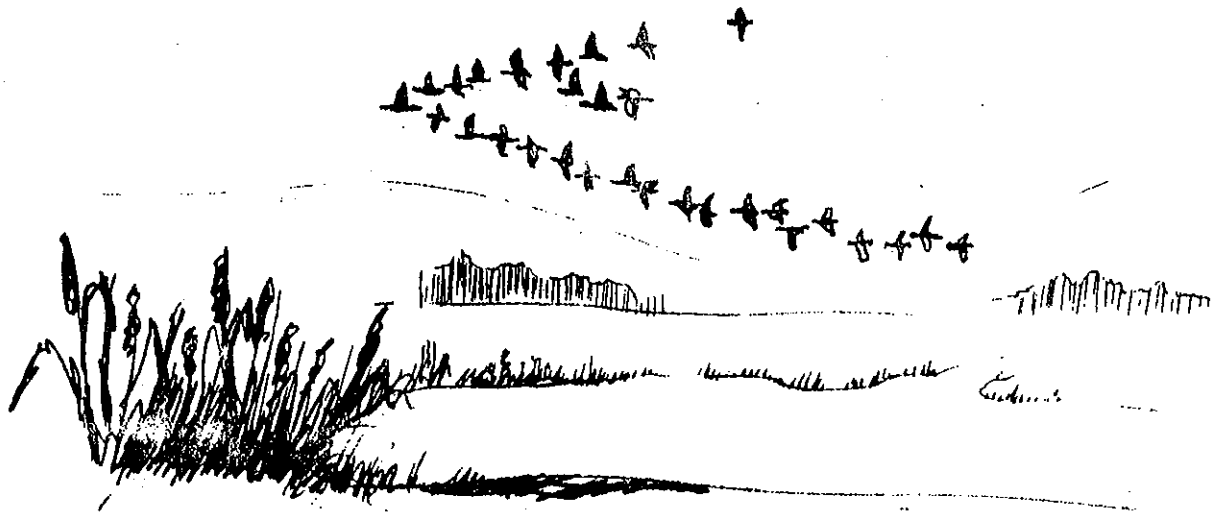
Deer winter areas in Warrensburg include Shingle Mountain, Lockwood Swamp, Kellum Mountain, Pack Forest, Bull Rock Mountain and Trip Mountain areas. It has also been reported that small scattered concentrations have been occasionally observed around Poker and Penny Pond areas. A deer and wildlife sanctuary is located on Pack Forest and is supported by local sportsmen. Appendix III lists the recent trend in deer harvests in the town.

WATERFOWL AREAS

Habitats for breeding and migratory ducks and geese are found in Warrensburg. Black Wood, Mallard and Mergansor ducks have been observed in the floodplain and wetlands associated with the Schroon River, confluence of the Hudson and Schroon Rivers, Kelm Pond, Pack [illegible]st Lake and Mud Pond. The Schroon River and the golf course along the Hudson River is used by migrating Canada Geese.

Each waterfowl species has its unique habitat requirements for food, cover and breeding. Two common habitat types found in the town are the flooded deciduous wetlands and the swamp grass-shrub wetlands. Floating and emergent vegetation (pondweeks, smartweeds, grasses and sedges), dead standing trees, and a

variety of small aquatic animals (insects, crustaceans, minnows) are important habitat features. Many wetlands including beaver meadows with open water are potential waterfowl areas. These areas are also important to fur bearers, shore birds and fish.



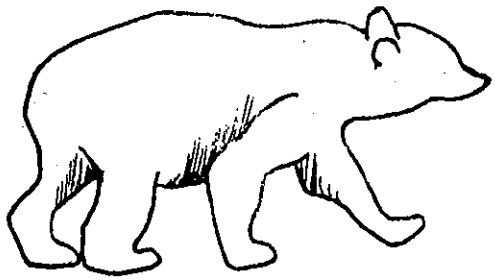
DIVERSE ECOSYSTEMS

The abundance and diversity of wildlife increases in relatively small areas that contain a mixture of water, variety of vegetational cover types and topography. These areas called diverse ecosystems provide a wide range of wildlife habitat requirements such as food, water, cover and breeding areas.

Areas less than several hundred acres characterized by a variety of vegetational communities, e.g., bogs, marshes, deciduous forest, coniferous forest, brush land and open fields, are potentially productive wildlife habitats. When two or more vegetation communities meet, an appearance of a boundary or "edge" can be observed. The boundary may be caused by natural plant succession or man-influenced and it may be distinct and abrupt, or gradual and ill-defined. Most of the town is dominated by large areas of one type of vegetation. Areas where two or more vegetation types meet are often over-lapping wildlife ranges. These are commonly found between areas disturbed and undisturbed by man, along water courses, around wetlands and in the vicinity of major differences in soil topography.

Aerial photo-interpretation and field observation are used to identify these areas which are usually located away from intensive and/or continual disturbance by man. Fur bearers (beaver, otter, fisher, bear), waterfowl, herons, woodcock, grouse, coyote, song birds and many other native species depend on these areas. Appendix III contains some fur bearer take records in recent years as an indicator of these species in the town.

Examples of diverse ecosystem locations in Warrensburg are Potter Brook, Ben Wood Brook, Millington Brook, Schroon River, Alden Brook, Lockwood Swamp, English Brook, Moon Mountain and Kelm Pond.



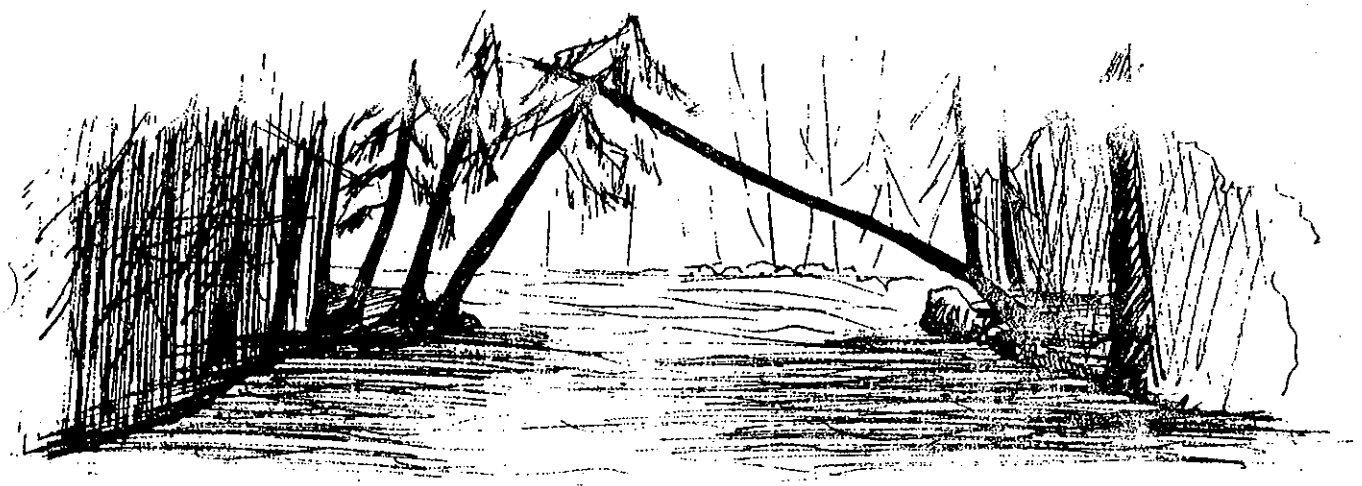
FISHERIES

The streams, rivers, ponds, lakes and associated wetlands provide the habitat for fish. Knowledge of fish habitats and fish sensitivities is important in protecting the assets this valuable wildlife resource affords the town. Fish are divided into cold water or warm water species, each of which are identified as being either artificially stocked or self-maintained through natural spawning. This inventory was compiled from the lake and stream surveys done by the Department of Environmental Conservation Bureau of Fisheries at Warrensburg.

The warm water species found are white sucker, yellow perch, brown bullhead, rock bass, and largemouth bass. Cold water species found are brown, brook trout and smallmouth bass. All water bodies containing fish have been listed with their occurring fish species present and important characteristics in Appendix IV "Important Fish Resources".

Warm water species may be characterized by their affinity for warm temperatures and shallow, well-vegetated lakes and rivers. These areas provide the fish with protection and food, but may exhibit extreme physical and chemical fluctuations. As a result, warm water fish generally are tolerant of large concentrations of suspended solids and low values of dissolved oxygen. Aquatic vegetation such as arrowhead, pickerelweed, duckweed, and water lilies are necessary not only for cover but also serve as attachment sites for suspended eggs of some fish species, thus insuring a lower rate of suffocation-caused mortality in the silt or muck bottoms of waterbodies.

Cold water habitats may be categorized into two general types: Well-shaded, cold, rapidly flowing, well-oxygenated streams and deep lakes with cold, well-oxygenated layers of water. The ideal trout waters have rubble, gravel, or boulder bottoms, the best streams of which contain alternating stretches of pools and riffles. Because the cold water fish identified above are bottom spawners, coarse bottom types are essential for reproduction. Brook trout and brown trout each spawn in the fall in the headwater streams. The eggs incubate amidst the coarse gravel until they hatch in early spring. Smallmouth bass spawn in the spring along the rocky littoral zone (area from the shoreline to the depth where "weeds" disappear.) These habitat areas are also an important producer of certain kinds of aquatic



RARE AND ENDANGERED WILDLIFE

There have been reputable reports of wildlife in the town that are classified as rare or endangered in New York State. The wildlife species include golden eagle, bald eagle, osprey and common raven. The presence of rock outcrop cliffs, and large, shallow rivers provides several key habitat requirements for these rare species. The town should maintain sensitivity and protection for these species and their habitats.

BOGS

Bogs are interesting natural features common within coniferous forest zones of northern United States and Canada. The geologic and ecologic evolutaion of bogs and their unique, specialized plant life render this type of wetland an area of special biologic, aesthetic and educational significance. The bogs are characterized by infertile, acid waters and slow decay of dead plant material. The Sphagnum spp. or peat moss forms a floating plant mass over open water which supports other distinctive forms growing in the bog community including leatherleaf, Labrador tea, swamp laurel, bog cranberry, the carnivorous pitcher plant and sundew. Many of these plants are protected by Law.

Trees around the periphery may include tamarack and black spruce with some red maple, black ash and white pine. Their growth is extremely slow; a 4 inch diameter black spruce, 20 feet tall, may be over 100 years old.

The best examples of bogs in Warrensburg are located in the Pack Forest, Alden Pond and Grass Pond areas.

UNIQUE PLANT AREAS

Unique plant areas contain vegetation of significant biological education and aesthetic value. Examples may include plant communities or specimens of unusual size or age, plant species uncommon to the area, and sites containing plants protected by New York State Environmental Conservation Laws.

The floodplain area along Schroon River downstream from the hamlet is good habitat for various protected species of trillium, ladyslipper and orchids. Many areas in the town and along the streets of the hamlet contain specimen plants and trees. There are other potential unique plant areas in the town with the presence of rocky plant habitats.

NATURE PRESERVE

Within the 2,211 acre Charles Lathrop Pack Demonstration Forest there is a 1,100 acre area managed as a wildlife sanctuary and several unique plant communities are protected from ongoing intensive lumbering operations. Within the boundaries of the wildlife sanctuary shown on the map, firearms and hunting are not permitted. The Demonstration Forest is the Warrensburg campus of S.U.N.Y. College of Environmental Science and Forestry, and serves as a training ground for future foresters and resource management specialists.

A primeval pine and hemlock forest of 47 acres is also found here. The white pine, average 110 feet high with an average diameter at breast height (DBH) of 35 inches, the hemlock average 90 feet high with 38 inches DBH, and the black ash - American elm - red maple average 90 feet high with 28 inches DBH. An interpretative foot trail provides access to this forest included on the Society of American Foresters, national list of unique natural areas.

Recommendations:

1. Maintaining the natural ecological system in or adjacent to unique natural areas is paramount; therefore, conservation interests should be established in areas containing significant natural features of large size and buffer areas created around such areas.

2. Preserve the habitats, food, cover, water and breeding areas of all native rare and endangered species.

3. Control the use of pesticides and motorized vehicles.

4. Conserve productive commercial forest lands.

5. Adopt the timber harvesting guidelines suggested by the New York State Society of American Foresters so as to provide for the conservation of forest resources.

6. Timber harvesting in deeryards should be managed to regenerate favored browse and encourage maintenance of protective cover.

7. Protect water quality, water flow and control erosion.

8. Establish at a minimum the APA shoreline cutting restrictions along permanently flowing waters. Strictly control stream disturbances.

9. Provide public fishing and boat access.

10. Avoid development in bogs. Only Low Intensity development should be permitted within the immediate watershed of bogs.

11. Assist in enforcement of conservation laws protecting plant species.

12. Require developers to protect unique natural areas through use of permit conditions.

13. Conduct a more thorough survey of unique natural features and seek protective deed covenants to protect special interest areas.

14. Provide interpretative signs where appropriate and educate the public on the importance of natural features to the town and the responsibility of all people to maintain and protect these features.

15. Consider use of inventory for community improvement programs to enhance educational and recreational resources and their use.

OUTDOOR RECREATION FACILITIES

Outdoor recreation facilities inventory for the town include snowmobile trails, cross-country ski trails, nature trails, Hackensack Mt., supportive facilities (parking, restrooms), and canoe/boat access available to the general public without user fee. These are included as areas for residents and visitors of the town to help them enjoy the natural features of the town. Each facility is located on the map. A more detailed study of these and other facilities in the town will be done under a Community Facilities work element in the comprehensive planning program.

Snowmobile Trails

There are about 14 miles of snowmobile trails in Warrensburg designated by the Warren County Parks and Recreation Department. This trail system shown on the map is the result of a cooperative effort by private landowners, corporations and various levels of government. Other private and club trails connect into the system but they are not for general use.

Cross-Country Ski Trails

Warren County has established 10 miles of cross-country ski trails on Cronin's Golf Course and Niagara Mohawk properties. Facilities include novice, intermediate and expert trails, picnic area, restrooms and parking area. Ski trails are also located on Hackensack Mountain and Blister Hill.

Nature Trails

Part of the cross-country ski trails serve a dual function as a nature trail. A printed interpretative guide is available from the Warren County Parks and Recreation Department.

Pack Demonstration Forest has three nature trails. One trail passes through the virgin white pine-hemlock forest. A short trail provides access to the bog at the outlet of Pack Forest Lake. The third trail, about one mile long, parallels along the Hudson River. These nature trails and other areas of Pack Forest seen along the roads on the property provide a diverse environment and forest management to the interested visitor.

Hiking Trails

Opportunities for hiking, skiing, horseback riding, and other outdoor activities are available in the Hackensack Mountain area. A local riding club uses the area, a novice ski trail is on the slopes and trails to the top provide a nice view of the town from one of the town's most prominent physical features. Many logging roads in the town provide trails but are not included due to private ownership.

Supportive Facilities

Designated parking areas and restroom facilities for recreationists using the mentioned facilities are available. In addition, picnic facilities are available at the County Nature Trail, Echo Lake and Blister Hill. DEC fish hatchery provides a place of interest for people who enjoy trout fishing.

Canoe Access

On the Schroon River an access point is available at the County Home Bridge and on the south side of River Street in Warrensburg hamlet. A four-tenths mile portage on the trail at the County Nature Trail and at the bridge for Route 418, provides access to the Hudson River.

Recommendations:

1. Zoning Plan should recognize and protect the recreation/ open space land use in the town.

2. Community Facilities study should assess the present use, demand and adequacy of the present facilities for outdoor recreation.

3. The Town should work closely with the Warren County Parks and Recreation and Publicity Departments in making complete information on available facilities known to residents and visitors of the area.

4. Continue cooperation with State, County and private landowners in providing public access within the town.

5. Expand public access by further cooperation with large property owners to obtain public access where existing logging roads are located; an example is Three Sisters Mountain area.

CRITICAL ENVIRONMENTAL AREAS

Critical environmental areas are resources given special regional status due to their high importance in maintaining the natural, scenic, biologic, recreational, and open-space qualities of the Adirondack Park and the town. In Warrensburg these include wetlands and major travel corridors.

Under the Adirondack Park Agency Act, proposed land uses and development in these designated critical areas are subject to review and regional permit authorization. These critical environmental areas have been mapped for the town.

Also shown on the Map are the Hudson and Schroon Rivers which have been designated as Recreational Rivers in the New York State Wild, Scenic, and Recreational River System. This state-wide program seeks to ensure proper planning and compatible use and development along the corridor of these natural, free-flowing rivers.

WETLANDS

Wetlands include any land which is annually subject to periodic or continual inundation by water. They are commonly referred to as a bog, marsh or swamp. Open waters immediately adjacent to a wetland and lands entirely surrounded by a wetland are considered part of the wetland and essential to its protection. Variations of physical conditions including water depth, rate of flow, the pH and soil type determine the vegetation characteristics of different types of wetlands. The charts and diagram that follows summarizes the major characteristics of wetland types.

Many of the physical characteristics of wetlands limit their development potential. Muck soils of wetlands have a low bearing strength making them unsuitable for building foundations. The seasonal high water table is near or at the surface for extended periods each year which cause wet or flooded basements and failure of septic systems.

Due to the environmental characteristics of wetlands, these areas constitute fragile ecological resources and are easily damaged. Wetlands also provide many physical and biological values which deserve protection. They act as natural sponges, retaining water runoff in much greater proportion than any other type of vegetation cover. Thus they help control surface flooding and simultaneously function as a natural filter removing nutrients, silts, and sediments. The most evident examples of this are the wetlands within the floodplain of the Schroon River.

As part of this process, wetlands help replenish underground water storage areas in times of low runoff. A common result of filling a wetland is that the watertable in the surrounding area drops, possibly drying up existing shallow surface wells.

Wetlands are also very productive habitats essential to plants and animals which live within or adjacent to them. The diverse ecosystems found there serve as an "oasis" providing food, water, and breeding grounds for many forms of wildlife. Wetlands also have distinctive scenic qualities of contrasting texture, size, shape and variety to the surrounding landscape.

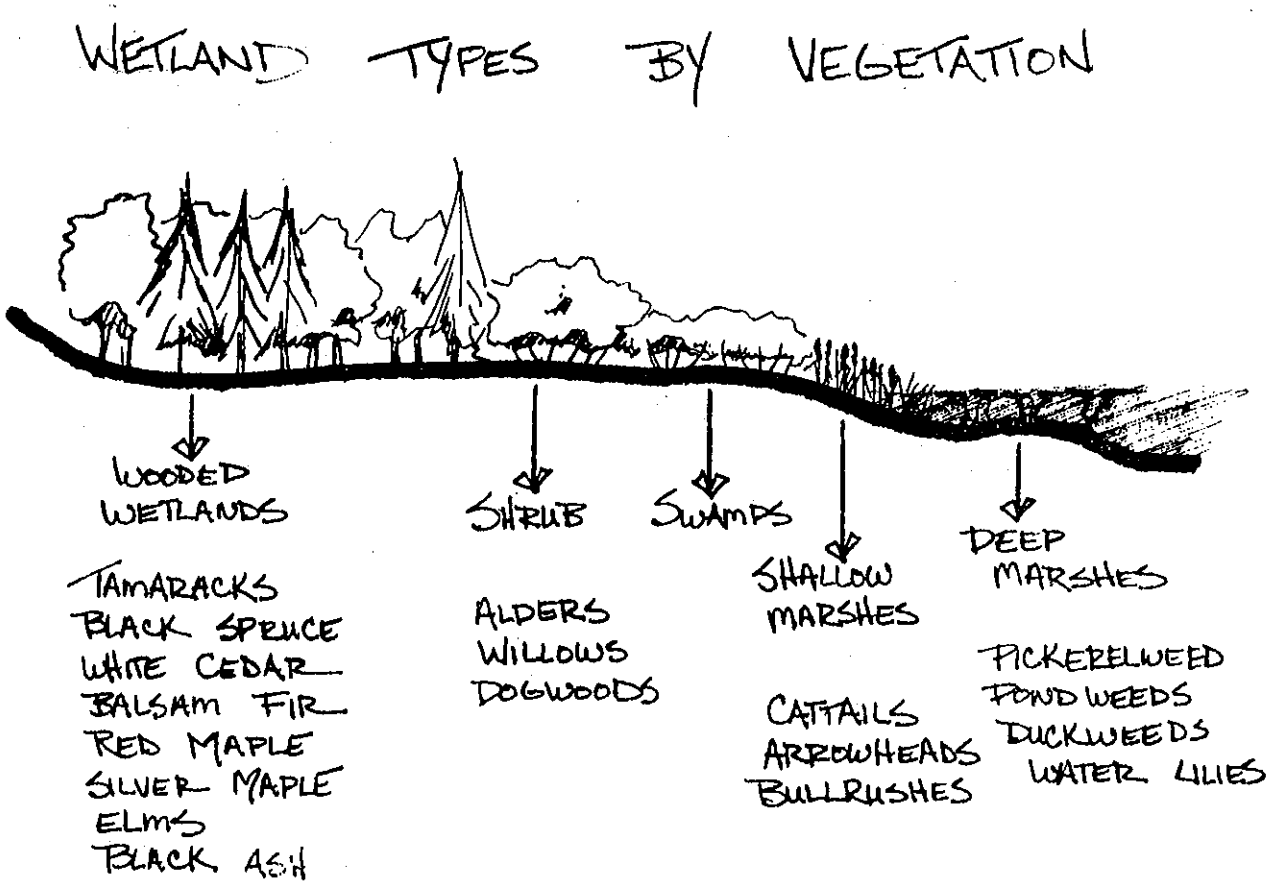
With this fragile nature in mind, New York State has enacted a Fresh Water Wetlands Act. Under this statute, wetlands inside the Blue Line will continue to be regulated by the Adirondack Park Agency although the Act contains provisions for the adoption of protective ordinances and creation of a wetlands board of appeals by local governments.

For purposes of project review jurisdiction, jurisdictional wetlands are those wetlands one acre or more in size, unless the wetland is located adjacent to a body of water, including a permanent stream, with which there is a free interchange of water at the surface, in which case there is no size limitation. All new land use and development involving wetlands must be reviewed by the Adirondack Park Agency.

Wetlands so defined are statutory critical environmental areas in all land use areas.

WETLAND TYPES

	Presence Water	Vegetation Pattern	Characteristic Vegetation
Shrub Swamp	Waterlogged to 6 inches throughout growing season	Less than 15'	Alders, willows, buttonbush, highbush, blueberry and dogwoods
Wooded Swamps	Water at surface in Spring	Greater than 15'	Tamarack, red spruce, black spruce, white cedar, red maple, elm, black ash, silver maples
Shallow water marsh	Waterlogged to 6" throughout growing season	Less than 3'	Grasses, bulrushes, spike-rushes, cattails, arrowheads, pickerelweed, smartweeds
Bog	Waterlogged and open water throughout year	Combination shrubs, mosses and trees	Heath shrubs, sphagum moss, sedges, leatherleaf, labrador tea, cranberries, cottongrass and black spruce
Deep Water Marsh	+3' water throughout growing season	Reeds, grasses and floating less than 3'	Reeds, Cattails, bulrushes, spikerushes, wild rice, duckweeds, water lilies



TRAVEL CORRIDORS

Lands within 150 feet (Rural Use) or within 300 feet (Resource Management) or the right-of-way of federal, state or designated county highways are classified as critical environmental areas. These areas are generally characterized by open space and rural land uses such as recreation, forestry and sparse single family dwellings. Adjacent lands along the Northway and sections of Routes 9 and 28 are important in the aesthetic, rural, park-like character of Warrensburg. The attractiveness of these major town travel corridors is important to residents and visitors.

The objective in review of new land uses and development in these areas is to protect and to enhance the aesthetic qualities and rural, park-like atmosphere along major highway corridors. This can usually be best accomplished through designing development sites on large lots, utilizing vegetative and topographic screening or by selecting small cluster development sites which will protect the scenic and natural resources of the areas. Use of vegetative and topographic screening can also reduce the impact of highway noise.

WILD, SCENIC AND RECREATIONAL RIVER SYSTEM

The Hudson and Schroon River corridors provide natural aesthetic beauty from the water or from the land, and several vistas of the surrounding landscape can be seen from the rivers. Promotion of these recreational resources can also be an economic asset to the community through attracting fishermen and canoeists.

As of April 19, 1976, all new land use and developments within one-quarter mile of each side of the river are subject to the rules and regulations of the River System. The Adirondack Park Agency is responsible for adminstering these controls. The objective is to protect the free-flowing, natural character and resources of the river and its immediate environs. Special building setbacks and minimum lot widths and vegetative cutting standards apply according to the classification of the land on the Adirondack Park Land Use and Development Plan. Of special concern to the Town in the planning process is the provision which allows private landowners and local governments to develop land management programs for the river corridor.

SUMMARY

The report thus far has inventoried and analyzed each of the natural resources individually. Although this method is most useful, it is somewhat simplistic in that all the natural resource elements interrelates to form the natural environment of Warrensburg. Any land use decision for an area affects all the resources of the area.

The natural resources of an area present both opportunities and limitations for development. By taking advantage of the opportunities and respecting the limitations, it is possible to protect and enhance the high quality of the natural environment which exists in Warrensburg. Development which disregards the natural resources not only leads to the degradation of the natural environment, it also increases the cost of construction and costs to the community in terms of providing and maintaining public facilities.

The "Summary of Natural Resources Suitability for Development Map" is the tool which will bring the natural resource data together with the man-made systems in the planning process. This map compiles the analysis of topographic, soils, water, unique natural and critical environmental resources of Warrensburg. Previous sections of this report have described the suitability for development for the major land use planning considerations for each resource and the reasons for the analysis rating into four general categories. The table on the next page lists the resource planning considerations by their rated suitability for development. When compiling on the map, the most limiting planning considerations determines the classification for the area.

Areas rated high suitability for development have adequate depth of soil, good surface and ground drainage, are not subject to flooding, have gentle slopes, and are located away from sensitive water and unique natural areas. The natural resources in these areas are tolerant to development which can occur with minimal impact on the environment.

Areas rated moderate and low suitability for development have inherent natural resource limitations. The table indicates the possible resource limitations to development. The individual resource inventory maps and reports should be consulted to identify the specific problems. Development in these areas should be less intense with increasing limitations present in the area. Special site design and construction methods are required to avoid and to minimize environmental damage. The costs to develop and maintain facilities in these areas increase with the number and degree of natural resource limitations.

Areas rated undevelopable have natural resource limitations that are very difficult to overcome and in some cases prohibitive to development. Adverse environmental impact of development in these areas is almost unavoidable. The costs of construction and maintenance are usually prohibitive. These areas are best suited for alternative land uses such as forestry, recreation, very low density residential and open space uses.

In concluding, it is important to remember that this map shows development patterns based only on land capability. If development were to occur in such patterns, it would be sprawling, scattered and not necessarily in the overall best interest of the Town. Therefore, the summary map will be used in conjunction with existing land use patterns, existing public facilities and visual and cultural features to prepare a land use suitability map. This map and the community goals and objectives will be used to prepare the Warrensburg Town Plan.

SUMMARY OF NATURAL RESOURCES

	PLANNING CONSIDERATIONS	SUITABILITY FOR DEVELOPMENT			
		UNDEVELOPABLE	LOW	MODERATE	HIGH
SOIL	Bedrock > 5'				●
	Bedrock 3' to 5'		●		
	Bedrock < 3'	●			
	Seasonal Water > 4'				●
	Seasonal Water 1.5' to 4'			●	
	Seasonal Water 0' to 1.5'		●		
	Water at Surface	●			
	Permeability 2" to 6"/hr.				●
	Perm. 0.63" to 2" or > 6"/hr.			●	
	Permeability 0.06" to 0.63"/hr.		●		
	Permeability < 0.06"/hr.	●			
	Subject to Flooding	●			
SLOPE	0 to 3 %			●	
	3 to 8 %				●
	8 to 15 %			●	
	15 to 25 %		●		
	25 %	●			
WATER	Hydro tolerant watershed				●
	Groundwater Recharge Area			●	
	Sensitive Watershed		●		
	Flood Area	●			
	Wetland	●			
UNIQUE NATURAL	Deer Wintering Area	●			
	Waterfowl Area	●			
	Diverse Ecosystem	●			
	State Stocked Fishery	●			
	Natural Fish Breeding	●			
	Bog Species	●			
	Unique Plant Area	●			
	Pack Forest Nature Preserve	●			

APPENDIX

TABLE 1 - SOIL CHARACTERISTICS

WARRENSBURG

DETAILED SOILS

Soil No.	Soil Association	% Assoc.	Depth to Bedrock	Depth to seasonal high water	Permeability of Soil horizon A	B	C	*	Parent material	Drainage	Stoniness	Erosion Potential
0112	Hollis -		12-20"	6'	0.6-6.0	0.6-6.0	-		Glacial Till	Well	-	Low
	Rock Outcrop Complex	20-50%	0	0	-	-	-		Bedrock		Bedrock	Low
0113	Rock Outcrop -		0	0	-	-	-		Bedrock	-	Bedrock	Low
	Hollis Complex		12-20"	6'	0.6-6.0	0.6-6.0	-		Glacial Till	Well	-	Low
115	Sutton st fsl		>5'	1.5'-3.5'	0.6-6	0.6-6	0.6-20		Glacial Till	Well	Stony	Low
116	Herman Variant st fsl		>5'	3'-6'	2-6	2-6	2-6		Glacial Till	Excessive	Stony	Low
121	Woodbridge l		>5'	1.5'-3'	0.6-6.0	0.6-6.0	0.06-0.6		Glacial Till	Well	-	Medium
142	Whitman st.l		>5'	0-0.5	0.6-6.0	0.6-6.0	<0.6		Glacial Till	Very poor	Stony	Medium
143	Ridgebury	45	>5'	0-1.5'	0.6-6.0	0.6-6.0	0.6		Glacial Till	poor	Very Stony	Medium
	Whitman	35	>5'	0-0.5'	0.6-6.0	0.6-6.0	0.6		Glacial Till	Very poor	Very Stony	Medium
151	Rock Outcrop-Limestone	25	0	0	-	-	-		limestone bedrock	-	Bedrock	Low
0152	Rock Outcrop-Crystalline	90	0	0	-	-	-		crystalline bedrock	-	Bedrock	Low
155	Medisaprists inundated		>5'	0	-	-	-		organic	Very poor	-	-
160	Palms muck		>5'	0'-1'	6-20	0.6-2.0	-		organic	Very poor	-	Low
161	Carlisle muck		>5'	0'-1'	6-20				organic	Very poor	-	Low
0208	Charlton Ext. Bould.		>5'	3-10'	0.6-6.0	0.6-6.0	0.6-6.0		Glacial Till	Well	Very bouldery	Low
0216	Hermon Ext. Bould.		>5'	3-6'	6-20	6-20	6-20	*	Glacial Till	Well	Very bouldery	Low
0308	Charlton		0-5'	3-6'	6-20	6-20	6-20	*	Glacial Till	Well	-	Low
	Rock Outcrop		0	-	-	-			Bedrock		Bedrock	Low

APPENDIX I TABLE 1 - SOIL CHARACTERISTICS

DETAILED SOILS

WARRENSBURG

Soil No.	Soil Association	% Assoc.	Depth to Bedrock	Depth to seasonal high water	Permeability of Soil horizon A	B	C	*	Parent material	Drainage	Stoniness	Erosion Potential
12	Rumney fsl		> 5'	0-1.5'	2.0-6.0	2.0-6.0	>6.		Alluvial	Poor	———	Medium
19	Alluvial Land		>5'	0-60"	v a r i a b l e				Alluvial	Poor	-	High
30	Hinckley cob. ls.		>5'	6'	>6	>6	>6	*	Outwash plains	Excessive	Cobbles	Low
31	Hinckley cob. ls.		>5'	6'	>6	>6	>6	*	Outwash plains	Excessive	Cobbles	Low
33	Castile gr. fsl.		> 5'	1.5'-2.0'	2.0-6.3	6.3			Outwash plains	Well	-	Low
41	Windsor s		>5'	>6'	6.0-20	6.0-20	6.0-20	*	Glacial Outwash	Excessive	-	Low
041	Hinckley		>5'	6'	>6'	>6	>6	*	Outwash Plains	Excessive	Cobbles	Low
17,44	Saco		>5'	0-0.5'	0.6-2.0	0.6-2.0	0.6-2.0		Alluvial	Poor	-	High
45	Windsor lfs		>5'	>6'	6.0-20	6.0-20	6.0-20	*	Glacial Outwash	Excessive	-	Low
51	Deerfield fsl		> 5'	1'-3'	2.0-20	2.0-20	6.0-20		Outwash Plains	Well	-	Low
55	Scio vfsl		> 5'	1.5'-2.0'	0.6-2.0	0.6-2.0	0.06-20		Alluvial	Well	-	High
56	Wareham ls		> 5'	0'-1.5'	6-20	6-20	6-20	*	Outwash Plains	Poor	-	Low
59	Raynham vfsl		>5'	0.5'-2.0'	0.6-2.0	0.2-2.0	0.06-0.2		Lacustrine	Poor	-	High
66	Scarboro ls		> 5'	0-1'	2-6	> 6	>6		Outwash plains	Poor	-	Low
100	Nellis, Bedrock Substratum		20 - 40"	>5'	0.6-2.0	0.6-2.0	0. .2		Glacial Till	Well	-	Medium
103	Paxton sl. fsl		> 5'	2'	0.6-6.0	0.6-6.0	0. .6		Glacial Till	Well	Stony	Medium
0105, 0106	Paxton vst		> 5'	2'	0.6-6.0	0.6-6.0	0 .6		Glacial Till	Well	Very Stony	Medium
0108	Charlton vst		> 5'	3-10	0.6-6.0	0.6-6.0	0. .0		Glacial Till	Well	Very Stony	Medium
108	Charlton st fsl		>5'	3'-10'	0.6-6.0	0.6-6.0	0.)		Glacial Till	Well	Stony	Medium
109	Glouster st fsl		> 5'	3'-6'	6-20	6-20	6-	*	Glacial Till	Excessive	Stony	Low

TABLE 1 - SOIL CHARACTERISTICS

DETAILED SOILS — WARRENSBURG

Soil No.	Soil Association	% Assoc.	Depth to Bedrock	Depth to seasonal high water	Permeability of Soil horizon A	B	C	*	Parent material	Drainage	Stoniness	Erosion Potentia
0316	Herman		5'	3'-6'	6-20	6-20	6-20	*	Glacial Till	Well	-	Low
	Rock outcrop		0	-	-	-	-		Bedrock		Bedrock	Low
	Canaan		10-20"	>6'	2-20	2-20	-		Glacial Till	Excessive	-	Low
49	Hartland		>5'	>6'	0.6-2.0	0.6-2.0	0.6-2.0		Lacustrine	Well	-	High
7	Podunk		>5'	0.5-2.0'	0.6-6.0	2-6	2-20		Alluvial	Mod. Well	-	Moderate
ML	Made Pond		>5'	>5'	V A R I A B L E				Fill	-	-	-
MESO												
2,3	Charlton v.s.	70	>5'	3-10'	0.6-6.0	0.6-6.0	0.6-6.0		Glacial Till	Well	Very	Low
4,5	Charlton -	50	>5'	3 - 10'	0.6-6.0	0.6-6.0	0.6-6.0		Glacial Till	Well	Very	Low
	Hollis	30	<20"	>6'	2-6	2-6	-		Glacial Till	Well	Very	Moderate
12	Essex -	50	>5'	1.5-2'	2-20	6-20	6-20		Glacial Till	Well	Very	Low
	Scituate	20	>5'	1-3'	2-6	2-6	6-20		Glacial Till	Mod. Well	-	Low
13	Essex	70	>5'	1.5-2'	2-20	6-20	6-20		Glacial Till	Well	Very	Low
18,19	Hollis -	45	<20"	>6'	2-6	2-6	-		Glacial Till	Well	Very	Low
	Rock Outcrop	40	0	0	-	-	-		Bedrock	Well	Rock	Low
22	Windsor	75	>5'	>6'	6-20	6-20	6-20	*	Outwash Sands	Excessive	-	Low
24	Wareham -	40	>5'	0-1.5'	6-20	6-20	20		Outwash Sands	Poor	-	Low
	Scarboro	40	>5'	0-1'	2-6	>6	>		Outwash Sands	Very Poor	-	Low
26, 27	Hinckley	15	5'	6'	>6	>6	>	*	Outwash Sands	Excessive	-	Low

TABLE 1 - SOIL CHARACTERISTICS

Soil No.	Soil Association	% Assoc.	Depth to Bedrock	Depth to seasonal high water	Permeability of Soil horizon A	B	C	*	Parent material	Drainage	Stoniness	Erosion Potential
30	Carlisle	55	>5'	0-1'	6-20	-	-		Organic	Very Poor	-	Low
	Palms	30	>5'	0-1'	6-20	0.6-2.0	-		Organic	Very Poor	-	Low
34,35,36	Rock Outcrop	55-65	0	0	-	-	-		Bedrock	Well	Rock	Low
	Hollis	25-30	<20"	>6'	2-6	2-6	-		Glacial Till	Well	Very	Moderate

NOTES: Soil Abbreviations

cob - cobbly
ext.- extremely
fsl - fine sandy loam
gr. - gravel
l - loam
lfs - loamy fine sand
ml - muck land
cf - cut-fill
gp - gravel pit
ls - loamy sand
s - sand
sil - silty loam
st - stony
vfsl - very fine sandy loam
vst - very stony

* Permeability of Soil Horizon: The first 3 columns refer to the layers of mineral soil below the surface beginning with the first layer or "A" horizon. The numbers indicate the rate water moves through the soil expressed in inches per hour. The 4th column, "*", refers to the quality of the soil as a potential ground water recharge area. The soil is starred* if it has permeability of 6 in. per hour or greater through all soil horizons. Consult the soil report for more details. See slope map for slope areas.

APPENDIX II

Schroon River Watershed

Streams	Length	Classification	Remarks
Bull Rock Brook	3.8	C(T)	Native Brook Trout
Tributaries	1.1	D	
Pucker St. Brook	3.6	C(T)	Native Brook Trout
Unnamed brook	2.9	D	Native Brook Trout
Huggins Brook	1.5	D	Native Brook Trout
Unnamed brook	1.3	D	
Unnamed brook	1.3	D	
East Branch Big Brook	3.3	AA (T)	Native Brook Trout - Water source for Warrensburg Water District
Big Brook	4.7	C(T)	Stocked by DEC
Pine Mt. Brook	1.3	D	
Schroon River	16.0	C	Navigable Water

Lakes	Surface Sq. mi.	Shoreline Mileage	Classification	Remarks
Forest Lake	.04	1.2	A	Clean, few land owners - Bass pan Childrens camp
Poker Pond		.38	D	

Upper Hudson River Watershed

Streams	Length	Classification	Remarks
Ferguson Tributaries	.6	D	
Number Seven Mt. Brook	.4	D	
Huckleberry Mt. Brook	1.2	D	
Buttermilk Brook	4.5	D	Native Brook Trout steep gradient
Viele Tributary	1.7	D	
Podunk Brook	3.2	C(T)	Native Brook Trout
Stewart Brook	4.4	C	Stocked Trout stream improvement work
Hudson River	14.9	C	
Pack Forest Outlet	.8	C(T)	Brook Trout
Kelm Pond Tributary	1.2	C(T)	
Mud Pond Outlet	.3	D	
Millington Brook	4.0	C(T)	Native trout stream stocked
Millington Tributaries	4.1	D	Native Trout
Unnamed Brook	1.7	D	Native Trout
Unnamed Brook	1.1	D	
Unnamed Brook	.6	C(T)	
Ferguson Brook	14.8	C(T)	Native Trout Stream

(Hudson River Watershed continued)

Streams	Length	Classification	Remarks
Tripp Lake Tributaries	1.9	D	
Tripp Lake Outlet	.1	C(T)	Enters Town of Chester
Potter Brook	2.1	C(T)	Native Trout Stream
Tributaries	.6	D	
Ben Wood Brook	4.0	D	Native Trout Stream
Cataract Brook	2.6	D	Native Trout Stream

Lakes	Surface Sq. mi.	Shoreline Mileage	Classi-fication	Remarks
Viele Pond	.04	.9	D	
Tripp Lake	.07	1.6	AA	Water supply for Green Mansions warm water fishery bass, pike, perch
Penny Pond		.1	C(T)	
Kelm Pond	.12	2.3	C(T)	Sparsely populated warm water fishery
Pack Forest Lake	.12	2.6		Pack Experimental Forest Lake Bass - Bullhead
Mud Pond	.02	.5	D	Northern Pike Perch
Echo Lake		.8	B	Town beach private camp warm water no inlet or outlet

Lake George Watershed

Stream	Length	Classification	Remarks
English Brook	2.2	AA special	Native Trout Stream Salmon
Big Hollow Tributaries	1.4	AA special	Native Trout Stream
Black Spruce Mt. Brook	1.4	AA special	Native Trout Stream

Lakes	Surface Sq. mi.	Shoreline Mileage	Classi-fication	Remarks
Big Hollow Reservoir	.02	.6	AA special	Former water supply for LG

APPENDIX III

ANNUAL BEAVER, FISHER AND OTTER TAKE
TOWN OF WARRENSBURG

Year	Beaver	Fisher	Otter
1975-76	10	12	6
1974-75	30	4	8
1973-74	13	25	2
1972-73	11	4	0
1971-72	0	5	0
1970-71	1	2	1
1969-70	9	3	1

ANNUAL DEER HARVEST
TOWN OF WARRENSBURG

Year	Adult Males
1966	24
1967	15
1968	26
1969	18
1970	14
1971	10
1972	14
1973	12
1974	17
1975	19
1976	17

ANNUAL CALCULATED BEAR HARVEST
TOWN OF WARRENSBURG

Year	Regular	Early
1960	1	0
1961	1	0
1962	0	0
1963	1	0
1964	0	0
1965	0	0
1966	0	0
1967	0	0
1968	0	0
1969	0	0
1970	3	0
1971	0	0
1972	4	0
1973	1	0
1974	4	0
1975	3	1
1976	2	0

APPENDIX IV

IMPORTANT FISH RESOURCES*

Streams and Rivers	Fish Species Present
Middletown Brook	Brook Trout - stocked
Millington Brook	Brook Trout - stocked
Potter Brook	Brook Trout - natural spawning adequate
Ferguson Brook	Brook Trout - stocked
Benwood Brook	Brook Trout - stocked
Chandler Brook	Brook Trout - stocked
Hudson, downstream from Schroon Confluence	Large and Smallmouth Bass, Rockbass, Pickerel, Suckers, Sunfish
Schroon River	Smallmouth Bass - natural spawning adequate, Brown Trout - stocked, Pickerel, Rockbass, Yellow Perch, Sunfish
Big Brook	Brook Trout - stocked
Vowers Brook	Brook Trout - natural spawning adequa
Buttermilk Creek	Brook Trout - natural spawning adequate
Stewart Brook	Brown Trout - stocked

Lakes and Ponds	Fish Species Present
Tripp Pond	Bass, Pickerel, Bullhead
Echo Lake	Smallmouth Bass and Yellow Perch - natural spawning adequate
Sit 'N Bull Pond	Rainbow Trout
Pack Forest Lake	Largemouth Bass - natural spawning adequate; Sunfish
Kelm Pond	Bass, Pickerel and Sunfish
Gay Pond	Pickerel; Brook Trout - stocked
Viele Pond	Brook Trout
Forest Lake	Bass, Sunfish, Pickerel

*Note: This information based on stream surveys done by the Department of Environmental Conservation, Bureau of Fisheries, Region 5, Warrensburg.

617.21
Appendix A
State Environmental Quality Review

SEQR

FULL ENVIRONMENTAL ASSESSMENT FORM

Purpose: The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or unmeasureable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible to allow introduction of information to fit a project or action.

Full EAF Components: The full EAF is comprised of three parts:

Part 1: Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.

Part 2: Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially-large impact. The form also identifies whether an impact can be mitigated or reduced.

Part 3: If any impact in Part 2 is identified as potentially-large, then Part 3 is used to evaluate whether or not the impact is actually important.

DETERMINATION OF SIGNIFICANCE—Type 1 and Unlisted Actions

Identify the Portions of EAF completed for this project: ☑ Part 1 ☑ Part 2 ☒ Part 3

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magitude and importance of each impact, it is reasonably determined by the lead agency that:

☒ A. The project will not result in any large and important impact(s) and, therefore, is one which **will not** have a significant impact on the environment, therefore **a negative declaration will be prepared.**

☐ B. Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required, therefore **a CONDITIONED negative declaration will be prepared.***

☐ C. The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore **a positive declaration will be prepared.**

* A Conditioned Negative Declaration is only valid for Unlisted Actions

Town of Warrensburg Master Plan
Name of Action

Town of Warrensburg Planning Board
Name of Lead Agency

Linda Bassarab
Print or Type Name of Responsible Officer in Lead Agency

Chair of Planning Board
Title of Responsible Officer

Linda Bassarab
Signature of Responsible Officer in Lead Agency

Signature of Preparer (If different from responsible officer)

June 12, 1987
Date

PART 1—PROJECT INFORMATION

Prepared by Project Sponsor

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

NAME OF ACTION: Town of Warrensburg Master Plan		
LOCATION OF ACTION (Include Street Address, Municipality and County)		
NAME OF APPLICANT/SPONSOR: Town of Warrensburg Planning Board	BUSINESS TELEPHONE: (518) 623-9511	
ADDRESS: Emerson Town Hall		
CITY/PO: Warrensburg	STATE: N.Y.	ZIP CODE: 12885
NAME OF OWNER (If different)	BUSINESS TELEPHONE: ( )	
ADDRESS		
CITY/PO	STATE	ZIP CODE
DESCRIPTION OF ACTION: a comprehensive plan for the future growth & development for the Town of Warrensburg		

Please Complete Each Question—Indicate N.A. if not applicable

A. Site Description

Physical setting of overall project, both developed and undeveloped areas.

1. Present land use: ☑Urban ☐Industrial ☑Commercial ☑Residential (suburban) ☑Rural (non-farm)
   ☑Forest ☑Agriculture ☐Other _____

2. Total acreage of project area: ± 7500 acres.

APPROXIMATE ACREAGE	PRESENTLY	AFTER COMPLETION
Meadow or Brushland (Non-agricultural)	_____ acres	_____ acres
Forested	_____ acres	_____ acres
Agricultural (Includes orchards, cropland, pasture, etc.)	_____ acres	_____ acres
Wetland (Freshwater or tidal as per Articles 24, 25 of ECL)	_____ acres	_____ acres
Water Surface Area	_____ acres	_____ acres
Unvegetated (Rock, earth or fill)	_____ acres	_____ acres
Roads, buildings and other paved surfaces	_____ acres	_____ acres
Other (Indicate type)_____	_____ acres	_____ acres

3. What is predominant soil type(s) on project site? NA
   a. Soil drainage: ☐Well drained _____ % of site ☐Moderately well drained _____ % of site
   ☐Poorly drained _____ % of site
   b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? _____ acres. (See 1 NYCRR 370).

4. Are there bedrock outcroppings on project site? ☑NA ☐Yes ☐No
   a. What is depth to bedrock? _____ (in feet)

5. Approximate percentage of proposed project site with slopes: ☐0-10% NA % ☐10-15% _____ %
☐15% or greater _____ %

6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or the National Registers of Historic Places? NA ☒Yes ☐No

7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? NA ☐Yes ☐No

8. What is the depth of the water table? NA (in feet)

9. Is site located over a primary, principal, or sole source aquifer? NA ☒Yes ☐No

10. Do hunting, fishing or shell fishing opportunities presently exist in the project area? NA ☒Yes ☐No

11. Does project site contain any species of plant or animal life that is identified as threatened or endangered?
NA ☒Yes ☐No According to _____
Identify each species _____

12. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formations)
☐Yes ☐No Describe NA

13. Is the project site presently used by the community or neighborhood as an open space or recreation area?
☑Yes ☐No If yes, explain Warrensburg contains numerous parks & recreation areas

14. Does the present site include scenic views known to be important to the community?
NA ☒Yes ☐No

15. Streams within or contiguous to project area: NA
a. Name of Stream and name of River to which it is tributary _____

16. Lakes, ponds, wetland areas within or contiguous to project area:
a. Name NA b. Size (In acres) _____

17. Is the site served by existing public utilities? ☑Yes ☐No
a) If Yes, does sufficient capacity exist to allow connection? ☑Yes ☐No
b) If Yes, will improvements be necessary to allow connection? ☐Yes ☑No

18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? NA ☒Yes ☐No

19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617? NA ☒Yes ☐No

Has the site ever been used for the disposal of solid or hazardous wastes? NA ☒Yes ☐No

B. Project Description

1. Physical dimensions and scale of project (fill in dimensions as appropriate)
a. Total contiguous acreage owned or controlled by project sponsor NA acres.
b. Project acreage to be developed: NA acres initially; _____ acres ultimately.
c. Project acreage to remain undeveloped NA acres.
d. Length of project, in miles: NA (If appropriate)
e. If the project is an expansion, indicate percent of expansion proposed NA %;
f. Number of off-street parking spaces existing NA ; proposed _____.
g. Maximum vehicular trips generated per hour NA (upon completion of project)?
h. If residential: Number and type of housing units: NA

	One Family	Two Family	Multiple Family	Condominium
Initially				
Ultimately				

i. Dimensions (in feet) of largest proposed structure NA height; _____ width; _____ length.
j. Linear feet of frontage along a public thoroughfare project will occupy is? NA ft.

2. How much natural material (i.e., rock, earth, etc.) will be removed from the site? N/A tons/cubic yards

3. Will disturbed areas be reclaimed? N/A ☐Yes ☐No ☐N/A
   a. If yes, for what intended purpose is the site being reclaimed? _____
   b. Will topsoil be stockpiled for reclamation? ☐Yes ☐No
   c. Will upper subsoil be stockpiled for reclamation? ☐Yes ☐No

4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? N/A acres.

5. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project? N/A ☐Yes ☐No

6. If single phase project: Anticipated period of construction N/A months, (including demolition).

7. If multi-phased: N/A
   a. Total number of phases anticipated _____ (number).
   b. Anticipated date of commencement phase 1 _____ month _____ year, (including demolition).
   c. Approximate completion date of final phase _____ month _____ year.
   d. Is phase 1 functionally dependent on subsequent phases? ☐Yes ☐No

8. Will blasting occur during construction? N/A ☐Yes ☐No

9. Number of jobs generated: during construction N/A; after project is complete _____

10. Number of jobs eliminated by this project N/A.

11. Will project require relocation of any projects or facilities? N/A ☐Yes ☐No If yes, explain _____

12. Is surface liquid waste disposal involved? N/A ☐Yes ☐No
   a. If yes, indicate type of waste (sewage, industrial, etc.) and amount _____
   b. Name of water body into which effluent will be discharged _____

13. Is subsurface liquid waste disposal involved? N/A ☐Yes ☐No Type _____

14. Will surface area of an existing water body increase or decrease by proposal? N/A ☐Yes ☐No
   Explain _____

15. Is project or any portion of project located in a 100 year flood plain? N/A ☐Yes ☐No

16. Will the project generate solid waste? N/A ☐Yes ☐No
   a. If yes, what is the amount per month _____ tons
   b. If yes, will an existing solid waste facility be used? ☐Yes ☐No
   c. If yes, give name _____; location _____
   d. Will any wastes **not** go into a sewage disposal system or into a sanitary landfill? ☐Yes ☐No
   e. If Yes, explain _____

17. Will the project involve the disposal of solid waste? N/A ☐Yes ☐No
   a. If yes, what is the anticipated rate of disposal? _____ tons/month.
   b. If yes, what is the anticipated site life? _____ years.

18. Will project use herbicides or pesticides? N/A ☐Yes ☒No

19. Will project routinely produce odors (more than one hour per day)? ☐Yes ☒No

20. Will project produce operating noise exceeding the local ambient noise levels? ☐Yes ☒No

21. Will project result in an increase in energy use? N/A ☐Yes ☐No
   If yes , indicate type(s) _____

22. If water supply is from wells, indicate pumping capacity _____ gallons/minute. N/A

23. Total anticipated water usage per day _____ gallons/day.

24. Does project involve Local, State or Federal funding? ☐Yes ☒No
   If Yes, explain _____

25. Approvals Required:

			Type	Submittal Date
City, Town, Village Board	☐Yes	☒No		
City, Town, Village Planning Board	☒Yes	☐No	Town Planning Board	4-15-87
City, Town Zoning Board	☐Yes	☒No		
City, County Health Department	☐Yes	☒No		
Other Local Agencies	☐Yes	☒No		
Other Regional Agencies	☒Yes	☒No		
State Agencies	☒Yes	☐No	N.Y. State En Con	6-29-87
Federal Agencies	☐Yes	☒No		

C. Zoning and Planning Information

1. Does proposed action involve a planning or zoning decision? ☒Yes ☐No

   If Yes, indicate decision required:

   ☐zoning amendment ☐zoning variance ☐special use permit ☐subdivision ☐site plan

   ☒new/~~revision of~~ master plan ☐resource management plan ☐other _____

2. What is the zoning classification(s)of the site? hamlet, APA - all four designations
3. What is the maximum potential development of the site if developed as permitted by the present zoning?

   NA
4. What is the proposed zoning of the site? See enclosed map on page 38
5. What is the maximum potential development of the site if developed as permitted by the proposed zoning?

   NA
6. Is the proposed action consistent with the recommended uses in adopted local land use plans? ☒Yes ☐No
7. What are the predominant land use(s) and zoning classifications within a ¼ mile radius of proposed action?

8. Is the proposed action compatible with adjoining/surrounding land uses within a ¼ mile? ☒Yes ☐No
9. If the proposed action is the subdivision of land, how many lots are proposed? NA

   a. What is the minimum lot size proposed? _____
10. Will proposed action require any authorization(s) for the formation of sewer or water districts? ☐Yes ☒No
11. Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)? ☐Yes ☒No

    a. If yes, is existing capacity sufficient to handle projected demand? ☐Yes ☐No
12. Will the proposed action result in the generation of traffic significantly above present levels? ☐Yes ☒No

    a. If yes, is the existing road network adequate to handle the additional traffic? ☐Yes ☐No

D. Informational Details

Attach any additional information as may be needed to clarify your project. If there are or may be any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

E. Verification

I certify that the information provided above is true to the best of my knowledge.

Applicant/Sponsor Name Wanersburg Town Planning Board Date 6-12-87

Signature Linda Bassarabe Title chair

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment.

Part 2—PROJECT IMPACTS AND THEIR MAGNITUDE

Responsibility of Lead Agency

General Information (Read Carefully)

- In completing the form the reviewer should be guided by the question: Have my responses and determinations been **reasonable?** The reviewer is not expected to be an expert environmental analyst.
- Identifying that an impact will be potentially large (column 2) does not mean that it is also necessarily **significant.** Any large impact must be evaluated in PART 3 to determine significance. Identifying an impact in column 2 simply asks that it be looked at further.
- The **Examples** provided are to assist the reviewer by showing types of impacts and wherever possible the threshold of magnitude that would trigger a response in column 2. The examples are generally applicable throughout the State and for most situations. But, for any specific project or site other examples and/or lower thresholds may be appropriate for a Potential Large Impact response, thus requiring evaluation in Part 3.
- The impacts of each project, on each site, in each locality, will vary. Therefore, the examples are illustrative and have been offered as guidance. They do not constitute an exhaustive list of impacts and thresholds to answer each question.
- The number of examples per question does not indicate the importance of each question.
- In identifying impacts, consider long term, short term and cumlative effects.

Instructions (Read carefully)

a. Answer each of the 19 questions in PART 2. Answer **Yes** if there will be **any** impact.

b. **Maybe** answers should be considered as **Yes** answers.

c. If answering **Yes** to a question then check the appropriate box (column 1 or 2) to indicate the potential size of the impact. If impact threshold equals or exceeds any example provided, check column 2. If impact will occur but threshold is lower than example, check column 1.

d. If reviewer has doubt about size of the impact then consider the impact as potentially large and proceed to PART 3.

e. If a potentially large impact checked in column 2 can be mitigated by change(s) in the project to a small to moderate impact, also check the **Yes** box in column 3. A **No** response indicates that such a reduction is not possible. This must be explained in Part 3.

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change	
IMPACT ON LAND				
1. Will the proposed action result in a physical change to the project site? ☒NO ☐YES				
Examples that would apply to column 2				
• Any construction on slopes of 15% or greater, (15 foot rise per 100 foot of length), or where the general slopes in the project area exceed 10%.	☐	☐	☐Yes	☐No
• Construction on land where the depth to the water table is less than 3 feet.	☐	☐	☐Yes	☐No
• Construction of paved parking area for 1,000 or more vehicles.	☐	☐	☐Yes	☐No
• Construction on land where bedrock is exposed or generally within 3 feet of existing ground surface.	☐	☐	☐Yes	☐No
• Construction that will continue for more than 1 year or involve more than one phase or stage.	☐	☐	☐Yes	☐No
• Excavation for mining purposes that would remove more than 1,000 tons of natural material (i.e., rock or soil) per year.	☐	☐	☐Yes	☐No
• Construction or expansion of a sanitary landfill.	☐	☐	☐Yes	☐No
• Construction in a designated floodway.	☐	☐	☐Yes	☐No
• Other impacts _____	☐	☐	☐Yes	☐No
2. Will there be an effect to any unique or unusual land forms found on the site? (i.e., cliffs, dunes, geological formations, etc.) ☒NO ☐YES				
• Specific land forms: _____	☐	☐	☐Yes	☐No

IMPACT ON WATER

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change
3. Will proposed action affect any water body designated as protected? (Under Articles 15, 24, 25 of the Environmental Conservation Law, ECL) ☒NO ☐YES			
Examples that would apply to column 2			
• Developable area of site contains a protected water body.	☐	☐	☐Yes ☐No
• Dredging more than 100 cubic yards of material from channel of a protected stream.	☐	☐	☐Yes ☐No
• Extension of utility distribution facilities through a protected water body.	☐	☐	☐Yes ☐No
• Construction in a designated freshwater or tidal wetland.	☐	☐	☐Yes ☐No
• Other impacts: _____	☐	☐	☐Yes ☐No
4. Will proposed action affect any non-protected existing or new body of water? ☒NO ☐YES			
Examples that would apply to column 2			
• A 10% increase or decrease in the surface area of any body of water or more than a 10 acre increase or decrease.	☐	☐	☐Yes ☐No
• Construction of a body of water that exceeds 10 acres of surface area.	☐	☐	☐Yes ☐No
• Other impacts: _____	☐	☐	☐Yes ☐No
5. Will Proposed Action affect surface or groundwater quality or quantity? ☒NO ☐YES			
Examples that would apply to column 2			
• Proposed Action will require a discharge permit.	☐	☐	☐Yes ☐No
• Proposed Action requires use of a source of water that does not have approval to serve proposed (project) action.	☐	☐	☐Yes ☐No
• Proposed Action requires water supply from wells with greater than 45 gallons per minute pumping capacity.	☐	☐	☐Yes ☐No
• Construction or operation causing any contamination of a water supply system.	☐	☐	☐Yes ☐No
• Proposed Action will adversely affect groundwater.	☐	☐	☐Yes ☐No
• Liquid effluent will be conveyed off the site to facilities which presently do not exist or have inadequate capacity.	☐	☐	☐Yes ☐No
• Proposed Action would use water in excess of 20,000 gallons per day.	☐	☐	☐Yes ☐No
• Proposed Action will likely cause siltation or other discharge into an existing body of water to the extent that there will be an obvious visual contrast to natural conditions.	☐	☐	☐Yes ☐No
• Proposed Action will require the storage of petroleum or chemical products greater than 1,100 gallons.	☐	☐	☐Yes ☐No
• Proposed Action will allow residential uses in areas without water and/or sewer services.	☐	☐	☐Yes ☐No
• Proposed Action locates commercial and/or industrial uses which may require new or expansion of existing waste treatment and/or storage facilities.	☐	☐	☐Yes ☐No
• Other impacts: _____	☐	☐	☐Yes ☐No
6. Will proposed action alter drainage flow or patterns, or surface water runoff? ☒NO ☐YES			
Examples that would apply to column 2			
• Proposed Action would change flood water flows.	☐	☐	☐Yes ☐No

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change
☐	☐	☐Yes ☐No
☐	☐	☐Yes ☐No
☐	☐	☐Yes ☐No
☐	☐	☐Yes ☐No

- Proposed Action may cause substantial erosion.
- Proposed Action is incompatible with existing drainage patterns.
- Proposed Action will allow development in a designated floodway.
- Other impacts: _____

_____

IMPACT ON AIR

7. Will proposed action affect air quality? ☒NO ☐YES

Examples that would apply to column 2

• Proposed Action will induce 1,000 or more vehicle trips in any given hour.	☐	☐	☐Yes ☐No
• Proposed Action will result in the incineration of more than 1 ton of refuse per hour.	☐	☐	☐Yes ☐No
• Emission rate of total contaminants will exceed 5 lbs. per hour or a heat source producing more than 10 million BTU's per hour.	☐	☐	☐Yes ☐No
• Proposed action will allow an increase in the amount of land committed to industrial use.	☐	☐	☐Yes ☐No
• Proposed action will allow an increase in the density of industrial development within existing industrial areas.	☐	☐	☐Yes ☐No
• Other impacts: _____	☐	☐	☐Yes ☐No

_____

IMPACT ON PLANTS AND ANIMALS

8. Will Proposed Action affect any threatened or endangered species? ☒NO ☐YES

Examples that would apply to column 2

• Reduction of one or more species listed on the New York or Federal list, using the site, over or near site or found on the site.	☐	☐	☐Yes ☐No
• Removal of any portion of a critical or significant wildlife habitat.	☐	☐	☐Yes ☐No
• Application of pesticide or herbicide more than twice a year, other than for agricultural purposes.	☐	☐	☐Yes ☐No
• Other impacts: _____	☐	☐	☐Yes ☐No

_____

9. Will Proposed Action substantially affect non-threatened or non-endangered species? ☒NO ☐YES

Examples that would apply to column 2

• Proposed Action would substantially interfere with any resident or migratory fish, shellfish or wildlife species.	☐	☐	☐Yes ☐No
• Proposed Action requires the removal of more than 10 acres of mature forest (over 100 years of age) or other locally important vegetation.	☐	☐	☐Yes ☐No

IMPACT ON AGRICULTURAL LAND RESOURCES

10. Will the Proposed Action affect agricultural land resources? ☒NO ☐YES

Examples that would apply to column 2

• The proposed action would sever, cross or limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc.)	☐	☐	☐Yes ☐No

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change
• Construction activity would excavate or compact the soil profile of agricultural land.	☐	☐	☐Yes ☐No
• The proposed action would irreversibly convert more than 10 acres of agricultural land or, if located in an Agricultutal District, more than 2.5 acres of agricultural land.	☐	☐	☐Yes ☐No
• The proposed action would disrupt or prevent installation of agricultural land management systems (e.g., subsurface drain lines, outlet ditches, strip cropping); or create a need for such measures (e.g. cause a farm field to drain poorly due to increased runoff)	☐	☐	☐Yes ☐No
• Other impacts: _____	☐	☐	☐Yes ☐No

IMPACT ON AESTHETIC RESOURCES

11. Will proposed action affect aesthetic resources? ☒NO ☐YES
(If necessary, use the Visual EAF Addendum in Section 617.21, Appendix B.)

Examples that would apply to column 2

• Proposed land uses, or project components obviously different from or in sharp contrast to current surrounding land use patterns, whether man-made or natural.	☐	☐	☐Yes ☐No
• Proposed land uses, or project components visible to users of aesthetic resources which will eliminate or significantly reduce their enjoyment of the aesthetic qualities of that resource.	☐	☐	☐Yes ☐No
• Project components that will result in the elimination or significant screening of scenic views known to be important to the area.	☐	☐	☐Yes ☐No
• Other impacts: _____	☐	☐	☐Yes ☐No

IMPACT ON HISTORIC AND ARCHAEOLOGICAL RESOURCES

12. Will Proposed Action impact any site or structure of historic, pre-historic or paleontological importance? ☒NO ☐YES

Examples that would apply to column 2

• Proposed Action occurring wholly or partially within or substantially contiguous to any facility or site listed on the State or National Register of historic places.	☐	☐	☐Yes ☐No
• Any impact to an archaeological site or fossil bed located within the project site.	☐	☐	☐Yes ☐No
• Proposed Action will occur in an area designated as sensitive for archaeological sites on the NYS Site Inventory.	☐	☐	☐Yes ☐No
• Other impacts:_____	☐	☐	☐Yes ☐No

IMPACT ON OPEN SPACE AND RECREATION

13. Will Proposed Action affect the quantity or quality of existing or future open spaces or recreational opportunities?

Examples that would apply to column 2 ☒NO ☐YES

• The permanent foreclosure of a future recreational opportunity.	☐	☐	☐Yes ☐No
• A major reduction of an open space important to the community.	☐	☐	☐Yes ☐No
• Other impacts: _____	☐	☐	☐Yes ☐No

IMPACT ON TRANSPORTATION

14. Will there be an effect to existing transportation systems? ☒NO ☐YES

Examples that would apply to column 2

- Alteration of present patterns of movement of people and/or goods.
- Proposed Action will result in major traffic problems.
- Other impacts: _____

IMPACT ON ENERGY

15. Will proposed action affect the community's sources of fuel or energy supply? ☒NO ☐YES

Examples that would apply to column 2

- Proposed Action will cause a greater than 5% increase in the use of any form of energy in the municipality.
- Proposed Action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two family residences or to serve a major commercial or industrial use.
- Other impacts: _____

NOISE AND ODOR IMPACTS

16. Will there be objectionable odors, noise, or vibration as a result of the Proposed Action? ☒NO ☐YES

Examples that would apply to column 2

- Blasting within 1,500 feet of a hospital, school or other sensitive facility.
- Odors will occur routinely (more than one hour per day).
- Proposed Action will produce operating noise exceeding the local ambient noise levels for noise outside of structures.
- Proposed Action will remove natural barriers that would act as a noise screen.
- Other impacts: _____

IMPACT ON PUBLIC HEALTH

17. Will Proposed Action affect public health and safety? ☒NO ☐YES

Examples that would apply to column 2

- Proposed Action may cause a risk of explosion or release of hazardous substances (i.e. oil, pesticides, chemicals, radiation, etc.) in the event of accident or upset conditions, or there may be a chronic low level discharge or emission.
- Proposed Action may result in the burial of "hazardous wastes" in any form (i.e. toxic, poisonous, highly reactive, radioactive, irritating, infectious, etc.)
- Storage facilities for one million or more gallons of liquified natural gas or other flammable liquids.
- Proposed action may result in the excavation or other disturbance within 2,000 feet of a site used for the disposal of solid or hazardous waste.
- Other impacts: _____

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change
☐	☐	☐Yes ☐No
☐	☐	☐Yes ☐No
☐	☐	☐Yes ☐No
☐	☐	☐Yes ☐No
☐	☐	☐Yes ☐No
☐	☐	☐Yes ☐No
☐	☐	☐Yes ☐No
☐	☐	☐Yes ☐No
☐	☐	☐Yes ☐No
☐	☐	☐Yes ☐No
☐	☐	☐Yes ☐No
☐	☐	☐Yes ☐No
☐	☐	☐Yes ☐No
☐	☐	☐Yes ☐No
☐	☐	☐Yes ☐No
☐	☐	☐Yes ☐No

IMPACT ON GROWTH AND CHARACTER OF COMMUNITY OR NEIGHBORHOOD

18. Will proposed action affect the character of the existing community? ☑NO ☐YES

Examples that would apply to column 2

- The permanent population of the city, town or village in which the project is located is likely to grow by more than 5%.
- The municipal budget for capital expenditures or operating services will increase by more than 5% per year as a result of this project.
- Proposed action will conflict with officially adopted plans or goals.
- Proposed action will cause a change in the density of land use.
- Proposed Action will replace or eliminate existing facilities, structures or areas of historic importance to the community.
- Development will create a demand for additional community services (e.g. schools, police and fire, etc.)
- Proposed Action will set an important precedent for future projects.
- Proposed Action will create or eliminate employment.
- Other impacts:_____

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change
☐	☐	☐Yes ☐No
☐	☐	☐Yes ☐No
☐	☐	☐Yes ☐No
☐	☐	☐Yes ☐No
☐	☐	☐Yes ☐No
☐	☐	☐Yes ☐No
☐	☐	☐Yes ☐No
☐	☐	☐Yes ☐No
☐	☐	☐Yes ☐No

19. Is there, or is there likely to be, public controversy related to potential adverse environmental impacts? ☐NO ☐YES

If Any Action in Part 2 Is Identified as a Potential Large Impact or If You Cannot Determine the Magnitude of Impact, Proceed to Part 3

Part 3—EVALUATION OF THE IMPORTANCE OF IMPACTS

Responsibility of Lead Agency

Part 3 must be prepared if one or more impact(s) is considered to be potentially large, even if the impact(s) may be mitigated.

Instructions

Discuss the following for each impact identified in Column 2 of Part 2:

1. Briefly describe the impact.
2. Describe (if applicable) how the impact could be mitigated or reduced to a small to moderate impact by project change(s).
3. Based on the information available, decide if it is reasonable to conclude that this impact is **important.**

To answer the question of importance, consider:

- The probability of the impact occurring
- The duration of the impact
- Its irreversibility, including permanently lost resources of value
- Whether the impact can or will be controlled
- The regional consequence of the impact
- Its potential divergence from local needs and goals
- Whether known objections to the project relate to this impact.

(Continue on attachments)

14-12-7 (2/87)—9c

SEQR

617.21
Appendix F
State Environmental Quality Review

NEGATIVE DECLARATION

Notice of Determination of Non-Significance

Project Number _____ Date June 29, 1987

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The Town of Warrensburg Planning Board, as lead agency, has determined that the proposed action described below will not have a significant effect on the environment and a Draft Environmental Impact Statement will not be prepared.

Name of Action: Warrensburg Master Plan

SEQR Status: Type I ☒
Unlisted ☐

Conditioned Negative Declaration: ☐ Yes
☒ No

Description of Action: A plan for the future growth and development for the Town of Warrensburg.

Location: (Include street address and the name of the municipality/county. A location map of appropriate scale is also recommended.)

Reasons Supporting This Determination:
(See 617.6(g) for requirements of this determination; see 617.6(h) for Conditioned Negative Declaration)

See attatched page

If Conditioned Negative Declaration, provide on attachment the specific mitigation measures imposed.

For Further Information:

Contact Person: Linda Barsanti

Address: 16 Border Avenue
Warrensburg, New York 12885

Telephone Number: 518 623 2785

For Type I Actions and Conditioned Negative Declarations, a Copy of this Notice Sent to:

Commissioner, Department of Environmental Conservation, 50 Wolf Road, Albany, New York 12233-0001

Appropriate Regional Office of the Department of Environmental Conservation

Office of the Chief Executive Officer of the political subdivision in which the action will be principally located.

Applicant (if any)

Other involved agencies (if any)

SEQR

TOWN OF WARRENSBURG PLANNING BOARD

Reasons supporting this negative declaration.
In developing the Master Plan, the Planning Board paid close attention to the development suitability ratings devised with the aid of the Adirondack Park Agency in the Natural Resources Report (included as an appendix to the Master Plan). "Physical conditions, such as steep slopes, unsuitable soils, hydrologic and biologic factors, shallow depth to bedrock, and critical environmental areas have been identified. These factors, representing obstacles to development, were added together and a composite map of natural factors affecting development was prepared. Based on this composite, a series of ratings was devised that shows the relatiive development potential of various areas throughout the Town. The ratings use four categories ranging from "unsuitable," where no buildings should be constructed, to "high suitability," where no limitations exist and building construction should be encouraged." In addition to these environmental issues that were considered in preparing this document, the very nature of a Master Plan precludes any direct impact on the environment at all. It is only a plan. And, as such, it only recommends action to be taken by the Town. Any legislative action is the function of the Town Board. In addition, the Town has grown in an unordered and haphazard way up to this date. The intention of the Master Plan is to tie together all of the different aspects of growth and development within the Town and to allow them to integrate harmoniously.
Based on all of these reasons, we feel that there will be no impact derived by the adoption of the Master Plan.