

Town of Warrensburg Comprehensive Plan and Waterfront Revitalization Strategy

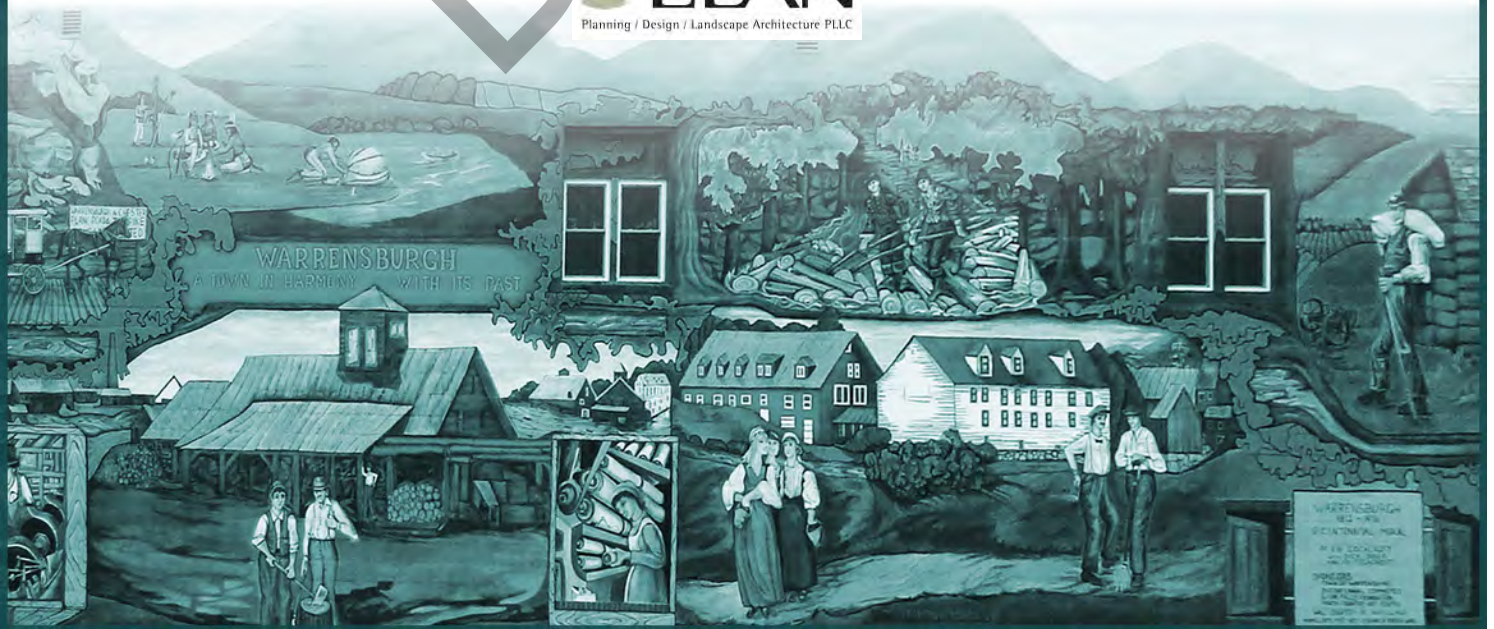
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June 2011



This document was prepared for the Town of Warrensburg with funds provided by the New York State Department of State Division of Coastal Resources under Title 11 of the Environmental Protection Fund Act.

Prepared by:



Acknowledgements

This draft Comprehensive Plan and Waterfront Revitalization Strategy for the Town of Warrensburg represents the culmination of several years of work and dedication by many volunteers, residents, business owners, Town staff and the Town Board.

The Town of Warrensburg Comprehensive Plan Committee voted unanimously on May 31, 2011 to forward this draft Comprehensive Plan and Waterfront Revitalization Strategy to the Town Board for consideration and adoption.

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**Town of Warrensburg
Comprehensive Plan and
Local Waterfront
Revitalization Strategy
Summary of Vision, Goals,
and Recommendations**

Vision Statement:

Located at the confluence of the Hudson and Schroon Rivers, Warrensburg is a Town in which residents and visitors can enjoy the benefits of a stunning waterfront, a wide variety of active recreational resources, and a two-mile historic Main Street.

To make the most of the opportunities inherent in these assets, the Town strives to promote hamlet sustainability, revitalize Main Street, expand economic development opportunities, and increase housing diversity while preserving and enhancing the historic, natural, recreational and cultural resources of the community.

With this vision, the Town can re-establish a unique identity as the first stop in the Adirondack Mountains to live, play or stay.

Goals and Recommendations:

<p><u>Town-Wide Economic Development</u> <i>Foster a local economy which balances year-round local businesses and employment with opportunities for tourism.</i></p> <ul style="list-style-type: none"> • Develop economic development plan/marketing analysis • Develop regional economic development opportunities • Promote business opportunities outside hamlet • Foster home-based businesses • Facilitate commuting to employment and services • Expand broadband access • Appoint an Economic Development Committee 	<p><u>Hamlet Sustainability</u> <i>Advance the ongoing improvement of the hamlet as the cultural and social heart of the community.</i></p> <ul style="list-style-type: none"> • Expand sewer infrastructure in hamlet • Create design guidelines • Create a vacant properties inventory • Protect and enhance areas, sites and structures of local value • Encourage the creation of apartments over businesses 	<p><u>Main Street Revitalization</u> <i>Restore, improve, and enhance Main Street as the commercial center for the hamlet and town.</i></p> <ul style="list-style-type: none"> • Update the Main Street Design Plan • Foster access management on Route 9 • Develop nodes of commercial development on Route 9 • Enhance/relocate gateways • Pursue partnerships for ongoing maintenance
<p><u>Waterfront Enhancement</u> <i>Enhance Warrensburg's waterfront by seeking ways to integrate the waterfront into the fabric of the community, while balancing the need for protection of important water resources.</i></p> <ul style="list-style-type: none"> • Explore additional water-based recreation opportunities • Enhance connections to the waterfront in the hamlet • Consider a local stormwater management ordinance • Add Schroon River to the designated Inland Waterways list 	<p><u>Open Space & The Environment</u> <i>Maintain and protect Warrensburg's natural resources, including the rivers, lakes, and mountains, and balance open space preservation with future development.</i></p> <ul style="list-style-type: none"> • Create a well-head protection plan • Reduce the spread of aquatic invasive species • Establish a community garden • Consider establishing a Conservation Advisory Council (CAC). 	<p><u>Housing</u> <i>Encourage a diversity of housing types catering to a variety of needs from young families to retirees, and promote the assets of the community to future residents.</i></p> <ul style="list-style-type: none"> • Revise zoning to allow/promote options in senior housing • Revise zoning to allow/promote more affordable housing • Promote the Town to potential residents • Promote homeowner assistance programs
<p><u>Infrastructure and Governance</u> <i>Strive to meet the needs of the population including public services, infrastructure, broadband access, community/social interaction, and Town administration.</i></p> <ul style="list-style-type: none"> • Review & revise the Town land use regulations • Revise the subdivision ordinance • Explore ways to use existing community facilities • Support Library operations & expansion • Continue to share services with other agencies • Expand the recycling options available for residents • Maintain the high quality of emergency services • Expand the features of the Town's website • Explore alternative energy production • Provide consistent and efficient code enforcement 		<p><u>Recreation</u> <i>Maintain, improve, and promote access to existing recreation resources; create new and clearly articulated existing trails and recreation opportunities; and work with neighbors and regional partners to establish regional trail connections and opportunities.</i></p> <ul style="list-style-type: none"> • Promote existing recreation opportunities • Pursue further improvements to the Farmer's Market • Evaluate opportunities to increase features at existing parks • Expand connections to regional recreation networks • Establish a formal parking area at Hackensack Mountain • Consider establishing recreation fees for large-scale residential developments

Want more information? Download the Comprehensive Plan at: www.townofwarrensburg.org.

Hard copies are available to review at Town Hall and the Library.



I. INTRODUCTION

A. A Comprehensive Plan and Waterfront Revitalization Strategy

Warrensburg has long been known as the Gateway to the Adirondacks, and for good reason. Each day, thousands of people exit the Northway and drive north on Route 9, heading to the mountains, rivers, and lakes of the Adirondacks. However, Warrensburg is much more than a pass-through town – it is a community made strong by the residents and business owners that call it home, encompassing no small measure of natural beauty and Main Street charm. In recognition of these assets, and with a desire to build on the potential inherent in the waterfronts of the Hudson and Schroon Rivers, the Town has undertaken this Comprehensive Plan and Local Waterfront Revitalization Strategy.

This plan, which focuses on local actions and regional partnerships, can establish a basis for sustainable growth in both the short- and long-term. Partnerships, cooperation, strong public participation and committed government will be necessary to implement this Comprehensive Plan and create a successful future for the community. The plan is intended to be a guide for both public and private actions taken within the Town. The recommendations will act as a set of tools that the community can use to build a successful, desirable future.



This project was directed by a committee of volunteers who dedicated several years to crafting the plan, continually seeking input and advice from all segments of the community throughout the process. A detailed inventory and analysis was compiled, to provide context concerning local and regional conditions which affect the community. Each objective and recommendation was reviewed and discussed to ensure that it was appropriate and useful for Warrensburg. Once complete, the plan was reviewed and adopted by the Town Board.

B. The Community Planning Process

Comprehensive plans are one tool municipalities can use to set a course for the future, by addressing a variety of aspects of community life. Specifically, a comprehensive plan:

- Provides an occasion to formally consider the need for town-wide changes in development patterns on a community-based and community-driven basis;
- Systematically identifies and creates a public record of community assets, opportunities, and needs;
- Produces a vision for the future that is shared across a variety of community perspectives, including neighborhoods, businesses, institutions, and environmental interests;
- Outlines specific actions to achieve that shared vision;
- Establishes a framework for community-wide collaboration to implement the plan.

The previous Comprehensive Plan for Warrensburg was completed in 1987. Significant changes have taken place since that era, in the world, the region, and Warrensburg. The First Wilderness Heritage Corridor program has been established, creating an opportunity for the Town to take an active role in the regional tourism economy. Development in the high-tech sector to the south will create pressure for housing and recreation, which could benefit Warrensburg. The economic climate has also shifted drastically, making it more important than ever for the community to identify and leverage resources and opportunities.

With these changing conditions in mind, the Town began the Comprehensive Plan process by reaching out to the community. Beginning in 2007, public input was collected with surveys, vision workshop sessions, stakeholder meetings, and a general information meeting on the Draft Plan. Public input was also gathered during the course of the Planning Committee meetings, which were open to any and all interested parties. An inventory and analysis of existing conditions was also conducted, located in Appendix A of this document. This inventory contains the background information and basis for the recommendations of the Comprehensive Plan. The vision, goals, and recommendations were developed in response to the inventory analysis, public input, and committee feedback.

It should be noted that the recommendations are the suggested method to accomplish the vision, but they may not be the only approach. The intent is to provide the Town with options to address the issues and concerns that were identified during the comprehensive planning process. An implementation matrix has been created to provide clear-cut tasks that could be completed to further the vision. The Comprehensive Plan Committee also identified the desired order in which recommendations should be implemented.

II. Vision and Goals

A vision statement is one of the most crucial components of a Comprehensive Plan. This “big picture” idea provides not only the overall concept for the future of the community, but also creates the framework for the goals and recommendations. This, in turn, ensures that the actions called for in the plan are working together towards a common purpose, the vision for Warrensburg:

Located at the confluence of the Hudson and Schroon Rivers, Warrensburg is a Town in which residents and visitors can enjoy the benefits of a stunning waterfront, a wide variety of active recreational resources, and a two-mile historic Main Street.

To make the most of the opportunities inherent in these assets, the Town strives to promote hamlet sustainability, revitalize Main Street, expand economic development opportunities, and increase housing diversity while preserving and enhancing the historic, natural, recreational and cultural resources of the community.

With this vision, the Town can re-establish a unique identity as the first stop in the Adirondack Mountains to live, play or stay.

To achieve this vision and guide the community into the future, the following goals have been developed. These goals are intended to bridge the broad vision with the individual actions called for in the recommendations to follow. The goals of this plan are:

1. **TOWN-WIDE ECONOMIC DEVELOPMENT:** Foster a local economy which balances year-round local businesses and employment with opportunities for tourism.
2. **HAMLET SUSTAINABILITY:** Advance the ongoing improvement of the hamlet as the cultural and social heart of the community.
3. **MAIN STREET REVITALIZATION:** Restore, improve, and enhance Main Street as the commercial center for the hamlet and town.
4. **WATERFRONT ENHANCEMENT:** Enhance Warrensburg’s waterfront by seeking ways to integrate the waterfront into the fabric of the community, while balancing the need for protection of important water resources.

5. **OPEN SPACE AND THE ENVIRONMENT:** Maintain and protect Warrensburg's natural resources, including the rivers, lakes, and mountains, and balance open space preservation with future development.
6. **HOUSING:** Encourage a diversity of housing types, catering to a variety of needs from young families to retirees, and promote the assets of the community to future residents.
7. **RECREATION:** Maintain, improve, and promote access to existing recreation resources, clearly articulate existing trails, create new recreation opportunities within the Town, and work with neighbors and regional partners to establish regional trail connections and opportunities.
8. **INFRASTRUCTURE & GOVERNANCE:** Strive to meet the needs of the population including public services, infrastructure, broadband access, community/social interaction, and Town administration.



III. Recommendations

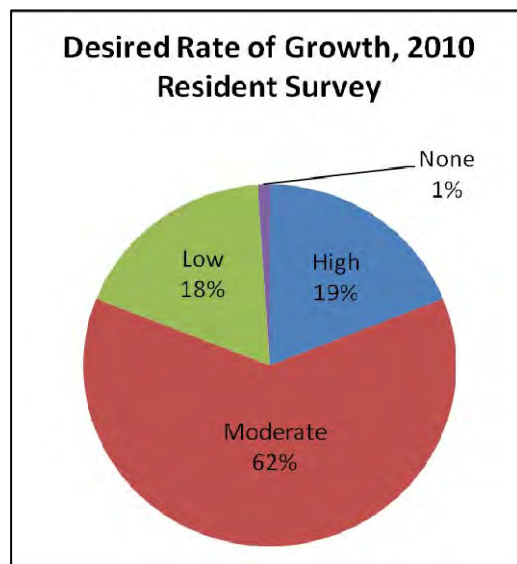
This section of the plan sets forth individual actions that the Town can take to achieve the vision. These ideas are organized according to the goals identified in Section II which include Town-wide Economic Development, Hamlet Sustainability, Main Street Revitalization, Open Space and the Environment, Housing, Recreation, and Infrastructure and Governance. For each goal, a brief overview is provided, which provides the support for the recommendation and action items that follow.

A. Town-Wide Economic Development

GOAL: Foster a local economy which balances year-round local businesses and employment with opportunities for tourism.

Warrensburg is a full-service community, with a variety of retail and commercial enterprises which service both year-round residents and tourists. However, the employment base in the Town is diffuse, with almost 65% of the residents working outside the municipality, according to the 2000 census. Given the recent downturn in the economy, the percentage of residents working within the Town is not likely to have risen in the past ten years. This trend is only anticipated to continue, as development activities in Tech Valley, such as the GlobalFoundries microchip fabrication plant in Malta, create a significant direct and indirect source of jobs within driving distance to Warrensburg.

As such, the economy is currently based on meeting the needs of these bedroom community residents and tourists. During the public input process, residents expressed a desire to increase the number of local jobs. The results of the survey conducted by the Committee indicated that 95% of respondents desire to attract local jobs to the community. In addition, 62% of the respondents expressed a desire for moderate growth. During the visioning workshop, residents supported using the assets of the community to build an identity upon which retail and service businesses can be based. In addition, many participants desired more business opportunities, such as light manufacturing or medical services, which could be located in the Town with little to no impacts to the environment or community character.



Source: 2010 Warrensburg Resident Survey

A.1. Develop an economic development plan/marketing analysis to meet local needs, capture travelers, maintain existing commerce and locate new businesses.

One of the most important ways in which the Town can support the Vision of this plan is by making the connection between Warrensburg's assets and local and regional market conditions. This connection can be achieved by preparing a targeted economic development and marketing plan. This will enable the Town to:

- *Solidify the assets of the community into an easily recognizable identity.* This identity can be used to unify all of the marketing materials used by or in the Town (website, newsletter, etc.) The Town can then also work with local and regional agencies to promote community events and amenities which raise awareness of Warrensburg as a regional destination and a community which is open for business.
- *Identify potential market opportunities which support this identity.* The marketing study will also be a boon to local business owners. Working with local and regional agencies such as the Chamber of Commerce and Warren County Economic Development Corporation, the Town can disseminate this information to current and potential business owners. Many small business owners do not have the resources or expertise to complete large-scale market analyses. By completing an analysis for the entire community, the Town can provide local businesses with the tools they need to become more successful in the regional market.
- *Work with Warren County Planning to connect new and existing businesses to assistance programs.* Armed with business plans based on the marketing strategy, local business owners will be in a prime position to re-invest in Warrensburg using Micro-Enterprise Loans or other assistance programs.

A.2. Cooperate with other member communities to develop regional opportunities within and adjacent to the Town.

There are a number of initiatives which are intended to promote regional cooperation between communities in and around Warrensburg. The Town should actively participate in these initiatives, which can reap greater benefits for the community than may be achievable if the Town works alone. This includes initiatives such as scenic byways, heritage corridors, trail systems, and others.

One of the most successful examples of a regional economic development initiative is the First Wilderness Heritage Corridor. The Town of Warrensburg should continue to participate fully in the First Wilderness Heritage Corridor program. This will help the Town accomplish the following:

- Coordinate marketing and branding efforts with neighboring communities and the County, to minimize the potential for redundancies in the region
- Access another funding stream for projects related to the FWHC objectives

Participation in a regional tourism effort such as the First Wilderness Heritage Corridor will allow the Town to reap benefits through enhanced coordination while minimizing the need to allocate local resources. In addition, as the Town pursues its vision, aligning the implementation actions with the regional efforts can result in greater benefits and efficiencies, in addition to opening access to another funding stream for projects.

First Wilderness Heritage Corridor

The First Wilderness Heritage Corridor program sets forth an action plan for the coordination of community, recreational, cultural, and historic resources. The ultimate goal is establish a fully integrated tourist promotion effort along the northern portion of the Hudson River corridor. An intermunicipal agreement between the towns of Johnsburg, Thurman, Stony Creek, Warrensburg, Lake Luzerne, Hadley, and Corinth was created to draft a revitalization plan through the New York State Department of State's Local Waterfront Revitalization Program. This plan, published originally in 2000, is currently being updated by the Warren County Planning Department. As part of that effort, the County has worked with the Comprehensive Plan committee to identify specific areas for corridor gateway improvements and linkages.

A.3. Educate residents and business owners about opportunities to establish businesses throughout the town.

Like many communities in the Adirondack Park, the Hamlet is the focus of most of the economic activity in Warrensburg. However, there are still numerous areas which could support small-scale, low-impact businesses which do not require water and sewer infrastructure. These uses, some of which are listed in Table 1, can allow craftspeople and tourism-based businesses to thrive. The Town should work with economic development and real estate groups to promote the opportunities in these areas. This could include:

- Making information available on the Town website. For many people considering starting a business, a visit to the official website of the community is an important step. The Town could provide information on starting a business, both inside and outside the hamlet. This could be distributed to local business groups as well.

- Revising the zoning ordinance to indicate the uses which may be allowed according to the APA Land Use Class. Currently, if a prospective owner is interested in starting a business outside of the area designated by the APA as a Hamlet, there is no indication of the types of uses which are allowed. This lack of information could discourage potential businesses from locating in otherwise appropriate areas, such as the Moderate- and Low-Intensity districts designated by the APA. The Town should adopt the same district boundaries and allowable uses as the APA, to reduce confusion and promote the opportunities which already exist.

Table 1: Partial list of secondary uses in the Rural, Low Intensity, and Moderate Intensity Areas

Agricultural service uses Commercial uses Tourist accommodations Marinas, boat yards and boat launching sites Golf courses Campgrounds Ski centers Sawmills, chipping mills, pallet mills Industrial uses

A.4. Foster the growth of home-based businesses. Revise the zoning ordinance to allow a greater variety of home businesses.

With the recent improvement in internet technology, the opportunities for home-based businesses have increased exponentially in the last decade. Unlike the common perception of home-based businesses from the previous generation, which were sometimes feared to introduce increased traffic, noise, or other undesired elements into residential areas, many contemporary home occupations are conducted entirely online and have no greater impact than residential uses.

In addition, these types of uses can actually reduce traffic and air impacts to a community, as the residents no longer need to commute to their job. By allowing workers to live anywhere, home occupations bring economic activity and livelihood to areas otherwise removed from job centers.

The current zoning ordinance sets a limited range of uses for home occupations. This list of uses should be brought up to modern standards and made subject to a series of measurable performance criteria, to allow flexibility for the types of home occupations most common today. These performance criteria, which can address noise, traffic, parking, dust/odor, and outdoor storage, can help to avoid potential conflicts with neighboring residences. In addition, home occupations should be allowed in every district in which it is possible to have a dwelling unit, not just those in which single-family residential uses are allowed.

A.5. Facilitate the ability of residents to commute to regional employment and service centers.

The inventory and analysis conducted for this plan indicates that many residents of Warrensburg travel to nearby employment centers such as Glens Falls, Saratoga Springs, and Albany. This trend is expected to continue with the growth of the high-tech industry in Saratoga County through the Global Foundries development. However, there are few options available to facilitate this transportation, leaving residents on their own to find transportation to job centers. According to the 2000 Census, 78% of Warrensburg residents drove alone to work, with 60% of workers traveling over 30 minutes to their place of employment.

The Town should identify ways to allow options for residents to get to work. This might include:

- Work with Glens Falls Transit to promote the creation of a regular route from Warrensburg to Glens Falls. Regularly scheduled bus service to Glens Falls can also help seniors reach needed services.
- Develop a commuter parking area(s) including marketing of the area. Encouraging carpooling would be an easy and low-cost way for the Town to help its residents get to work.
- Provide bike racks in the downtown area, to promote non-vehicular travel for local residents who might be able to bike to work.

A.6. Address the need for broadband access as a way to foster business growth.

In the contemporary marketplace, for businesses to operate efficiently access to high-speed internet connections are crucial. This applies to large businesses as well as small, home-based operations.

There are a number of initiatives in and around the Adirondack Park that focus on bringing telecommunications infrastructure to small communities, led by such organizations as the

Case Study: Keene Town-Wide Broadband Internet Project

This project began in 2006 with the goal of providing service to 90% of the homes and businesses in the town. This would benefit local students, as well as provide for remote network-based employment.

The project team worked with the existing internet service provider, Keene Valley Video and Internet (KVVI). The existing network was refurbished and expanded. The total spent on the project was \$586,000, with 42% of the funding raised through private donations. In addition to private donations, funding sources also included a NYS economic development grant, private construction fees and KVVI. The High Peaks Education Foundation, a not-for-profit organization, served as the conduit for funding.

Empire State Development Corporation and Warren County Economic Development. Warrensburg should explore these and any grant programs or other support available to bring this infrastructure to the community.

A.7. Appoint an Economic Development Committee, charged with the oversight and implementation of economic development activities at the local level, including the implementation of appropriate recommendations of this plan.

An Economic Development Committee can be a useful tool for implementing the varied and diverse recommendations of this plan, as well as other efforts such as the First Wilderness Heritage Corridor. In addition, it is important that Warrensburg stay connected and active in regional initiatives, especially in Tech Valley. The committee should be made up of local business people, members of local/regional business groups, a Town Board member, and interested citizens. This committee can meet on a regular basis, or may gather only when needed for specific projects, such as the economic development plan recommended previously. It is recommended that the committee make regular reports to the Town Board, perhaps on an annual or bi-annual basis, so that progress on projects can be relayed to the residents of the town.

In addition to implementing specific projects on a town-wide basis, the committee should be tasked with keeping track of the activities of other local/regional business groups, such as the Warrensburg Chamber of Commerce, Adirondack/Glens Falls Chamber of Commerce, Warren County Tourism, Warren County Economic Development Corporation, and Saratoga County Economic Development Council. This will ensure that any opportunities created by the activities of these groups do not go unnoticed by the Town.

B. Hamlet Sustainability

GOAL: Advance the ongoing improvement of the hamlet as the cultural and social heart of the community.

A hamlet is generally defined as a compact area with a distinct identity that includes a mix of uses, pedestrian and bicycle amenities and a well-designed streetscape. In Warrensburg, the hamlet defined by the boundary of the area designated by the APA as Hamlet Land Classification.

Like many communities in upstate New York, and especially those in the Adirondacks, Warrensburg residents and business owners are concerned with the health of the hamlet. Participants in the Vision Workshop stated a strong desire to improve the economic, cultural, and social health of the hamlet, which is regarded the as the heart of the community.



The vision for the hamlet area is primarily focused on increasing opportunities for economic development, housing diversity and cultural amenities, to create a community center that is sustainable into future. To accomplish this, the Town must focus on creating a physical and economic environment, which will achieve the “critical mass” of businesses and services which are necessary for a hamlet to sustain itself.

B.1. Expand sewer infrastructure to all areas in the hamlet, beginning with high-priority residential needs.

This recommendation underscores the efforts already underway by the Town Board. The sewer district was expanded by the Board as recently as December 2010. The ongoing expansion of the sewer district within the hamlet should be guided by the study of sewer capacity completed by Chazen Companies. This report determined needs for expansion and expense, and can guide the Town in applying for appropriate funding to study or expand services as needed.

Consistent infrastructure throughout the hamlet will help to attract development of both residences and businesses. This, in turn, will bring added activity to the hamlet, stabilizing the community by bringing economic activity, services, and customers into the hamlet.

B.2. Create a set of design standards or guidelines to ensure that new buildings, as well as improvements to older structures, fit in with the overall character of the hamlet.

There are three ways in which communities can improve the form and function of their downtown area. The first involves direct improvements can be undertaken to the streetscape, such as those called for elsewhere in this plan. Secondly, zoning regulations also affect the character of a community, by regulating the building use and dimensional requirements. The third method involves the creation of design standards or guidelines.

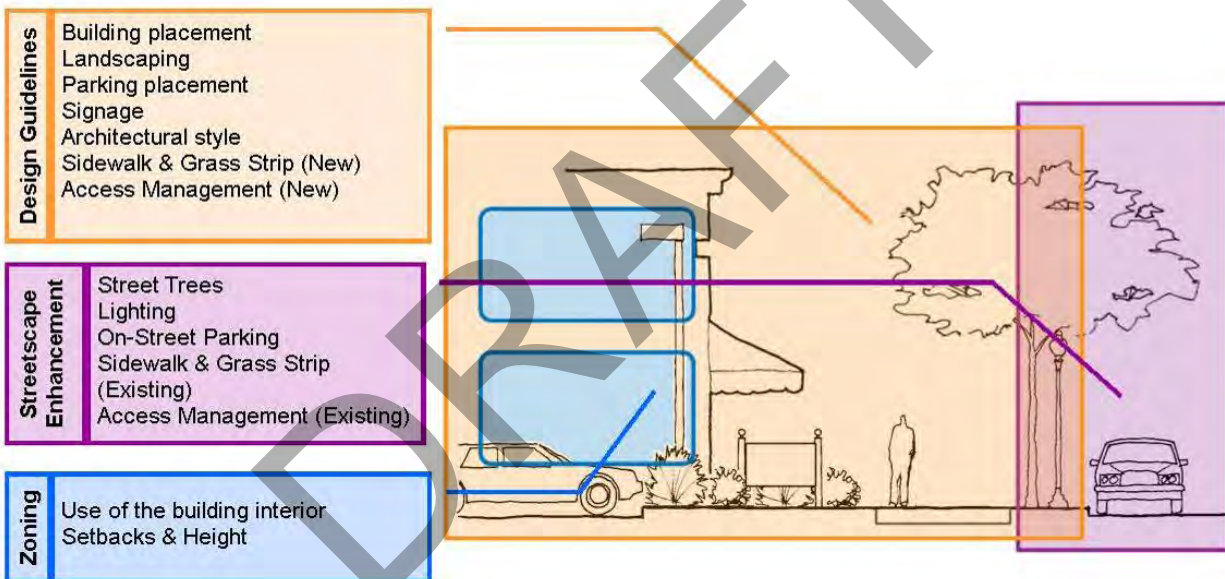


Figure 1 - Roles of Design Guidelines, Streetscape Enhancements, and Zoning in the appearance of the street.

Many residents are concerned with maintaining and improving the character of the hamlet. In addition, there is concern that the development review process is cumbersome on applicants, who may have to propose several alternatives for projects before the local approval is given. Design Guidelines can address both these issues simultaneously by helping to create a predictable review process.

Design guidelines are tools used by communities to regulate the form and appearance of development. These may be mandatory or can be merely guiding principles, depending on how tightly the municipality wants to influence the development patterns.

In addition, different kinds of design guidelines may be implemented such as:

- **Site Standards:** These focus on site standards such as landscaping, signage, and parking. Site standards can include improved signage controls, awnings, and appropriate curb cut spacing. Guidelines for landscape plantings, such as recommended species or planting requirements, can also be included, if desired. The placement of the building and parking areas on the lot is also a common topic – for instance, a community may call for side or rear-yard parking.
- **Architecture/Façade Standards:** These standards can insure that the appearance or form of new buildings complements the existing character of the community. This can be achieved by controlling the size of the windows, facade material, rooflines, building colors, and other architectural features. In some communities, the emphasis is placed on adherence to architecture which reflects a certain historic period; other communities seek to minimize the potential impact of generic architectural styles used by national chains.

The Town should commission design guidelines that set appropriate standards to complement the rural character of the Town. This will gradually improve the appearance of commercial uses within Warrensburg. In addition, having a set of published guidelines will alert developers to the expectations of the Town and the Planning Board, which can make the site plan review process easier for all parties.

B.3. Create and maintain an inventory of vacant properties and storefronts and make this information available to local and regional business groups.

Vacant storefronts represent not only lost opportunities for vibrancy and activity in a downtown, but also can

Putting Vacant Parcels to Work

The NYS Brownfield Opportunity Area Program, sponsored by the Department of State, provides funding to help communities identify vacant and underutilized property, especially those which may be affected by potential contamination.

The program includes three steps: a Pre-Nomination Study, which includes an overall inventory of existing conditions in the community; a Nomination Study, in which the community identifies key properties for redevelopment; and the Implementation Strategy, which includes funding for specific actions needed to catalyze redevelopment. This Comprehensive Plan is intended to act as a Pre-Nomination Study, thereby allowing the Town of Warrensburg to pursue a Step 2 Nomination Study.

erode the character of a hamlet. In the interest of maintaining the stability of the hamlet, the Town should seek ways to bring these vacant properties back into active use. This will also promote sound planning principles by encouraging infill development.

One method to accomplish this is to create an inventory of vacant properties. This information can be disseminated to economic development and real estate groups. The format of the inventory is flexible, and could take the form of an interactive map on the Town website, a booklet available at Town Hall, or even a bulletin board. As potential businesses look to locate or relocate within the Town, access to this information will allow business owners to easily find appropriate space.

B.4. Protect and enhance areas, sites and structures of special architectural, cultural, or historic values.

Warrensburg is home to many cherished historical and cultural resources, which are an important part of the character of the hamlet. Many of these resources are located within established historic districts or are otherwise recognized on the State or National Register of Historic Places. However, inclusion on these registries does not preclude the potential for these structures and landscapes to be irrevocably altered or removed. As such, the Town should pursue means to protect these resources, which could include:

- Create an updated list and map of locally important individual historical and cultural features which can be made available to developers and review boards.
- Evaluate zoning ordinance in terms of the potential for Historic Review or other standards. This could entail adding language to the zoning code in regards to new uses and design guidelines or standards to follow if a project involves a historic building or location including language for adaptive reuse, conversion and upstairs and accessory apartments.
- Consider whether Warrensburg should take part in the Certified Local Government Program, as a way to access the technical expertise and a funding stream of the

The Certified Local Government Program is a preservation partnership between local, state and national governments focused on promoting historic preservation at the grass roots level. The program is jointly administered by the National Park Service (NPS) and the State Historic Preservation Offices (SHPOs) in each state, with each local community working through a certification process to become recognized as a Certified Local Government (CLG). CLGs then become an active partner in the Federal Historic Preservation Program and the opportunities it provides.

Source:
<http://www.nps.gov/history/hps/clg/>

National Parks Service and the New York State Historic Preservation Office (SHPO).

- Consider creating a historic preservation board for design review. This step would establish an additional layer of review for development projects. As such, the Town should carefully weigh the additional administrative burden against the potential benefit of targeted historic design review.

B.5. Encourage the creation of apartments over businesses in the commercial districts, to bring additional activity and customers to businesses while providing affordable housing options.

Utilizing the second and third story of existing commercial buildings for residential uses is often a “win-win” scenario for the community. Businesses on the first floor benefit from the additional customer base, property owners gain additional revenue from rent, and residents gain access to additional housing which is often affordable.

The current zoning ordinance allows apartments in the Hamlet Commercial and Riverfront Commercial zones. As the ordinance is revised, these should remain as allowable uses. In addition, the Town should seek other ways to create incentives for property owners to establish second and third story apartments. This could take the form of zoning incentives, such as increased flexibility for dimensional requirements. It is important to keep in mind, however, that emergency access will be an important consideration in terms of the feasibility of residences in these structures. The goal is to use the existing buildings more efficiently, without creating a burden on local fire departments and EMTs. The fire department should carefully review any site plan or zoning permit applications for upper-story residential units, to help ensure feasible access to these types of housing units.

C. Main Street Revitalization

GOAL: Restore, improve, and enhance Main Street as the commercial center for the hamlet and town.



Residents of Warrensburg are seeking to restore a high level of activity to an important backbone of the community – Main Street. Main Street serves multiple functions as a major transportation route, a commercial and retail corridor, and a civic center. As a major transportation route, Main Street (Route 9) is a state route connecting north into the Adirondack Park and south into the greater Capital Region of New York State. A significant number of vehicles pass through Warrensburg on Main Street. In fact, this route was estimated in 2008 to have 13,832 annual

average daily traffic (AADT) trips. As a commercial and retail corridor, Main Street is currently a mix of several businesses that range from antique shops, restaurants, and a pharmacy to gas stations, a grocery store, and car dealerships. As a civic center, Main Street is home to the local post office, museum, churches, Town Hall, the Senior Center, and the Floyd Bennett Park memorial bandstand.

Main Street has the unique combination of assets that are necessary for a vibrant and successful town center. However, several vacant buildings and underutilized properties also exist along Main Street. A corridor with vacancies could deter return visits to the Main Street, while a well-maintained and active place sends a positive message about the quality of goods and services available. The community recognizes the significance of Main Street as a civic and commercial center of activity, thereby increasing the importance of its physical condition. In fact, 84% of residents surveyed indicated street improvements, including trees, benches, green areas and period street lamps, should be enhanced. New York State also recognizes the importance of reinvesting in our Main Streets and has established the New York Main Street Program as an opportunity for communities to obtain financial and technical resources to assist in efforts to preserve and revitalize mixed-use main street districts.

The following recommendations serve to build upon the unique combination of assets that exist within this corridor, thereby enabling Main Street to flourish.

C.1. Update the Main Street Design Plan, addressing elements such as parking, pedestrian amenities, street trees, lighting, signage, and landscape features.

There are many elements which come together to form a successful Main Street: the roadway itself, the businesses which are located along the road, and the public and semi-public spaces which link the two together. The Town can work to improve Route 9 in the hamlet by addressing these public spaces through thoughtful and attractive design. Actions to achieve this could include:

- Consider the development of a Main Street Enhancement and Design Study that could address safe and comfortable pedestrian and bicycle facilities, which may include sidewalks, shared use lanes, and crosswalks as well as street trees, lighting, landscape plantings and amenities such as benches, bicycle racks, and community banners
- Develop a hamlet-wide parking plan, including an appropriate wayfinding system to clearly mark parking areas and guide visitors with specific signage on Main Street.

C.2. Foster Access Management principles on Route 9, to promote safe and orderly traffic movements and improve pedestrian conditions.

Access Management refers to design principles which limit and consolidate access along major roadways, while promoting a supporting street system and unified access and circulation systems for development. The result is an attractive roadway that functions safely and efficiently. Benefits of applying access management principles include improved movement of traffic, reduced crashes, and



Figure 2 - Visualization of access management principles. Image courtesy of A/GFTC.

fewer vehicle/pedestrian conflicts.

The Adirondack Glens Falls Transportation Council has issued comprehensive Access Management recommendations which outline preferred designs for site plans. The Town should consider adopting some or all of these recommendations as part of the criteria for Site Plan Review, either on their own or as part of a Design Guideline document. This will allow for improvements to Route 9 on an incremental basis, as properties are redeveloped.

C.3. Develop nodes of commercial development along Route 9 to focus commercial uses and reduce traffic conflicts.

Currently, the majority of Route 9 within the hamlet area is designated as a Hamlet Commercial district, the most intensive commercial zone within the hamlet. However, the presence of a 2-mile long linear corridor of commercial uses could lead to what is commonly known as “strip development”.

One way to avoid this would be to create subsets of the commercial zone, each with a more focused list of permitted and special uses. This could include, for example, hamlet scale mixed-use, which would allow for smaller stand-alone businesses, without creating the potential for additional strip malls. These subsets should be focused in walkable nodes along Route 9. This would allow the Town to encourage economic development while maintaining some control over the location of business types. This might include:

- Consider expanding hamlet commercial zone to beyond Route 9, to allow expansion of businesses in appropriate areas while encouraging nodal, rather than linear, development patterns.
- Consider creating areas of hamlet-scaled mixed-use commercial along Route 9, in areas with a high concentration of residential and historic homes.

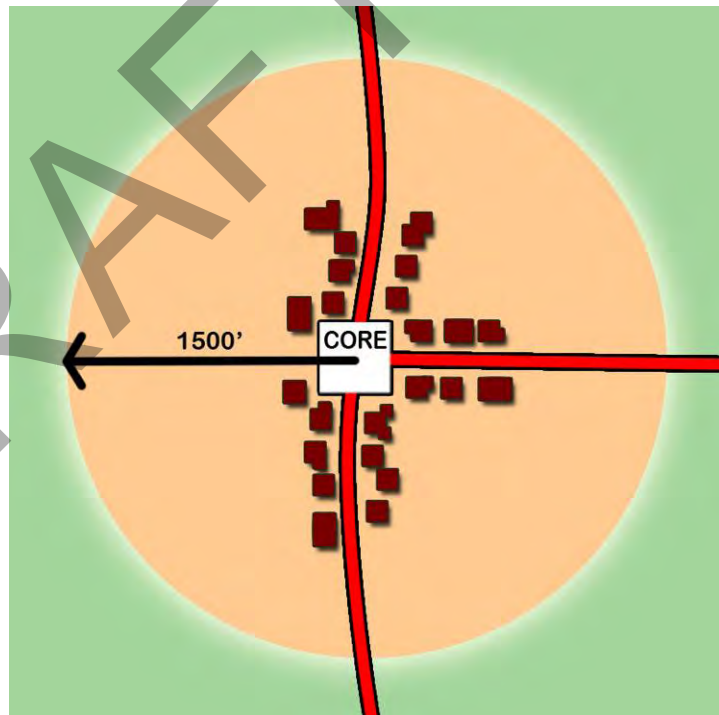


Figure 3 - Diagram of a typical node within a hamlet. The 1500' radius is generally considered to be the distance from a parking area which people will feel comfortable walking without getting back in their cars.

The Future Land Use Map contained in this plan outlines potential areas for these nodes. This should be used as the basis for establishing district boundaries as the zoning ordinance revision takes place.

C.4. Enhance/relocate gateways into the hamlet area, especially along Route 9, to create a distinct edge for the hamlet and Main Street.

Gateways do more than demarcate the boundaries to a municipality – they also play an important role in the character and identity of a community. As the “front door” to a community, the way in which the signage, streetscape, landscape plantings, and other elements come together is crucial in creating the first impression for visitors and residents alike. Gateways may be located at the political boundary of a municipality, but may also be located near physical features which provide a sense of entry, such as a topographical change, a bridge, or a change in land use or streetscape element. For those gateways at municipal boundaries, the Town should consider inter-municipal partnerships to enhance gateways, which could be beneficial to all communities.

To more fully address this issue, the Town could pursue the following options:

- Identify funding opportunities to conduct a gateway design study, perhaps in coordination with a Main Street Enhancement and Design study, to identify and design improvements.
- Re-design the gateway treatment to be more visually effective. This could include relocating the sign and/or adding landscape elements to increase the visibility of the sign.
- Address sign clutter at the Town boundary.
- Plant street trees to soften the gateway and buffer some of the atypical ‘main street’ uses.
- Install pedestrian scaled street lighting to provide a safe, convenient pedestrian environment.



Figure 4 - Visualization of potential gateway improvements

The images provided illustrate a before and after winter scene at the Main Street Hamlet Gateway at the southern boundary of Main Street. The 'after' image demonstrates how simple actions such as adding sidewalks, installing street lighting and reducing sign clutter can result in a more welcoming gateway and improve the first impression of Main Street.

In addition, the Town should identify other gateways into the hamlet, and apply a consistent design vocabulary at these areas. Possible locations for these gateways are noted on the Future Land Use Map.

C.5. Investigate partnerships to implement ongoing maintenance of the Route 9 streetscape.

Maintaining Route 9 in a clean, consistent way is in the best interest of many groups – the residents and business owners benefit from an attractive Main Street which encourages visitors to spend time and money in the Town. Elements such as annual or flowering landscape plantings, street trees, and decorative signage or banners require maintenance, however. It can be difficult for a municipal highway department to handle the ongoing maintenance of these features. As such, the Beautification Committee has overseen the planting and maintenance of key features of Main Street, such as the landscape area at the intersection of Richards and Main.

The Town should continue to work with the Beautification Committee. In addition, as further improvements to the streetscape are proposed and implemented, there may be an increased need for maintenance. Other groups, such as the Chamber of Commerce or student volunteers, could also assist in the effort to keep Main Street in an attractive condition, by establishing an “Adopt a Block” program. This would increase the available resources for beautification and maintenance, while simultaneously increasing awareness of the importance of the streetscape. The Town should pursue these options as the improvement of Main Street is implemented within the hamlet.

The Town should also coordinate actively with Warren County and the NYS Department of Transportation regarding the roadway maintenance and repair which falls under jurisdiction of agencies other than the Town. As Main Street is improved, there may be opportunities to increase efficiency of maintenance operations, which would benefit all involved parties as well as the community itself. In addition, the Town should clarify the responsibilities and roles of the individual landowners regarding maintenance of the roadway, planting strip, and sidewalk.

D. Waterfront Enhancement

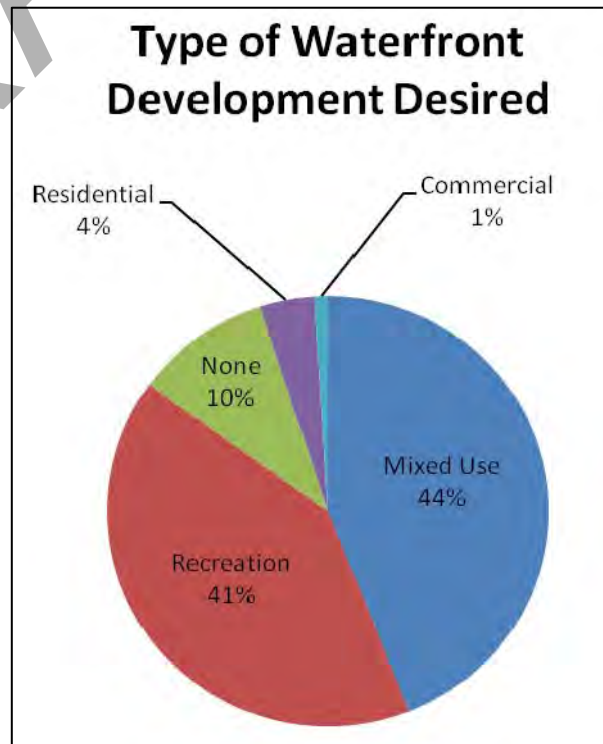
GOAL: Revitalize Warrensburg’s waterfront by seeking ways to integrate the waterfront into the fabric of the community, while balancing the need for protection of important water resources.

As noted in the Vision Statement, Warrensburg can boast of miles of stunning waterfront resources. These are not limited to pristine shorelines winding through the forests, but also working waterfronts right within the heart of the community. The Schroon and Hudson Rivers form the spine of the town, not only in terms of importance to the watershed, but also the backbone of the history of the community.



In addition to playing a hugely important role in the Town’s past, the rivers and lakes present an unmatched opportunity for the future. The potential for increased tourism, water-based businesses, alternative energy, and increased residential property values are just a few of the benefits which the Town could reap. This potential is not lost on the residents, who named mixed-use and recreation development as the top two most desired waterfront uses in the 2009 survey.

As such, the focus of the following goal and recommendations is to integrate the waterfront into the community, so that the rivers and lakes play an active role in the recreational, economic, and social life of the community.



Source: 2010 Warrensburg Resident Survey

D.1. Explore opportunities for additional water-based recreation areas, to expand the type of waterfront experiences available in the Town.

The Town's unique location at the confluence of the Hudson and Schroon Rivers creates many opportunities for water-based recreation. This could include active features, such as boat launches and fishing areas. There are boat launches located on the Schroon River near the dam, and on the Pack Forest Lake. Additional access points should be added, to increase the type of recreation experiences available in the waterways in Warrensburg.

Passive recreation features should be included as well. One potential improvement would be to formalize the riverfront pull-offs located on Golf Course and Schroon River roads. These two roadways offer breathtaking views of the Hudson and Schroon rivers; however, there are no formal parking pull-offs which would allow drivers to enjoy these views. These could also act as active fishing areas or picnic spots, allowing these recreation features to play more than one role. The Town may need to pursue public-private partnerships to gain access to the waterfront in these locations.

D.2. Enhance connections to the waterfront in the hamlet area by identifying and harnessing opportunities to "open the door to the waterfront".

In addition to purely recreational uses, the waterfront offers opportunities for economic development. Outdoor cafes, water-based businesses (such as kayak rental or boat repair) and hamlet-scaled commercial activities on the water can augment economic development activities by providing additional amenities to residents and creating a special experience for visitors.

To promote these types of businesses, the Town should first ensure that the zoning ordinance allows these types of uses. The Town currently has a Riverfront Commercial zone, which allows for commercial uses along most of River Street. The boundaries and uses in this zone should be re-examined, to make sure appropriate waterfront uses are not otherwise prohibited. The dimensional requirements, such as front and rear yard setbacks, should also be reviewed in terms of promoting waterside uses.

D.3. Consider enacting a local stormwater management ordinance.

This plan has outlined many of the benefits and opportunities which are conferred on the Town by its proximity to the Hudson and Schroon Rivers. Maintaining the health of these waterbodies is of critical importance to the community. By taking a local approach to preventing stormwater pollution, the Town can ensure that the health of the rivers is maintained or even improved.

Currently, in Warrensburg, stormwater management is regulated by NYSDEC. In New York, there are three forms of stormwater permits. The first regulates discharges from industrial activities. The second is related to development activities over one acre, which must apply for permits for stormwater management during and after construction. The third regulates the storm sewer system of certain

communities, known as Municipal Separate Storm Sewer Systems (MS4). Warrensburg is not currently designated as an MS4 community. As such, the municipal storm sewers are not subject to the requirements of the State Pollutant Discharge Elimination System (SPDES) permit.

A local stormwater management ordinance could apply to construction activities and/or the municipal storm system. Many communities are finding that local regulations offer a greater level of control and flexibility, by taking into account local conditions and priorities, as well as allowing local enforcement. The Town should consider this option should it determine in the future that stormwater pollution poses a significant threat to the health of the Hudson or Schroon Rivers.

D.4. Consider a petition to add Schroon River to the list of designated Inland Waterways.

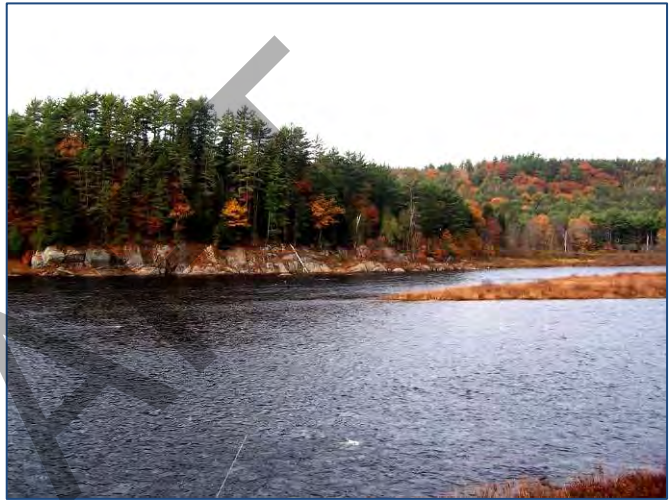
In New York State, certain bodies of water have been designated by the Department of State as “Inland Waterways”. The Hudson River is an Inland Waterway, as is Lake George. This designation is used solely to determine eligibility for project funding under the NYS Local Waterfront Revitalization Program. The Town of Warrensburg, for example, sought funding to complete this plan through the auspices of this program. Designation does not confer additional limitations on use or other regulations; the list of waterways is used only to determine eligibility for grant funding. Participation in the program is voluntary.

By petitioning the State to add the Schroon River to the inland waterways list, the Town can help to ensure that future funding sources for projects along the River, such as those called for in this plan, and eligible to apply for grant funding. In addition, this designation applies to the entire waterbody, which would benefit all municipalities which border the Schroon. As such, designation may be crucial should the Town desire to pursue an intermunicipal project on the Schroon in the future.

E. Open Space and the Environment

GOAL: Maintain and protect Warrensburg’s natural resources, including rivers, lakes and mountains, and balance open space preservation with future development.

Warrensburg enjoys a rural character and small town charm that is as much a result of the historic Main Street and hamlet area as the undeveloped areas and natural features. Over 60% of the land area in Warrensburg is classified by the Town Assessor as Wild, Forested, and Conservation Lands, most of which is made up of state-owned land, protected from development. The large amount of these forested lands contributes to the beauty and wildlife habitat of the Town and provides some of the recreational activities that residents and visitors enjoy. This



abundance of protected and wild forest can be attributed to the location of the Town within the area regulated by the Adirondack Park Agency (APA), as well as to the historical prevalence of forestry and timber related businesses in the area. While the development of much of this land is restricted by State ownership and APA development regulations, protection of these parcels from dense development is an effective method to maintain the rural and Adirondack character of Warrensburg.

The Town also has significant educational resources related to the natural environment, such as the Warren County Fish Hatchery and the Pack Forest, which is owned and operated by the State University of New York School of Environmental Science and Forestry.

Specifically, maintaining the Hudson River and Schroon River as both natural and recreational assets is important to the community. In addition to a wonderful natural feature, the Schroon River, for example, played an important role in the settlement of Warrensburg. Former dams along the Schroon River were used to power saw mills and grist mills, provide water for tanneries and to power machinery for the manufacturing of clothing and paper.

The Town desires to maintain the quality of the rivers, mountains, and forested areas as strongly as it desires to revitalize Main Street and the hamlet area. In fact, the community recognizes how each is dependent on the other. Whether hiking Hackensack Mountain, biking along Route 9 or kayaking on the Hudson River, the natural features and open space inherent to Warrensburg attracts many visitors and provides wonderful recreation opportunities for residents as well. (See Section G for Recreation Recommendations.)

E.1. Explore ways to improve the efficiency of the Town's water system.

Warrensburg currently maintains a water system within the hamlet, which provides water to the homes and businesses within the Water District. This system is crucial both in terms of development capacity, and in terms of allowing a greater density of development, which in turn helps slow the potential for sprawl. As the Town pursues improvements to this system, either through local initiatives or to address state and federal mandates, the following include specific efforts which could be pursued.

- Create a well-head protection plan for the Town and pursue the feasibility and need for an additional water source. One of well heads for the Town's water source is located on Schroom River Road, downhill from the Countryside Senior Housing facility. The proximity of the well to the septic system of the housing facility could pose potential conflicts in the future, should the septic system malfunction. The Town should determine if further protections are called for, as well as pursuing the necessity of an additional water source for the Town.
- Identify conservation measures for water usage. The Town is currently upgrading the water meters to modernize the technology within the Water District. Installation of water meters will enable the Water District to account for previously unaccounted water usage and promote water conservation as well as conserving energy. In addition to these efforts, there may be opportunities to identify conservation measures as part of a hamlet-wide educational effort.
- Address distribution deficiencies and gaps. This will allow the Town to minimize stagnation points, so that the water system operates in a more efficient manner. This can be accomplished as expansions to the system take place, or as individual projects as funding becomes available.

E.2. Work with NYSDEC, the APA, Lake George Park Commission, and other agencies to implement protective procedures to reduce the spread of invasive species.

Invasive Species Control

Invasive species are plants, animals, and diseases that are not native to this region and cause ecological or economic harm, or harm to human health. Without native predators or parasites to keep populations in check, invasive species can spread uncontrollably, causing irreversible damage.

Aquatic invasive organisms in the region include Eurasian variable-leaf watermilfoils, Zebra mussels, Didymo, New Zealand Mud Snail, Rusty Cray Fish, and pathogens such as VHS and whirling disease. Terrestrial invasive plants and insects include Japanese knotweed, purple loosestrife, Asian longhorned beetle, and emerald ash borer.

Another important element in the health of local waterways and natural areas is the spread of invasive species. These can cause severe impacts to local ecosystems, and their distribution may be difficult to halt. Invasive species can include predators, parasites, or diseases which can affect local populations of fish or affect the ability of lakes and rivers to support recreational activities. As such, invasive species impact more than just the environment – they affect the potential for tourism, recreation, and economic activity.

The Town, therefore, has an obligation to address invasive species, not only to protect its natural resources, but to protect the economic interests related to fishing and recreation. Warrensburg should partner with groups to reduce this threat.

E.3. Establish a community garden as a way to improve access to sustainable, healthy food, improve social connections, and offer expanded recreation and education opportunities.

Over the past few years, interest in sustainable agriculture and local food systems has increased dramatically. Once the sole dominion of large cities, community gardens have emerged as an important component of smaller communities. In Warren County, an example of a successful recent community garden can be seen in Glens Falls. This garden, located on donated commercial land and a portion of a local park, now serves a wide variety of residents, and continues to expand.

As a way to promote healthy residents and a sustainable environment, Warrensburg should explore the feasibility of establishing a community garden. Specific recommendations include:

- Identify potential community garden sites within the hamlet on public property, including parks, public easements and right-of-ways, and surplus property. Factors such as soil suitability

and slope, available light, access to water, and community access should be taken into consideration. Encourage local law enforcement agencies to recognize the risk of vandalism of and theft from community gardens and provide appropriate surveillance and security to community gardens.

- Adopt zoning regulations that establish community gardens as a permitted use in appropriate locations. Community gardens which allow vegetable, fruit, and flower production should be considered to be compatible with all but the most intensive commercial areas in the hamlet.
- Increase support for community gardens through partnerships with other governmental agencies and private institutions including the Beautification Committee, Cornell Cooperative Extension, the school district, senior center, businesses, and civic organizations.

E.4. Consider establishing a Conservation Advisory Council (CAC).

Under New York State General Municipal Law, Towns are able to create a Conservation Advisory Council (CAC) to advise in the development, management and protection of its natural resources. This would be comprised of three to nine residents, preferably with a strong interest or expertise in environmental issues. The Town could establish a CAC, or another local agency that does not have a formal charter under New York State law, but can carry out a similar list of duties and responsibilities on a more informal, flexible basis. The goal would be to increase local insight and activity regarding environmental issues. The charter of this type of council could include:

- Function as a knowledge base and resource for environmental issues as needed. In many communities, the CAC acts as an official advisory board for the planning and zoning boards. Development applications are reviewed by the CAC to determine potential environmental impacts, and the CAC then advises the planning and zoning board. The CAC has no authority to approve or deny a permit; however, many communities find that the specialized knowledge of a CAC provides useful context for land use and development decisions. If the Town chooses to include project review in the local environmental group's charter, the process should be structured in such a manner to not interfere with the Planning Board or Zoning Board review timelines.
- Maintain an inventory of important ecological features in the Town. This could help to guide the, developers, and open space preservation groups. In addition to providing context for the decisions of local boards, the inventory can help developers and open space groups select appropriate sites for their activities. This inventory would have no regulatory authority in and of itself, but could be used to guide the actions of the Town Board concerning zoning or subdivision regulations if so desired.

- Act as a liaison between the Town and regional environmental groups, such as the DEC, APA, Lake George Park Commission, and others, to represent Town interest in these agencies. A coordinated and transparent process can help to ensure that the Town's interest is maintained as other agencies pursue activities in the region.
- Host environmental events for the community, such as clean-up days, nature programs, and educational activities. This could build support for environmental issues while strengthening community ties.
- Educate residents about environmental issues and encourage the use of sustainable technologies by residents and business owners. As interest in green technologies continues to increase, the CAC could become a local resource for residents and business owners seeking to learn more about viable green options for their home or business.
- Conduct an urban forestry management plan. In addition to providing aesthetic benefits, street trees play an important role in traffic calming, air purification, and passive cooling of nearby buildings. Warrensburg is fortunate to have several significant individual trees and tree-lined streets. The CAC could work towards identifying a management plan for these assets, as well as creating a plan of action to establish new trees in the future.

DRAFT

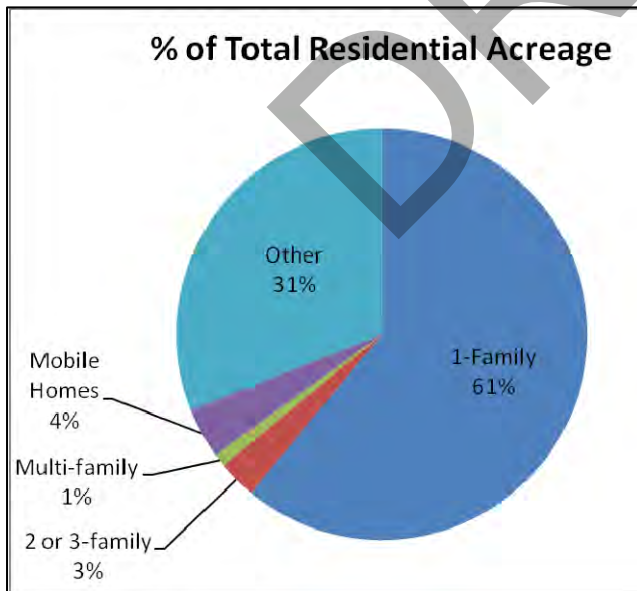
F. Housing

GOAL: Encourage a diversity of housing types catering to a variety of needs from young families to retirees and promote the assets of the community to future residents.

Within Warrensburg, residential uses make up the majority of the parcels. However, the land area devoted to residential uses makes up only 22% of the town. The greatest concentration of residential parcels is in and around the hamlet area, where higher-density uses are generally permitted. Single-family homes are by far the most numerous type of housing within the hamlet as well as the town (78% of all residential parcels).



The estimated 2008 population of Warrensburg was 4,321, second only to Queensbury among towns in Warren County in terms of population. Warrensburg also experienced the lowest population growth since 1990 of any Town in the county. However, many of the other communities in Warren County experienced a significant slowdown in growth from 2000-2008.



Source: 2009 Real Property Services Assessment Data

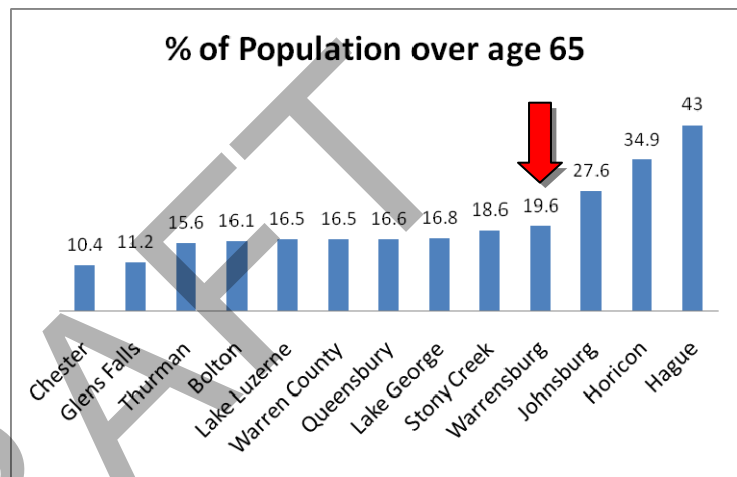
Despite the slow growth in population, community input throughout the comprehensive planning process identified the need for a broader mix of housing types to serve the current and future residents of Warrensburg. For example, the turnover rate of housing in Warrensburg is also quite low, indicating that many of the residents have lived in their homes for a significant period of time. This trend, which is similar to many other communities, indicates many residents may be aging in place. New housing should reflect the needs of an aging population which may include smaller homes (which have less maintenance) and a location within walking

distance of services (medical, pharmacy, grocery).

The number of natural assets in the community, the easy access to the Northway and points north and south, the community charm, and the excellent school system in Warrensburg may also serve to attract new residents. Additional housing could also consider the needs of young professionals and families.

F.1. Revise zoning to allow/promote options in senior housing, including assisted housing, independent housing, accessory apartments, and similar uses within or near the hamlet area.

According to the 2009 American Community Survey, almost 20% of residents in Warrensburg were age 65 or older. This is the fourth highest percentage of older residents for any community in Warren County. As residents age, providing appropriate housing choices near service centers will help to ensure seniors are able to remain active within the community. The Town should explore options to encourage senior housing within or near the hamlet when revising the zoning ordinance.



Source: 2009 American Community Survey

In addition, the Town can proactively identify vacant or underutilized lots near the hamlet which would be appropriate for development as senior housing. This will allow the developers of housing to more easily identify potential projects, once market conditions are suitable.

F.2. Revise zoning to allow or promote more affordable housing options including smaller lots, duplexes, rentals, and energy efficient housing options.

In the Adirondacks, affordable housing is often difficult to foster. One of the biggest factors in housing cost is the price of land; with lot sizes mandated by the APA, the large parcels can pose an impediment to affordable housing. However, there are other options which will allow the Town to encourage housing that is within the reach of young families, professionals, and others.

Options include creative utilization of multi-family dwellings and duplexes. This is especially important in terms of attracting and retaining residents who may not otherwise be able to afford a single-family home, such as young families and single professionals. In addition, the Town can look to ways to make single-family homes less expensive. One way will be to incorporate conservation subdivision provisions

into subdivision regulations, which will allow for smaller lots with no net increase in density. A smaller lot could translate into a more affordable home. Encouraging energy-efficiency in home construction will also result in lower expenses in addition to being beneficial for the environment.

F.3. Work with the real estate community to promote the assets of the Town to potential residents and businesses.

During the public input process, participants praised the many great qualities of living in Warrensburg – a wonderful school district, breathtaking scenic resources, recreation amenities, and more. As the development of Tech Valley continues, Warrensburg should actively seek to increase its profile as a desirable place to live. The Town can work to provide information to realtors, so that those responsible for selling real estate in the community are able to provide the most accurate, positive information to potential residents and business owners.

F.4. Promote programs, which can provide assistance to eligible homeowners to make repairs and improvements to their homes.

There are a variety of regional, state, and federal programs which are focused on providing technical or financial assistance to homeowners engaging in home improvement activities. These include the Warren County HOME Program (see inset), NYS Energy Research and Development Authority (NYSERDA), and the federal Housing and Urban Development agency (HUD). These programs can be devoted to increasing energy efficiency, improving health and safety, or even improving the appearance of a home. The Town currently provides information at Town Hall on an ad-hoc basis concerning several of these programs.

HOME Program

The HOME program was made available to Warren County through a grant from the New York State Housing Trust Fund Corporation. The Office of Community Development provides grants to eligible homeowners who need funds to make health and safety repairs to their homes. The Town should promote this valuable program, which can result in immediate improvements to the housing stock in Warrensburg.

This information campaign should be expanded, so that it is easier for homeowners to find the information they need. Information and links should be provided on the Town website, fliers and brochures should continue to be available at Town Hall, and information should be provided in the newsletter. Town officials should also be briefed on the programs, so that they may spread this information to their constituents and customers.

G. Infrastructure and Governance

GOAL: Strive to meet the needs of the population including public services, infrastructure, community/social interaction and Town administration.

Throughout the public involvement process and from input by the Committee and municipal officials, a number of items related to enhancement of infrastructure and administrative improvements were identified. The following recommendations are intended to assist Warrensburg in implementing portions of the vision set forth in this comprehensive plan and continue to provide high quality municipal services to residents.



G.1. Conduct a review and revision of the Town land use regulations, to bring the codes into compliance with the recommendations of this plan while creating user-friendly documents.

The zoning ordinance is perhaps the most important land use tool available to a municipality. As such, many communities update specific provisions within the ordinance on a piecemeal basis, in response to issues that arise periodically. However, this can result in a confusing ordinance with many cross-references, and in worst-case situations can create conflicting regulations.

Given that many of the recommendations in this plan require the zoning ordinance to be revised, Warrensburg should perform a thorough review and revision of the ordinance, so that it is consistent with the vision, goals, and recommendations of this plan. This review would involve the following:

- **Review the Zoning Map:** The town should review the Zoning map to ensure the Zoning Districts and District boundaries are consistent with the Future Land Use Map of the comprehensive plan.
- **Districts and District Purpose:** Refine the “Purpose” of each Zoning District to be consistent with the comprehensive plan.

- **District Uses:** Refine and/or change the allowable/compatible uses for each district. Ensure that the ordinance addresses newer uses, such as alternative energy facilities, telecommunication towers, and related uses.
- **Review Procedures and Administration:** Review the procedures and checklists for site plan review and special use permits. The goal should be to ensure that the processes are easy to understand for applicants, while providing review boards with the information they need to make informed decisions. The charter of the Planning and Zoning Boards should also comply with NYS Town Law.

In addition, the ordinance should be reviewed to make it an organized, user-friendly document. Definitions should be examined to make sure they are accurate and useful, and the language should eliminate unnecessary “legalese”. Copies of the final document, including the zoning map, should be readily available on the town’s website and at Town Hall or Town Clerk’s office.

The Town can also consider an Adirondack Park Agency Locally Approved Land Use Plan. A local land use program confers authority for some administration and enforcement of certain land use and development projects from the Adirondack Park Agency to the local municipality. The program creates a formal connection between the Town and the Agency in the review of local and regional land use and development projects. This may result in streamlined review processes for certain projects; however, the additional administration required on the part of the Town staff should be carefully considered.

G.2. Revise subdivision ordinance and procedures to promote contemporary priorities and development patterns.

In addition to the zoning, the Town should review the subdivision ordinance. It is important to be sure that the subdivision regulations do not contain language which conflicts or contradicts the zoning or other local or state regulations. Specifically, the review should involve the following:

- **Street layout and pedestrian amenities:** Many subdivision ordinances contain out of date language concerning geometric controls for lot and street layout, which may undermine the

Complete Streets

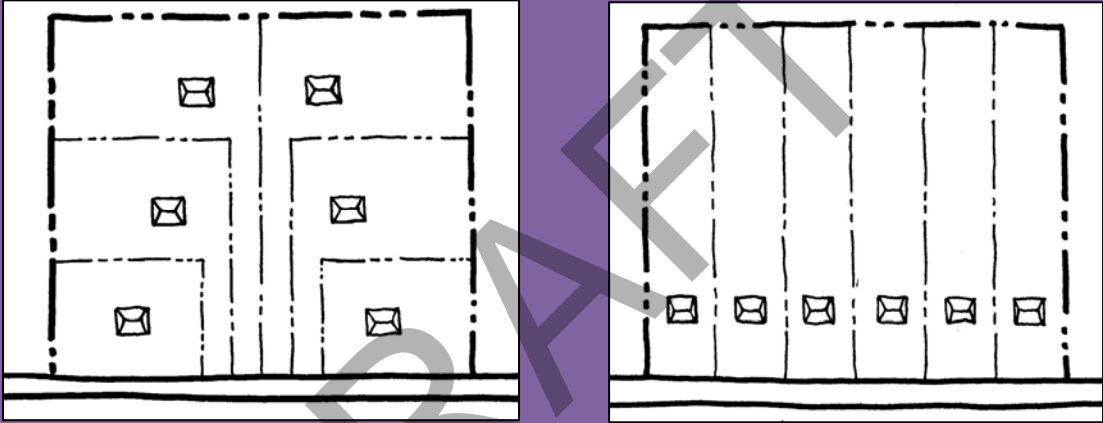
Complete Streets are designed and maintained to enable safe access for all users: pedestrians, bicyclists, motorists and transit riders of all ages and abilities.

Each Complete Street is unique and responds to the surrounding context. A complete street in a rural area should look quite different from a complete street in an urban area. A complete street may include: sidewalks, bike lanes or wide paved shoulders, bus lanes, public transportation stops, pedestrian crossings and signals, median islands, curb extensions, narrower travel lanes, roundabouts, and more.

purpose and intent of the zoning. When revising the subdivision ordinance, the Town should consider integrating the concepts included in the Complete Streets system (see inset).

- Stormwater Management: At a minimum, the subdivision ordinance should not pose a conflict with the NYSDEC Stormwater Management Design Manual, or with any locally-adopted stormwater ordinances which may come into effect in the future. The Town can also consider promoting the use of innovative designs for stormwater management in subdivisions, which meet or exceed the minimums required under the law.

Flag and Spaghetti Lots



Flag Lots: Narrow access to homes located behind other homes

- Can result in property disputes, especially with shared access
- May result in lower resale value, as living in “someone else’s backyard” is seen as less desirable

Spaghetti Lots: Minimum frontage width applied to create narrow lots

- Less useable space for residents
- Regular, close spacing of homes can be inconsistent with character along rural roads

- Lot Layout: The requirements for lot layouts should be reviewed, to minimize the ability to create “flag” or “spaghetti” lots (see inset). These types of lots are not usually considered desirable in terms of rural character, and can sometimes affect the resale value of the homes in the future. Lot width/depth ratios or other methods can be put in place to prevent the creation of these types of lots.

In addition to the above topic areas, the subdivision processes should also be reviewed, to ensure they are clear, easy to understand, and are compatible with zoning regulations such as conservation subdivisions.

G.3. Explore ways to utilize existing facilities effectively for community events.

Though the Town lacks a community center, there are several public and semi-public facilities available for community events. As it may not be feasible in the short term to construct a community center, the Town can work to use the facilities it already has more effectively. This could include:

- Identify and catalog available public and semi-public facilities, including any potential restrictions on use.
- Continue to explore use of school facilities for public events. The Town has developed an effective partnership with the school district regarding the use of facilities. This should continue in the future.
- Consider appointing a public events coordinator who can serve as a single point of contact for all public facilities and events. This could be a paid or volunteer staff person who could act to coordinate the use and scheduling of community facilities. This will make it easier for people to use the facilities, as well as potentially expose event organizers to new resources of which they might not have been aware.

G.4. Support local cultural resource institutions and groups, as a way to enhance the community facilities available to the public.

The day-to-day interactions of a community are often defined by the activities of cultural resource institutions as much as by the municipal governance. These groups, such as museums, libraries, fire departments, youth and senior groups, garden clubs and beautification committees, play a significant role in providing local events, hosting activities or services, or maintaining facilities for community use. The Town should therefore continue to support these groups and seek ways to strengthen partnerships for the benefit of the community as a whole.

For example, the Richards Library has been pursuing an expansion project for the past several years. This will create more room for the library, as well as increase the facilities and amenities available for patrons. The Town should support these expansion efforts, in recognition of the important role the Library plays in the community.

In addition, the Town should seek ways to further support the regular operations of the library. As the role of libraries continues to evolve, the Town should remain active in supporting this important

community resource, whether through partnerships, joint events or shared facility agreements, or direct funding.

G.5. Continue to share services with Warren County, adjacent communities, and the School District as an efficient way to use resources.

As municipalities continue to look for ways to make operations more cost-efficient, sharing services with neighboring communities, school districts, and the County is a logical step. The Town already shares some services, facilities, and equipment with Warren County, the Town of Thurman, and the school district. These efforts should be continued and intensified, and the Town should actively seek other opportunities to work together with these and other agencies and municipalities to increase efficiency.

G.6. Expand the recycling and composting services available to residents.

Recycling is now seen as an essential service for many residential and commercial users. Although options exist to access recycling services through paid waste management companies, the Town could look for additional options for residents.

As the Town looks for a long-term plan for the operation of the transfer station located in the Industrial Park, all available options to find ways to re-establish recycling as a Town service should be explored. This includes identifying existing programs through agencies such as NYSERDA, NYSDEC, and Cornell Cooperative Extension, which may be able to reduce the burden on the Town while increasing the types of recycling available to residents. In addition, the potential to sell compost created from the Town brush pick-up to residents and business owners may also create a beneficial situation for both the Town and the residents.

G.7. Maintain the high quality of emergency services currently provided to Warrensburg residents and businesses.

The Town currently enjoys a high level of service provided by the local emergency response teams, including the fire departments and ambulance service. It is important to ensure that these agencies continue to be able to provide these services. Residential growth could result in a strain on the resources of local emergency services, by increasing the service area or the need for additional equipment. As development occurs, the town should ensure that applicants have contacted the volunteer fire company to determine if they have the capacity to service the proposed development. This will allow the Town to determine if mitigation is necessary prior to approving a project which may affect emergency service providers.

In addition to ensuring that new development poses a minimal burden on the emergency services, the Town can seek ways to encourage ongoing recruitment for emergency volunteers. All across the state,

communities are struggling to maintain adequate manpower for their volunteer firefighters and emergency medical technicians. It may be possible to provide local incentives, such as property tax reductions, to volunteers within the Town. Another potential option would be to partner with the fire departments to provide transportation or resources so that volunteers may meet the high level of training required under NYS law.

G.8. Expand the features of the website for the Town, including allowing visitors and residents to search for services, map locations of businesses, and find dates for local festivals and events.

Today, a community's website acts as a digital gateway, and can often create a positive or negative impression for visitors before they step foot in the Town. In addition, residents and business owners have come to rely on a municipal website to provide a variety of services and information, including agendas, meeting minutes, application forms, calendar items, links, and contact information, at a minimum. The Town's website already contains a wealth of information. The availability of information should be maintained and expanded, and the Town should continue to work to improve the user-friendliness of the site.

In addition, the Town should work with local and regional groups and agencies to ensure consistent and up-to-date links, between the Chamber of Commerce, Industrial Development Agency, Warren County, Beautification Committee, Tech Valley, and others. This will increase the usability of these websites and benefit the residents, visitors, and business owners in the community. The Town can also coordinate with Warren County to provide up-to-date and accurate GIS information, which can then be added to the County's parcel viewer web application. This website allows anyone to view interactive maps of tax parcels and community features. This would allow the Town to promote certain features (such as trails) or sites, without adding the maintenance or administration of the web application itself.

G.9. Explore the feasibility of alternative energy production within the Town.

The Schroon River was once an important power source, allowing the mills to thrive in centuries past. The river also generated electricity, with a dam and hydroelectric facility once located on Electric Avenue. Today, this heritage continues, with a 3 megawatt hydroelectric generation facility being operated by Boralex. As interest in clean energy continues to grow, the Town should explore the feasibility of alternative energy technology in the Town. This could include not only hydroelectric, but other alternative energy systems as well.

In terms of hydroelectricity, the Town could look towards establishing a run-of-the-river system on either river, which would minimize the impacts caused by creating a new dam. Regardless of the type of facility, it is important to recognize the potential for impacts to both the environment, as well as recreational access, which are sometimes associated with hydroelectric generation.

In addition, the Town can encourage the establishment of private alternative energy facilities, such as small-scale solar, wind, or hydro, by ensuring that these uses are permitted within the zoning ordinance. As with public facilities, it is crucial that local zoning regulations take into account potential impacts in the permit process.

G.10. Provide consistent and efficient code enforcement.

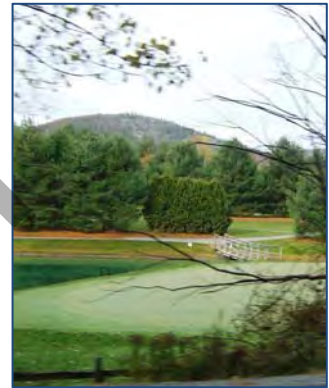
In Warrensburg, property maintenance is regulated both under New York State Property Maintenance Code, enforced through Warren County, and local codes for junk. The Town strives to provide a high quality of local code enforcement for those local codes. In the case of the New York State Building Code, enforcement is provided through Warren County. However, since the County cannot maintain a full-time enforcement inspection routine within the Town, it is incumbent upon the local code enforcement officer to coordinate with the County to provide information about possible code infractions. These efforts should continue, as maintaining a neat, clean environment will further enhance the character of the community.

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H. Recreation

GOAL: Maintain, improve and promote access to existing recreation resources; create new and clearly articulated existing trails and recreation opportunities; and work with neighbors and regional partners to establish regional trails connections and opportunities.

The Town contains several active and passive municipal recreation parks, which feature a wide variety of amenities for local residents and visitors. Warrensburg is also home to a variety of recreational amenities not associated with a specific park or playground. These include boating, hiking, fishing, kayaking, snowmobile and multi-use trails, scenic byways, golfing and more. These recommendations are targeted toward the improvement and expansion of recreation in the Town and region.



H.1. Promote the many existing recreation amenities in the Town, to inform residents and visitors of the recreation opportunities available in the area.

The Town has a wealth of recreational amenities which are cherished by residents. These features may be difficult to find, as signage for certain features, such as trails, is minimal. The Town should design and install a unified signage and trail marker system for all existing parks in the community. In addition, the Town could actively promote the features to increase the user base. This will become increasingly important as growth in rental units, especially heavy in Saratoga County, also increases demand for regional outdoor recreation facilities. One option would be to create a brochure to highlight the features in the Town, and then make this available in printed and digital form. This could be coordinated with other efforts to reach out to the local and regional real estate community, so that Warrensburg could capture some of the many young professionals looking to the Adirondacks as a recreation destination.

H.2. Pursue further improvements to the Farmer's Market.

The farmer's market has become very successful over the past few years. The Town has continued to add amenities, such as restroom facilities and a pedestrian crossing, to support this growing market. This effort should be continued, to support the farmer's market as it continues to grow in popularity. Currently, market shoppers park at the market itself and at the nearby Curtis Lumber. There may be

additional opportunities to increase parking on Town land along River Street, so that the Farmer's Market can continue to provide residents with the opportunity to support local farms.

H.3. Evaluate opportunities to increase the type and variety of features at the Town's parks and recreation facilities.

The Town maintains a wide variety of recreation facilities. However, these should not be viewed as static but rather flexible, evolving to meet the changing needs of the population. This can include adding new elements or recreation types to meet growing demand, such as restroom facilities, bike racks, and play structures. By fostering a wide variety of features, the Town can increase the number of people interested in using the parks in the town.

H.4. Expand connections to regional trail and recreation networks, including bicycle trails, snowmobile trails, the First Wilderness Heritage Corridor, and scenic byways.

Warrensburg is located at the confluence of several important trail systems. Connections to these systems from Warrensburg could expand the opportunities for recreation in the Town. The Future Land Use map indicates potential connections for trails, including the Central Adirondack Trail and First Wilderness Heritage Corridor Trail. Connections to the Lake George rail-trail should also be fostered, to further improve connectivity.

To accomplish the connections located along Route 418, the Town will need to work creatively to identify ways to accommodate pedestrians and cyclists, as the road right-of-way in this area is narrow and further constrained by structures and the river. However, this link is especially crucial, both in terms of trail networks and the First Wilderness Trail Corridor train station in Thurman.

H.5. Establish a formal parking area for the Hackensack Mountain trailhead.

One topic which was revealed in the public visioning workshop was the inadequacy of parking and signage at the Hackensack Mountain trailhead. This mountain, which rises immediately east of the hamlet, has a trail which provides a valuable recreational experience close to home. However, several long-time residents admitted that they had never been able to find the trailhead. The Town should work to establish clear signage and trailhead parking for this important, underutilized recreation feature.

H.6. Consider the establishment of recreation fees for large-scale residential development.

In an effort to offset the increased residential demand caused by large-scale residential development, many communities require recreation fees as part of the major subdivision process. This is a one-time per-lot or per-unit fee which is collected after a residential project is approved. This fee, the amount of

which would be set by the Town Board, helps the Town to increase its ability to provide recreational amenities to its residents.

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IV. Future Land Use Map

In addition to the vision, goals and recommendations, a Future Land Use Map has been prepared for the Town with a second more detailed Future Land Use Map for the hamlet. Each map provides a graphic depiction of how the recommendations in the plan will shape development patterns in the Town. These maps do not denote zoning district changes, but merely depict the concepts of the plan graphically.

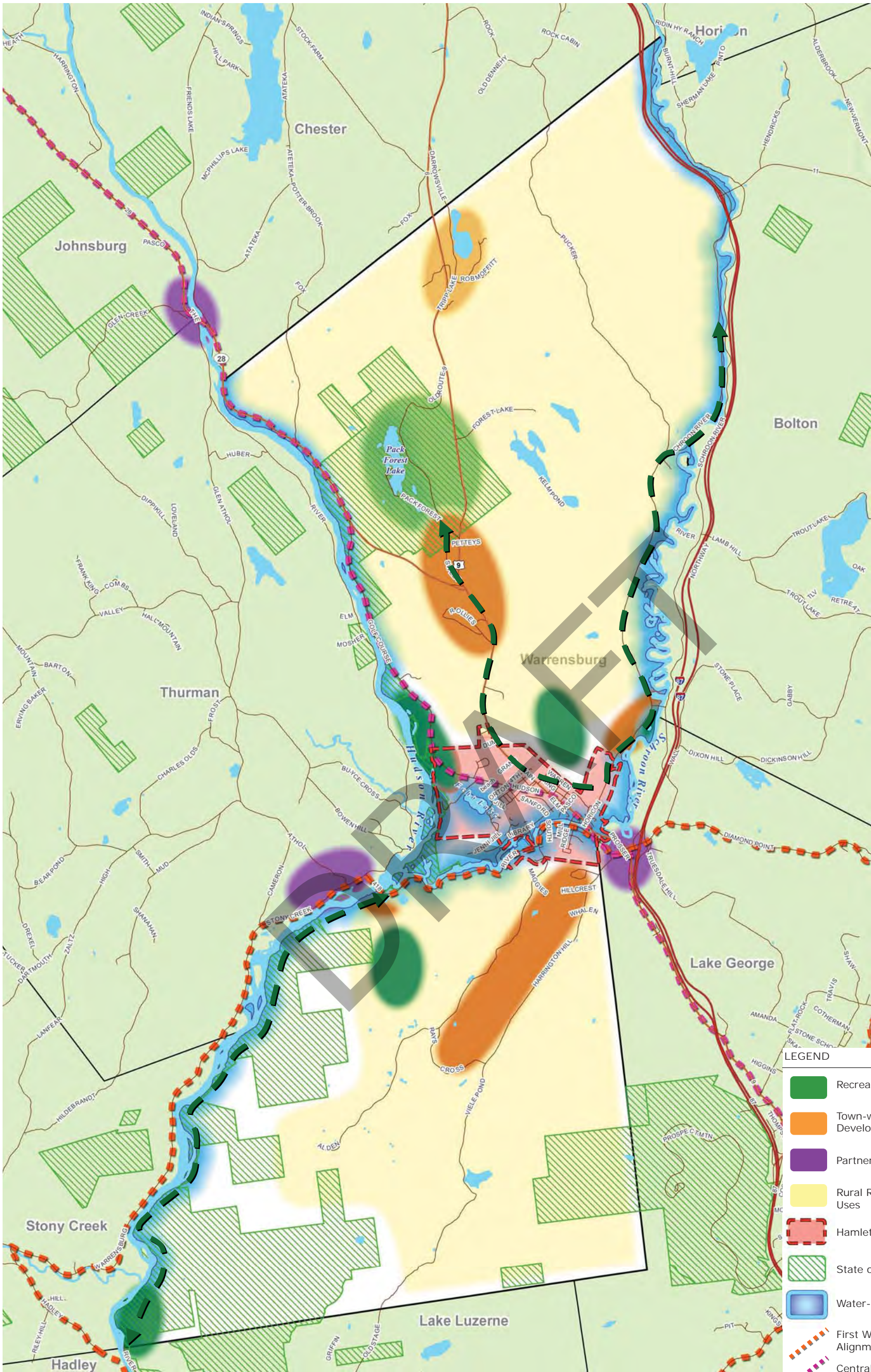
The Town-wide Future Land Use Map illustrates concepts including:

- ✓ Recreation Uses: These are areas in which the Town could focus resources on enhancing existing or establishing new recreational amenities.
- ✓ Town-wide Enhanced Development Areas: These include areas in which the APA-designated land use category allows for some commercial uses, which can be developed in the future.
- ✓ Partnership Opportunity Areas: Recognizing that the Town is part of a larger region, areas with opportunities for development as part of the First Wilderness Heritage Corridor or other efforts have been noted on the map.
- ✓ Rural Residential/Open Space Uses: Areas which are most suitable for open space or large-lot residential uses.
- ✓ Hamlet Area: This includes the APA-designated hamlet.
- ✓ State or County Forests: This includes the Lake George Park and Pack Forest Lands.
- ✓ Water-based Recreation: Areas along the Hudson, Schroon, and Pack Forest Lake shorelines which could be the site of enhanced recreation features.
- ✓ Existing Regional Trail Alignments: The First Wilderness Heritage Corridor trail (formerly Dude Ranch Trail) and the Central Adirondack Trail are noted.
- ✓ Proposed Bicycle/Pedestrian Recreation Connectors: Connections to the key features and trails that could be pursued in the future.

The Hamlet Future Land Use Map illustrates concepts including:

- ✓ Hamlet Gateways: Locations of potential gateways into the hamlet.
- ✓ Hamlet-Scale Residential Uses: These are areas for neighborhoods traditionally found within hamlets.

- ✓ Hamlet-scale Mixed-Use/Neighborhood Commercial: Refers to areas which may be appropriate for a mix of residential, office, and smaller scale commercial uses, usually in converted homes or other buildings compatible with adjacent neighborhoods.
- ✓ Recreational Uses: Active and passive parks which serve both residents and visitors.
- ✓ Core Commercial Uses: These are the proposed nodes of more intensive traditional commerce within the hamlet, appropriate to a Main Street setting.
- ✓ Business/Intensive Commercial/Civic Uses: Areas suited to larger-scale business or light manufacturing uses, not suited to a Main Street setting.
- ✓ Town-wide Infill Development: Areas which adjoin the hamlet which could be home to low-intensity commercial uses in the future, as noted in the Town-wide Future Land Use Map.
- ✓ Waterfront Commercial Uses: Locations along the Schroon River which could provide opportunities for water-enhanced or water-dependent uses.
- ✓ Proposed Bicycle/Pedestrian Recreation Connectors: As with the Town-wide Future Land Use Map, these are the connections to the key features and trails that could be pursued in the future.
- ✓ Main Street Improvement Area: The area in which streetscape enhancements and design guidelines or overlay districts should be utilized to promote a uniformly attractive Main Street for the community.




LEGEND

- Recreation Uses
- Town-wide Enhanced Development Areas
- Partnership Opportunity Areas
- Rural Residential/Open Space Uses
- Hamlet Area
- State or County Forests
- Water-based Recreation
- First Wilderness Trail Alignment
- Central Adk. Trail Alignment
- Bicycle/Pedestrian Recreation Connector (Proposed)

Town of Warrensburg
 COMPREHENSIVE PLAN AND WATERFRONT REVITALIZATION STRATEGY
 Town-wide Future Land Use Map
 DRAFT

Map Date:
 May 2011

Prepared by:


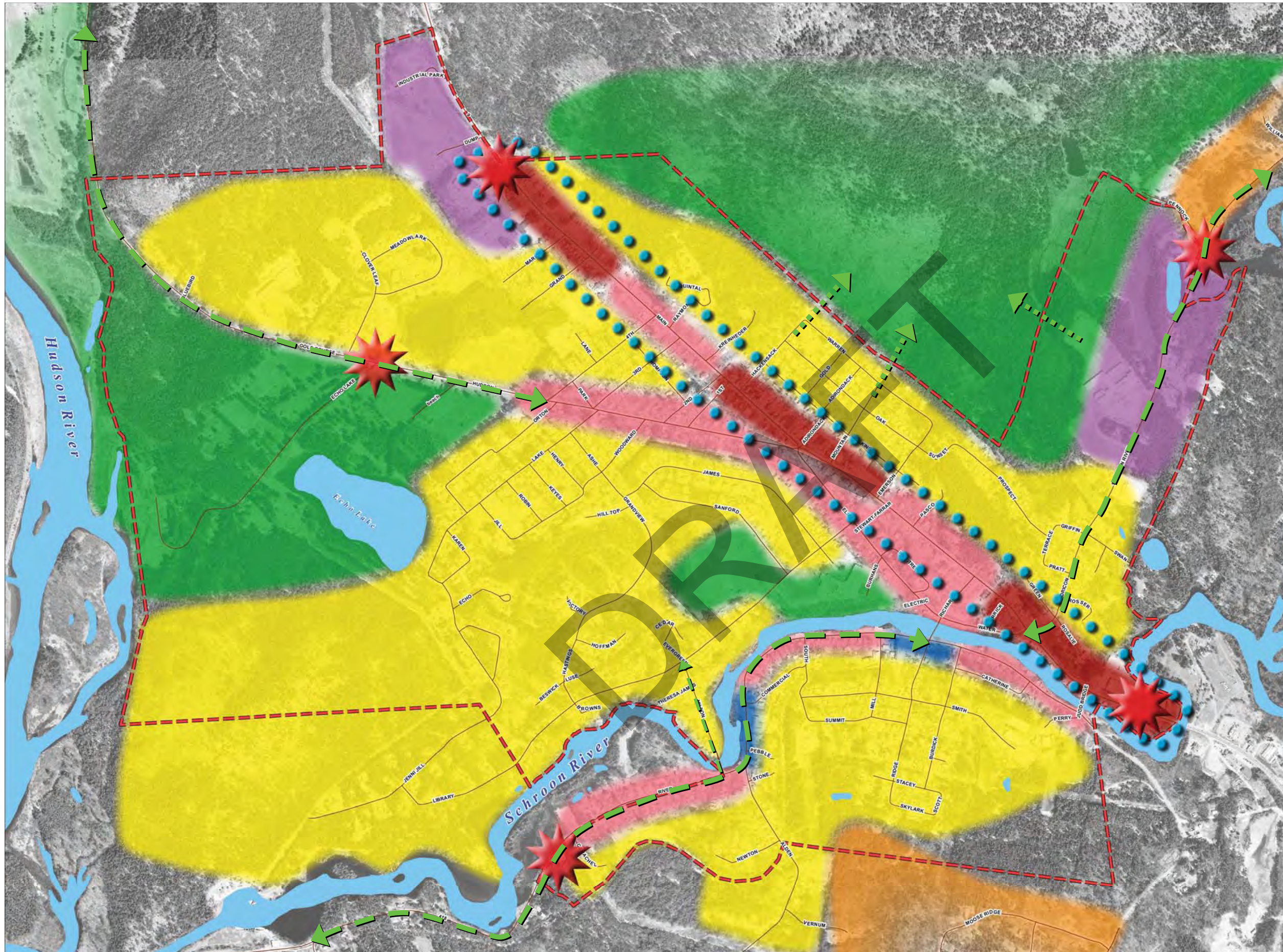
Prepared for:

This document was prepared for the Town of Warrensburg with funds provided by the New York State Department of State Division of Coastal Resources under Title 11 of the Environmental Protection Fund Act.




Town of Warrensburg
 COMPREHNSIVE PLAN AND
 WATERFRONT REVITALIZATION
 STRATEGY
Hamlet Future Land Use

DRAFT



LEGEND

-  Hamlet Gateway
-  Core Commercial Uses
-  Neighborhood Commercial
-  Business/Intensive commercial/
Civic Uses
-  Town-wide Infill Development
-  Waterfront Commercial Uses
-  Hamlet-scale Residential Uses
-  Recreational Uses
-  Main Street Improvement Area
-  Bicycle/Pedestrian Recreation Connector




Map Date:
 May 2011

Prepared by:

 Planning | Design | Landscape Architecture | PLE

Prepared for:

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V. Implementation

Comprehensive Plans are usually intended to guide a community for the next ten years, after which time, the plan should be revisited. To help the community implement the plan over the next decade, an implementation plan has been prepared. Some recommended actions should be implemented immediately, while others can be accomplished over the long-term. An incremental approach to implementation is often the most realistic approach from an efficiency and resource availability standpoint.

Toward this end, an implementation matrix has been established to provide a framework for the completion of each recommendation. The chart is intended to function as a quick-reference, stand-alone document. For each item that requires action, the implementation leader, potential implementation partners, a general schedule for implementation and general next steps.

Another issue for consideration when outlining an implementation strategy is the ability to assemble the funds required to complete certain recommendations. To assist the Town in this effort, the implementation matrix also identifies potential funding sources.

Planning Oversight Committee: To guide the implementation effort, it is recommended that the Town Board form a Planning Oversight Committee. The Planning Oversight Committee would oversee the timely implementation of the comprehensive plan. The Planning Oversight Committee will first set priorities within the implementation matrix by filling in the appropriate time frame for the completion of each plan recommendation. This group will then continue to use the chart as a way to track ongoing implementation. The Committee could meet quarterly or on an as-needed basis to further the plan recommendations or oversee the status of various plan actions.

Annual Status Report: Having a yearly list of action items builds accountability. Citizens, business owners and community organizations can clearly see how the Town of Warrensburg vision is carried out. Initial successes will ensure the plan continues to be a focus for continued future successes. It is recommended at the end of each year that the Planning Oversight Committee provide an annual status report recording the progress of plan implementation, describing the status of current projects and identifying projects needing additional action.

Report Card: Over time, conditions in the Town and region will change and new opportunities for action may arise. For this reason, a broader review of the comprehensive plan and its implementation should occur every five years (or sooner if circumstances warrant). A 'report card' can be generated that provides a checklist of achievements, a list of recommendations yet to be undertaken, and a summary review of accomplishments. This review will to ensure the plan continues to reflect the most effective and appropriate means to maintain the distinctive character of Warrensburg in the face of change.

DRAFT Implementation Matrix

Town of Warrensburg Comprehensive Plan & Local Waterfront Revitalization Strategy

Recommendation		Project Leader	Potential Partners	First Step	Potential Funding Source(s)	Implementation Timing (Years)			Date of Implementation
						0-2	3-5	6-10	
Town-Wide Economic Development									
A.1.	Develop an economic development plan/marketing analysis to meet local needs, capture travelers, maintain existing commerce and locate new businesses	WEDC	Town Board; Warren County; Chamber	Appoint Economic Development Committee (see A.7.); find funding for study	NYSDOS; National Grid	X			
A.2.	Cooperate with other member communities to develop regional opportunities within and adjacent to the Town	Town Board	Warren County	Participate in FWHC update	NYSDOS	X			
A.3.	Educate residents and business owners about opportunities to establish businesses throughout the town	POC	Planning Board; Chamber	Initiate zoning ordinance revisions	NYSDOS		X		
A.4.	Foster the growth of home-based businesses. Revise the zoning ordinance to allow a greater variety of home businesses	POC	Planning Board	Initiate zoning ordinance revisions	NYSDOS	X			
A.5.	Facilitate the ability of residents to commute to regional employment and service centers	POC	AGFTC; Warren County	Identify feasible location for a park and ride lot	AGFTC		X		
A.6.	Address the need for broadband access as a way to foster business growth	Town Board	Warren County; WPC	Conduct research into successful efforts in the North Country				X	
A.7.	Appoint an Economic Development Committee, charged with the oversight and implementation of economic development activities at the local level, including the implementation of appropriate recommendations of this plan	Town Board	n/a	Solicit letters of interest from business community and residents		X			

Hamlet Sustainability									
B.1.	Expand sewer infrastructure to all areas in the hamlet, beginning with high-priority residential needs	Town Board	Public Works Dept.; NYSEFC	Identify high priority areas	NYSEFC; National Grid	X	X		
B.2.	Create a set of design guidelines or standards to ensure that new buildings, as well as improvements to older structures, fit in with the overall character of the hamlet	POC	Planning Board	Initiate zoning ordinance revisions	NYSDOS	X			
B.3.	Create and maintain an inventory of vacant properties and storefronts and make this information available to local and regional business groups	EDC	Town Board, Chamber	Pursue funding to create inventory	NYSDOS (BOA); National Grid		X		
B.4.	Protect and enhance areas, sites and structures of special architectural, cultural, or historic values	POC	Planning Board	Initiate design guidelines; Study feasibility of CLG program	NYSDOS; OPRHP	X			
B.5.	Encourage the creation of apartments over businesses in the commercial districts to bring additional activity and customers to businesses while providing affordable housing options	POC	Planning Board	Initiate zoning revisions	NYSDOS; NYDHCR	X			
Main Street Revitalization									
C.1.	Update the Main Street Design Plan, addressing elements such as parking, pedestrian amenities, street trees, lighting, signage, and landscape features	POC	Planning Board; Warren County	Pursue funding to begin plan	NYSDOS; NYSDEC;	X			
C.2.	Foster Access Management principles on Route 9, to promote safe and orderly traffic movements and improve pedestrian conditions	Planning Board	Town Board, AGFTC	Initiate zoning revisions and/or design guidelines which conform to AGFTC guidance documents	NYSDOS; AGFTC	X			
C.3.	Develop nodes of commercial development along Route 9 to focus commercial uses, and reduce traffic conflicts	POC	Planning Board	Initiate zoning revisions	NYSDOS; NYSDEC	X			

C.4.	Enhance/relocate gateways into the hamlet area, especially along Route 9, to create a distinct edge for the hamlet and Main Street	POC	WBC; Warren County	Pursue funding for design of improvements	NYSDOS; NEA		X		
C.5.	Investigate partnerships to implement ongoing maintenance of the Route 9 streetscape	WEDC	WBC; Chamber	Complete Main Street Design plan			X	X	
Waterfront Enhancement									
D.1.	Explore opportunities for additional water-based recreation areas, to expand the type of waterfront experiences available in the Town	POC	WBC; WEDC; CAC	Pursue funding for park design/feasibility	NYSDOS; OPRHP		X		
D.2.	Enhance connections to the waterfront in the hamlet area by identifying and harnessing opportunities to “open the door to the waterfront”	POC	Planning Board	Undertake as part of zoning revisions	NYSDOS; NYSDEC	X			
D.3.	Consider enacting a local stormwater management ordinance	CAC	NYSDEC; LGPC	Pursue funding to draft language	NYSDOS; NYSDEC			X	
D.4.	Consider a petition to add Schroon River to the list of designated Inland Waterways	Town Board	Towns of Chester, Horicon, & Bolton	Draft petition to NYSDOS	n/a	X			
Open Space and the Environment									
E.1.	Explore ways to improve the efficiency of the Town’s water system	Town Board	CAC; NYSDEC	Pursue funding to begin study	NYSDEC			X	
E.2.	Work with NYSDEC, the APA, Lake George Park Commission, and other agencies to implement protective procedures to reduce the spread of aquatic invasive species	CAC	NYSDEC; APA; LGPC	Form CAC			X		
E.3.	Establish a community garden as a way to improve access to sustainable, healthy food, improve social connections, and offer expanded recreation and education opportunities.	WBC	Town Board	Identify location for potential community garden	Healthy Communities	X			
E.4.	Consider establishing a Conservation Advisory Council (CAC)	Town Board		Solicit letters of interest from residents	n/a	X			

Housing										
F.1.	Revise zoning to allow/promote options in senior housing, including assisted housing, independent housing, accessory apartments, and similar uses within or near the hamlet area	POC	Planning Board	Initiate zoning revisions	NYSDOS	X				
F.2.	Revise zoning to allow or promote more affordable housing options including smaller lots, duplexes, rentals, and energy efficient housing options	POC	Planning Board	Initiate zoning revisions	NYSDOS	X				
F.3.	Work with the real estate community to promote the assets of the Town to potential residents and businesses	WEDC	Chamber; ARCC	Form EDC and reach out to real estate community	National Grid		X			
F.4.	Promote programs which can provide assistance to eligible homeowners to make repairs and improvements to their homes	Town Board	Warren County; NYSERDA	Identify program sources	n/a	X				
Infrastructure and Governance										
G.1.	Conduct a review and revision of the Town land use regulations, to bring the codes into compliance with the recommendations of this plan while creating user-friendly documents	POC	Planning Board	Initiate zoning revisions	NYSDOS	X				
G.2.	Revise subdivision ordinance and procedures to promote contemporary priorities and development patterns	POC	Planning Board	Initiate zoning revisions	NYSDOS	X				
G.3.	Explore ways to effectively utilize existing facilities for community events	Town Board	Senior Center; School District	Appoint community event coordinator		X	X			
G.4.	Support local cultural resource institutions and groups, as a way to enhance the community facilities available to the public	Town Board	Library	n/a	n/a	X				
G.5.	Continue to share services with Warren County, adjacent communities, and the School District as an efficient way to use resources	Town Board	Warren County; Town of Thurman; School District	Identify opportunities for shared services	n/a	X	X			

G.6.	Expand the recycling and composting services available to residents	Town Board	NYSERDA; NYSDEC; CCE	Pursue funding for feasibility study	NYSERDA; CCE			X	
G.7.	Maintain the high quality of emergency services currently provided to Warrensburg residents and businesses	POC	Fire Department; Planning Board	Coordinate project review with emergency service providers	n/a	X			
G.8.	Expand the features of the website for the Town, including allowing visitors and residents to search for services, map locations of businesses, and find dates for local festivals and events	Town Board	WEDC; Digital Towpath	Identify proposed changes to website	n/a	X			
G.9.	Explore the feasibility of alternative energy production within the Town	Town Board	NYSERDA	Pursue funding for feasibility study	NYSERDA; Nat. Grid			X	
G.10	Provide consistent and efficient code enforcement	Code Enforcement	Town Board; Warren County	Coordinate with County on efficiency of enforcement	n/a				

Recreation

H.1.	Promote the many existing recreation amenities in the Town, to let residents & visitors know about the recreation opportunities available in the area	POC	WEDC; Chamber; Warren County	Pursue funding to develop marketing materials and signage	NYSDOS; OPRHP		X		
H.2.	Pursue further improvements to the Farmer's Market, such as increasing available parking and improving pedestrian safety	Town Board	WEDC; WBC;	Pursue design of needed improvements	NYSDOS; NYSA&M		X		
H.3.	Evaluate opportunities to increase the type and variety of features at the Town's parks and recreation facilities	POC	WBC;	Determine scope of improvements to parks	OPRHP			X	
H.4.	Expand connections to regional trail and recreation networks, including bicycle trails, snowmobile trails, the First Wilderness Heritage Corridor, and scenic byways	POC	Warren County	Begin coordination with regional trail groups	NYSDOS; OPRHP; Parks & Trails		X		
H.5.	Establish a formal parking area for the Hackensack Mountain trailhead	POC	WBC; WEDC; CAC	Pursue funding for parking design/feasibility	NYSDOS; OPRHP			X	
H.6	Consider the establishment of recreation fees for large-scale residential development								

Key:

AGFTC	Adirondack/Glens Falls Transportation Council
CAC	Warrensburg Conservation Advisory Council
CCE	Cornell Cooperative Extension
LGPC	Lake George Park Commission
NEA	National Endowment for the Arts
NYSDEC	New York State Department of Environmental Conservation
NYSDOS	New York State Department of State Department of Coastal Resources
NYSDOS (BOA)	New York State Department of State Brownfield Opportunity Area
NYSDOT	New York State Department of Transportation
NYSEFC	New York State Environmental Facilities Corporation
NYSERDA	New York State Energy Research and Development Authority
OPRHP	New York State Office of Parks, Recreation, and Historic Preservation
POC	Planning Oversight Committee
TNC	The Nature Conservancy
WBC	Warrensburg Beautification Committee
WEDC	Warrensburg Economic Development Committee

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KEY PLANNING TERMS

Adirondack Park Agency (APA): New York State governmental agency created in 1971 to develop long-range land use plans for both public and private lands within the boundary of the Park. The APA is responsible for maintaining the protection of the forest preserve, and overseeing development proposals of the privately owned lands.

Complete Streets: Complete Streets are designed and maintained to enable safe access for all users: pedestrians, bicyclists, motorists and transit riders of all ages and abilities. A complete street may include: sidewalks, bike lanes or wide paved shoulders, bus lanes, public transportation stops, pedestrian crossings and signals, median islands, curb extensions, narrower travel lanes, roundabouts, and more.

Conservation Advisory Council (CAC): An advisory council tasked with guiding the development, management and protection of its natural resources. The charter of a formal CAC is set forth in Article 12-f, Section 239 of NYS law. However, a community may also create an informal group with most or all of the same duties and responsibilities, without the need to strictly follow the charter set forth under General Municipal Law.

Design Guidelines: Used by communities to regulate the form and appearance of development. These may be mandatory or can be merely guiding principles, and can apply to both the architecture and the site features, such as parking, landscaping, lighting, and signage. These guidelines may be encapsulated within a zoning ordinance, or may be adopted as a stand-alone document.

First Wilderness Heritage Corridor: An intermunicipal action plan for the coordination of community, recreational, cultural, and historic resources in the towns of Johnsburg, Thurman, Stony Creek, Warrensburg, Lake Luzerne, Hadley, and Corinth. The plan was created through the New York State Department of State's Local Waterfront Revitalization Program.

Gateway: An entrance corridor that heralds the approach of a new landscape and defines the arrival point at a destination. Gateways can be formed by landscape features, architectural features, topography, or a distinct change in land use.

Mixed-Use: A land use designation which combines residential and commercial uses in close proximity or even in the same building. A building with a first-floor shop and a second floor apartment is a mixed-use building. An area in which single-family homes are interspersed with commercial businesses can also be considered mixed-use.

Node: A center of activity. In terms of walkability, a node can be defined as the distance people are willing to walk to a destination without getting in their cars and driving – normally about 1500 feet.