

Town of Moreau Comprehensive Plan



Town of Moreau
Saratoga County, New York

April 2019


The LA GROUP
Landscape Architecture & Engineering P.C.
People. Purpose. Place.

ACKNOWLEDGEMENTS

The development of this Comprehensive Plan was made possible through the efforts of the following contributors to the plan development effort:

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Adopted by Moreau Town Board on April 9, 2019.

April 9, 2019

**TOWN BOARD
TOWN OF MOREAU**

**RESOLUTION ADOPTING THE
TOWN OF MOREAU COMPREHENSIVE LAND USE PLAN**

WHEREAS, pursuant to Town Law §272-a the Town Board of the Town of Moreau (Town Board”) caused to be prepared a draft Comprehensive Land Use Plan (“CLUP”) prepared by the L.A. Group, a consultant to the Town; and

WHEREAS, the Town Board made copies of the draft CLUP available for public review at the Town Municipal Complex, the Town’s website and at the Crandall Public Library; and

WHEREAS, pursuant to Town Law §272-a the Town Board noticed and conducted a public hearing on the draft CLUP on February 28, 2019 at 6:30 p.m. at the Moreau Municipal Complex and a presentation of the draft CLUP was made at the public hearing; and

WHEREAS, the Town Board received a favorable advisory opinion regarding the draft CLUP from the Saratoga County Planning Board pursuant to the General Municipal Law §239(m); and

WHEREAS, the Town Board considered all public comments and closed the public hearing on February 28, 2019; and

WHEREAS, at a regular Town Board meeting conducted on January 30, 2019, the Town Board declared itself lead agency for the environmental review of the CLUP which is a Type I action under the State Environmental Quality Review Act (“SEQRA”); and

WHEREAS, the Town Board received and reviewed Part I of a full Environmental Assessment Form (“EAF”) and completed Part II of the EAF; and

WHEREAS, on April 9, 2019 the Town Board in its capacity as lead agency made a determination of non-significance and authorized the filing of a Negative Declaration under SEQRA for the CLUP;

NOW, THEREFORE, BE IT RESOLVED, the Town Board of the Town of Moreau adopts the draft CLUP as the official Comprehensive Land Use Plan for the Town of Moreau.

Motion: Councilwoman LeClair

Second: Councilman VanTassel

Roll Call:

Councilman Hogan Aye

Councilwoman LeClair Aye

Councilman Noonan Aye

Councilman VanTassel Aye

Supervisor Kusnierz Aye

I hereby certify that this Resolution was duly adopted by the Town Board of the Town of Moreau at a regular meeting of the Town Board conducted on Tuesday, April 9, 2019 at the Moreau Municipal Complex located in Moreau, New York.

Dated: April 9, 2019

By:
Leeann McCabe, Town Clerk
Town of Moreau

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Executive Summary

The Town of Moreau has a unique and distinctive character from the blending of agricultural, suburban, commercial, and industrial influences within the town while also being geographically shaped by its proximity to the state capital in Albany as well as the wild and natural Adirondack Park region. The town has demonstrated a long-standing commitment to quality of life and preparation for the future of its residents. This commitment to shaping the community in a manner that is consistent with the desires of the residents is fundamentally important to the growth and prosperity of the community. Such commitment will be vitally important in the near term as the town has an unprecedented opportunity to move the town forward. Any quality plan development process is inclusive of a thorough and revealing community outreach program, resulting in a plan that is well-connected to the needs and desires of the residency.

This plan has been prepared in recognition of this key time for the community. Opportunities for improvement of infrastructure, local employment, the town economy, and key aspects of the town's land use pattern have been rightfully identified by the residents of the community. In response, this plan has been prepared setting forth prescribed steps for direct and immediate action to address each of the opportunities identified. The approach to this plan's development emphasized focus on the highest priority needs so that resources can be efficiently applied. In response to new challenges that have arisen since the last plan's adoption, this plan acknowledges past planning efforts, assesses their progress, and sets forth a new set of priority initiatives. The initiatives presented rely upon local resources and the talents of the residents to bring about their implementation in responsive attainment of the stated goals. Specifically, these initiatives relate to:

1. Implementation of sewer and water infrastructure along the Route 9 corridor to encourage growth and economic development;
2. Establishment of new business and industry in Moreau Industrial Park;
3. Development of new mixed-use buildings in the commercial Route 9 corridor and introduction of new businesses and related uses that will broaden the appeal of the corridor and reinforce the area as the recognized center of the community; and
4. Development of a regional brand and marketing program that exemplifies the attractive qualities of the town as an ideal residential area to live in with access to jobs and recreation in both the Capital and Adirondack Regions.

1. **PLAN FORMAT**

Section A. Introduction

Situated in the northeast corner of Saratoga County, the Town of Moreau is a community that has decided to seize the opportunities that lie before it. These opportunities will be realized through implementation of the realistic strategy for improvement as embodied in this Comprehensive Plan. The residents of the town recognize that, opportunity exists to improve and be better than before. The purpose of this Comprehensive Plan emanates from this recognition. This plan targets the specific needs of the town as expressed by its residents and lays out a realistic and self-directed approach to fully realizing the opportunities that lie ahead.

The accurate and complete accounting of public input is the cornerstone to successfully implementing a comprehensive plan. The town utilized a practical and straight-forward method to involve residents in the development of this update to the Comprehensive Plan. The public outreach process was initiated through a general meeting of concerned residents at the Town Hall in February of 2016 where a wide-ranging discussion was held about the status of planning and land use management in the community. Notes were kept as to the observations offered and the town officials then embarked on formalizing a strategy to update the comprehensive plan. However, in consideration of the comments offered about community and land use management, a key aspect to the overall strategy was to not only update the plan, but to carry the momentum through to update the zoning chapter of the town code as well. With that as the basis a professional planning consultant was engaged to assist with the technical aspects of the update process while also overseeing the day-to-day administration of the town planning and zoning.

Another unique and practical aspect of the plan update process utilized was the direct and continuous involvement of the members of the Town Planning Board and the Town Zoning Board of Appeals. The members of these respective boards are especially relevant to planning and zoning in Moreau. As residents they are keenly aware of the day-to-day needs in the community. However, they also have in-depth familiarity with the community planning and zoning as they have volunteered to play a direct role in project review and implementation of the standards and regulations of the current zoning law. Therefore, they were provided interim drafts of the plan document as it was developed section by section. This process afforded real time review of the draft document as it was assembled. The comments from these board members were used to update the draft sections so that the final draft when completed and presented to the Town Board will have the benefit of their input. This approach condensed the plan development process and will facilitate transition to updating the Zoning Chapter of the Town Code based upon the recommendations of the newly updated plan immediately after the plan's adoption.

Concurrent with the collection of resident input and the comments from the members of the Planning Board and Zoning Board of Appeals, a demographic assessment of the town population and an inventory of town neighborhoods were conducted. The demographic topics assessed include the

total number of persons residing in the town, the number of households, median household income and school enrollment. The presentation of this demographic data provides baseline information that is fundamental to understanding the social and economic conditions in the town. At the same time, the data is useful in the identification of emerging trends that may affect future policy in the regulation of land uses.

The next area of data collection relates to current land use. Existing land use was collected via a compilation of uses as recorded by the Saratoga County Real Property Tax Office and categorized according to the NYS Real Property Tax Assessment Manual. The compilation of land use data is a key element to presenting an accurate portrayal of current conditions in the plan and will be useful in the assessment of potential revisions that may be appropriate for the Zoning Chapter of the Town Code. In order to present the status of land use data in a manageable format, the uses in Moreau have been delineated into nine (9) geographic areas or “Plan Areas A-I” as shown in the Plan Area Analysis in Section 5. This delineation facilitates an orderly process for conducting the windshield survey, recording the information and presenting it in an understandable and manageable format.

Regular attention to the needs of the residents and future outcomes are basic tenets to not only sustaining the community but attaining responsive growth and broad-based prosperity that is in line with the expressed desires of the residents. In that regard, two past planning efforts were evaluated to report on the current status of implementation. Specifically, the “Town of Moreau Comprehensive Plan of 2005” and the “Moreau Farmland Protection Plan — Preserving our Heritage & Securing our Future (2014)” were reviewed for their relevance in the current context of the Town. Basic considerations in the review of these past plans are: What items were addressed? Should the items that have not been, be carried forward in the new plan?

The approach outlined above yields a complete understanding of the needs of the community as defined by the residents and where opportunities exist to address the identified needs. The committee overseeing the development process felt strongly that the plan should be targeted and focused on the most pressing issues so that the document serves as a true working tool to the implementation of a realistic strategy for improvement. In that regard, the plan is structured to provide a step-by-step guide in the implementation of the specific initiatives proposed.

Section B. Plan Development and Organization

As a comprehensive strategy to address the future direction of the town, this plan is presented in a manner that acknowledges the guidance in the New York State Town Law for content of a comprehensive plan while being responsive to needs and issues as identified by the residents. Therefore, the following structure has been utilized to address current needs and set forth a strategy consisting of a presentation of the priority initiatives; goals for each initiative; and a series of steps to achieve the goal and effectuate the desired outcome established through researching prior and current plan documents as well as including input from the public workshop sessions.

Plan Format – Section 1

Community Vision – Section 2:

The vision statement is the description of the town’s end state on which the goals and initiatives are based. It serves as a description of where the community will be, what it will look like and how day-to-day life will be impacted when the initiatives are accomplished, and the goals are achieved. As a direct expression of the resident’s desires for their community, it is derived directly from their comments and input. It is intended to describe an image of the community by referencing the expected conclusion of each initiative so one can understand how they blend together to form a cohesive and improved overall condition.

Planning Categories – Section 3:

The establishment of a framework for the plan initiatives begins with the guidance as provided in NYS Town Law. Article 16, § 272-a. provides guidance as to the suggested content for a comprehensive plan but is purposely structured to provide latitude and flexibility as to the specific content of the plan. The guidance in the law divides plan content into approximately fifteen topics that may be considered as a plan is developed. A community may choose, depending on the

community input received, to address all or several of the topics mentioned. For the purposes of this plan and in consideration of the public input received, this plan will address twelve of the topics proposed by § 272-a, with some in combined sections:

- A. Community and Economic Development;

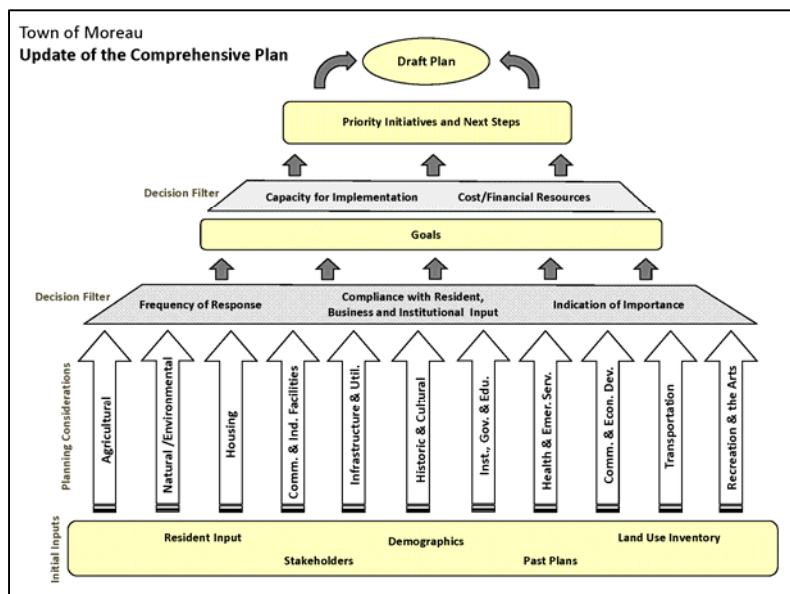


Figure 1
Plan Format

- B. Recreational Resources, Facilities, and the Arts
- C. Geography, History, and Cultural Resources
- D. Commercial and Industrial Facilities;
- E. Government, Educational Resources, and Institutional Facilities;
- F. Infrastructure, Transportation, and Utilities;
- G. Natural and Environmental Resources;
- H. Housing;
- I. Agricultural Resources; and
- J. Health and Emergency Services

The reasons for extending the scope of the plan to these areas are twofold: First, considering these elements will focus the implementation efforts to specific areas and contribute to immediate and sustained progress on achieving the stated goals for each of these considerations; secondly, as a small town the resources available in the community for plan implementation are not infinite; extending the scope of the plan to these areas will ensure that those needs that are of the highest priority to the residents are effectively planned for and that these resources are applied in an effective and efficient manner.

Goals:

Goals embody the ends towards which efforts for implementation are to be directed. As such, the goals are the principal elements by which the vision for the Town of Moreau is to be fulfilled. Communities are unified bodies comprised of people with common interests living in a particular area. The concept of community is important in that it contributes to individual and social well-being by establishing relationships between individuals and/or groups, channels of communication, organization of resources to meet local needs, and providing a framework where the collective is more than just the sum of its parts¹.

The advancement of the community towards the stated vision requires considerations be made across a spectrum of elements that represent the areas of most need in the community. The goals, in order to be effective in achieving the community vision, must have two common qualities:

1. Be derived directly from the sentiments of the residents of the town in commenting on the strengths of the community and its weaknesses, and identifying the opportunities to build upon these strengths while addressing the weaknesses; and
2. Be comprehensive in scope by providing meaningful, prescriptive guidance relating to each element of community life in the town.

¹ Wilkinson, K. 1991. *The Community in Rural America*. New York, NY: Greenwood Press.

Therefore, the goals presented are broken down into the categories listed above and are derived directly from the comments gathered from the public outreach process as described above and the comments from members of the Town Planning Board and Zoning Board of Appeals that oversaw the plan's development.

Priority Initiatives:

In consideration of the public comment received and the guidance provided by the members of the Town Planning Board and Zoning Board of Appeals, the basic strategy is to focus available resources on the most critical needs of the community as defined by the residents. The utilization of resources in this manner is referred to as "priority initiatives". These initiatives have been identified as the highest priority because addressing these issues will result in the largest impact to fulfilling the core needs in the town.

The intent is to provide a responsive approach that directly addresses specific needs in a strategic manner and efficiently utilizes available administrative capacity and funding.

Next Steps:

A municipal comprehensive plan is intended to be a guide for the community that not only describes where the community intends to go, but also **how** to get there. This basic yet important function of prioritizing initiatives to fulfill stated goals and laying out the steps to undertake and complete these initiatives is referred to as "prescriptive implementation". The steps as described are the incremental tasks that need to be systematically taken in order to achieve completion of the overall initiative. The description of these steps as provided in the plan in the composite serves as the indicator as to the level of work, funding (if necessary), and time that will be required for completion of the specified initiative. The degree to which a comprehensive plan is implemented is a direct reflection of:

1. How accurately the priority initiatives are identified;
2. How well the steps to undertake these initiatives and ultimately fulfill the stated goals address core needs; and,
3. To what degree do the steps realistically acknowledge and accommodate practical factors such as: Who or what entity is undertaking the task(s)? What is the capacity to complete the task? What are costs, if any? How will these costs be met?

Therefore, the order by which the next steps are prioritized is as follows:

1. The degree to which residents identified the need both in terms of frequency and the emphasis placed on severity of the need;
2. The capacity (staffing – voluntary, paid, retained consultants; use of goods and materials and/or equipment – if necessary) existing within the community to undertake the initiative and address the related goal;
3. The cost (short-term/long-term, capital costs, operation and maintenance) associated with completing the initiative, and,

4. Time needed to complete the specified tasks.

Plan Areas – Section 4:

This section of the plan is map-based, and the analysis performed provides an accounting of current land use and plan initiatives from a geographic perspective. The town is delineated into plan areas and, for each area specified, existing land use is outlined as well as the existing characteristics of the area. The analysis also presents planned initiatives that reflect the priority initiatives stated in Section 4. The initiatives outlined may also include additional plans for the area due to unique attributes or needs.

Implementation Schedule – Section 5:

This section is a summary of each section’s priority initiatives and next steps and lays out the parties responsible for completing each initiative. The schedule also ranks each initiative by priority level and timeframe for completion.

Attachments:

Summary of Public Comments – Attachment A:

This section summarizes the comments as provided by the residents. As such, it is the foundation of the plan. Resident input is the paramount consideration as it is the source for establishment of the needs in the town. Public input needs to be carefully and accurately recorded if this overall approach is to conclude with effective measures to address the identified needs.

Once needs are established, goals are formulated in direct response to identified needs. In turn, initiatives are developed as the means to achieve the goals, and steps are explained as the means to effectuate the initiative.

History and Timeline – Attachment B:

This section provides background information on events in not only the town’s history, but also in our country and the world. Sources used include:

- Library of Congress
- “History of Saratoga County, New York” by Nathaniel Bartlett Sylvester (1878)
- “U.S. Historic Timeline”
- <https://www.infoplease.com>
- “Brief History of the Town of Moreau” on Town of Moreau website
- National Register of Historic Places
- “US Census of Population and Housing”

Demographic Community Profile – Attachment C:

The demographic profile includes reports published by the Capital District Regional Planning Commission and the Cornell Program on Applied Demographics.

Status Report on the 2008 Comprehensive Plan – Attachment D:

This section lists the priority initiatives of the 2008 comprehensive plan and comments on the status of each initiative, whether completed, in progress, or left incomplete. Taking an inventory of the status of past initiatives helps identify what initiatives are needed for this update of the plan

Glossary of Terms – Attachment E:

A glossary is provided to define planning specific terms to provide clarification.

The above structure provides a complete strategy for the town from both a categorical perspective as well as a physical or geographic perspective.

2. COMMUNITY VISION

The vision for the future is positive as it seeks to build upon the strengths the Town of Moreau has developed since its incorporation in the early part of the 19th century. These strengths in combination with the input of the residents serve as the basis for the community vision that follows:

- Moreau will function as an economic hub by attracting businesses of all types to employ its residents as well as encourage the growth of agriculture as a highly demanded market;
- The town will build upon its commitment to outdoor recreation by maintaining existing parks and encouraging the development of unique recreational facilities and trail systems along the Hudson River;
- The town will embrace its historic roots as a mill town along the Hudson and as a center point of two of the most influential wars in American history, the French and Indian War and the Revolutionary War, by incorporating such events into park signage and local promotional efforts;
- Moreau Industrial Park will thrive as an industry center of the 21st Century by having recruited diverse, innovative companies to meet today's changing markets;
- The function of the Route 9 and Route 197 corridors as major commercial corridors will be enhanced through maximum utilization of the underutilized building stock and vacant lands as locations for businesses, residences, private and public service providers to prosper and meet the needs of residents not only from the town but across the wider region;
- Well-planned future development will be aggressively pursued and will serve to infill vacant properties and invigorate underutilized buildings;
- The town government will provide needed services and suitable infrastructure in an efficient manner and in support of the day-to-day needs of residents and local businesses;
- The Town of Moreau will provide adequate infrastructural services to its residents and businesses by extending sewer and water lines along Route 9 and to expanding, developing areas of town;
- Moreau will become a destination for its proximity to natural resources such as the Adirondacks as well as the continued support and expansion of outdoor recreational sites such as Moreau Lake State Park, other local parks and riverfront beaches, and its sections of an interconnected regional trail system;
- The neighborhoods on either side of the Route 9 corridor will continue to provide an attractive and charming quality for residents of all income levels, ages, and needs;
- Moreau will continue to have one of the largest agricultural land stocks in the county by conserving agriculturally viable land, managing subdivision growth, and providing farmers with the economic and local governing support to be able to expand their agribusinesses in unique and innovative ways by committing to farming as an industry vital to its future;
- Moreau will make the safety of its residents one of its highest priorities by ensuring emergency services are well equipped and funded and are also able to bring their services to all residents by maintaining year-round road access throughout the town;

- Furthermore, the town government will administer a local land use code that serves to manage and guide community development in a manner that conserves the unique qualities of the natural and built landscape while encouraging prudent and properly scaled growth.

These outcomes, when considered in their entirety, constitute a holistic vision for the Town of Moreau and the means to effectuate this vision is embodied in the Comprehensive Plan that follows.

3. PLANNING CATEGORIES

Section A. Community and Economic Development

Goals and priority initiatives for *Community and Economic Development* are intended to encompass a strategy to address the residents' needs relating to socio-economic topics. For purposes of setting forth a realistic approach for improving the community and the local economy, topics covered under this section will include improved employment, growth of household income, business development, and local regulatory reform that, when achieved, improve the overall quality of life for the residents of the town.

i. Introduction

The intent of this section is to set forth a series of initiatives that are responsive to the goals and expressed needs of the residents as they relate to managed growth of the local economy and continued improvement of the overall community.

Local Economy and Land Use pattern:

The economy of the Town of Moreau is grounded in a diverse land use pattern generally comprised of industrial, commercial, institutional, residential, and agricultural land uses. The specific breakdown of the current land use classifications in the town is as follows:

Table 1

Breakdown of Existing Land Use

Land Use Classification	Acres ±	Percent of Total	Parcels	Percent of Total
1. Agricultural	4,156	16.7%	70	1.5%
2. Residential	7,025	28.2%	3,441	76.1%
3. Vacant Land	5,673	22.8%	717	15.9%
4. Commercial	715	2.9%	153	3.4%
5. Recreation and Entertainment	329	1.3%	6	0.1%
6. Community Services	818	3.3%	59	1.3%
7. Industrial	588	2.4%	8	0.2%
8. Public Services	872	3.5%	33	0.7%
9. Wild, Forested, Conservation Lands, and Public Parks	4,728	19.0%	34	0.8%
Total	24,908 or 38.9 sq. miles	100%	4,521	100%

Source: Saratoga County Real Property Tax Service – 2015 Land Use Classifications for the Town of Moreau

A parcel-based map illustrating the breakdown of land use as summarized in the table above is shown on the next page.

Unauthorized alteration or addition to this document is a violation of Section 7209 of the New York State Education Law.

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Town of Moreau Comprehensive Plan

Title
Land Use Map

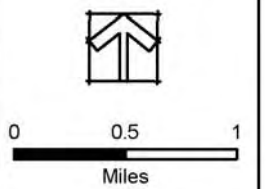
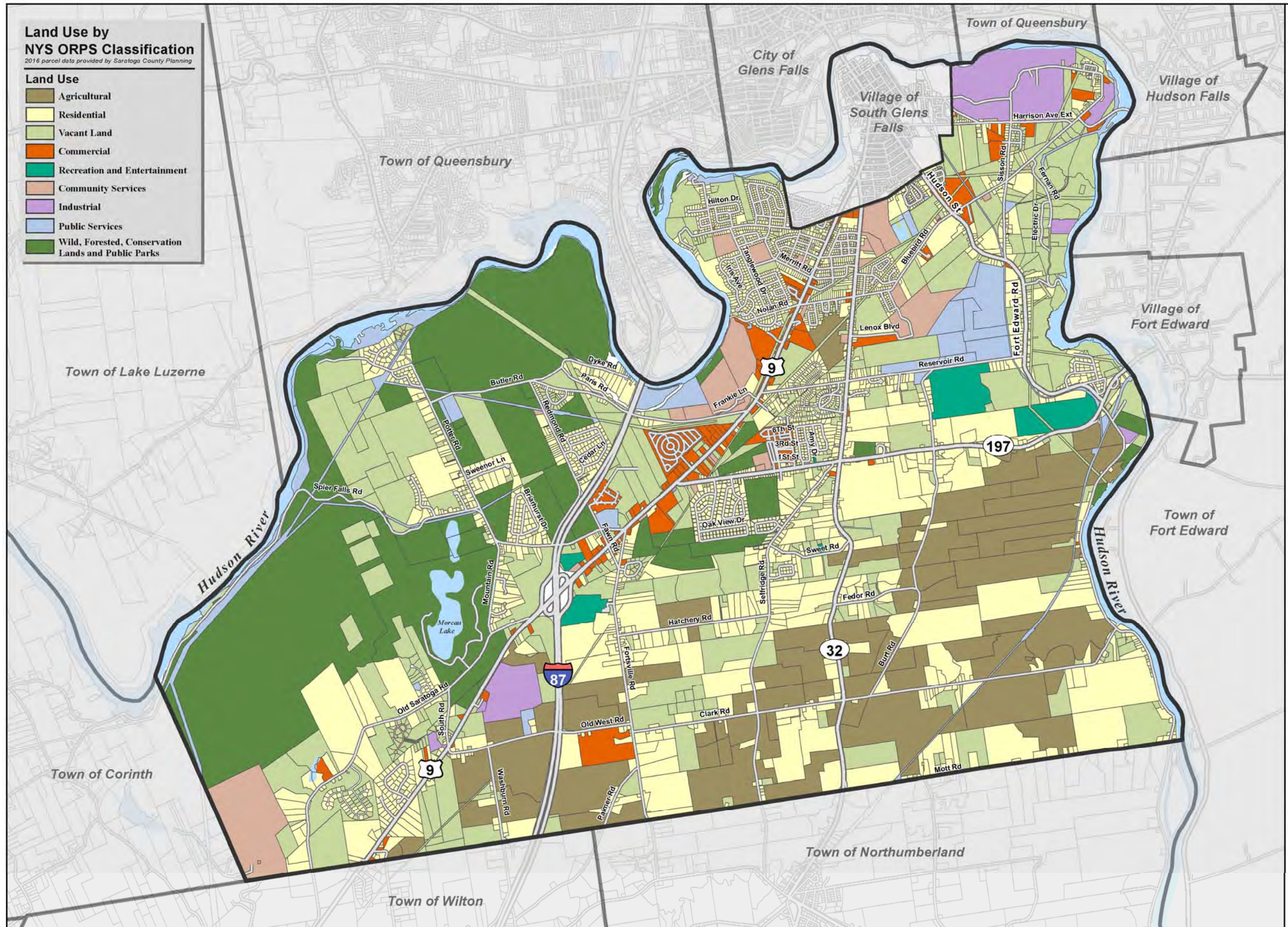


Figure 2



For reference purposes, the land classifications listed in Table 1 are defined² according to the classifications of the NYS Assessor’s Manual. Based upon the classification and guidance as contained in the manual the local assessor assigns a classification to each parcel within the corporate boundary of the municipality. The general categories of classification are as follows:

- 1) Agricultural – Property used for the production of crops or livestock;
- 2) Residential – Property used for human habitation;
- 3) Vacant Land – Property that is not in use, is in a temporary use, or lacks permanent improvement;
- 4) Commercial – Property used for the sale of goods and/or services;
- 5) Recreation & Entertainment – Property used by groups for recreation, amusement, or entertainment;
- 6) Community Services – Property used for the well-being of the community;
- 7) Industrial – Property used for the production and fabrication of durable and nondurable man-made goods;
- 8) Public Services – Property used to provide services to the general public; and
- 9) Wild, Forested, Conservation Lands, & Public Parks – Reforested lands, preserves, and private hunting and fishing clubs.

Depending upon the specific characteristics of an individual parcel sub-classifications can be assigned that gives further detail as to the type of land use present. A breakdown of these more detailed land use classifications for the Town of Moreau is summarized in the following Table:

² Assessor’s Manual – Property Type Classification and Ownership Codes; New York State Office of Real Property Services; September 1, 2006.

Table 2

Detailed Land Use by Assessment Classification

	Property Class	Property Class Code	Acres	# of Parcels
Agricultural				
1.	Vacant Land	105	1,142	27
2.	Dairy Products	112	593	8
3.	Cattle, Calves, Hogs	113	383	3
4.	Sheep and Wool	114	97	1
5.	Horse Farms	117	468	7
6.	Field Crops	120	1,365	21
7.	Other Fruits	160	27	1
8.	Nursery and Greenhouse	170	0.47	1
9.	Fish, Game and Wildlife Preserves	190	114	2
Residential				
10.	One Family, Year-Round Residence	210	4,245	3,235
11.	One Family, Year-Rd Res. w/Accessory Apartment	215	18	11
12.	Two Family Year-Round Residence	220	252	49
13.	Three Family Year-Round Residence	230	2	3
14.	Rural Residence w/Acreage	240	2,334	76
15.	Seasonal Residences	260	17	5
16.	Mobile Home	270	26	28
17.	Multiple Mobile Homes	271	1	1
18.	Multi-Purpose/Multi-Structure	280	104	15
19.	Residence w/Incidental Commercial Use	283	4	4
Vacant Land				
20.	Residential	311	595	329
21.	Residential Land Including a Small Improvement	312	237	34
22.	Rural Vacant Lots of 10 Acres or Less	314	151	35
23.	Residential Vacant Land Over 10 Acres	322	2,528	63
24.	Other Rural Vacant Lots	323	750	116
25.	Located in Commercial Areas	330	554	53
26.	Commercial Vacant with Minor Improvements	331	11	3
27.	Located in Industrial Areas	340	306	45
28.	Industrial w/Minor Improvements	341	7	2
29.	Public Utility	380	502	41
Commercial				
30.	Apartments	411	136	13
31.	Motel	415	26	10
32.	Mobile Home Parks (trailer, trailer courts)	416	224	13
33.	Auto Body, Tire Shops, Other Related Auto Sales	433	47	26
34.	Storage, Warehouse and Distribution Facilities	440	7	1
35.	Fuel Storage and Distribution Facilities	441	4	3
36.	Mini Warehouse (Self Storage)	442	15	4
37.	Lumber Yards, Sawmills	444	6	1
38.	Trucking Terminals	447	17	1
39.	Other Storage, Warehouse and Distribution Facilities	449	61	20
40.	Area or Neighborhood Shopping Centers	452	1	1
41.	Large Retail Food Stores	453	8	3

Table 2

Detailed Land Use by Assessment Classification (cont.)

	Property Class	Property Class Code	Acres	# of Parcels
Commercial (cont.)				
42.	Dealerships – Sales and Service	455	3	2
43.	Office Building	464	11	9
44.	Professional Building	465	2	1
45.	Dog Kennels, Veterinary Clinics	472	6	3
46.	Greenhouses	473	19	1
47.	Billboards	474	69	4
48.	Downtown Row Type (detached)	482	7	6
49.	Converted Residence	483	8	9
50.	One Story Small Structure	484	28	18
51.	Minimart	486	9	5
Recreation and Entertainment				
52.	Other Indoor Sports	546	.84	1
53.	Public Golf Courses	552	258	2
54.	Other Outdoor Sports	557	17	2
55.	Camping Facilities	582	54	1
Community Services				
56.	Schools	612	65	3
57.	Other Educational Facilities	615	6	3
58.	Religious	620	37	8
59.	Homes for the Aged	633	3	1
60.	All Other Health Facilities	642	3	2
61.	Highway Garage	651	14	2
62.	Office Building	652	11	1
63.	Police and Fire Protection, Electrical Signal	662	4	2
64.	Correctional	670	299	1
65.	Cultural Facilities	681	0.44	1
66.	Recreational Facilities	682	105	1
67.	Roads, Streets, Highways	692	27	26
68.	Cemeteries	695	67	9
Industrial				
69.	Manufacturing and Processing	710	1	1
70.	Light Industrial Manufacturing and processing	714	48	3
71.	Mining and Quarrying	720	539	4
Public Services				
72.	Flood Control	821	11	5
73.	Water Supply	822	363	14
74.	Telephone	831	5	1
75.	Cellular Telephone Towers	837	37	2
76.	Ceiling Railroad	842	49	1
77.	Non-ceiling Railroad	843	32	1
78.	Landfills and Dumps	852	182	4
79.	Gas Measuring and Regulation Station	873	0.62	1
80.	Electric Power Generation Facility – Hydro	874	292	6

Table 2

Detailed Land Use by Assessment Classification (cont.)

	Property Class	Property Class Code	Acres	# of Parcels
Public Services (cont.)				
81.	Electric Power Generation Facility – Fossil Fuel	875	8	1
82.	Gas Transmission Improvement	883	0.52	1
Wild, Forested, Conservation Lands and Public Parks				
83.	Private Wild and Forest Lands except hunting/fishing cabins	910	54	2
84.	Forest Lands Under Sec. 480 of the Real Prop. Tax law	911	1,036	3
85.	State Owned Land Other Than Forest Preserve	932	156	3
86.	State Owned Land Reforested Land Taxable	942	775	13
87.	Hudson River and Black River Regulating District Land	950	37	2
88.	State Owned Public Parks, Recreation Areas, and Other Uses	961	2,655	7
89.	City/Town/Village Public Parks and Recreation Areas	963	9	1
90.	Wetlands, Either Privately or Governmentally Owned	971	87	2
91.	Transition Assessments for Exempt State-owned Land	994	16	2

Source: Saratoga County Real Property Tax Service – 2015 Land Use Classifications for the Town of Moreau

The breakdown of existing land use in the Town of Moreau is fairly representative of a land use pattern of a suburban township. The characteristics of such a pattern include commercial land uses occurring in a linear pattern through arterial or collector road corridors (e.g. Route 9 and Route 197); residential land uses clustered in areas with favorable physical attributes (e.g. little or no slope, good soils, close proximity to goods and services); industrial land uses situated in areas with historically favorable resources (e.g. proximity to power, transportation corridors, etc.); and open spaces that have been retained under agricultural use or in areas with less suitable characteristics (e.g. steep slopes, poorly drained soils, proximity to wetlands).

Somewhat unique to Moreau is the retained concentration of open space and agricultural land use across the southern section of the town. The general explanation for this pattern is twofold: The first part of the explanation is grounded in the historical development pattern of the wider Glens Falls has traditionally been the urbanized center of the region followed to a lesser degree by the Village of South Glens Falls. Therefore, the parcel sizes tend to be smaller in these areas and overall density is higher. As distance increases from these urban cores parcels tend to be larger in size and development is more sparse and fragmented. The second part of the explanation rests with the naturally occurring physical attributes of the landscape. Settlement came to the Glens Falls area due to the river, the falls and the power available to turn mills and hydroelectric turbines. Dense housing development was concentrically positioned around the mills as they were sources of employment. In central and southern Moreau, the quality of the soils is the principal asset that contributed to the open space farming heritage and the strong presence of agriculture continues today.

Agricultural land uses are favorably viewed among the residents of the town and have proven to be a stabilizing influence on overall character of the town in terms of the

complementary qualities inherent with agriculture³. Agriculture tends to preserve open space while providing a significant contribution to the local economy through a range of employment opportunities and the production of highly desirable, locally grown products (e.g. fruits, meat, and vegetables).

The support for and importance of the agriculture in the town is evidenced by the establishment of an “Agricultural District” encompassing the area referenced above that contains a predominance of farms or ag-related uses. New York State established agriculture districts in 1971 to protect and promote the availability of land for farming purposes. The program is based on a combination of landowner incentives and protections, all of which are designed to forestall the conversion of farmland to non-agricultural uses. Benefits that properties in state-certified Agricultural Districts receive are partial real property tax relief (agricultural assessment and special benefit assessments), and protections against overly restrictive local laws, government funded acquisition or construction projects, and private nuisance suits involving agricultural practices. The Agricultural District in Moreau extends across a significant portion of the southern section of the town and is comprised of 8,369± acres or nearly 34% of the overall area of the town.

In further recognition of the importance of agriculture, the town sponsored the development of the *2014 Farmland Protection Plan*, which was officially adopted by the Town Board. The Plan provides definitive guidance as to how agricultural uses can not only be preserved but also reinforced. Therefore, the recommendations from this Plan will be fully incorporated into the town’s Comprehensive Plan and will serve as the resource for initiatives relating to preservation and advancement of agriculture in the town.

In summary, the land use pattern in Moreau is well-established and generally serves the interests and needs of the residents well. Therefore, significant adjustments are not planned. However, as with most patterns of this circumstance that have evolved over a period of decades, there are points where land use characteristics conflict (e.g. a commercial use adjoining a residential use). Also, some commercial use areas are inefficiently designed and executed. A more efficient design emphasizing parcel infill would maximize existing areas without extending into vacant areas. In areas where there are use conflicts, improved buffering and densely vegetated screening can serve to mitigate noise and visual intrusions that contribute to conflicting characteristics. Lastly, a land use pattern that is balanced is essential to optimizing the quality of life for the residents as well as maximizing economic and financial performance. Therefore, the intent is to have existing commercial and industrial areas achieve full density (horizontally as well as vertically) so that the highest valuation is achieved. Also, maximum valuation of industrial/commercial property will proportionately balance the real property tax levy and shift the burden away from the residential segment of the land use pattern.

³ Moreau Farmland Protection Plan – Preserving Our Heritage & Securing Our Future; 2014.

Physical Qualities:

The Town of Moreau has basic elements that are relevant to the continued improvement of quality of life for the residents of the community:

- The town is geographically well-positioned within a growing region of the state;
- The physical attributes of the town include: favorable topography and soils; a highly diverse ecology; a proportionately balanced land use pattern; ample room to grow the built environment while at the same time preserving agricultural lands and conserving natural resources;
- Underutilized levels of commercial, industrial, and institutional land use with a significant depth of opportunity for redevelopment through infill, building higher, and better use of existing areas; and
- A proven and successful approach to economic development at a county level that can be accessed to bring planned, responsive growth to the taxable base and expand employment opportunities in the town. The economic development agencies at the county level (Saratoga Economic Development Corp. [SEDC], the Saratoga County Industrial Development Agency [SCIDA], and the Saratoga County Prosperity Partnership [SCPP]) have a proven track record of successfully attracting business and industry as well as fostering new business startups. The expertise and services of these agencies should be leveraged to assist economic development efforts at the local level rather than duplicating services and inefficiently expending town resources.

These attributes are key, foundational elements for goals/planning initiatives relating community and economic development.

Population and Income:

According to the 2010 decennial census, the population for the Town of Moreau totaled 14,728 persons in 2010. At this level, the town ranks 105 out of the 932 townships in New York State and Moreau is the sixth largest of the 19 towns in Saratoga County.

A general review of the demographic data reveals that the Town of Moreau has demonstrated consistent growth for over 30 years. From 1980 through the latest census in 2010, the town has a decennial pattern of increasing population from 11,188 to 14,728 persons, an increase of 3,450 persons or 31.6%. This yields an annual average increase of 1.05% per year – a comparatively healthy average when compared to many other upstate towns. Accordingly, population growth is estimated to continue through 2050 with an estimated population in the town of 16,384 – an increase of 1,656 or 11.2% over a 40-year period yielding an average annual increase of .28%⁴. This estimate forecasts a slowing of growth – however, the details within the age cohorts of this estimate yield a more ominous forecast. The age cohorts for 15-24 age range and the 25-34 age range both indicate continued declines off the peak level reached in 1990. While the age ranges from 35 to 75 and older show significant increases, particularly in the age ranges over 55. These trends are relevant in that economic and community development goals can be formulated and

⁴ Capital District Regional Planning Commission (CDRPC) Community Fact Sheet as available at <http://cdrpc.org/wp-content/uploads/2015/05/Town-of-Moreau>

initiatives can be shaped to diversify growth across the age ranges, particularly among young adults as productive workers in the local economy, while ensuring that the needs of the growing elderly population are addressed.

The rise in the median age of the town population points to a need to accommodate services that are well suited to older residents of the town. Provisions for increased mobility and convenient accessibility throughout the built environment are examples of attributes that can be considered within forthcoming site designs for residential and commercial projects that are reviewed through the site plan review process. Town-wide accessibility could be accommodated by increased pedestrian access from parcel-to-parcel and extended linkages to destinations across the residential and commercial areas of the town.

In addition to the need for increased mobility the aging population will have broad-based implications to each aspect of community life in the town especially relating to housing, transportation, and access to care. Therefore, goals and initiatives for these respective plan elements have been developed to address these needs.

In lieu of the dynamics demonstrated with the forecast of overall population, data relating to households demonstrates similar trends. The overall number of households has grown from 4,580 in 1990 to 5,694 in 2010 – an increase of 1,114 households or 24.3%. This trend is anticipated to continue with 6,599 households forecast for 2050 – an increase of 905 or 15.9%. However, the persons per household has declined and this decline is anticipated to continue through 2050 as there were 2.65 persons per household in 1990, 2.5 persons per household in 2010, and the forecast is for the persons per household to drop further to 2.4 by 2050⁵.

Regarding income per capita:

- Income is estimated at \$27,834, with a margin of error (MOE) estimated to be ±\$1,750) for 2014;
- Median household income is estimated at \$59,317, with a MOE of ±\$3,107⁶;
- Comparatively, the per capita income for Saratoga County in 2014 was \$35,860, with a MOE of ±\$537;
- New York State – the per capita income was \$32,829, with a MOE of ±\$135;
- The median household income in 2014 for Saratoga County was \$70,581, with a MOE of ±\$1,555; and
- For New York State the median household income was \$58,687, with a MOE of ±\$207.

Therefore, income in the town exceeds the median household income of New York State but lags the per capita income for the State and the per capita and household incomes levels of Saratoga County. It is understood that Saratoga County is somewhat of an outlier however,

⁵ Capital District Regional Planning Commission (CDRPC) Community Fact Sheet as available at <http://cdrpc.org/wp-content/uploads/2015/05/Town-of-Moreau>

⁶ Ibid as per the 2010-2014 American Community Survey Income Data

in lieu of the comparative data, and community and economic development goals and initiatives should focus on the growth of incomes for town residents, which are more in line with incomes in Saratoga County.

In summary, the Town of Moreau has experienced population growth over a sustained period of time. This growth, although expected to slow to some degree, is anticipated to continue through 2050. Household income levels demonstrate comparative strength to state and county levels. However, a more detailed assessment among population age cohorts reveals that the growth will occur almost exclusively among middle aged adults and the elderly with outright contraction forecast among younger adults and children. Although direct and immediate control over a community's population is not possible, the town can influence the tendencies of growth over time through a well-planned and sound regulatory program for managing land use at the local level. Communities with responsive and balanced land use controls are likely to be attractive places to in which to live, work, and recreate. Therefore, it is suggested that the development of revised land use regulations be done with consideration to the quality and responsiveness of land use changes as they occur.

Regulatory and Administrative Conditions:

The primary means by which the Town of Moreau can impact community and economic development from a regulatory perspective is through the administration of the zoning chapter of the Town Code. The ordinance contained in this Chapter was originally adopted in January of 1989 with various revisions and amendments occurring among selected sections over time. Due to the age of the original ordinance and the quickly evolving nature of land development, the current ordinance is the increasing focus of comments from residents concerning its adequacy to properly manage and direct land use. Therefore, a complete revision of the entire zoning chapter of the Town Code is suggested.

An attempt was made to revise the chapter in 2009 and meaningful work was done to the point where an entire revised chapter was drafted. However, the effort fell short of completion and the revision was not adopted. Despite this, much good work was done during that effort and could serve as a source document for a fresh zoning revision effort. Additionally, the town has held several informal meetings among interested residents and members of the Town Planning Board, Zoning Board of Appeals, and Town Board to discuss areas where current zoning regulations could be improved and suggest some general concepts for revision. The summary of these discussions should be reflected in the revision of the Zoning Chapter.

In summary, the current zoning chapter is dated and is increasingly deficient in keeping pace with the changing landscape of the community. Additionally, a revised zoning ordinance could positively influence future land use through expanding economic opportunities through the encouragement of infill of existing developed areas while emphasizing preservation of agricultural lands.

Economic and Community Development Planning and Programming:

The Town of Moreau has consistently identified several key areas of the town with suitable attributes for commercial and industrial development and/or redevelopment. The 2008 Comprehensive Plan lists business recruitment into the following areas:

- Route 9 corridor;
- The area around the exit 17 interchange with I-87 (the Northway);
- Moreau Industrial Park; and
- Route 197 corridor.

These areas remain as the focus for economic development efforts. However, the prior plan referenced execution of a strategic business recruitment effort through an economic development coordinator. The prospect of establishing this position within the town government and incurring the added expense to fully fund the ancillary costs to properly undertake an economic development program has proven to be untenable in lieu of current budgetary considerations and the implications of the cap on real property taxes as imposed by New York State since the adoption of the last the comprehensive plan.

In addition to the prior initiatives relating to commercial and industrial development/redevelopment, the town’s Farmland Protection Plan documents the importance of agriculture to the local economy and the opportunities that exist to expand the role that agriculture can play in the local economy. Based upon the findings of this plan, commercial development/redevelopment initiatives should include support of complementary projects that reinforce the long-term viability of the farms in the community. Such initiatives might include establishment of local markets or “food hubs”, distilleries, sap processing with wholesale/retail sales, food processing and distribution, etc.

Among the principal economic attributes of the town is the natural landscape and presence of significant park space of both a local and regional scale – particularly the Moreau Lake State Park and Harry J. Betar, Jr. Recreational Park as referenced in Section B. These facilities are patronized by thousands of visitors each year and as such, this level of visitation represents an untapped resource for additional commerce for the town’s businesses.

Therefore, the concept of recruiting new business and industry into the town remains as a high priority and the establishment of an economic link between the town’s recreation attractions and existing businesses is also viewed as a significant opportunity to grow the local economy. However, the program pursued to fulfill these initiatives should be altered to productively utilize the economic development agencies that exist on a county-wide level. Saratoga County is one of the most economically robust counties in New York State with a long track record of business recruitment accomplishment. These experiences have great application to meeting the economic development needs in the Town of Moreau. Additionally, the concept of partnering with the existing economic development agencies makes more efficient use of available resources and will ultimately convey a more unified regional effort to prospective businesses or industries.

In summary, it is recommended that an invitation be extended to the SEDC, the SCIDA, and the SCPP to join with town officials on a strategic and focused business and industry recruitment effort that targets businesses with needs that are well-suited to the attributes of the available sites in the Town of Moreau.

ii. Goals

The goals relating to community and economic development are as follows:

- Adoption of new zoning chapter of the Town Code that encourages infill development of existing residential, commercial and industrial areas while addressing the methods to protect and expand agricultural uses as itemized in the town’s Farmland Protection Plan;
- Maintain and reinforce the proportionate balance of land use as demonstrated in in Table 1 while preserving the integrity of residential neighborhoods and agricultural lands;
- Although efficient use of vertical space and infill development is desirable, overall growth is to be managed through appropriate levels of density so that adverse impacts to transportation systems, the natural environment, and the overall quality of life for residents are avoided;
- Tap into the economic opportunity stemming
- In recognition of the importance of agriculture to the Town of Moreau, devise a land use regulatory program that encourages agricultural production and “ag-related” businesses to thrive in the town;
- Implement a revised zoning ordinance that emphasizes a balanced approach to managing future land uses which will result in proportionate increases in the town population of all age cohorts, and a range of employment opportunities among varied businesses and industries as well as encourages local entrepreneurship;
- Maintain the commercial and industrial uses that comprise the hamlet area along Route 9 and south of the exit 17 interchange; and
- As a result of utilizing available economic development programs and tools at the county and state level, recruit business and industry to existing commercial and industrial areas as the means to achieve the desired increases in population, employment opportunities, and continued balance in the land use pattern of the town.

iii. Priority Initiatives/Next Steps

The priority initiatives/next steps relating to community and economic development are as follows:

- 1) Adopt the update to the Comprehensive Plan beginning in 2018;
- 2) Upon adoption of the comprehensive plan, begin the process to immediately revise the zoning chapter of the Town Code. The newly adopted Comprehensive Plan and the town Farmland Protection Plan should act as resources to shape the revisions made to the zoning ordinance. The new Zoning Chapter is to be completed within one year from the date of commencing the revision process;

- 3) Appoint a task force comprised of town officials and local business persons to develop a concise and focused strategic plan for business recruitment and development. The plan should speak to specific initiatives outlining the types of business and industry to be recruited and assign roles and responsibilities for task accomplishment. The resulting document is to be completed within one month from the task force appointment date; and
- 4) Meet with representatives from each of the county economic development agencies to present the strategy and discuss timelines for completion of plan elements. It is anticipated that this will be the first step in an ongoing process with regular contact and communication to fully implement all the plan's elements.

Section B. Recreational Resources, Facilities, and the Arts

Goals and priority initiatives for *Recreational Resources, Facilities, and the Arts* are intended to encompass a strategy to address town needs as they relate to the public parks and facilities that are within the Town of Moreau. Such topics include establishing new facilities and maintaining and undertaking capital improvements to existing facilities in a manner that is responsive to the recreational interests of the residents. A brief summary of the public recreational facilities accounts for a wide range of recreational opportunities available in the town.

i. Introduction

The Town of Moreau has demonstrated a strong commitment towards the fulfillment of enriching and diverse set of recreational opportunities for the residents of the town. The town is host to the following recreation parks/facilities:

- Harry J. Betar, Jr. Recreational Park – Accessed via Lenox Boulevard, this active recreation park is an expansive municipal park consisting of approximately 105± acres with five tennis courts, a basketball court, eleven ball fields, three dedicated multi-purpose fields, and acres of grounds for junior/training soccer-football-lacrosse fields. Four of the ballfields are dedicated softball fields with skinned infields, fenced outfields, and covered dugouts. Three baseball diamonds have grass in-fields, 200 foot fenced outfields, and covered dugouts. The facility has one senior sized regulation baseball field. In addition, the facility has pavilions, concession stands, and on-site parking to further complement recreational uses.
- Sandbar Beach – Accessed via Beach Road, this facility provides public access for swimming in the Hudson River. The beach is situated on the riverfront portion of a 54± acre parcel owned by the village of South Glens Falls. The town manages the beach for the benefit of their residents. In addition to the beach, the facility includes a small bathhouse and on-site public parking. The overall facility is somewhat dated, and the communities are interested in making improvements to the bathhouse and beach area.
- Betar Byway/SGF Beach Bikeway – The Betar Byway is a paved path that follows the shoreline of the Hudson River in the village of South Glens Falls for approximately .6 miles. The South Glens Falls (SGF) Beach Bikeway extends an additional 1.3 miles and consists of a gravel road on a wooded bluff overlooking the river. The entire trail system takes the user through mixed woods, riverfront, a small wetland area, and the Sandbar Beach. Additionally, the trails provide a pathway through several types of bird habitat.
- Moreau Lake State Park – The park is in the southwestern area of the town along Old Saratoga Road with frontage on the Hudson River, and lies amid hardwood forests, pine stands, and rocky ridges. The Park features picnic grounds and a pavilion overlooking the Moreau Lake. Wooded campgrounds offer facilities for group campers as well as tent and trailer sites. Two pavilions, each with a 120-person capacity and a 20'x30' tent accommodating up to 75 people, may be reserved. Regarding recreation amenities, the park includes a sandy beach, nature, hiking and cross-country ski trails, hunting (seasonal), fishing, ice fishing, and opportunities for boating. In the summer, beach

lounges, beach umbrellas, and fishing gear can be rented. In the winter, snowshoes are available for rent daily.

In addition to the existing recreation facilities listed above, the town is in fulfillment of the planned initiative from the 2008 Comprehensive Plan to provide more public access to extensive linear frontage on the Hudson River. The town is working in a collaborative manner with the NYS Department of State, Division of Coastal Resources to undertake the development of a master plan for a new town park on the shores of the Hudson River. Specifically, the park would be located predominantly on town-owned and state-owned land on Farnan Road and will emphasize passive recreation through establishment of a trails network. The trails will afford access to dramatic views up and down the river while providing opportunities to observe the abundant habitat of a myriad of flora and fauna that exist in this section of the Hudson River Valley.

Another recreation plan developed as an outgrowth of the Town Comprehensive Plan was the *“2015 Big Boom Road Trail Concept Plan”* (see Figure 4). This plan set forth a concept for development of a system of trails that extended across the town from the Moreau Lake State Park to the west along the Hudson River into Warren County (town of Queensbury) and connecting to the Champlain Canalway Trail along Dike Road to the east. In addition to the primary trail alignment, the plan also envisions a series of tributary trails including a trail known as the Hudson River Trail that would link many of the residential neighborhoods in the town to a broader, regional trail system. The plan was inclusive of an analysis of alternative alignments and a “planning level” estimate of cost for each alternative. The alternative conceptual alignments should be reviewed as subdivisions and proposed as the subdivision review process represents an opportunity to reserve right-of-way for trail segments. If easements can be secured through the subdivision process, it may be possible to successfully implement vital segments of the system as proposed.

To keep pace with the added demand for recreation that originates from added dwelling units and newly created building lots, the town, through the administration of subdivision regulations and the site plan review procedure as outlined in the Zoning Chapter (section 149-43.1), has implemented a program that either considers the dedication of new lands for recreation or, in lieu of land dedication, assigns a fee on a per residential unit or lot basis for new residential projects or subdivisions. Since the implementation of this program in 2006, the town has compiled a dedicated recreation fund with a balance of approximately \$200,000. The town has taken a pragmatic approach to uses of fund proceeds as needs arise for major improvements or added capacity and activities.

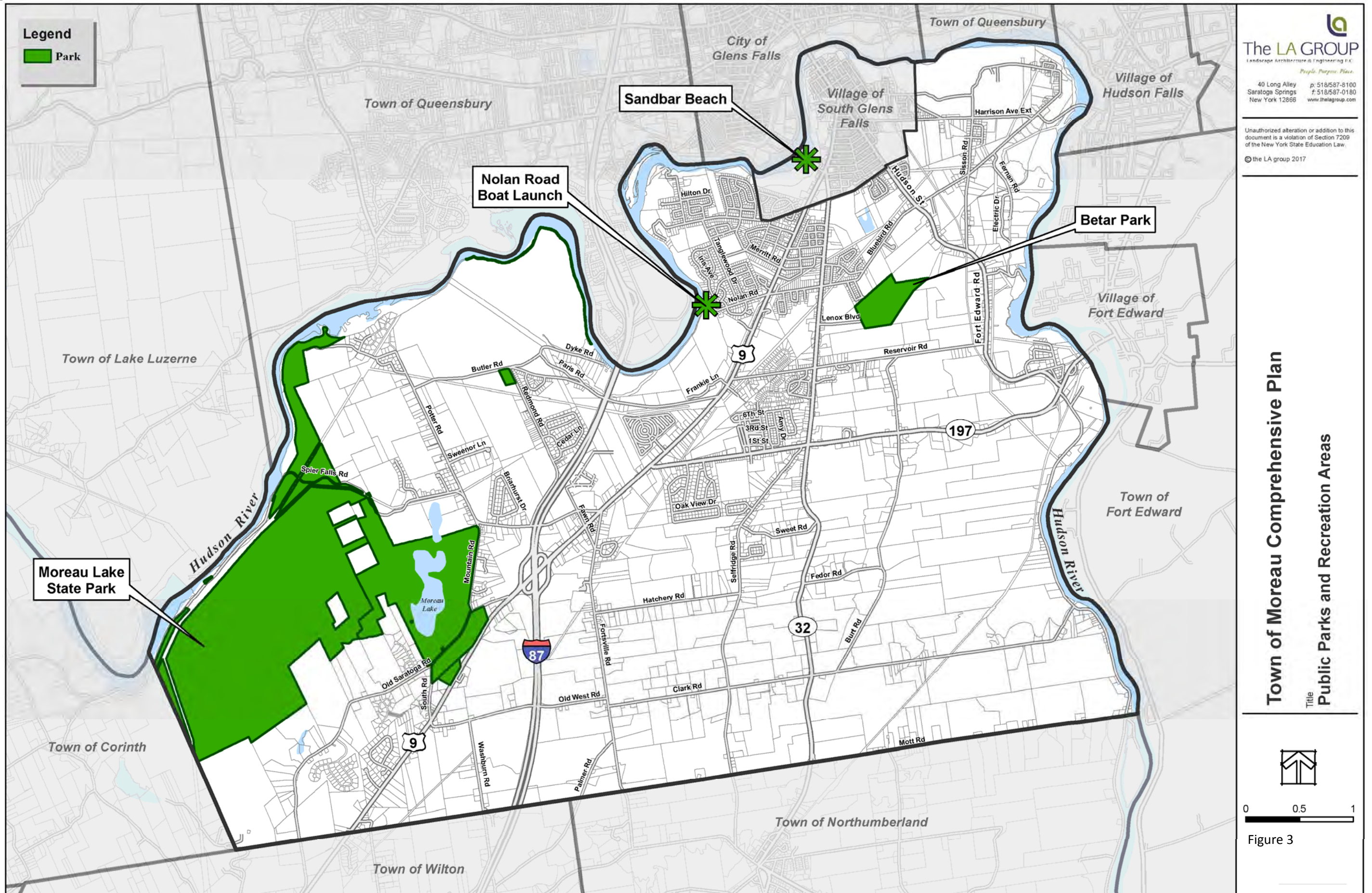


Figure 4



THE BIG BOOM TRAIL CONCEPT MAP

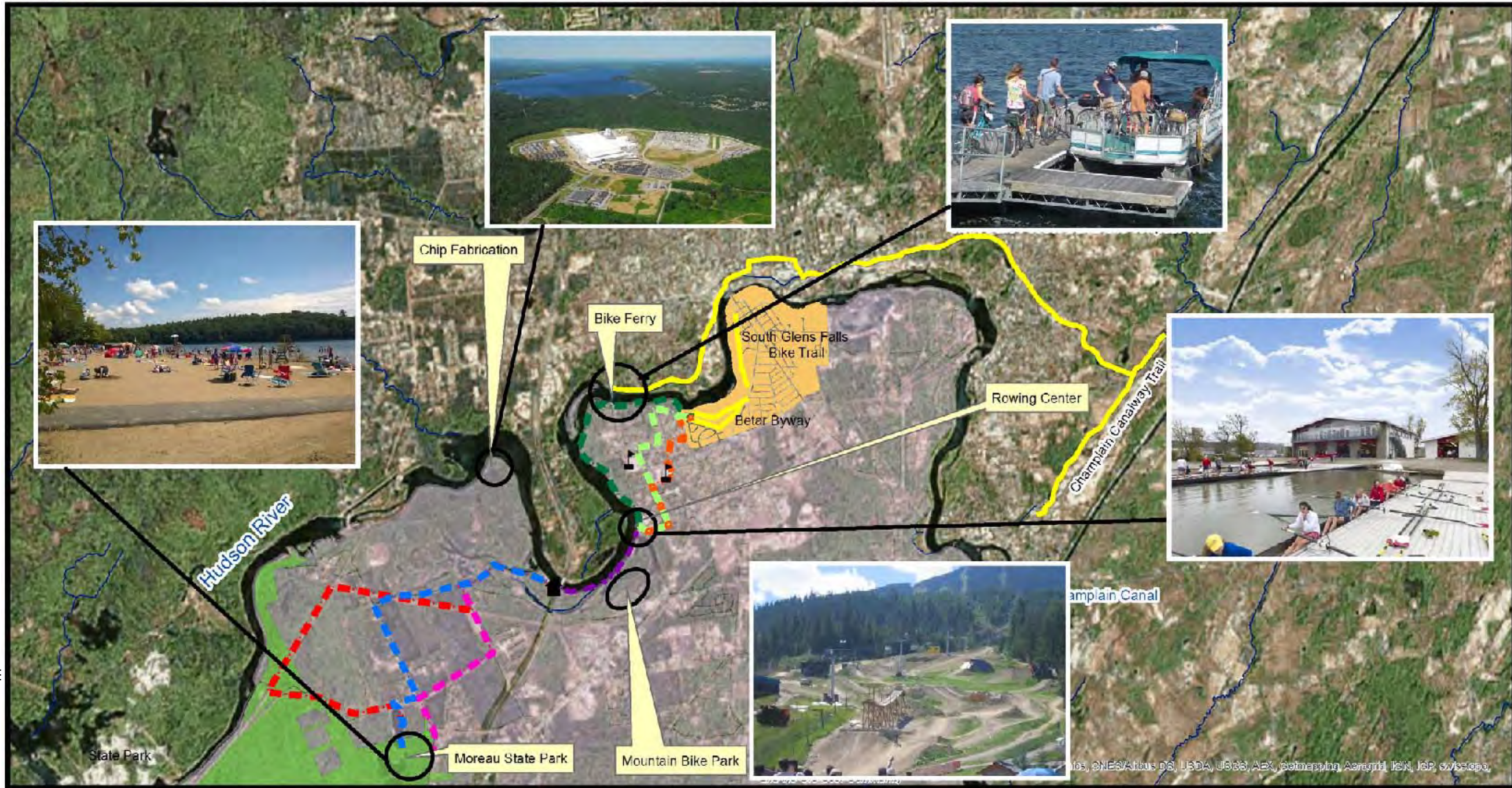


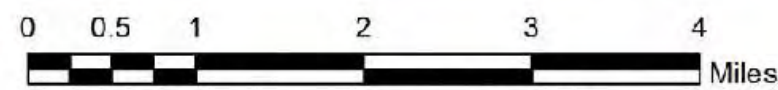
Figure 4 - Big Boom Trail

Legend

ALTERNATIVE ROUTES

- Old Bend-Butler-Potter-Spier Falls
- Old Bend-Redmond-Spier Falls
- Old Bend-Redmond-Spier Falls
- Nolan-Tangelwood-Feeder NE
- Nolan-Tangelwood-Merritt-Feeder E
- Along The Hudson River East

- Existing Trails
- Proposed Trail
- School
- House for Sale
- Water Body
- South Glens Falls
- Town of Moreau



Data Source: The Town of Moreau, NYSDOH
 Author: Mohammed Ali, Greg Talmini, Sallam Al-salami, Mikaela Gerry
 Date: 5/4/2015



In addition to linking neighborhoods and recreation areas via a trail network, consideration should also be given to linking destinations throughout the town’s Agricultural District. In addition to the attractiveness of the overall setting, there are numerous opportunities to frequent one of the numerous agriculturally related destinations (e.g. road side farm stands, riding stables, etc.). In order to fully realize the potential for a town-wide trail network, crossing of Route 197 would need to be overcome.

In summary, the Town of Moreau, through existing recreational facilities, offers a full range of recreation activities than span from active, court-based sports to passive activities in preserved areas in a natural state. Additionally, the town has completed a master plan for a new passive park on the shores of the Hudson River that will fulfill a principal goal of expanding public access to one of the town’s most prominent natural features.

Therefore, the needs relate to adequate maintenance and oversight of these facilities, providing capital improvements to Sandbar Beach, and undertaking the development and construction of Phase One as specified in the master plan for the Hudson River Park.

ii. Goals

The goals relating to recreational resources, facilities, and the arts are as follows:

- Build upon the range of public recreation activities available in the town by improving existing facilities and initiating the development of the Hudson River Park; and
- Develop a long-range plan and associated approach to constructing capital improvements for the provision of a town-wide trail network that extends across the town’s Agricultural District and links with other trails systems in the region.

iii. Priority Initiatives/Next Steps

The priority initiatives/next steps relating to recreational resources, facilities, and the arts are as follows:

- 1) Develop an outline of a capital improvement program for town-owned recreation facilities in Moreau that takes into consideration:
 - The degree of need based upon feedback from the residents;
 - Existing conditions of major recreation elements and equipment;
 - Overall useful life and an estimate for remaining service life;
 - The anticipated ratio between cost and benefit; and
 - The opportunity to leverage funds as available through state and federal programs to extend the impact of local funds expended for agreed upon improvements or new facilities.
- 2) Begin implementation of the capital improvement as described above – examples of improvements include:

- Implementation of Phase I of the Hudson River Park Master Plan. This step may include application of funding through the Local Waterfront Revitalization Program which is part of the NYS Consolidated Funding Application process that is conducted on an annual basis;
- Identification of trail segments and types (dedicated off-road where available and road side where necessary) that will contribute to establish of a town-wide system of bike/pedestrian trails;
- Working with the village of South Glens Falls as well as interested residents from both the town and the village to finalize an improvement plan for upgrading the facilities at Sandbar Beach; and
- Prioritize and implement other agreed upon improvements/additions among the town's recreational facilities.

Section C. Geography, History, and Cultural Resources

Goals and priority initiatives for *Geography, History, and Cultural Resources* are intended to recognize and reinforce those elements of a community that are inherently unique – the location of community in a region, the naturally occurring elements by virtue of this location, and the people and occurrences that have shaped the town’s existing character.

i. Introduction

Geography:

Moreau is situated along the Great Bend of the Hudson River and is the most northerly town of Saratoga County. It is bounded on the north and east by the county line, on the south by Northumberland and Wilton, and on the west by Corinth and the county line.

The peaks of the Palمرتton Mountains frame the western edge of Moreau, while the central and eastern portions are hilly, with numerous creeks running through picturesque ravines. The southern part is drained by Snoek (or Snook) kill and its tributaries. Other small streams flow northerly and easterly into the Hudson River, which is grandly picturesque at this point. Many rapids and falls in this stream afford excellent waterpower, which has been developed to a remarkable extent. The scenery among the mountains in the western part of the town is magnificent, rivaling the wilder part of the Adirondack Mountains, of which these heights are a part. There are numerous small but picturesque lakes and ponds in the town. The Canadian-Pacific (CP)/Amtrak railroad crosses the southeastern section of the town from southwest to northeast.

The geographic characteristics of the town– its location within the region in close-proximity to key physical attributes such as the Hudson River, rich soils well suited to agriculture, and varying terrain – have played a definitive role in establishing the identity of the town.

Community History:

As a community in upstate New York, the Town of Moreau has history dating back to colonial settlements that pre-date the founding of the country. Some of the historical landmarks within the town of are widely known. These include:

- Grant’s Cottage – the last home of Ulysses S. Grant, former president and army general of the Union Army. Grant spent the last weeks of his life there finishing his memoirs prior to his death on July 23, 1885. The cottage is on the State and National Register of Historic Places;
- Parks-Bentley House – the house was built circa 1840 and is a 2-story, brick residence in the late Federal / early Greek revival style. It sits on a hand-dressed limestone foundation and full basement. It is on the State and National Register of Historic Places and is home to the Moreau Historical Society; and
- The Royal Blockhouse – is a historic archaeological site that was the site of a three-story, 90-foot square, and blockhouse constructed in 1758 as part of the Fort Edward / Rogers

Island complex. The Blockhouse was built during the French and Indian War and was part of England's largest fortification in North America during the war.

Early History from Founding thorough the 19th Century:

The earliest settlement in town probably was made at South Glens Falls in 1766 by Elijah Parks and his sons. The former built a saw mill at that point, the first mill of any kind in town. Tories and Indians attacked his home in 1777 and Elisha, one of his sons, was mortally shot. The Jones family (one of the sons of which, David, was the betrothed of Jennie McCrea) located on the river bank in the southern part of the town before the Revolution. Captain Tuttle lived about the same time at the mouth of Snoek Kill. A man named Marvin was the first settler at Fortsville in 1794. Edward and Elijah Dunham and Holly St. John were the first settlers at Clark's Corners. A man named Hamilton built the first grist mill around 1800. Abel Crandall had the first tavern in 1797. The first church in town (Baptist) was built in 1792.

From the 18th century and into the 19th century, the area that now comprises the Town of Moreau was a collection of settlements and hamlet centers. Many of these named places informally endure as identifiers of undefined hamlets, neighborhoods, or roadway corridors:

- FEEDER DAM, in the north part of the town, contained two large saw-mills, cutting annually about fifteen million feet of lumber. Something of a "village" had grown at this place, consisting of 25 to 30 dwellings;
- FORTSVILLE, to the southeast was a fine rural village. It had a Methodist church, a store, several mechanic shops, a grist-mill, and perhaps 25 dwellings;
- CLARK'S CORNERS was near Fortsville and contained a "friends' meeting house", a cheese-factory, and a few dwellings. It derived its name from the noted physician and temperance-worker who lived there for many years;
- MOREAU STATION no longer exists, but it was a stopping-place at one time on the Rensselaer and Saratoga railroad; and
- REYNOLDS' CORNERS took its name from the early settlers of that name. Before the opening of the railroad system of the country, it was along important lines of travel by stage.

With territory derived from Northumberland, the Town of Moreau was organized as a town on March 28, 1805 and was named in honor of Marshal Jean Victor Moreau who visited this country in 1804 and 1805. He had participated largely in public affairs in France and been prominent in the wars which had desolated that country. Being compromised by some real or suspected plot against the government, he was exiled and passed the years 1805 and 1806 in the United States. After being called back to Europe by Russian Tsar Alexander I to become a military advisor, he re-entered the army and died of wounds received at the battle of Dresden, Sept. 2, 1813.⁷

⁷ Brief History of the Town of Moreau; http://www.townofmoreau.org/historical_society.asp

The growth of the town through the 18th and 19th century was derived from the basic attributes of the natural landscape. In general terms, the southern and eastern portions of the town are fertile, and agriculture was pursued with success. The predominance of agriculture in this section of the town continues and is the basis for its formal designation as an Agricultural District. In the northern part of the town, the predominant uses were derived from the presence of the Hudson River and natural transportation and energy that grew from its flow. As a result, lumbering, milling, and manufacturing enterprises became established along the shoreline of the river and in close proximity to Wings (Glens) Falls across the river to the north. The historical development pattern is reflected today with commercial, residential, and industrial uses oriented to the northern and central part of the town, while agricultural and open space is predominant in the western and southeasterly sections of the town.

Notable Events during the 19th and 20th Century:

The Town of Moreau has grown steadily since the early part of the 19th century when the town population was a predominantly rural community of over 1,500 people (1,549 persons in 1820)⁸ to a diverse suburban community of 14,728 by 2010.⁹ This Comprehensive Plan cannot detail each and every historic event, but rather several notable events are highlighted as a cross section of influential occurrences that have contributed to shape the community.

Paper Manufacturing:

During the period from 1865-1890, Jeremiah and Daniel Finch along with Samuel Pruyn purchased the Glens Falls Company mill and formed Finch, Pruyn Company. Soon after, they acquired the Wing Mill, where Finch Paper mill sits today. The company initially manufactured lumber, canal boats, lime, and black marble, which had the honor of being incorporated into the Washington Monument. During the 1920's and 30's, the company turned its focus to manufacturing newsprint and hanging paper. Various improvements were made to the mill up through the 21st century during which the mill focused on the manufacturing of paper for envelopes, maps, greeting cards, gift wrap, lace paper, box liners, and labels. Today the mill produces high-bright, business-grade paper and ink jet substrates.

The industrial development on the south side of the Hudson River at the falls largely mirrored that on the north side with lumber and other woodworking mills, a grist mill, and stone works predominating. By 1862, the largest of the South Glens Falls mills was the Glens Falls Paper Mill. It was established in 1862 and by 1884, the year after a major fire in the mill, the Glens Falls Paper Mill Company consisted of a large complex of buildings paralleling the Hudson River. Eventually, even prosperous firms such as the

⁸ US Census Bureau – Decennial Census

⁹ Ibid

locally-owned Glens Falls Paper Mill were taken over by larger interstate firms such as International Paper Company. The International Paper Company continued to operate the South Glens Falls mill, which became known as the Glens Falls No. 1 mill, until about the 1930s when the facility was acquired by the Marinette Paper Company. Marinette became Scott Paper which closed the plant in 1956. The Patrician Paper Company operated there from 1958 to 1978 when Crown-Zellerbach became the owner. In 1986 Crown-Zellerbach sold to James River, which subsequently sold to Encore Paper, in 1992. Today the mill is owned by SCA Tissue North America and predominantly produces tissue-grade paper.

Due to the relatively close proximity of high quality pulp derived from the forest preserves of the Adirondacks and the naturally derived energy from the Hudson River, manufacturing paper was established and thrived in the northern part of Moreau. These industries provided vital employment for the residents of the community to prosper and served as the foundation for much of the community as it exists today.

Interstate Route 87 – the Adirondack Northway:

Interstate 87 (I-87) is a 333± mile-long interstate highway and is part of the main highway between New York City and Montreal. The highway begins in the Bronx borough of New York City, just north of the Triborough Bridge. From there, the route runs northward through the Hudson Valley, the Capital District, and the easternmost part of the North Country to the Canadian border in the town of Champlain. I-87 was assigned in 1957 as part of the establishment of the Interstate Highway System. At a cost of \$208 million funded through 90 percent federal funding and 10 percent from New York State, I-87 north of Albany is known as the “Adirondack Northway”. The Northway segment was started in 1957 and by 1966, I-87 extended as far north as Lake George Village where it crossed over Route 9 at Exit 17 in the Town of Moreau and Route 9N at Exit 21. Prior to its opening, Route 9 through Moreau was the principle route leading northward through Glens Falls to Lake George, and beyond to the eastern Adirondacks.

The development of the Northway is an important event in the history of the Town of Moreau as the design of the interchange with Route 9 at Exit 17 provided critical infrastructure that would affect the future development of the town. The “cloverleaf” configuration of this interchange (one of the two configurations of this type for highway segment north of Albany) is a clear indication that traffic planners were anticipating high traffic volumes at this intersection of Route 9 and the newly constructed interstate highway. The segment of the highway from Exit 17 to Exit 21 was constructed as the “Glens Falls Bypass” as a means to alleviate the backups that occurred on Route 9 from South Glens Falls to Lake George during the summer months. The cloverleaf configuration allowed for a smooth flow of traffic onto and from the bypass. However, fifty years later this circumstance is contributing to traffic volumes on Route 9 that

exceed 19,500 annual average daily trips (AADT) on the route¹⁰ making Route 9 a principle arterial for the movement of people and freight.

The Moreau Lake State Park:

In 1961, the State Conservation Department, better known as the Department of Environmental Conservation (DEC), began acquiring land in the Town of Moreau under a Bond Act to create a public campsite. By 1967, approximately 600 acres had been acquired and Moreau Lake State Park was established. This new park was transferred to the Capital District State Park Commission. When the Division of Parks and Recreation was separated from the Conservation Department in 1972, administration of Moreau Lake State Park became the responsibility of the Office of Parks and Recreation, which is now known as the Office of Parks, Recreation, and Historic Preservation (OPRHP). Later, acquisitions increased the park's acreage to just under 900 acres. In 1998, New York State acquired over 3,200 acres from the Open Space Institute (OSI) and Niagara Mohawk. The Department of Environmental Conservation acquired the parcels in Warren County that equal 1,320 acres and OPRHP acquired the 1,920 acres within Saratoga County. Through a Memorandum of Understanding (MOU) DEC agreed that the 1,320 acres they acquired would be managed and operated by OPRHP as part of Moreau Lake State Park. This more than tripled the size of Moreau Lake State Park. Moreau Lake State Park is now the tenth largest State Park in New York's park system and the largest park in the Saratoga-Capital District Region¹¹.

The Moreau Lake State Park has evolved into one of the premier multi-use parks/conservation areas in the entire region. As such, its attraction as a destination for users across the age spectrum will continue to grow.

In summary, the history of the town is rich and diverse and is a key element to the establishment of the community's unique character. Therefore, this history and diversity should be celebrated and reinforced in future planned initiatives.

ii. Goal

The brief accounting of the history of the Town of Moreau as outlined above underscores the prominent nature past events have played in defining the identity of the town. Therefore, the goal is to reinforce the history of the town in celebratory manner that will regularly convey the importance of these events to the residents of the community and the wider region.

¹⁰ NYS Department of Transportation; Traffic volume for Route 9 at the junction with Route 197 for the Year 2014; Traffic Volume Report – July 22, 2015.

¹¹ Friends of Moreau Lake State Park - <http://friendsofmoreaulake.org>

iii. Priority Initiative/Next Steps

The priority initiative/next steps relating to geography, history, and cultural resources are as follows:

- 1) Recruit residents of the town to serve on a History and Cultural Events Committee to develop ideas, events, and/or festivals themed in a manner to recognize the history and culture of Moreau;
- 2) Based upon the outcome of the History and Cultural Events Committee commission a town-sponsored effort to preserve buildings either eligible for, or already listed on the historic register; and
- 3) Develop, schedule, and conduct an annual community-themed event/festival for the enjoyment of the residents. The event would include entertainment, food, arts, crafts, and performing arts themed to recognize and mark the historical events, sites, and persons of the town. The event would be a means for the residents of the community to come together both in planning and execution of the event as well as in attendance to celebrate and preserve the unique attributes of the town. At the same time, this event is intended to build the spirit of “community” and friendship among the residents.

Section D. Commercial and Industrial Facilities

Goals and priority initiatives for *Commercial and Industrial Facilities* are fundamentally important aspects of a community's plan. Commercial and industrial facilities provide opportunities for employment, contribute more to a community's tax base than they demand in services, and provide the means for the public to access goods and services. The characteristic relating to the community tax base is particularly important as commercial and industrial land uses that are developed to an optimal level with maximum valuation can effectively reduce the amount of real property tax levy extracted from owners of residential parcels in the town. Therefore, quality and productivity of land area dedicated to commercial and industrial is a vital consideration in the overall land use pattern of the town. This is not to say "over development" of commercial and industrial space is preferred, rather, land area used for these purposes must be used firstly, in a manner that is consistent with public input, but is also efficiently so that maximum value is realized.

i. Introduction

Commercial Facilities

The existing commercial facilities or land uses in the town are primarily concentrated along the Route 9 corridor and the interchange with I-87 (the Northway). This pattern also corresponds with the Town Zoning Map. This pattern of commercial land use is typical of a suburban development pattern where dependency is upon vehicular travel as the primary form of transportation. This is particularly evident in a large and expansive town such as Moreau where points of origin and destination are separated by miles across town or even further into neighboring towns and counties. Therefore, the pattern is linear in nature with comparatively shallow depth from the public right-of-way (ROW) – basically the depth of the lot fronting on the ROW.

However, the substance and character of commercial development, specifically retail is evolving in manner that departs from past norms of enclosed shopping malls, strip centers, or "big boxes". Hardscape retail is experiencing contraction while online, while web-based sales are increasing. Also, from a regional perspective, exit 15 to the south and exit 19 and 20 to the north are established retail centers with destination-style uses in place. Therefore, in lieu of these considerations it is unlikely that a third, regionally significant commercial center could develop in a commercial area in Moreau (e.g. along the Route 9 corridor).

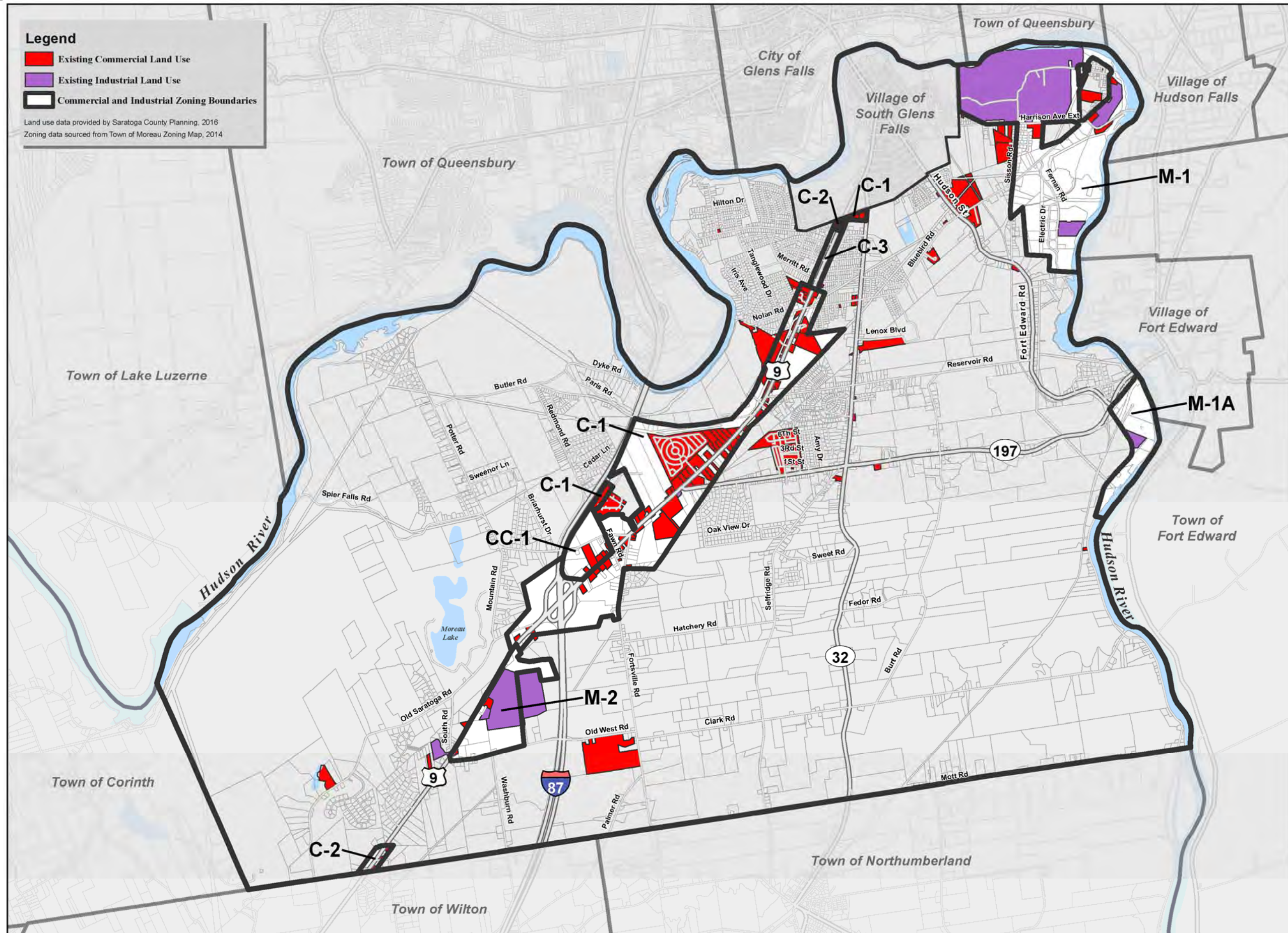
Therefore, commercial development in the town is expected to be impacted by these circumstances. Anticipated changes include: Lessening of duplicative large scale, centralized retail development, particularly by retailers already with a presence in Queensbury or Wilton; increased interest in service-based commercial uses, entertainment, and food-related uses; and a general, overall need to design a land regulatory program that is flexible in lieu of this changing landscape.

From an overall area standpoint, existing commercial uses comprise 715± acres (approximately 2.9% of the land area) on 153 parcels (approximately 3.4% of the overall

number of parcels). This level of commercial concentration is typical among townships in upstate New York and is of sufficient size and capacity to meet the needs of the residents.

The principal need rests with the regulatory treatment of commercial uses within the town. The land use schedules which serve to direct the type of development have not kept pace with the changes that have occurred with commercial land use both in terms of the specificity of the schedules and management tools needed to guide the shape and appearance of projects as they are reviewed.

Further needs rest with the density of commercial/industrial development. In deference to the reference above concerning the efficiency of how commercially zoned parcels are utilized, the resulting effects on valuation, and the far-reaching implications these valuations may have on how real property tax revenue is derived, vacant or underutilized commercial land area needs to be utilized to its fullest potential. Under the current conditions, much of the land area within commercial zones must be utilized for provision of individual septic systems and associated leach beds. The current approach diminishes the value, as land area dedicated to the provision of a septic system is not being used for additional building space. Therefore, the need for a public sewer within the commercial zone – particularly along Route 9 – becomes apparent.



Legend

- Existing Commercial Land Use
- Existing Industrial Land Use
- Commercial and Industrial Zoning Boundaries

Land use data provided by Saratoga County Planning, 2016
 Zoning data sourced from Town of Moreau Zoning Map, 2014

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Town of Moreau Comprehensive Plan
 Title
Commercial and Industrial Zoning Map



 0 0.5 1
 Miles

Figure 5

Industrial Facilities

The industrially utilized areas of the town are regulated under three (3) zoning districts: Manufacturing 1 and 2 (M-1 and M-2) and General Manufacturing and Industrial (M-1A). Geographically, the areas where industrial uses are concentrated are dispersed throughout several areas of the town. The concentrations occur basically in three areas: in the northeasterly portion of the town around the Moreau Industrial Park, an area to the southeast along the Hudson River, and an area to the south of the interchange with the Northway at exit 17. Among these areas, the Moreau Industrial Park continues to represent the leading area for future industrial development. The Park is located at the intersection of Farnan Road and Blue Bird Road and is approximately 217± acres in area and was originally platted to contain 22 building lots. To date, the Park has seen occupancy by one company (Momentive Chemicals) with the remaining lots in the Park vacant. The Park is development-ready and has the following attributes¹²:

- Niagara Mohawk Power Corporation electric substation is located adjacent to Park;
- 115 kV transmission service and 13.2 kV 3 -phase distribution service;
- 6-inch high-pressure natural gas lines are available;
- Electric and gas services can be altered to meet tenant needs;
- 8-inch forced sewer and 12-inch water main with storm water management; and
- 5 million gallons of process water per day can be made available.

However, a constrictive and to some degree problematic aspect of the Moreau Industrial Park is its location in the northeastern region of the Town. In relationship to the overall community, the Park is a considerable distance from the Northway and access is achieved across local roads which traverse through areas with significant residential land use. Therefore, increased truck traffic to and from the Park as further development occurs within the Park is a concern as the traffic to and from the park will need to traverse through traditional residential areas; over roads with less than ideal geometry to accommodate longer wheel-bases and wider vehicles; and subbase and pavement composition that is not well suited to withstanding traffic associated with heavier trucks.

From an overall area standpoint, existing industrial/manufacturing uses in town comprise 588± acres (approximately 2.4% of the land area) on 8 parcels (approximately .2% of the overall number of parcels). This level of industrial/manufacturing use is somewhat misleading as the town has a significantly larger amount of land area and parcels within one of the three industrial/manufacturing zoning districts but is currently vacant and not classified as “existing”.

As with the general need identified for Route 9 as a principal commercial corridor, the industrial areas of the town could be most efficiently utilized if municipal water and sewer

¹² Town of Moreau Web page; http://www.townofmoreau.org/industrial_park

were present. Competition among communities for industrial/manufacturing employment is keen, and the lack of sewer places the corridor is a competitive disadvantage when developers consider the comparative costs of available locations.

Home-based Businesses

Homes based businesses, sometimes referred to as “cottage industries”, “home occupations”, or “micro-enterprises”, are increasingly important as a source for commercial growth and as such are increasingly important land use elements of the local economy. Such business formats are the incubators of what can become businesses of regional, state, or even national importance. Furthermore, they can make significant contributions to the local economy in terms of goods and/or services produced and sold and in terms of employment.

In recognition of these attributes, the town is desirous of providing favorable conditions and a regulatory framework that will allow for varying levels of home-based businesses. As the makeup and type of these businesses can vary or change as they evolve over time, the framework that manages them needs to be flexible with parameters that reflect the scale or intensity of the home business as it exists or as it is proposed.

ii. Goals

The goals relating to commercial and industrial facilities are as follows:

- Through an active partnership with the county-level agencies that exist to promote economic development and expand the local economy, continue to recruit business and industry that are well suited to the physical make-up (parcel size, physical attributes – slope, soils, over development suitability) of the town’s commercial and industrial districts;
- Establish designated truck routes to industrial areas and improve road geometry and road composition to accommodate larger trucks as they traverse between industrial areas and state routes and the Northway;
- Expand the municipal infrastructure systems (particularly municipal sewer) so that existing commercial and industrial areas can be utilized to their maximum potential. In doing so, maximum funding should be leveraged from state and/or federal programs to minimize the cost burden (capital and maintenance) to local end users and the residents of the town;
- Foster commercial development that is: Responsive to the needs of town residents, and is not duplicative of goods and services found in nearby established commercial centers; and
- Promote the managed growth of home-businesses so that local entrepreneurs are provided the maximum opportunities for success.

iii. Priority Initiatives/Next Steps

The priority initiatives/next steps relating to commercial and industrial facilities are as follows:

- 1) Actively reach out to the Saratoga Economic Development Corporation (SEDC) and Saratoga County Prosperity Partnership (SCPP), the Saratoga County Industrial Development Agency (SCIDA), and the Empire State Development Corporation (ESD) to implement an ongoing strategy for targeted recruitment of business and industry to existing commercial and industrial districts in the town. The outreach is to be conducted on a regular basis in the fulfillment of a mutually agreed upon strategic plan that is updated on an annual basis;
- 2) As a member of the Adirondack/Glens Falls Transportation Council seek funding for planning, designing and constructing improvements to routes accessing designated industrial areas. The design development process should be inclusive of a public input component, so residents have an opportunity to voice concerns, suggest improvements and learn of alternatives that can address identified problems and needs with the transportation system;
- 3) Revise and update the zoning chapter of the Town Code so that:
 - a) Land use schedule and discretionary approval of commercial and industrial projects is up-to-date and based upon sound definition of permitted use;
 - b) Regulations of home-based businesses should be developed to encourage the application of this business format and accommodate the various forms that such businesses can take;
 - c) Reviews that are conducted according to a sound and well-conceived set of review criteria;
 - d) The use schedule for designated industrial areas which are in the midst of or nearby residential neighborhoods is adjusted to remove industrial uses that could have a potentially adverse impact to these residential areas (e.g. excessive noise, odors, heavy truck traffic, extended hours of operation, etc.);
 - e) Any future expansion of industrial uses and or zones or logically limited to areas in close proximity to the Northway; and
 - f) Zoning boundaries to follow parcel boundaries and where appropriate, employ the use of buffer zones to mitigate the adverse of effects of conflicting land uses.
- 4) As public water already exists along Route 9, a formal effort should be made to extend sewer service through the length of the Route 9 corridor where commercial zoning exists. In making this improvement, the town is to exhaust all available funding from state and/or federal programs that may aid (grants, low-interest loans, etc.).

Section E. Government, Educational Resources, and Institutional Facilities

Goals and priority initiatives for *Government, Educational Resources, and Institutional Facilities* focus on initiatives relating to the delivery of public services, specifically town government, educational services through the school district, and associated services such as police, fire prevention and emergency medical. Town government services that have the most contact with the public include highway services (road and drainage system maintenance and snow removal); land use regulation (zoning, site plan review, variance hearings, etc.), building inspection and code enforcement; tax collection and real property assessment; municipal court; and clerical functions (issuance of permits and licenses).

i. Introduction

Services provided at the local level are important, as these are the services that residents directly access through one-on-one, resident-to-resident interaction with people who not only provide the service, but also oftentimes live within the community. Services relating to road maintenance, the education of students, assessment of real property valuation, and administration of local land use codes directly impact the day-to-day lives of residents. Therefore, planning for the effective and efficient delivery of these services is integral to a municipal comprehensive plan.

1) Government Services

The Town of Moreau was organized as a town in 1805, and such municipal government services are authorized and organized under a series of local laws known as the Town Code of the Town of Moreau. The Town Code assigns the provision of services through various boards and departments:

a) Boards and Commissions:

- Town Board – the Town Board is comprised of four members and the town supervisor. The supervisor and members are elected on an “at-large” basis every two years and are responsible for formulating and adopting the town’s annual budget, staffing of the town’s government, passage/amendment/repeal of local laws, and overall administration of the town government in accord with the Town Code of the Town of Moreau.
- Planning Board – as provided in NYS Town Law, Article 16, §271, the Town Planning Board is empowered with the authority to develop the town’s Comprehensive Plan and to review and approve applications for site plan review and the subdivision of land. The Planning Board is comprised of six residents of the town plus a chairperson and an alternate. Each member is appointed for a seven-year term on a staggered basis.
- Zoning Board of Appeals – as provided in NYS Town Law, Article 16, §267, the Town Zoning Board of Appeals (ZBA) is empowered with the authority to consider variances relating to the use and dimensional (area) standards of the zoning chapter of the Town Code as well as to provide interpretation as to the

meaning of its regulations and provisions. In this particular instance, the ZBA is also empowered to consider applications for special use permits as provided for in the town's Zoning Chapter. The ZBA is comprised of four residents of the town plus a chairperson. Each member is appointed for a seven-year term on a staggered basis.

- Recreation Commission – the Recreation Commission provides advisory services to the Town Board regarding overall recreation programming services and staffing relating to the operation of recreational facilities in the town.
- Conservation Advisory Board – the Conservation Advisory Board advises the Town Board on the conservation efforts relating to the natural resources located within Moreau.

b) Departments:

- Assessment – the town assessor is primarily responsible for assigning valuation of the individual parcels that comprise the town. Specifically, values are assigned for the land that comprises the parcel and any improvements (buildings and structures) installed on the parcel for the purpose of determining the real property tax to be levied in support of governmental services (town and county) and public education through the local school district.
- Building Inspection and Code Enforcement – this department provides services relating to the administration of the New York State Uniform Fire Prevention and Building Code and proper recording of improvements made to parcels within the town so that the real property assessment is accurate and up-to-date; enforcement of selected chapters of the Town Code (e.g. Chapter 149 – Zoning, Chapter 70 – Fences, Chapter 100 – Noise, etc.); and zoning administration.
- Highway – the Highway Department is responsible for maintenance, including the removal of snow from all town-owned roads. Additionally, the Department maintains the stormwater drainage system along town roads and associated drainage ways.
- Stormwater Management – stormwater management at the town-level involves proper planning, design, construction, and maintenance of the components of the overall stormwater drainage system in the town in accordance with the regulations of the NYS Department of Environmental Conservation.
- Recreation – the Town Recreation Department is responsible for programming the town's Recreation activities (e.g. summer recreation, management of recreational events) at the town's Parks. Additionally, the town maintains related recreation facilities and infrastructure through the provision of staff and related equipment (e.g. mowing, parking lot maintenance, etc.).
- Town Clerk – the town clerk maintains and is the primary point of contact for the official records and files of the various departments and boards within the town government.

- Town Court – the Town Court presides over traffic safety and minor criminal infractions which occur within the town.
- Tax Collection – this department within town governments serves as the collection agency for the real property tax levy on all parcels within the town. Payments received are then transferred to the relevant taxing jurisdiction.
- Transfer Station Operations – the town operates a solid waste transfer station just off Route 9 along Butler Road and adjoining the Town Highway Department garage. The station accepts recyclable waste and household trash for transport to a permanent waste disposal facility (e.g. landfill or burn plant).
- Water Department – although a majority of residents still receive their potable water from individual residential wells, the Town Water Department oversees the administration of four water districts involving billing and maintenance of infrastructure.
- Town Historian – the historian is responsible for preserving documents and artifacts that build the historical record of the town’s development and culture.
- Regulation of Land Use– the Town of Moreau Town Code has a significant concentration of regulations related to management of land use. New York State is often referred to as a “home rule” state meaning significant authority over the regulation of land use is delegated to local cities, villages, and towns. The principal means by which land uses are regulated is through zoning. The Town of Moreau Zoning Chapter (149) was last updated in 1989 and the regulations, although vital in a growing community like the Town of Moreau, are largely viewed by the residents as being out-of-date and in need of revision.

In addition to the Zoning Chapter, the Town Code also regulates other forms of land uses in specific, targeted ways. Examples of specific forms of land use that are regulated in other chapters of the Code include Outdoor Burning (Chapter 52); Keeping of Chickens (Chapter 58); Adult Entertainment (Chapter 65); Fences (Chapter 70); Flood Damage Prevention (Chapter 78); Freshwater Wetlands (Chapter 82); Junkyards (chapter 87); Landfills (Chapter 91); Mobile Homes and Mobile Home Parks (Chapter 96); Outdoor Hydronic Heaters (Chapter 101); Sand and Gravel Mining (Chapter 113); Signs (chapter 117); Stormwater Management (Chapter 120); Subdivision of Land (Chapter 124); Swimming Pools (Chapter 127); Abandoned Vehicles (Chapter 134); and Off-road Vehicles (Chapter 139). The current approach to the regulation of land use through multiple chapters of the Town Code is representative of a regulatory program that has been instituted on an incremental basis over a long period of time. As such, successful administration of the complete regulatory program is a challenge as regulations are spread across a wide range of chapters resulting in a high risk of applicable requirements being missed.

In consideration of the age of the Zoning Chapter as the core component of the land use regulatory program and the highly fragmented condition of related and/or ancillary regulatory topics, two principal needs exist:

- Update the entire text and map of the zoning chapter of the Town Code; and
- Consider consolidation of associated chapters of the Town Code into one unified set of regulations under a single chapter. Examples of current chapters that should be considered for consolidation include: Outdoor Burning; Keeping of Chickens; Adult Entertainment; Fences; Flood Damage and prevention; Freshwater Wetlands; Junkyards; Landfills; Mobile Homes and Mobile Home Parks; Sand and Gravel Mining; Signs; Stormwater Management; Subdivision of Land; Swimming Pools; and Off-road Vehicles.

2) Town of Moreau – Fiscal Condition

The Town of Moreau Town Board adopts an annual budget that provides funds to administer the services listed above. As a township in New York State that encompasses a village (village of South Glens Falls), the budget is generally divided between revenues and appropriations for services within the town and the village (General Fund or Fund A) and expenses and revenues for services within the town only (town outside of the village or Fund B). In addition, other fund categories relate to highway maintenance services, municipal sewer collection, municipal water distribution, and other special districts (e.g. lighting, industrial park).

In order to provide context, budgetary summary reports data from the 932 towns across New York State, the other 18 towns within Saratoga County, and 77 towns of similar population (10,000 to 20,000 residents) are also listed as standards for comparison. For comparison and trend analysis, the most recently available summary reports of the adopted budget as issued by the NYS Comptroller for 2013-2015 are provided in Table 2 on the following page

Table 3

Budget Summary Analysis for 2013-2015 - Town of Moreau/Saratoga County Towns/Towns with Similar Population/All NYS Towns

Municipal/ State Name	2010 Population	Land Area (Sq. Mi.)	Full Value	Total Debt Outstanding at End of FY	REVENUES							EXPENDITURES				
					Real Property Taxes and Assessments	Real Prop. Tax As % of All Revenue	Sales And Use Tax	Sales Tax As % of All Revenue	State Aid	Federal Aid	Total Revenues and Other Sources	General Government	Debt Service	Debt Serv. As % of All Expend.	Total Expenditures and Other Uses	Expenditures Per Capita
Fiscal Year - 2013																
Town of Moreau	14,728	41.9	\$1,228,306,498	\$7,923,181	\$1,919,911	26.8%	\$2,015,871	28.1%	\$541,853	\$0	\$7,170,142	\$3,169,080	\$194,503	2.0%	\$9,770,123	\$663
Avg. for Saratoga County Towns	9,886	41.1	\$952,425,658	\$4,478,640	\$1,398,420	18.0%	\$2,513,204	32.3%	\$629,091	\$156,179	\$7,773,191	\$1,334,242	\$413,422	5.8%	\$7,179,107	\$726
Avg. for Towns (10k to 20k Pop.)	13,963	44.1	\$1,352,508,610	\$6,188,350	\$4,972,386	42.3%	\$1,282,473	10.9%	\$694,955	\$217,106	\$11,759,038	\$1,602,354	\$694,650	6.1%	\$11,391,905	\$816
Avg. for All NYS Towns:	9,612	49.5	\$1,082,423,494	\$6,212,315	\$4,015,555	45.0%	\$715,029	8.0%	\$493,899,819	\$269,295,718	\$8,926,737	\$1,072,802,567	\$725,873	8.3%	\$8,716,307	\$907
Fiscal Year - 2014																
Town of Moreau	14,728	41.9	\$1,228,874,050	\$8,105,764	\$1,893,999	24.8%	\$2,053,799	26.9%	\$580,662	\$0	\$7,638,484	\$1,208,060	\$266,627	3.2%	\$8,256,207	\$561
% Change from Prior Year	0%	0%	0.05%	2.3%	-1.3%	-7.4%	1.9%	-4.4%	7.2%	0.0%	6.5%	-61.9%	37.1%	62.2%	-15.5%	-15.5%
Avg. for Saratoga County Towns	9,886	41.1	\$966,072,502	\$4,392,003	\$1,437,208	19.5%	\$2,590,703	35.2%	\$595,652	\$122,850	\$7,365,069	\$1,154,343	\$410,869	5.8%	\$7,125,355	\$721
% Change from Prior Year	0%	0%	1.4%	-1.9%	2.8%	8.5%	3.1%	8.8%	-5.3%	-21.3%	-5.3%	-13.5%	-0.6%	0.1%	-0.7%	-0.7%
Avg. for Towns (10k to 20k Pop.)	13,963	44.1	\$1,322,119,968	\$6,147,097	\$5,061,858	43.6%	\$1,313,110	11.3%	\$626,870	\$211,451	\$11,603,515	\$1,584,839	\$681,636	6.0%	\$11,342,962	\$812
% Change from Prior Year	0%	0%	-2.25%	-0.67%	1.80%	3.16%	2.39%	3.76%	-9.80%	-2.60%	-1.32%	-1.09%	-1.87%	-1.45%	-0.4%	-0.4%
Avg. for All NYS Towns:	9,612	49.5	\$1,066,004,735	\$6,358,412	\$4,093,046	43.1%	\$722,927	7.6%	\$496,814	\$246,004	\$9,497,356	\$1,204,758	\$755,913	8.5%	\$8,849,123	\$921
% Change from Prior Year	0%	0.00%	-1.52%	2.35%	1.93%	-4.19%	1.10%	-4.97%	-99.90%	-99.91%	6.39%	-99.89%	4.14%	2.58%	1.5%	1.5%
Fiscal Year - 2015																
Town of Moreau	14,728	41.9	\$1,248,317,780	\$7,837,241	\$1,962,792	24.7%	\$2,539,993	32.0%	\$295,000	\$0	\$7,936,984	\$978,851	\$268,523	3.4%	\$7,941,408	\$539
% Change from Prior Year	0%	0%	1.6%	-3.3%	3.6%	-0.3%	23.7%	19.0%	-49.2%	\$0	3.9%	-19.0%	0.7%	4.7%	-3.8%	-3.8%
Avg. for Saratoga County Towns	9,886	41.1	\$979,334,226	\$4,337,667	\$1,481,431	18.4%	\$2,687,643	33.4%	\$767,567	\$315,568	\$8,053,349	\$1,134,810	\$412,112	5.7%	\$7,276,216	\$736
% Change from Prior Year	0%	0%	1.4%	-1.2%	3.1%	-5.7%	3.7%	-5.1%	28.9%	156.9%	9.3%	-1.7%	0.3%	-1.8%	2.1%	2.1%
Avg. for Towns (10k to 20k Pop.)	13,963	44.1	\$1,354,872,111	\$6,169,857	\$5,054,725	41.6%	\$1,313,968	10.8%	\$671,290	\$203,210	\$12,146,044	\$1,560,007	\$897,788	7.8%	\$11,577,578	\$829
% Change from Prior Year	0%	0%	2.5%	0.4%	-0.1%	-4.6%	0.1%	-4.4%	7.1%	-3.9%	4.7%	-1.6%	31.7%	29.0%	2.1%	2.1%
Avg. for All NYS Towns:	9,612	49.5	\$1,082,422,675	\$5,386,797	\$3,821,659	44.0%	\$720,130	8.3%	\$510,107	\$205,819	\$8,684,357	\$1,123,646	\$670,537	8.2%	\$8,216,414	\$855
% Change from Prior Year	0%	0%	1.5%	-15.3%	-6.6%	2.1%	-0.4%	8.9%	2.7%	-16.3%	-8.6%	-6.7%	-11.3%	-4.5%	-7.1%	-7.1%

Noteworthy items from Table 3 include the following:

- a) Total debt outstanding for the Town of Moreau is comparatively higher when reviewed against the other towns of Saratoga County, towns with similar population, and towns across New York State;
- b) The Town of Moreau reliance on real property tax as a principal revenue source is comparatively low when compared to other towns of similar population or all towns across New York State. This is a strong fiscal indicator that makes the town an economically attractive place for businesses as well as residents;
- c) Correspondingly, the town has a healthy revenue stream derived from sales tax. This circumstance is the basis for a comparatively low real property tax levy;
- d) Although total outstanding debt is comparatively higher, the town has managed to maintain manageable levels of debt service; and
- e) The cost of local government per capita is the lowest among the comparative groups shown including the other towns in Saratoga County and across the state. Additionally, the cost per capita is on a *decreasing* trend through the 3-year period shown. This is a very favorable statistic as it demonstrates inherent efficiency in the provision of local government services.

3) Educational Services

Educational services in the Town of Moreau are primarily provided through two public school districts: The South Glens Falls Central School District (SGFCSD) and the Hudson Falls Central School District (HFCSD). Between these two districts, the vast majority of school-age children attend the SGFCSD with a small area in the northeast corner of the town served by the HFCSD.

According to the Cornell Program on Applied Demographics (PAD), the enrollment in the SGFCSD is in decline with an annual average loss of students of 1.97% over the last 10 years. Furthermore, the PAD projections indicate that this trend is expected to continue in the near term. The enrollment in the SGFCSD totaled 3,267 students in the 2015/16 school year and is projected to total 3,034 students in 2020 and 3,064 students in 2023 (see enrollment in Attachment C). This represents a decrease of approximately 2% from the 2014 enrollment. In summary, there appears to be capacity for to grow enrollment in lieu of the referenced decline and projected further decrease over the next five years.

The HFCSD had a total enrollment in 2014 of 2,220 students and is projected to total 2,452 in 2020 and 2,489 students in 2023 (see enrollment in Attachment B). This represents an increase of approximately 11% over the 2014 enrollment.

The current annual “report card” for both SGFCSD and HFCSD, as imported from the NYS Department of Education, is also included in the Demographic Profile in Attachment B. The highlights of the data include the following statistics relating to current enrollment; teacher longevity and capability; and basic measures of performance:

Table 4

School District Data Summary

2015-16 Data	Hudson Falls Central School District	South Glens Falls Central School District	NYS Average (4,468 districts state-wide)
Enrollment	2,260	3,159	590
Average Class Size	19	20	22
Graduation Rate	93.7%	98.3%	98%
Rate Receiving Regents Diploma	86.2%	87%	91.2%
Graduates Entering 4 yr. College	38%	22%	48%
Student Suspension Rate	3%	2%	3%
Teacher Turnover Rate	5%	4%	11%
Teachers with master's degree; 30 hours of graduate school; or Doctorate	15%	8%	39%

Source: NYS Department of Education

4) Institutional Facilities

The remaining institutional facilities (outside of governmental and educational) typically are concerned with health services (e.g. hospital, medical clinic) or addressing other public programs such as reading and self-enrichment through a public library, elderly care at a focused care center, or assisting those with special needs. In consideration of the location of the Town of Moreau between two cities – Glens Falls just across the river to the north and Saratoga Springs to the south – residents of the town traditionally access these services in these urban centers. The Glens Falls Hospital in downtown Glens Falls and the Saratoga Hospital in Saratoga Springs are health centers offering a full range of health services, treatment, and surgical procedures.

Library services are provided by the Southern Adirondack Library System (SALS). Chartered in 1958 by the New York State Board of Regents, SALS is one of 23 public [library systems](#) in New York State. Almost all of our revenue comes from the state of New York. SALS is a voluntary association of 34 public libraries in Hamilton, Saratoga, Warren and Washington Counties. The libraries within SALS work together to provide library services to residents of the four-county region. The principal library servicing Moreau is the Crandall Library in downtown Glens Falls that is directly funded through a special taxing district encompassing Queensbury, Glens Falls, and Moreau.

ii. Goals

The goals relating to government, educational resources, and institutional facilities are as follows:

- Perhaps no aspect of this comprehensive plan process has received more comment than the effectiveness of the current Town Zoning Chapter. Moreau is a dynamic place experiencing continued development and an evolving land use pattern. Growth among

the residential and commercial land uses has been particularly acute since the adoption of the preceding comprehensive plan in 2008. An attempt was made at updating the current Zoning Chapter of the Town Code, but the revisions never made it through to adoption and the zoning regulations as put in place in 1989 remain in effect. Therefore, the highest priority as evidenced by the comments from the residents serving on the boards with the most contact with the Zoning Chapter, the Planning Board and Zoning Board of Appeals, and wider residents of the town, is the singular goal of updating the Zoning Chapter of the Town Code.

- ⇒ The first goal for an update to the Zoning Chapter is to provide sound definitions of key terminology such as clear definitions of uses whether permitted by right, site plan review and approval, or by approval of special use permit. Each use listed in the use schedules should be accompanied by a clear and plainly worded definition.
- ⇒ The next priority area of concern rests with listed uses. The existing land use pattern of the town is well established. However, the terminology of the current use schedules is cumbersome and out-of-sync with current and future trends in land use development. For example, the principal commercial use district, the *General Commercial District (C-1)* has a permitted principal use listed as “*Business which primarily service highway traffic*”. This term is then followed by a series of examples (e.g. restaurants, diners, and bars). This approach to listing uses, particularly in a commercial use district that has experienced a significant amount of change and development is unorthodox and contributes to difficult circumstances in terms of consistent determinations as to which commercial uses may or may not service highway traffic.
- ⇒ Consideration needs to be given to limiting uses which pre-date the adoption of the current zoning law or what are commonly referred to as the pre-existing, non-conforming uses. Such consideration may include strictly limiting continuance of such a use to in its current level of size and intensity with any increase or expansion allowed only by a use variance.
- ⇒ Currently if an application for site plan review or special permit is approved there is no expiration date in the event the project is not acted upon. Expiration dates in these instances are needed so the elements of an approved project can be reviewed in lieu of changes since the approval was made.

These examples illustrate the degree of urgency for an update to the Zoning Chapter.

- The budgetary data in relationship to the other New York State towns of similar population and other towns of Saratoga County reveals that Moreau is providing governmental services in a comparatively efficient manner. The overarching goal is to not only continue the provision of services in this manner but build-in additional processes that will contribute to this sound fiscal condition of the town government. Specific suggestions to achieve this outcome are listed in the initiatives below.

- The demand for educational services in Moreau is in a period of moderate contraction with total enrollment off by 9% since 2006. Furthermore, the projections from Cornell PAD indicate that this trend is to continue through the near term (5 years). However, there is indication that the decline in enrollment may flatten or perhaps slightly increase. The basis for such an indication include increases in age cohorts among young persons and children, and the recent expansion of rental dwellings which typically have a significant concentration of households with young children.
- Increase cooperation with neighboring municipalities to better understand best practices in the delivery of local government services, share services equipment and employees, and continue the administration of a fiscally efficient government.

iii. Priority Initiative/Next Step

The priority initiatives and next steps relating to government, educational resources, and institutional facilities are as follows:

- 1) Update of the zoning chapter of the Town Code to encourage the managed growth of Moreau is strongly encouraged to begin within 30 days of the date of adoption of this comprehensive plan.
- 2) Revise zoning boundaries to follow parcel boundaries and where appropriate, employ the use of buffer zones to mitigate the adverse of effects of conflicting land uses.
- 3) The update will encompass a review of other chapters of the Town Code which relate to land use (e.g. fences, signs, keeping of chickens, subdivision, sand and gravel mining, swimming pools, etc.). These other chapters will be reviewed in the interest of developing one set of cohesive and unified regulations. The effect of which will be a more streamlined, logical, and ultimately more-effective approach to land use regulation and its associated administration and enforcement.
- 4) Regarding the town government, a capital improvement program will be initiated as a means to build in predictability of major expenses associated with the purchase of major pieces of equipment (e.g. vehicles, plow trucks, water system components, etc.). Increased predictability is a fundamental component of a stable budgetary process and decreases the need for sharp increases in revenue – particularly revenue derived from the real property tax levy.
- 5) Establish capital reserve accounts that allow for the purchase of major equipment from funds that are saved rather than from funds that need to be borrowed. Purchases from savings extend the buying power of taxpayer dollars as funds are expended directly and completely on the purchase cost and not the interest portion of borrowed funds from debt.

Section F. Infrastructure, Transportation, and Utilities

Goals and priority initiatives for *Infrastructure, Transportation, and Utilities* focus on municipal sewer, water, and highway. Such services are vitally important and are the means by which the town delivers direct, tangible benefits to the residents of the town. Basic services such as road maintenance, water filtration and distribution, and operation of a municipal sewer collection system are foundational to the quality of day-to-day living in a community. This section of the plan provides an accounting of the status of these systems and confirms the priorities for improvement.

i. Introduction

Three service areas will be covered in this section: town highway services, town water services, and town sanitary sewer services. Information will be provided to describe the level and scale of service provided and related goals and subsequent priority initiatives and next steps will be presented as appropriate in lieu of the public input and needs related to these services. There is additional infrastructure associated with the provision of electric power, natural gas, and telecommunications which are provided through quasi-public or private utility companies. As such, they are outside of the scope of this municipal comprehensive plan.

1) Highway Services

The Town Highway Department is primarily responsible for maintenance of town-owned roads and related infrastructure (e.g. storm water drainage). Right-of-ways (roads, streets) in the town are basically under three forms of ownership – New York State, Saratoga County and the Town of Moreau. In limited instances, there are also local roadways that are oftentimes referred to as “roads by use” where the land under these roads is privately owned and the public thoroughfare is a right that has been established through long-standing and continuous public travel.

According to the NYS Department of Transportation, there were approximately 125.9 miles of state-owned, county-owned, and town-owned highways and roads in Moreau. The following table lists the miles of highway/road ownership by jurisdiction:

Table 5

Highways/Roads and Bridges in the Town of Moreau by Governmental Jurisdiction

Jurisdiction:	Length of Road (centerline miles [cm])	Number of Bridges
New York State	21.3± cm	8
Saratoga County	19.0± cm	3
Town of Moreau	83.1± cm	0
Other	2.5± cm	0
Total:	125.9± cm	11

Source: NYS Department of Transportation 2015 Highway Mileage Report and Bridge Data for Saratoga County; February 2017

The 83.1± centerline roadway miles are divided among 184 local road segments as listed by NYSDOT. Of these segments, the vast majority carry a functional classification of “urban local street”, 11 carry a functional class of “rural local road”, 9 carry a functional classification of “urban collector”, and 3 segments carry a functional classification of “urban minor arterial”. Highways are classified by the character of service they provide. Interstate highways move high traffic volumes at high speeds with limited local access. Local roads and streets are intended to avoid high-speed and volume for increased local access. Arterials and collectors provide intermediate service. The functional classification of a roadway is an important consideration as it affects highway design and maintenance practices.

The Route 9 corridor from the boundary with the Town of Wilton, through the exit 17 interchange and up through the boundary with the Village of South Glens Falls is a critically important area of the Town. The corridor has long been recognized as the commercial center of the Town while serving as a transportation route of regional importance. At the same time the corridor continues to be an area in need of improvement from a functional/operational as well as from an aesthetic perspective. The pattern of use through the corridor, although generally commercial in nature is somewhat disjointed and incongruous. The aesthetics of the corridor’s built and natural environment needs a managed approach to convey a unified landscape and welcoming appearance as a gateway for northbound and southbound traffic.

2) Multi-modal Transportation and Transit Services

Other transportation services are offered in or around Moreau including bus, train, and taxi. Local buses are supplied by Greater Glens Falls Transit. Route 5 has three stops in the town including South Glens Falls High School, Blueberry Rd. and Gansevoort Rd., and Lamplighter Acres. The Capital District Transportation Authority offers commuters weekday rides from West Marion Avenue Park and Ride in South Glens Falls down the Northway with stops at Exit 9 and throughout downtown Albany. There is one pickup

offered in the morning and one at night. The nearest train stations are in Fort Edward and Saratoga Springs, both lines on the Ethan Allen Express and Adirondack Amtrak Routes. Taxi companies servicing the town are located nearby in Hudson Falls, South Glens Falls, and Gansevoort. Albany International Airport is the nearest public airport.

3) Water Services

The Town of Moreau’s water supply is divided between private, individual wells and municipal water service. The municipal water service is provided through a series of six (6) water districts. These districts represent delineated utility service areas that the residents of which pay an annual fee based upon the amount of water used. The annual payments cover costs associated with operation and maintenance (O&M) of the water infrastructure for the district as well as the debt incurred to install the distribution lines and related equipment (e.g. pumps). The Water Districts gets their water supply from the town of Queensbury and Saratoga County. The Queensbury Water System source is the Hudson River at the Sherman Island Dam and The Saratoga County Water Authority source is the Hudson River. The six water districts in Moreau provide water to about 6,600 people through 2,300 service connections.¹³

4) Sanitary Sewer Services

By comparison to municipal water service the area of the town serviced by municipal sanitary sewer is more limited as service is available through one district. As with water service, residents served by the sanitary sewer district pay annual fee for O&M costs as well as long-term debt on the installation of the sewer infrastructure.

As sanitary sewer service is so limited most of the town including a majority of areas with high concentrations of commercial use is utilizing individual septic systems as a means to treat waste water. The availability of sanitary sewer service is important to any commercially developed area. Without sewer access, a significant portion of land in a developed area is consumed by septic drain fields. In 2009, Moreau conducted a study with property owners along Rt. 9 to assess current septic system usage and attitudes.¹⁴ Of the surveys returned, half of the responses supported a centralized wastewater system in the town. Of those with septic tanks, 24 of the 106 were under the capacity standard set by the NYSDOH and many had systems that would likely fail to properly treat water due to their age. If sewer is installed in more of the town, particularly areas with a predominance of commercial uses then there is more land available for the consolidation and concentration of commercial and residential development and the land available in areas with sewer service is more attractive as greater value can be realized from its development the commercial use that is accommodated. In turn, this increased value improves real property tax and sales tax revenue derived commercial uses and diminishes the need for revenue derived from residential use portion of the property tax role.

¹³ “Annual Drinking Water Quality Report for 2016”, Town of Moreau Water Department

¹⁴ “Town of Moreau Sewer District #1 Extension #5”, Capital Consultants Architecture and Engineering, 2016

Lastly, there has been some concern expressed by residents that continued or increasing discharges from septic leach beds can alter the water table and cause it to rise. Such an occurrence is typically within localized areas with shallow depths to the water or soil layers with poor permeability.

ii.Goals

The goals relating to infrastructure, transportation, and utilities are as follows:

- Establish land uses along the Route 9 corridor that are representative of a cohesive commercial corridor with entertainment, goods and services that are responsive to the needs of the residents and visitors alike;
- Shape the built and natural environment of the Route 9 corridor into a welcoming and visually appealing environment;
- Improve transportation infrastructure so that the functionality of major state, county, and town roads take on expanded considerations of multiple modes of transportation. Project review processes for both public and private projects (e.g. site plan reviews, subdivisions, variances, transportation improvement plans and projects) include consideration of the complete transportation system so that vehicular, bicycle and pedestrian infrastructure functions in a safe, responsive and coordinated manner;
- Extend sanitary sewer through the Route 9 corridor, the town’s principal commercial area in a manner that will provide maintenance and expansion of the system as; and will allow for expansion of the road infrastructure
- Improve access to transportation services for seniors;
- Continue to provide responsive road maintenance services for town-owned roads.

iii.Priority Initiatives/Next Steps

The main priority initiatives/next steps relating to infrastructure, transportation, and utilities are as follows:

- 1) Implement the recommendations and implementation strategies of the “*Exit 17/US Route 9 Corridor Land Use and Transportation Study*” as completed in September of 2014.
- 2) Through a collaborative effort with the regional municipal planning organization (MPO), the Adirondack/Glens falls Transportation Council (A/GFTC) with jurisdiction over federal and state highway projects in Moreau begin the process of planning upgrades to the exit 17 interchange with the Northway.
- 3) Undertake a thorough feasibility analysis of extending municipal sanitary sewer service into the commercial areas of the town. The analysis should be based upon a realistic accounting of the number of parcels, businesses, and/or residents to be served and the cost associated with servicing debt and performing ongoing O&M. The analysis should strive to utilize all available state and federal funding assistance; state-of-the-art technology in the use of infrastructure to provide the service; and the use of best management practices in the formation and administration of the district.

- 4) Working with the A/GFTC and senior care providers develop and maintain access to transportation services for seniors in need of transportation to medical care facilities, grocery stores, and other vital goods and services.
- 5) Develop a capital equipment and maintenance plan for maintenance of town roads. The purpose of the plan is to build in predictability of cost associated with road and equipment maintenance to the benefit of the Town Highway Department and residents alike.

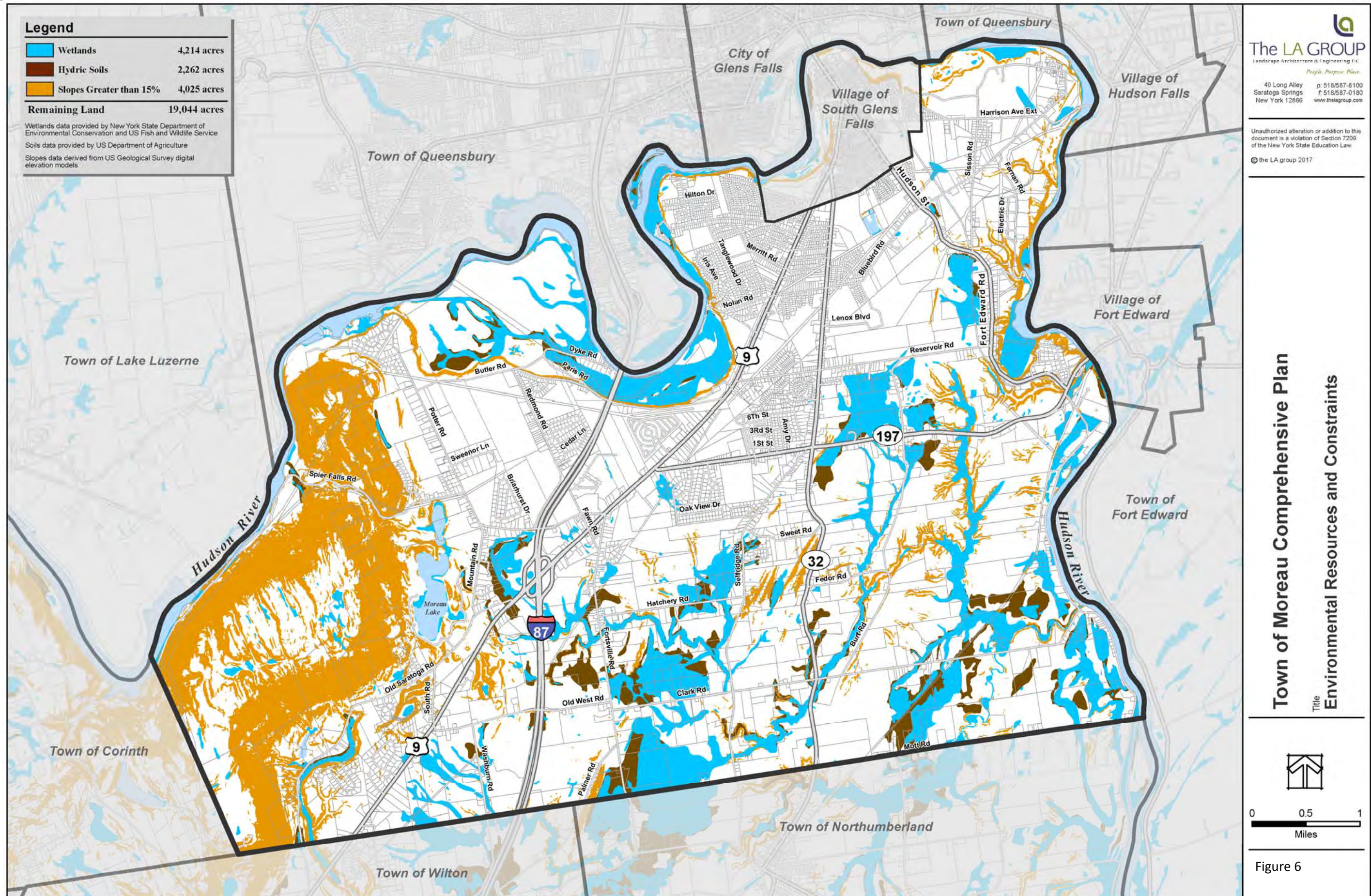
Section G. Natural and Environmental Resources

Goals and priority initiatives for *Natural and Environmental Resources* identify the town’s natural assets and determine the best ways to protect them for future use. This is important because these resources provide multiple benefits such as ways to increase tourism and its economic benefits, provide residents with a way to connect to their source of food through local agriculture, and ensure that the valued scenic open spaces remain untouched. Through recognizing the resources, the town has to offer, putting local regulations in place can ensure that they are protected.

i. Introduction

The natural environment was one of the main pillars in the town’s history. Some of the first European settlements-built sawmills, eventually supporting a logging industry that thrived along the Hudson River. The town values the character created by a balance between developed land and the natural environment, and prides itself on the following natural and environmental:

- Moreau Lake State Park – Located in the western portion of the town, Moreau state park is a 4,500-acre wooded area with trails that provides opportunities to walk, hike, camp, and in the winter go snowshoeing and cross-country skiing. The lake is also commonly used in the summertime for swimming, fishing, boating, and lounging on the beach. There are also two pavilions and a tent available for gatherings near the beach.
- Harry J. Betar, Jr. Recreational Park – In addition to athletic fields, pavilions, and a community garden, the park offers trails for hiking and cross-country skiing.
- Agricultural Land – Land used for agriculture accounts for 16.7% of acreage in Moreau. The Moreau Farmland Protection Plan determined that 11% of the town’s land was rated to have high priority agricultural resources while 6% and 17% were found to have multiple and some agricultural resources respectively.
- Hudson River – The Hudson River surrounds the town on three sides as it travels south from the Adirondack Mountains and continues south to its outlet in New York City. The river supports local wildlife and its banks create wetlands that serve as a habitat for various plants and animals. The Hudson River is home to other beaches used by the community including Sandbar Beach. The Hudson River PCBs Superfund Site cleanup has now completed Phases 1 and 2, and the second five-year review is underway. The process has made significant process in reducing PCB levels in the river’s sediment as well as in fish tissue but will continue to be monitored by the EPA until after natural attenuation has taken place. With fish consumption being the main public health concern at the moment, the EPA is working with the state to assure that health advisories are reaching their maximum effectiveness.
- Open Spaces – The open spaces in Moreau, including wild, forested, conservation, and vacant land as well as public parks, accounts for 41.8% of land. These spaces serve as scenic resources as well as recreational places for residents and tourists.



Legend

■ Wetlands	4,214 acres
■ Hydric Soils	2,262 acres
■ Slopes Greater than 15%	4,025 acres
Remaining Land	19,044 acres

Wetlands data provided by New York State Department of Environmental Conservation and US Fish and Wildlife Service
 Soils data provided by US Department of Agriculture
 Slopes data derived from US Geological Survey digital elevation models

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Town of Moreau Comprehensive Plan
 Title
Environmental Resources and Constraints

0 0.5 1
 Miles

Figure 6

ii. Goals

The goals relating to natural and environmental resources are as follows:

- Conserve land through regulating human use to a level that keeps environmental impacts to a minimum. This would allow continued use of the land but may restrict certain types of use or development;
- Balance conservation and preservation goals with need for recreational enjoyment;
- Capitalize on the economic benefits visitors to Moreau Lake State Park bring to the town;
- Assure that Harry J. Betar, Jr. Recreational Park is satisfying its principle recreational benefit;
- Given that the Hudson River is such a prominent part of the town, people should be assured better public access to the shoreline;
- Preserve land by regulating use to completely eliminate human environmental impacts. This is a more restrictive way to preserve land and may not always be appropriate;
- Manage storm water and erosion; and
- Protect open spaces.

Depending on the type of land, it's designation as state land, or its resources affected by human activity and development, different areas may require different methods of protection.

iii. Priority Initiatives/Next Steps

The main priority initiatives/next steps relating to natural and environmental resources are as follows:

- 1) Revise zoning to restrict additional pockets of development within agricultural land and open areas.
- 2) Begin a dialogue with NYS Department of Environmental Conservation as well as the owners of privately-owned campgrounds in the Town regarding methods for businesses within the Town to have more interface with visitors and tourists.
- 3) Support commercial development along Old Saratoga Road as a means to economically benefit from the visitors and traffic between Moreau Lake State Park and the Northway.
- 4) Create an annual Master Plan for Harry J. Betar, Jr. Recreational Park with a 5-year outlook with following capital improvement program depending on the mater plan's findings.
- 5) Finalize Hudson River Access Master Plan and follow through on recommendations.
- 6) Continue plans to expand existing trail network along the Hudson River by adopting the Big Boom Trail Concept Plan.
- 7) Infill and utilize existing structures as well as adopt higher density building practices.
- 8) Save agriculturally viable soil from development when possible.

Section H. Housing

Goals and priority initiatives for *Housing* are intended to manage residential growth, limit development on agriculturally viable and open space land, conform with current land use patterns, and build on the sense of community in Moreau. The highest priority relates to maintaining residents' high quality of life as well as providing affordable access to housing for people of all ages. Continuation as a suburb should use "smart growth" practices such as infilling, repurposing and reutilizing existing homes where present, and building housing that is responsive to the needs of town residents and people moving into the town as growth occurs.

i. Introduction

With Saratoga Springs and the surrounding areas seeing growth, housing demand of all types is likely to continue to increase. Residents are concerned that this increase of demand is going to make housing less affordable. They are also concerned that development has seemed to move away from its original center in northern Moreau near South Glens Falls and has turned into sprawl with strip development mainly along Route 9. This type of development will increase the cost of municipal services in the future.

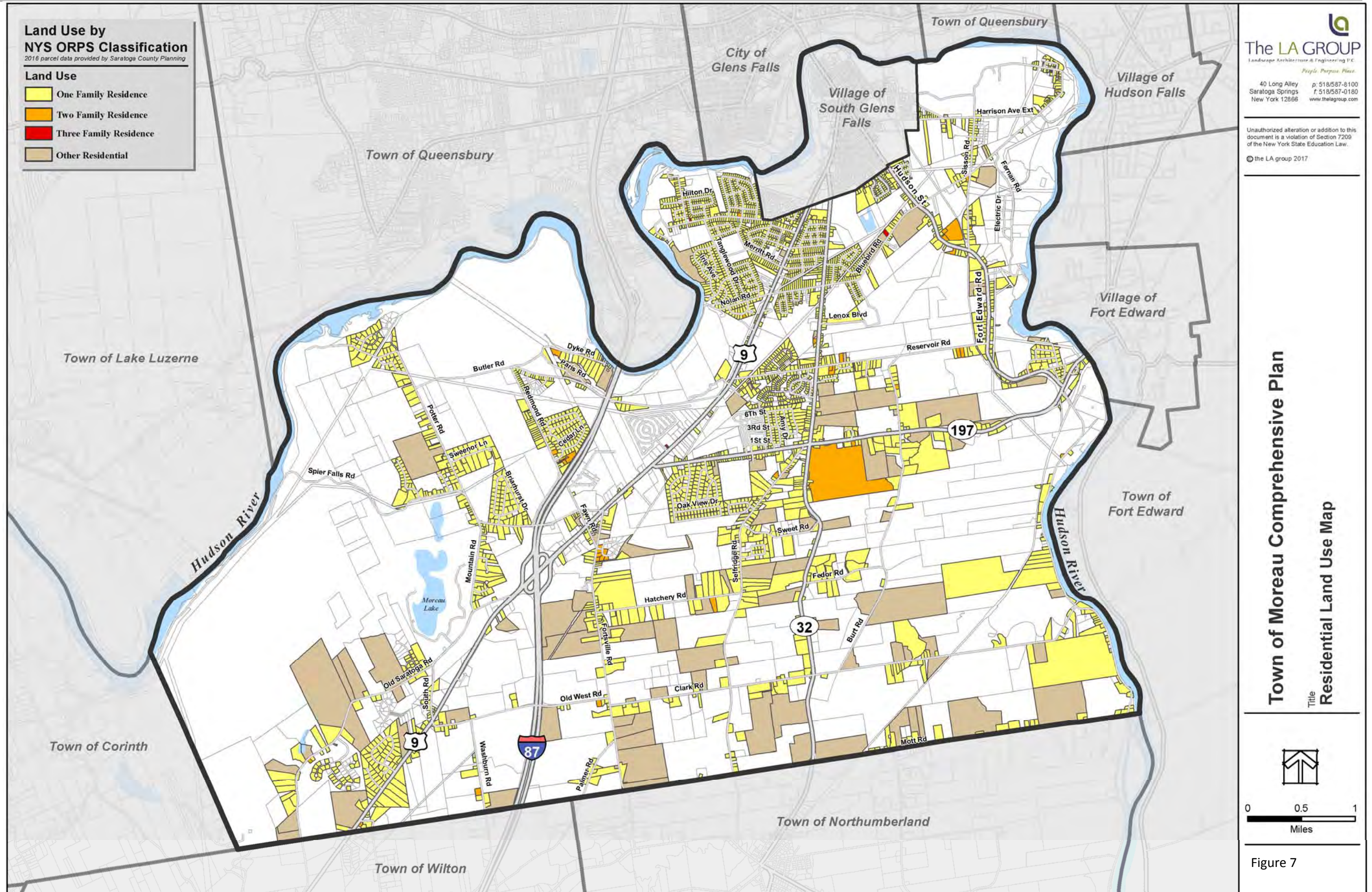
According to the American Community Survey, housing estimates by structure in Moreau from 2011-2015 were as follows:¹⁵

- Single family: 4,359;
- Two family: 406;
- Three to four family: 449;
- Five or more family: 292;
- Mobile homes and other: 827; for a total of
- **6,333 housing units.**

Since 2013, the permits per year for single family houses have decreased from 45 to 29, while units permitted per year for multi-family housing have increased from 0 to 83.

The town cohort projections for age also show a growing older population in the town. In 2010, the 25-54 age range was 6,513 people, but is expected to decrease to 6,345 people by 2040. However, the 55 and up age range is expected to increase by more than 50% with an increase from 3,836 to 5,889 by 2040. This increase presents a great need for senior housing in the coming years.

¹⁵ Capital District Regional Planning Commission



Land Use by NYS ORPS Classification
 2016 parcel data provided by Saratoga County Planning

- Land Use**
- One Family Residence
 - Two Family Residence
 - Three Family Residence
 - Other Residential

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Town of Moreau Comprehensive Plan

Title
Residential Land Use Map

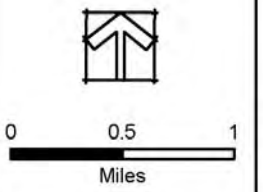


Figure 7

Residential development should reflect the current needs of the town. A majority of the housing units developed in the Town since the adoption of the comprehensive plan have been apartments. The resulting concentration of housing in certain areas has increased traffic volumes on local roads that service these apartments. According to input from several residents the high-density nature of the rental units that have been built can stress the operational capacity of road infrastructure particularly during peak travel times in the morning and afternoons. A review of the housing tenure data from the US census confirms the presence of rental housing as a significant portion of overall housing in the town in that approximately 30% of the housing units or 1,900 units are rental units. Therefore, the input from residents of the town indicates that future housing initiatives and zoning regulations should focus on less density; the provision of affordable single-family housing; and senior living facilities.

Furthermore, housing that is built away from existing development should not hurt existing agricultural land since it is a core value of Moreau that open spaces and farmland are protected to keep the rural town feel.

Lastly, as demonstrated in the population demographics for the town, Moreau is and will continue to experience significant increases in the senior population cohorts. Therefore, there is a corresponding need for a supply of housing with responsive levels of affordability in varying formats that will keep pace with the increased demand.

ii. Goals

The goals relating to housing are as follows:

- Encourage the development of affordable single-family housing to match current demand with families moving into town;
- Create greater access to both independent and assisted senior housing. The population of Moreau is aging and will need adequate access to a variety of senior living facility types;
- Keep housing costs and property taxes low to keep Moreau an affordable place for people to live, particularly the senior residents of the community. Property values in the outer edges of the capital region have increased as people have moved to the area. The people of Moreau fear that they will not be able to afford to live in the town in the future, so measures must be taken to try and keep expenses as affordable as possible while offering enough affordable housing options;
- Limit sprawl and dispersed neighborhoods by encouraging more efficient use of land within already developed areas and discourage growth out into valued farm land and open spaces. There are many opportunities for infill in developed residential areas in town, and these areas need to be looked at first when considering additional development in the town;
- Insure that supportive infrastructure such as transportation infrastructure and municipal water and sewer have sufficient capacity to keep pace with the new development and effectively provide acceptable levels of service to existing residents as well as incoming residents of the new housing units as they are built;

- Help future housing coexist with current agriculture by protecting agricultural land, building and taking advantage of natural barriers between agricultural and residential land, and fostering relationships between residents and local agriculture so both can thrive in Moreau; and
- Support development that makes the community well-connected by increasing pedestrian and bike access and bringing resources and utilities to more homes.

iii. Priority Initiatives/Next Steps

The main priority initiatives/next steps relating to housing are as follows:

- 1) Assess current housing type needs and develop plan to meet these needs while using “smart growth” practices such as infill within areas of the town that have established single-family residential land use, repurposing, and reutilizing existing homes. In this context infill refers to allowing for additional single-family homes lots and/or homes on tracts of undeveloped land that exist within a wider area with single-family dwellings as the principal use.
- 2) Undertake a revision to the zoning chapter of the Town Code that:
 - ⇒ Seeks to constrain the development of multi-family housing to areas with available municipal infrastructure (roads, water, sewer) capacity to adequately mitigate any adverse impact to existing single-family neighborhoods;
 - ⇒ Prohibits the use of the planned unit development (PUD) provision to increase residential density to circumvent the goal of decreasing the residential density of within newly proposed projects;
 - ⇒ Prohibits mixed-use projects from building the residential portion of the project first without any development of the commercial use in the initial phase or phases of the project; and
 - ⇒ Provides ample opportunity for continued development of affordability housing choices for the senior residents of the town.
- 3) Prioritize development away from open land and agriculture district to preserve those qualities by taking advantage of open lots in already developed areas of town.
- 4) Utilize existing infrastructure and vacant parcels in northern Moreau with access to water and sewer.
- 5) Address need for senior living facilities by building housing facilities of varying assistance levels including senior apartments, assisted living, and nursing homes.
- 6) Take advantage of existing subsidies to bring down housing costs by reaching out to the county and state for funding opportunities.

Section I. Agricultural Resources

Goals and priority initiatives for *Agricultural Resources* focus on the town’s agriculture potential, current land use, and possible conservation actions. Future development must happen alongside the protection of agricultural land and open space. Preserving agricultural land is important to Moreau because it helps contribute to their rural, small town character, as well as balance out the tax money demands of their growing residential zones. Given the current prominence of agriculture in the town’s economy, taking advantage of the land’s current productive capabilities by varying land use will allow farmers to remain competitive in today’s markets.

i. Introduction

New York State has lost nearly half a million acres of farmland in the last 25 years.¹⁶ While agriculture in some small towns may be suffering, Moreau is still seeing success. In 2012, Moreau received a NYS Agricultural and Markets Farmland Protection grant which was used toward funding a public participation process that was used to develop the Moreau Farmland Protection Plan. As stated in this plan¹⁷, there was a 75% increase in sales for local agriculture from 2002-2014, even while government subsidies declined by 50%. Agriculture in Moreau supports 1,300 full and part-time jobs and significantly contributes to the town’s tax base, bringing in \$40 million in 2014. This success is due to the importance placed on conserving agricultural land as well as supporting farmers and peoples’ access to local food. Agriculture land in the town makes up 25% of Saratoga County’s Consolidated Agriculture District #1.

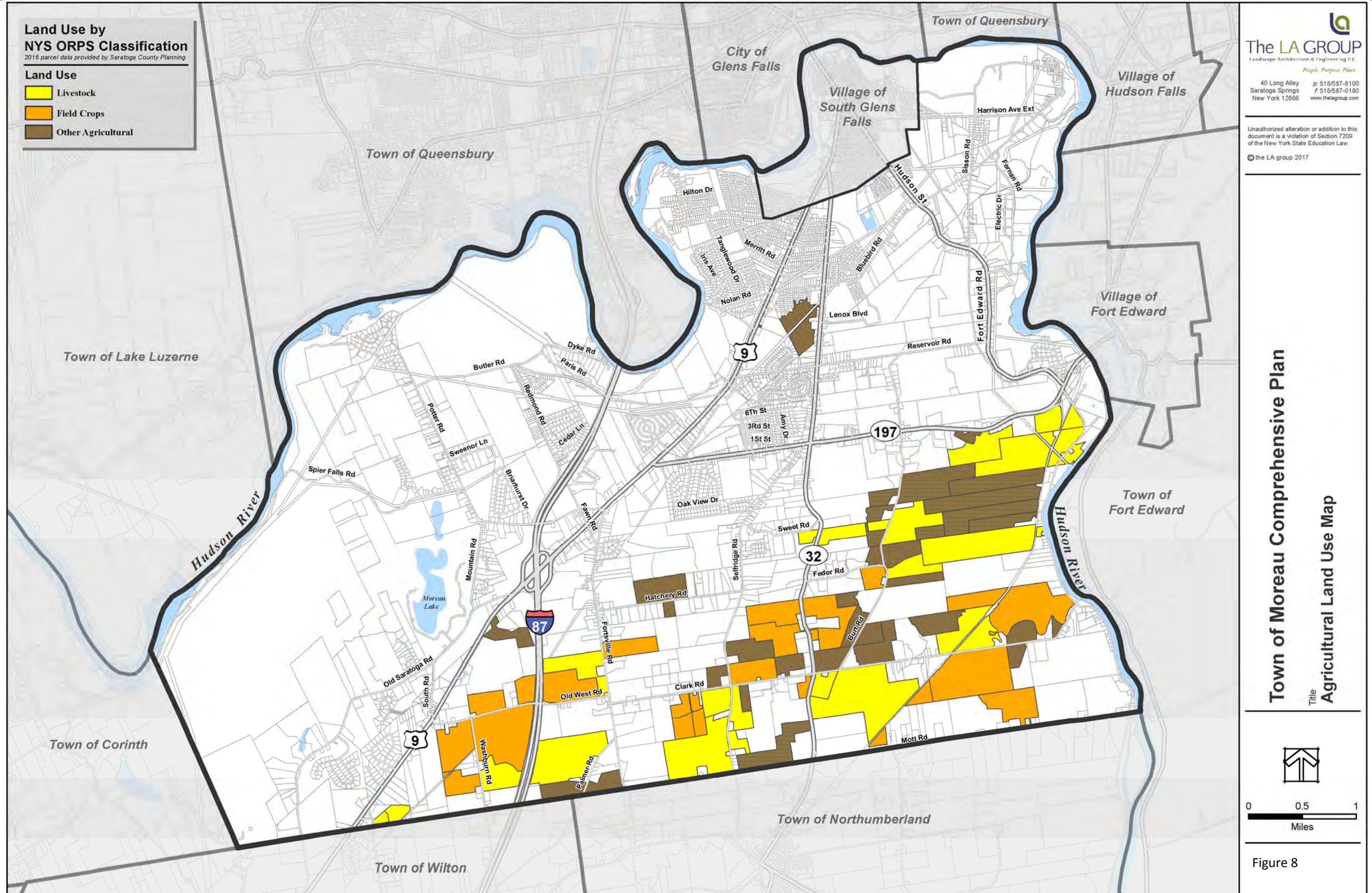
According to real property tax data from Saratoga County, agricultural land in Moreau accounts for 4,156 acres, about 16.7% of the total land use in the town. While this is still a significant portion of land, residential areas and other development is happening almost exclusively on Soils of Statewide Importance, moving out into what could have potentially been good farmland. These neighborhoods and other pockets of development are disconnected from other previously developed areas and the Route 9 corridor. In order to preserve larger tracts of land, the town needs to encourage higher density development and building needs to be steered toward this already developed land.

Farmers need to follow market agriculture needs. For instance, New York’s craft brewing industry of beer, wine, and cider has exploded since Governor Cuomo took office in 2011. By increasing state-wide programs and introducing legislation to change regulations regarding alcohol production, farm wineries are up by 60% from 2010, increasing from 195 to 315, and distilleries in the state are up by nine times their count at 95 from just 10 in the state in 2010.¹⁸ With industries like these booming, farmers in Moreau should look to produce the crops now in demand.

¹⁶ Saratoga PLAN; <http://www.saratogaplan.org>

¹⁷ Moreau Farmland Protection Plan, 2014

¹⁸ <https://www.governor.ny.gov/news/governor-cuomo-signs-legislation-help-expand-recreational-production-beer-wine-and-cider-new>



ii. Goals

The goals relating to agricultural resources are as follows:

- Protect farmland and open spaces. Farmland in this case serves a dual benefit because it provides open spaces that contribute to the rural feel of the town while also serving an economic benefit by supporting crop production;
- Maintain the presence of the agricultural district as well as the protections it affords to farmers and growers in the Town of Moreau;
- Restrict development on Prime Farmland Soils and Soils of Statewide Importance when possible;
- Encourage community involvement to ensure there will be a future generation of farmers in Moreau;
- Encourage Community Supported Agriculture (CSA) and agritourism;
- Provide farmers with better opportunities to connect with other farmers to better address farming issues and collaborate to better meet market needs, advertise, sell their products;
- Address main challenges for farmers including property taxes, production costs, and environmental regulations;
- Increase public awareness, education, and involvement in local agriculture and
- Support local farmers markets and make roadside stands and other ways of selling products more feasible.

iii. Priority Initiatives/Next Steps

The main priority initiatives/next steps relating to agricultural resources are as follows:

- 1) Develop an agriculture committee of local farmers to help bring attention to issues that are currently impacting agriculture in Moreau and identify ways to help farmers be successful.
- 2) Use schedules that focus on more clarity of different types of agriculture usage such as:
 - Crop production
 - Tree farms
 - Grains/barley/hops for craft brewing
 - Dairy
 - Horse farms

The increased clarity in the specific types of agricultural uses listed will aid in proper administration of this aspect of the zoning chapter while affording protections of the Town’s Agricultural District.

- 3) Save agriculturally viable soil from development when possible.
- 4) Provide farmers with better information on current local agriculture demands so that they may participate in new industry successes.
- 5) Change local regulations to encourage and support local farmers markets and roadside stands.

- 6) Update the new zoning ordinance using farmland protection strategies selected from the Moreau Farmland Protection Plan such as:
- Conservation easements;
 - Zoning which is conducive to farming and agriculturally-related uses;
 - Conservation subdivisions;
 - Loan programs;
 - Differential assessments;
 - Growing new farmers; and
 - Exclusive agriculture zones.

Section J. Health and Emergency Services

Goals and priority initiatives for *Health and Emergency Services* are intended to maintain adequate medical and safety services for the citizens of Moreau. This includes retaining trained professionals and volunteers as well as minimizing response time to emergency calls.

i. Introduction

Since the Town of Moreau is relatively small and surrounded by larger, more populated areas, there are few health and emergency services belonging to Moreau. As far as private practice offices in the town there is the Moreau Family Health and Dental-Vu Dental Offices. Hospital services for the town are provided by Glens Falls Hospital just to the north across the river. For other specialized medical care needs, residents travel to the nearby metropolitan areas.

Emergency calls go to Saratoga County Emergency Communications and from there are dispatched to necessary fire, police, and ambulance services. Fire and police services are provided by other local organizations such as the South Glens Falls Volunteer Fire Company, Gansevoort Volunteer Fire Company, and South Glens Falls Village Police as well as well as the Saratoga County Sherriff's Department and the New York State Police. The town does not have a police department as police services are provided through the County Sheriff and NYS State Police.

The Town of Moreau provides emergency medical services through Moreau Emergency Squad, Inc., a not-for-profit corporation stationed along Route 9, on a month-to-month contract basis. Moreau Emergency Squad covers roughly 60 square miles and serves over 21,000 people locally, providing 24 hour a day paramedic-level care, the highest offered by EMS. Tax money paid through the town goes toward building and vehicle upkeep as well as continued emergency medical education for staff, while patients' insurance fund the part of the staff that is paid. The Squad relies heavily on volunteer paramedics/EMT staff and donations. In addition to the necessary volunteer work, Moreau Emergency Squad provides:

- 12 paid paramedics;
- 11 paid EMT;
- 3 advanced life support ambulances; and
- 2 advanced life support, first response vehicles.

While EMTs provide Basic Life Support, paramedics are trained to provide Advanced Life Support, their 24-hour staffing required by the New York State Department of Health. In 2016, Moreau Emergency Squad led 1,464 runs and because of adequate staffing turned less than 1% of calls to neighboring agencies.¹⁹

Due to an increasing overall population and an increasing elderly population cohort, Moreau Emergency Squad is likely to see their steady increase in calls each year continue.

¹⁹ Moreau Emergency Squad; <http://www.moreauems.org/>

Fire services for the Town of Moreau are provided by the South Glens Falls Fire Company stationed off Reynolds Road. The Fire Company is incorporated by the town and is funded through the town's budget. All staffing is done on a volunteer basis with volunteers on call 24/7 all year, responding to between 350 and 450 calls per year on average. Currently the Fire Company has 9 vehicles including boats for their dive rescue team.

A replacement ladder truck will be needed in the next few years, but for the most part, the South Glens Falls Fire Company addresses equipment needs as things break down. Specific budgets can't always be made to anticipate the exact needs. It's important that funding is set aside for equipment purchases in the future, both big and small, so that this life-saving equipment can be maintained.

ii. Goals

The goals relating to health and emergency services are as follows:

- Maintain adequate emergency services staffing;
- Ensure access to emergency services, particularly for the elderly residents is not inhibited in any way;
- Be sure to build in equipment replacement funding with the town fire budget each year; and
- Promote local fitness and recreational resources to encourage the community to stay active.

iii. Priority Initiatives/Next Steps

The main priority initiatives/next steps relating to health and emergency services are as follows:

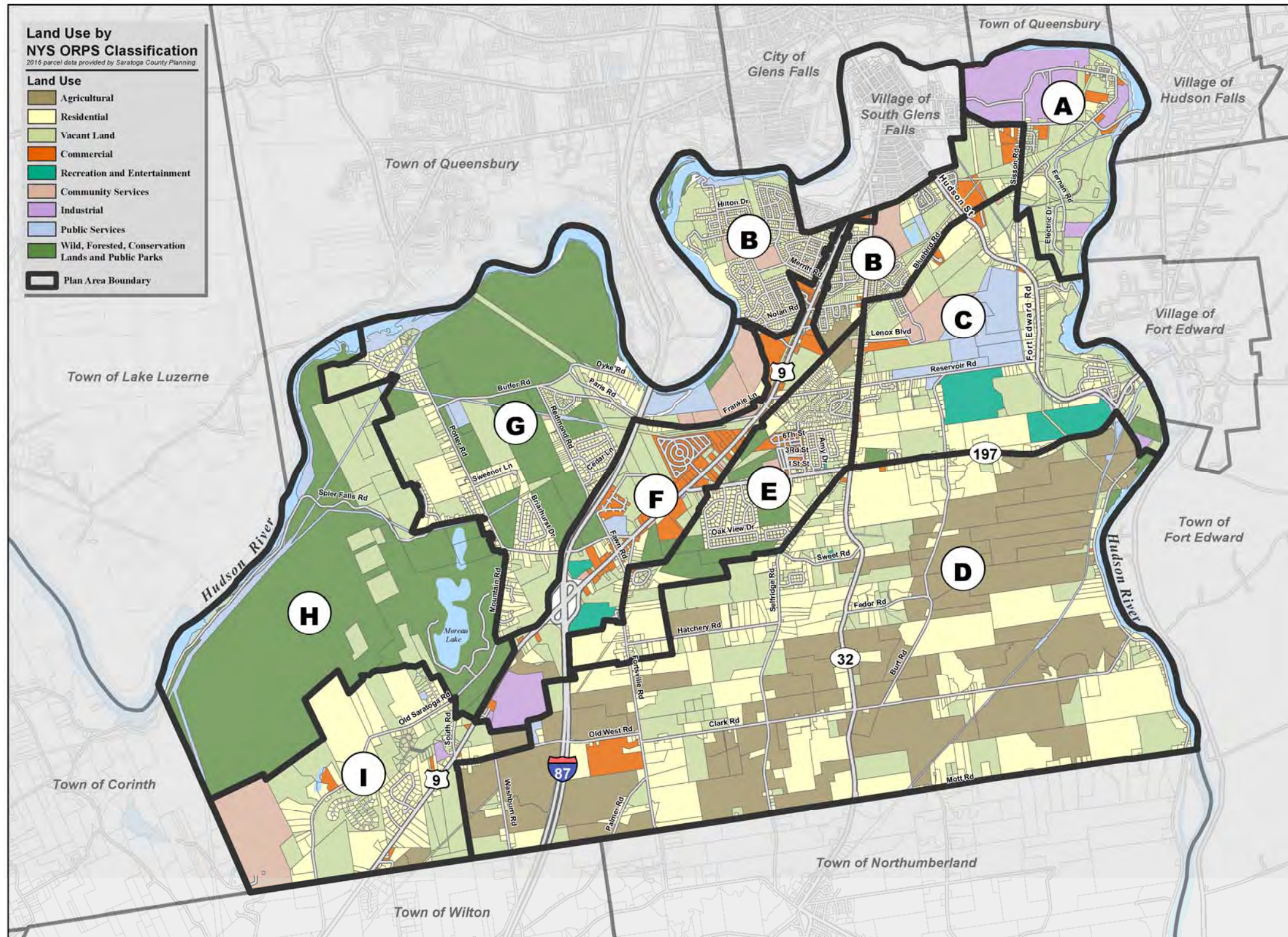
- 1) Include future equipment needs such as a new ladder truck in new budgets.
- 2) Emergency service vehicles are properly equipped, and emergency service personnel are trained to address needs relating to elder care.
- 3) Increase the frequency of road patrols by the County Sheriff and State Police.
- 4) Keep all roads accessible to emergency vehicles, especially with the snow and ice in winter months.

4. PLAN AREA ANALYSIS

Town of Moreau

COMPREHENSIVE PLAN

May 2018



This section of the Town Comprehensive Plan illustrates where the planned initiatives are intended to occur. When combined with the description of initiatives by topic as presented in the narrative sections of the plan, a thorough understanding is gained as to the comprehensive nature of the overall plan.

Introduction and Explanation: The effective presentation of plan initiatives is best accomplished through a geographic or locational consideration in addition to the topic-driven considerations as presented in the foregoing narratives. The town has a land area of approximately 24,913 +/- acres and is comprised of 4,521 parcels. Therefore, the town has been delineated into a series of nine (9) "Plan Areas" (A – I) as a means to convey what areas within the town will be affected by the initiatives. Additionally, presentation of initiatives by plan area provides an opportunity to show how the initiatives relate and how they may complement one another. An area-by-area description follows that includes a basic accounting of statistics as they relate to area size and land use composition as well as highlights of area characteristics and corresponding initiatives.

Plan Area A

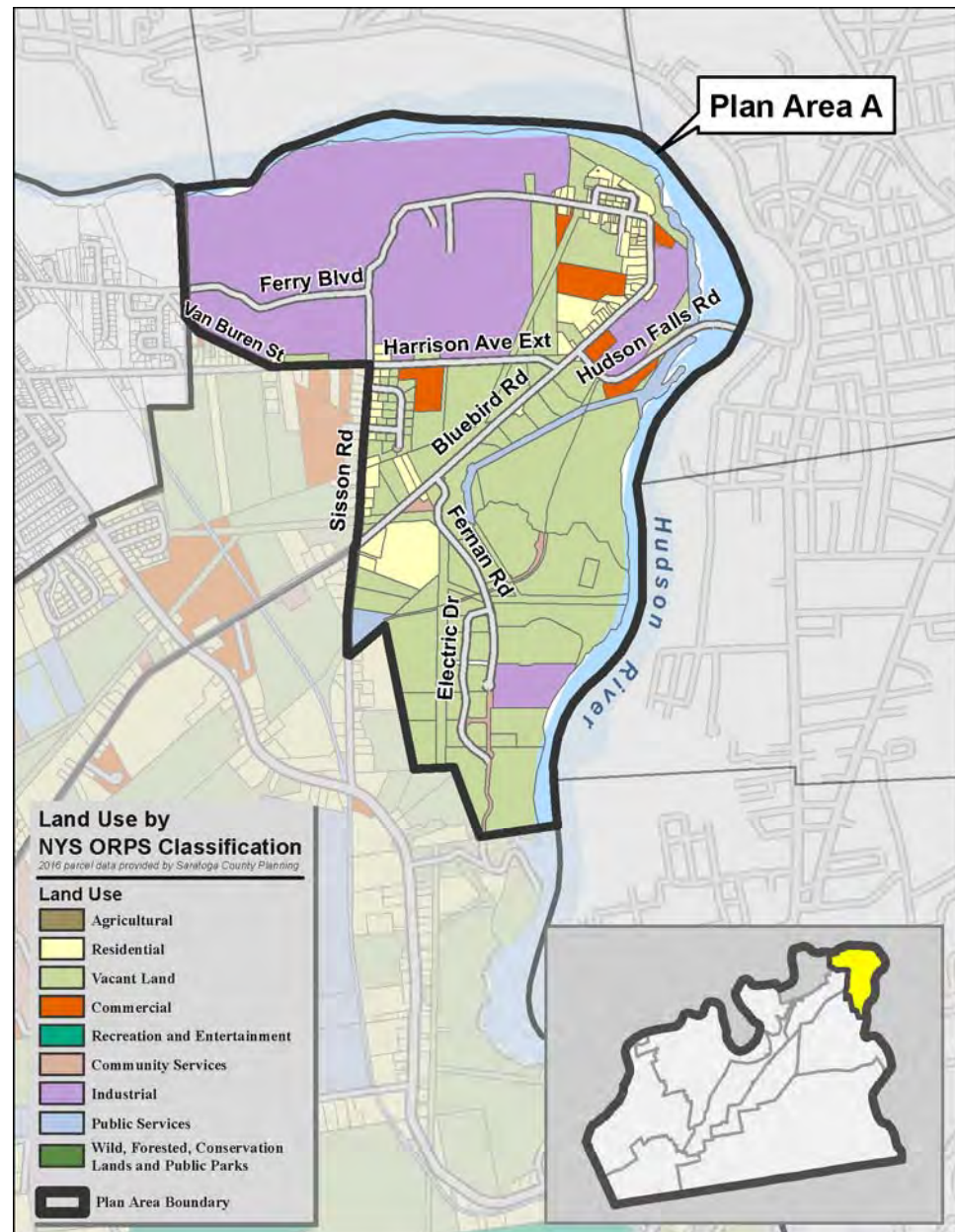
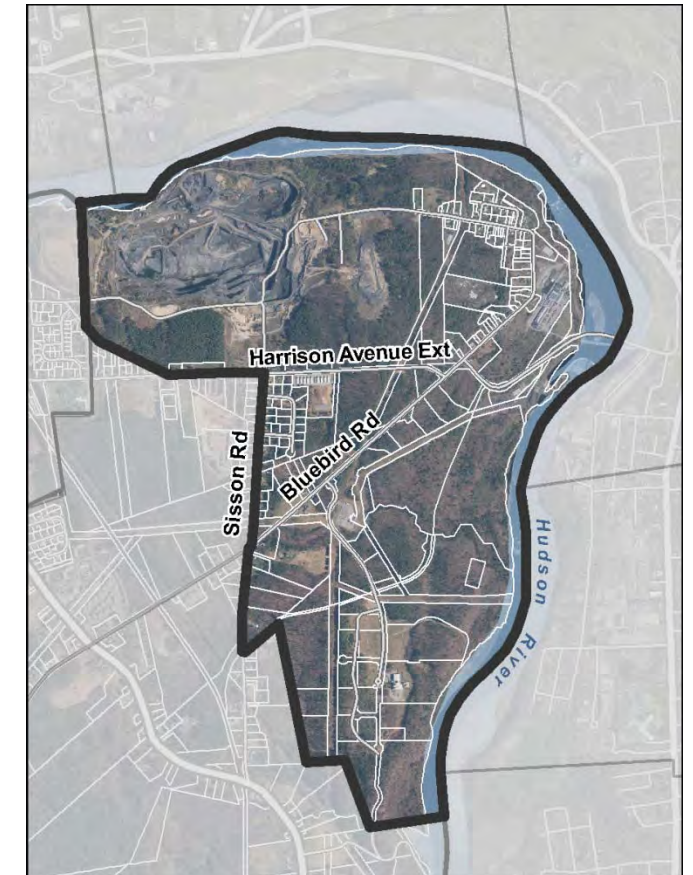
Existing Characteristics and Notable Features:

- Moreau Industrial Park is very under capacity with only 1 of 22 available lots in use
- Surrounded by the Hudson River
- Smaller residential areas along Bluebird Rd, Ferry Blvd, and Sisson Rd.
- Some housing units appear to need rehabilitation
- No existing sidewalks in the area
- Roads are in fairly good condition
- Remnant sites resulting from a prior effort to clean-up the Hudson River



Plan Initiatives:

- Encourage industry to move to the area by promoting Moreau Industrial Park and residential opportunities
- Help existing businesses prosper
- Provide adequate resources for residential areas
- Ensure industrial uses will not impact environmental resources
- Implement the phased development of park system to the Hudson River Park Master Plan

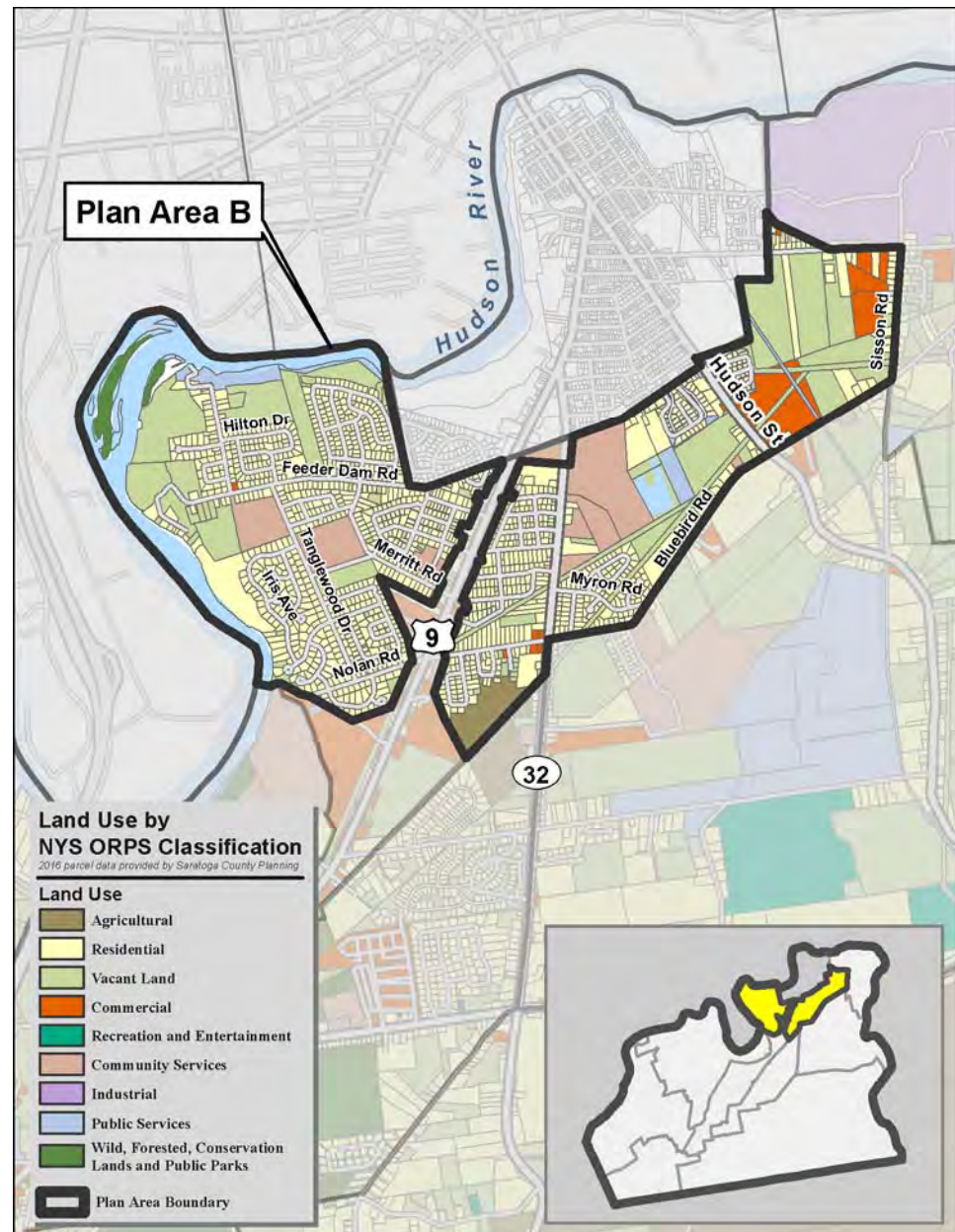
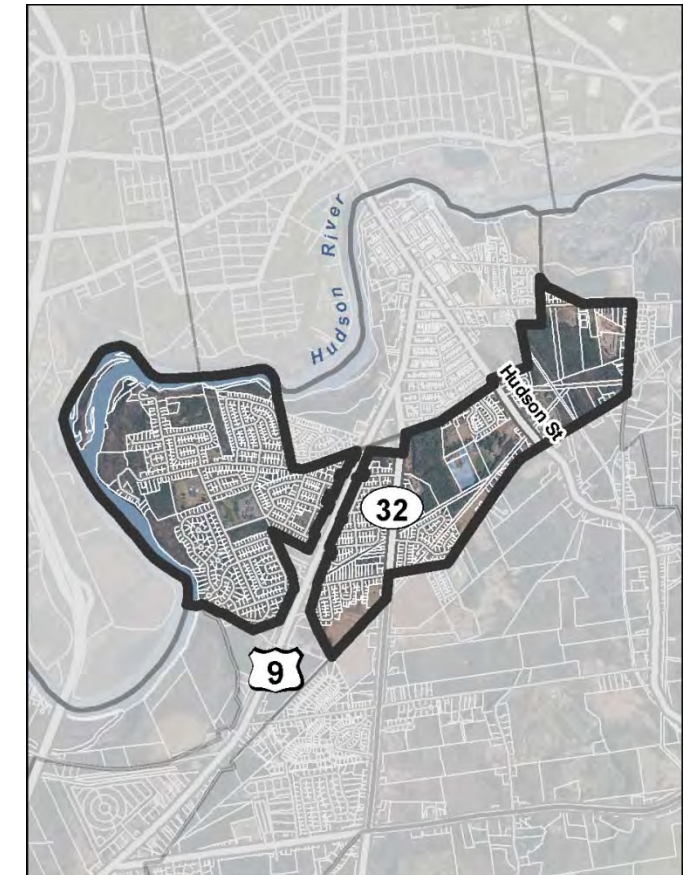


Land Use Statistics	Acres	Parcels	Land Use Statistics	Acres	Parcels
Agricultural	0	0	Community Services	11	9
Residential	78	82	Industrial	432	3
Vacant	502	95	Public Services	29	3
Commercial	30	7	Wild, Forested, Conservation Land, & Public Parks	0	0
Recreation & Entertainment	0	0			
Total Area	1,082	199	Average Parcel Size	5.44	

Plan Area B

Existing Characteristics and Notable Features:

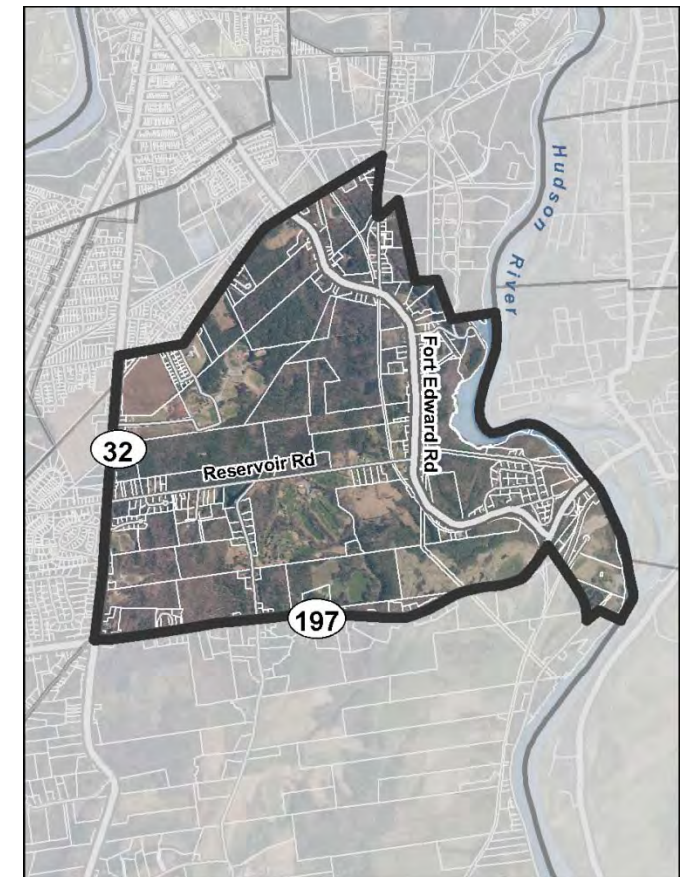
- Expansive residential areas with single family homes and multi-family apartments
- Sisson Reserve Apartments
- Hudson Riverfront on west side
- Includes South Glens Falls Senior High School and Tanglewood Elementary School



Plan Initiatives:

- Improve pedestrian access to the Route 9 corridor and nearby schools
- The revised zoning regulations should protect the integrity of the residential neighborhoods in this area as the dominant land use
- Support connection of the Betar Byway to a cross-town, regional trail connection westward to the Moreau Lake State Park

Land Use Statistics	Acres	Parcels	Land Use Statistics	Acres	Parcels
Agricultural	27	1	Community Services	145	9
Residential	784	1,360	Industrial	0	0
Vacant	424	85	Public Services	33	6
Commercial	73	15	Wild, Forested, Conservation Land, & Public Parks	24	1
Recreation & Entertainment	0	0			
Total Area	1,510	1,477	Average Parcel Size	1.02	



Plan Area C

Existing Characteristics and Notable Features:

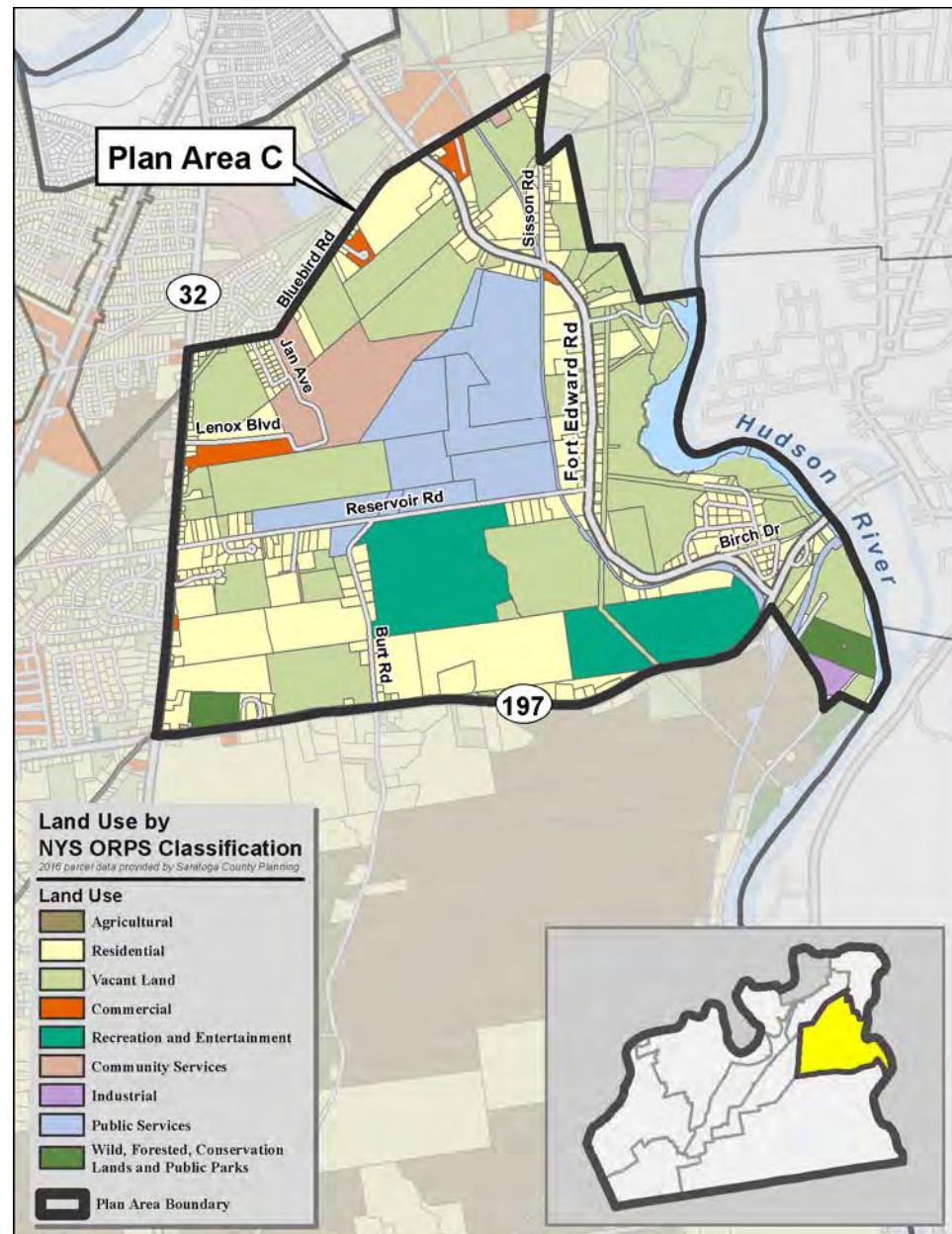
- Some residential areas, many on larger parcels of land
- Includes Moreau Elementary School and Harry J. Betar Jr. Recreational Park
- More of a rural character for a non-agricultural area
- The former Tee-Bird Country Club

*note: the site also contains a designated NYS DEC Superfund site

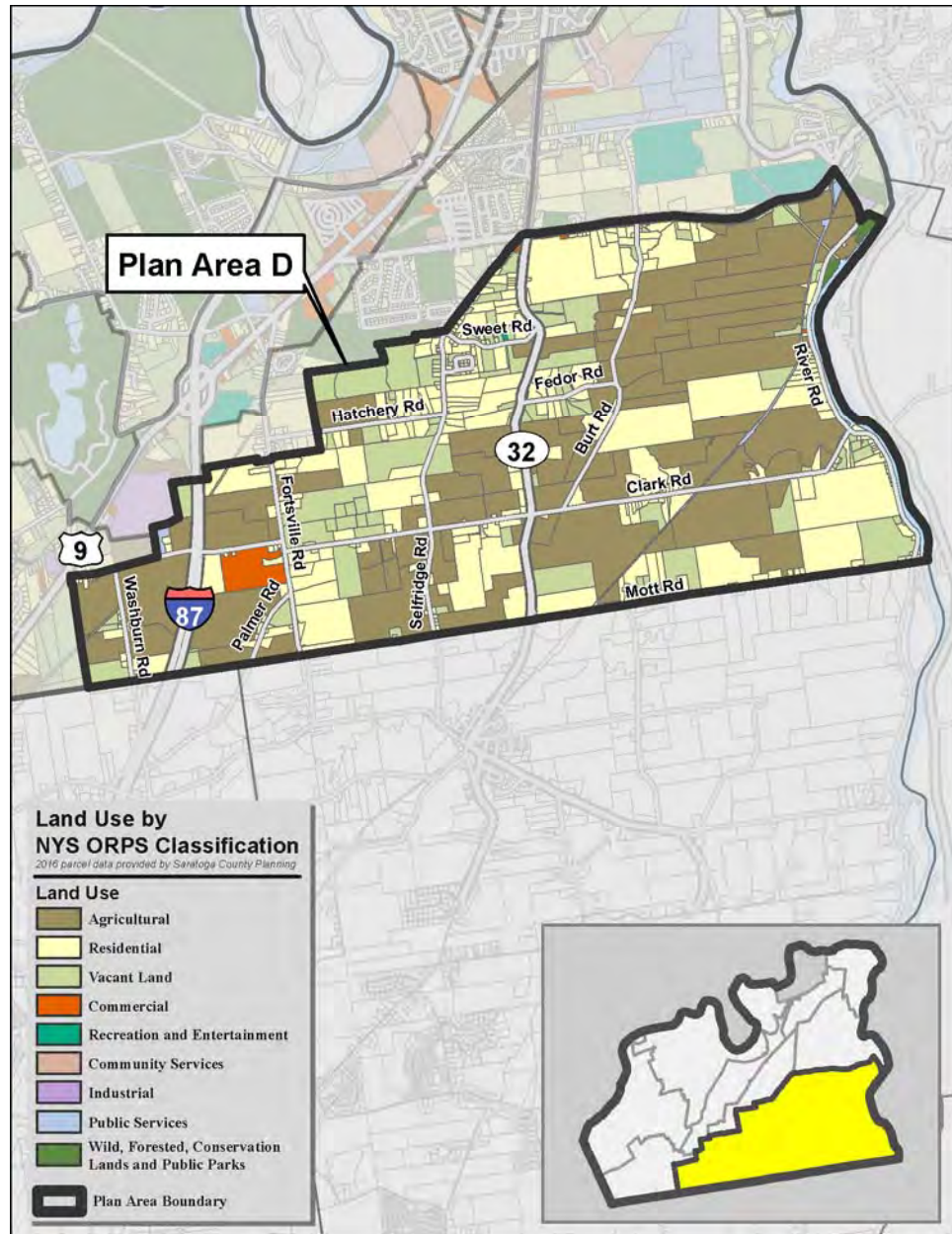


Plan Initiatives:

- Improve linear access to the Hudson River shoreline from the planned Hudson River Park to Rogers Island
- In lieu of the significant concentration of vacant lands in this plan area (35% of this area acreage), implement a zoning plan that preserves important ecological and environmental features while permitting well-scaled, appropriate land use
- Consider a Planned Unit Development designation for the next generation of use of the former Tee-Bird Country Club parcel



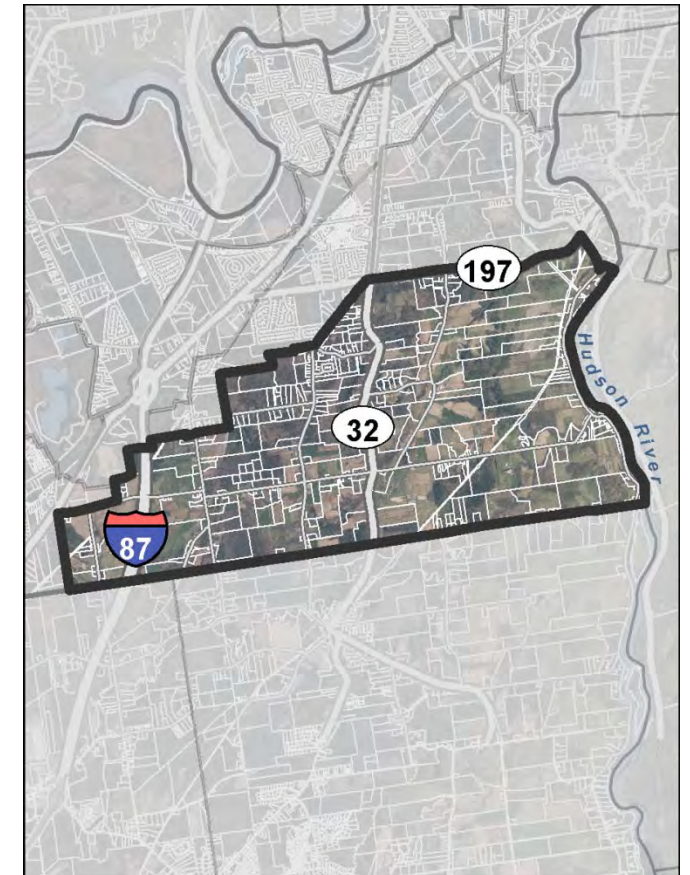
Land Use Statistics	Acres	Parcels	Land Use Statistics	Acres	Parcels
Agricultural	0	0	Community Services	126	10
Residential	759	319	Industrial	9	1
Vacant	851	68	Public Services	357	10
Commercial	37	6	Wild, Forested, Conservation Land, & Public Parks	40	2
Recreation & Entertainment	258	2			
Total Area	2,437	418	Average Parcel Size	5.83	



Plan Area D

Existing Characteristics and Notable Features:

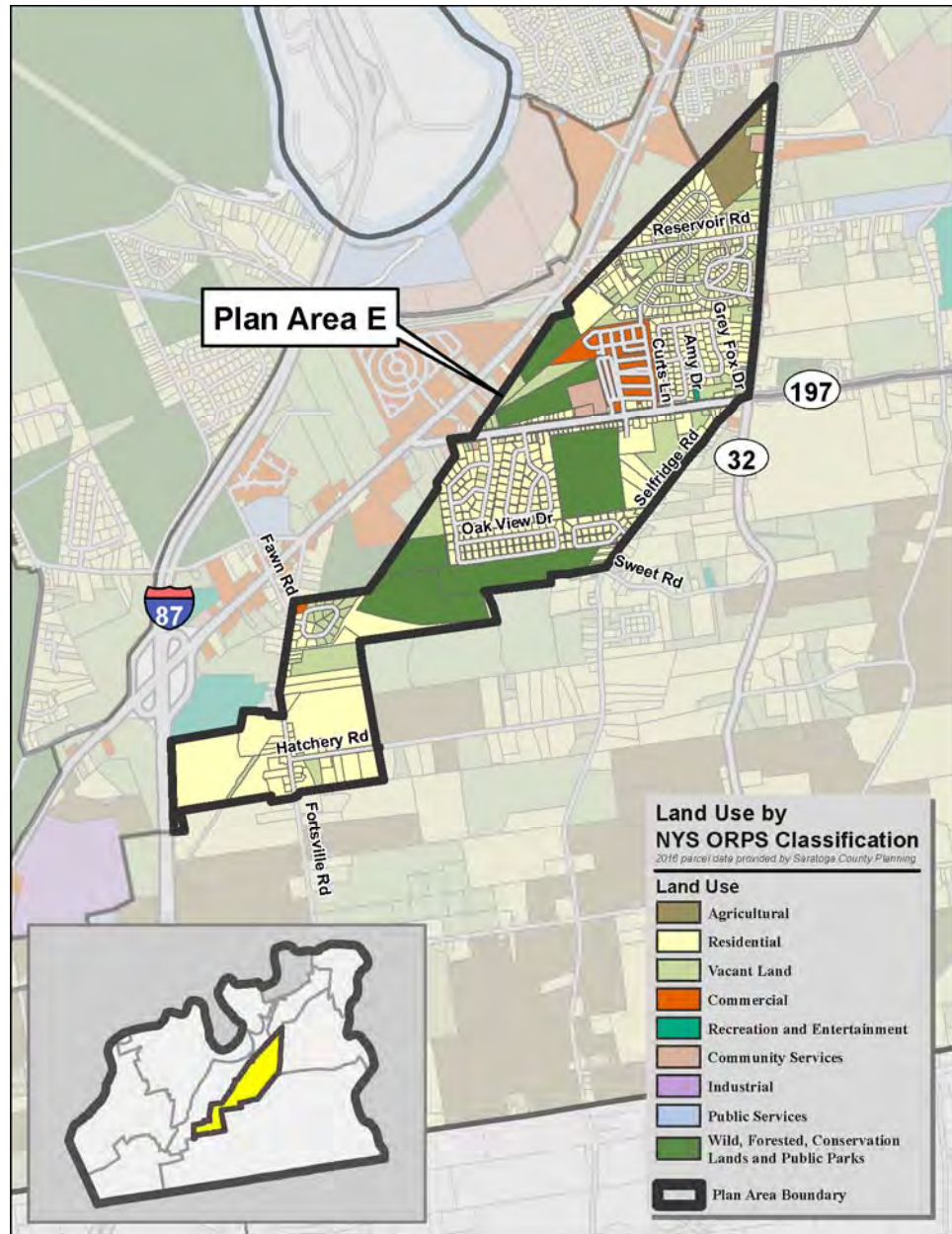
- Large plots of agricultural and vacant land
- Some small residential parcels, many with large spaces of land
- Includes nearly all of Saratoga County Agriculture District 1



Plan Initiatives:

- Continue to follow recommendations put forward by the 2014 Moreau Farmland Protection Plan
- The revised zoning regulation for this plan area should preserve its agricultural characteristics while promoting future agricultural uses which will insure long-term viability of these valuable rural lands
- Encourage agricultural and ancillary uses that are responsive to the burgeoning needs of craft brewers and distillers

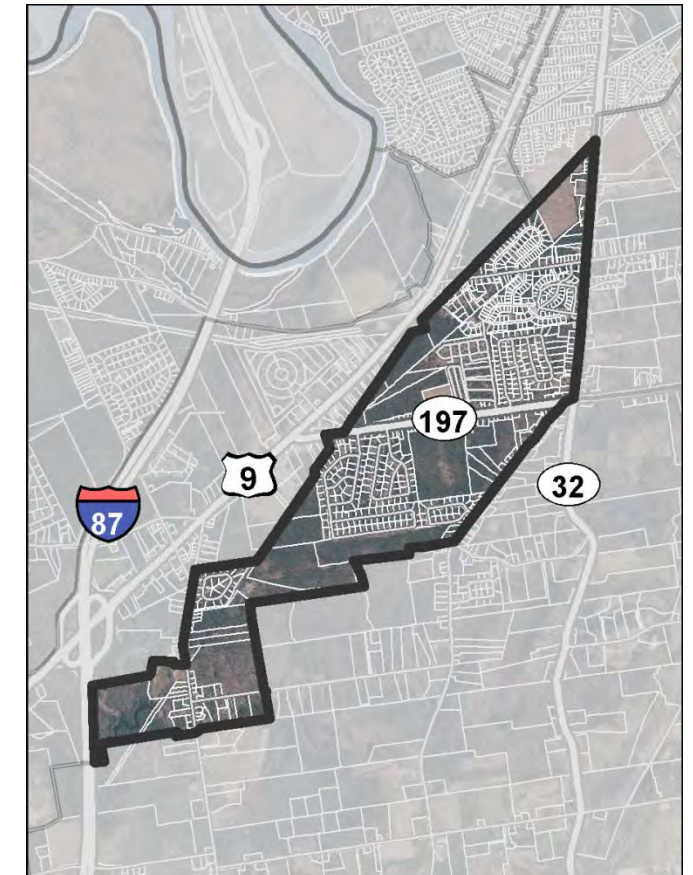
<i>Land Use Statistics</i>	<i>Acres</i>	<i>Parcels</i>	<i>Land Use Statistics</i>	<i>Acres</i>	<i>Parcels</i>
Agricultural	4,030	64	Community Services	0.2	1
Residential	3,005	371	Industrial	0	0
Vacant	1,279	116	Public Services	66	3
Commercial	68	4	Wild, Forested, Conservation Land, & Public Parks	23	2
Recreation & Entertainment	2	1			
Total Area	8,473	562	Average Parcel Size	15.08	



Plan Area E

Existing Characteristics and Notable Features:

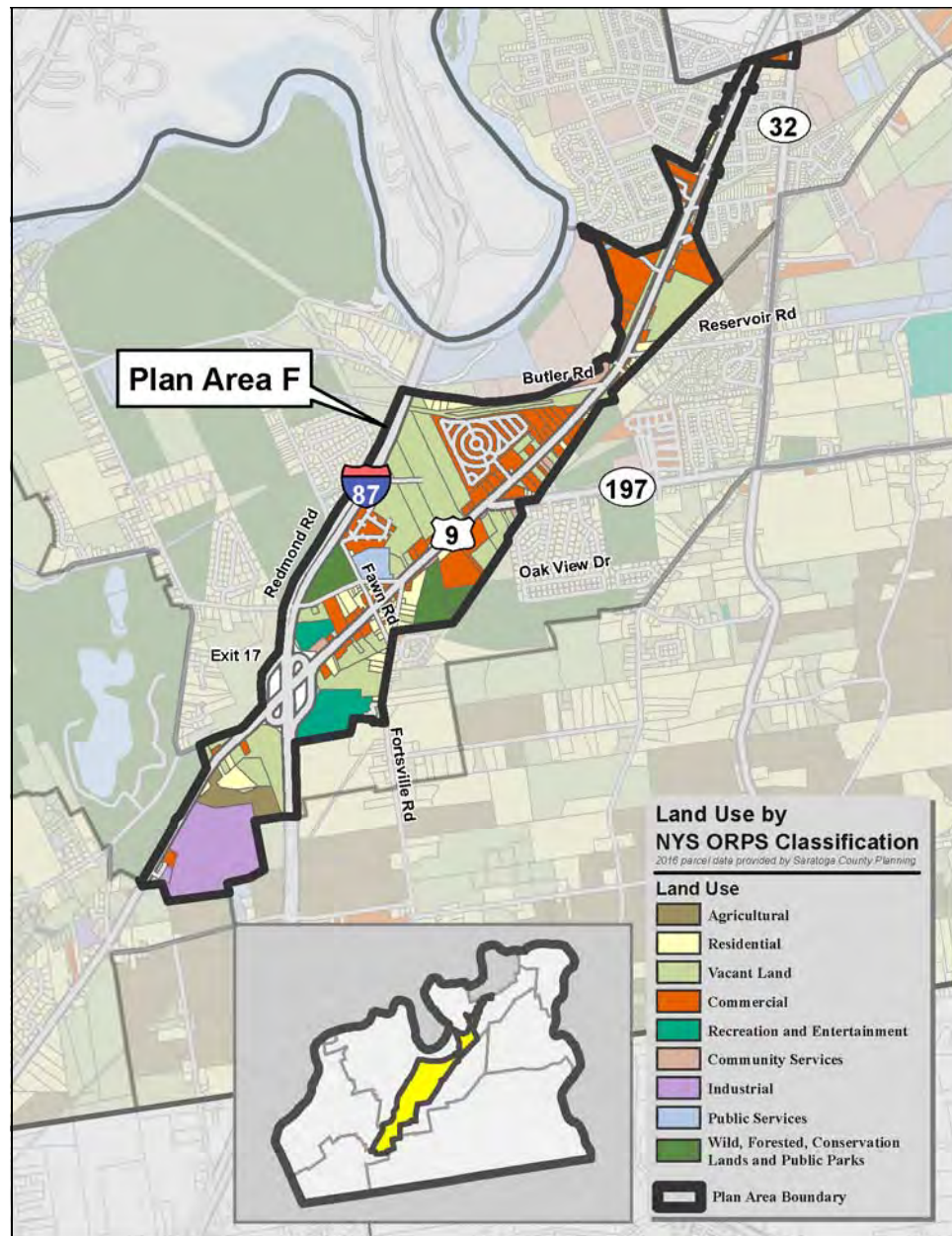
- Many compact residential neighborhoods including White Birch Estates
- Includes Town of Moreau Municipal Center consisting of the town hall and South Glens Falls Fire Company
- The area, linear in shape, is uniquely positioned between the Route 9 corridor with predominantly commercial uses and the town's agricultural district



Plan Initiatives:

- The revised zoning regulations for this plan area should recognize the transitional nature of the area due to its position between the commercial uses through the Route 9 corridor adjoining the area to the north and the predominance of agricultural use adjoining the area to the south
- Consider a zoning plan with a mix of uses and associated regulations that balances the transitional nature of the area

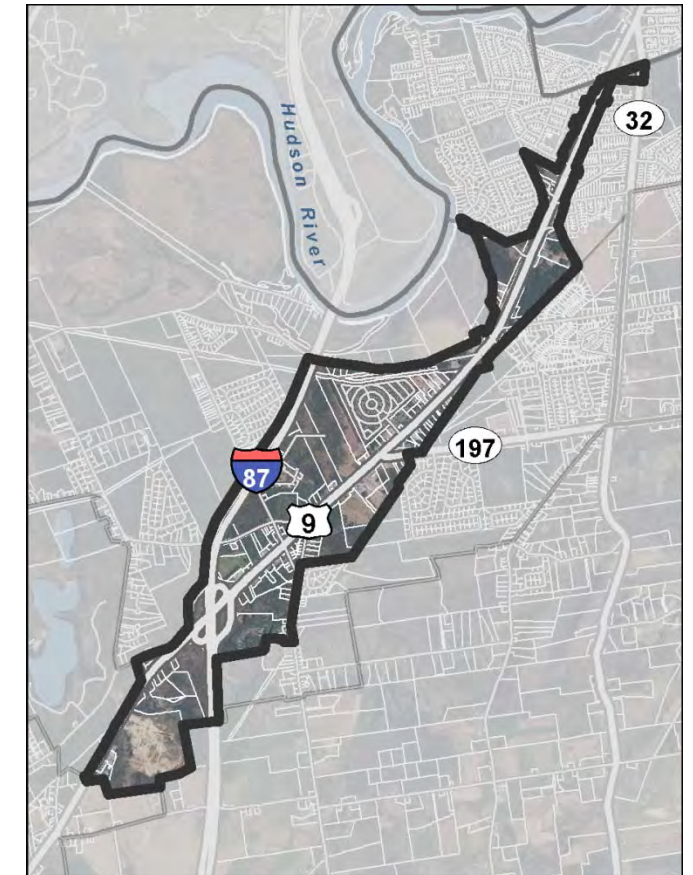
Land Use Statistics	Acres	Parcels	Land Use Statistics	Acres	Parcels
Agricultural	37	1	Community Services	22	10
Residential	728	582	Industrial	0	0
Vacant	172	83	Public Services	1	2
Commercial	68	4	Wild, Forested, Conservation Land, & Public Parks	253	6
Recreation & Entertainment	1	1			
Total Area	1,282	689	Average Parcel Size	1.86	



Plan Area F

Existing Characteristics and Notable Features:

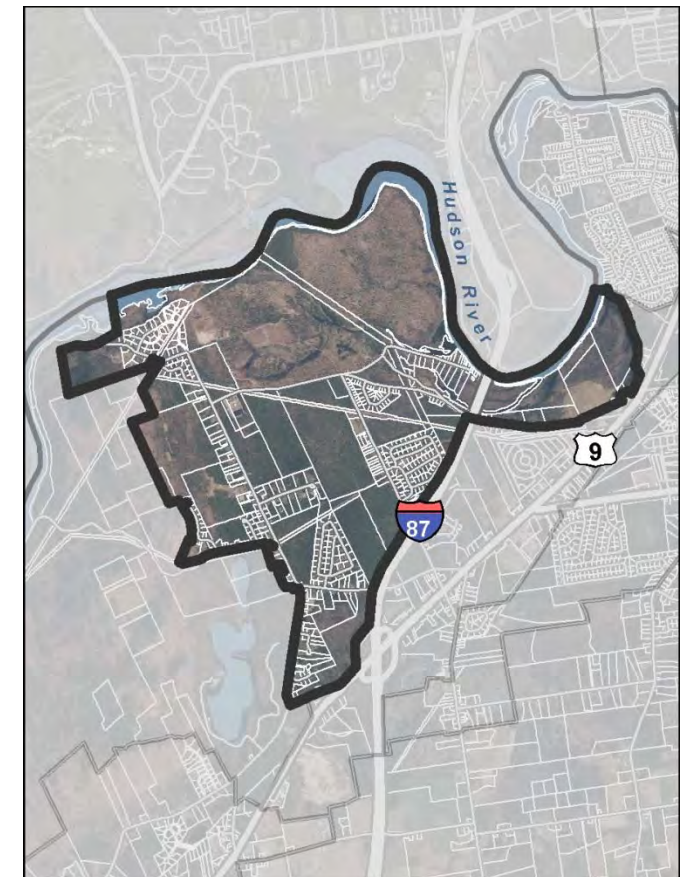
- Central commercial corridor with a pattern of uses that supports commerce at a local and regional scale
- Includes residential areas such as Lamplighter Acres, English Village Apartments, and Sweets Trailer Park
- The area is inclusive of high volume transportation infrastructure – interstate highway interchange (I-87), regional arterial (Route 9)
- Significant tracts of undeveloped and under developed commercially zoned parcels



Plan Initiatives:

- Bring sewer and water services town Route 9
- Redevelop vacant and underutilized existing buildings
- Develop a branding program that builds upon the attributes of the town and is utilized in the recruitment of businesses into the corridor
- Encourage dense commercial activity which yield the highest and best commercial uses that meet the needs of the residents and the wider region while generating sales tax and yielding maximum property value
- Undertake a zoning plan and corridor design guidelines for development that provide a cohesive and welcoming appearance to the public and private uses along the corridor

Land Use Statistics	Acres	Parcels	Land Use Statistics	Acres	Parcels
Agricultural	36	2	Community Services	18	9
Residential	127	107	Industrial	137	3
Vacant	501	74	Public Services	22	2
Commercial	415	110	Wild, Forested, Conservation Land, & Public Parks	49	3
Recreation & Entertainment	69	2			
Total Area	1,374	312	Average Parcel Size	4.40	



Plan Area G

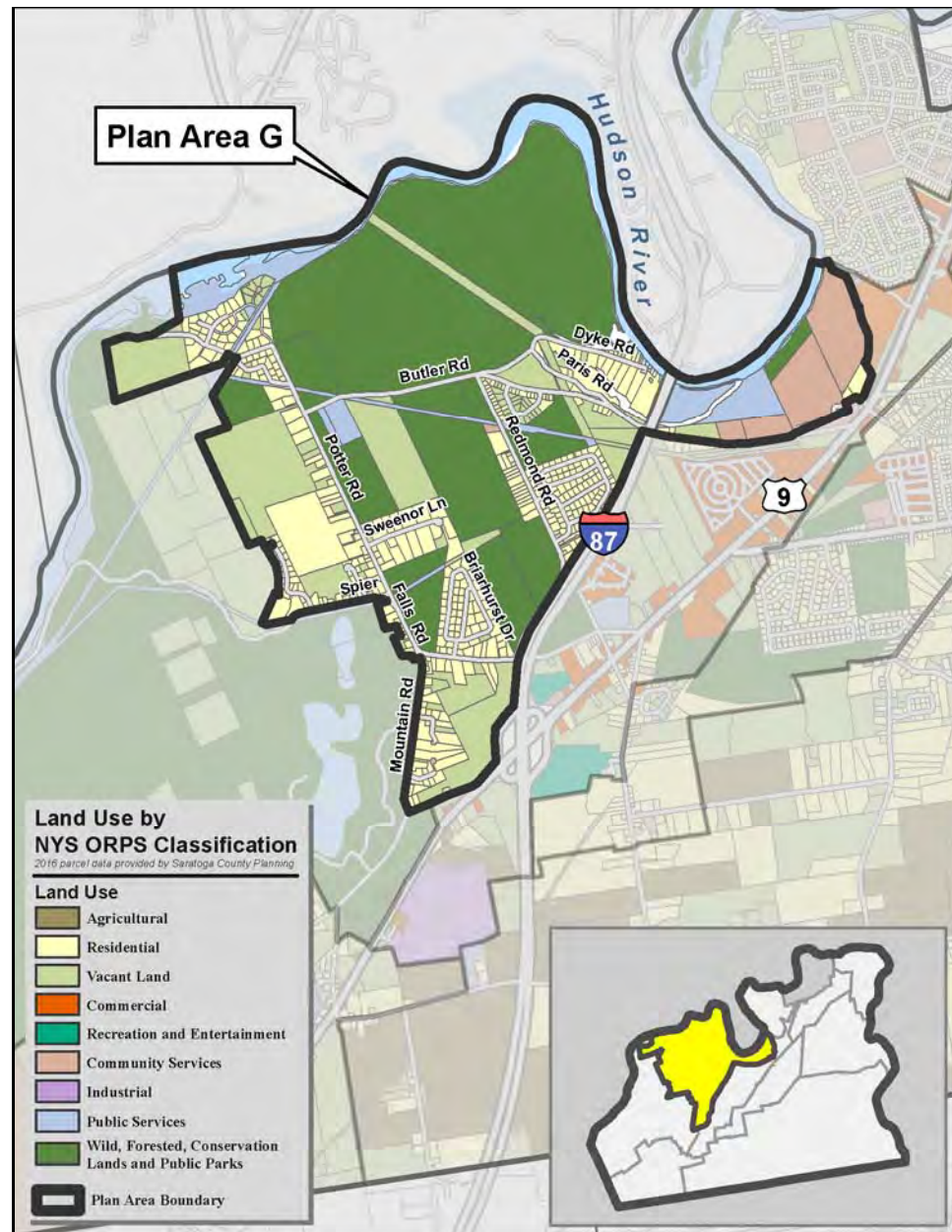
Existing Characteristics and Notable Features:

- Some pockets of residential land within large areas of forested land
- Nolan Road boat launch and Hudson River access point
- The large, vacant tracts of land along the Hudson River with unique land forms, scenic viewsheds, and ecological features

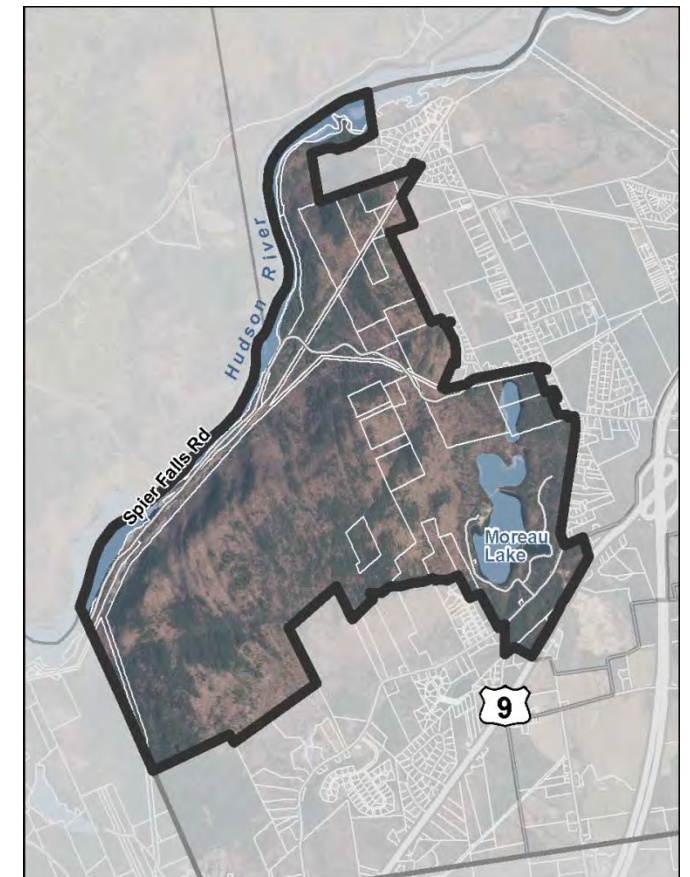


Plan Initiatives:

- Redevelop boat launch on town-owned property at the end of Nolan Road to include a park area with a trail link that connects the Betar Byway trail with the trail system at Moreau State Park
- Encourage the development of a trail system of regional significance on the vacant land north of Butler Road.



Land Use Statistics	Acres	Parcels	Land Use Statistics	Acres	Parcels
Agricultural	0	0	Community Services	193	4
Residential	718	437	Industrial	432	3
Vacant	639	82	Public Services	29	3
Commercial	0	0	Wild, Forested, Conservation Land, & Public Parks	1,543	11
Recreation & Entertainment	0	0			
Total Area	3,289	541	Average Parcel Size	6.08	



Plan Area H

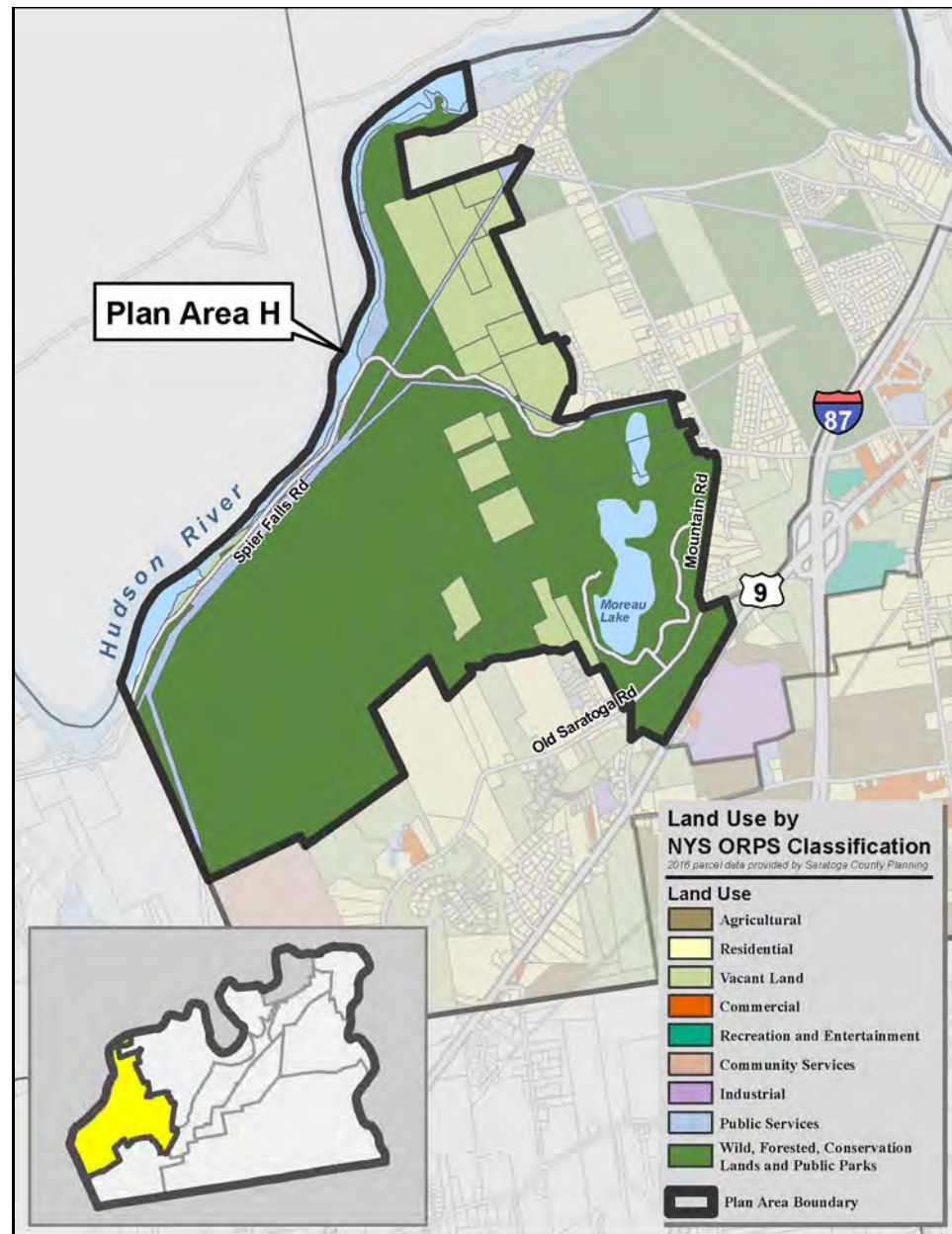
Existing Characteristics and Notable Features:

- Plan area mostly consists of Moreau Lake State Park: the site is in wild, natural condition with varying topography and beautiful views within and from the site with a very pleasing setting
- The site is very well suited to passive forms of recreation throughout the four seasons of the year.
- Includes a 120 acre glacial lake and a state classified Bird Conservation Area

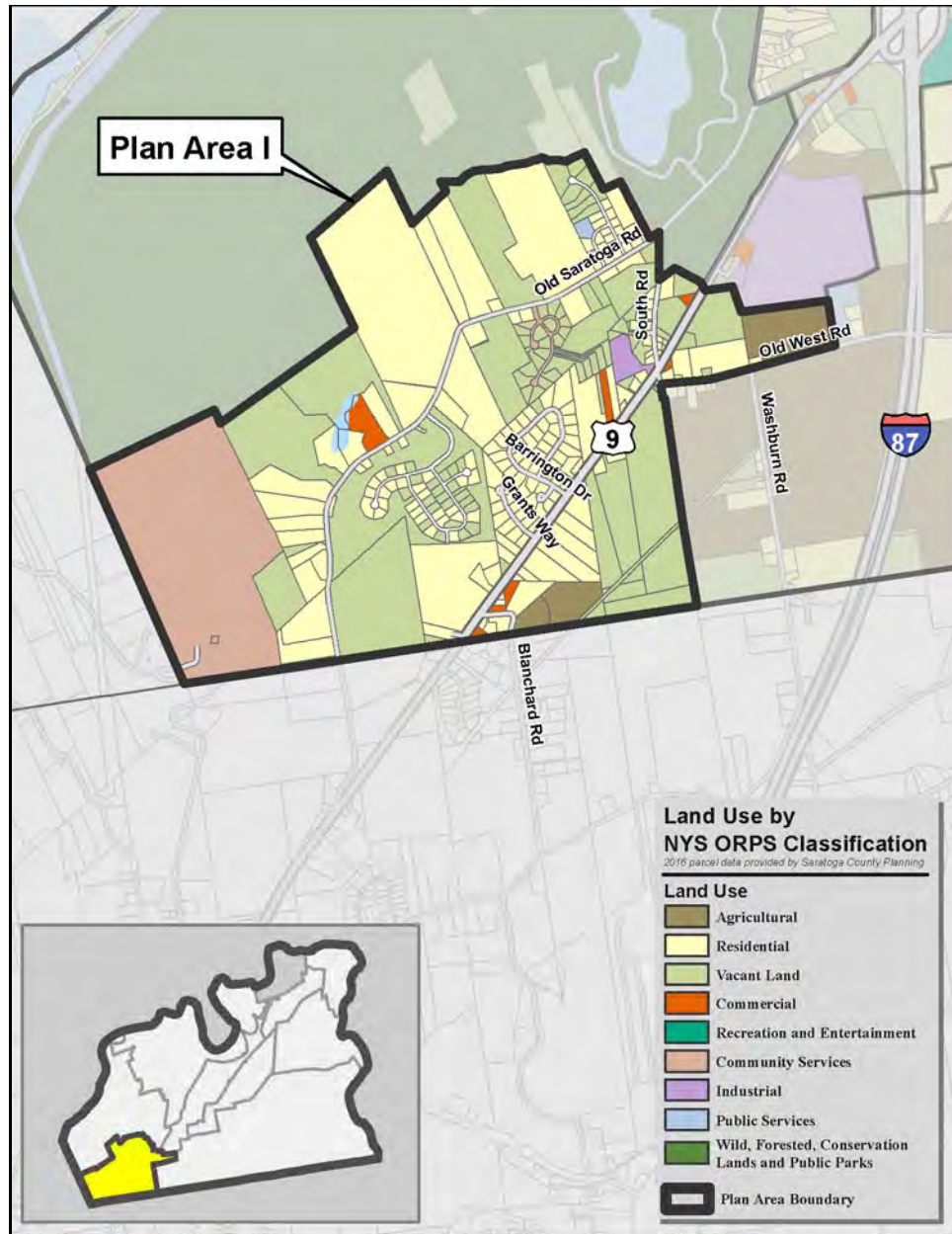


Plan Initiatives:

- Create initiatives to capitalize on the park as a family-friendly destination for the region
- Develop linkages to connect Moreau Lake State Park with other regional trail systems



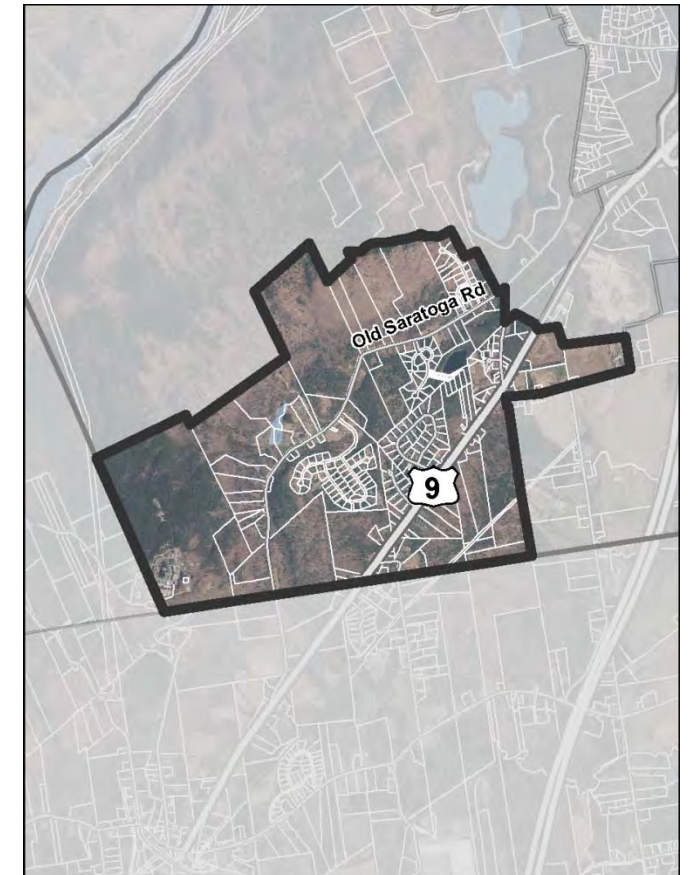
Land Use Statistics	Acres	Parcels	Land Use Statistics	Acres	Parcels
Agricultural	0	0	Community Services	0.1	1
Residential	0	0	Industrial	0	0
Vacant	559	16	Public Services	165	2
Commercial	0	1	Wild, Forested, Conservation Land, & Public Parks	2,798	9
Recreation & Entertainment	0	0			
Total Area	3,522	28	Average Parcel Size	125.79	



Plan Area I

Existing Characteristics and Notable Features:

- Some newer residential neighborhoods in a rural setting
- The former Mount McGregor Correctional Facility with vast tracts of under-developed land, buildings, and support facilities
- Pleasing rural character along Old Saratoga Road



Plan Initiatives:

- Encourage reuse of the former Mount McGregor Correctional Facility that yields a maximum number of new jobs through use of the site as a state-of-the-art business park for cutting edge business and industry
- Develop more identifiable gateway signage
- Capitalize on historic Grant's Cottage as a tourist draw

Land Use Statistics	Acres	Parcels	Land Use Statistics	Acres	Parcels
Agricultural	28	2	Community Services	303	3
Residential	828	183	Industrial	10	1
Vacant	748	98	Public Services	3	1
Commercial	24	7	Wild, Forested, Conservation Land, & Public Parks	0	0
Recreation & Entertainment	0	0			
Total Area	1,944	295	Average Parcel Size	6.59	

5. IMPLEMENTATION

Table 6
Implementation Matrix

Category	Recommendation	Parties/Organizations Responsible	Timeframe/Priority
Community and Economic Development	<ol style="list-style-type: none"> 1) Adopt the update to the Comprehensive Plan by the latter half of 2017; 2) Upon adoption of the comprehensive plan, begin the process to immediately revise the zoning chapter of the Town Code. The newly adopted Comprehensive Plan and the town Farmland Protection Plan should act as resources to shape the revisions made to the zoning ordinance. The new Zoning Chapter is to be completed within one year from the date of commencing the revision process; 3) Appoint a task force comprised of town officials and local business persons for the purpose of developing a concise and focused strategic plan for business recruitment and development. The plan should speak to specific initiatives outlining the types of business and industry to be recruited and assign roles and responsibilities for task accomplishment. The resulting document is to be completed within one month from the task force appointment date; 4) Meet with representatives from each of the county economic development agencies to present the strategy and discuss timelines for completion of plan elements. It is anticipated that this will be the first step in an ongoing process with regular contact and communication to fully implement all the plan’s elements. 	<ul style="list-style-type: none"> ▪ Town Board ▪ Zoning Administrator ▪ Town Board ▪ Supervisor, Local Business Owners & County Economic Development Agencies 	<ul style="list-style-type: none"> ▪ Immediate ▪ Immediate ▪ Short-term ▪ Short-term
Recreational Resources, Facilities, and the Arts	<ol style="list-style-type: none"> 1) Improve the playground facilities at Harry J. Betar, Jr. Recreational Park. 2) Develop an outline of a capital improvement program for town-owned recreation facilities in Moreau that takes into consideration: <ul style="list-style-type: none"> • The degree of need based upon feedback from the residents; • Existing conditions of major recreation elements and equipment; • Overall useful life and an estimate for remaining service life; • The anticipated ratio between cost and benefit; • The opportunity to leverage funds as available through state and federal programs to extend the impact of local funds expended for agreed upon improvements or new facilities. 3) Begin implementation of the capital improvement as described above – examples of improvements include: <ul style="list-style-type: none"> • Implementation of Phase I of the Hudson River Park Master Plan. This step may include application of funding through the Local Waterfront Revitalization Program which is part of the NYS Consolidated Funding Application process that is conducted on an annual basis; • Identification of trail segments and types (dedicated off-road where available and road side where necessary) that will contribute to establish of a town-wide system of bike/pedestrian trails; • Working with the village of South Glens Falls as well as interested residents from both the town and the village to finalize an improvement plan for upgrading the facilities at Sandbar Beach; and • Prioritize and implement other agreed upon improvements/additions among the town’s recreational facilities. 	<ul style="list-style-type: none"> ▪ Town Board ▪ Town Board, Department Heads ▪ Town Board 	<ul style="list-style-type: none"> ▪ Short-term ▪ Mid-term ▪ Mid-term
Geography, History, and Cultural Resources	<ol style="list-style-type: none"> 1) Recruit residents of the town to serve on a History and Cultural Events Committee to develop ideas, events, and/or festivals themed in a manner to recognize the history and culture of Moreau; 2) Develop, schedule, and conduct an annual community-themed event/festival for the enjoyment of the residents. The event would include entertainment, food, arts, crafts, and performing arts themed to recognize and mark the historical events, sites, and persons of the town. The event would be a means for the residents of the community to come together both in planning and execution of the event as well as in attendance to celebrate and preserve the unique attributes of the town. At the same time, this event is intended to build the spirit of “community” and friendship among the residents. 	<ul style="list-style-type: none"> ▪ Town Board, Resident Volunteers ▪ Town Board, Resident Volunteers 	<ul style="list-style-type: none"> ▪ Mid-term ▪ Mid-term

Category	Recommendation	Parties/Organizations Responsible	Timeframe/Priority
Commercial and Industrial Facilities	<ol style="list-style-type: none"> 1) Actively reach out to the Saratoga Economic Development Corporation (SEDC) and Saratoga County Prosperity Partnership (SCPP), the Saratoga County Industrial Development Agency (SCIDA), and the Empire State Development Corporation (ESD) to implement an ongoing strategy for targeted recruitment of business and industry to existing commercial and industrial districts in the town. The outreach is to be conducted on a regular basis in the fulfillment of a mutually agreed upon strategic plan that is updated on an annual basis. 2) Revise and update the zoning chapter of the Town Code so that: <ul style="list-style-type: none"> • Land use schedule and discretionary approval of commercial and industrial projects is up-to-date and based upon sound definition of permitted use. • Regulations of home-based businesses should be developed to encourage the application of this business format and accommodate the various forms that such businesses can take. • Reviews that are conducted according to a sound and well-conceived set of review criteria. • Zoning boundaries to follow parcel boundaries and where appropriate, employ the use of buffer zones to mitigate the adverse of effects of conflicting land uses. 3) Extend sewer service through the length of the Route 9 corridor where commercial zoning exists. In making this improvement, the town is to exhaust all available funding from state and/or federal programs that may aid (grants, low-interest loans, etc.) to desired projects. 	<ul style="list-style-type: none"> ▪ Supervisor as lead with Town Board & County economic development agencies ▪ Zoning Administrator ▪ Town Board 	<ul style="list-style-type: none"> ▪ Short-term ▪ Immediate ▪ Short-term
Government, Educational Resources, and Industrial Facilities	<ol style="list-style-type: none"> 1) Update of the zoning chapter of the Town Code to encourage the managed growth of Moreau is to begin within thirty days of the date of adoption of this comprehensive plan. 2) Revise zoning boundaries to follow parcel boundaries and where appropriate, employ the use of buffer zones to mitigate the adverse of effects of conflicting land uses. 3) The update will encompass a review of other chapters of the Town Code which relate to land use (e.g. fences, signs, keeping of chickens, subdivision, sand and gravel mining, swimming pools, etc.). These other chapters will be reviewed in the interest of developing one set of cohesive and unified regulations. The effect of which will be a more streamlined, logical, and ultimately more-effective approach to land use regulation and its associated administration and enforcement. 4) Regarding the town government, a capital improvement program will be initiated as a means to build in predictability of major expenses associated with the purchase of major pieces of equipment (e.g. vehicles, plow trucks, water system components, etc.). Increased predictability is a fundamental component of a stable budgetary process and decreases the need for sharp increases in revenue – particularly revenue derived from the real property tax levy. 5) Establish capital reserve accounts that allow for the purchase of major equipment from funds that are saved rather than from funds that need to be borrowed. Purchases from savings extend the buying power of taxpayer dollars as funds are expended directly and completely on the purchase cost and not the interest portion of borrowed funds from debt. 	<ul style="list-style-type: none"> ▪ Zoning Administrator ▪ Zoning Administrator ▪ Zoning Administrator ▪ Town Board ▪ Town Board 	<ul style="list-style-type: none"> ▪ Immediate ▪ Immediate ▪ Immediate ▪ Short-term ▪ Short-term
Infrastructure, Transportation, and Utilities	<ol style="list-style-type: none"> 1) Undertake a thorough feasibility analysis of extending municipal sanitary sewer service into the commercial areas of the town. The analysis should be based upon a realistic accounting of the number of parcels, businesses, and/or residents to be served and the cost associated with servicing debt and performing ongoing O&M. The analysis should strive to utilize all available state and federal funding assistance; state-of-the-art technology in the use of infrastructure to provide the service; and the use of best management practices in the formation and administration of the district. 2) Develop a capital equipment and maintenance plan for maintenance of town roads. The purpose of the plan is to build in predictability of cost associated with road and equipment maintenance to the benefit of the Town Highway Department and residents alike. 	<ul style="list-style-type: none"> ▪ Town Board, Town Engineer ▪ Town Board 	<ul style="list-style-type: none"> ▪ Short-term ▪ Short-term

Category	Recommendation	Parties/Organizations Responsible	Timeframe/Priority
Natural and Environmental Resources	<ol style="list-style-type: none"> 1) Revise zoning to restrict additional pockets of development within agricultural land and open areas. 2) Support commercial development along Old Saratoga Road as a way to economically benefit from the visitors and traffic between Moreau Lake State Park and the Northway. 3) Create an annual Master Plan for Harry J. Betar, Jr. Recreational Park with a 5-year outlook with following capital improvement program depending on the mater plan’s findings. 4) Finalize Hudson River Access Master Plan and follow through on recommendations. 5) Continue plans to expand existing trail network along the Hudson River by adopting the Big Boom Trail Concept Plan. 6) Infill and utilize existing structures as well as adopt higher density building practices. 7) Save agriculturally viable soil from development when possible. 	<ul style="list-style-type: none"> ▪ Zoning Administrator ▪ Town Board ▪ Town Board ▪ Town Board ▪ Town Board ▪ Zoning Administrator ▪ Zoning Administrator 	<ul style="list-style-type: none"> ▪ Immediate ▪ Short-term ▪ Short-term ▪ Short-term ▪ Short-term ▪ Immediate ▪ Immediate and ongoing
Housing	<ol style="list-style-type: none"> 1) Assess current housing type needs and develop plan to meet these needs while using “smart growth” practices such as infill, repurposing, and reutilizing existing homes. 2) Prioritize development away from open land and agriculture district to preserve those qualities by taking advantage of open lots in already developed areas of town. 3) Utilize existing infrastructure and vacant parcels in northern Moreau with access to water and sewer. 4) Address need for senior living facilities by building housing facilities of varying assistance levels including senior apartments, assisted living, and nursing homes. 5) Take advantage of existing subsidies to bring down housing costs by reaching out to the county and state for funding opportunities 	<ul style="list-style-type: none"> ▪ Town Board ▪ Zoning Administrator ▪ Town Board ▪ Town Board ▪ Town Board 	<ul style="list-style-type: none"> ▪ Mid-Term ▪ Immediate ▪ Sort-term ▪ Mid-Term ▪ Mid-Term
Agricultural Resources	<ol style="list-style-type: none"> 1) Develop an agriculture committee of local farmers to help bring attention to issues that are currently impacting agriculture in Moreau and identify ways to help farmers be successful. 2) Use schedules that specifically target different types of agriculture usage such as: <ul style="list-style-type: none"> • Crop production • Tree farms • Grains/barley/hops for craft brewing • Dairy • Horse farms 3) Save agriculturally viable soil from development when possible. 4) Provide farmers with better information on current local agriculture demands so that they may participate in new industry successes. 5) Change local regulations to encourage and support local farmers markets and roadside stands. 6) Update the new zoning ordinance using farmland protection strategies selected from the Moreau Farmland Protection Plan such as: <ul style="list-style-type: none"> • Conservation easements • Zoning which is conducive to farming and agriculturally related uses • Conservation subdivisions • Loan programs • Differential assessments • Growing new farmers • Exclusive agriculture zones 	<ul style="list-style-type: none"> ▪ Town Board ▪ Zoning Administrator ▪ Town Board, Zoning Administrator and Agriculture Committee ▪ Zoning Administrator ▪ Agriculture Committee and Zoning Administrator ▪ Zoning Administrator 	<ul style="list-style-type: none"> ▪ Short-term ▪ Immediate ▪ Immediate and ongoing ▪ Immediate and ongoing ▪ Immediate ▪ Immediate

Category	Recommendation	Parties/Organizations Responsible	Timeframe/Priority
Agricultural Resources	1) Develop an agriculture committee of local farmers to help bring attention to issues that are currently impacting agriculture in Moreau and identify ways to help farmers be successful. 2) Use schedules that specifically target different types of agriculture usage such as: a) Crop production b) Tree farms c) Grains/barley/hops for craft brewing d) Dairy e) Horse farms 3) Save agriculturally viable soil from development when possible 4) Provide farmers with better information on current local agriculture demands so that they may participate in new industry successes. 5) Change local regulations to encourage and support local farmers markets and roadside stands 6) Update the new zoning ordinance using farmland protection strategies selected from the Moreau Farmland Protection Plan such as: • Conservation easements • Zoning which is conducive to farming and agriculturally related uses • Conservation subdivisions • Loan programs • Differential assessments • Growing new farmers • Exclusive agriculture zones	<ul style="list-style-type: none"> ▪ Town Board ▪ Zoning Administrator ▪ Zoning Administrator and Agriculture Committee ▪ Town Board ▪ Zoning Administrator ▪ Zoning Administrator and Agriculture Committee 	Immediate Immediate Immediate and ongoing Immediate and ongoing Immediate and ongoing Immediate
Health and Emergency Services	1) Include future equipment needs such as a new ladder truck in new budgets 2) Keep all roads accessible to emergency vehicles, especially with the snow and ice in winter months	<ul style="list-style-type: none"> ▪ Town Board ▪ Town Board, Highway Superintendent, County DPW and NYSDOT 	

Attachments

Attachment A: Summary of Public Comments

Attachment B: History and Timeline

Attachment C: Demographic Community Profile

Attachment D: Status Report on the 2008 Comprehensive Plan

Attachment E: Glossary of Terms

Attachment A: Public Comments

Joint Meeting – October 16, 2017

Town of Moreau Planning Board and Zoning Board of Appeals

Meeting Minutes

A joint meeting of the Town of Moreau Planning Board and Zoning Board of Appeals was held on October 16, 2017 at 6:00 p.m. in the Town of Moreau Office Building, 351 Reynolds Road, Moreau, New York.

Present:

Ron Zimmerman	Chair
Jerry Bouchard	Planning Board Member
Reed Antis	Planning Board Member
Erik Bergman	Planning Board Member
John Arnold	Planning Board Member
Mike Shaver	Planning Board Member
Peter Jensen	Planning Board Member
Gary Endal	Zoning Board Member
John England	Zoning Board Member
Matt Manning	Zoning Board Member

Also present: Jim Martin, Zoning Administrator; Tricia Andrews, Recording Secretary

Planning Board Members absent: None Zoning Board members absent: Scott Fitzsimmons, Kevin Elms

The meeting was called to order by Planning Board Chairman Ron Zimmerman at 6:02pm. Mr. Martin reviewed how the Comprehensive Plan had been put together, the recommendations of New York State and the reason for the public hearing which will happen tonight, which is required by law. He expects changes based on tonight's meetings, and then it will be passed on to the Town Board for them to have a public hearing a vote, possibly in November or early December based on how many changes were requested. SEQR review will be required, and the Town Board will be the lead agency on that. It will also be reviewed by Saratoga County Planning Board for an opinion, before the Town Board adopts it. He would like tonight to end with a resolution sending the document on to the Town Board for consideration. That will be the finish of these Boards' active involvement in the development of this part of the plan. After this is adopted, he will begin the revisions to the Zoning Ordinance. The process will be similar. Zoning will likely take longer than the Comprehensive Plan has.

Mr. Arnold expressed concern about a statement in the existing Zoning Ordinances that was put there to protect the rights of non-conforming lots, that it not become something that allows people with pre-existing lots special uses later. Mr. Bouchard asks whether those privileges go away when they are not used, and Mr. Martin said that could be specified in the Code. Mr. Endal mentioned that similarly, under current ordinances Site Plan approvals never expire, and Mr. Martin agreed that they should begin to include a sunset clause which causes them to become void after a certain amount of time if not used. Mr. Endal asked whether the ZBA ought to vote at their next meeting rather than tonight since only three of five members are present and 1 is brand new. Mr. Martin agreed that would be wise although it is time-sensitive it should not be rushed.

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Page 5 priority initiative, Mr. Bouchard asked about the PAC Acronym in that section. That is the Planning Advisory Committee, which is this group present tonight. That will be added to the list of definitions.

Page 2, Mr. Bouchard asked whether the Planning Board and Zoning Board of Appeals should be capitalized, which happens a few times. 3

Mr. Endal asked why this plan wasn't based on a review of the goals, etc listed in the last plan. Mr. Martin said that it had been allowed to lapse between when it was written in 1998 and when it was adopted during Preston Jenkins' time in office, and had been substantially reduced in size. Even since the adoption, it was nearly 10 years old. Most of the stuff in it was 15-20 years old, and with that much time passed, an update isn't really appropriate.

Mr. Endal liked the simplicity of the old plan. Mr. Martin acknowledged that he hears that comment frequently, but that it's important to record history somewhere, even if it seems dry or irrelevant in places. That section could be moved to the end as an appendix if people feel it will keep people from reading through to other parts. Mr. Bouchard spoke to wanting the information included, as did Mr. Zimmerman. Mr. Arnold recommended that it be referenced frequently in the main document to direct the reader to it. Population growth in the area is strong and many people don't have a connection to that history and need to hear it.

The Boards reviewed the document by section.

Comments under Vision:

On Page 14, Mr. Antis wanted to add Route 197 to Fort Edward as a major corridor, due to the quantity of traffic. Mr. Arnold agreed it gets more traffic than Route 32.

Planning Categories:

Regarding vacant land, Mr. Arnold doesn't like that as a category because it is hard to know where it is. Open lots in different areas should be treated differently. In addition, what's the difference between vacant land and conservation areas and parks? Vacant land is not all the same. It is the second largest category in the plan, but no one can say where it is. Mr. Bouchard says it's easier to see on the map included in the plan. Mr. Arnold wants to know who decides land is vacant, just not having a house on it isn't right. Mr. Martin said the assessor has a classification manual that she uses. He may be able to further categorize it in the table as commercial, residential or agricultural vacant land. He will also consider a sub-table.

In Section A, Mr. Antis praised Mr. Martin's use of words. In Section B, Mr. Endal thought the next steps were very specific, and that is a good thing. On page 23, in the Moreau Lake State Park description, Mr. Arnold thought that might need to be updated because the Palmerton Range was added to the Park, and a parcel along the river is at least in the process of being added. Mr. Martin updated the Boards on the progress of those additions, but it will not be finalized until next year. Mr. Antis thought that Grant's Cottage ought to be added to that description. Mr. Martin pointed out that Grant's Cottage is addressed

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in the next section. The other parcel Open Space will add some trail plans and restrictive covenants and then it will be added to the Park. It can't be added to the Comprehensive Plan now.

In Section C, there was some discussion about the fact that there is still a Methodist Church there, but since this is a past description the "had" can remain.

In Section D, Mr. Endal had concerns about traffic flow to the Industrial Park, which needs revision. Mr. Arnold spoke to that only National Grid thought that was a good place for that industrial park, and it was given to the Town by them for that purpose. The original intent was to reset the rail line there. The panel agreed that access would be a concern. Mr. Arnold stated that he thought an Industrial Site in the Town ought to be closer to the Northway.

Government Resources: The Town is in a good position fiscally, but a capital improvement program is called for as well. That is called for on Page 46. A capital reserve is also recommended. Mr. Endal noticed that the need for a library is mentioned, but Crandall Library is the library for the Town of Moreau. We have Hudson Headwaters and other services although the Town does rely on Glens Falls and Saratoga.

In Infrastructure, Transportation, Utilities: There was a statement about the limitations of our highways, etc. He referred to an Adirondack Regional Transportation study that had some good ideas and that study could be referenced. There is too much focus on sewers and not enough on other infrastructure issues. Mr. Antis referenced complete streets for bicycles and pedestrians. Mr. Endal would like to be able to ask developers to kick in for the development of turn lanes, etc. He likes the suggestion that a large portion of Town get a plan, which developers have to kick into and that pays for bigger changes. He prefers not to do it piecemeal. Mr. Martin said that could be stipulated through the Zoning changes.

Mr. Bouchard would like to see underground utilities and DOT redesign of Exit 17 as goals. It used be an important Route 9 access point, which is no longer really necessary. Mr. Endal said in 2014 there was a plan to eliminate the cloverleaf, in the corridor study. He's not sure it made it into the final version.

In Section G, Mr. Antis pointed out that undeveloped land is 58%, so the Town is not as overdeveloped as some people think it is. Mr. Arnold wanted to emphasize the opportunity to benefit from the tourists to both Moreau Lake State Park and the large campground on Fortsville Road. Mr. Martin said he could call for dialogue with the DEC.

Housing, Section H, Mr. Antis asked whether there had been an uptick in building permits recently, and Mr. Martin characterized it as steady.

In Agricultural Resources, I: Mr. Arnold would like to see a goal of maintaining the presence of the Town in the Ag district. The protections in the Ag district are important. Mr. Martin said that the grain hub application has come through and was the #1 Recommended Project for the capital region. Mr. Arnold asked how the schedules would be used to target specific agricultural uses. Mr. Martin said it was about specificity for what is allowed. Mr. Zimmerman pointed out it would be helpful in the Zoning section. Typically in Zoning, leaving things open to interpretation is not helpful. Mr. Arnold asked whether certain types of agriculture were going to be encouraged, and that is not what is meant here. It's just to

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name what is agricultural. There was some discussion about the difference between specified and limited. Agriculture is food, feed, fiber and energy, according to Mr. Arnold.

At that point the hour had expired and the public was beginning to arrive, so Mr. Martin asked for emails if anyone had anything additional to add.

Mr. Endal added that he would like to see cooperation with neighboring counties because Moreau is closer to parts of Warren and Washington Counties.

Respectfully submitted,

Tricia S. Andrews

A meeting of the Town of Moreau Planning Board was held on October 16, 2017 at 7:00 p.m. in the Town of Moreau Office Building, 351 Reynolds Road, Moreau, New York.

Present:

Ron Zimmerman	Chair
Jerry Bouchard	Planning Board Member
Reed Antis	Planning Board Member
Erik Bergman	Planning Board Member
John Arnold	Planning Board Member
Mike Shaver	Planning Board Member
Peter Jensen	Planning Board Member

Also present: Jim Martin, Zoning Administrator; Tricia Andrews, Recording Secretary

Planning Board Members absent: None

The following Notice of Public Hearing was posted in the Post Star Newspaper on October 5, 2017:

PLEASE TAKE NOTICE that a Public Hearing before the Planning Board and the Zoning Board of Appeals for the Town of Moreau will be conducted at 7:00pm at the Town Hall, 351 Reynolds Road, Moreau, New York 12828 on Monday, the 16th day of October, 2017 to accept comments on the draft copy of the 2017 Town of Moreau Comprehensive Plan.

The Public Hearing opened at 7:05pm.

Mr. Martin repeated his review of the process as at the beginning of the joint Planning and Zoning meeting. Additionally he explained who the Board members are and why they are tasked with advising him- because they deal most closely with the provisions of the plan.

Mr. Jensen commented for the benefit of the public that adoption of the Plan is up to the Town Board and **they don't have to accept any of the recommendations made by this Board. Mr. Martin added that all** three Boards have been included throughout the process of writing the plan.

Mike Linehan, candidate running for Town Supervisor, commented that he would be reviewing the plan closely.

Vince Sporrer, 163 Fort Edward Road, is concerned about the Route 9 to interstate traffic. How is that addressed in the plan? Mr. Martin said that it was brought up because it needs more thought, and the transportation section will be beefed up. Mr. Sporrer **pointed out that it's** currently like a funnel. Infill for residential areas will increase traffic density as well. Mr. Sporrer asked if he is trying to pick out every plot in that zone. Mr. Martin said the goal is to grow intelligently and try to have a pattern, avoid gaps and get infill before growing outwards. Mr. Sporrer **gave an example and Mr. Martin said that it's not as**

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specific as that, and Mr. Sporrer **expressed he doesn't like the rapid** growth. He asked whether it meant **that there would be an increase in density. Mr. Arnold said that Mr. Schermerhorn's project is infill, but that's not what the term means. It just means having it closer to town. Mr. Arnold explained that Zoning will still be applied to limit apartment buildings. Mr. Arnold argues that it doesn't mean increased density** but Mr. Bouchard pointed out a place on page 55 where it does say higher density. Mr. Arnold thinks it means do things in the middle of town before breaking into the Ag district. Mr. Sporrer asked whether **lot sizes, etc will be redefined by the changes to Zoning and the Board agreed it's possible. Mr. Martin said the wording can be strengthened if necessary. In Mr. Martin's** personal opinion, Moreau has its fair share of multi-family housing and doesn't need to add more. Mr. Sporrer **reiterated that he doesn't like the** buildup of apartments in the Town. Mr. Jensen said that will be addressed more in the Zoning phase and Mr. Martin said he could strengthen this document on that point. Mr. Zimmerman asked him to go ahead and do that, and that debate should be had on whether apartments are a good thing or a bad thing. Mr. Martin explained to Mr. Sporrer that the Town can decide that they have enough of any number of types of housing in that plan.

Mr. Endal suggested that Mr. Martin further define the meaning of infill.

Mr. Bouchard asked about the 'limit sprawl and dispersed neighborhoods... encourage density' language and what did Mr. Martin mean? Mr. Zimmerman thought that it was cluster vs. traditional subdivision.

Mr. Arnold reads that the infill is for places already designed for 1.5 acre lots and not making smaller lots.

Mr. Martin wanted to protect agricultural areas and prevent sprawl, and provide for moderately priced single family dwellings. There is high demand for affordable single family homes.

Mr. Bouchard said that if it were intended just to encourage Boards like ZBA to interpret the codes to allow non-conforming lots to be built upon, it was good.

Mr. Harry Gutheil expressed the same concerns about density and the comments on the bottom of page 52 as well. PUD has increased density above what is designed for, and we should be careful about increasing density and please clarify. Mr. Gutheil asked whether there was work done on the plan since hearings in 2016 and that the public may have stronger feelings than they did then.

Mixed uses on p. 1. It says no mixed use buildings and he doesn't support apartment buildings in Commercial districts. Historically they have been declined. If a Commercial and Industrial base is **desired, don't mix apartments into commercial land.** Regarding Village concepts with Commercial space on the bottom floor of apartments, he has seen the bottom levels stay mostly empty and believes **it's a ploy** to get apartments into that space. He has concerns that those projects may not be kept up well in the future. He wants more information on what public input has been included.

Mr. Martin told him that the opportunity has been open at every Planning and Zoning Board meeting, but this is the first time the public has been specifically invited to review and comment. Mr. Gutheil finds the maps, etc difficult to read, especially in black and white. He saw four water districts mentioned in one place and six in another. The land use charts he thinks might be out of date. He would like to see an Ag district map. Mr. Martin said they are color reliant maps so they are hard to see on the black and white copies.

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289 Burt Road, Bruce Flayer. **Population projections are all retirement age brackets. The plan doesn't** discuss an aging population. Old people want to sell out their agricultural land because younger generations don't want to farm. **How will you make the town more accessible for old people, and if you** plan things that try to bring in younger people, what are you going to do about the schools? The plan talks about sewers in the corridor, if they go in now and then the Town wants to widen the roads, what happens? With a larger road surface drainage becomes a concern, can roads really be widened without limitations because of all the existing light poles that have to be moved, etc. Why bring in retail at Exit 17 when it exists at 15 and 19, and is traffic jammed there even though the roads are already wider, and also they are sitting empty and become a tax burden when the developer walks away.

Mr. Martin replied that the traffic improvement section would need to be strengthened. Mr. Arnold addressed the idea that sewers have been considered essential but actually, many businesses have successfully maintained in the Route 9 corridor without the sewers, and he often thanks them when he is there. He sees people come from a distance for some of those unique stores such as Safety Warehouse.

Mr. Flayer: **You can have commercial development that doesn't rely heavily on sewers, which disrupts the** entire corridor.

Mr. Linehan: Is there concern about the water table rising? Many people want sewers because their **septic tanks are getting old. Per the mixed use buildings, that's how Glen St was built up in the past. Are** mom and pop shops really more reliable for tax revenue?

Page 62, Mr. Arnold asked about the analysis, are those segments an indication of how the zones will be drawn? Mr. Martin said no, they are not.

Virginia Livsey, 289 Saratoga Road. Has anyone asked whether the schools are able to add capacity if you add affordable housing? Regarding retail on Route 9, **there was excitement for Cabela's once, and they** went out of business so if that had been allowed, it would be sitting empty now. There seems to be a division between northern Moreau and southern Moreau, and the north is getting really crowded and it is a quality of life issue when houses are shoehorned in. This is worded that the Board could change the Zoning.

Mr. Arnold replied about the schools that they consistently research and project, and that it is included in the Plan with data from Cornell, it is projected to stay about the same. Mr. Zimmerman reiterated that it has been done, and that study can be included or referenced more specifically in this plan.

Mr. Arnold pointed out that school structure had changed. Class sizes are smaller. Educational philosophy has changed.

Mr. Gutheil had a question about the PAC acronym that had already been mentioned. He asked about the blank page for public comment: will be filled with the comments from this meeting. On p. 22, he feels the task force 1 month schedule is aggressive in government. On Item 3, sub-section 3., p. 23 it says the Town and Village jointly manage the beach- he thinks the Village leases it to the Town but does not help manage it. On p. 34 regarding density, in the last paragraph, don't **let it be read as residential density** because mixed use was just discussed. Density in commercial is fine with him. On p. 36, about home based business- water and sewer- it should be noted that there is already water on Route 9.

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Mr. Arnold pointed out that higher density commercial growth could mean that buildings get higher. Mr. Martin said it refers to growth that pays taxes, and that accommodating individual septic systems wastes space, **because they don't allow closer development. A hotel or something** could never come in efficiently. Mr. Arnold pointed out that we do have good soil for septic systems. It can be done, but it takes up space. Green space requirements could be used for that, with leach fields under them. In the section about the Fire Co., it reads as though it is supported only by the Town, but the Village also supports it. Regarding use on the Tee-bird golf course, Mr. Arnold said it was Recreation and Entertainment. Mr. Gutheil wondered if it had ever been in the AG district, but it had not. It was R-3 and a project was proposed there once. The Galusha property at the end of Feeder Dam extension has a change ongoing so that might need to be relabeled.

On page 60- Mr. Antis pointed out that the Town has lost the State Trooper barracks and the Sheriff's station, Moreau is the 5th highest population town in the County and we lack major coverage by police. **There's been a significant drop in** traffic tickets since those left town, we lack speed patrol. He asked that be addressed.

Mr. Antis asked the public: **what are they wishing were available in Town that is missing? He doesn't feel that's been addressed. We need something that will draw people to the Town.** Should we capitalize on **Recreation? What's our niche?** Mr. Zimmerman pointed out this was addressed in the Economic Development section.

Mr. Arnold agreed that retail is dying and experiential is what's growing, so Moreau is well placed to offer people an experience. Hudson River Access, the State Park, Moreau Rec. Those are the current trends that the Town could take advantage of. This section could be strengthened.

Mr. Sporrer encouraged the **Plan to think about how the Town should look in 20 years. He doesn't want to just thicken the residential areas. He doesn't want money spent to encourage people to walk along the river, they should just go walk. Making everything accessible isn't feasible.**

Mr. Arnold demonstrated that there are future goals in the plan, and now more has been added at this hearing. There is more to this Plan. This is the first hearing. Even once this passes, the Zoning changes will also have public comment periods.

Mr. Sporrer wants to know how many others in Town stand opposed to growth as he does. Mr. Arnold expressed that he would also like to see many more people at this meeting, so that they can know that. The input that has been received has been incorporated. Mr. Martin felt that opinion is in the majority. Mr. Bouchard said that he thinks the current state of Zoning allows people to do too much, and the revisions will protect the Town. He is prepared not to like everything in the final Plan.

Mr. Linehan told a story about people moving north after 9-11 and paying view taxes. Watch what happens with taxes.

Mrs. Livsey said regarding Moreau Lake State Park: If you want to develop in that area up to the entrance, **protect that country feeling near the entrance to the park, or people won't feel campy there and will go** further north. Mr. Arnold pointed out that the potential is limited because Moreau State Park owns all

A meeting of the Town of Moreau Planning Board was held on October 16, 2017 at 7:00 p.m. in the Town of Moreau Office Building, 351 Reynolds Road, Moreau, New York.

that land. It's only about 4 lots there that anything could be done on. The Park owns the other side of the road and they have a long term plan to develop it.

Mr. Gutheil asked if there were a **way to capitalize on Grant's Cottage and Mr. Arnold added Mt.**

McGregor to that wish list. He thought maybe a picture of **Grant's** Cottage could be on the front of the plan instead of the sanatorium.

Mr. Sporrer on p. 45 Education the Plan says that young adults are increasing and schools are expanding, but you read numbers that they are reduced. Page 19 says the population is decreasing in that age bracket **so these don't add up.**

Mr. Arnold said that a current capital improvement project is increasing space in the schools, and yet 5 years ago they thought about closing Moreau down. These things are changing all the time. He also pointed out that the meeting that happened earlier was the first time the two groups had discussed the plan together in draft form, and that people are welcome to continue to email, call and otherwise add their input and invite their neighbors to future meetings.

Mr. Antis wondered if the Town needs a commission to oversee preservation of historic buildings so they are not mishandled, for buildings on the historic register.

Mr. Arnold wanted to point out that Route 9 goes south of Exit 17, too. In the last effort, they were careful to maintain a hamlet commercial area at Blanchard Road, Old West Road, and there is potential down there that should not be ignored. It is building up as Residential, but there are some existing Commercial areas and an industrial park. Cranesville might become Industrial or Commercial when they are done mining. Mr. Martin mentioned the grain hub.

The public hearing closed at 8:31pm.

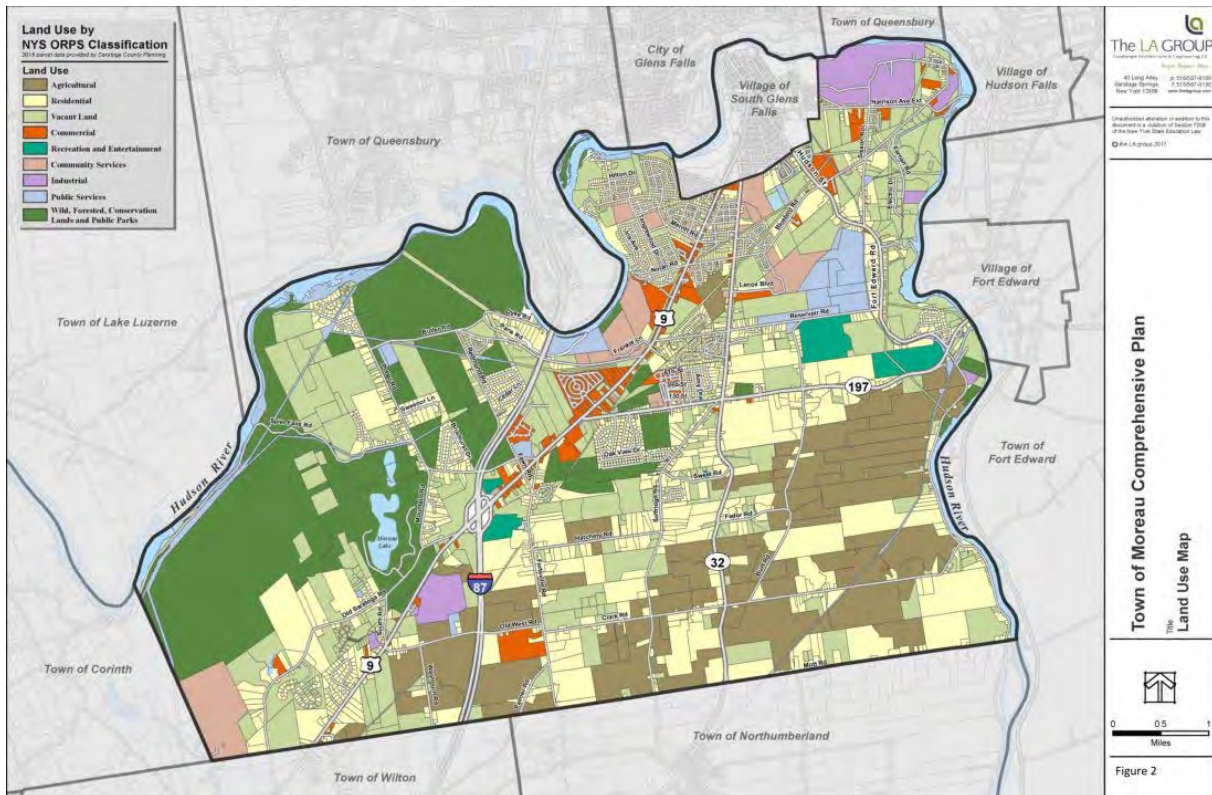
Mr. Jensen said he would like to see a revised draft before it was sent to the Town Board, and Mr. Martin said he would send a 'track changes' version to the Board so they could see what he had done.

A Resolution regarding this will be on the agenda for the November meeting.

http://poststar.com/news/local/residents-question-development-plans-in-moreau/article_2d808a4b-f0ea-5033-9ffc-87c214a71e54.html

Residents question development plans in Moreau

CALLIE GINTER CGinter@poststar.com Oct 17, 2017



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Read the Moreau Draft Comprehensive Plan at poststar.com.

MOREAU — Monday night was the first chance residents had to discuss the town's new draft comprehensive plan.

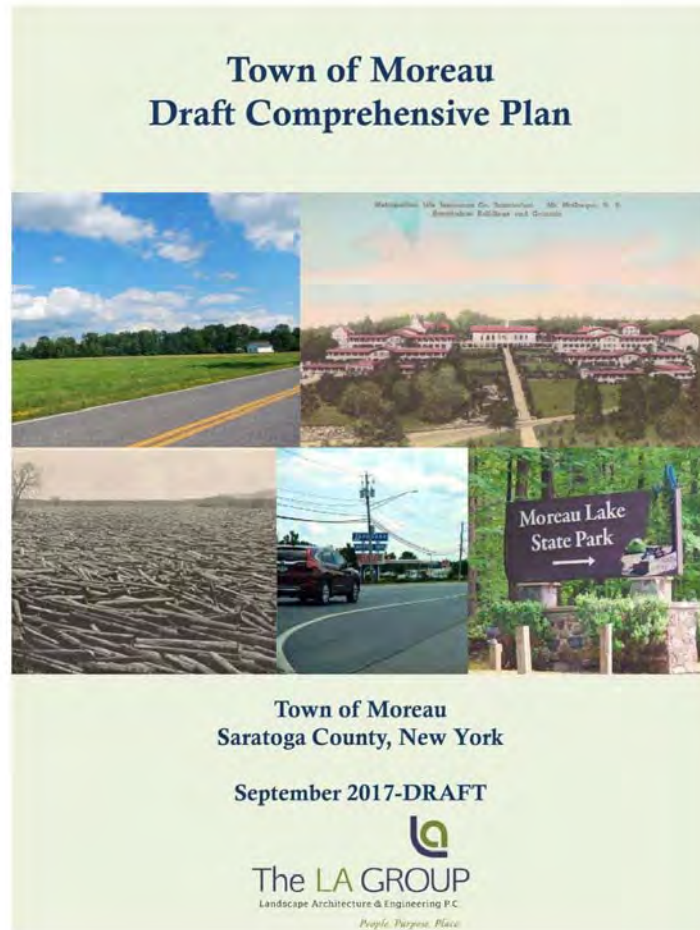
Only about 10 people showed up to the meeting in Town Hall, but concerns over the potential for new apartment buildings and interest in improving the traffic section of the plan were strongly voiced.

The language in the housing portion of the plan

confused residents, leading them to believe the town plans on building more single, multifamily homes.

Planning Board Chairman Ron Zimmerman made the decision during the meeting to have Zoning Coordinator Jim Martin, who helped create the draft comprehensive plan, clarify the term “infill,” because of misunderstandings between the audience and board members.

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Within the plan, “infill development of existing residential, commercial and industrial areas,” rather than expansion outward, is encouraged.

More specifically, a goal within the housing portion of the plan says, “limit sprawl and dispersed neighborhoods by encouraging higher density building practices and discouraging growth out onto valued farm land and open spaces. There are many opportunities for infill in developed residential areas in town, and these areas need to be looked at first when considering additional development in town,” according to the plan.

To the audience, infill meant increasing density within a square mile, possibly through the construction of apartment buildings, which people did not support.

“I think we need to be careful about increasing density and how you’re going to clarify that at this point,” said South Glens Falls Mayor Harry Gutheil.

Gutheil also expressed concerns over the development of new mixed-use buildings.

“I wouldn’t want to see those with 100 apartments or multi-story apartment buildings in our commercial zone, and I would call that mixed-use. I’m not supportive of that,” he said.

But Planning Board member John Arnold explained that infill is defined as “utilizing what’s available within an area that’s already been developed,” or “better utilization of the parcels that are undeveloped within the existing zones.”

That means allowing taller commercial and industrial buildings, rather than having development sprawl outward.

Martin said he, too, believes more apartment buildings would not necessarily benefit the town.

“I’m not looking to overly defend what’s written in here. If your concern is that there’s too many apartments being built, and if there’s a consensus of opinion on that, we can be more straightforward in here and say that ... in my opinion, Moreau has done its fair share in supplying multifamily houses,” he said.

Martin and board members decided the transportation section of the plan needs to be improved, too.

The plan’s goal is to bring more businesses to town, particularly near the Route 9/Route 197 area around Exit 17, by putting in sewer service. But the board and residents want traffic improvements to be made before the area becomes more developed and populated.

“We should make more of an attempt to keep pace with traffic improvements, transportation improvements, as the additional traffic comes in ... as you read that section, it is a shortcoming and we need to beef that up,” Martin said.

Zimmerman noted Monday night that the meeting will not be the last chance for folks to express their concerns about the draft, and another public hearing will be scheduled.

You can reach Callie Ginter at 742-3238 or cginter@poststar.com.
Follow her on Twitter @ [callieginter_ps](https://twitter.com/callieginter_ps)

Attachment B: History and Timeline

ATTACHMENT B: HISTORY AND TIMELINE

○ **1664:** English seize New Amsterdam (city and colony) and rename it New York.

○ **1703:** • Kayadrossera (“the country of the lake of the crooked stream”) Patent is granted for settlement.

○ **1754 –
1763:** **French and Indian War**

○ **1758:** • Royal Blockhouse was built as part of the Fort Edwards/Rogers Island complex, becoming part of England’s largest fort in North America during the French and Indian War.

○ **1766:** • First settlement created near the Village of South Glens Falls. Elijah Parks purchased 800 acres of land and builds a house and saw mill. His son, Daniel Parks, would later settle on part of the property down the river that would become the Parks-Bentley House.

○ **1768:** • The new Kayadrossera Patent is ratified due to disputes over the legitimacy of the past agreement.

○ **1770:** • John Glen acquires the Glen Patent including land in Moreau and South Glens Falls.

● **1771:** • Commissioners complete their survey of the Kayadrossera Patent and divide it into twenty-five allotments, with each allotment into thirteen equal lots.

○ **1773:** • Daniel Parks, French and Indian War veteran, built a log home on his father’s property and moved his family to the current Parks-Bentley House property.



○ **1775:** • Twelve families were settled on the west side of the Hudson River between Fort Miller and Fort Edward.

○ **April 1775 –
September 1783:** **Revolutionary War**

○ **1777:** • Summer – Home of Elijah Parks is attacked by the British partnered with their Native American allies killing him and his son, Elisha.

○ **1783:** • General Thomas Rogers settles in Moreau where he purchased the Jones homestead.

○ **1788:** • Wing’s Falls becomes Glen’s Falls.

○ **1789:** • George Washington is unanimously elected president.
• U.S. Constitution goes into effect after being ratified by nine states.

- 1790:
 - With the war over, a large number of settlers come to Moreau.
 - First US Census population: 3,929,214
- 1792:
 - First church in town (Baptist) was built.
- 1795:
 - Fortsville is first settled.
- 1797:
 - First tavern in town established by Abel Crandall.
- 1799:
 - Dr. Billy J. Clark settles in Moreau, this area now known as Clarks Corner. He and Dr. Littlefield were the earliest physicians in town.
- 1800:
 - Grist-mills are established in Fortsville and Hudson Falls.



○ 1803: **Louisiana Purchase nearly doubles the size of the U.S. by expanding from the Mississippi River west to the Rocky Mountains.**

- 1804:
 - General Jean Victor Moreau visits the area.



- 1805:
 - March 28 – Town of Moreau named after General Jean Victor Moreau and separates from the Town of Northumberland.
 - April 16 – First town meeting is held at the home of Samuel Scovill, Jr. A pound was to be built near the house of Henry Cole, with a \$10 bounty offered for each wolf killed in town in order to protect livestock. First elected officials include:
 - * Town Supervisor –Thomas Rogers
 - * Town Clerk –Henry Martin
 - * Town Assessors –Amos Hawley, Nathaniel Sill, and Caleb Burrows
 - * Town Highway Commissioners –Elijah Dunham, Irenus Hulbert, and Samuel Crippen
 - * Town Overseers of the Poor –Amos Hawley and Abel Cadwell
 - * Town Constables –Nicholas W. Angle and Paulinus Potter
 - * Town Collector – Paulinus Potter
 - May 2 – First General Election
- 1806:
 - Town is divided into thirteen road districts.
- 1808:
 - April 13 – Union Temperate Society of Moreau and Northumberland formed under the direction of Dr. Billy J. Clark, thought to be the first established in the world.
- 1810:
 - John Reynolds opens a tavern at Reynolds Corners.
 - First Moreau population count: 1,347



- **1812:**
 - Town system of schools is organized under the general school act of 1812 and divided into six school districts the following year.
 - Moreau No. 8 Schoolhouse was built, the original post and beam structure is later moved to the Parks-Bentley House grounds.



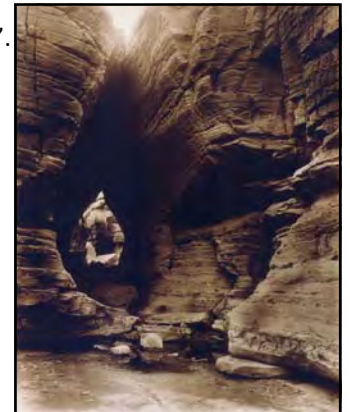
○ **1812 – 1814:** **War of 1812**

- **1813:**
 - General Moreau is called back to Europe to become a military advisor for Tsar Alexander I of Russia and dies September 2nd at the battle of Dresden during the 1813 Campaign in Germany.
- **1820:**
 - Parks-Bentley House is bought by Sheldon and Daniel Benedict.
- **1823:**
 - Tillottson’s ferry across the Hudson at the “Big Bend” established.



○ **1825:** **Erie Canal opens, linking the Hudson River to Lake Erie**

- **1826:**
 - Coopers Cave is featured in James Fenimore Cooper’s Book “Last of the Mohicans”.
- **1830:**
 - First Justice of the Peace elected, Benjamin Olney.
- **1834:**
 - May 2 – Saratoga and Washington Railroad chartered to run from Saratoga Springs to Fort Edward.
- **1830-1840:**
 - The main part of the Parks-Bentley House is built by Sheldon and Daniel Benedict.



○ **1849:** **Gold Rush to California reaches its height**

- **1862:**
 - Glens Falls Paper Mill becomes the largest mill in South Glens Falls.





○ April 1861 –
May 1865:

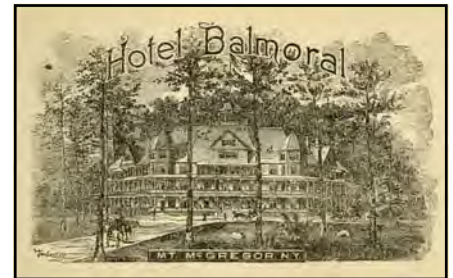
Civil War

- 1865– 1890: • Finch, Pruyn Company formed with the purchase of the Glens Falls Company mill, manufacturing lumber, canal boats, lime, and black marble, some being incorporated into the Washington Monument.
- 1866: • Cornelius Bentley purchased the Park-Bentley House; his family lived at the site until the death of his daughter in 1930.
- About a dozen homes and a blacksmith shop established at Reynolds Corners.



○ May 1869: **First transcontinental railroad created with the joining of the Central Pacific and Union Pacific Railroads.**

- 1882: • July 17 – Construction of the Saratoga, Mount McGregor and Lake George Railroad completed, running from North Broadway in Saratoga Springs to the top of Mount McGregor.
- 1883: • Luxury Hotel Balmoral built on Mount McGregor.
- Parks-Bentley House opens as the Historical Society of Moreau and South Glens Falls (Facebook page).
- November – Leo Daft tested his electric locomotive, Ampere, along the Saratoga, Mount McGregor and Lake George Railroad. It is said to be the first standard gauge electric locomotive to be built in the country.
- 1885: • July 23 – President Ulysses S. Grant dies of throat cancer at the cottage on Mount McGregor. He spent the last five weeks of his life here writing his memoirs.
- 1890: • Grant Cottage opened to the public as a historic site for the first time.
- Moreau population: 2,698



○ 1892: **Ellis Island becomes chief immigration station of the US.**

- 1893: • March 6 – Hotel and railroad property on Mount McGregor sold at auction.
- 1897: • December – Hotel Balmoral burns down.





- **1907–** ● “The Sandy Hill Bridge was the longest multiple span, reinforced-concrete arch bridge in the world. Its design was also the first to employ the use of separately molded concrete blocks for decorative purposes on the exterior spandrel walls, arch rings, and piers.” (Library of Congress)
- **1908:** ● Schoolhouse constructed in the Hamlet of Fenimore. Built of cement blocks, it was considered “state of the art” at the time.
- **1913:** ● “Sanatorium on the Mountain” opened by the Metropolitan Life Insurance Company for employees suffering from tuberculosis.



○ **July 1914 – November 1918:** **World War I**

- **1920:**
 - Prohibition starts
 - Third wave of the Spanish Flu Pandemic ends; one third of the world population has been infected (≈500 million), kills ≈ 50 million.

- **1920s & 1930s** ● Finch, Pruyn Company turns to focusing on manufacturing newsprint and hanging paper.

○ **1929:** **Stock Market crashes; Great Depression ensues, lasting twelve years.**

○ **1933:** **Prohibition ends**

○ **1941:** **Pearl Harbor attacked; U.S. enters World War II**

- **1945:** ● Sanatorium closed, converted to a facility for veterans transitioning back to civilian life.

- **1945:**
 - Atomic bomb dropped on Hiroshima and Nagasaki.
 - Victory in Europe May 5, followed by Victory in Japan August 16.

- **1960:** ● State of New York converts the Mount McGregor property to the “Rome Developmental Center” for the developmentally disabled, later becomes the “Wilton Developmental Center”.

- 1961: • The Adirondack Northway (I-87) completed from US 9 to the Hudson River. Prior to its opening, Route 9 through Moreau was the primary route north to Lake George and the Adirondacks from the Capital Region and as far south as New York City.
- 1967: • Moreau Lake State Park is established through land acquired by the NYS Department of Environmental Conservation.
- August 31 – Construction of Interstate 87 is completed, linking New York City to Montreal via connection with A-15 at the Canadian border.

○ July 1969: **U.S. astronauts Neil Armstrong and Edwin Aldrin Jr. become the first men on the moon.**

- 1971: • February 18 – Grant Cottage is made a New York State Historic Site.
- 1975: • November – Residents of the Wilton Developmental Center are transferred from Mount McGregor to the new Wilton Developmental Center site.
- 1976: • “Rome Developmental Center” is acquired by the New York Department of Corrections to become a minimum security prison.
- 1981: • Mount McGregor opens a portion of the prison for medium security inmates.
- 1986: • The Glens Falls Portland Cement Company donates the Parks-Bentley Place to the Historical Society of Moreau and South Glens Falls.



○ November 1989: **Berlin Wall falls, uniting the city of Berlin for the first time since 1945 and symbolizing the end of the Cold War.**

- 1994: • April 21 – The Parks-Bentley House, home to the Historical Society of Moreau and South Glens Falls, is added to the National Register of Historic Places.
- 1997: • Moreau Recreation Park renamed “Harry J. Betar, Jr. Recreation Park” after death of park commissioner instrumental in its creation.
- 2000: • US population: 281,421,906
- Moreau population 13,826
- 2011: • The Royal Blockhouse property is acquired by the Archaeological Conservancy of Albuquerque, New Mexico.
- 2012: • The Royal Blockhouse site is added to the National Register of Historic Places.
- 2014: • Moreau Farmland Protection Plan completed.
- July 26 – Mount McGregor Correctional Facility closes.
- 2015: • May 5 – The New York State Office of Parks, Recreation and Historic Preservation (State Parks) announces that 750 acres of land from the Mount McGregor Correctional Facility along with Grant Cottage Historic Site.

Attachment C: Demographic Community Profile



Capital District Regional Planning Commission Community Fact Sheets

<http://www.cdrpc.org/data/cfs>

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Population

1980	1990	2000	2010	2020	2030	2040	2050
11,188	13,022	13,826	14,728	15,601	16,276	16,551	16,384

Source: 1980, 1990, 2000, & 2010 Census

Source: CDRPC Projections

Age Cohorts

Cohort	1990	2000	2010	2020	2030	2040	2050
Under 5	836	802	748	772	756	769	782
5 to 14	1,608	1,934	1,932	1,844	1,822	1,827	1,850
15 to 24	1,859	1,520	1,699	1,795	1,714	1,721	1,667
25 to 34	2,448	2,021	1,635	1,945	1,999	1,925	1,893
35 to 44	2,017	2,678	2,281	1,859	2,193	2,227	2,149
45 to 54	1,439	1,834	2,597	2,272	1,842	2,193	2,247
55 to 64	1,277	1,273	1,773	2,513	2,199	1,783	2,157
65 to 74	969	1,015	1,156	1,635	2,308	2,053	1,695
75 & Over	569	749	907	966	1,443	2,053	1,944
Total	13,022	13,826	14,728	15,601	16,276	16,551	16,384

Source: U.S. Dept. of Commerce, Bureau of the Census, & CDRPC Projections

2010 Census Gender & Age

	<i>Female</i>	<i>Male</i>	<i>Total</i>
Total	7,358	7,370	14,728
4 & Under	385	363	748
5 to 9 years	430	472	902
10 to 14 years	506	524	1,030
15 to 19 years	463	491	954
20 to 24 years	360	385	745
25 to 29 years	348	397	745
30 to 39 years	898	998	1,896
40 to 49 years	1,275	1,370	2,645
50 to 59 years	1,075	1,098	2,173
60 to 64 years	418	409	827
65 to 74 years	638	518	1,156
75 to 84 years	387	270	657
85 & Over	175	75	250
18 years +	5,732	5,692	11,424
21 years +	5,505	5,444	10,949
62 years +	1,455	1,098	2,553
65 years +	1,200	863	2,063

2010 Census Race & Hispanic Origin

White Alone	14,085	95.63%
Black Alone	330	2.24%
Nat. Am. Alone	20	0.14%
Asian Alone	62	0.42%
Other Alone	83	0.56%
Two + Races	148	1.00%

Not Hispanic	14,400	97.77%
Hispanic	328	2.23%
Mexican	81	24.70%
Puerto Rican	143	43.60%
Other Hisp.	104	31.71%

Minority Pop.	841	5.71%
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= Total Population - Non-Hispanic White Pop.

2010 Census	Total	41.4
Median Age	Female	42.4
	Male	40.5

Source: U.S. Dept. of Commerce, Bureau of the Census, 2010 Census



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2010 Census Population by Relationship

Total Population	14,728	In Group Quarters	502
In Households	14,226	Institutionalized Population	462
		Noninstitutionalized Population	40

Source: 2010 Census

Household Data

	1990	2000	2010	2020	2030	2040	2050
Households	4,580	5,128	5,694	6,125	6,428	6,620	6,599
Persons/HH	2.65	2.58	2.50	2.46	2.45	2.42	2.40

Source: 1990, 2000, & 2010 Census

Source: CDRPC Projections

2010 Census Housing Units by Tenancy

Total Units	5,953		Vacant	259	4.35%
Occupied	5,694	95.65%	For Rent	63	24.32%
Owner	4,372	76.78%	For Sale	51	19.69%
Renter	1,322	23.22%	Seasonal	50	19.31%
			Other	95	36.68%
Owner Vacancy Rate	1.15%		Renter Vacancy Rate	4.54%	Total Rate 1.96%

Source: 2010 Census

2010 Census Households by Type

Total Households	5,694	100.00%
Married Couples	2,996	52.62%
Married Couple with Children	1,182	20.76%
Married Couple without Children	1,814	31.86%
Single Female Head of Household	642	11.28%
Single Female with Children	358	6.29%
Single Female without Children	284	4.99%
Single Male Head of Household	295	5.18%
Single Male with Children	167	2.93%
Single Male without Children	128	2.25%
Single Person Living Alone	1,380	24.24%
Single Person Living Alone: 65 & Over	583	10.24%
Other Non-Family Household (2 or More People)	381	6.69%

Source: 2010 Census

All Percentages computed as a percent of Total Households

Revised: July 2012

Prepared by the Capital District Regional Planning Commission



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2011-2015 ACS Income Data

	Income	MOE
Per Capita Income	\$28,436	\$1,770
Median Household Income	\$59,761	\$3,423

2011-2015 ACS Households by Income Range

Income Range	Households	MOE	Income Range	Households	MOE
Less than \$10,000	197	92	\$50,000 to \$74,999	1,465	262
\$10,000 to \$19,999	631	169	\$75,000 to \$99,999	763	175
\$20,000 to \$29,999	462	136	\$100,000 to \$149,999	1,134	214
\$30,000 to \$39,999	694	177	\$150,000 to \$199,999	131	58
\$40,000 to \$49,999	347	101	\$200,000 & Over	143	82

Source: U.S. Dept. of Commerce, Bureau of the Census, 2011-2015 American Community Survey

2011-2015 ACS Poverty Status of Persons for Whom Poverty Status Was Determined

Poverty Status of Persons	Total #	MOE	# Below	MOE	% Below	MOE
Total Persons	14,625	285	1,015	523	6.94%	3.57%
5 & Under	736	247	102	47	13.86%	4.28%
6 to 17	2,331	392	145	109	6.22%	4.56%
18 to 64	9,631	865	676	397	7.02%	4.08%
65 & Over	1,927	367	92	114	4.77%	5.86%

Poverty Status of Households	Total #	MOE	# Below	MOE	% Below	MOE
Total Households	5,967	243	441	147	7.39%	2.45%
Married Couples	2,756	215	23	29	0.83%	1.05%
Married w/ Related Children	1,154	175	6	31	0.52%	2.70%
Married w/o Related Children	1,602	198	17	26	1.06%	1.62%
Single Female Head of Household	772	157	127	66	16.45%	7.86%
Female w/ Related Children	505	141	115	65	22.77%	11.27%
Female w/o Related Children	267	88	12	18	4.49%	6.58%
Single Male Head of Household	251	103	15	25	5.98%	9.65%
Male w/ Related Children	126	73	15	36	11.90%	27.47%
Male w/o Related Children	125	85	0	18	0.00%	14.40%
Single Person Living Alone	1,711	258	258	108	15.08%	5.89%
Other Non-Family Household (2+)	477	397	18	158	3.77%	33.08%

Source: U.S. Dept. of Commerce, Bureau of the Census, 2011-2015 American Community Survey

Note: The ACS replaces the decennial census long form. CDRPC recommends using the 5-year data, which is more reliable than the 1- or 3-year data. This also allows for better comparability among municipalities. For more information, please see <http://cdrpc.org/ACS.html>

Note: The Margins of Error (MOE) suitable for creating 90% confidence intervals are now published for most of the estimates. Statistically, there will be a 90% probability that the true population parameter (e.g., mean, median, percent, etc.) falls within the interval: ESTIMATE ± MOE.

Revised: January 2017

Prepared by the Capital District Regional Planning Commission



Capital District Regional Planning Commission Community Fact Sheets

Town of Moreau

Saratoga County

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2011-2015 ACS Housing Unit Estimate by Structure

	Estimate	MOE
Total Units	6,333	285
Single Family	4,359	297
Two Family	406	145
Three to Four Family	449	156
Five or More Family	292	101
Mobile Homes & Other	827	196

Source: U.S. Dept. of Commerce, Bureau of the Census, 2011-2015 American Community Survey

2011-2015 Housing Value/Cost — Value of Specified Owner-Occupied Single Family Homes

Value Range	Estimate	MOE	Value Range	Estimate	MOE
Less than \$100,000	808	207	\$200,000 to \$299,999	1,122	187
\$100,000 to \$149,999	685	130	\$300,000 to \$399,999	256	100
\$150,000 to \$199,999	1,376	184	\$400,000 or More	136	81

Owner Costs	Estimate	MOE
Median Housing Value for Owner-Occupied Units	\$170,800	\$5,496
% of Owners Spending >30% of Income on Housing Costs	21.17%	4.53%

2011-2015 ACS Rental Value/Cost — Gross Rent

Value Range	Estimate	MOE	Value Range	Estimate	MOE
Less than \$500	75	34	\$1,500 to \$1,999	16	17
\$500 to \$999	883	175	\$2,000 or More	0	31
\$1,000 to \$1,499	507	153	No Cash Rent	103	59

Renter Costs	Estimate	MOE
Median Monthly Gross Rent for Renter-Occupied Units	\$907	\$18
% of Renters Spending >30% of Income on Housing Costs**	40.45%	9.97%

**Excludes units with "No Cash Rent"

Source: U.S. Dept. of Commerce, Bureau of the Census, 2011-2015 American Community Survey

2011-2015 ACS Educational Attainment of Persons 25 & Older

Number of Persons with:	Estimate	MOE	% of Total	MOE	% with At Least:
Less than a High School Diploma	774	156	7.14%	1.44%	100.00%
High School Diploma (including GED)	4,334	406	39.96%	3.74%	92.86%
Some College, No Degree	2,168	239	19.99%	2.20%	52.91%
Associate's Degree	1,428	290	13.16%	2.67%	32.92%
Bachelor's Degree	1,364	260	12.57%	2.40%	19.76%
Graduate or Professional Degree	779	198	7.18%	1.83%	7.18%

Source: U.S. Dept. of Commerce, Bureau of the Census, 2011-2015 American Community Survey



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2011-2015 ACS Employment by Industry & by Place of Residence

	Estimate	MOE
Total (Civilian Employed Population 16 & Over)	7,851	388
Agriculture, Forestry, Fishing, Hunting, & Mining	42	39
Construction	575	184
Manufacturing	948	210
Wholesale Trade	155	68
Retail Trade	1,326	214
Transportation and Warehousing, & Utilities	219	90
Information	119	74
Finance and Insurance, and Real Estate and Rental & Leasing	496	132
Finance and Insurance	431	129
Real Estate and Rental & Leasing	65	42
Professional, Scientific, Management, Administrative, & Waste Mgmt. Services	482	133
Professional, Scientific, and Technical Services	332	118
Educational Services, and Health Care & Social Assistance	2,013	252
Educational Services	708	150
Health Care & Social Assistance	1,305	213
Arts, Entertainment, Recreation, Accommodation, & Food Services	654	167
Other Services (except Public Administration)	443	142
Public Administration	379	115

Source: U.S. Dept. of Commerce, Bureau of the Census, 2011-2015 American Community Survey

2011-2015 ACS Workers by Class

	# Estimate	MOE	% Estimate	MOE
Total (Civilian Employed Population 16 & Over)	7,851	388	100.00%	
Employee of Private Companies			68.63%	3.58%
Self-Employed in Own Incorporated Businesses			1.46%	0.74%
Private Not-for-Profit Wage and Salary Workers			10.95%	2.33%
Local, State, and Federal Government Workers			15.03%	2.51%
Self-Employed in Own Not Incorporated Businesses and Unpaid Family Workers			3.92%	1.48%

Source: U.S. Dept. of Commerce, Bureau of the Census, 2011-2015 American Community Survey

2011-2015 ACS Workers by Means of Transportation to Work

	Estimate	MOE		Estimate	MOE
Car, Truck, or Van	7,458	404	Bicycle	6	12
Drove Alone	6,815	386	Walked	39	46
Carpooled	643	207	Taxi, Motorcycle, Other	53	45
Public Transportation (excl. taxicab)	37	42	Worked at home	154	77
			Total (16 & Over)	7,747	388

Source: U.S. Dept. of Commerce, Bureau of the Census, 2011-2015 American Community Survey

Revised: January 2017

Prepared by the Capital District Regional Planning Commission



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Land Use Regulations and Programs

Planning Board	Yes	Zoning Regulations	Yes
Written Comprehensive Plan	Yes	Subdivision Regulations	Yes
Site Plan Review	Yes		

Source: 2008 Land Use Planning and Regulations: A Survey of New York State Municipalities

2014 Real Property Tax Rates

Saratoga County Full Value Tax Rate	\$	2.86
Town of Moreau Full Value Tax Rate	\$	1.54
Total Full Value Tax Rate	\$	4.40

Note: These rates do not include school taxes.

Villages do not include Town Full Value Tax Rates.

Source: New York State Office of the Comptroller

School Districts

Hudson Falls CSD
South Glens Falls CSD

Source: CDRPC

FY 2015 Government Revenue & Expenditures in \$1,000s

Revenue	Expenditure †
Property Tax \$ 1,984.9	General Government \$ 978.9
<i>Non-Property Taxes</i>	Public Safety 1,515.8
Sales Tax 2,540.0	Health 3.7
Other Non-Property Tax 181.5	Transportation 2,144.1
State Aid 295.0	Utilities 757.4
Federal Aid -	Community Services 1,322.3
Other Intergovernmental -	Economic Assistance 133.6
Charges for Services 2,137.5	Employee Benefits 710.2
Other Local (fees, etc.) 691.2	Debt Service 268.5
Other Sources 106.9	Education -
Total Revenue \$ 7,830.0	Other Uses 106.9
	Total Expense \$ 7,834.5
	Revenues Less Expenditures \$ (4.4)

† Includes Capital and Equipment Outlays. Individual items may not sum to totals due to rounding errors.

Revenue sources such as debt or fund balance appropriations are not classified as revenues and may account for apparent shortfalls.

Source: New York State Office of the Comptroller

Revised: October 2016

Prepared by the Capital District Regional Planning Commission

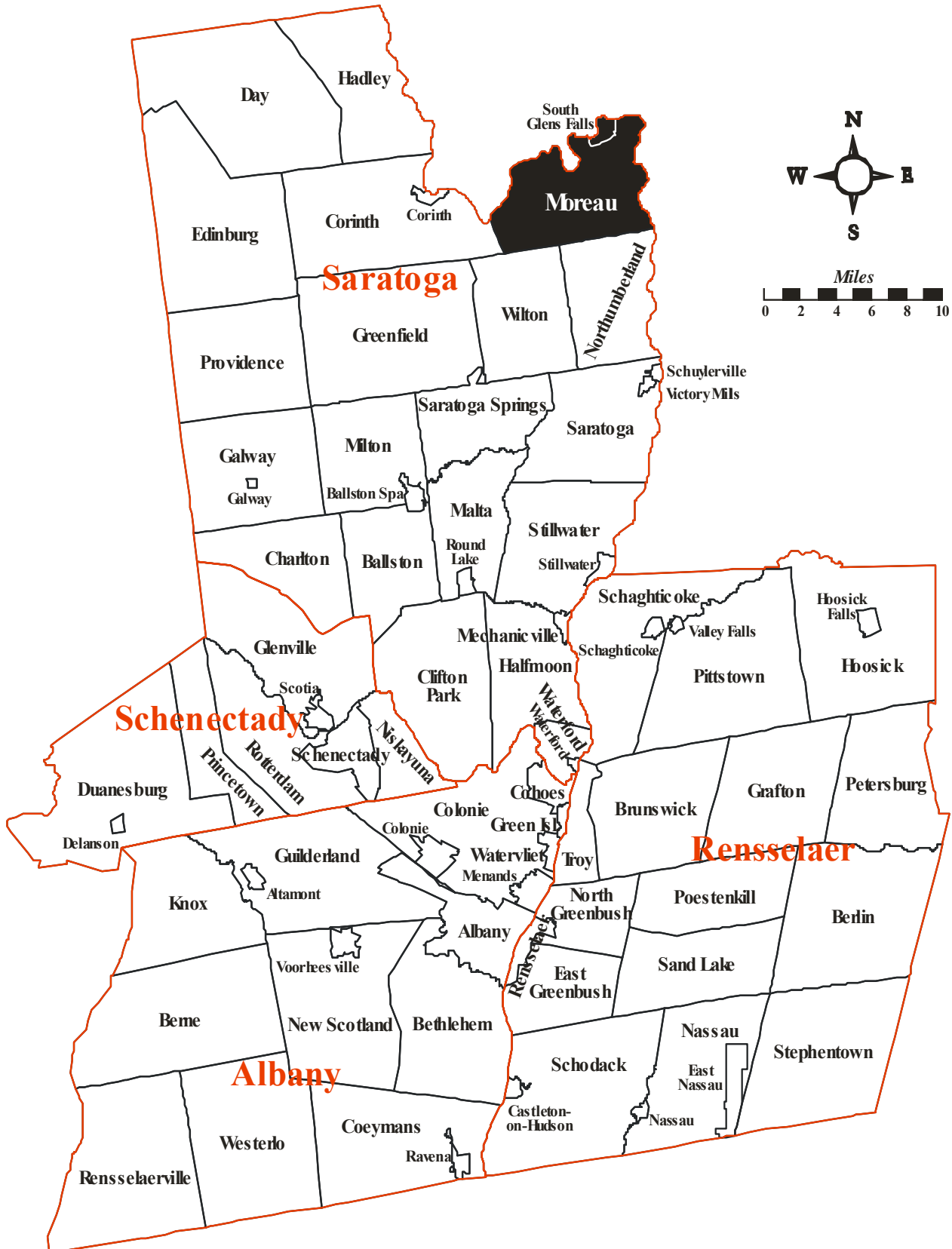


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Saratoga County Sub County Profiles 2013

A collection of recent demographic, social and economic data

Compiled by Jan Vink

Assisted by Joe Francis, Sutee Anantsuksomsri, Nij Tontisirin



Cornell University
Cooperative Extension



This profile is a part of a set of sub county profiles generated for each county in New York State outside New York City. The profiles were developed and generated by the Cornell Program on Applied Demographics and follow a series of County profiles. The work is sponsored by Cornell Cooperative Extension and promoted with webinars and workshops in coordination with the Community & Regional Development Institute.

Cornell Program on Applied Demographics:

The Program on Applied Demographics (PAD) brings skills in demographics, economics, statistics, data gathering and data analysis together to provide a variety of organizations with data, information and advice.

For more information: <http://pad.human.cornell.edu/>

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Cornell Cooperative Extension (CCE) puts knowledge to work in pursuit of economic vitality, ecological sustainability and social well-being. We bring local experience and research based solutions together, helping New York State families and communities thrive in our rapidly changing world.

For more information: <http://cce.cornell.edu/>

Community & Regional Development Institute:

The Community & Regional Development Institute (CaRDI) supports informed decision making for residents and communities in New York State through applied research and education.

For more information: <http://cardi.cornell.edu/>

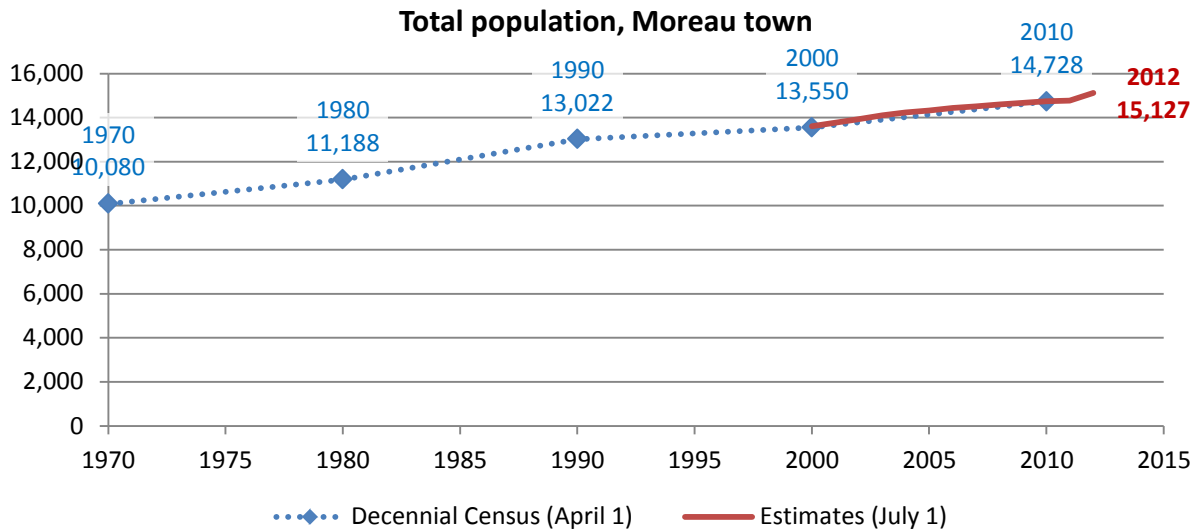
All profiles are freely downloadable as PDF documents on the PAD website:

<http://pad.human.cornell.edu/profiles/index.cfm>

Moreau town

Total Population

Historic Decennial Census and recent annual estimates



Source: 1970-2010 Decennial Census, 2000-2010 intercensal population estimates and 2010-2012 post censal population estimates (all U.S. Census Bureau)

Change since previous Census

Change

Decennial Census	Total population	Number	Percent
1970	10,080		
1980	11,188	1,108	11.0%
1990	13,022	1,834	16.4%
2000	13,550	528	4.1%
2010	14,728	1,178	8.7%

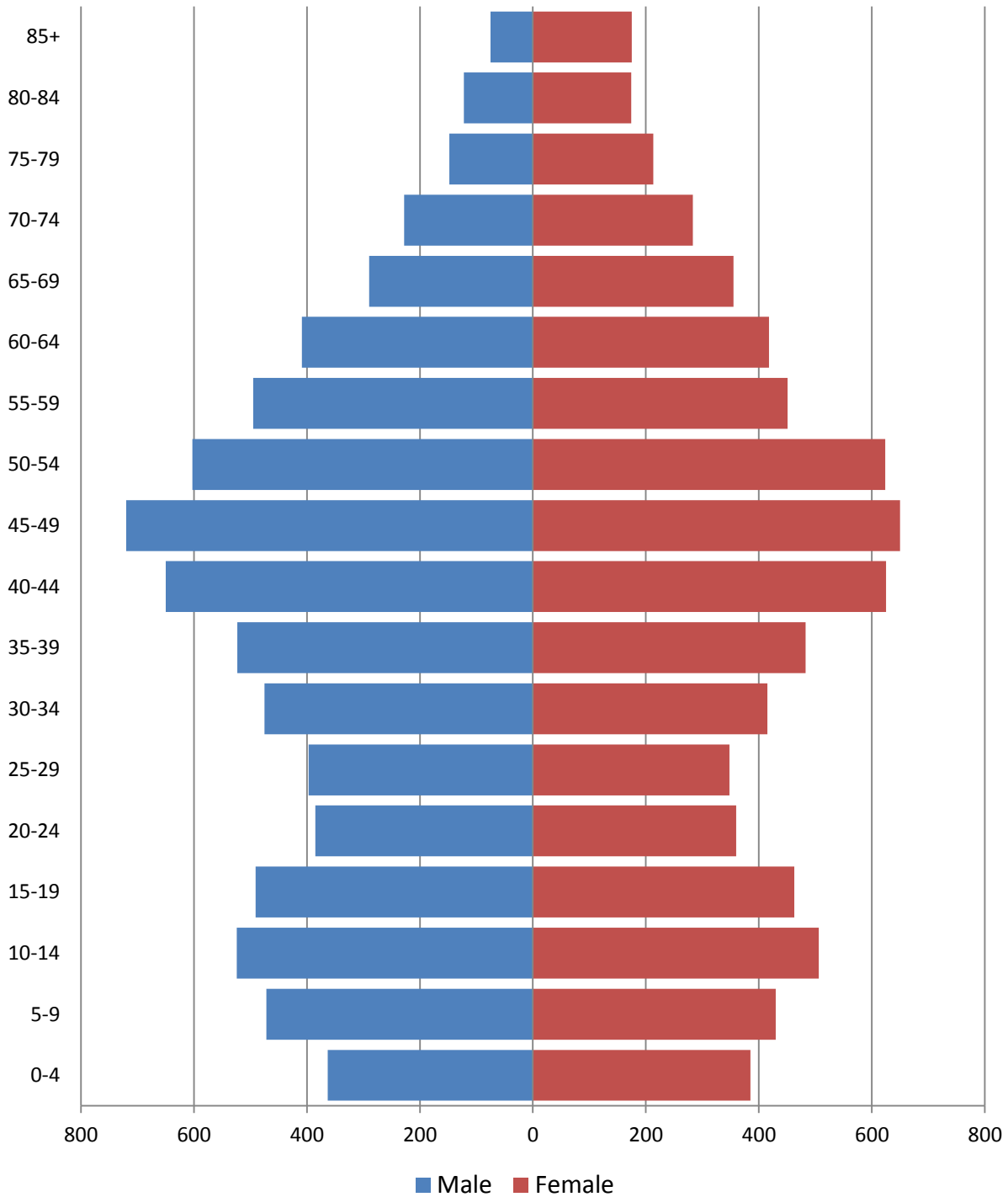
Source: 1970-2010 Decennial Census

Estimated population in 2012: 15,127. Change between April, 1 2010 and July 1, 2012: 399 (2.7%)

Population by age

2010 population pyramid

2010 Population Pyramid, Moreau town



Source: 2010 Decennial Census

Selected age groups

Age group	2000		2010		Difference	
	Count	Share	Count	Share	Count	%
Total population	13,826	100.0%	14,728	100.0%	902	6.5%
Under 5	802	5.8%	748	5.1%	-54	-6.7%
5-17	2,496	18.1%	2,556	17.4%	60	2.4%
18-24	958	6.9%	1,075	7.3%	117	12.2%
25-44	4,699	34.0%	3,916	26.6%	-783	-16.7%
45-64	3,107	22.5%	4,370	29.7%	1,263	40.7%
65+	1,764	12.8%	2,063	14.0%	299	17.0%
85+	127	0.9%	250	1.7%	123	96.9%
Median age	37	0.0%	41.4		0	0.0%

Source: 2000 and-2010 Decennial Census

Population by race

	Total	
	Count	Percentage
Total population	14,728	100%
Not Hispanic or Latino		
One race		
White	13,887	94.3%
Black or African American	308	2.1%
American Indian and Alaska Native	16	0.1%
Asian	62	0.4%
Native Hawaiian and Other Pacific Islander	0	0.0%
Some other race	13	0.1%
Two or more races	114	0.8%
Hispanic or Latino (of any race)	328	2.2%

Source: 2010 Decennial Census

Housing units

Characteristics

	COUNT		PERCENTAGE	
	Estimate	Margin of error	Estimate	Margin of error
HOUSING OCCUPANCY				
Total housing units	6,252	± 324	100.0%	
Occupied housing units	5,862	± 294	93.8%	± 2.4
Vacant housing units	390	± 154	6.2%	± 2.4
YEAR STRUCTURE BUILT				
Total housing units	6,252	± 324	100.0%	
Built 2005 or later	164	± 79	2.6%	± 1.2
Built 2000 to 2004	441	± 129	7.1%	± 2.0
Built 1990 to 1999	975	± 204	15.6%	± 3.0
Built 1980 to 1989	995	± 232	15.9%	± 3.7
Built 1970 to 1979	849	± 200	13.6%	± 3.0
Built 1960 to 1969	549	± 114	8.8%	± 1.9
Built 1950 to 1959	746	± 166	11.9%	± 2.7
Built 1940 to 1949	369	± 112	5.9%	± 1.8
Built 1939 or earlier	1,164	± 227	18.6%	± 3.4
HOUSING TENURE				
Occupied housing units	5,862	± 294	100.0%	
Owner-occupied	4,434	± 302	75.6%	± 3.8
Renter-occupied	1,428	± 243	24.4%	± 3.8
HOUSE HEATING FUEL				
Occupied housing units	5,862	± 294	100.0%	
Utility gas	3,186	± 269	54.4%	± 4.6
Bottled, tank, or LP gas	693	± 172	11.8%	± 3.0
Electricity	561	± 177	9.6%	± 2.8
Fuel oil, kerosene, etc.	1,246	± 263	21.3%	± 4.1
Coal or coke	17	± 27	0.3%	± 0.5
Wood	149	± 70	2.5%	± 1.2
Solar energy	0	± 89	0.0%	± 0.6
Other fuel	10	± 18	0.2%	± 0.3
No fuel used	0	± 89	0.0%	± 0.6
VALUE				
Owner-occupied units	4,434	± 302	100.0%	
Less than \$50,000	726	± 169	16.4%	± 3.6
\$50,000 to \$99,999	381	± 101	8.6%	± 2.2
\$100,000 to \$149,999	944	± 173	21.3%	± 3.5
\$150,000 to \$199,999	1,059	± 205	23.9%	± 4.2
\$200,000 to \$299,999	1,007	± 173	22.7%	± 3.8
\$300,000 to \$499,999	210	± 88	4.7%	± 2.0
\$500,000 to \$999,999	107	± 87	2.4%	± 1.9
\$1,000,000 or more	0	± 89	0.0%	± 0.7
Median (dollars)	155,700	± 6,311		

Source: 2007-2011 American Community Survey

Educational attainment

	COUNT		PERCENTAGE	
	Estimate	Margin of error	Estimate	Margin of error
Population 25 years and over	10,729	± 295	100%	
EDUCATIONAL ATTAINMENT				
Less than 9th grade	278	± 138	2.6%	± 1.3
9th to 12th grade, no diploma	802	± 175	7.5%	± 1.6
High school graduate (includes equivalency)	4,432	± 408	41.3%	± 3.5
Some college, no degree	2,106	± 258	19.6%	± 2.4
Associate's degree	1,332	± 251	12.4%	± 2.3
Bachelor's degree	1,057	± 199	9.9%	± 1.8
Graduate or professional degree	722	± 160	6.7%	± 1.5
Percent high school graduate or higher			89.9%	± 1.8
Percent bachelor's degree or higher			16.6%	± 2.6

Source: 2007-2011 American Community Survey

Language spoken at home

	COUNT		PERCENTAGE		SPEAK ENGLISH LESS THAN "VERY WELL"	
	Estimate	Margin of error	Estimate	Margin of error	Estimate	Margin of error
Population 5 years and over	14,135	± 153	100%			
LANGUAGE SPOKEN AT HOME						
English only	13,661	± 251	96.6%	± 1.2		
Language other than English	474	± 163	3.4%	± 1.2	187	± 122
Spanish	248	± 118	1.8%	± 0.8	136	± 103
Other Indo-European languages	161	± 89	1.1%	± 0.6	51	± 61
Asian and Pacific Islander languages	42	± 55	0.3%	± 0.4	0	± 89
Other languages	23	± 37	0.2%	± 0.3	0	± 89

Source: 2007-2011 American Community Survey

Labor Force Characteristics

Labor force, employment and unemployment

	TOTAL		IN LABOR FORCE		EMPLOYED		UNEMPLOYMENT RATE	
	Estimate	Margin of error	Estimate	Margin of error	Estimate	Margin of error	Estimate	Margin of error
Population 16 years and over	12,155	± 293	64.7%	± 3.1	59.6%	± 2.9	7.7%	± 2.1
AGE								
16 to 19 years	644	± 140	54.7%	± 13.0	44.1%	± 12.8	19.3%	± 12.7
20 to 24 years	782	± 230	83.4%	± 8.0	70.2%	± 11.8	14.6%	± 10.8
25 to 44 years	4,151	± 361	81.9%	± 5.3	75.4%	± 5.7	7.9%	± 3.4
45 to 54 years	2,618	± 363	78.5%	± 6.8	74.5%	± 7.3	5.1%	± 3.8
55 to 64 years	1,849	± 233	65.1%	± 6.8	63.2%	± 6.9	3.0%	± 2.2
65 to 74 years	1,289	± 239	13.6%	± 5.6	11.9%	± 5.3	12.0%	± 17.7
75 years and over	822	± 192	2.8%	± 3.3	1.0%	± 1.6	65.2%	± 57.8
RACE AND HISPANIC OR LATINO ORIGIN								
One race	12,129	± 291	64.7%	± 3.1	59.6%	± 2.9	7.8%	± 2.1
White	11,749	± 300	65.9%	± 3.1	60.8%	± 2.9	7.6%	± 2.1
Black or African American	312	± 105	19.2%	± 16.8	17.0%	± 16.8	11.7%	± 23.9
American Indian and Alaska Native	20	± 24	75.0%	± 43.7	0.0%	± 66.3	100.0%	± 76.6
Asian	46	± 55	76.1%	± 50.8	76.1%	± 50.8	0.0%	± 50.1
Pacific Islander	0	± 89	-	**	-	**	-	**
Some other race	2	± 5	0.0%	± 100.0	0.0%	± 100.0	-	**
Two or more races	26	± 23	34.6%	± 50.1	34.6%	± 50.1	0.0%	± 98.9
Hispanic or Latino origin (of any race)	183	± 113	30.1%	± 28.0	26.2%	± 28.0	12.7%	± 25.8
White alone, not Hispanic or Latino	11,609	± 300	66.3%	± 3.1	61.1%	± 2.9	7.6%	± 2.1
SEX								
Population 20 to 64 years	9,400	± 326	77.8%	± 3.6	72.3%	± 3.7	6.9%	± 2.1
Male	4,918	± 307	75.4%	± 5.5	68.3%	± 5.6	9.3%	± 3.4
Female	4,482	± 225	80.3%	± 4.6	76.7%	± 4.6	4.5%	± 2.3
With own children under 6 years	431	± 113	86.3%	± 9.7	77.5%	± 12.7	10.2%	± 10.7
EDUCATIONAL ATTAINMENT								
Population 25 to 64 years	8,618	± 346	77.3%	± 4.1	72.5%	± 4.2	6.2%	± 2.1
Less than high school graduate	654	± 178	52.8%	± 13.4	44.3%	± 12.8	15.9%	± 12.6
High school graduate (includes equivalency)	3,339	± 363	71.1%	± 6.1	64.0%	± 6.7	10.1%	± 4.5
Some college or associate's degree	3,017	± 336	84.4%	± 5.6	80.9%	± 5.7	4.1%	± 3.1
Bachelor's degree or higher	1,608	± 266	86.6%	± 5.3	85.9%	± 5.4	0.9%	± 1.2

Table formula:
LABOR FORCE = # EMPLOYED + # UNEMPLOYED
% IN LABOR FORCE = LABOR FORCE / TOTAL * 100%
% EMPLOYED = # EMPLOYED / TOTAL * 100%
UNEMPLOYMENT RATE = # UNEMPLOYED / LABOR FORCE * 100%

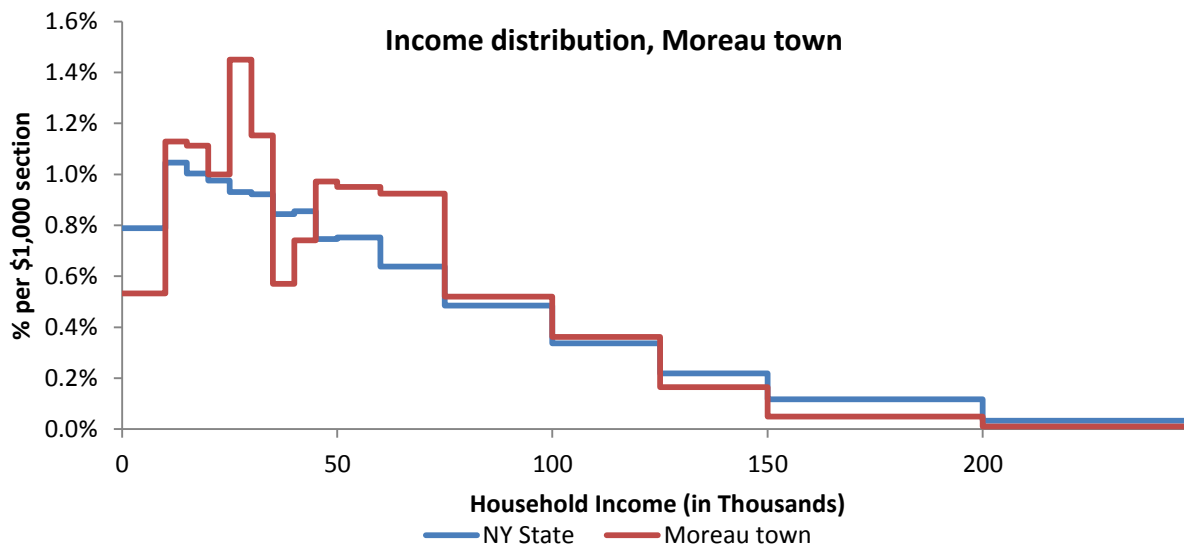
Source: 2007-2011 American Community Survey

Household Income

Distribution

	Estimate	Margin of error	Interval width (in \$1,000)	Est. per \$1,000 section
Total:	5,862	± 294		
Less than \$10,000	312	± 132	10	31.2
\$10,000 to \$14,999	331	± 153	5	66.2
\$15,000 to \$19,999	326	± 126	5	65.2
\$20,000 to \$24,999	293	± 133	5	58.6
\$25,000 to \$29,999	425	± 143	5	85.0
\$30,000 to \$34,999	338	± 123	5	67.6
\$35,000 to \$39,999	167	± 64	5	33.4
\$40,000 to \$44,999	217	± 109	5	43.4
\$45,000 to \$49,999	285	± 88	5	57.0
\$50,000 to \$59,999	557	± 191	10	55.7
\$60,000 to \$74,999	813	± 158	15	54.2
\$75,000 to \$99,999	762	± 154	25	30.5
\$100,000 to \$124,999	531	± 109	25	21.2
\$125,000 to \$149,999	242	± 95	25	9.7
\$150,000 to \$199,999	146	± 61	50	2.9
\$200,000 or more	117	± 67	-	-

Source: 2007-2011 American Community Survey



Source: 2007-2011 American Community Survey

Poverty

Poverty characteristics

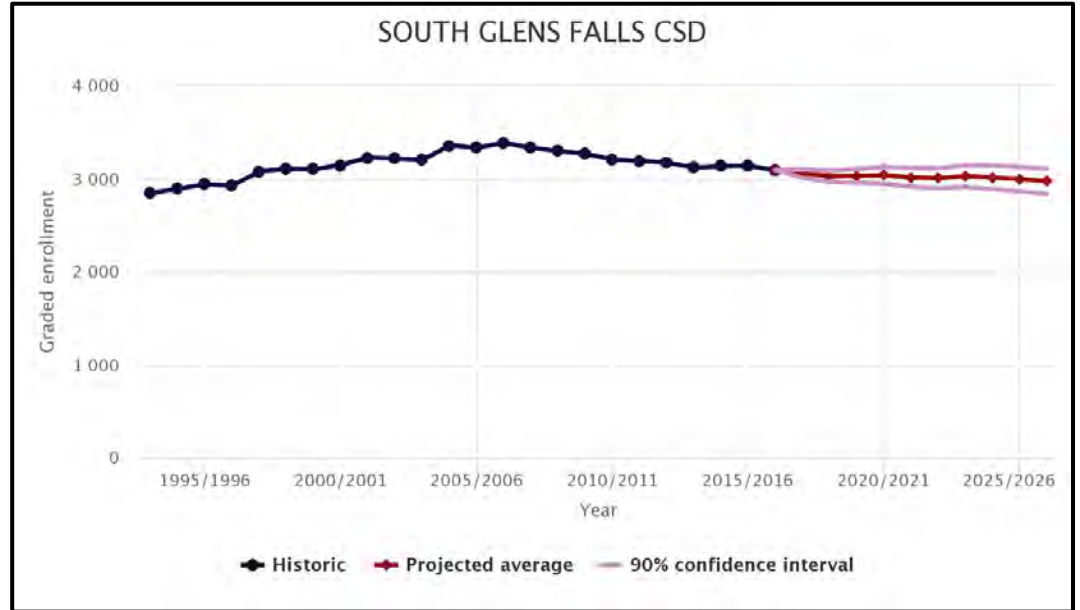
	TOTAL		BELOW POVERTY LEVEL		PERCENT BELOW POVERTY LEVEL	
	Estimate	Margin of error	Estimate	Margin of error	Estimate	Margin of error
Population for whom poverty status is determined	13,970	± 284	1,105	± 433	7.9%	± 3.1
AGE						
Under 18 years	2,861	± 262	279	± 200	9.8%	± 6.8
Related children under 18 years	2,861	± 262	279	± 200	9.8%	± 6.8
18 to 64 years	8,998	± 336	638	± 240	7.1%	± 2.6
65 years and over	2,111	± 247	188	± 110	8.9%	± 5.2
SEX						
Male	6,666	± 304	416	± 209	6.2%	± 3.1
Female	7,304	± 296	689	± 336	9.4%	± 4.4
RACE AND HISPANIC OR LATINO ORIGIN						
One race	13,950	± 281	1,105	± 433	7.9%	± 3.1
White	13,781	± 297	1,086	± 434	7.9%	± 3.1
Black or African American	95	± 81	19	± 21	20.0%	± 24.0
American Indian and Alaska Native	15	± 24	0	± 89	0.0%	± 76.6
Asian	59	± 77	0	± 89	0.0%	± 38.6
Hispanic or Latino origin (of any race)	55	± 62	7	± 11	12.7%	± 25.8
White alone, not Hispanic or Latino	13,733	± 300	1,086	± 434	7.9%	± 3.1
EDUCATIONAL ATTAINMENT						
Population 25 years and over	10,118	± 356	686	± 242	6.8%	± 2.3
Less than high school graduate	884	± 175	154	± 101	17.4%	± 10.5
High school graduate (includes equivalency)	4,119	± 385	296	± 143	7.2%	± 3.4
Some college, associate's degree	3,391	± 359	224	± 125	6.6%	± 3.7
Bachelor's degree or higher	1,724	± 283	12	± 20	0.7%	± 1.1
EMPLOYMENT STATUS						
Civilian labor force 16 years and over	7,851	± 400	466	± 218	5.9%	± 2.7
Employed	7,243	± 373	288	± 156	4.0%	± 2.2
Male	3,563	± 275	73	± 62	2.0%	± 1.7
Female	3,680	± 245	215	± 128	5.8%	± 3.4
Unemployed	608	± 173	178	± 98	29.3%	± 14.4
Male	392	± 140	110	± 85	28.1%	± 19.1
Female	216	± 97	68	± 50	31.5%	± 21.4
WORK EXPERIENCE IN THE PAST 12 MONTHS						
Population 16 years and over	11,509	± 391	857	± 296	7.4%	± 2.6
Worked full-time, year-round	5,223	± 347	83	± 75	1.6%	± 1.5
Worked part-time or part-year	2,923	± 344	369	± 183	12.6%	± 5.6
Did not work	3,363	± 391	405	± 186	12.0%	± 5.2

Source: 2007-2011 American Community Survey

South Glens Falls Central School District

Past and projected total graded enrollment

Year	Enrollment		
1993	2845		
1994	2891		
1995	2937		
1996	2926		
1997	3078		
1998	3104		
1999	3100		
2000	3146		
2001	3227		
2002	3213		
2003	3201		
2004	3356		
2005	3332		
2006	3381		
2007	3330		
2008	3295		
2009	3266		
2010	3204		
2011	3189		
2012	3171		
2013	3117		
2014	3132		
2015	3136		
2016	3091	Lower Boundary	Upper Boundary
2016	3091	3091	3091
2017	3055.847	3008.5	3098.5
2018	3025.601	2962	3083
2019	3030.602	2954	3101.5
2020	3036.172	2944.5	3126
2021	3012.999	2911.5	3114
2022	3003.41	2897.5	3112
2023	3027.73	2910	3140.5
2024	3012.077	2886.5	3138.5
2025	2994.227	2863.5	3124.5
2026	2972.733	2835	3104.5



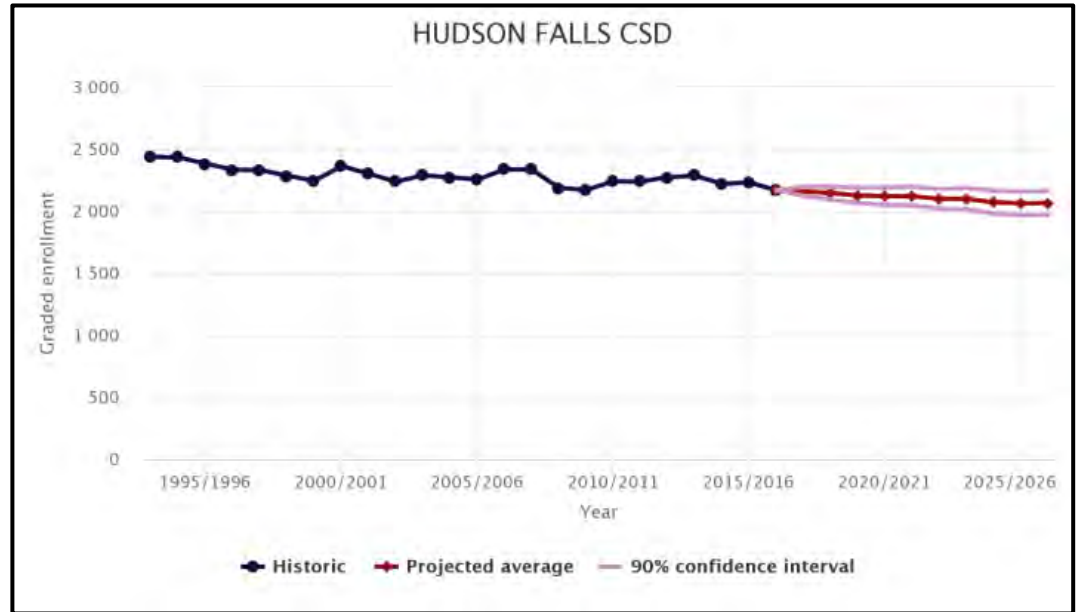
Source: Cornell University – Program on Applied Demographics

<https://pad.human.cornell.edu/schools/projections.cfm>

Hudson Falls Central School District

Past and projected total graded enrollment

Year	Enrollment		
1993	2438		
1994	2433		
1995	2384		
1996	2334		
1997	2332		
1998	2286		
1999	2246		
2000	2363		
2001	2303		
2002	2238		
2003	2289		
2004	2273		
2005	2255		
2006	2336		
2007	2336		
2008	2188		
2009	2172		
2010	2240		
2011	2239		
2012	2273		
2013	2287		
2014	2220		
2015	2232		
2016	2169	Lower Boundary	Upper Boundary
2016	2169	2169	2169
2017	2159.59	2124	2197
2018	2146.403	2093.5	2199
2019	2127.469	2065.5	2188.5
2020	2121.205	2051	2191.5
2021	2119.666	2046.5	2197
2022	2100.549	2021	2179
2023	2099.13	2013.5	2187
2024	2072.208	1981	2165.5
2025	2063.818	1968.5	2158.5
2026	2066.489	1969	2162.5



Source: Cornell University – Program on Applied Demographics

<https://pad.human.cornell.edu/schools/projections.cfm>

Attachment D: Status Report on the 2008 Comprehensive Plan

Attachment D: Status Report on the 2008 Comprehensive Plan

Category	Recommendation	Status
General Land Use	<ol style="list-style-type: none"> 1) Adopt the new Comprehensive Land Use Plan. 2) Appoint a Zoning Revision Committee to revise the Zoning Law and Subdivision Regulations. 3) Revise the Town Zoning Law and Subdivision Regulations according to the recommendations in the new Comprehensive Land Use Plan. Include the following zoning district changes and address revisions as follows: <ul style="list-style-type: none"> • As a method to protect farmlands develop and adopt an agriculture protection district. • Develop conservation subdivision regulations which require preservation of open space through land set-asides. • Expand the C-1 District below Exit 17 in the area west of the Northway to NYS Route 9. 	<p>Completed Completed Project initiated – Incomplete</p>
Housing	<ol style="list-style-type: none"> 1) Amend the Zoning Law to allow for “in-law” dwellings or apartments in which are regulated and monitored by the Town Code Enforcement Officer. 2) Develop and adopt a housing affordability strategy that pursues meaningful subsidies and provides worthwhile incentives for availability of housing across a range of housing types (single family detached, townhouses, rental units, etc.) to all income segments of the Town’s population. 	<p>Incomplete Incomplete</p>
Natural Resources Protection	<ol style="list-style-type: none"> 1) Create a uniform set of standards in the Zoning Law that will address the protection of open space and natural resources. 2) Reserve areas with agriculturally valuable soils for agricultural uses to the greatest extent possible during site plan review. 3) Develop site-planning standards that consider the impact of development of important public view sheds. 4) Adopt a groundwater protection law under the guidance of the Saratoga County Soil and Water Conservation District. 5) Create a uniform set of standards in the Zoning Law that will address the protection of open space and natural resources. 6) Reserve areas with agriculturally valuable soils for agricultural uses to the greatest extent possible during site plan review. 7) Develop site-planning standards that consider the impact of development of important public view sheds. 8) Adopt a groundwater protection law under the guidance of the Saratoga County Soil and Water Conservation District. 9) Adopt a set of conservation design guidelines that protect the integrity of the natural landscape and direct development to the most appropriate locations on individual sites. 10) 10) Identify areas and work with local and government organizations and non-profits (Open Space Project, DEC, Moreau Recreation Commission) to develop appropriate open space protection measures. 	<p>Draft law developed; comments received Ongoing – Draft law developed; comments received Incomplete SWPPP process in place and actively administered Draft law developed; comments received Ongoing – Part of review process in agriculture district Draft law developed; comments received Under consideration Draft law developed; comments received Incomplete</p>

Attachment D: Status Report on the 2008 Comprehensive Plan (cont.)

Category	Recommendation	Status
Recreation	<ol style="list-style-type: none"> 1) Develop a long-range recreation plan, prioritize needs and identify funding for individual improvements. 2) Support the future inter-municipal Local Waterfront Revitalization Program with neighboring Hudson River communities. 	<p>Underway and ongoing Underway and ongoing</p>
Economic Development	<ol style="list-style-type: none"> 1) Develop a focused strategy to encourage business development along the NYS Route 9 corridor and the interchange with I-87. 2) Continue to promote the Moreau Industrial Park. Assist Saratoga Economic Development Corporation with recruitment efforts. 3) Continue to identify other areas in the Town for light and heavy industry. 4) Identify the types of businesses the Town primarily wants to attract. Explore how to improve access and ways to enjoy the river. 	<p>Study complete; Findings under review Underway and ongoing Underway and ongoing</p>
Infrastructure	<ol style="list-style-type: none"> 1) Develop a Capital Improvements Plan that considers the costs of providing sewer and water to new areas of the community. 2) Expand cable television service town-wide. 3) Extend the municipal water system along Fortsville Road 4) Investigate the opportunities for supplying alternative water sources to the municipal water system 	<p>In-depth sewer study underway No longer applicable; to be removed Complete Under review</p>

Attachment E: Glossary of Terms

Definitions²⁰. As used in this plan, the term:

(a) “town comprehensive plan” means the materials, written and/or graphic, including but not limited to maps, charts, studies, resolutions, reports and other descriptive material that identify the goals, objectives, principles, guidelines, policies, standards, devices and instruments for the immediate and long-range protection, enhancement, growth and development of the town located outside the limits of any incorporated village or city.

(b) “land use regulation” means an ordinance or local law enacted by the town for the regulation of any aspect of land use and community resource protection and includes any zoning, subdivision, special use permit or site plan regulation or any other regulation which prescribes the appropriate use of property or the scale, location and intensity of development.

²⁰ New York Consolidated Laws, Town Law - TWN § 272-a. Town comprehensive plan