

# Town of New Baltimore

## Comprehensive Plan

### Appendix



Prepared By:



February 9, 2007

## Appendix 1 – CPAG Report Public Meeting Summary

## **I. CPAG PUBLIC INPUT SUMMARY**

The New Baltimore Town Board formed the Citizen's Planning Advisory Group (CPAG) in 2004. The charge of this group included soliciting public input, drafting a vision and goals statement for the town, and presenting findings to the Town Board which outlined methods to update the Comprehensive Plan. As part of this process, the CPAG hosted several public information and input sessions in 2004, as well as conducting interviews with town officials. In addition, a community survey mailed to residents. The results of the CPAG's efforts are detailed in the "Report of the Citizens Planning Advisory Group to New Baltimore Town Board", issued in June 2005.

A selected portion of this report, which summarized the results of the public input process, as well as the results of the community survey, follows.

## **Public Input Summary**

The following pages are extracted from Volume 1 of the Report of Report of the Citizens Planning Advisory Group to New Baltimore Town Board, date June 2005. It summarizes what citizens said at each of the public meetings held as part of the CPAG process. In addition, there is a summary of a SWOT analysis, which stands for Strengths, Weaknesses, Opportunities, and Threats. This is a public input tool used by many communities when undergoing a Comprehensive Plan revision.

### Image of New Baltimore

Below is a summary of input on the "Image of New Baltimore" as recorded on flipcharts at three Public Outreach meetings:

Cornell Firehouse - April 22	Town Hall - April 24	Medway - Grapeville - April 28
Thruway Rest stop People don't know what is in town North and South Boundaries not clear River, trees, hamlet River as gateway, New Baltimore range Church as foundation Boat building history Families, roots Sense of community Quiet - the sticks Weekenders from NYC Historic nature of Hamlet Central location Farming, farms Charm - birds etc. Near Albany < 30 minutes Historic buildings throughout town Fruit growing between WWI and WWII Safe and crime free People are friendly Long time residents, old families Diversity of community	Rural Scenic Historic River Oriented People Green Calm, Peaceful Pastoral Pockets of depression, poverty Idle farms Active farms Thruway rest area Important natural resources Charming hamlet Contrast of well maintained and poorly maintained properties Want vibrant community Need focus on positive Good neighbors, families More cohesiveness Good architecture Make it a destination more people are aware of Artists No retail business - no Mom/Pop joints	Historical - whole town not just hamlet Historic barns and cemeteries Rural aspect of town Architecture Fishing and hunting Wildlife No housing developments like Delmar Peaceful No ATVs Good recycling plan No traffic lights Little light pollution, can see the stars Agricultural past, preserve for future Clean air Historic river craft Mix of poverty and affluence Lost - can't get there from here Scenic quality Quality of people People are helpful to others in need Great museums nearby Need to interpret history Strong sense of community Desire to keep community in tact Right to farm community Replant apple trees Ancient Indian sites, arrowheads, flint mine

**What do you like about New Baltimore? What do you want to make sure does not change?**

Historic aspect

- Historic character of town - cemeteries, stone walls
- Architecture of town - farm houses, churches, inns, grand houses
- Architectural diversity

Rural character

- Small town character
- Rural, lightly populated, open space
- Quiet and peaceful, laid back pace
- River scenery and recreation
- Not heavily developed - want to keep it green
- Not suburban
- Well kept
- Beautiful well kept farms, low traffic
- Country roads
- Parks
- Outdoor activities (hiking etc)

Natural aspects

- Open space
- Wildlife - bald eagles, birds,
- Stocking of Hannacroix creek, sportsmen's club
- Natural resources - wetlands
- Pastoral - see stars at night
- Native wild flowers
- Vistas of River and mountains
- Clean air and water

Government

- Open government
- Grass roots control of community
- Concerned active citizens
- These meetings - continue process

Sense of Community

- People are friendly, caring and helpful
- There is a diverse population with different life styles and all are accepted by the community
- People are active in the community - volunteers
- Potential to do it right and keep the river front undeveloped

Location and Business

- Proximity to Albany and job opportunities
- Easy access to NYC, Boston, Montreal
- Nearness to transportation - Thruway, Airports, route 9W
- Close to River
- Businesses are on route 9W
- Good place for small business
- Marina (but it is noisy)

**What would you like to see changed or improved about New Baltimore?**

Code enforcement

- More enforcement of existing codes/regulations
- Appearance of some properties - Junk control

## Report of Citizens Planning Advisory Group to New Baltimore Town Board, June 2005

- Noise controls - dogs, snowmobiles, loud stereos
- Open burning
- Trailer control, litter
- ATVs and snowmobiles on property, late hours, no regulation
- Lack of hazardous material removal (old paint etc)
- Too much speed (traffic)

### Taxes

- Taxes are too high relative to services
- Tax process - annual reassessment
- Insufficient commercial tax base
- Taxes too high on open space and farmland
- Taxes too high for people on fixed income (seniors)
- Valuation of homes due to influx of money leading to increased taxes (for appreciated parcels)
- County does not share sales tax with towns

### Community - communication

- Lack of community identity,
- 3 school districts make it difficult to connect
- No town center
- Lack of communication and knowledge of needs
- More focus on property other than the hamlet
- No easy way to communicate - better information
- Lack of media coverage

### Youth and Seniors

- Few activities or jobs for teenagers
- Drug and alcohol abuse
- Need to pass on sense of community to youth
- Senior citizen's services and center (combine with a community center)
- Need more community activities (youth, agricultural based, general)
- Baseball team

### Traffic

- Lower speed limit, better enforcement
- No police department
- ATVs and snowmobiles going all night, riding on roads, destroying property
- More limits on high density development
- Better road maintenance

### Preservation

- Enhance rural character without stifling business
- Zoning laws to retain rural character
- Enhance commercial activity along route 9W in keeping with character of town
- Preserve farms (Armstrong farm)
- Preserve wildlife resources
- Limit suburban sprawl
- Loss of general stores
- Too many ticks

**SWOT from Community and Citizens Planning Advisory Group Input - March 2, 2005**

<p><b>Strengths</b></p> <ul style="list-style-type: none"> <li>• Historic character of town - cemeteries, stone walls</li> <li>• Architecture of town - farm houses, churches, inns, grand houses</li> <li>• Small town character</li> <li>• Rural, lightly populated, open space</li> <li>• Quiet and peaceful, laid back pace</li> <li>• River scenery and recreation</li> <li>• Beautiful well kept farms, low traffic Country roads</li> <li>• Parks</li> <li>• Open space</li> <li>• Wildlife - bald eagles, birds,</li> <li>• Stocking of Hannacroix creek, sportsmen's club</li> <li>• Natural resources - wetlands</li> <li>• Pastoral - see stars at night</li> <li>• Native wild flowers</li> <li>• Vistas of River and mountains</li> <li>• Clean air and water</li> <li>• Open government</li> <li>• Grass roots control of community</li> <li>• Concerned active citizens</li> <li>• People are friendly, caring and helpful</li> <li>• There is a diverse population with different life styles and all are accepted by the community</li> <li>• People are active in the community - volunteers</li> <li>• Sense of Community</li> <li>• Nearness to transportation - Thruway, Airports, route 9W</li> <li>• Close to River</li> <li>• Businesses are on route 9W</li> <li>• Marina (but it is noisy)</li> </ul>	<p><b>Opportunities</b></p> <ul style="list-style-type: none"> <li>• Keep it green, not suburban, not heavily developed</li> <li>• Outdoor activities</li> <li>• Continue process such as these meetings</li> <li>• Potential to do it right and keep the river front undeveloped</li> <li>• Proximity to Albany and job opportunities</li> <li>• Build on easy access to NYC, Boston, Montreal</li> <li>• Good place for small business</li> <li>• Better road Enhance rural character without stifling business</li> <li>• Zoning laws to retain rural character</li> <li>• Enhance commercial activity along route 9W in keeping with character of town</li> <li>• Preserve farms (Armstrong farm)</li> <li>• Preserve wildlife resources</li> <li>• Limit suburban sprawl</li> <li>• Modify and improve codes and educate residents</li> <li>• See what other towns are doing</li> <li>• Build on state eco tourism efforts</li> <li>• Work with 'regional' efforts (ie. Greenway)</li> <li>• Work with neighboring communities to balance visions and "harmonize" laws.</li> <li>• Relatively inexpensive land could allow of open space preservation</li> <li>• Thruway rest area gets many people to stop in New Baltimore</li> <li>• Second home market could support tax base</li> </ul>
<p><b>Weaknesses</b></p> <ul style="list-style-type: none"> <li>• More enforcement of exiting codes/regulations</li> <li>• Appearance of some properties - Junk control Taxes are too high relative to services</li> <li>• Tax process - annual reassessment</li> <li>• Taxes too high on open space and farmland</li> <li>• Taxes too high for people on fixed income (seniors)</li> <li>• Lack of community identity,</li> <li>• 3 school districts make it difficult to connect</li> <li>• No town center</li> <li>• Lack of communication and knowledge of needs</li> <li>• More focus on property other than the hamlet</li> <li>• Few activities or jobs for teenagers</li> <li>• Drug and alcohol abuse</li> <li>• Need to pass on sense of community to youth</li> <li>• Senior citizen's services and center (combine with a community center)</li> <li>• Need more community activities (youth, agricultural based, general)</li> <li>• Baseball team</li> <li>• No police department</li> <li>• ATVs and snowmobiles going all night, riding on roads, destroying property</li> <li>• Inadequate definitions in codes</li> <li>• Inadequate developmental/residential zoning protection</li> <li>• Lack of affordable housing</li> <li>• Lack of senior housing</li> <li>• Lack of knowledge of geology and hydrology of area</li> </ul>	<p><b>Threats</b></p> <ul style="list-style-type: none"> <li>• Noise controls - dogs, snowmobiles, loud stereos</li> <li>• Open burning</li> <li>• Trailer control, litter</li> <li>• ATVs and snowmobiles on property, late hours, no regulation</li> <li>• Lack of hazardous material removal (old paint etc)</li> <li>• Too much speed (traffic) Insufficient commercial tax base</li> <li>• Valuation of homes due to influx of money leading to increased taxes (for appreciated parcels)</li> <li>• County does not share sales tax with towns</li> <li>• No easy way to communicate - better information</li> <li>• Lack of media coverage</li> <li>• Lower speed limit, better enforcement</li> <li>• More limits on high density development</li> <li>• Loss of general stores</li> <li>• Too many ticks</li> <li>• Large scale development moving closer</li> <li>• Other communities have better controls and may drive "bad" development our way</li> <li>• Moratoria in other areas may increase development pressure here</li> <li>• New development could hurt existing wells</li> <li>• Relatively inexpensive land may encourage unwanted development</li> </ul>



## **Town of New Baltimore Community Survey**

The following pages depict the results of the 2004 survey conducted as part of the CPAG process, with the percentage of responses for each question. For a complete analysis of this data, please see Volume 2 of the Report of Report of the Citizens Planning Advisory Group to New Baltimore Town Board.

## Town of New Baltimore Community Survey

*For each question, please “ ✓ ” the appropriate box or write your answer in the spaces provided*

### 1. How important are the following QUALITY OF LIFE elements for you and your family?

	% B L A N K	%VERY IMPORTANT	%IMPORTANT	%UNSURE	%UNIMPORTANT	%No opinion
Historic Character	3	37	48	7	6	2
Rural/small town atmosphere	3	58	34	4	5	0
Active farms	2	41	40	8	7	4
Open space	2	52	39	5	4	0
Peace and quiet	2	64	30	2	2	2
Seeing stars at night	2	57	28	4	6	4
Local jobs	3	36	39	11	12	1
Law enforcement	4	37	41	9	11	2
Code enforcement	2	34	44	10	11	2
Quality of town services	5	37	50	5	6	2
Scenic views	4	48	43	4	3	2
Sense of community involvement	3	22	53	15	6	3
Senior services	2	27	45	15	9	4
Youth Programs	3	23	48	15	11	4
Environmental quality	2	57	36	3	2	2
Local shops	4	16	48	16	17	3
Commercial services	4	12	42	22	20	4
Quality of schools	3	52	36	4	6	2
Emergency services	2	61	34	3	1	1
Quality of roads and highways	1	48	46	2	3	1

***For each question, please “ ✓ ” the appropriate box or write your answer in the spaces provided***

**4. How satisfied are you with New Baltimore’s FUNCTIONS & SERVICES?**

	%BLANK	%VERY SATISFIED	%SOMEWHAT SATISFIED	% DISSATISFIED	%No opinion
Fire protection	3	74	16	0	10
Volunteer Rescue Squad (EMS)	6	66	17	1	17
Advanced Life Support (Paramedic)	7	50	20	2	28
Police	8	27	30	23	20
Town Justice/Court	7	33	28	8	30
Town Board	6	33	40	12	15
Town Planning Board	5	25	38	15	22
Town Zoning Board of Appeals	6	17	32	14	36
Assessment process	6	12	30	47	10
Senior Services	8	10	20	18	52
Youth Programs	8	10	27	17	45
Library Services	10	14	20	21	46
Code Enforcement	6	12	33	30	25

**5. How satisfied are you with the following ROADWAY/TRAFFIC ISSUES in New Baltimore?**

	%BLANK	%VERY SATISFIED	%SOMEWHAT SATISFIED	% DISSATISFIED	%No opinion
Speed limits	2	32	47	19	2
Speed limit enforcement	2	25	30	36	9
Speed limit signage	3	35	47	13	6
Road hazard/blind spot signage	4	30	45	15	10
Street name signage	4	45	40	11	4
Snow removal	2	57	30	10	3
Road conditions/maintenance	3	37	40	21	2
Street lights	4	26	30	13	31

**6. How satisfied are you with ACCESS to New Baltimore Town Government?**

	%BLANK	%VERY SATISFIED	%SOMEWHAT SATISFIED	% DISSATISFIED	%No opinion
Hours of operation (Town Hall)	3	52	33	4	11
Responsiveness to residents’ concerns	4	30	41	14	15
Overall communications with residents	4	29	43	19	9
Phone accessibility to officials	4	33	40	5	21
E-mail accessibility to officials	6	16	22	3	59
Website information	6	14	26	5	54
Accessibility to town records	4	25	32	6	37
Access to information about existing town laws and codes	3	24	34	10	32

**7. The following focuses on COMMUNICATIONS in New Baltimore:**

<b>Do you think . . .</b>	<b>%YES</b>	<b>%UNSURE</b>	<b>%NO</b>	<b>%No opinion</b>
Local newspapers are an adequate source of Town news? <b>3% BLANK</b>	40	17	38	5
The town website is an adequate source of information? <b>7% BLANK</b>	17	30	11	41
A periodic town newsletter distributed by mail would be helpful in keeping residents informed and involved? <b>10% BLANK</b>	76	11	8	4
Would you support expenditure of funds for a periodic newsletter? <b>4% BLANK</b>	58	16	24	3

**8. The following discusses the ROLE of Town Government:**

<b>How important do you think it is for the Town to . . .</b>	<b>%VERY IMPORTANT</b>	<b>% IMPORTANT</b>	<b>% UNIMPORTANT</b>	<b>%No opinion</b>
Work to preserve the rural and historic character of the town? <b>3% BLANK</b>	60	32	7	1
Regulate the appearance of commercial and retail businesses? <b>5% BLANK</b>	50	38	11	1
Regulate billboards, signage and advertisement? <b>4% BLANK</b>	52	34	11	3
Regulate the location of adult use businesses? <b>4% BLANK</b>	63	22	10	5
Pursue installation of public water along the 9W developmental corridor? <b>7% BLANK</b>	29	26	31	14
Pursue installation of public sewer? <b>8% BLANK</b>	22	24	34	20
Adopt a noise ordinance? <b>4% BLANK</b>	26	38	27	9
Control the extent of trees removed during development of forested parcels? <b>4% BLANK</b>	38	31	23	8
Adopt an open burning ordinance <b>5% BLANK</b>	19	26	45	10
Strictly enforce existing Town Code regulations? <b>8% BLANK</b>	38	44	12	6
Retain current laws banning landfills in the Town? <b>4% BLANK</b>	64	23	11	3
Actively pursue a portion of Greene County sales tax revenues? <b>4% BLANK</b>	64	26	4	6
Adjust property taxes on open-space properties whose owners permanently give up development rights? <b>6% BLANK</b>	39	26	14	20

**9. Would you be in favor of PURSUING THE FOLLOWING should any funding be required?**

<b>Please check all that apply.</b>	<b>%NO</b>	<b>%Yes, but using only grant money</b>	<b>%Yes, using tax incentives</b>	<b>%Yes, using existing town and/or county funds</b>	<b>%Yes, even if it requires additional town taxes</b>	<b>%No Opinion</b>
Improve town parks	15	46	n/a	25	6	5
Protect open spaces	12	29	19	18	12	7
Protect working farms and farmlands	8	25	32	20	10	9
Protect historic buildings and sites	7	41	18	20	7	3
Protect scenic landscapes	9	40	20	24	10	5
Protect sensitive environmental sites	7	42	18	24	13	4
Provide a community center	38	26	n/a	15	6	11
Support a voluntary spay/neuter program for homeless animals	31	34	n/a	20	8	10
Improve the look of signage	25	16	5	22	4	19
Improve plantings	38	25	7	20	3	18
Sidewalks		16	2	14	4	19
Hazardous Materials Disposal Day	12	28	15	n/a	21	14
Public access to the Hudson River	9	42	11	18	14	11
Other: ( )						

**10. The following questions focus on ECONOMIC DEVELOPMENT:**

<b>Do you think that . . .</b>	<b>%YES</b>	<b>%UNSURE</b>	<b>%NO</b>	<b>%No opinion</b>
Increased economic development is a way to bring jobs and lower taxes? <b>4% BLANK</b>	64	18	18	1
Economic development would damage the character of the Town? <b>6% BLANK</b>	25	31	41	3
It is possible to have economic development and retain the rural character of the Town? <b>4% BLANK</b>	67	18	14	1
The Town should encourage economic development? <b>7% BLANK</b>	65	18	15	2
Public water/sewer is essential for economic growth? <b>5% BLANK</b>	52	14	29	6
The visual appearance of business is important? <b>6% BLANK</b>	83	10	5	2
Commercial development should be localized or concentrated to the 9W corridor (see Area 2 on map on page 6)? <b>6% BLANK</b>	72	9	16	3
Commercial development should also be allowed in other parts of town? <b>5% BLANK</b>	30	26	41	3
Home-based or "Mom and Pop" businesses should be encouraged? <b>4% BLANK</b>	83	11	2	4

**11. What is your source of DRINKING WATER? 11% BLANK**

2% Public water      97% Private well/Other Source ☐

Are you concerned with any of the following characteristics of your drinking water source?		%VERY CONCERNED	%CONCERNED	%NOT CONCERNED	%No opinion
Quantity?	9% BLANK	28	20	49	3
Color?	10%BLANK	24	13	59	4
Odor	9% BLANK	26	16	54	5
Level of Pollutants?	10% BLANK	31	21	43	4
Taste?	10% BLANK	29	20	47	4
Cost?	13% BLANK	24	19	48	9
Additional costs [treatment/filtering]	23% BLANK	22	23	43	12
Other:	_____				

Do you feel the need for the installation of public water in your area?

20% Yes      80% No  
16% BLANK

**12. Are you on a PUBLIC SEWER SYSTEM?**

19% Yes      81% No  
14% BLANK

If NO, skip the following system satisfaction questions. If YES:

Are you satisfied with your public sewer system?		%VERY SATISFIED	%SATISFIED	%DISSATISFIED	%No opinion
Quality of service	76% BLANK	51	32	8	10
Cost	77% BLANK	10	27	51	12
Benefits of health/safety	78% BLANK	42	38	8	12

Do you feel the need for the installation of public sewer in your area?

11% Yes      89% No  
62% BLANK

☐ If yes, how much would you pay yearly for this service? \_\_\_\_\_

**13. The following focuses on RESIDENTIAL DEVELOPMENT:**

Do you think that . . .	%BLANK	%YES	%UNSURE	%NO	%No opinion
The Town should encourage housing developments that preserve open space?	4	60	16	21	3
Zoning should be changed to preserve the rural character of the town?	4	53	25	19	3
The Town should regulate major subdivisions involving 5 or more parcels to assure they are in keeping with the rural and historic character of the town?	3	77	11	9	3
The Town should increase the lot size minimum in the more rural areas of the town (current minimum is 2 acres)?	3	38	17	42	3
The Town should adjust the minimum lot size based on ability of the land to support septic and water needs?	5	61	17	17	5
Residential development leads to an increased tax burden?	7	37	30	29	5
The Town should regulate development on lots where environmental limitations exist?	7	72	16	7	4
The Town should limit multi-unit [apartments/condos] to specific areas in Town?	5	74	11	12	3
The Town should limit mobile home parks to specific areas in Town?	4	81	8	10	2
The appearance of mobile home parks is important?	4	87	5	6	2
The appearance of residential housing is important?	4	79	9	8	3

15. Using the map above, please indicate where in the Town of New Baltimore you live or own land?

54% Area 1  
8% BLANK

13% Area 2

20% Area 3

13% Area 4

16. The following questions focus on DEMOGRAPHICS.

The demographic information you provided **cannot** be associated with you or your name. The information is being asked so that we can see how representative the group responding to the survey is of the community profile found in the federal 2000 Census and if there are differences of opinion across town.

**Do you live in New Baltimore?**

97% Year-Round

0.3% Part-Time

3% Land Owner only

5% BLANK

**How many years have you lived (or owned land) in the Town of New Baltimore?**

11% 0-5 years

8% 6-10 years

10% 11-15 years

14% 16-20 years

57% over 20 years

0.2% BLANK

**In which School District do you live (or own land)?**

39% Ravena/Coeymans/Selkirk

37% Coxsackie/Athens

24% Greenville

5% BLANK

**What are the ages of the people in your household?**

Please write the number of people and gender in each age group.

	0-12 years	13-17 years	18-25 years	26-45 years	46-64 years	65 or older
Male	6%	4%	4%	9%	19%	9%
Female	4%	4%	4%	11%	17%	9%

Example:

You and your wife are between 26-45 years, and have 3 children (two boys ages 2 and 13, and one girl age 6).

	0-12 years	13-17 years	18-25 years	26-45 years	46-64 years	65 or older
Male	1	1		1		
Female	1			1		

**How far from home do you work?**

7% At home

10% 0-5 miles

18% 6-15 miles

36% Over 15 miles

29% Not applicable

13% BLANK

**What is your annual household income range?**

13% Below \$25,000

31% \$25,000-\$50,000

26% \$50,000-\$75,000

16% \$75,000-\$100

14% Greater than \$100,000

33% BLANK

## Appendix 2 - Map Inventory and Demographic Summary



## **II. MAPPING AND DEMOGRAPHIC SUMMARY**

### ***A. Existing Land Use***

The development of different land uses in New Baltimore is a product of the town's natural features and transportation routes. Table 1 breaks down the amount of each land use found in New Baltimore. The data is based on an 'assessment code' assigned by the Town Assessor who is guided by a directory of codes provided by the New York State Office of Real Property Services.

The New York State Office of Real Property Services has developed a simple and uniform classification system that is used in assessment administration in New York State. The system of classification consists of numeric codes in nine categories. Each category is composed of divisions, indicated by the second digit, and subdivisions (where required), indicated by a third digit. The nine categories are:

#### Category Description

100 Agricultural - Property used for the production of crops or livestock.

200 Residential - Property used for human habitation. Living accommodations such as hotels, motels, and apartments are in the Commercial category - 400.

300 Vacant Land - Property that is not in use, is in temporary use, or lacks permanent improvement.

400 Commercial - Property used for the sale of goods and/or services.

500 Recreation & Entertainment - Property used by groups for recreation, amusement, or entertainment.

600 Community Services - Property used for the well being of the community.

700 Industrial - Property used for the production and fabrication of durable and nondurable man-made goods.

800 Public Services - Property used to provide services to the general public.

900 Wild, Forested, Conservation Lands & Public Parks - Reforested lands, preserves, and private hunting and fishing clubs

Understanding the patterns of land use in a community lends insight about predominant development types as well as deficiencies. Table 1 on the following page shows the breakdown of land uses by the major categories.

Table 1 Breakdown of Land Use		
Land Use	Acres	% of Total
Agriculture	2,181	8.47%
Residential	12,353	47.99%
Vacant	9,553	37.11%
Commercial	505.4	1.96%
Recreation & Entertainment	237.97	0.92%
Community Service	212.46	0.83%
Industrial	265.51	1.03%
Public Service	263	1.02%
Wild, Forested, Conservation Lands	171	0.67%

In addition to analyzing the amount of land use types, it is also helpful to understand where the land use categories are located throughout the town. To this end, a map was prepared showing the land use categories (refer to Map 1 – Land Use). These categories are investigated in the following section, to note specific patterns as well as how the percentages are broken down into the subdivisions.

#### *Residential*

The primary land use in town is residential, which includes housing stock near the hamlet, some newer subdivisions, large parcels formerly used as farms, seasonal residences, mobile homes, and properties with multiple residences. Much of the land classified as residential in the western portion of town is in a subcategory called “Rural Residential with Acreage”, meaning a rural residence with 10 or more acres of land. The majority of the remainder is designated as “Residential – Single and Two-family”, which denotes residential lots of less than ten acres. The remainder of the residential land is classified as apartments and seasonal residences. With regard to the residential distribution, Map 1 illustrates that the Rural Residential with Acreage lots are located throughout town, with most located in the eastern portion. The smaller residential lots are found near the hamlet, along Route 9W and River Roads, with the concentration becoming more scattered towards the west boundary of the town.

#### *Vacant Land*

Vacant land, the next largest category at 37%, is made up of residential vacant lands of less than 10 acres, or rural vacant lands over 10 acres, (waste lands, swamps, rocky areas, and woods and brush of noncommercial tree species not associated with forest lands).

### *Agricultural Lands*

The next largest category is Agricultural Lands at approximately 8%. These are mostly made up of livestock farms, with one parcel denoted as field crops on the border of Greenville. There are several large farm parcels in town, with most located in the central portion between NYS Route 9W and County Route 51.

### *Commercial & Industrial*

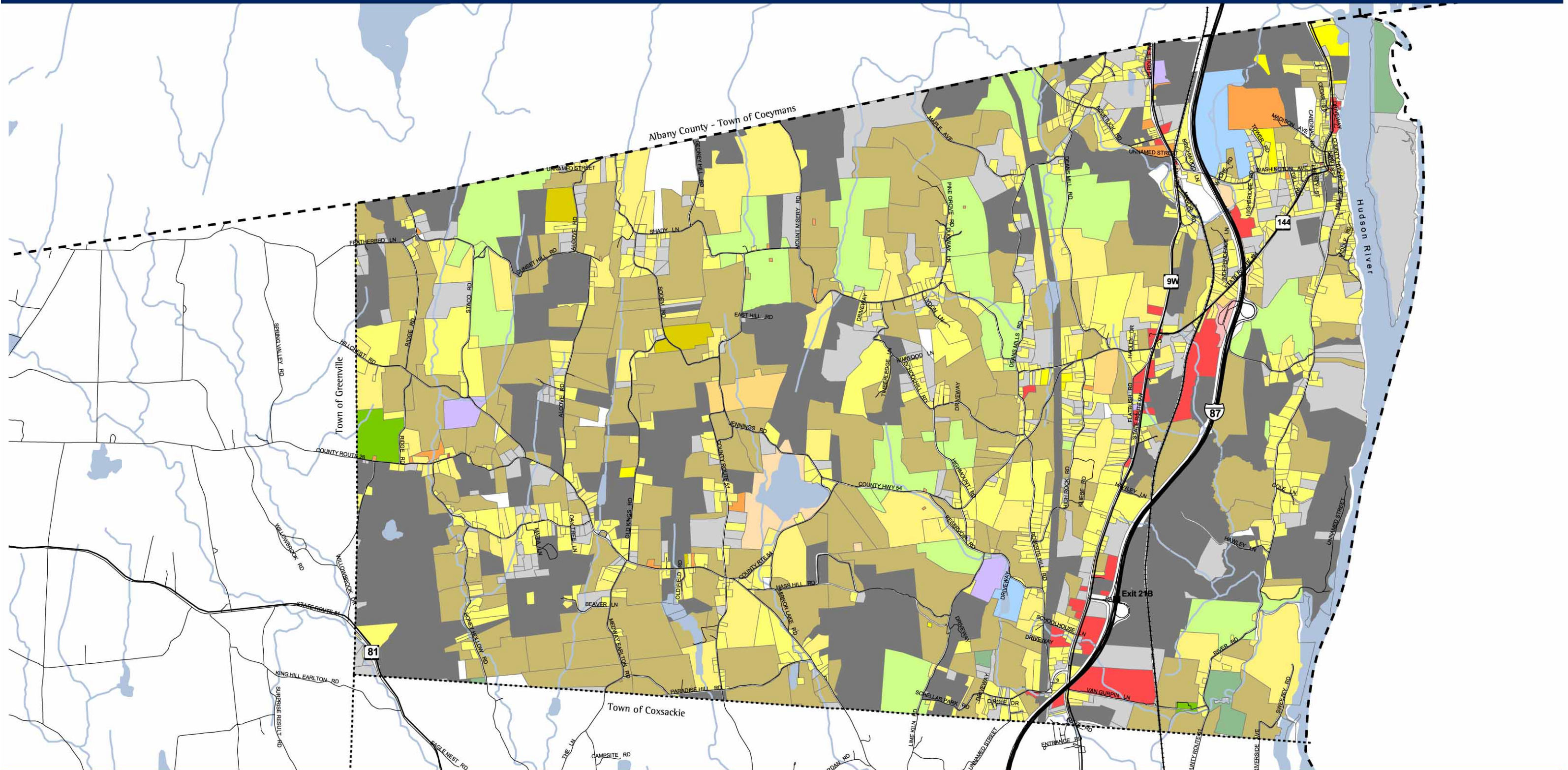
Commercial (2%) and industrial (1%) are also important land uses in the town, although they do not currently make up a large percentage of the town's acreage. The commercial areas, mostly located along NYS Route 9W, consist mainly of small, locally owned, auto-dependent enterprises. Many of these suited to the rural nature of the town, such as engine repair and agricultural equipment sales. Along the southern end of town, there are a few businesses which are more geared toward the presence of the Exit 21B interchange, such as gas stations, hotels, and restaurants. This area also contains a portion of Kalkberg Park, a 146 acre commerce park which straddles the New Baltimore/Coxsackie boundary. This park can accommodate larger development in the range of 200,000 – 300,000 square feet, and contains the Serta facility. There are currently six parcels in town classified as industrial, and are owned by such facilities as F&F Maintenance, and Package Pavement Company.

### *Other*

The remaining land in the town is made up of Public Service Land (1%), Recreation and Entertainments (1%), Community Service (0.8%), and Wild, Forested, and Conservation Lands (0.6%). The public service land is mostly the area surrounding the Coxsackie Reservoir. Community service lands are mostly owned by churches, such as the Gospel Community Church near the hamlet. The RC Sportsman's Club land makes up most of the recreation and entertainment category. The final category, Wild, Forested, and Conservation Lands, are owned either by New York State, or by private conservation groups, such as the New Baltimore Conservancy.

**Map 1 – Land Use**





- Agriculture - Livestock
- Agriculture - Field Crops
- Residential Land with Acreage
- Residential - Single and Two Family
- Seasonal Residences
- Apartments
- Vacant Land < 10 Acres
- Vacant Land > 10 Acres
- Commercial
- Recreation and Entertainment
- Community Service
- Public Service
- Industrial - Manufacturing & Processing
- Industrial - Mining & Quarrying
- Wild, Forested, Conservation Lands

- Thruway Exit
- County Boundary
- Railroad
- Towns\_u83.shp
- Thruway
- State Route
- County or Local Road
- Parcel Boundary
- River or Stream
- Lake or Pond

## Town of New Baltimore, New York Comprehensive Plan Update Current Land Use

Data provided by Greene County Department  
of Planning and Economic Development  
Original Source: Town of New Baltimore Assessor.  
Data is in process of being updated.





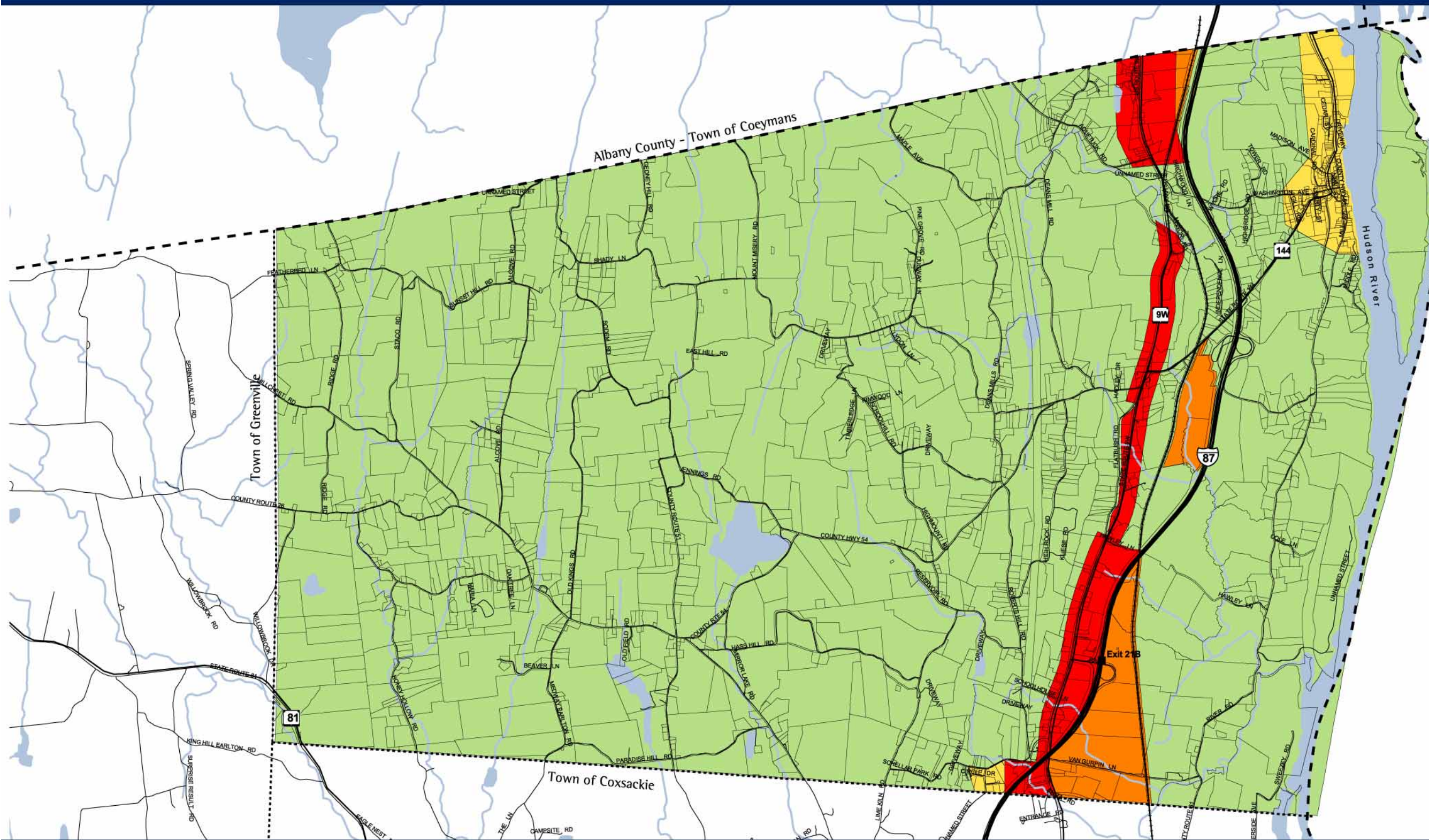
## ***B. Zoning***

### **Districts**

Currently, the town's zoning ordinance includes 4 zones: rural residential/agricultural, hamlet residential, developmental, and commercial. The following table summarizes the purposes of each zone.

<b>Table 2 Existing Zoning</b>	
<b>Zone</b>	<b>Objectives</b>
Rural residential/ Agricultural	<ul style="list-style-type: none"><li>○ Located in areas which are already rural and unlikely to be served by public water or sewer</li><li>○ Commercial uses not discouraged but must blend with surrounding land uses and go through special permit process</li></ul>
Hamlet residential	<ul style="list-style-type: none"><li>○ Located in already densely developed residential areas</li><li>○ Restoration of existing buildings is encouraged</li></ul>
Developmental	<ul style="list-style-type: none"><li>○ Located in areas with excellent access to roads and the possibility of public water and sewer facilities</li><li>○ Industry and multifamily housing is encouraged</li></ul>
Commercial	<ul style="list-style-type: none"><li>○ Located on NYS Route 9W, with railroad and NYS Thruway access.</li><li>○ Area is now, or may in the future, be served by public water and sewer, creating potential for the area to provide a tax base and employment.</li></ul>
Source: Town of New Baltimore Code Book	

## Map 2 – Existing Zoning



- Zoning**

  - Commercial
  - Developmental
  - Hamlet/Residential
  - Rural/Agricultural
- Thruway Exit
  - County Boundary
  - Railroad
  - Towns\_u83.shp
  - Thruway
  - State Route
  - County or Local Road
  - Parcel Boundary
  - River or Stream
  - Lake or Pond

Town of New Baltimore, New York  
Comprehensive Plan Update  
Existing Zoning

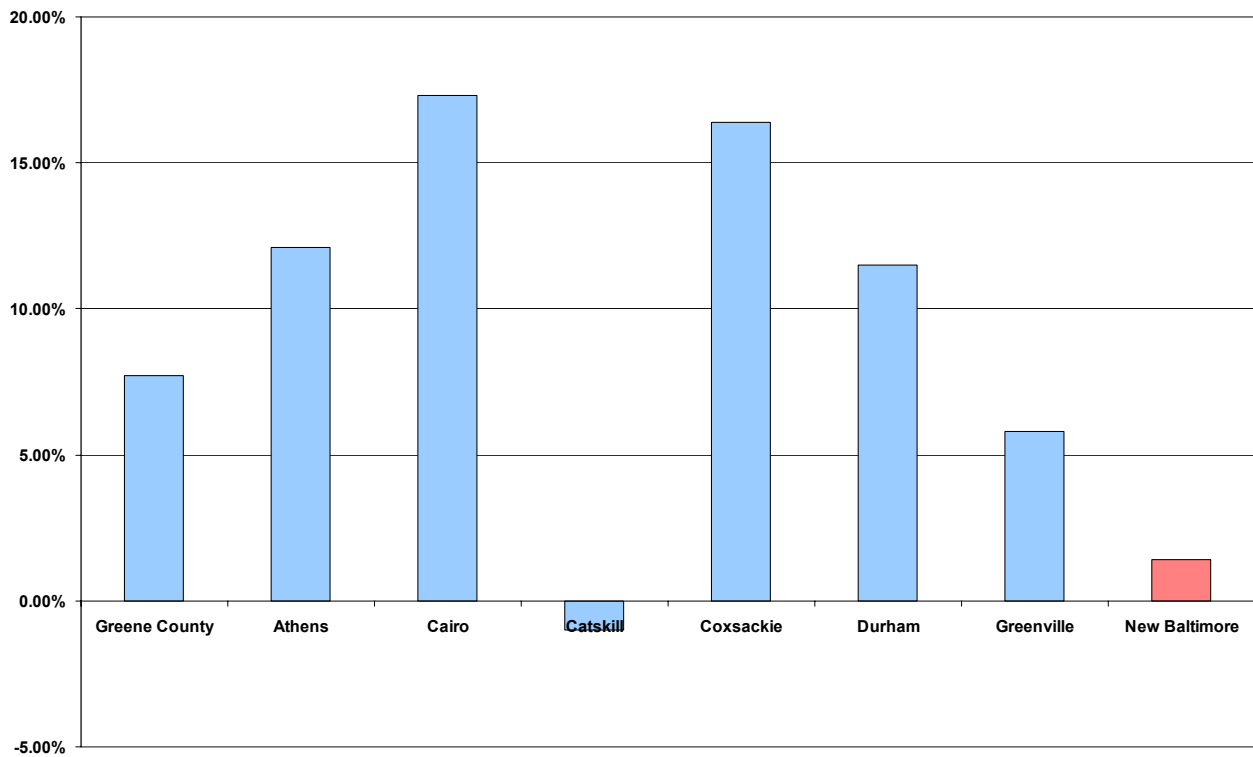


## ***C. Demographics and Economic Trends***

### **Population**

According to the 2000 census, there are 3,417 residents in the Town of New Baltimore. The population increased by 1.4% between 1990 and 2000 (see Figure 1) which is a slower rate of growth than the surrounding towns in northeast Greene County and Greene County itself. Only the Town of Catskill showed a decrease in population during the same time period.

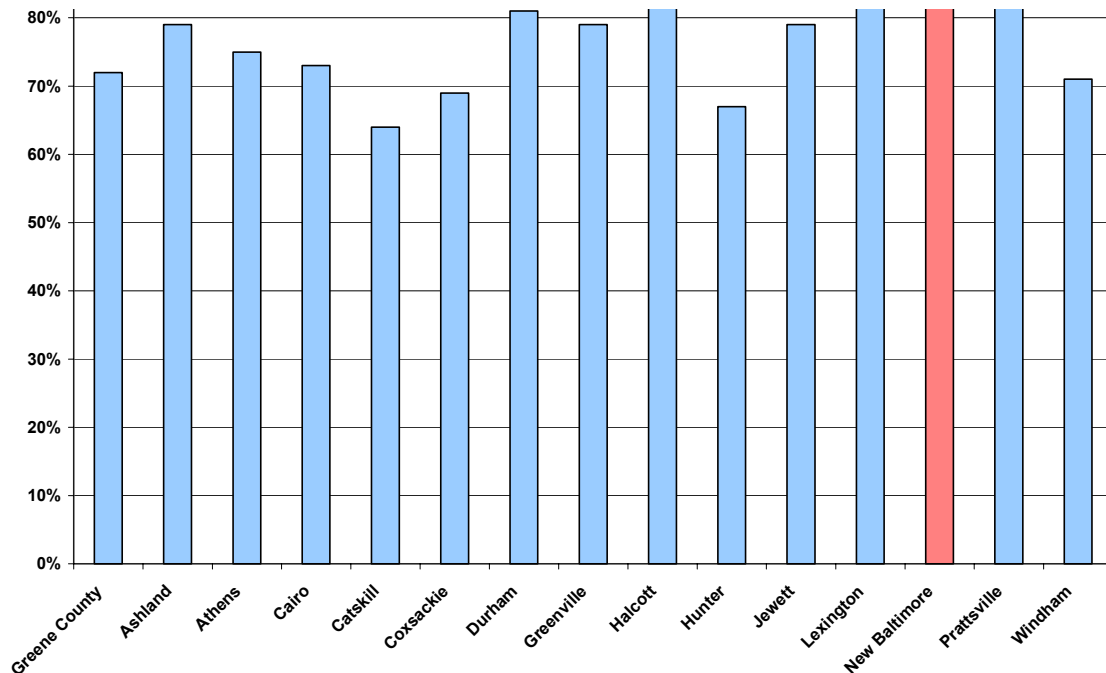
**Figure 1 - Percentage of Population Change, Selected Towns in Greene County, 1990-2000**



## Housing

According to the U.S. Census Bureau, there are 1,269 occupied housing units in the town of which 85% are owner occupied which is one of the highest rates of owner occupancy in Greene County (see Figure 2). Only 44% of the housing units are considered seasonal as compared to 72% in Greene County indicating a strong year-round population in the town. The median value for owner-occupied housing is \$48,136 - the highest in the northeast portion of the county and \$12,000+ more than Greene County.

Figure 2 - Percentage of Owner Occupied Housing, 2000



An analysis of building permits, subdivisions, and site plan applications from 1993 to 2003 indicates a sharp drop in activity in the latter half of the 1990s. However, activity for subdivisions and building permits has increased since 2000. (see Figure 3) The popularity of New Baltimore as a place to live is expected to grow. The rural, small-town quality is highly prized by many people.

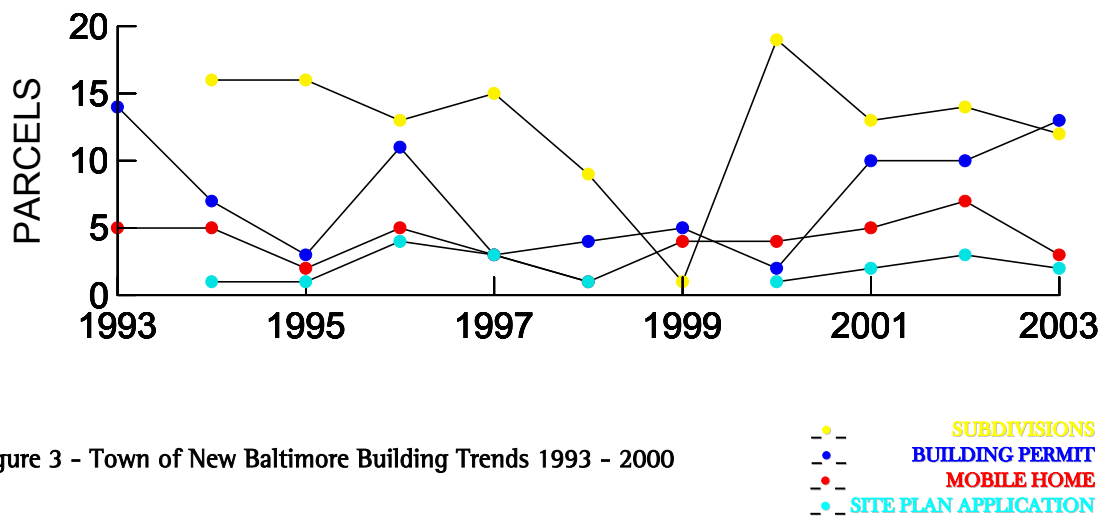


Figure 3 - Town of New Baltimore Building Trends 1993 - 2000

## Economic Profile

New Baltimore is one of the wealthiest towns in Rensselaer County, with a per capita income of \$20,636 in 1999 (see Figure 4). New Baltimore also had a low poverty level, with only 5.3% of the population with incomes below the poverty level in 1999. Management and professional make up the largest segment of employment at 37%. In terms of education, New Baltimore has a high percentage of its population with bachelor and advanced degrees as compared to other towns in northeast Greene County (see Figure 5).

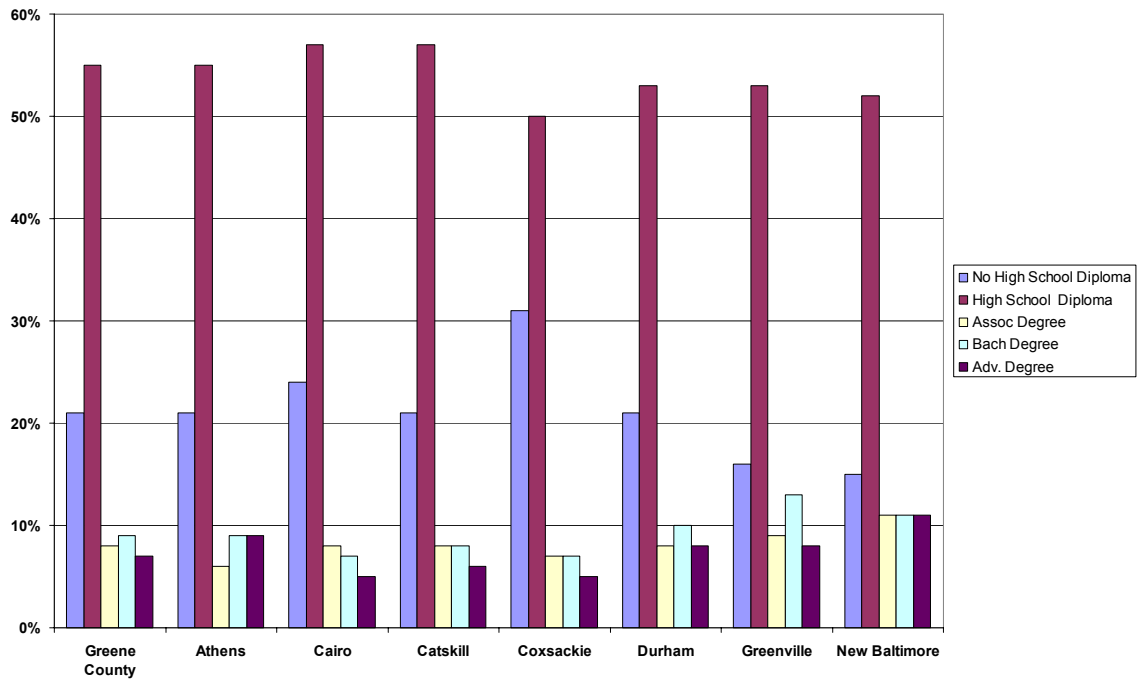


Figure 5 - Educational Breakdown, 2000

## ***D. Environmental Features and Natural Resources***

New Baltimore is home to many environmental features which play an important role in ecological function and rural character. This section of the inventory examines the environmental features throughout the town.

### **Lakes & Waterways**

The Hudson River is the major waterway in the town, forming the eastern municipal boundary. In addition, there are several smaller creeks and streams which run north-south through the town. There are also several small lakes, including the Cocksackie Reservoir, Beaver Dam Lake, and Silver Lake. Water quality varies, but none of the water bodies in the town are known or suspected to be impaired or stressed, according to the 2005 NYS Waterbody Inventory/Priority Waterbodies List.

### **Wetlands**

New Baltimore has several wetlands, shown on Map 3. These are all regulated by the NYS DEC, which limits development within the wetland itself, as well as a 100' buffer. Although smaller wetlands, which would be regulated by the Army Corps of Engineers (ACOE), may exist, there is no registry which lists them. However, these wetlands would be revealed through the course of development, and the ACOE would claim jurisdiction at that time. The presence of state and federal regulations provides protection against development in these wetlands.

### **Groundwater Resources**

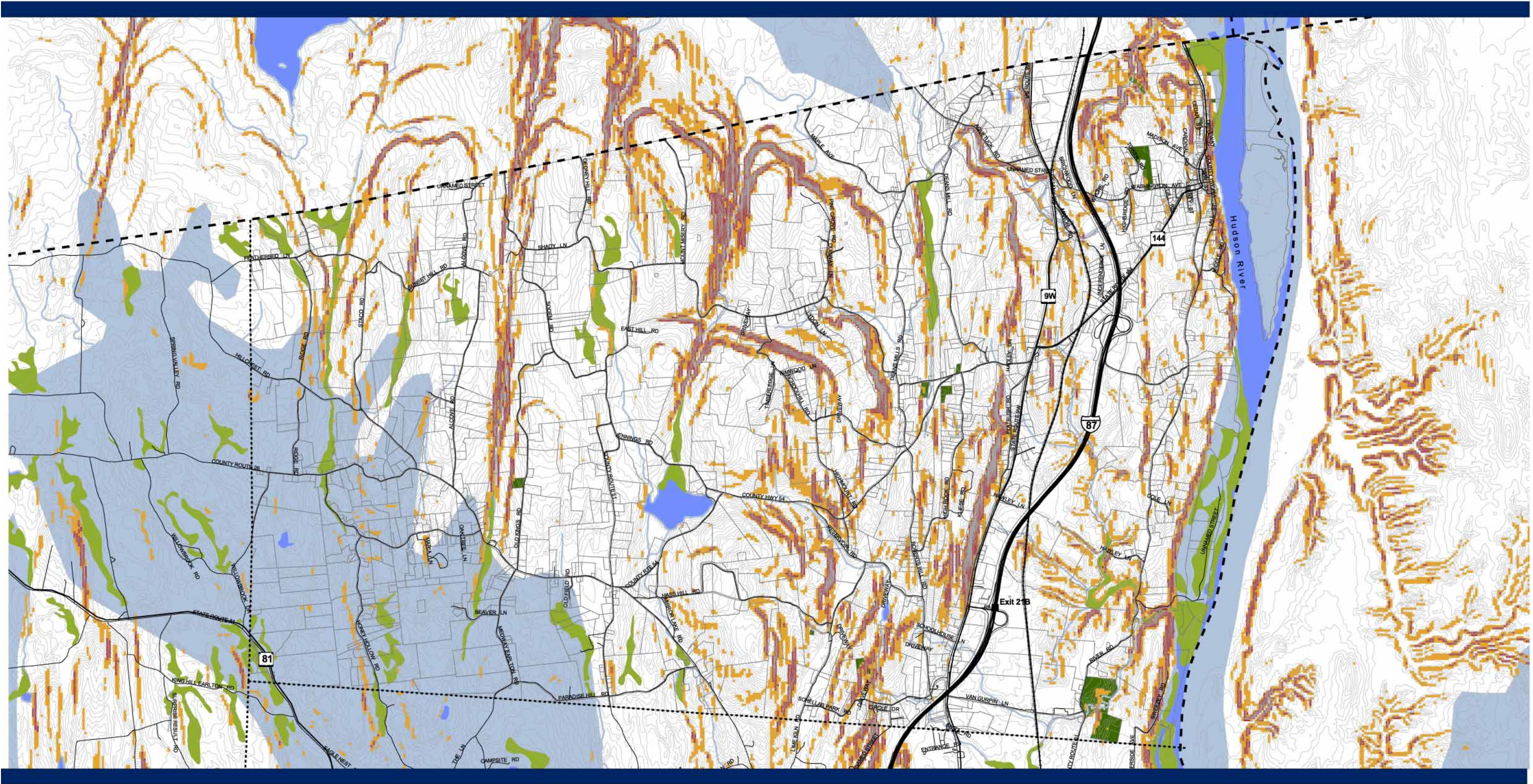
The southwestern portion of town contains a significant portion of an aquifer, as well as a smaller area in the southeast corner between River Road and the Hudson River. These areas represent the location of important groundwater resources of local and regional consequence.

### **Steep slopes**

Although much of New Baltimore is hilly, the steepest slopes are concentrated in the central portion of town and generally run north-south. (See Map 3) These slopes exceed 25% in many places. This area lies within the rural residential/agriculture zone. These slopes also represent an important component to the character of New Baltimore, a visually pleasing aspect that many residents enjoy.

**Map 3 – Natural Resources**





- Steep Slope
- 15%-25%
  - >25%
- Publicly Owned Land
- NYS DEC Wetland
- Parcel Boundary
- Lake
- Aquifers
- 10 Foot Contour
- River or Stream
- County Boundary
- Railroad
- Towns\_u83.shp
- Thruway
- State Route
- County or Local Road
- Thruway Exit

# Town of New Baltimore, New York Comprehensive Plan Update Natural Resources



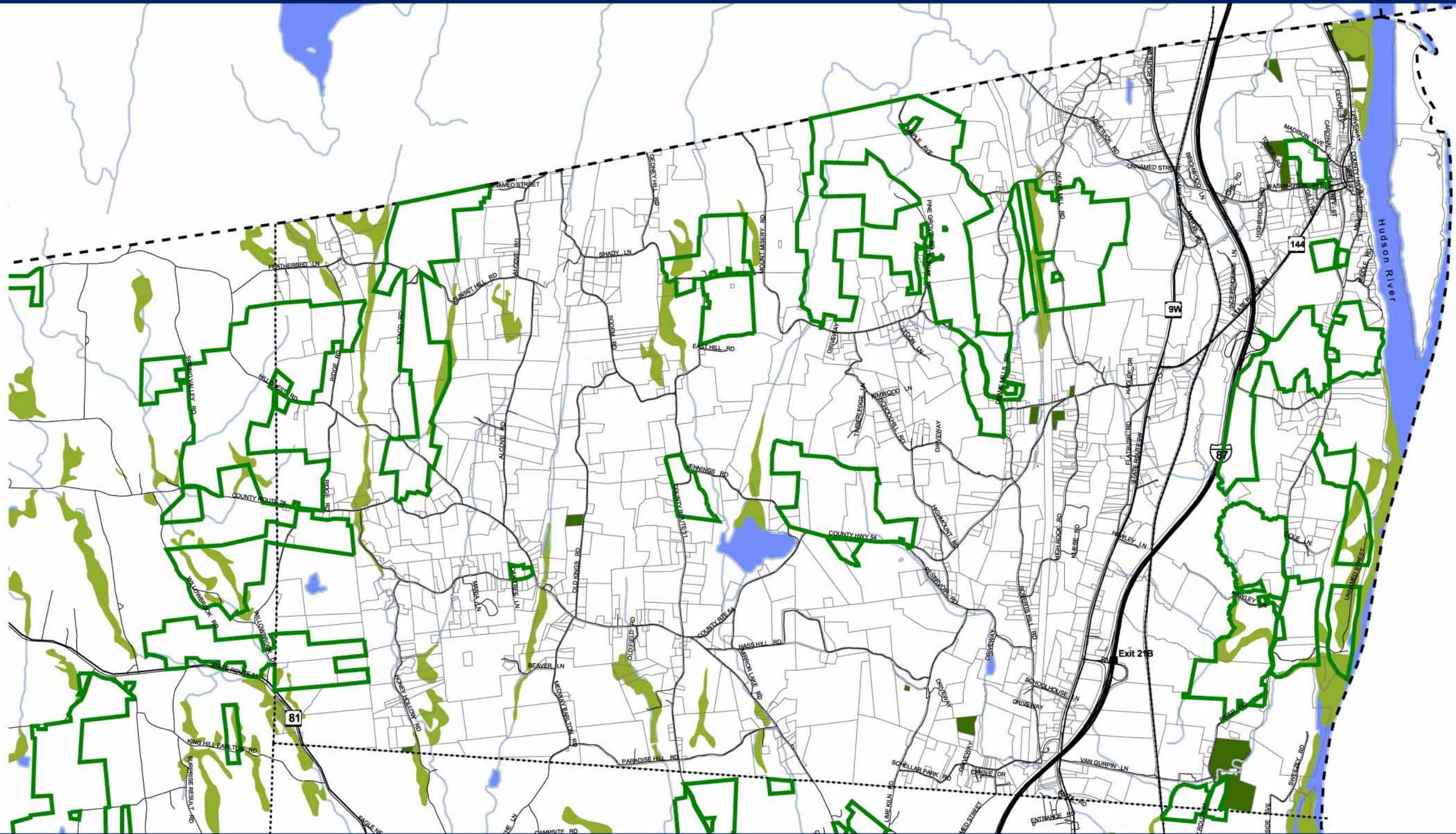


## **Agriculture**

Agriculture played a vital role in the historic and cultural development of the town. Today, farming continues to be fundamental to the character of the town. There are several agricultural districts in town, which provide tax benefits and protection against the loss of farmland. The aesthetic character of this part of town is also heavily influenced by the working farms which are spread throughout the landscape. Although the economic role of farming has lessened over time, the importance of a farming presence to the rural nature of town has increased.



## Map 4 – Agricultural Districts



- Publicly Owned Land
- NYS DEC Wetland
- Parcel Boundary
- Lake
- Ag District
- River or Stream
- County Boundary
- Railroad
- Towns\_u83.shp
- Thruway
- State Route
- County or Local Road
- Thruway Exit



SOURCE: Greene County Department of Planning and Economic Development, 2005.

## Town of New Baltimore, New York Comprehensive Plan Update Agricultural Districts



0 4000 Feet

**ELAN**  
PLANNING & DESIGN, INC.

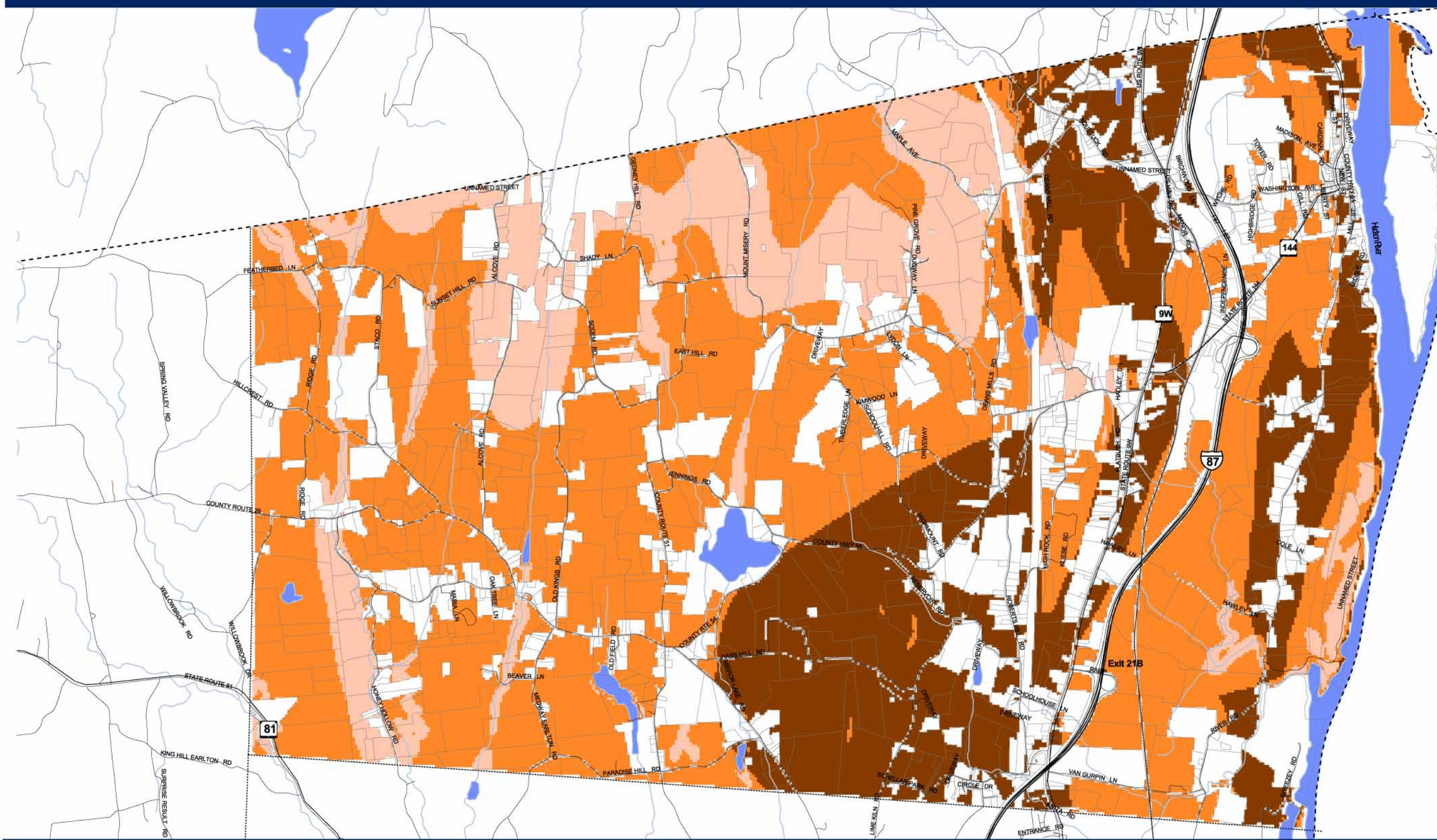


### ***E. Development/Conservation Potential Analysis***

One tool for analyzing the information found in this inventory is to examine the development/conservation potential. This analysis can be a useful tool for guiding growth. By examining factors such as distance to roads and cities, slopes, aquifers, state wetlands, public land, drive time zones from the NYS Thruway, and geologic constraints, the development potential for a parcel can be evaluated (see Map 5). Conversely, a parcel's conservation potential can be revealed by looking at wetlands, floodplains, slopes, agricultural soils, and distance to roads, hamlets, and cities (see Map 6). Some factors play a role in both analyses – for instance, steep slopes are a hindrance to development potential, but increase the value of a parcel in terms of conservation. Map 7 combines both analyses to determine where they converge or diverge. Some areas are suited to both development and conservation. By identifying these areas, the town can begin to make informed decisions about future land use in an effort to resolve these potential conflicts before they arise.

The sources of the data used to create these maps are Greene County Department of Planning and Economic Development and the New York State GIS Clearinghouse, which maintain digital Geographic Information Systems (GIS) files for municipalities, including the town. The files from these agencies were created from a variety of sources, including Real Property parcel data, NYS Department of Transportation data, USDA Soil Surveys, interpretation of aerial photos, and National Flood Insurance maps.

## Map 5 – Development Potential



- Development Potential

  - Low
  - High
- Parcel Boundary

Lake

River or Stream
- Development Criteria:

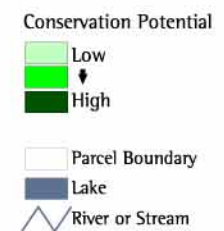
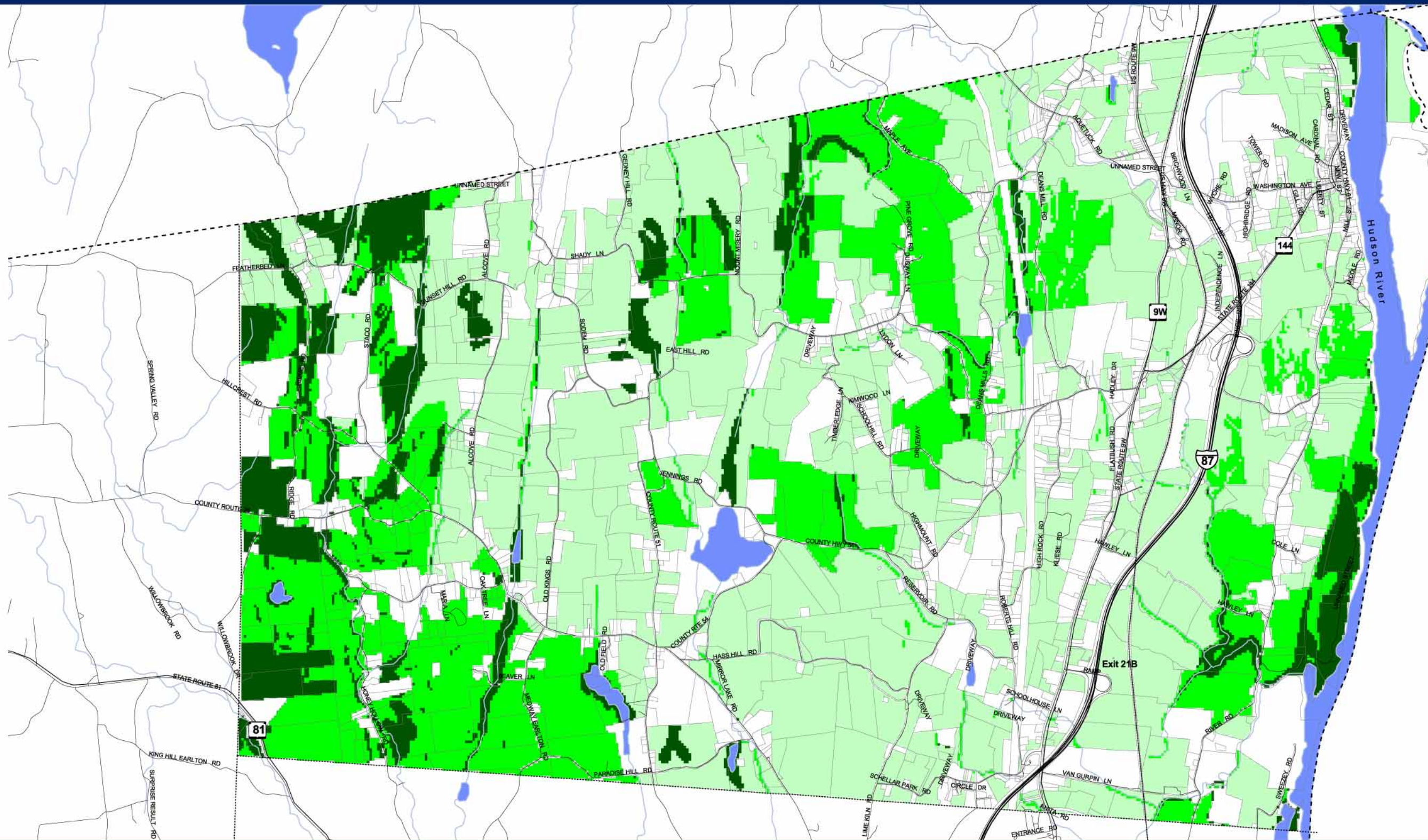
  - Slopes
  - Distance to City > 10,000 Persons
  - Average Distance to Roads
  - Aquifers
  - State Wetlands
  - Public Land
  - Drive Time Zones
  - Geologic Constraints

Town of New Baltimore, New York  
Comprehensive Plan Update  
Development Potential

2000 0 2000 4000 Feet

## Map 6 – Conservation Potential

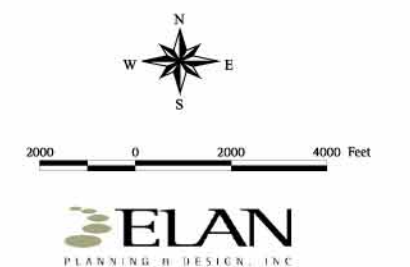




Conservation Criteria:

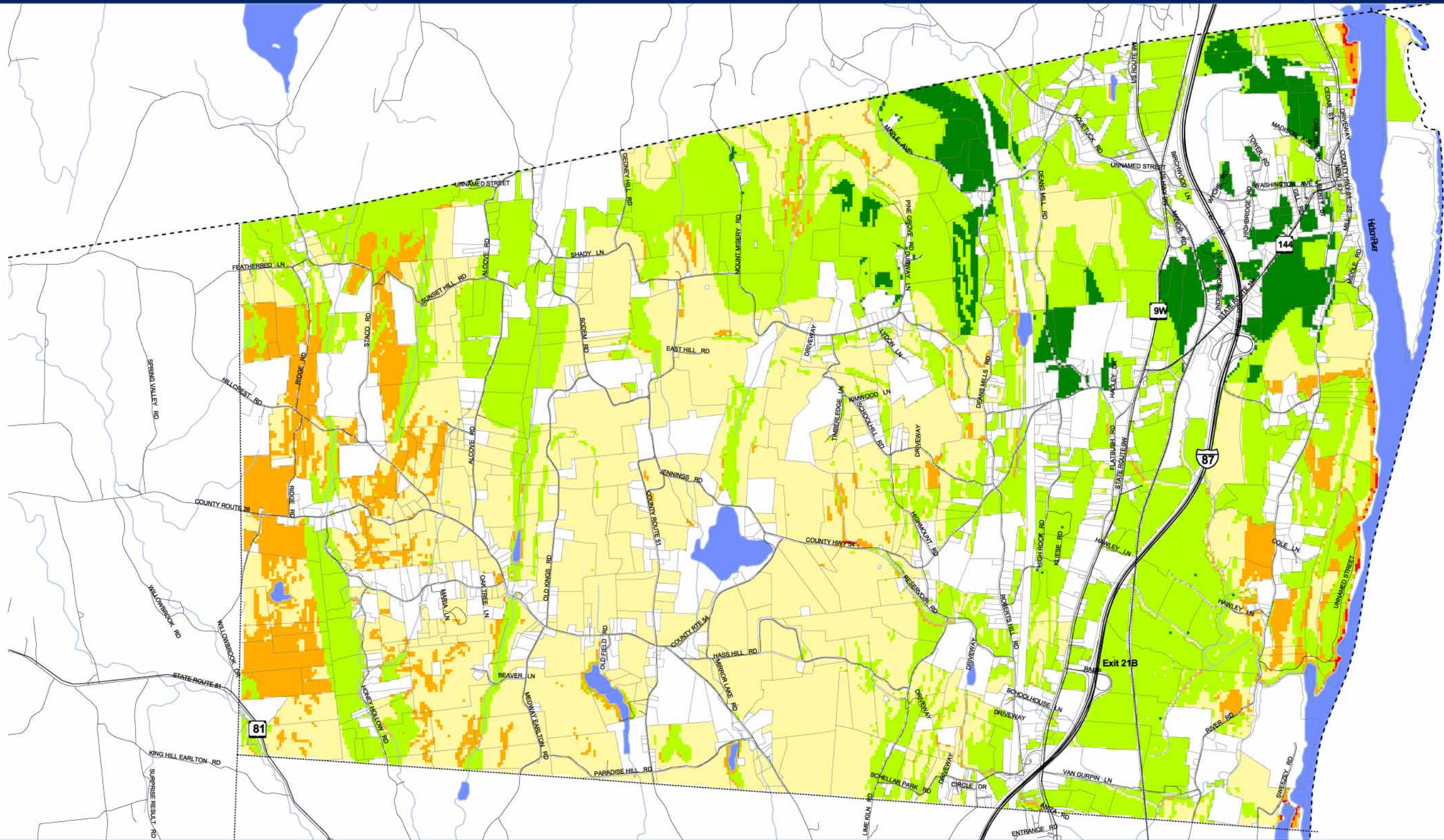
- Slopes
- Distance to City > 10,000 Persons
- Average Distance to Roads
- State Wetlands
- Agricultural District
- 50 Ft Stream Buffer

# Town of New Baltimore, New York Comprehensive Plan Update Conservation Potential



**Map 7 – Composite Analysis**





Level of Conflict

- High Conflict
- Moderate to High Conflict
- Moderate Conflict
- Low Conflict
- No Conflict
- No Data

Parcel Boundary

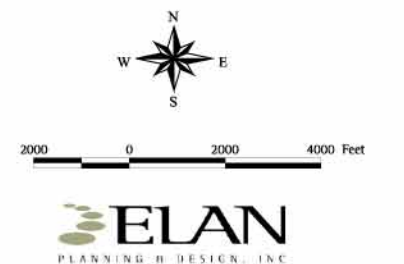
Lake

River or Stream

## Town of New Baltimore, New York

### Comprehensive Plan Update

### Composite Analysis





## ***F. Build Out Analysis***

A build-out analysis was conducted to help determine the direction and potential magnitude of development of vacant and largely vacant lands. The build-out analysis examined selected variables, such as lands with a slope between 0 and 18% (which is considered buildable), the current zoning, and lands not classified as wetlands. The intent was to determine the amount of additional units that New Baltimore could support based on these variables, and then assess the potential impacts on the existing infrastructure and environment to determine additional areas where growth can be comfortably accommodated.

A Geographic Information System (GIS) was used to analyze the features of the vacant lands and large parcels within the town. Using the GIS, the following methodology was used to calculate the potential additional units:

1. Lands with environmental constraints were identified (i.e., wetlands, floodplains, steep slopes, etc.).
2. The acreage of the environmental constraints was subtracted from the original acreage of each parcel. This resulting acreage for each parcel was used in the calculations.
3. Using the property classification code, the number of units on each parcel was identified. For example, if the parcel was coded as 210 Single Family, it was assumed that one unit was located on the parcel. For vacant lands, the number was zero.
4. The final acreage determined in step 2 above was divided by the minimum zoning density for the district in which it is located.

- Rural Residential/Agriculture District: 2 acres
- Commercial District: 2 acres w/o public water or sewage
- Hamlet Residential District: ½ acre with public sewage (This area of town has public sewage)
- Developmental District: 2 acres w/o public sewage or water

5. To determine the potential number of units for the parcel, the number of existing units on the property was subtracted from the resultant number in step 4 and rounded to the nearest whole number.

For example, for a non-vacant, 20 acre parcel with a 210 single family classification, with 3 acres of wetlands, located within the Rural/Agriculture District (minimum lot size of 2 acres), the remaining buildable acreage would be 17 acres. It is important to note that the 17 acres may not be contiguous, but for the purposes of determining potential units, it is assumed the buildable lands are whole. The 17 acres is then divided by 2 (the minimum lot size), resulting in

8.5 units. This figure is rounded to the nearest whole number, thus assigning 9 potential units to the parcel. Because the parcel is not vacant (i.e., the real property classification indicates it has a single family home), 1 unit was subtracted from the total. As a result, this parcel has the potential for 8 additional units.

Map 8, Build Out Analysis, depicts the areas within the town that have the potential for additional units. Below is a discussion of the Build-Out analysis results for each Zoning District. Table 5 summarizes the total number of new units that could potentially be developed in each zoning district.

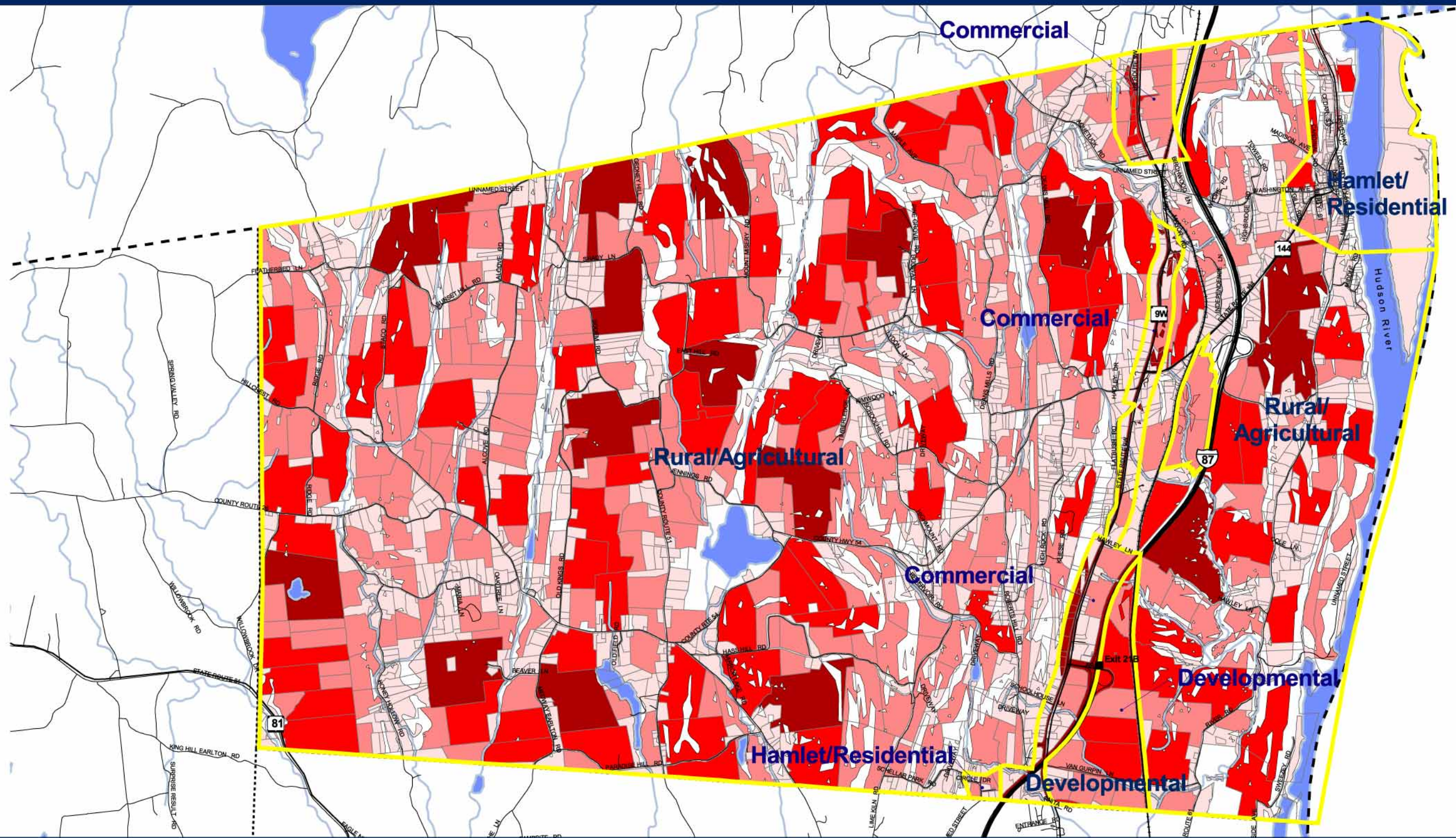
**Table 5 - Build Out Results by Zoning District**

<b>Zoning District</b>	<b>Count</b>	<b>Developable Acreage</b>	<b>New Units</b>
Commercial	243	908	334
Developmental	53	647	298
Hamlet/Residential	313	548	373
Rural/Agricultural	2,446	19,253	8,149
Unknown	60	33	-
<b>TOTAL</b>	<b>3,115</b>	<b>21,388</b>	<b>9,154</b>

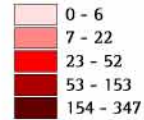
According to Table 5, development of the Rural/Agricultural District would result in the most number of units in the town. This is the largest zoning district in the town. The remaining districts each have a similar number of new units that could be produced. These districts are located in or near the NYS Rt. 9W corridor.

**Map 8 - Build Out Analysis**





Number of Potential Units by Parcel



Parcel Boundary  
Lake  
River or Stream

# Town of New Baltimore, New York Comprehensive Plan Update Build Out Results



## Appendix 3 – Final Generic Environmental Impact Statement

# **I. GENERIC ENVIRONMENTAL IMPACT STATEMENT**

For the purposes of compliance with the State Environmental Quality Review Act (SEQRA), this comprehensive plan also serves as a Generic Environmental Impact Statement (GEIS). The purpose of SEQR is to avoid or mitigate adverse environmental impacts by considering environmental factors during the planning stages of actions that are undertaken, approved, or funded by state, regional, or local agencies. In this case, the “action” consists of the adoption of the revised Comprehensive Plan. This section of the plan examines the potential for adverse environmental impacts that may occur as a result of the plan’s adoption.

The adoption of the proposed Comprehensive Plan for the Town of New Baltimore will not result in significant adverse environmental impacts. The plan was drafted, in part, to mitigate the impact of future development in the Town. Environmental issues and resources were considered carefully during the drafting of the Inventory and Analysis and the Goals, Objectives, and Recommendations sections of the plan.

The adoption of this plan will not result in the approval of any new public or private development or construction activity. According to 617.10 (d) of the State Environmental Quality Review Act, “No further SEQR compliance is required if a subsequent proposed action will be carried out in conformance with the conditions and thresholds established for such actions in the generic EIS or its findings statement. A supplement to the final generic EIS must be prepared if the subsequent proposed action was not addressed or was not adequately addressed in the generic EIS and the subsequent action may have one or more significant adverse environmental impacts.” For the purposes of this GEIS, actions that may require no further review include regulatory actions such as zoning, subdivision, or street and roadway ordinance revisions, given that they are carried out in conformance with the conditions set forth in the plan. Deviations from the plan would require a supplemental EIS. Subsequent construction and development projects would require site-specific environmental reviews under SEQR, and should consider the vision, objectives, and recommendations of this plan.

<b>Reference Table for EIS requirements</b>	
<b>EIS Requirement</b>	<b>Location in Comprehensive Plan</b>
A concise description of the proposed action, its purpose, public need and benefits, including social and economic considerations;	I. Introduction II. Vision Statement Appendix 3 - GEIS
A concise description of the environmental setting of the areas to be affected, sufficient to understand the impacts of the proposed action and alternatives;	Appendix 2 – Mapping & demographic Summary Appendix 3 - GEIS
A statement and evaluation of the potential significant adverse environmental impacts at a level of detail that reflects the severity of the impacts and the reasonable likelihood of their occurrence.	Appendix 3 - GEIS

A description of the mitigation measures;	III. Goals, Subgoals, and Strategies Appendix 3 - GEIS
A description and evaluation of the range of reasonable alternatives to the action that are feasible, considering the objectives and capabilities of the project sponsor.	I. Introduction Appendix 3 - GEIS
A list of any underlying studies, reports, EISs and other information obtained and considered in preparing the statement including the final written scope.	I. Introduction Appendix 2 – Mapping & demographic Summary

### ***A. Impacts on Land***

Adoption of the Comprehensive Plan will likely indirectly impact land resources in the town. The plan calls for residential development to minimize environmental impact, either by creating open space or by using conservation subdivisions for major subdivisions. The plan also calls for the more intensive commercial and industrial development to take place in areas which have the potential to be served by infrastructure and which have easy access to transportation routes. These measures will mitigate the potential for sprawl. Through these recommendations, any significant adverse impacts on land which could arise as a result of this plan have been mitigated.

### ***B. Impact on Water***

Adoption of the Comprehensive Plan will not result in adverse environmental impacts for water resources within the Town. The plan calls for several measures which will protect the streams, lakes, ground water, and wetlands within the Town, including the following:

- The plan calls for stricter engineering requirements for major subdivisions. This would require developers to provide detailed information concerning how the development of private wells will affect surrounding groundwater resources. This measure is will mitigate the negative impacts associated with major residential development on groundwater resources throughout the town.
- The plan proposes several ways to encourage development which minimizes environmental impact, including the creation of a Rural Siting Manual, revisions to the subdivision ordinance to encourage conservation subdivisions for major subdivisions, and incentives to achieve desired land use patterns. These measures will reduce the likelihood of negative impacts on water resources
- The plan calls for collaborations with the Greene County Soil and Water Conservation District in the review of stormwater plans.
- The plan calls for the creation of a Natural Resources Inventory, which would include information about existing soil, vegetation, slopes, wildlife, ecosystems, and groundwater resources. The Natural Resources inventory provides a framework for the location of potential open spaces which are part of the conservation subdivision regulations. These open spaces can be sited to take advantage of existing ecosystems, such as wetlands, or be contiguous to other valuable features, such as forests or farm fields.



### ***C. Impact on Air***

Adoption of the Comprehensive Plan will not result in adverse environmental impacts on air quality within the Town. The plan calls for continued industrial development in and around the areas currently zoned for industrial uses, and for the boundaries of the Developmental Zone to be reviewed and revised as necessary. However, the plan calls for careful consideration of environmental features when undertaking any rezoning efforts. In addition, the plan calls for a review of uses in the Developmental Zone, so that the land uses allowed correspond to the Greene County Industrial Development Agency and Planning and Economic Development initiatives. These initiatives call for economic development that maintains environmental quality. The *Land Use and Infrastructure Report*, a key component of the County's recent draft *Comprehensive Economic Development Plan*, calls for development that will "Preserve and enhance the physical and environmental characteristics that make Greene County a distinct and identifiable place." These measures mitigate the potential for significant adverse impacts associated with air quality in the town.

### ***D. Impact on Plants and Animals***

Adoption of the Comprehensive Plan will not result in adverse environmental impacts on plants and animals within the Town. The plan calls for the creation of a Natural Resources Inventory, which will identify areas of ecological significance. This will allow for any conservation or open space preservation efforts to be coordinated, which will maximize the resulting benefits to plants and animals in the Town. These measures mitigate any potential adverse environmental impact as a result of the adoption of the comprehensive plan to the maximum extent practicable.

### ***E. Impact on Agricultural Land***

Adoption of the Comprehensive Plan will not result in adverse impacts on agricultural lands within the Town. The plan recommends several methods designed to preserve, enhance agricultural activities within the town. These measures include:

- The creation of a standing Agricultural Committee to promote the local application of farming resources in New Baltimore.
- The adoption of a Right to Farm/Right to Forestry Law
- The consideration of zoning changes that protect and promote farming
- Research into the feasibility of a conservation easement program to provide tax relief to large landowners and farms.

These measures mitigate any potential adverse impact as a result of the adoption of the comprehensive plan to the maximum extent practicable.

### ***F. Impact on Aesthetic Resources***

Adoption of the Comprehensive Plan will not result in adverse impacts on aesthetic resources within the Town. The plan calls for improvements to the aesthetics of commercial development through the implementation of Design Guidelines. The plan also calls for the implementation of a Rural Siting Manual, which addresses the aesthetic impacts of major subdivisions. These measures mitigate any potential adverse impact as a result of the adoption of the comprehensive plan to the maximum extent practicable.

### ***G. Impact on Historic and Archeological Resources***

Adoption of the Comprehensive Plan will not result in adverse impacts on historic resources within the Town. The plan calls for the preparation of a Historic Preservation Plan. This plan will research which buildings, landscapes, and estates are most important to the Town and should be preserved. In addition, the plan will identify and consolidate the variety of information on financial assistance programs (including local, state, and federal programs) as well as technical assistance programs available to protect those identified historic resources. Finally, the plan will identify ways to adapt properties with historic character, but are not eligible for formal historic designation, for re-use. These measures mitigate any potential adverse impact as a result of the adoption of the comprehensive plan to the maximum extent practicable.

### ***H. Impact on Open Space and Recreation***

Adoption of the Comprehensive Plan will not result in adverse impacts on open space and recreation within the Town. The plan calls for the town codes to be revised to make conservation subdivisions mandatory for all major subdivisions. This measure, combined with the recommendation for the preparation of a natural resources inventory, mitigate any potential impact on open space resources in the town to the maximum extent practicable.

### ***I. Impact on Critical Environmental Areas***

Adoption of the Comprehensive Plan will not result in adverse impacts on critical environmental areas. There are no critical environmental areas presently listed for Greene County, therefore no impact is anticipated.

### ***J. Impact on Transportation***

Adoption of the Comprehensive Plan will not result in adverse impacts on transportation systems within the Town. Although future development as proposed within the parameters of the plan will likely result in an increase in automobile trips compared to current levels, this increase is likely to be less than if future development were to be created outside of the recommendations of the plan.

The plan calls for several measures designed to increase the efficiency of automobile transportation in the Town. This includes the proposal to create design guidelines to reduce curb cuts along major roads, and mandating conservation subdivisions for major subdivisions, which could result in more efficient street layouts.

In addition, the plan calls a Corridor and Connectivity Plan for the Route 9W corridor. This plan will consider the relationship of vehicular and pedestrian travel routes along Route 9W, and may result in fewer automobile trips within the town if pedestrian amenities are recommended. These measures mitigate any potential adverse impact as a result of the adoption of the comprehensive plan to the maximum extent practicable.

### ***K. Impact on Energy***

Adoption of the Comprehensive Plan will not result in adverse impacts on energy. Although future development as proposed within the parameters of the plan will likely result in an increase in energy compared to current levels, this increase is likely to be less than if future development were to be created outside of the recommendations of the plan. For instance, the proposal to encourage development through conservation subdivision for major subdivisions will result in less energy consumption, since the development will be more compact. These measures mitigate any potential adverse impact as a result of the adoption of the comprehensive plan to the maximum extent practicable.

### ***L. Noise and Odor***

Adoption of the Comprehensive Plan will not result in adverse impacts from noise and odor within the town.

### ***M. Impact on Public Health***

Adoption of the Comprehensive Plan will not result in adverse impacts on public health within the town.

### ***N. Impact on Growth and Character of Community***

Adoption of the Comprehensive Plan will not result in adverse impacts on growth and character of the community. The intent of the plan, as outlined in the Vision Statement, is to integrate the future development necessary for the continued prosperity of the Town into the existing rural character, environmental quality, and quality of life.

To accomplish this, the plan seeks to focus the form and location of development, so that it is appropriate to the town. Specifically, the plan seeks to:

- Preserve and protect the rural character and environmental quality of the town
- Promote and encourage business development that is consistent with the rural and historic character of the town and that contributes to the town tax base
- Promote agriculture and protect farmland by recognizing the unique role that agriculture can play in supporting economic prosperity and protecting the things that make New Baltimore special
- Advance the administration and understanding of local laws and ordinances.

These measures mitigate any potential adverse impact as a result of the adoption of the comprehensive plan to the maximum extent practicable.

### ***O. Alternatives***

For the purposes of compliance with SEQRA, the Town must consider alternatives to the proposed action. These alternatives include:

- Adoption of the plan as written (the Preferred Alternative)
- Adoption of the plan with significant changes
- Do not adopt the plan (No-Action Alternative)

The adoption of the plan as proposed provides the most appropriate balance of land uses, economic development, environmental protection, and community character. This plan was created to reflect the needs and desires of the residents of the town. The proposed plan is the result of significant time and energy by the Plan-to-Plan group, the Citizens Planning Advisory Group, and the Comprehensive Planning Committee, and represents the most efficient method to accomplish the goals and vision for the Town.

Significant changes would result in a deviation from the careful balance created by the Comprehensive Planning Committee and may not accurately reflect the desires of residents and stakeholders. Therefore, adopting the plan with significant changes is not recommended.

Under the No-Action alternative, the existing Comprehensive Plan would remain in effect. This plan does not fully reflect the current needs and desires of the community and does not provide contemporary recommendations which speak to the challenges currently faced by the Town. In addition, the current zoning ordinance and comprehensive plan are not complementary. This would result in development that may not fit with the goals of the Town and community, which could have a significant adverse impact on community character, and other environmental resources. In addition, the absence of an updated plan would strip the Town of the ability to be proactive concerning development and growth.

## **Appendix 4 – Response to Public Comments**

# Response to Public Comments

## Town of New Baltimore Comprehensive Plan GEIS

The following table lists the comments received during the public comment period for the Comprehensive Plan and the GEIS, which took place from November 13, 2006 to December 14, 2006. This includes a public hearing held on December 4, 2006. Each comment is listed, along with the appropriate response. The full text of the written comments is located after this table. For comments which were a statement of opinion (such as support for the plan), or that did not directly result in a change to the plan, the response is "Comment noted".

Comments from Public Comment Period November 13 through December 14, 2006		
Name/Affiliation	Comments	Response
Dottie and Nils Backlund Janet and Patrick McKenna Linda and Doug Deyoe Carol and Peter Melewski Janet and Bob Foley Claire and Warren Paley Georgette Furey and Rod van der Vossen Nancy and Rus Sykes Eileen and KC Vosburgh	<p>1. We have reviewed the Draft Comprehensive Plan for the Town of New Baltimore. There are a number of good proposals in the document. However, we are sending this very brief letter to relay our dismay and concern at the lack of discussion regarding the serious public health issue regarding water in the Hamlet of New Baltimore, particularly the area defined by the National Historic District boundaries. The fact that the comprehensive plan goes into detail regarding items design guidelines for buildings, but ignores the following is beyond our comprehension:</p> <ul style="list-style-type: none"> <li>The New York State Department of Health has been on record for several years now that there is a serious water related health issue in the Hamlet, and that it supports the creation of a public water district. The NYS Dept. of Health was supportive of a water district at both the proposed District 3 and District 4 public meetings and hearings.</li> <li>Mr. John Tabner, an attorney who is a regionally recognized expert in the creation of public water districts, with over 50 years of experience, has stated publicly that the area of the proposed water district No. 4 has the worst water situation he has ever seen.</li> <li>The Town Board has supported the creation of a water district and has acknowledged that there is a public health issue.</li> </ul>	<p>The issue of providing a public water system in the area of the hamlet of New Baltimore was not originally included in the Comprehensive Plan.</p> <p>The issues discussed in the plan were those identified as having a broad approval throughout the town through the Citizens Planning Advisory Group (CPAG) public input process. The water issue has historically been somewhat contentious in the Town and has been the focus of two closely contested referendums. When the CPAG process was underway, the Town was pursuing the establishment of a water district.</p> <p>However, the contention surrounding this issue does not negate the need for a discussion of providing a safe and potable water supply in the area of the hamlet of New Baltimore. It is valid to include a discussion of this important public health issue in the Comprehensive Plan, under the auspices of Subgoal A6: "Seek ways to protect rural character and environmental quality other than simply increasing the minimum lot size". As such, a revision to the plan will be made on page 10 to include a new strategy that visits this issue.</p>



	<p>This is a major concern for a large percentage of residents of the Hamlet, particularly in the historic district. Petitions for the creation of District 4 had a majority of the homeowners in the district in favor of a public water district to solve their problems. In addition, 49.7% of proposed district homeowners voted in favor of creating public water on November 17th – and this excludes at least two dozen homeowners (a majority of them being yes voters), who were unable to vote due to the inability to cast absentee ballots.</p>	
Jean Bush	<p>2. The plan seems to be a great effort by all and a great future for New Baltimore. The third district will indeed see increased residential growth, thus bringing the need for at least some small commercial business such as convenience stores where residents can go to pick up milk or purchase gas. My suggestion is that the areas of Medway, Grapeville and Stanton Hill, and perhaps Silver Lake be considered as "hubs" for small business. These areas have a significant history. In addition to churches, and stores, all were areas where the farmers petitioned for post offices that were approved by the US Postal Service. "Rural character" has many faces, not just open field and forest. We may no longer sit at the checkerboard in the general store, but we do retain a sense of community when we greet each other at the convenience store and read the local events posted there.</p>	<p>The comprehensive plan does not specifically call for pockets of commercial development to be located in rural residential areas, since this was not one of the goals or subgoals identified through the public input process. However, it is valid to point out that pockets of small commercial development are a traditional and historic part of rural character. The current zoning ordinance recognizes the potential for Grapeville, Hannacroix, Medway, and other areas along major roads to support small commercial development. Commercial development is therefore allowed with a special permit in the Rural Residential/ Agricultural zone. The Comprehensive Plan does not call for this aspect of the zoning ordinance to be changed, although the plan does not support the idea of "strip development" which is counter to the idea of small rural pockets of commercial development.</p>
Ellie Alfeld	<p>3. Every applicant for a building permit must submit application with sealed blue print, which is filed and made available to the building inspector, the assessor, and the data collector. This will assure all offices of a checks and balance system.</p>	<p>Comment noted. This suggestion is very specific and refers to the policies and procedures normally found in a zoning ordinance. Therefore, it is outside the purview of the Comprehensive Plan. However, the suggestion will be considered at such time as the zoning ordinance is revised.</p>
	<p>4. Any commercial development should address the possibly of a service road off Route 9W (or other minor or major highways) or joint driveways with adjoining business for a reduction of impact of multiple exits/entrances onto the existing road.</p>	<p>Page 15 of the Plan calls for New Baltimore to "Consider the relationship of future infrastructure and transportation improvements to the desired patterns of development." As part of a detailed Corridor and Connectivity Plan. This plan would address the need to reduce the number of entry/exit drives on to Route 9W. Also, pages 15 &amp; 16 of the Comprehensive Plan call for</p>

		the adoption of design guidelines, which often include standards and suggestions for the layout and location of entry/exit drives.
	5. Any and all cluster developments should provide access to the development by means of a Blvd. or roadway with the least impact on any and all minor or major highways.	The Comprehensive Plan calls for the zoning and subdivision ordinances to be revised to allow for Conservation Subdivisions, which are similar to cluster developments. The requirements for roadways and access for conservation subdivisions will be addressed when these ordinances are revised; this suggestion will be considered as part of that process.
	6. Any application for a Hardship variance to place a mobile home/trailer on an existing plot can only be for a single unit and should be removed within 6 months of the ending of the hardship. After 6 months, a fine would be imposed on a daily rate.	This recommendation is very specific and is can be addressed through a zoning ordinance revision. Page 25 of the Comprehensive Plan calls for a thorough review and revision of the zoning ordinance; this suggestion will be considered as part of that process.
	7. No occupancy permit would be issued by the building department unless the house or structure is complete as presented in the blue prints on file with the Town Clerks' office.	See comment above.
Christopher Norris	8. I realized after reading the Comprehensive Plan draft that the issue of Public Safety (Police, Fire, & Ambulance Service) was not addressed.	The issue of public safety was discussed in the course of the Advisory Committee meetings. However, the committee came to the realization that Police, Fire, and Ambulance services are provided by outside agencies which are not under direct control by the Town. The decision was made to focus the Comprehensive Plan recommendations on those aspects of code enforcement which the Town could have a direct influence on. This resulted in the subgoal on page 23 which recommends the institution of a "Good Neighbor Policy". The corresponding strategy to this subgoal is located on page 24, which recommends the including this policy statement within a Citizen's Guide. This would state that "the Town Codes are not promulgated for the sole purpose of resolving disputes between neighbors. Rather, the character and culture of the Town should foster civility among residents, so that the first course of action when conflicts arise should be to open discussions with one's neighbor, not rely on the Town to resolve the dispute."
	9. In addition, have there been any proposals re: fire code	Page 23 of the Comprehensive Plan calls for the Town

	enforcement?	to " Review wording and legal enforceability of local laws to give code enforcement personnel the tools needed for effective enforcement". This will be accomplished through the strategy outlined on page 25, which calls for a thorough review of the Town zoning code.
Comments received December 4, 2006	during Public Hearing	
Nils Backlund	10. Noted that the Planning Board and Zoning Board of Appeals are heartbeat of community as far as rules and regulations are concerned. Noted that they do a good job and have common sense, and for that is pretty comfortable with the Comprehensive Plan that was prepared.	Comment Noted
	11. Wanted clarification on whether the Comprehensive Plan is a law, recommendation or ordinance. If a major developer comes forth with a proposal and the Board sees a problem, can you deal with it in this document and do you have to hurry up and pass a law?	The Comprehensive Plan is a policy document which sets goals for the future of the community. One way to meet these goals is to make certain updates to the laws and ordinances of the Town. The updates which are necessary to implement the plan are included as Goals, Subgoals, and strategies within the plan. The Town Board is responsible for enacting these laws. The Supervisor and Town Board are prepared to act quickly to implement the major recommendations of the plan, such as subdivision regulations.
	12. Wanted clarification on the meaning of "economic prosperity".	This term refers to the idea that people can live and work in New Baltimore and can continue to do so in the future.
	13. Historic preservation, development planning rights, right to farm, right to forestry... I am very opposed to shifting tax burdens if that is what is necessary to put these measures in place. I don't think it's fair to the people who live here and pay taxes everyday to pick up the tax burden of shifting properties to conservation easements. I think these things can be accomplished, but there are better ways to do it than taking it off the tax roll, especially school taxes.	Comment noted.
	14. Wanted clarification on the term "open living".	This term does not appear in the Comprehensive Plan.
	15. Questioned how having public water in the hamlet of New Baltimore would enhance or diffuse development? Would it have any bearing on development? This is a question for	Comment noted.

	the Town Board. Noted that it is hard to understand how the Town can support documents like this and then actively work against quality of life issues such as public water.	
	16. Noted that many farmers in town would like to stay on their farms, but some are aging, some do not have the resources necessary to make their farms successful. Questioned whether New Baltimore could be like the Finger Lakes region, whether the land would support vineyards. Noted that getting the Cooperative Extension involved to help with researching these issues would be helpful. Noted that he would be glad to volunteer to work on a farm/agricultural committee.	These ideas were addressed in the plan through the recommendation to create an Agricultural Committee to work with Greene County and other agencies to provide informational assistance to farmers in New Baltimore. For instance, page 18 of the Comprehensive Plan calls for the Committee to "Work with Greene County Agricultural and Farmland Protection Board to connect farmers to market niches (e.g., forestry/agro forestry, organic products, etc.)." Page 19 calls for the proposed Agricultural Committee to "Investigate potential for farm-based tourism".
	17. Stated personal thanks to the Board and all the people on the committee for using common sense to put this plan together. Noted that the plan protected the little guy: the family owner, the homeowner who owns 4 or 5 acres and wants to enjoy his life here, wants to subdivide, or sell off a few pieces of ground. Noted that if he read this correctly, the guy's going to be able to do that, the Planning Board's going to support him, and still maintain our own quality of life right here.	Comment noted.
Don Berkhofer	18. Noted a desire for a water survey of the whole Town. If people keep building houses and putting subdivisions in, there isn't going to be the water needed to support them. Also noted sewerage is a problem. Noted that a public reservoir here will need to be considered because the ground water is not going to sustain a great expansion of houses built. Must think about water first; that's the most important thing. Noted that he didn't hear anything about this in the hearing presentation.	Page 8 of the Comprehensive Plan calls for New Baltimore to institute stricter engineering requirements for major subdivisions. This was judged to be the most feasible way to address the lack of available groundwater resources in certain parts of town.
Ellie Alfeld	19. Wanted clarification about PUDs. Right now there is a 2-acre minimum lot size outside the hamlet. Does the plan suggest that with the PUD we would go to less than 2-acre minimum lot sizes?	Page 25 of the Comprehensive Plan calls for the creation of Planned Unit Development Regulations. This type of land use regulation allows for greater flexibility for site planning than traditional zoning. However, as stated in the Plan, the intent to institute PUD regulations would be for the Town to determine where these developments could be located by

		<p>creating an overlay zone when updating the zoning map. This will allow New Baltimore to place the PUD's only in areas which have the potential to be served by infrastructure. These areas are indicated on the Future Land Use Map. Although it is theoretically possible to have a situation where lot sizes would be less than two acres, this unlikely scenario would be predicated on thorough review by the Town Board and Planning Board, to insure that public health and safety were not impacted.</p>	<p>One of the goals on page 4 of the Comprehensive Plan calls for New Baltimore to "Limit multi-unit developments (condominiums, apartments, and mobile home parks) to certain parts of town". The corresponding strategy on Page 7 is to "Further refine the zoning ordinance to take the location of multi-unit developments into account". This strategy acknowledges the need for infrastructure to make multi-family housing attainable, as well as recommending that the location of multi-family uses should not be located adjacent to other incompatible land uses.</p> <p>This recommendation is very specific and is best addressed through a zoning ordinance revision. Page 15 of the Comprehensive Plan calls for the creation of design guidelines for commercial development. The layout and site elements of parking areas is often included in design guidelines; this suggestion will be considered when these guidelines are drafted.</p>
	<p>20. Noted that if this idea were to take place, it would have to be approved by Town Board who then would have the Zoning Board follow through. Noted that she doesn't want to see another Oakbrook Manor next door to the present Oakbrook Manor. With a PUD in New Baltimore, and the density that the school systems down here can't handle. We may be able to tap into Ravena for a water system but we could be back to the same kind of problem we had with the last time you wanted a water district. Having apartment upon apartment would take away from rural atmosphere of our Town.</p>		
Nils Backlund	<p>21. Not sure whether this issue was addressed in the plan, but does not want to see commercial development be harmed by efforts to include many curbs and trees just for aesthetics. Noted that he has observed drivers pass parking lots for a shopping center near New Baltimore because the entryways were hard to find. Now the shopping center is almost vacant. Also, the trees and curbs look nice but are difficult to maintain in the winter. If the Town is going to allow that kind of development, trees are fine, but they should be installed without concrete obstructions.</p>		