

Implementation Plan

Building Momentum Through Incrementalism

Queensbury's vision for its future, which emerged from public discussion over the past year, is as a vibrant regional center for living, working, and recreating. This Comprehensive Plan outlines policy and project recommendations that will steer Queensbury in that direction.

This section of the plan outlines a series of action items that will move Queensbury toward realizing its vision. These systemic changes will take the effort of Town administrators, community residents, local non-profit organizations and community stakeholders working together. The Town Board ultimately holds the key to implementing and sustaining change within the community. While the Town Board provides the backbone, the staffs of various Town departments provide the muscle to make sure change happens.

This long-term enhancement must be approached systematically and include a series of regular consecutive additions which will ultimately result in a renewed community. This is not the result of short-term work, but rather a sustained effort.

This chapter outlines the specific actions needed to implement this plan. The action steps have been divided into five groups based on priority. These categories are:

Immediate. Action items prioritized as immediate are ones that the Planning and Ordinance Review Committee believe should be undertaken right away. In some cases, these actions may be underway already.

Ongoing. Ongoing items are not one-time programs, but rather action items that the Planning and Ordinance Review Committee believe should be done at regular intervals.

Short-term. Action items that fall into this category need to take place over the next one to two years.

Medium-term. Action items that fall into this category need to take place over the next three to five years.

Long-term. These are the action items that should take place over the next five to ten years.

Priority	Action Item	Recommendation Reference	Implementation Leader(s)	Other involved people / organizations
Immediate	Rewrite zoning to reflect community's vision as expressed in the plan.	<i>Various</i>	PORC	Town board Planning staff
	Create a smart growth checklist to guide planning board members, developers and the public.	<i>G2. Create a 'smart growth' checklist or scorecard to help planning board members, developers and the public remember the community's vision and the tools in place to achieve it.</i>	PORC Planning staff	Planning board
Ongoing	Make rezoning rare.	<i>G4. Rezoning should be rare and only take place if it forwards the goals of the Comprehensive Plan.</i>	Town board	Planning staff
	Pursue joint planning opportunities for City of Glens Falls watershed land.	<i>B5. Work with the City of Glens Falls to investigate avenues to develop an appropriate land use management plan for the Glens Falls watershed areas.</i>	Town board	Planning staff
	Educate Planning board on importance of street grid in some areas and connections in other areas.	<i>A1. The existing street grid pattern should be strengthened in the Neighborhood Residential Planning Area.</i>	Planning staff Planning board chair	Planning board
	Educate public as to sidewalk maintenance requirements.	<i>A2. All new construction and major renovations should require sidewalks in front of every home in the Neighborhood Residential Planning Area.</i>	DPW staff	Town board, planning staff

Priority	Action Item	Recommendation Reference	Implementation Leader(s)	Other involved people / organizations
Ongoing	Alert town staff to sidewalk maintenance requirements.	<i>A2. All new construction and major renovations should require sidewalks in front of every home in the Neighborhood Residential Planning Area.</i>	DPW staff	Town board, planning staff
	Re-establish Open Space or Conservation Committee.	<i>B7. The Town Board should reactivate the dormant Open Space Committee or create a new advisory committee to manage certain recommendations of this Comprehensive Plan and the Town's 2003 Open Space Plan.</i>	Town board	Planning staff
Short Term	Create Lands of Conservation Interest Map.	<i>B2. Establish an open space preservation program.</i>	Open Space Comm.	Town board Planning staff
	Enact an ordinance addressing location and maintenance of residential composting.	<i>A11. Responsible and appropriately scaled composting of organic waste materials should be encouraged in all residential areas.</i>	Town Board	Planning Staff
	Enact an ordinance requiring Good Neighbor plans for all community projects	<i>A12. The Planning Board should require detailed Good Neighbor Plans for commercial projects.</i>	Town Board	Planning staff.

Priority	Action Item	Recommendation Reference	Implementation Leader(s)	Other involved people / organizations
Short Term	Investigate, draft, and enact a noise ordinance.	<i>B13. Noise should be an important factor in zoning rules.</i>	Town Board	Planning staff
	Devise appropriate techniques to preserve open space.	<i>B2. Establish an open space preservation program.</i>	Town board Open Space Comm.	Planning staff
	Investigate open space preservation funding options.	<i>B2. Establish an open space preservation program.</i>	Town board Open Space Comm.	Planning staff
	Complete Rush Pond trail system.	<i>B4. Expand the network of non-vehicular trails and connections, for example the Rush Pond trail system development plan. This recommendation echoes portions of the Town's 2003 Open Space Plan and endorses those previous findings.</i>	Town Board Planning staff	Town board
	Investigate, draft and enact a buffer zone along the I-87 (Northway) corridor prohibiting new residential subdivisions.	A13. The Town Board should evaluate creating a one thousand (1,000) foot buffer zone along the Adirondack Northway (I-87) within which new residential subdivisions would be prohibited.	Town Board Planning Staff	

Priority	Action Item	Recommendation Reference	Implementation Leader(s)	Other involved people / organizations
Short Term	Investigate, draft and enact regulations addressing the outdoor display of merchandise along the Route 9 and Route 254 commercial corridors.	<i>D4. Regulate the outdoor display of merchandise on landscaped areas within 50' of the edge of the paved surfaces of Route 9 and Route 254.</i>	Town Board Planning Staff	
	Prioritize public roadways for sidewalks in town.	<i>A2. All new construction and major renovations should require sidewalks in front of every home in the Neighborhood Residential Planning Area.</i> <i>A6. Developers should be required to provide sidewalks in all new developments and the town should install sidewalks as it rebuilds roads in the Moderate Density Residential Planning Area.</i> <i>C2. Implement pedestrian safety measures.</i>	Planning staff DPW staff	Town board School districts
	Adopt an Official Map to indicate desired connections and greenways. These should include future vehicular, pedestrian and bike connections as well as future active and passive recreation areas.	<i>A4. In the Neighborhood Residential Planning Area, require developers to provide parks, trail connections and other greenway features in significant subdivisions.</i> <i>A5. In the Moderate Density Residential Planning Area, require new subdivisions to make or plan for connections to adjacent properties; and develop a plan to increase automotive and pedestrian connections between existing subdivisions.</i>	Town board	Planning staff

Priority	Action Item	Recommendation Reference	Implementation Leader(s)	Other involved people / organizations
Short Term	Create a Walk to School Program.	<i>A6. Developers should be required to provide sidewalks in all new developments and the town should install sidewalks as it rebuilds roads in the Moderate Density Residential Planning Area.</i>	Planning staff School districts	Town board NYS Dept. of Health
	Adopted regulations for requiring site plan review for changes in structures in Critical Environmental Areas.	<i>Recommendation B14. Add additional protection to Critical Environmental Areas by requiring site plan review by the Planning Board for all uses that either involve the expansion or relocation of a structure, and decrease in permeable area or any increase in Floor Area Ratio.</i>	Town Board	Planning Staff
	Devise a traffic-calming program for formerly dead-end streets planned as points of connection.	<i>A5. In the Moderate Density Residential Planning Area, require new subdivisions to make or plan for connections to adjacent properties; and develop a plan to increase automotive and pedestrian connections between existing subdivisions.</i>	Planning staff	DPW
	Revise sign regulations.	<i>D10. Revise sign regulations to reduce the number and size of signs in commercial areas. The regulations can vary depending on the neighborhood or commercial area within the community. Enforce the standards vigorously.</i>	Zoning board of appeals	Planning staff Town board

Priority	Action Item	Recommendation Reference	Implementation Leader(s)	Other involved people / organizations
Short Term	Conduct investigations needed to pre-permit targeted industrial land for shovel-ready sites.	<i>E8. Create shovel-ready sites to allow for streamlined industrial permitting.</i>	Planning staff Warren County EDC	Town Planning Board
	Complete townwide inventory of historic places, including mapping.	<i>F1. Work with the Town Historian to complete a town-wide inventory of historic and cultural resources.</i>	Town historian	Planning staff
	Review Comprehensive Plan annually as part of capital budgeting meetings.	<i>G7. Review this Comprehensive Plan regularly.</i>	Town board Planning staff	Town residents
	Create an overlay zone on lands surrounding the Floyd Bennett Memorial Airport to protect aircraft and properties.	<i>Recommendation E9: Ensure that land use regulations on the lands surrounding the Floyd Bennett Memorial Airport support the airport's continued growth and operations.</i>	Town Board	Planning Staff
	Investigate and plan for public access (non-motorized craft and/or swimming) at Sandy Bay.	<i>B4. Expand the network of non-vehicular trails and connections, for example the Rush Pond trail system development plan. This recommendation echoes portions of the Town's 2003 Open Space Plan and endorses those previous findings.</i> <i>B12. Make more locations along water accessible to the public.</i>	Planning staff	Town board
Medium Term	Create a waterfront plan for industrial areas.	<i>E3. Secure public access to the waterfront as owners change in industrial areas.</i>	Planning staff	DPW Town board

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Medium Term	Explore feasibility for planning a canoe trail along Halfway Brook.	<i>B4. Expand the network of non-vehicular trails and connections, for example the Rush Pond trail system development plan. This recommendation echoes portions of the Town's 2003 Open Space Plan and endorses those previous findings.</i>	Planning staff	Town board
	Devise a passive recreation / natural trail system for Big Cedar Swamp.	<i>B4. Expand the network of non-vehicular trails and connections, for example the Rush Pond trail system development plan. This recommendation echoes portions of the Town's 2003 Open Space Plan and endorses those previous findings.</i>	Planning staff	Town board
	Evaluate environmental health of Glen and Sunnyside Lakes.	<i>B6. Conduct research to re-evaluate the environmental health of Glen and Sunnyside Lakes. Determine a fiscally prudent course of action to correct any problems.</i>	Planning staff DPW staff Warren County Soil and Water Conservation Dist. Lake homeowner associations	Warren County Soil and Water Conservation Dist. Lake homeowner associations
	Investigate purchasing renewable power for the Town.	<i>B10. Investigate purchasing renewable power for the town.</i>	DPW staff	Town board

Priority	Action Item	Recommendation Reference	Implementation Leader(s)	Other involved people / organizations
Medium Term	Create a green policy for town operations.	<i>B11. Incorporate green policies into as many aspects of Queensbury town business as possible making the community an environmental role model.</i>	Planning staff DPW staff	Town board
	Create a brownfields plan for contaminated land.	<i>E5. Institute a brownfields program to reclaim contaminated land or land perceived to be contaminated.</i>	Planning staff	Warren County Econ. Dev. Agency
	Investigate a Certified Local Government program for the town.	<i>F2. Examine the possibility of becoming a Certified Local Government and look for ways to gain federal support for preservation efforts. Bbecome a foundation for historically-based tourism and business development.</i>	Town historian	Planning staff
	Create tourism material based on historic sites in Queensbury.	<i>F2. Examine the possibility of becoming a Certified Local Government and look for ways to gain federal support for preservation efforts. Become a foundation for historically-based tourism and business development.</i>	Town historian	Planning staff
	Revisit and revise as necessary the Comprehensive Plan in five years.	<i>G7. Review this Comprehensive Plan regularly.</i>	Town board Planning staff	Town residents

Priority	Action Item	Recommendation Reference	Implementation Leader(s)	Other involved people / organizations
Medium Term	Study costs and benefits of extending sewer lines to some areas of town.	<i>A8. In the Moderate Density Residential Planning Area, maintain a moderate density of one unit for every two acres. Provide a density bonus for developers who connect their projects to public water and sewer.</i> <i>E6. Evaluate the extension of sewer lines to all industrial areas.</i>	Planning staff DPW staff	Town board Planning board
	Investigate creating a septic system inspection ordinance in Critical Environmental Areas.	<i>B14. The Board of Health should investigate the feasibility of requiring a septic system test when properties in Critical Environmental Areas change hands.</i>	Town Board of Health	Planning staff
Long Term	Devise a passive recreation / natural trail system for Lake George Wild Forest Areas.	<i>B4. Expand the network of non-vehicular trails and connections, for example the Rush Pond trail system development plan. This recommendation echoes portions of the Town's 2003 Open Space Plan and endorses those previous findings.</i>	Planning staff NYS Dept. of Env. Conservation	Town Board Recreation Department
	Examine and plan other ways to make Halfway Brook an important natural amenity.	<i>B4. Expand the network of non-vehicular trails and connections, for example the Rush Pond trail system development plan. This recommendation echoes portions of the Town's 2003 Open Space Plan and endorses those previous findings.</i>	Planning staff	Town board

Funding

A number of the Action Items detailed above require a certain level of community investment. Many communities find that putting up the resources over the short-term pays off over the long-term economically, as well as in terms of quality of life and environmental protection.

Still there are many resources to which Queensbury can turn to find funding to help with investment. A few are described below. Deadlines change from year-to-year. Program requirements can vary as well.

New York State Office of Parks, Recreation and Historic Preservation

Parks Program

A matching grant program for the acquisition or development of parks and recreational facilities for projects to preserve, rehabilitate or restore lands, waters or structures for park, recreation or conservation purposes. Funds may be awarded to municipalities or not-for-profits with an ownership interest, for indoor or outdoor projects and must reflect the priorities established in the NY Statewide Comprehensive Outdoor Recreation Plan (SCORP).

Historic Preservation Program

A matching grant program to improve, protect, preserve, rehabilitate or restore properties listed on the National or State Registers of Historic Places. Funds are for municipalities or not-for-profits with an ownership interest.

Heritage Areas Program

A matching grants program for projects to preserve, rehabilitate or restore lands, waters or structures, identified in a management plan approved by the Commissioner. Projects must fall within a New York State Designated Heritage Area.

Acquisition

A matching grant program for the acquisition of a permanent easement or fee title to lands, waters or structures for use by all segments of the population for park, recreation, conservation or preservation purposes. To be used for all three program areas where acquisition is of more importance than development.

New York State's Department of State

Local Waterfront Revitalization Program

The NYS Environmental Protection Fund has established the Local Waterfront Revitalization Program. This grant can be used for waterfront redevelopment and land use, historic and scenic resources, flooding, erosion, and water quality, fish and wildlife habitats, public access and recreation, water dependent uses / harbor management, and agriculture.

Brownfields Opportunity Area

The Brownfields Opportunity Area Program provides assistance, up to 90% of eligible costs, for revitalization plans and implementation strategies for areas / communities affected by brownfield sites.

New York State Quality Communities Clearinghouse

Community Development Block Grant (CDBG) Small Cities Program

Administered by the Governor's Office for Small Cities, the Small Cities Program Annual Competitive Round provides grants to eligible municipalities (generally cities, towns and villages with a population under 50,000, and counties under 200,000) for projects principally benefiting low and moderate-income persons through revitalizing neighborhoods, expanding affordable housing and economic opportunities, and improving community facilities.

Preserve New York Grant Program

Administered by the NYS Council on the Arts and the Preservation League of NYS, provides support for three types of projects: cultural resource surveys, historic structure reports, and historic landscape reports. The program generally provides only partial support on a competitive basis. Grants are likely to range between \$3,000 and \$15,000.

New York State Department of Transportation

Transportation Enhancement Program

The Transportation Enhancement Program (TEP) is a federal reimbursement program under the ***Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users (SAFETEA-LU)***, administered by the New York Department of Transportation. This program enables funding for transportation projects of cultural, aesthetic, historic and environmental significance.

Industrial Access Program

The program is designed to complement existing economic development efforts. The funding is available for design, acquisition of property, construction and/or reconstruction of existing and/or newly located public access roads, streets and bridges, curbing, installing or upgrading side-walks, lighting systems, traffic control and safety devices, drainage systems and culverts as they pertain to industrial access needs and any other highway or bridge related work.

Federally Funded Programs

Land and Water Conservation Fund Program:

This is a matching grant program for the acquisition, development and/or rehabilitation of outdoor park and recreation facilities. Funds are available to municipal public agencies and Indian tribal governments. Funded projects must reflect the priorities established in SCORP and be available to the general public. Source of funds: The National Park Service.

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