

AN OPEN SPACE VISION FOR THE TOWN OF QUEENSBURY

APPENDICES

*~Prepared By~
the
Town of Queensbury Open Space Plan Committee,
Town Planning Staff, and
Behan Planning Associates, LLC*

~With Assistance From~

*The Chazen Companies
and
Michael Batcher, AICP*

Adopted by the Queensbury Town Board
July 7, 2003

July 7, 2003

OPEN SPACE QUEENSBURY P A C E S

APPENDIX A

ACTION PLAN

INVENTORY OF ITS RESOURCES,
and a network of crossroads which link them.

ACTION PLAN
For implementation of recommendations
made in,
AN OPEN SPACE VISION FOR THE TOWN OF QUEENSBURY

A note from the Open Space Plan Committee:

A community-based effort is the driving force behind the Town of Queensbury Open Space Vision. The wide variety of amenities listed here are those enjoyed by residents and visitors alike. This list includes those distinct elements, which enhance the local pride and character of the Town of Queensbury. These elements are what the community identified as important, and believe worth saving. Open spaces of a community serve all interests and abilities.

The open space vision provides a framework for actions to achieve the goals expressed by its collective authors. The following is a list of recommendations extracted from the document, AN OPEN SPACE VISION FOR THE TOWN OF QUEENSBURY, [as well as some specific suggestions made by those reviewing the plan.] Please note that tasks are not listed in any priority order. We must also emphasize that tasks listed provide a range of ideas to be explored further. Open space protection is a continuing process and never ending task. To date, it has become a collaborative team effort with much commitment and promise to activate the next steps needed to assure that open spaces in the Town of Queensbury will continue to enrich lives, add value to the community, keep it attractive, contribute to quality of life, and pay homage to Queensbury's historic past.

The collaborative approach will continue as these ideas progress. Our primary goal is to consult the community, its people and organizations, to assure that the recommendations listed are applicable, appropriate, and remain relevant. We want to re-visit the vision plan on an annual basis to do so. As one of our many contributors said, "Queensbury is like a candy store, there's so much to choose, you want all of it!"

Town of Queensbury Open Space Plan Committee
March 14, 2003

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VISION PLAN OPPORTUNITY AREA	STRATEGIES	TASKS (not listed in priority order)	VISION PLAN & MAP REFERENCE
Open Space Plan Committee	Ensure implementation of the Open Space Plan by establishing the Open Space Plan Committee as a permanent committee of the town.	Develop sub-committees or other advisory groups, to look at programs and projects.	Ch. 3, 1 st paragraph
		Continue momentum of this plan through the town website, meetings, and other promotions, such as a speaker's bureau for public education.	
		Act as a clearinghouse of information; sharing policy, programs and guidance for those in pursuit of contributing to the objectives and goals of the plan.	
		Promote accomplishment of projects not requiring purchase of lands.	
		Prioritize programs and projects.	
		Refine the resource inventory and evaluation system. Use it to assist in identification of candidate parcels.	
		Identify and meet with possible partners to discuss specific involvement of each to implement plan recommendations.	Ch. 3, 2 nd paragraph
		Determine landowner interest in partnering with the town or a private group, such as the Queensbury Land Conservancy, Inc. (QLC) or Lake George Basin Conservancy, for example, for conservation.	

VISION PLAN OPPORTUNITY AREA	STRATEGIES	TASKS (not listed in priority order)	VISION PLAN & MAP REFERENCE
GENERAL RECOMMENDATIONS			
Financial Strategies and Fiscal Analysis	Consider open space as "green infrastructure" and regard it as equally important as other town infrastructure needs.	<p>Develop a green infrastructure budget.</p> <p>Fund green infrastructure in a manner similar to other infrastructure through the Capital Improvement Plan (CIP).</p> <p>Examine the costs of prioritized projects and the methods of financing, including grant opportunities.</p> <p>Perform a cost/benefit analysis of tax implications for open space and development activities.</p> <p>Involve town officials and staff to provide support for identified capital projects.</p> <p>Set up an open space fund to be used for outright purchase or easements, as appropriate.</p> <p>Consider property transfer tax or other method(s) to capitalize an open space fund.</p> <p>Consider options for real property tax relief to advance the goals of this plan.</p>	<p>Ch. 3</p> <p>Ch. 3, 3rd paragraph</p> <p>Ch. 1, 8th paragraph</p>

VISION PLAN OPPORTUNITY AREA	STRATEGIES	TASKS (not listed in priority order)	VISION PLAN & MAP REFERENCE
EXISTING OPEN SPACE RESOURCES			
Lake George/Wild Forest Lands	Provide for improved public access/use of these lands while being sensitive to the natural ecology of the area.	Investigate car-top boat public access to Dunham's Bay Marsh (e.g. off of Pickle Hill Rd. or Alexy Lane) and develop, with the State, accompanying educational materials on natural ecology of the marsh.	Ch. 3 Existing Open Space Resources
		Investigate car top boat access to Lake George with parking for a limited number of vehicles for Town owned lands at Sandy Bay, and/or connect to a bike trail.	
		Comment on the State Unit Management Plan for public access/use of Lake George Wild Forest Lands.	
		Participate in the Lake George Watershed Conference Programs.	

VISION PLAN OPPORTUNITY AREA	STRATEGIES	TASKS (not listed in priority order)	VISION PLAN & MAP REFERENCE
EXISTING OPEN SPACE RESOURCES	Explore incentives for private property owners to maintain open space.		Ch. 3, Recommended Actions for Existing Open Space Resources
Hudson River (Refer also to Land and Water Trails, noted below)	Promote use of the Hudson River as a recreational resource, and as part of a regional, connective water/land trail system.	Identify public and private partners involved in water/land uses along the river, and work with these organizations to develop and promote water/land trails.	Ch. 3 Existing Open Space Resources, Recommended Actions for Existing Open Space Resources
		Participate in the Local Waterfront Revitalization Grant Program (LWRGP) along with the Town of Moreau, City of Glens Falls, Town of Ft. Edward, and Village of South Glens Falls.	Ch. 3 Land and Water Trail 5th - 10 th paragraphs
		Advocate for a greenways program that provides permanent technical assistance and funding, similar to the Hudson River Valley Greenways Council (which includes the Hudson River only from NYC to Troy).	
Municipal Parks and Trail Systems (Refer also to Land and Water Trails, noted below)	Work cooperatively and support efforts of the Town of Queensbury Recreation Commission, Warren County Parks and Recreation Dept., and other area organizations and agencies involved with parks and recreation.	Continue improvements for signage and provide information on availability of parks and trail systems to the public. Investigate using lands next to the current Glen Lake public access for improved parking and facilities. Produce comprehensive mapping products on local trail systems. Connect local trail system maps with regional trail system map products.	Ch. 3 Existing Open Space Resources, Recommended Actions for Existing Open Space Resources

VISION PLAN OPPORTUNITY AREA	STRATEGIES	TASKS (not listed in priority order)	VISION PLAN & MAP REFERENCE
EXISTING OPEN SPACE RESOURCES	Explore incentives for private property owners to maintain open space.		Ch. 3, Recommended Actions for Existing Open Space Resources
City of Glens Falls Watershed Lands	Determine opportunities to continue to provide these open spaces for current and future generations in the form of a Master Plan.	Work with the City of Glens Falls on a Master Plan for these lands. Participate in any future work plans developed as a result of the Master Plan process.	Ch. 3 Existing Open Space Resources
OPEN SPACE "FRIENDLY" RESOURCES	Explore incentives for private property owners to maintain open space.		
Golf courses/ski areas	Find ways to make sure these private resources remain viable.	Examine off-season access to golf courses, such as for cross-country skiing. Investigate partnerships to address issues, such as liability concerns. Examine real property tax incentives. Examine reduced utility rates (e.g. water). Examine ways to maintain existing open space through zoning and other regulatory and/or non-regulatory measures.	Ch. 3 Existing Open Space Resources, Recommended Actions for Existing Open Space Resources

VISION PLAN OPPORTUNITY AREA	STRATEGIES	TASKS (not listed in priority order)	VISION PLAN & MAP REFERENCE
NATURE PRESERVES AND MULTI-USE AREAS			OPEN SPACE OPPORTUNITIES
Big Cedar Swamp Area		Organize a meeting with all stakeholders, property owners, adjoining property owners, NYSDEC, US Army Corps of Engineers, Conservancy groups, and others as applicable.	Ch. 3 Nature Preserves and Multi-Use Areas 2 nd paragraph
		Develop a management plan for long term use of the area as a collaborative venture between town, county and other partners/organizations such as QLC and The Nature Conservancy.	
		Identify funding options and sources for the management plan, such as the NYS Environmental Protection or Bond Act funds.	
		Explore example projects such as: <ul style="list-style-type: none"> • Nature Trail/Boardwalk. • Interpretive trail with a map and corresponding signage. • Environmental Education Center. • Log Shelter Classroom for use as a Nature Museum and the purposes of conducting programs. 	
		Implement management plan. Secure staff and funding commitments.	

VISION PLAN OPPORTUNITY AREA	STRATEGIES	TASKS (not listed in priority order)	VISION PLAN & MAP REFERENCE
NATURE PRESERVES AND MULTI-USE AREAS			OPEN SPACE OPPORTUNITIES
Rush Pond and Glen Lake Fen		Meet with property owners to discuss formalized options for some public access.	Ch. 3 Nature Preserves and Multi-Use Areas 3 rd , 4 th and 5 th paragraphs
		Negotiate access agreements for passive recreational use.	
		Secure funding and closure on access agreements developed.	
		Consider development of interconnected trail opportunities. For example: <ul style="list-style-type: none"> • Discuss with Queensbury School District development of interpretive hiking path linkage with school campus. Use for environmental studies and outdoor classroom field visits. • Link Queensbury School trail and pond trails with trailhead at West Mountain Road near Warren County Municipal Center. • Link Glen Lake to Rush Pond through the Glen Lake Fen 	
		Develop parking areas for bike and trail access.	

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VISION PLAN OPPORTUNITY AREA NATURE PRESERVES AND MULTI-USE AREAS	STRATEGIES	TASKS (not listed in priority order)	VISION PLAN & MAP REFERENCE OPEN SPACE OPPORTUNITIES
Halfway Brook - City of Glens Falls Watershed Lands (Refer also to Existing Open Space Resources, City of Glens Falls Watershed Lands, noted above)	Work with the City of Glens Falls on a Master Plan for these lands. Consider expanded/ formalized public access programs and long- term conservation policy.	Initiate meetings with city and town officials to discuss development of a joint comprehensive watershed and land use management plan. Budget funding for management plan. Reach consensus on a joint plan. Complete plan. Adoption by city and town. Execute plan recommendations.	Ch. 3 Nature Preserves and Multi-Use Areas 6 th paragraph

VISION PLAN OPPORTUNITY AREA	STRATEGIES	TASKS (not listed in priority order)	VISION PLAN & MAP REFERENCE
NATURE PRESERVES AND MULTI-USE AREAS			OPEN SPACE OPPORTUNITIES
Halfway Brook and Clendon Brook Corridors -Western Queensbury	Monitor Planning Board efforts to protect endangered/threatened species and unique natural areas.	Assist with development of a management, conservation, and recovery plan for plant and animal species of concern. For example, coordinate efforts in the development of a Karner Blue Butterfly Habitat Conservation Plan (HCP) or GEIS.	Ch. 3 Nature Preserves and Multi-Use Areas 7 th - 12 th paragraphs
	Provide incentives to land use developers to conserve open space for a variety of purposes.	Assist with funding research through the NYS Environmental Bond Fund. Assist with preparation of planning incentives, such as zoning density bonuses, in exchange for open space and protection of plant and wildlife species of concern.	
Other Natural Areas	Develop resource protection strategy.	List, inventory, and evaluate potential open space natural areas.	Ch. 3 Nature Preserves and Multi-Use Areas 14 th paragraph
		Prioritize future open space protection options.	
		Identify and help secure program finances.	

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VISION PLAN OPPORTUNITY AREA	STRATEGIES	TASKS (not listed in priority order)	VISION PLAN & MAP REFERENCE
LAND AND WATER TRAILS		Note: Many tasks are cross-referenced for land and water trails.	OPEN SPACE OPPORTUNITIES
Land Trails (bike/hike paths)		Identify existing committees and/or organizations that can work on this plan. Determine if a separate committee or sub-committee effort is necessary.	Ch. 3 Land and Water Trails 1 st and 2 nd paragraphs
		Inventory and map existing and planned pathway/trails systems. Build upon existing trail/path corridors.	
		Work as a liaison with adjoining communities to connect trail systems.	
		Prioritize trail needs.	
		Secure funding for trail/path system improvements as part of the town's capital improvement program.	
		Integrate neighborhood pathway systems as part of development permit process.	
		Implement priority improvements.	
		Continue repair, maintenance and security of all trails/paths.	
		Develop additional parking for existing and new land and water trails, e.g. Glen Lake, Rush Pond, and other areas mentioned in this report.	

VISION PLAN OPPORTUNITY AREA	STRATEGIES	TASKS (not listed in priority order)	VISION PLAN & MAP REFERENCE
LAND AND WATER TRAILS		<p>Note: Many tasks are cross-referenced for land and water trails.</p>	OPEN SPACE OPPORTUNITIES
Halfway Brook Land Trail/Access	Formulate a trails/pathway master plan for the town. (Include land and water trails.)	<p>Create a volunteer and professional team to design elements and identify needs for creating nature trails/pedestrian paths.</p> <p>Designate locations for signs, access and parking locations. Consider feasibility of selected areas for picnic-pocket park- and bathroom facilities.</p> <p>Work with adjoining communities to develop uniform signs, maps, and brochures for trail system</p> <p>Map trail and use guidelines/improvements.</p> <p>Find funding for design/access.</p> <p>Maintain trail using volunteers and coordinated agency efforts.</p>	Ch. 3 Land and Water Trails 3 rd and 4 th paragraphs

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VISION PLAN OPPORTUNITY AREA	STRATEGIES	TASKS (not listed in priority order)	VISION PLAN & MAP REFERENCE
LAND AND WATER TRAILS		Note: Many tasks are cross-referenced for land and water trails.	OPEN SPACE OPPORTUNITIES
Hudson River Water Trail (Refer also to Hudson River, noted above)	Promote use of the Hudson River as a recreational resource, and as part of a regional, connective trail system.	Identify a task force to continue to develop the water trail concept, building off of existing resources and other planning efforts, such as the Federal Energy Regulatory Commission (FERC) plans.	Ch. 3 Land and Water Trail 5th - 10 th paragraphs
		Expand use of Hudson Pointe trails, and Hudson River Park off of Big Boom Road through signage, brochures, town website, and increased publicity.	
		Work with the Town Recreation Commission and private partners on project planning and implementation as invited.	

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VISION PLAN OPPORTUNITY AREA	STRATEGIES	TASKS (not listed in priority order)	VISION PLAN & MAP REFERENCE
GATEWAY TO THE ADIRONDACKS			OPEN SPACE OPPORTUNITIES
Environmental Education Center on Natural Resources Management, Woodlands, Papermaking, and Water Power	Develop gateway/visitor center/environment & educational museum center concept. Focus on <ul style="list-style-type: none"> • Queensbury's Historic Heritage. • Transportation and Tourism. • Natural Resources Management. • Industrial Development (Woodland, Paper Making and Water Power). 	Determine local interest in project. Work with existing tourism/related organizations (such as the Warren County Tourism Bureau, the Chapman Museum, and others) to assure consensus needed to connect a gateway center with tourism welcome center goals.	Ch. 3 Gateway to the Adirondacks 1 st - 3 rd paragraphs
		Support a feasibility study to investigate interest, project funding, scope, possible locations and existing structures, private/public partnerships, stakeholders commitment and future New York State funding/support.	
		Develop as hands on museum, especially in display areas of paper making, water-power, locks, and lumber products.	
		Investigate development of or find not-for- profit group to administer, staff and run facility and programs. Secure initial project sponsor.	
		Secure capital and operating funding for purchase and restoration of buildings/grounds or creation of new facility.	
		Promote with state education and local schools as an educational field trip center (environment, history, industry).	
		Network, develop, promote and advertise services and facility beyond immediate region, e.g. use NYS "I Love NY" Economic Development and Tourism.	

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VISION PLAN OPPORTUNITY AREA	STRATEGIES	TASKS (not listed in priority order)	VISION PLAN & MAP REFERENCE
HISTORIC, SCENIC AND CULTURAL RESOURCES			OPEN SPACE OPPORTUNITIES
Heritage Hamlets Historic Sites	Confirm interest and support for enhanced historic interpretation.	<p>Meet with owners of historic properties. Inventory historic sites and structures in heritage hamlets.</p> <p>Investigate and provide where possible, local tax incentives, and /or grant programs to provide funding so that property owners may maintain the historic integrity of their property, such as an historic barns tax exemption.</p> <p>Identify, map and create brief history pamphlet for a basic self guided tour.</p> <p>Work with town historian in the development of "This was Queensbury" booklet for tours.</p> <p>Work with property owners to create historic preservation design guidelines.</p> <p>Develop heritage trail car/bike self guided tour mapping which designates specific sites and includes a brief history.</p>	Ch. 3 Historic, Scenic and Cultural Resources

VISION PLAN OPPORTUNITY AREA	STRATEGIES	TASKS (not listed in priority order)	VISION PLAN & MAP REFERENCE
HISTORIC, SCENIC AND CULTURAL RESOURCES			OPEN SPACE OPPORTUNITIES
Heritage Hamlets Historic Sites continued		Work with the local media, schools, museums, and others to produce video programs on the heritage of the area. Secure funding for proper historic marker signage.	Ch. 3 Historic, Scenic and Cultural Resources
		Work with local historians and property owners in at least one heritage hamlet to put together a comprehensive "historic pilot project." The plan could include: <ul style="list-style-type: none"> • Registration as National or NYS Historic Site • Civic partnership in restoration efforts • Designation of a scenic/historic corridor • Stewardship, roadway beautification and litter reduction program Ideas noted above could also be incorporated.	
		Determine ways to link historic sites and structures as part of a trails or heritage corridors program.	

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VISION PLAN OPPORTUNITY AREA HISTORIC, SCENIC AND CULTURAL RESOURCES	STRATEGIES	TASKS (not listed in priority order)	VISION PLAN & MAP REFERENCE OPEN SPACE OPPORTUNITIES
Scenic Roads	Recognize and maintain scenic roads as identified in the vision plan and map.	<p>Inventory scenic roads.</p> <p>Develop a scenic roads management program with the assistance of Town, County, and State partner highway agencies. Coordinate highway agencies and property owners.</p> <p>Select demonstration scenic road corridor.</p> <p>Develop local scenic roads management program based on evaluation of demonstration project.</p> <p>Complete local scenic roads program.</p>	Ch. 3 Scenic Roads
		Celebrate and promote scenic roads in Queensbury. For example, create a scenic roads poster/road map with photos, and publish this with a brief citizen's guide describing steps for protection of the resource (i.e. character of the area).	
		Make distinctions among the varying federal, State, and local scenic highway programs (e.g. Heritage Byways, Lake Champlain Byways, etc.) to eliminate confusion about their purposes and jurisdiction for funding, maintenance, and programs. Good mapping products, brochures, and website information can accomplish this goal.	

VISION PLAN OPPORTUNITY AREA HISTORIC, SCENIC AND CULTURAL RESOURCES	STRATEGIES	TASKS (not listed in priority order)	VISION PLAN & MAP REFERENCE OPEN SPACE OPPORTUNITIES
Mountain Ridges–West Mountain, French Mountain	Provide mountain ridge landowners with alternatives and incentives that will promote mountain ridge landscape protection.	<p>Meet with owners of mountain ridges. Document (using photographs), mountain ridge landscape changes every 6 months with photos taken from same exact benchmark/location. Suggestive: Jan. 2nd and July 2nd, as 1/2 will be foliage free, and 7/2 is usually height of new construction.</p> <p>Develop suggested guidelines for appropriate change.</p> <p>Town of Queensbury works with owners to create a cooperative resource conservation program for ridge/landscape lands.</p> <p>Work with adjoining communities to note scenic resources and impacts of certain development actions on each community.</p>	Ch. 3 Mountain Ridges–West Mountain, French Mountain

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VISION PLAN OPPORTUNITY AREA	STRATEGIES	TASKS (not listed in priority order)	VISION PLAN & MAP REFERENCE
AGRICULTURAL AND FOREST RESOURCES			OPEN SPACE OPPORTUNITIES
Farmlands	Promote farmland, conservation easement, and agricultural assessment programs.	<p>Draft and adopt local law for historic barn tax relief.</p> <p>Map and inventory all agricultural use parcels in Queensbury.</p> <p>Meet with owners of historic barns and farmland owners.</p> <p>Provide list of agricultural buildings with historic significance for historic site mapping, documentation.</p> <p>Identify agricultural economic development opportunities.</p> <p>Town of Queensbury to extend outreach services with the farm community in concert with natural resources conservation services; promoting agricultural assessment programs as well as state/federal farmland protection.</p>	Ch. 3 Agricultural and Forest Resources
Forestlands	Encourage public participation in forest land protection strategies.	<p>Provide woodland management materials and real property tax abatement/forest exemption guidelines (and application) to all private holdings/landowners.</p> <p>Map and inventory all forest lands private, public and commercial.</p> <p>Promote purchase of conservation easements (from willing sellers) on those parcels that offer the public/community multi-use access such as trails and access to other natural areas.</p>	Ch. 3 Agricultural and Forest Resources

APPENDIX B

OPEN SPACE PLAN (OSP) COMMITTEE MEMBERS And AFFILIATIONS

Chairman, Barbara Sweet - Adirondack Regional Chamber of Commerce, Local Government Liaison (New York Planning Federation Director)

Lincoln Cathers, Financial Counselor, Glens Falls National Bank and Trust Company

Larry Eichler - Research Scientist, Darrin Freshwater Institute

Alex M. Hall - Strategic Accounts, Niagara Mohawk, A National Grid Co., Glens Falls

Catherine LaBombard, Lake Luzerne High School Teacher
(Secretary, Queensbury Planning Board)

Charles Maine, retired, Warren County Soil & Water Conservation District

Deborah Roberts, President, Roberts Environmental Consulting, Inc.
(Queensbury Environmental Committee member, Queensbury Land Conservancy Director)

Ex Officio Member, Leon Steves, President, Queensbury Land Conservancy, Inc. (retired CEO, Van Dusen & Steves, Surveyors)

John Strough, Queensbury High School Teacher
(Queensbury Planning Board member)

James Underwood, Recreation Instructor
(Zoning Board of Appeals member, Queensbury Land Conservancy Director)

The Open Space Plan Committee was appointed by the Town Board November 5, 2001 via Resolution 420,2001. The Open Space Plan Committee was re-appointed by the Town Board January 6, 2003 via Resolution 49,2003.

Michael Brandt, Proprietor, West Mountain Ski Center was an OSP Committee member in 2001 and 2002.

APPENDIX C

TOWN OF QUEENSBURY OPEN SPACE VISION PLAN GLOSSARY

Agricultural Use:

Any management of any land for agriculture: the raising and keeping of cows, horses, pigs, poultry and/or other livestock; truck gardens; horticulture; silviculture or orchards, including the sale of products grown or raised directly on such land and including the construction, alteration or maintenance of fences, agricultural roads, agricultural drainage systems and farm ponds. (*Town of Queensbury Zoning Ordinance, April 2002*)

Amenity:

A natural or created feature that enhances the aesthetic quality, visual appeal, or makes more attractive or satisfying a particular property, place, or area. (*The New Illustrated Book of Development Definitions, Harvey S. Moskowitz and Carl G. Lindbloom, 1993 Rutgers University Press*)

Amenity Zoning:

Amenity zoning is another term for incentive zoning. It is a technique that allows communities to gain desired amenities (such as open space, public works improvements, etc.) through offering development incentives or bonuses. Incentives may permit developers to exceed the dimensional, density, or other limitations of zoning regulations in return for providing certain other benefits or amenities to the municipality. A classic example of amenity or incentive zoning would be the provision of public open space or recreational amenities in exchange for the authorization to develop a parcel more intensively by a specified amount. (© Behan Planning Associates, LLC, December 2001)

Buffer:

A buffer is an area and/or a physical or visual feature that separates different land uses. The buffer may incorporate natural features such as woodlands, attractive fencing, stone walls, and hedgerows wherever feasible, or requires the creation of a planted landscape buffer where no natural features exists. (© Behan Planning Associates, LLC, December 2001)

Buffer Zone:

A strip of land covered with sufficient permanent planting (generally consisting of both trees and shrubs) to provide a continuous physical screen to mitigate conflicts of land use between two or more areas. No parking or storage of vehicles of any kind or objects within the buffer zone is permitted. (*Town of Queensbury Zoning Ordinance, April 2002*)

Charrette:

A Charrette is an organized planning and design process employed as a tool to accomplish a focused brainstorming session on the issues surrounding land use concepts. The process is generally an interactive session among planning professionals, government officials, planning committee members, and interested members of the public or special interest groups to meet, discuss, and graphically illustrate planning and design options and alternatives. (© Behan Planning Associates, LLC, December 2001)

Cluster Development (1):

A planned development in which the lots are plotted with less than the minimum lot size and dimensional requirements but which have access to common open space which is part of the overall development plan. (*Town of Queensbury Zoning Ordinance, April 2002*)

APPENDIX C

Cluster Development (2):

Cluster development (or conservation-based development) is a technique that allows flexibility in the design and subdivision of land. Cluster development allows a municipality to maintain its traditional open space character, while at the same time providing (and encouraging) new development. The active use of clustering provisions help a municipality to achieve planning goals that may call for protection of open space, protection of scenic views, protection of agricultural lands, protection of woodlands and other open landscapes, and placing of development away from environmentally sensitive areas and focusing in less sensitive areas. (© Behan Planning Associates, LLC, December 2001)

Cluster Subdivision:

A form of development that permits a reduction in lot area and bulk requirements, provided there is no increase in the number of lots permitted under a conventional subdivision or increase in the overall density of development, and the remaining land area is devoted to open space, active recreation, preservation of environmentally sensitive areas, or agriculture.

Comment: The cluster subdivision technique can be used in conjunction with an areawide plan for a system of pathways and bikeways or the conservation of wildlife corridors or riverside areas. This approach means that implementation of a circulation system, recreation program, or the conservation of environmentally sensitive areas can be achieved through the development process. Cluster subdivisions can also be used to preserve lands in agricultural use, thus serving as an alternative to the purchase of development rights. (*The New Illustrated Book of Development Definitions*, Harvey S. Moskowitz and Carl G. Lindbloom, 1993 Rutgers University Press)

Common Open Space:

A parcel or parcels of land or an area of water or a combination of land and water designated and intended for the private or public use of enjoyment of the space and which may include such appurtenant structures that are necessary to enhance the enjoyment of the space. (*Town of Queensbury Zoning Ordinance*, April 2002)

Conservation:

Areas that are designated for protection from activities that would adversely alter ecological integrity. (*Town of Queensbury Planning Staff*, 2001)

Conservation Area:

Environmentally sensitive areas with characteristics such as steep slopes, wetlands, flood plains, high water tables. Forest areas, endangered species habitat, dunes, or areas of significant biological productivity or uniqueness that have been designated for protection from any activity that would significantly alter their ecological integrity, balance, or character. (*Planning Advisory Service Report No. 421* 1989)

Conservation-Based Land Use:

A concept for land development in which the design and layout process for the project is based on identifying and prioritizing resource conservation. Often the density on each development parcel is arranged so that fewer natural features are consumed by development lots and streets. For example, a result of conservation-based planning and design is that the same number of homes can be built on a parcel using less land and less of the natural resources, allowing natural features to be permanently protected, and leaving room for green spaces and green corridors to connect within the development and link to the surrounding community. The conservation design concept provides communities with a planning tool to accommodate newcomers and new development without unduly impacting remaining natural areas and cultural resources. (© Behan Planning Associates, LLC, December 2001)

APPENDIX C

Conservation Easement (1):

A conservation easement is a voluntary legal agreement between the landowner and the municipality, or a third party such as a land trust, to protect land from development by permanently restricting the use and development of the property, thereby preserving its natural or manmade features. The legally binding agreement is filed in the office of the county clerk in the same manner as a deed. The landowner retains ownership of the land, and all of the rights of ownership except the ability to develop the land. The specific restrictions are detailed in the easement agreement. (© Behan Planning Associates, LLC, December 2001)

Conservation Easement (2):

The grant of a property right stipulating that the described land will remain in its natural state and precluding future or additional development.

Comment: Conservation easements are usually used for the preservation of open space, environmentally sensitive areas, scenic views, or wetland buffers. (*The New Illustrated Book of Development Definitions*, Harvey S. Moskowitz and Carl G. Lindbloom, 1993 Rutgers University Press)

Critical Area:

An area with one or more of the following environmental characteristics: 1) steep slopes; 2) floor plain; 3) soils classified as having high water tables; 4) soils classified as highly erodible, subject to erosion, or highly acidic; 5) land incapable of meeting percolation requirements; 6) land formerly used for landfill operations or hazardous industrial use; 7) fault areas; 8) stream corridors; 9) estuaries; 10) mature stands of native vegetation; 11) aquifer transition areas; and 13) habitats of endangered species. See *Conservation Area*. (*The New Illustrated Book of Development Definitions*, Harvey S. Moskowitz and Carl G. Lindbloom, 1993 Rutgers University Press)

Critical Environmental Area (CEA):

An area designated by the Town of Queensbury pursuant to the New York State Environmental Conservation Law having exceptional or unique environmental characteristics. Projects undertaken in a CEA may be subject to a more detailed environmental review as determined by the reviewing entity in order to evaluate the project's potential negative impacts on the designated area. The reviewing entity will consider the impact of such actions on the specific environmental characteristics contained in the designation of the CEA. (*Town of Queensbury Zoning Ordinance*, April 2002)

Cultural Facilities:

Establishments that document the social and religious structures and intellectual and artistic manifestations that characterize a society and include museums, art galleries, and botanical and zoological gardens of a natural, historic, educational, or cultural interest (*The New Lexicon Webster Dictionary of the English Language* 1989).

Cultural Resources:

The cultural features of a community reflects the ways in which the people who have lived there have used their natural environment to suit their economic needs and social patterns, and may include such types of resources described as agricultural, institutional, historic, and archeological, among others. (© Behan Planning Associates, LLC, December 2001)

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Current Planning Capacity (CPC):

A measure of the ability of a region to accommodate growth and development within the limits set by existing infrastructure and natural resource capabilities. (*The New Illustrated Book of Development Definitions*, Harvey S. Moskowitz and Carl G. Lindbloom, 1993 Rutgers University Press)

Density:

The number of families, individuals, dwelling units, households, or housing structures per unit of land. (*The New Illustrated Book of Development Definitions*, Harvey S. Moskowitz and Carl G. Lindbloom, 1993 Rutgers University Press)

Density Bonus:

A density bonus allows developer who take advantage of clustering and amenity (incentive) zoning provisions, to increase the amount of development (e.g., number of dwelling units) on a certain property beyond what the underlying zoning would allow in exchange for open space. (© Behan Planning Associates, LLC, December 2001)

Density Transfer:

The transfer of all or part of the permitted density on a parcel to another parcel.

Comment: Density transfer is also known as the Transfer of Development Rights (TDR). TDR must be permitted by a state enabling act and then enacted in the local ordinance. Usually, density transfers are made from designated sending districts to designated receiving districts. Both types of districts must be identified in the zoning ordinance. It may be used to preserve farmland, open space, historic areas, and critical areas. (*The New Illustrated Book of Development Definitions*, Harvey S. Moskowitz and Carl G. Lindbloom, 1993 Rutgers University Press)

Density Zoning:

Averaging residential density over an entire parcel without restriction to lot sizes (Planning Advisory Service Report No. 332 1976).

Design Guidelines:

Design guidelines are usually illustrated and describe the natural resource, site and architecture patterns that a community values and what it seeks to protect. Design guidelines complement the increased design flexibility allowed by conservation (clustered) subdivisions and traditional neighborhood developments. Design guidelines are generally informational and collaborative in nature, creating an opportunity for project sponsors to review the guidelines prior to designing a project with the advantage of understanding the goals of the community and the planning board. (© Behan Planning Associates, LLC, December 2001)

Enhancement:

A way to use land or a structure without adverse environmental impacts, but allow increased human activity. (*Town of Queensbury Planning Staff*, 2001)

Forestry Use:

Any management, including logging or a forest, woodland or plantation and related research and educational activities, including the construction, alteration or maintenance of wood roads, skidways, landings, fences and forest drainage systems. (*Town of Queensbury Zoning Ordinance*, April 2002)

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Freshwater Wetlands (1):

Lands and waters lying within the boundaries of the Town of Queensbury, as shown on a freshwater wetlands map. (*Town of Queensbury Zoning Ordinance, April 2002*)

Freshwater Wetlands (2):

An area that is inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances does support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

Comment: Wetlands are characterized by one of three parameters; certain soil types, aquatic plants, and hydrology. Recent federal and state legislation make the filling or dredging of wetlands extremely difficult. Many states also require buffer or transition areas to provide additional protection to wetlands. (*The New Illustrated Book of Development Definitions, Harvey S. Moskowitz and Carl G. Lindbloom, 1993 Rutgers University Press*)

Gateway:

A gateway is an area that signals entrance to a place. A gateway is an entranceway area along a roadway that serves to determine a visitor's first response to the community, such as a town hamlet, a village or a city neighborhood. A gateway may be indicated by visual features such as welcome signs or other neighborhood or place names, landscaping, a grouping of streetscape amenities such as plantings, lighting, benches, or a building or group of buildings that give a visual clue that a person has entered a distinctive place. Gateways highlight the open spaces, the historic development patterns, and the general character of an area. (© Behan Planning Associates, LLC, December 2001)

Greenway:

1) A linear open space established either a natural corridor, such as a riverfront, stream valley, or ridge line, or over land along a railroad right-of-way converted to recreational use, a canal, a scenic road, or other route; 2) any natural or landscaped course for pedestrian or bicycle passage; 3) an open space connector linking parks, natural reserves, cultural features, or historic sites with each other and with populated areas; and 4) locally, certain strip or linear parks designated as a parkway or greenbelt (Little 1990). (*The New Illustrated Book of Development Definitions, Harvey S. Moskowitz and Carl G. Lindbloom, 1993 Rutgers University Press*)

Historic Preservation:

The protection, rehabilitation, and restoration of districts, sites, buildings, structures, and artifacts significant in history, architecture, archaeology, or culture.

Comment: Historic preservation includes managing, stabilizing, and at times sensitive reuse of historic buildings. (*The New Illustrated Book of Development Definitions, Harvey S. Moskowitz and Carl G. Lindbloom, 1993 Rutgers University Press*)

Homeowners' or Property Owners' Association:

A contract agreed to by owners of homes or properties in that provides regulations for the operation and maintenance of individual properties and/or commonly owned facilities and/or open space as acknowledged by the NYS Attorney General's Office. This term shall include the terms "Homeowner's Association", "Condominium Association" and similar terms. (*Town of Queensbury Zoning Ordinance, April 2002*)

Incentive Zoning:

See the definition for amenity zoning. (© Behan Planning Associates, LLC, December 2001)

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Just Compensation:

Payment made to a private property owner by an agency with power of eminent domain when the private property is taken for public use. (*The New Illustrated Book of Development Definitions, Harvey S. Moskowitz and Carl G. Lindbloom, 1993 Rutgers University Press*)

Master Plan:

A comprehensive, long range plan intended to guide the growth and development of a community or region that typically includes inventory and analytic sections leading to recommendations for the community's future economic development, housing, recreation and open space, transportation, community facilities, and land use; all related to the community's goals and objectives for these elements.

Comment: State enabling legislation specifies the legal requirements of a master plan, including its preparation, contents, modifications, adoption, and implementation. Although certain plan elements may be required, there are no limits to the number or type of plan elements, area, or subplans that may comprise a master plan. In many states, zoning ordinances must be based on the master plan and where discrepancies occur, the master plan takes precedence. (*The New Illustrated Book of Development Definitions, Harvey S. Moskowitz and Carl G. Lindbloom, 1993 Rutgers University Press*)

Natural Resources Inventory (NRI):

A survey of existing natural elements relating to land, water, air, plant, and animal life of an area or a community and the interrelationship of these elements. The NRI usually includes data on soils, geology, topography (including watershed and flood areas), and vegetation. (*The New Illustrated Book of Development Definitions, Harvey S. Moskowitz and Carl G. Lindbloom, 1993 Rutgers University Press*)

Open Space:

From the New York State Open Space Plan (Conserving Open Space In New York State 2001, October 2001)

For purposes of this Plan, open space is defined as land which is not intensively developed for residential, commercial, industrial, or institutional use. Open space can be publicly or privately owned. It includes agricultural and forest land, undeveloped shorelines, undeveloped scenic lands, public parks and preserves. It also includes water bodies such as lakes and bays. What land is defined as open space depends in part on its surroundings. A vacant lot or a small marsh can be open space in a big city. A narrow corridor or pathway for walking or bicycling is open space even though it is surrounded by developed areas. And while not strictly open space, this Plan also discusses cultural and historic resources which, along with open space, are part of the heritage of New York State.

Open Space Recreation Use:

Any recreation use particularly oriented to and utilizing the outdoor character of an area, including a snowmobile, trail; cross-country ski trail; hiking and backpacking trail; bicycle trail; horse trail; playground; picnic area; public park; public beach; or similar use. (*Town of Queensbury Zoning Ordinance, April 2002*)

Planned Development:

An area of a minimum contiguous size, as specified by ordinance, to be planned, developed, operated, and maintained according to plan as a single entity and containing one or more structures with appurtenant common areas. (*The New Illustrated Book of Development Definitions, Harvey S. Moskowitz and Carl G. Lindbloom, 1993 Rutgers University Press*)

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Planned Residential Development (PRD):

An area of a minimum contiguous size, as specified by ordinance, to be planned, developed, operated, and maintained as a single entity and containing one or more residential clusters; appropriate commercial, public, or quasi-public uses may be included if such uses are primarily for the benefit of the residential development. (*The New Illustrated Book of Development Definitions, Harvey S. Moskowitz and Carl G. Lindbloom, 1993 Rutgers University Press*)

Planned Unit Development (PUD):

An area of land, in which a variety of housing types and/or related commercial and industrial facilities are accommodated in a preplanned environment under more flexible standards than would normally apply under the regulations of the individual zoning categories of this chapter, the approval of which involves requirements in addition to those of the standard subdivision and site plan review, such as building design, landscaping, open spaces, etc. (*Town of Queensbury Zoning Ordinance, April 2002*)

Preservation:

A way to keep the land/project/structure for purposes related to its original intent. (*Town of Queensbury Planning Staff, 2001*)

Purchase of Development Rights (PDR):

A purchase of development-rights (PDR) program involves the purchase by a municipal or other government agency or private land conservation organization of development rights from private landowners whose land it seeks to preserve in its current state without further development. The PDR system can protect farmland as well as ecologically important lands or scenic parcels essential to rural character of the community. Under PDR, the land remains in private ownership and the government acquires non-agricultural development rights. These development rights once purchased by government (typically) or a land trust are usually extinguished. Landowners who participate receive payment equal to the development value of the property. In return, the property owner agrees to keep the land forever in forest, agriculture or other conservation-type use. The owner typically files property covenants similar to a conservation easement limiting the use of the property to conservation-based activities. (© Behan Planning Associates, LLC, December 2001)

Recreation, Active:

Leisure-time activities, usually of a formal nature and often performed with others, requiring equipment and taking place as prescribed places, sites or fields. (*The New Illustrated Book of Development Definitions, Harvey S. Moskowitz and Carl G. Lindbloom, 1993 Rutgers University Press*)

Recreation, Passive:

Activities that involve relatively inactive or less energetic activities, such as walking, sitting, picnicking, card games, chess, checkers, and similar table games.

Comment: The reason for the differentiation between active and passive recreation is their potential impacts on surrounding land uses. Passive recreation can also mean open space for nature walks and observation. (*The New Illustrated Book of Development Definitions, Harvey S. Moskowitz and Carl G. Lindbloom, 1993 Rutgers University Press*)

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Recreational Resources:

Recreational resources may be described as areas in which the following types of leisure activities may occur: existing or planned hiking, biking, and canoeing; ball fields, tennis courts, basketball courts, golf courses, skating rinks, ski slopes, and swimming pools; and waterfront activities such as boating and fishing. Recreational resources also include nature preserves, community gardens, and other outdoor areas for quiet public enjoyment. (© Behan Planning Associates, LLC, December 2001)

Sandplains:

Sand plains are extensive areas of deep sandy soils, left behind as part of glacial outwash during the geologic time when glaciers retreated back towards Canada and points north. Some people refer to sand plains as glacial plains, outwash plains, or shrub-savanna areas. Parts of Queensbury, vaguely defined as west of the Northway, north of the Hudson River, south of Exit 20, and east of West Mountain and the Luzerne Mountains, contain these very sandy soils. Not so coincidentally, this is where Queensbury is experiencing much of its residential development. The soils are generally good for on-site septic systems, and easy digging for foundations. (Town of Queensbury Planning Staff, 2003)

Scenic Corridor (1):

An area visible from a highway, waterway, railway, or major hiking, biking, or equestrian trail that provides vistas over water, across expanses of land such as farmlands, woodlands, or coastal wetlands, or from mountaintops or ridges. (The New Illustrated Book of Development Definitions, Harvey S. Moskowitz and Carl G. Lindbloom, 1993 Rutgers University Press)

Scenic Corridors (2):

A scenic corridor is a viewshed that contains scenic vistas linking natural and cultural resources. Scenic corridors are passive recreational resources that add character to communities. (© Behan Planning Associates, LLC, December 2001)

Sense of Place:

The characteristics of a location that make it readily recognizable as being unique and different from its surroundings (Schultz and Kasen 1984). (The New Illustrated Book of Development Definitions, Harvey S. Moskowitz and Carl G. Lindbloom, 1993 Rutgers University Press)

Sprawl (1):

Ever-expanding metropolitan strip and suburban areas consuming huge amounts of farmland, forestlands and natural resources that wastes lands and resources while often abandoning people, places and private investments at the center, in the hearts of towns and villages. It is very expensive to provide roads, sewers, water, and services like police and fire protection, to low-density urban development, a consequence felt by the taxpayers. (© Behan Planning Associates, LLC, December 2001)

Sprawl (2):

Uncontrolled growth, usually of a low-density nature, in previously rural areas and some distance from existing development and infrastructure. (The New Illustrated Book of Development Definitions, Harvey S. Moskowitz and Carl G. Lindbloom, 1993 Rutgers University Press)

Stakeholder:

All tax payers, land owners, employees, and residents, i.e. people and organizations who live and work in a community or municipality and have a "stake" or investment (personal, financial, emotional, etc.) in the outcome of a plan. (Town of Queensbury Planning Staff, 2001)

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Tax Abatement:

Full or partial exemption for a defined period of time of real estate taxes.

Comment: Tax abatements can be used for a variety of purposes, including encouraging development, historic preservation, natural resource conservation, urban redevelopment, enterprise zones, or some other public objective. In many states, tax abatements are limited to those uses listed in applicable state legislation. (*The New Illustrated Book of Development Definitions*, Harvey S. Moskowitz and Carl G. Lindbloom, 1993 Rutgers University Press)

Term Conservation Easement:

A term conservation easement is a voluntary legal agreement between a landowner and the municipality that is written to last for a period of years, most commonly for 5 to 20 years. (© Behan Planning Associates, LLC, December 2001)

Transfer of Development Rights (TDR):

The removal of the right to develop or build, expressed in dwelling units per acre or floor area, from land in one zoning district to land in another district where such transfer is permitted.

Comment: TDR's, or transfer of development credits, is a relatively new land development control tool used to preserve open space and farmland and to direct development to suitable areas. In urban areas, TDR has been used for historic preservation. TDR permits an owner of real property to sell or exchange the development rights associated with that property to another owner in return for compensation. (*The New Illustrated Book of Development Definitions*, Harvey S. Moskowitz and Carl G. Lindbloom, 1993 Rutgers University Press)

Unique Natural Feature:

That part of the natural environment that is rare or not duplicated in the community or region. (*The New Illustrated Book of Development Definitions*, Harvey S. Moskowitz and Carl G. Lindbloom, 1993 Rutgers University Press)

Utility Master Plan:

A utility master plan is a community-wide plan for the extension of services like, water and sewer that shape and drive development patterns and densities. (© Behan Planning Associates, LLC, December 2001)

Viewshed:

A particular panorama that is valued for its aesthetic or cultural attributes. Buildings, structures, places, or natural features may be considered to contribute to, or detract from, a quality viewshed experience. (*Town of Clifton Park Open Space Plan*, January 2003)

Wetland Protection:

Wetlands are areas that are saturated by either fresh or salt water for at least a period of time during the growing season. In state regulations, they are defined chiefly by the forms of vegetation present. Wetlands provide a number of benefits to a community. Besides providing wildlife habitat, wetlands also provide habitat protection, recreational opportunities, water supply protection, and provide open space and scenic beauty that can enhance local property values. Wetlands also serve as storage for storm water runoff, thus reducing flood damage and filtering pollutants. In coastal communities, they also serve as a buffer against shoreline erosion. The preservation of wetlands can go a long way toward protecting water quality; increasing flood protection; supporting hunting, fishing and shell fishing; providing opportunities

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for recreation, tourism and education; and enhancing scenic beauty, open space and property values. . (© *Behan Planning Associates, LLC, December 2001*)

Zoning Overlay Districts:

The overlay zoning technique is a modification of the system of conventionally mapped zoning districts. An overlay zone applies a common set of standards to a designated area that may cut across several different conventional or "underlying" zoning districts. The standards of the overlay zone apply in addition to those of the underlying zoning district. Some common examples of overlay zones are the flood zones administered by many communities under the national flood insurance program, historic district overlay zones, areas of very severe slopes, waterfront zones, and environmentally sensitive areas. . (© *Behan Planning Associates, LLC, December 2001*)

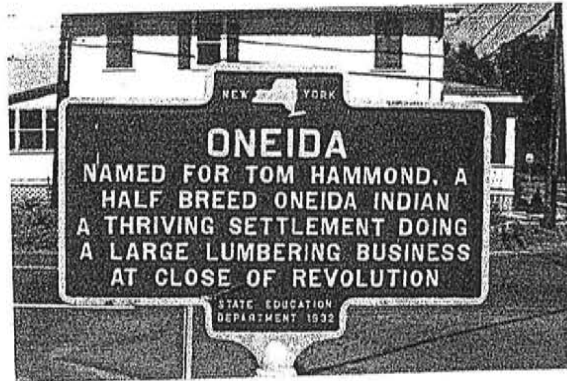
APPENDIX D

Historic, Scenic and Cultural Resources Pilot Project

Purpose

The intent of a pilot project is to serve as a sample, or demonstration of plans and associated activities that can then be applied to similar situations.

The information that follows is to be used as guidance for a pilot project in just one of Queensbury's hamlet, or settlement areas.



Heritage Hamlet Area

Name: ONEIDA CORNERS

Location: Intersection of Ridge Road and Sunnyside Road.

Historic Description:

This hamlet/settlement was influential in the early establishment of Queensbury. Oneida Corners was an important place, with two inns, three stores, a large lumber business, mechanic shops and a Baptist church. Court was conducted here at least one day a week. The name *Oneida Corners* refers to Thomas Hammond, who was a half Oneida Indian, and ran a store here beginning shortly before the revolutionary war.



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Reasons for Selection:

As this hamlet grew, settlement, agriculture and trade flourished. Oneida Corners was significant to Queensbury as a foothold in the wilderness frontier, and should receive preservation and recognition of its historic/cultural contribution. More formal recognition of this area would be a fitting tribute to early settlers and decedents, such as the Haviland family. In addition, the area's agricultural heritage can be highlighted in a farm to market setting.

Just by referencing "An Honored Past, A Progressive Future," a map of Queensbury's historic places that was compiled by a Mr. Bob Eddy years ago, one can easily observe that this area has a large concentration of noteworthy sites including cemeteries, homesteads, farmsteads, barns and early residences, grist and cloth mill sites, Ridge Road Park, churches, schools and meeting houses, and many natural features, as well as other points of interests along the way.

Project Focus:

Using Oneida Corners as the hub and Route 9L (Ridge Rd.) as the featured corridor, the project will focus initially on the 2 ½ mile stretch between Haviland Road (south) and Route 149, or Farm To Market Road (north). As a north-south corridor on the eastern part of town, this was the pattern and origin of the town's early settlement. This corridor also offers a diverse variety of open space resources; historic, cultural, agricultural, forested, view-sheds and scenic roadways.

Assistance:

Town Historian; Dr. Marilyn J. Van Dyke would be a valuable resource in updating the list and locations of significant historic sites and structures. Her assistance would be paramount to homeowners seeking real property tax reductions, or restoration funding, and designation on historic site registers. Historic marker locations, and the significance of each site would be Dr. Van Dyke's responsibility, in cooperation with the historian's advisory committee.



OPEN SPACE VIS

Adopted by the Queensbury Town Board July 7, 2003

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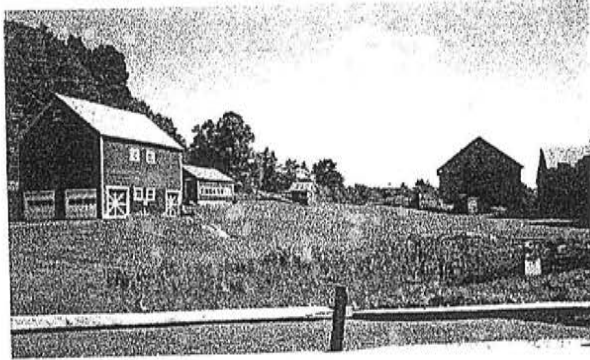
Action Steps:

The steps listed here are not meant to be in any priority order, and may be utilized in any of the heritage hamlet areas within the Town.

- Inventory and map historic/cultural sites.
- Inventory historic structures still remaining.
- Promote property owner participation in conservation and preservation efforts through;
 - a) Voluntary efforts.
 - b) Incentives such as real property tax breaks.
 - c) State, federal and not-for-profit grant monies for historic preservation.
 - d) Registration as National or New York State Historic Sites.
 - e) Civic partnership in restoration efforts.
 - f) Designate "Scenic/Historic" Route 9L corridor for pilot project.
 - g) Signage (interpretive) and historic marker program.¹
 - h) Stewardship, roadway beautification and litter reduction adoption program.
 - i) Civic and school group participation.
 - j) Town and county - tourism promotion of self guided tour.
 - k) Expand scenic roads program based on success of this project.
 - l) Agricultural Heritage: Working Farms Tour Days as a collaborative effort with the Town of Queensbury, American Farm Trust, Cooperative Extension, the farmer and, other agricultural interest organizations.
 - m) Oneida Corners Fun Fair, Farmers Market and Harvest Fest (Oct.?) featuring locally grown/produced farm products, crafts and booths, and local businesses for the promotion of public participation in open space/preservation projects.

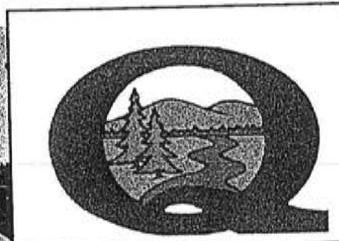
¹ Presently the cost of these "state blue and golds" are at \$525.00 each, with only one manufacturer producing them. A customized (characteristic to Queensbury) design and logo could be developed to distinguish heritage areas, or to promote tours. Some two dozen locations alone, are sited on Bob Eddy's "An Honored Past A Progressive Future" map over the course of the 2 ½-mile corridor being suggested in the Oneida Corners pilot plan.

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Next Steps:

The Oneida Corners location serves as a center for other phases of a historic marker self-guided tour; Harrisena and eventually Lake George to the north, and the City of Glens Falls and Hudson River to the south. Within a 5 year time period, it is envisioned that a River-to-Lake **"Open Spaces/Historic Places"** tour route will be well established with signage, maps, pocket park orientation/interpretation pull off sites, corresponding historic guide pamphlets and other amenities, all in service for the public use and enjoyment. Upon completion of this overall project, a River-to-Lake bike rally or race could be held to help advertise and promote Queensbury's efforts for open space preservation.



ONEIDA CORNERS
*Hamlet and Heritage of
Queensbury, NY.*

APPENDIX E

Queensbury Open Space Plan Trail Classifications

The following classes, or types of trails, are listed here for illustrative purposes only, and do not reflect any formal classification system.¹

Class 1 - A paved or stone dust, off-road pathway, separated from motor vehicle traffic by a landscaped area or other separation. This type of arrangement is currently used along the Feeder Canal Trail, for example. The path should "fit" the landscape, could include curves and other design features to provide variety and interest. The landscape treatment between the path should buffer the user from adjoining roadways. The class 1 trail is the preferred design type, where feasible. Class 1 trails would be appropriate where public rights-of-way are of sufficient width to permit attractive trail design and safe operation.

Class 2 - A paved dedicated lane along a roadway, often an enlarged shoulder area. This type of arrangement is envisioned for the Luzerne Road corridor.

Class 3 - A widened road lane, share by both bicycles and motor vehicles. Class 3 trails would be appropriate along minor streets or where existing right-of-way limitations prohibit a higher class of trail construction.

Accessible Trail - An off-road path (often an old logging road) that is accessible for wheelchairs and use by the mobility impaired. This is the preferred design standard for off-road paths in gentle terrain. Can also be a snowmobile and/or cross-country ski trail in the winter. These type of trails would be appropriate in the Rush Pond area, for example.

Hiking Trail - An off-road path that contains steep or other difficult terrain.

¹ See the New York State Highway Design Manual, Chapter 18, Facilities for Pedestrians and Bicyclists at www.dot.state.ny.us/cmb/consult/hdmfiles/chapt_18.pdf for official classifications and design standards based on AASHTO (American Association of State Highway & Transportation Officials) 1999 "green book."

APPENDIX F

Town of Queensbury Open Space Planning Project

FOCUS GROUP MEETINGS SUMMARY

Background

Focus group sessions are one of several citizen participation techniques utilized in the planning process for development of the Town of Queensbury Open Space Plan. Other methods we will employ to collect data and opinions from the community include:

- a postage paid return mail survey to be delivered to all Queensbury mail holders as well as those in the City of Glens Falls,
- a planning charrette (see our Working Glossary for definition of this term),
- public meetings and hearings,
- media releases and Town newsletters, and
- the Town of Queensbury website (see http://www.queensbury.net_community_development/main.htm)

Please continue to check our website for updates regarding upcoming meetings, information, and results.

Introduction

Almost 200 representatives from a wide variety of community businesses, organizations, and citizens were personally invited to a series of Focus Group Sessions. These were held to listen to opinions and concerns about open space and other related planning issues in Queensbury. A series of questions concerning open space and associated aspects were asked, and answers and comments recorded for each session. Several written responses to questions were also received from persons who could not attend.

Session Participants

Listed for your reference are the participants from each individual session:

February 13, 2002	Builders, Contractors, and Developers
February 21, 2002	Forest, Agricultural & Other Land Owners, & Real Estate Representatives
February 26, 2002	Civic, Cultural, Parks & Recreation, & Environmental Groups
February 27, 2002	Citizen Groups & Service Groups

NOTE: The meeting for Utilities, Business & Industry Owners was cancelled due to limited numbers of persons able to make that date. Interested persons attended other focus group sessions held.

Meetings Summary

Provided here is a summary of the most frequently heard concerns, issues, comments, suggestions, and important open space and related resources from those who participated.

Question #1: How important is it to conserve open space and associated resources?

Open space is important to protect property values and for recreational purposes (i.e. public health benefits). Green space, undisturbed trees, and scenic areas identify the community and its quality of life.

We heard that, "We are one step away from being a desirable to an undesirable community," and that open space conservation should be on an equal footing with other Town ventures.

We also were cautioned to use the open space plan as a planning tool, not as a method of obstructing growth, but to shape and manage growth. Thinking about open space in the regional context should also be considered.

Question #2: What do you think are the most important open space resources in town to conserve?

The responses we received were varied and plentiful. One quote in particular sums it all up, "This process is like asking children to choose all the candy they would like to take home from the candy store... all of it." Despite the many resources listed, several came up more often. These are (in no particular order):

- Wetlands (Big Cedar Swamp, Rush Pond,
- Access to waterways (Lake George, Glen Lake, Halfway Brook, Hudson River, Round Pond)
- City of Glens Falls watershed lands
- Remaining farmland (active and non-active; Ridge Road, West Mt. Road, Lake Sunnyside)
- Pathway/greenway corridors (formal and informal) and connections to adjoining development (Gurney Lane, Bay & Glenwood, Halfway Brook, NIMO lands)
- Scenic areas (views / vistas from Ridge Road, Bay Road, West Mt. Road,

For more specific areas identified, please refer to the notes on individual focus group sessions and the written comments.

A resource evaluation method that can provide criteria to help prioritize the most important open space resources in the Town to conserve, is needed. Prioritization should reflect the need for community consensus for the public benefit instead of more narrowly perceived needs of a particular neighborhood or interest group that may depend on political persuasion.

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Question #3: What do you think works to conserve these resources?

Most people were aware of standard conservation methods such as clustering, purchase of development rights (PDR's), and full purchase through impact fees or other means. Everyone agreed that incentives were needed to compensate for the loss of any development rights. These incentives could include bonus densities as well as tax incentives for large land owners (agricultural, forested) or those with historic properties. Additional development restrictions in the form of greater landscaped buffers was also seen as a way to preserve the feeling of greater amounts of open space with smaller land investments. The same is true for trail connections.

Those participants aware of Transfer of Development Rights (TDR's) as a conservation method thought that this conservation scheme might work in Queensbury since the Town has staff. Basically, TDR districts are composed of "sending" and "receiving" districts, with property rights exchanged between those districts. However, there must be a receiving entity (land bank), good management, and tracking, i.e. continuous and consistent administrative capacity. The Open Space (OSP) Committee asked staff to prepare educational information on TDR's for the Town Open Space Plan website to explain how it works, and provide examples of places with successful TDR operations. (Please refer to our website for details on TDR's.)

The key to getting tax payers to buy lands is having a specific plan identifying the areas most important to the community. Several people expressed that the place to start is to purchase lands near Queensbury's gateways.

Participants also noted that lands held for conservation purposes could allow some activity, such as recreational uses on watershed lands.

Cautions included doing adequate research on conservation methods, assuring a balanced perspective, and considering impacts to keep housing affordable.

Question #4: What concerns do you have about open space conservation?

General concerns were reflected in comments such as:

- It is important not to eliminate the potential to provide for growth and development while planning for open space.
- Recognize that not everyone will be able to get highest and best use of their property if open space to be saved.
- Queensbury, as a gateway community to the Adirondacks, needs enough land to have a place for people to work and live due to development restrictions and additional open space in the Adirondack Park.
- "People are alarmed" about the amount and intensity of development currently taking place.
- The true development potential in Queensbury needs to be known, as well as the identification of existing open space held publicly or voluntarily (e.g. land conservancies, state tax incentives, etc.).

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The majority of specific concerns about open space conservation corresponded with conservation methods that are perceived to work. These are outlined below.

Clustering/Density Incentives

More planning is necessary to show land that is available and suitable for development ("build-out" analysis / intrinsic suitability). It is difficult to find land with the infrastructure needed to keep costs down so that land can be conserved. Additional public infrastructure and services (e.g. water, sewer, utilities) needs to be directed where the Town wants growth.

TDR's

TDR's should be explored. It is important to note that even after transfer, land in the sending district can still be used for certain forms of development. A significant concern is making sure that the Assessors understand what TDR means.

Tax Incentives

How is compensation determined for those land owners who cannot develop land because the development potential is not there (soils not suitable for septic, lack of public infrastructure)? Land owners with open lands have been subsidizing all Town citizens with open space values achieved through payment of taxes by the individual land owner on that open land.

Listening to the conversations in the focus group sessions made it clear that the property tax structure is difficult to understand. People did not know if land was taxed on current use or highest use; the perception is that land classifications impact value despite the current use that is taxed.

Focus group participants asked that tax considerations be evaluated carefully. There is a concern that the tax base will be narrowed if open space tax benefits are provided. This will then impact the cost of living for all tax payers in the Town. The potential for lost revenues needs to be balanced with a broadened business tax base to support open space conservation.

Purchase

Lands wanted for conservation and held in private ownership should be purchased. Protecting publicly-owned watershed lands from development is a more difficult situation. Who will pay for conservation of these lands once out of watershed protection, since it is already publicly owned?

Buffers

Additional research is needed on what constitutes an adequate buffer between residential and commercial (highway) properties. While individual property owners (including residential) should create and maintain buffer areas and critical environmental areas, it is believed that some form of incentive is needed.

Zoning/Subdivision Regulations

Participants stated that there are already too many rules and regulations. Any changes made should be simple and easy to understand. People don't want to be told land cannot be developed.

APPENDIX F

It was also recognized that there is a need to revise zoning/subdivision regulations to achieve open space.

The central issues are highest and best use of land, value and taxation, attention to property rights, and the need for the political fortitude to stick with the plan developed. Conflicting concerns and needs will need to be balanced. Although everyone wants simple solutions, working with the bundle of rights inherent in property ownership does require expertise and a level of understanding that may only be achieved with legal assistance (e.g. TDR's).

Question #5: What role do you see the town playing?

The most significant role that the Town must play is to provide continuity in planning and technology by taking a leadership role to not only put together this open space plan, but also to provide funds for public infrastructure, including green infrastructure. Continuity in planning also means that the Town must stick to the plan. The number of rezonings that have occurred over the past several years especially was singled out. It was suggested that a super majority vote by the Town Board be required to do rezonings/changes to the Town's Master Plan.

Identification of specific areas to be conserved, and research on fees, incentives, regulations, and tax impacts were other tasks listed. Education on open space programs for the Town Board, Planning Board, and the citizenry, was also seen as a critical factor for Town involvement.

Question #6: What role do you see the private sector playing?

Private land owners need to identify concerns without focusing on individual issues; the private sector (i.e. general public) needs to work on building consensus and support for the Open Space Plan.

Developers don't want to maintain open space land that is set aside in a cluster provision, and Homeowner's Associations are difficult to set up. Developers stated that a major incentive for open space protection within developments is to have the Town or other organization take over maintenance. Should developers be provided bonus density incentives then expect the public to maintain these open space lands?

Question #7: What role do you see for land conservancies/trusts?

These organizations can obtain land, hold land, provide financing, accept donations of land and funds, and keep government honest.

APPENDIX F

Question #8: What do you think about the following concepts and methods that other communities have utilized to conserve important open space resources?

- a. **Create incentives for conservation-based design for encouraging open space protection.**

Increased densities, and incentives for greater buffers around development were seen as the most desirable methods to encourage open space.

- b. **Establish a permanent conservation easement program, where local communities fund the purchase of development rights through municipal bonds, grants and private sources.**

A "pay as you go" approach may be an alternative to a bond issue. For a bond issue, long term costs, a build out study, and fiscal impacts will need to be demonstrated. This may take some time during which opportunities for purchase may be lost.

- c. **Revise zoning/subdivision regulations to lessen the impact of development on open space while providing flexibility to achieve development needs. Some methods include density bonuses and other incentives to preserve open space areas.**

See earlier comments.

- d. **Establish a community preservation fund (such as a real estate transfer tax applicable to high-end property sales) to be used to fund the purchase of development rights on open space lands and environmentally sensitive properties.**

A real estate transfer tax on high end property sales was perceived as a disincentive. Starting a preservation fund is a possibility but questions about operation and property maintenance need to be answered.

An additional method identified was to provide land owners with tax breaks. It was suggested that such funds or a portion of those funds could be recaptured upon sale depending on the incentives provided, similar to State tax programs for conserving forested lands.

APPENDIX F

Town of Queensbury Open Space Planning Project FOCUS GROUP MEETING

Session 1 Builders, Contractors, and Developers

Adirondack Regional Chamber of Commerce
5 Warren St.
Glens Falls, NY 12801

Wednesday, February 13, 2002
3:00 p.m. to 4:30 p.m.

ATTENDANCE LIST

Name	Affiliation
J. David Michaels	The Michaels Group, Inc.
Hal Raven	Raven Ind./NYS Builders Assoc of No. NY
Michael Crayford	Higgs & Crayford, NYS Builders Assoc of No. NY
Richard Schermerhorn	Schermerhorn Properties
Thomas Nace	Nace Engineering
Tom Jarrett	Jarrett-Martin Engineers
Jonathan Lapper	Bartlett, Pontiff Stewart & Rhodes
Richard Jones	Richard E. Jones Associates
Craig Jones	Richard E. Jones Associates
Robert Joy	Joy McCoola & Zilch
Dennis Dickinson	D. L. Dickinson Associates
Robert Murray	Shelter Planning & Development
James Martin	Glens Falls Office for Economic Development
Michael Brandt	Open Space Committee
John Lemery	Lemery MacKrell & Greisler
Kathy Varney	Warren/Washington Heart Healthy Coalition
Scott Staples	VMJR Companies
Victor Macri	Forest Enterprises; VMJR Properties
Barbara Sweet	Adirondack Regional Chambers of Commerce
Alex Hall	Niagara Mohawk; Open Space Committee
Larry Eichler	Darrin Freshwater Institute; Open Space Committee
Leon Steves	Van Dusen & Steves Surveyors; Ex Officio Open Space Committee
Michael Brandt	West Mountain; Open Space Committee
Chris Round	TOQ, Director of Community Development
Marilyn Ryba	Senior Planner, Town of Queensbury
John Behan	Behan Planning Associates, LLC

NOTE: Session 2 for Utilities, Business & Industry Owners was cancelled due to limited numbers of persons able to make that date. Interested persons attended other focus group sessions held.

APPENDIX F

Town of Queensbury Open Space Planning Project FOCUS GROUP MEETING

Session 3

Forest, Agricultural & Other Land Owners, & Real Estate Representatives

Glens Falls National Bank Meeting Room
13 South Street
Glens Falls, NY 12801

Thursday, February 21, 2002
3:00 p.m. to 4:30 p.m.

ATTENDANCE LIST

Name	Affiliation
Michael O'Connor	Little & O'Connor
Michael Muller	Muller & Muller
John Fair	Property Owner
Kevin Monahan	Property Owner
Larry Lavigne	Warren W. Fane, Inc.
Robert J. Sullivan	Property Owner
Billy, Melissa Stark	Property Owner
Brigid McLaughlin	Property Owner
Jane, Daniel & Ed Lowell	Property Owner
Tim & Sue Monahan	Property Owner
Sally Barker	Property Owner
George Stec	Property Owner
John Mucha	Adelphia
Nicholas Caimano	Warren Co. Supervisor
Garry Nelson	Mountain Forestry
William Joslyn	Property Owner
Fred Joslyn	Property Owner
Cindy Bishop	Property Owner
Bill Morton	Queensbury/Glens Falls Smart Growth Committee
Kay Saunders	Glens Falls City Council
Barbara Sweet	Open Space Committee
Cathy LaBombard	Open Space Committee
John Strough	Open Space Committee
Alex Hall	Open Space Committee; Facilitator
Marilyn Ryba	Senior Planner, Town of Queensbury

NOTE: Session 2 for Utilities, Business & Industry Owners was cancelled due to limited numbers of persons able to make that date. Interested persons attended other focus group sessions held.

APPENDIX F

Town of Queensbury Open Space Planning Project

FOCUS GROUP MEETING

Session 4

Civic, Cultural, Parks & Recreation, & Environmental Groups

Adirondack Regional Chamber of Commerce
5 Warren St.
Glens Falls, NY 12801

Tuesday, February 26, 2002
3:00 p.m. to 4:30 p.m.

ATTENDANCE LIST

Name	Affiliation
Dr. Sheldon Hurst	Adirondack Community College
Kim Meade	Feeder Canal Alliance
Pat Beland	Warren Co. Parks & Recreation
Michael White	Lake George Park Commission
Marilyn VanDyke	Warren Co. Historical & Archaeological Society
Steve Lovering	Queensbury Parks & Recreation Dept.
Chris Bergeron-Merrill	City of GF Recreation Commission
John Caffrey	Adirondack Mountain Club
Jason Sherry	Lake George/Adirondack Reg. Convention & Visitors Bureau
Dr. Mark Hoffman	Citizens for Queensbury
Janet Kennedy	Adirondack North Country Assoc.
Norman Himes	Dunham's Bay Fish & Game Club
Dave Wick	Warren Co. Soil & Water
Dave Wilcox	Assembly Point Association
Susan Pruiksma	Warren /Warren Co. IDA
Heather Shoudy Brechko	Lake George Association
Julie Martin	Lake George Association
Chuck Maze	YMCA
Roger Dziengeleski	Finch Pruyn
Lincoln Cathers	Glens Falls National Bank; Open Space Plan Committee
Jim Underwood	Open Space Plan Committee
Barbara Sweet	Open Space Plan Committee
John Strough	Open Space Plan Committee
Mike Brandt	Open Space Plan Committee
Larry Eichler	Open Space Plan Committee
Chris Round	Executive Director, Queensbury Community Development
Marilyn Ryba	Senior Planner, Queensbury Planning
Stuart Messinger	The Chazen Companies

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Town of Queensbury Open Space Planning Project

FOCUS GROUP MEETING

Session 5

Citizen Groups & Service Groups

Glens Falls National Bank Meeting Room
Empire Theatre Building
13 South Street
Glens Falls, NY 12801

Wednesday, February 27, 2002
3:00 p.m. to 4:30 p.m.

ATTENDANCE LIST

Name	Affiliation
Kit Huggard	Adirondack Girl Scout Council
Joe Fusco	Queensbury Senior Citizens
Karen Angleson	Citizens for Queensbury
Tim Weidner	Chapman Museum
John McPhee	Queensbury Seniors
Evelyn McPhee	Queensbury Seniors
William & Joanne Welch	Property Owner
John Strough	Open Space Committee
Marilyn Ryba	Senior Planner, Queensbury Planning
Stuart Messinger	The Chazen Companies

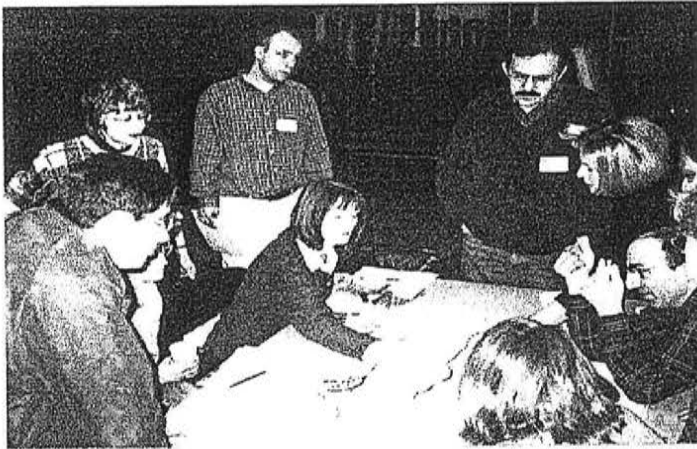
Queensbury Open Space Public Planning Workshop

Saturday, May 18 8:30 am to Noon

Scoville Learning Center - Adirondack Community College

The Town of Queensbury is holding a Public Planning Workshop to gain your input to the Town's Open Space Vision. Please attend to help design the future layout of open space in your town. We need your help!

Open spaces provide for scenic views, community character, recreational opportunities, bike and hiking trails, wildlife habitat and a healthy ecosystem, among many other things. The question isn't *if* things will change in town in the future – it's *how* things will change. Change is inevitable. Help to plan ahead for your community. Tell us what open spaces you value.



During the workshop you will be working in groups of 8-12 persons. A facilitator will ask for your guidance on one of the topics noted above. All input will be considered. Each group will have a map of the Town to use for display of ideas.

Time is reserved so that each small group can discuss their results with the entire assembly. The end product will be a Vision

Map outlining areas that are considered most important for conservation by members of the community, you!

To make sure that we have enough materials and refreshments to accommodate all participants, please let us know if you plan to attend. You can send an e-mail message at this time by double clicking on the following link:

MarilynR@Queensbury.net

Please respond by Friday, May 3, 2002. Thank you.

Photo by Cynthia Behan of Behan Planning Associates, Inc.

APPENDIX G

Town of Queensbury Open Space Planning Project

OPEN SPACE PLAN DESIGN WORKSHOP / CHARRETTE SUMMARY

Background

The Open Space Plan design workshop, or planning "Charrette," that took place on May 18, 2002 was the highlight of citizen participation efforts to date. Information from the Charrette added to and confirmed the data and opinions collected from the community through Focus Group Sessions, the postage paid return mail survey performed by the Queensbury Land Conservancy (a private, non-profit organization), and citizen responses to media attention and the Town of Queensbury website.

We would also like to note and refer you the information further in this document that draws attention to student input from Queensbury High School government classes. The charrette format was used to solicit ideas from students and identify areas in their community that are important to preserve for their generation.

Introduction

A massive outreach campaign resulted in over 70 persons participating in this Saturday morning activity. Almost 400 people were contacted directly through mail or e-mail, with additional contacts made via private and non-profit groups such as Adirondack Community College, Glens Falls Hospital, and the Lake George Association through their internal employee/membership lists or postings. All persons participating in, or invited to the Focus Group Sessions were sent a notice of the workshop.

Special thanks go out to staff at *Adirondack Community College*, where the planning design workshop was held. Their assistance was instrumental in coordinating classrooms, refreshments, and technical assistance.

In a separate venue, the planning design workshop was held with 6 groups of Queensbury High School students, using the same format described below. Many thanks to teachers *John Strough* and *Dan Kane* for allowing us to take valuable class time to work with their students.

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Charrette Format

Participants were asked to “self-select” into either a town-wide group or part of a larger neighborhood. Six groups total were formed. The groups were arranged as follows:

- Group 1. *Townwide***
(Facilitator, Marilyn Ryba, Senior Planner; Note Taker Alex Hall, Open Space Plan Committee member)
- Group 2. *Townwide***
(Facilitator, Stuart Mesinger, The Chazen Companies, Inc.)
- Group 3. *Townwide***
(Facilitator, Jason Baum, Behan Planning Associates, Inc.; Note Taker Barbara Sweet, Chairman, Open Space Plan Committee)
- Group 4. *Town area north of NYS Route 149***
(Facilitator, Chris Round, Executive Director, Community Development)
- Group 5. *Town area south of NYS Route 149 and east of the Northway***
(Facilitator Dan Kane, Queensbury High School teacher; Note Taker Deborah Roberts, Open Space Plan Committee member)
- Group 6. *Town area south of NYS Route 149 and west of the Northway***
(Facilitator Michael Batchner, Consulting Ecologist & Environmental Planner)

All groups had a series of base maps covering the Town of Queensbury and containing:

- **Aerial Photo** (dated 1995, most recent version available)
- **Habitat, Hydrography and Steep Slopes**
- **Forests, Farms and Agricultural Soils**
- **Scenic, Cultural and Historic Areas**
- **Recreational Areas**
- **Vacant Parcels by Real Property Classification**
- **Real Property Classification for all Parcels**

Areas that were considered important resources in drafting the open space plan were documented on a clear acetate overlay map. A brief summary of group notes follows. Additional data was provided on the overlay maps and in meeting notes.

Group Notes Summary

Provided here is a summary of important areas identified by workshop participants in the town-wide and specific neighborhood groups.

APPENDIX G

Habitat, Hydrography and Steep Slopes

Habitat

Under the subject of habitat, the groups wanted to encourage continuation of existing and new Karner Blue Butterfly habitat using the *Report on 1997 Surveys for Lupine (Lupinus perennis) Sites and Karner Blue Butterfly (Lycaeides melissa samuelis) Populations in the Town of Queensbury, Warren County, New York* study sites and existing right-of-way areas to connect these sites.

Hydrography

Specific water resources mentioned included Glen Lake, the Rush Pond area, John Clendon Brook, Sherman Island, and the Hudson River.

The impact to the old raft channel from the new water main connection from Queensbury to Moreau near Big Boom Road was noted. It was once canoe-able, but now is filled in, and water is stagnant on both sides.

The Glens Falls City watershed lands including ponds (Butler, Wilkie, Keenan), and the Potter Woods watershed area including Halfway Brook, should be protected from development.

Encroachment of development and disturbance to wetlands was a concern. The idea of purchase of key wetland areas for conservation was discussed—in particular the Glen Lake fen, wetlands around Glen Lake Road, the area between Rush Pond and Glen Lake (which includes several non-state regulated wetlands), Round Pond, Mud Pond, Dunham's Bay, and the Big Cedar Swamp. These wetlands, along with surrounding upland areas, include sensitive habitats that warrant consideration for additional protection through adequate buffers.

Halfway Brook is seen as an important corridor that connects habitats across the town.

Steep Slopes

There is a concern for development and protection of steep slopes around Glen Lake, the Hudson River, and Halfway Brook within Watershed lands.

Forests/Farms and Agricultural Soils

Encourage the continuation of existing farms. Preserving lands with forest and agricultural exemptions sustains the local economy, means fresh fruits/vegetables, and ensures a high quality of life. There is a connection between historic barns and good soils, and promoting this connection could aid in preservation of farming areas and good agricultural soils. Important agricultural resources include Pumpkin Hill Farm, containing 88 acres, and Halfway Brook North (about 100 acres) off Mountain View Lane.

APPENDIX G

Scenic, Cultural and Historic

Scenic

The most scenic areas in the Town are considered to be:

- Top of West Mountain (tower) and vistas of West Mountain
- French Mountain Top of the World access road and Lockhart Mountain Road (scenic overlook)
- Chestnut Ridge
- Luzerne Mountains
- Dunhams Bay – south end
- View from the Hudson River and back

The most scenic roads in the Town are considered to be:

- Chestnut Ridge Road
- Gurney Lane
- Bay Road
- West Mountain Road
- the Northway as it runs through town
- Butler Pond Road
- Fuller Road

Historic

There are many historic areas in the Town and participants noted that the Town's historic maps could contain hundreds of sites. The historic areas that were discussed most are the Harrisena area and nearby Indian Mounds, Hovey Pond, Oneida Corners, the Old Stone Church, Blind Rock, the Halfway House, and the Jenkinsville hamlet. The Town contains many stone fences and walls that often get overlooked for preservation. Old barns should also be saved, especially the barn on Bay Road by Tee Hill Road. Cemeteries and grave sites noted were the Abigail West grave site (Butler Pond), Applehouse Road Cemetery, Native American sites (5) at Hudson Pointe and Rush Pond (3), Mount Herman Cemetery (Luzerne Road), Clendon Cemetery and Home Cemetery (Sherman Avenue Extension), and two unmarked grave sites at the Upper Sherman Road Cemetery. Old iron mines at Bell Mountain and French Mountain were noted as areas of interest.

On a related note, historic sites were important to recognize—and it was suggested there may be some incentives for the town to help owners maintain and conserve these historic properties for the benefit of the community. The shipwrecks in the lake were noted for their significance.

Recreation

Recreational activities are perceived as an acceptable and valid reason for preserving open space lands, whether these are large or small areas, or linear pathways.

APPENDIX G

One area of consensus was protection of City of Glens Falls Watershed lands and the Halfway Brook corridor for recreation purposes.

A greater extension of public access to waterbodies is needed. Public access to Lake George is seen as a significant need.

Canoe access for Glen Lake, Rush Pond, Dunhams' Bay, and the Feeder Canal is either needed, or needs enlargement. For example, greater Glen Lake access for other than car top boats could be achieved by purchasing property near the existing access. Access to waterbodies should be provided for bikes and pedestrians as well as vehicles (trail connections).

Recreational areas on the east side of Town need to be provided. More passive recreation should be encouraged, such as fishing. If it becomes available, Round Pond should be purchased.

An entire plan could be produced around ideas for trails. Ideas for pathway connections included:

- Cross country skiing and running trails behind the Dockside
- Development of parking areas for the bike trail
- Connection of walking trails to the bike trails
- A bike trail to Top of the World
- Trails for horse back riding
- Bike trail access to Lake George
- Trails along Butler Pond and Buckbee Road

Trail connections should include opportunities for educational-oriented trails. Potential interpretive trail opportunities were noted (Rush Pond, trail connecting Courthouse Estates to airport area, the County Property near Northway Exit 20, a French Mountain Trail, bike trail connections to Adirondack Community College, Hudson River Park, Queensbury school and other schools). Expanded picnicking opportunities (shelters, etc.) were suggested at Jenkinsville.

Recreation opportunities within walking or biking distance from existing residential areas cover Sherman Island, Gurney Lane, the Glens Falls City watershed area including Halfway Brook, Glen Lake and its tributaries, Niagara Mohawk-National Grid rights-of-way, the Rush Pond area, and the Hudson River.

Green buffers of natural vegetation were suggested for areas with light industrial uses (e.g. along Quaker Road).

A recognition of landowners' rights and interests needs to be emphasized in the plan. A major issue with large land owners is when people trespass on their property (via mechanical or other means).

APPENDIX G

Vacant Parcels (Real Property Classification)

Queensbury still contains a large amount of vacant lands. Many parcels are available for development. Vacant areas of land that workshop participants pointed out as possibilities for preservation included the Earltown property for wetlands preservation. East of Dunhams Bay there is a subdivision, where a golf course is proposed. Could some of this land be used for canoe access? Could land behind the outlets stores and Courthouse Estates be used for trails?

The map showed lands on West Mountain Road and West Mountain that were vacant.

It was also suggested that the Committee review the Town Brownfield list for lands that could be used for preservation or recreational activities.

Conclusions and Next Steps

It has become evident through this process that the Open Space planning efforts have resulted in suggestions that can be used in the forthcoming update of the 1998 Comprehensive Land Use Plan (CLUP), or forwarded to other Town departments for their consideration, such as the Department of Parks and Recreation. An entire separate planning activity could be the formation of a trails system within the Town.

Some of the ideas we heard that are worthy of further study will require efforts beyond the scope of this initial Open Space Plan. Workshop participants keyed in on the fact that in order to preserve scenic assets, a cooperative, regional effort is needed. More research, and the marking of historic areas, especially early churches and schools, is required. Starting an Open Space Revolving Loan Fund for neighborhood purchases was suggested as a way to preserve important small areas that could connect to larger lands.

Consideration of individual land owner property rights was noted as a concern. The Open Space Plan Committee shares this view. However, the object of this Open Space Plan is visionary in nature. Implementation of the plan, and specific parcel recommendations will be looked at in the future more closely as another scope of work. Before any specific recommendations can even be made, the vision of the community must be ascertained.

Our next step is production of the Vision Map and Report. Once the draft is completed, the Open Space Plan Committee and staff will hold public informational meetings and attend community group meetings. We look forward to creating a product that will meet the vision and needs of the citizens of the Town of Queensbury.

APPENDIX G

QUEENSBURY HIGH SCHOOL GOVERNMENT CLASSES

MAY 21, 2002

The planning design workshop was held with 6 groups of Queensbury High School students, using the format described below. Each of three classes of students were divided into two groups. One group viewed a Townwide map, the other a one-third section of the Town covering the *Town area north of NYS Route 149, Town area south of NYS Route 149 and east of the Northway, or Town area south of NYS Route 149 and west of the Northway*

Many thanks go to teachers *John Strough* and *Dan Kane* for allowing us to take valuable class time to work with their students.

All groups had a series of base maps covering the Town of Queensbury and containing:

- **Aerial Photo** (dated 1995, most recent version available)
- **Habitat, Hydrography and Steep Slopes**
- **Forests, Farms and Agricultural Soils**
- **Scenic, Cultural and Historic Areas**
- **Recreational Areas**
- **Vacant Parcels by Real Property Classification**
- **Real Property Classification for all Parcels**

Areas that were considered important resources in drafting the open space plan were documented on a clear acetate overlay map. A brief summary of group notes follows.

Group Notes Summary

Provided here is a summary of important areas identified by students in the town-wide and specific neighborhood groups.

Habitat, Hydrography and Steep Slopes

Habitat

Students care about endangered species and were interested in the fact that very close to the school ideal habitat for the endangered Karner Blue Butterfly exists. Using the site as a learning opportunity was thought of as a natural undertaking. Preserving Potter Woods, from Peggy Ann Road to Potter Road was also considered important.

Hydrography

Protection of wetland areas to preserve other endangered and threatened plants and animals was also a priority. Students also recognized that wetlands are natural filtering bodies that protect water supply. Comments were made that stricter stormwater control measures in surrounding areas were needed to assure that protection of the watershed.

APPENDIX G

Wetlands areas of importance included the Glen Lake Fen, Rush Pond, Big Cedar Swamp, the Halfway Brook wetland area between Quaker and Haviland Roads, and Dunham's Bay.

Steep Slopes

French Mountain, and also West Mountain should be preserved. However, it was thought that French Mountain should not contain any development, while West Mountain could have some development, even to the extent of creating a business park there.

Forests, Farms and Agricultural Soils

The best agricultural soils should be saved for farming purposes. Either don't allow any building in these areas, or just allow low density development. Students recognized that some incentive might need to be provided, and thought that those property owners involved in tax credit programs should be encouraged to continue over the long term.

Scenic, Cultural and Historic Areas

Scenic Areas

The one area students discussed time and again was the heavily wooded property across from the Aviation mall. This property has been the subject of much debate over the past several years with just as many proposals for development. Students thought that this should be community property because it provides a balance to all of the heavily developed lands nearby.

Other than mentioning Chestnut Ridge Road, and Peggy Ann Road (during the winter), roads were not considered particularly scenic. It should be noted here that these classes consisted mostly of seniors, and many of them do drive.

The scenic areas considered most important to the classes were Glen Lake, the West Mt. ridge, and Wilkie Reservoir. The Lake George shoreline was cited as particularly scenic, with Cleverdale and the bay areas being most important.

Historic Areas

The students continually stressed their desire to preserve their historic legacy. One student commented that all evidence of our history should be saved because it's part of us; it defines who we are.

Not surprising then, is the fact that Historic Signs to explain historic areas, was thought of as vital. Historic sites such as Blind Rock, Indian settlements, and early hamlets need to be noted. Historic cemeteries and barns were considered to be the most important historic areas for preservation. The historic barns and cemeteries need to be fixed up. The cemetery at the corner of Luzerne Rd. and West Mt. Rd. was one such place seen as needed repair.

APPENDIX G

Recreational Areas

Trails were overwhelmingly recognized as the feature desired in a plan for the Town's open space. There was an emphasis on using the Butler Pond area for biking, hiking, horseback riding, etc. Another area highlighted was the need to build a hiking/biking trail to connect Queensbury schools with Gurney Lane. West Mt. Road and Route 9 were perceived as hazardous roads.

Increased public access to Lake George, Halfway Brook, and Glen Lake was also seen as a significant public need.

Building better connections for snowmobiling, and having trails along Dream Lake, were mentioned as well.

Other Comments

As with any public participation process, comments that may be useful in this planning process or in some other function, are noted and considered. These comments reflect development desires and emphasize the economic aspects of attaining or keeping a healthy balance in the community:

- Develop some of West Mt. into a business park so that the ski area can remain
- Build a race track near the airport to prevent illegal street racing. Since the airport is already noisy, and there aren't many residential neighbors, noise impacts will not be a concern.
- Build a performing arts center in Queensbury, perhaps near Adirondack Community College (ACC)
- Put some businesses on the west side of Queensbury near residential areas so that people can work near their homes.

Conclusions

One student said, "It seems like sooner or later our town will not expand due to all the preservation we made." This comment highlights the balance that must be inherent in any plan. Queensbury contains a wide assortment of rich resources and the task ahead is to develop some priorities. A resource evaluation matrix will be part of this plan for future prioritization use.

The Open Space Committee thanks the students who were involved for their time and insights.



**Queensbury
Land Conservancy**

169 Haviland Road
Queensbury, NY 12804
518-792-8474
518-792-8474

A Report on the Open Space Survey

Prepared by:
The Queensbury Land Conservancy, Inc.

July 18, 2002

APPENDIX H

Introduction

The Queensbury Land Conservancy was established in the spring of 2001 with a mission of conserving and managing open space within the town. The Conservancy subsequently sought and received funding from the town for the purpose of assisting to town in the development of an Open Space Plan in concert with the needs and desires of area residents.

In the fall of 2001, the Conservancy took the first important step toward identifying the priorities and attitudes of local residents by distributing an open space survey to all 17,160 residential mailing addresses in the Town of Queensbury and the City of Glens Falls. The survey asked for the residents' opinions about the need for open space conservation in general; the types of resources that should be protected; and the relative priority of selected resource areas in and adjacent to the Town.

A total of 1,167 survey forms (nearly 7%) were returned — a healthy response for a direct mail solicitation. Responses by geographic area varied considerably. More than 8% of the recipients in eastern and western Queensbury (south of 149) responded, while the response rate in northern Queensbury (north of Rt. 149) was 6.6 percent, and in the City of Glens Falls, 4.9 percent (Table 1).

Sixty-one percent of the respondents were age 51 or older (Table 2). Less than five percent were under age 30. Fifty-eight percent of the respondents have lived in the area for more than 20 years (Table 3).

Table 1. Queensbury Land Conservancy Open Space Survey - Summary

	Survey Area				Total
	North (Yellow)	East (Pink)	West (Cream)	Glens Falls (White)	
Number of surveys mailed	1600	4027	4318	7215	17160
Total number of respondents	106	355	356	350	1167
Percent responding	6.6	8.8	8.2	4.9	6.8

Table 2. Queensbury Land Conservancy Open Space Survey - Participant Age Profile

Age of Participants	Survey Area				All
	North (Yellow)	East (Pink)	West (Cream)	Glens Falls (White)	
18-30 years	4	4	2	7	4
31-50 years	30	24	45	33	34
51-70 years	43	45	39	39	41
71+ years	21	27	13	20	20

Table 3. Queensbury Land Conservancy Open Space Survey - Residency

Years of Residence	Survey Area				All
	North (Yellow)	East (Pink)	West (Cream)	Glens Falls (White)	
<1 year	2	6	3	4	4
2-5 years	7	14	8	9	10
6-10 years	10	10	12	9	11
11-15 years	10	10	14	7	10
16-20 years	12	6	11	5	8
Over 20 years	59	55	52	66	58

Survey Results

Overwhelming Support for Open Space Conservation Projects

Ninety-three percent of respondents said they believe that the Town of Queensbury and the City of Glens Falls should develop plans to set aside land for open space preservation (Table 4). Support was overwhelming across the geographic landscape, ranging from a high of 96 percent in eastern Queensbury to a low of 90 percent in the western portion of the town.

Similarly, 91 percent of respondents said they agreed or strongly agreed that the two municipalities should develop a policy and make a financial commitment to conserve open space (Table 5). A full 60 percent strongly agreed with this proposition.

Preserving Region's Rural Character is Top Priority

Preserving the rural character of the region was the number-one reason (40 percent) cited by respondents for wishing to conserve open space (Figure 1), with protecting endangered species and wildlife habitat ranking second (33 percent). These rankings were consistent across all geographic areas, with the exception of western Queensbury, where residents ranked the two benefits as equally important (36 percent for each). Protecting recreational areas (13 percent), preserving scenic vistas and road corridors (10 percent), and creating and preserving greenways and trail connections between open spaces (five percent) were given significantly lower priorities.

Residents of northern Queensbury indicated considerably more interest in preserving scenic vistas and road corridors than people in other areas surveyed (19 percent as compared to 10 percent in Glens Falls, nine percent in eastern Queensbury and seven

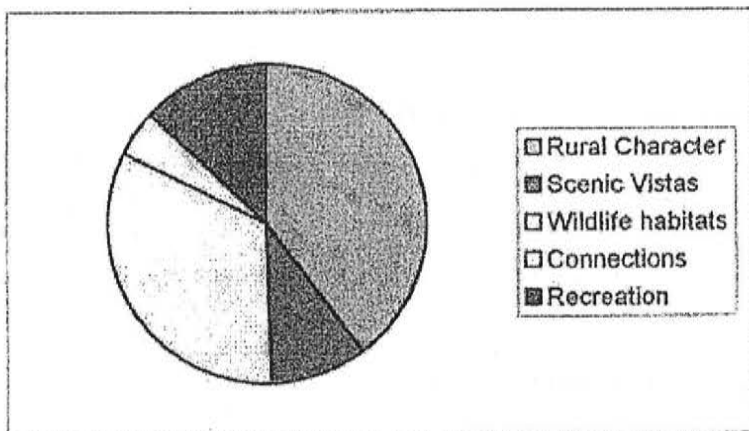
Table 4. Queensbury Land Conservancy Open Space Survey
Should the Town/City develop plans to set aside land for Open Space?

Summary of Responses (% of responses)	Survey Area				
	North (Yellow)	East (Pink)	West (Cream)	Glens Falls (White)	Total
Yes	94	96	90	93	93
No	4	1	4	3	3
No opinion	2	3	5	3	4

Table 5. Queensbury Land Conservancy Open Space Survey
Should the Town and City make a policy and financial commitment to conserve open space?

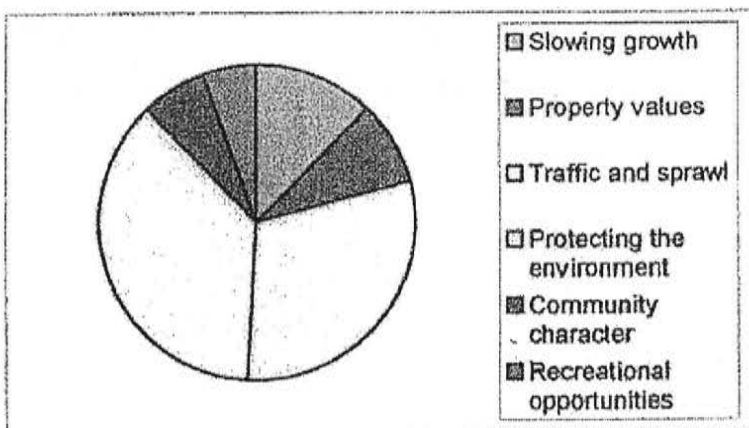
Summary of Responses (% of responses)	Survey Area				
	North (Yellow)	East (Pink)	West (Cream)	Glens Falls (White)	Total
Strongly agree	58	64	60	56	60
Agree	33	30	27	35	31
No opinion	5	4	7	4	5
Disagree	3	1	3	3	3
Strongly disagree	1	1	2	1	1

**Figure 1. Queensbury Land Conservancy Open Space Survey
Ranking the Importance of Open Space**



Percent of responses ranked as #1 (All Data)

**Figure 2. Queensbury Land Conservancy Open Space Survey
Ranking the Importance of Affects on Community Character**



Percent of responses ranked as #1 (All data)

percent in the western portion of the town). Residents of western Queensbury and Glens Falls put a higher priority on preserving recreational areas than residents in eastern and northern Queensbury.

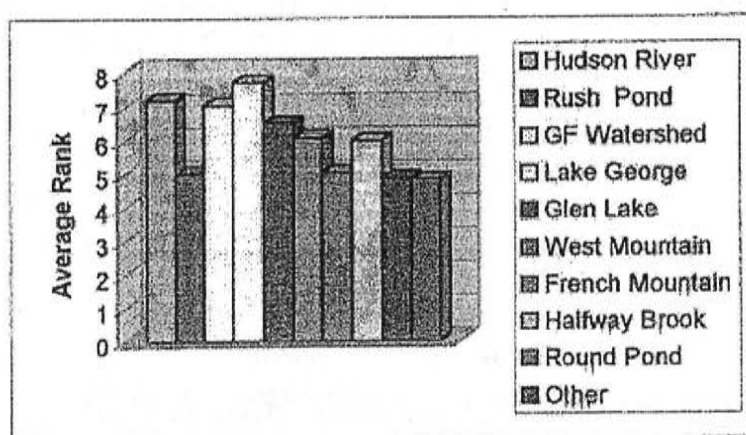
When it comes to measuring the value of open space (Figure 2), residents of all four geographic areas cited environmental protection as the number-one benefit (37 percent total), with preventing additional traffic congestion and urban sprawl second (30 percent).

Lake, River and Glens Falls Watershed are Priority Areas

Finally, residents were presented with a list of specific geographic areas within the town and city and asked to identify those most important for open space conservation efforts (Figure 3). Overall, Lake George and the Hudson River were ranked first and second, with the Glens Falls watershed properties third. The watershed properties ranked first, however, among residents of the city and western Queensbury.

Figure 3. Queensbury Land Conservancy Open Space Survey
Ranking Areas for Open Space

Summary of Responses (Percent ranked as #1)	Survey Area			
	North (Yellow)	East (Pink)	West (Cream)	Glens Falls (White)
Highest average rank	Lake George	Lake George	GF Watershed	GF Watershed
Second highest average rank	Glen Lake	Hudson River	Hudson River	Hudson River
Third highest average rank	Hudson River	Glen Lake	West Mountain	Lake George





Queensbury Land Conservancy

...preserving natural beauty.

Dear Neighbor:

The Queensbury Land Conservancy was formed in response to a need identified by local residents for an organization to assist the community in the preservation and management of our valuable natural and cultural resources. In order to ensure that we are addressing your interests in our plans to preserve the Glens Falls and Queensbury region's community character, we would like you to take a few brief moments to complete this survey.

Please note that we have used the term "open space" to describe land that is set aside, either in natural state or with historic, cultural, or recreational assets, and permanently protected from development. Open space may include nature preserves, farmland, forests, wetlands, and parks. It can be privately or publicly owned. Open space can be made available for public use or have restricted access.

Thanks for responding to this survey. Your views are very important to us.

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Queensbury Land Conservancy
Open Space Survey

1. Open space can serve many purposes. Several uses are listed below. Please rank in order of importance to you. (Please use numbers with 1 being most important.)

- ☐ A. Preserving the rural character of the Glens Falls/Queensbury region.
- ☐ B. Protecting scenic vistas and road corridors.
- ☐ C. Protecting endangered species and wildlife habitats.
- ☐ D. Creating and preserving greenways and trail connections between open spaces.
- ☐ E. Protecting recreation (walking and bike trails, beaches).

2. Open space affects community character in many ways. Please rank in order of importance to you. (Please use numbers with 1 being most important.)

- ☐ A. Slowing the growth in town/city and school budgets.
- ☐ B. Maintaining and enhancing current property values.
- ☐ C. Preventing additional traffic congestion and suburban sprawl.
- ☐ D. Protecting the environment.
- ☐ E. Preserving community character.
- ☐ F. Providing recreational opportunities.

3. Do you feel that the Town of Queensbury and City of Glens Falls should develop plans to set aside land for open space preservation?

- ☐ A. Yes
- ☐ B. No
- ☐ C. No opinion

4. There are several open space areas in the Glens Falls/Queensbury region that could be considered for preservation. Please rank in order of importance to you. (Please use numbers with 1 being most important.)

- ☐ A. Hudson River
- ☐ B. Rush Pond
- ☐ C. City of Glens Falls watershed properties
- ☐ D. Lake George
- ☐ E. Glen Lake
- ☐ F. West Mountain
- ☐ G. French Mountain
- ☐ H. Halfway Brook
- ☐ I. Round Pond
- ☐ J. Other _____

5 Please indicate how you feel about the following statement: the Town of Queensbury and the City of Glens Falls should create a policy and make a financial commitment to conserve open space.

- A. Strongly agree
- B. Agree
- C. No opinion
- D. Disagree
- E. Strongly disagree

6. How long have you lived in Queensbury or Glens Falls?

- A. Less than 1 year
- B. 2-5 years
- C. 6-10 years
- D. 11-15 years
- E. 16-20 years
- F. Over 20 years

7. Please indicate your age group

- A. 18-30 years
- B. 31-50 years
- C. 51-70 years
- D. 71+ years

If you would like additional information or are interested in membership or volunteering, please include your address below and indicate your interest or call us at 792-8474.

Address: _____

Interest _____

Donations are always greatly welcomed. Please consider a tax-deductible donation today
Checks should be made to:

Queensbury Land Conservancy
169 Haviland Road
Queensbury, NY 12804

Thanks Again!

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PAGE 4

Queensbury Land Conservancy

Queensbury Land Conservancy was created by local residents who share a commitment to preserving and enhancing the natural and recreational resources of the area for the benefit of current residents of the region and for future generations. Our mission is to work with all sectors of the community to conserve land and resources in a manner that is consistent with responsible development. The QLC can provide a variety of options for land conservation. QLC seeks operating funds from a variety of sources including grants, donations and memberships

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