TOWN OF BROADALBIN
NEW YORK

New York State Topography Map, 1899

COMPREHENSIVE PLAN

FEBRUARY 2005

IN COOPERATION WITH:

Community Planning & Environmental Associates

PREPARED BY:

Town of Broadalbin
Planning Board

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Acknowledgements

This plan is dedicated to Stuart Hayes for his over 40 years of service to the Town of Broadalbin and for all he did to motivate the Town to develop this Plan.

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Introduction

THE PLANNING PROCESS

Communities with a comprehensive plan grow by choice, not by chance. A plan makes growth thoughtful, understandable, and predictable. A plan shows that a community is managing its future. A plan attracts investment and wins funding for community projects.

In New York State, the comprehensive plan is the policy foundation upon which communities are built. It is a forward-looking document—a guide for decisions and actions by local government officials in shaping the immediate and long-range future of their municipality. It identifies needs and recommends goals, objectives, strategies, principles, and standards to improve the health, safety, and general welfare of their community and its residents.

The Town of Broadalbin is authorized to develop and adopt a comprehensive plan by New York State Town Law Section 272-a. Although the plan, itself, is not local law, the plan will be implemented through local laws and local government initiatives. State statutes also require that all land-use laws in a municipality be consistent with a comprehensive plan.

The Town of Broadalbin gains several advantages from having a comprehensive plan including:

1) All government agencies planning capital projects in Broadalbin must first consider this plan, giving the Town influence and authority with the projects and actions of other government agencies within its municipal boundaries.
2) Development of the comprehensive plan builds consensus and support for common goals.
3) Programs and regulations consistent with the plan will protect Town resources and encourage desired development and growth. The comprehensive plan is also given great weight by sources of government and other funding.
4) In New York State, all land use regulations must be in accordance with a comprehensive plan (Section 272-a). The plan provides the basis for regulatory programs.

The Town of Broadalbin Planning Board developed this comprehensive plan at the request of and for adoption by the Town Board. The Planning Board met monthly and with Community Planning and Environmental Associates consultants, conducted an extensive planning process that included significant participation and input from residents. The process included: surveys of residents and businesses, community visioning workshops, a community image survey, background studies, mapping, meetings; defining goals and recommendations based on identified problems, and presentation of the draft plan for public forum comment.

The following public events took place during the comprehensive planning process.

- Monthly meetings of the Planning Board
- Resident Survey
- Community Visioning Workshop
- Community Image Survey
- Business Interviews
- Presentation of Draft Comprehensive Plan to Public
- First Hearing on Draft Plan
- Recommendation of the Comprehensive Plan to the Town Board
- Town Board sponsored Public Hearing

The issues, goals, and recommended strategies detailed below are based on studies, information, and data gathered about the Town of Broadalbin from a variety of sources. Specific sources of information used to prepare this plan included:

- Resident and Business Surveys.
- Planning Workshops.
- Background studies of land use, population and economic profiles, housing, community facilities, transportation, recreation and educational resources, public safety programs, and environmental conditions of the Village and analysis of regional growth patterns and trends that have affected, and will continue to affect area growth.
- Information and perspective from the Planning Board.
- Information from the planning consultant.
- Public attendance at the various public meetings hosted by the Planning Board.

The vision statement, articulated on page 60, sets the tone and overall direction the Town should take to shape its future. After the vision statement was drafted, the Planning Board worked to identify issues that should be addressed by the plan. For each issue, one or more goals have been established. The goals included in this plan are broad statements that reflect “ideal” future conditions desired by the Town. They were identified through a comprehensive planning process that included multiple opportunities for public participation. The goals offer more specific direction and are consistent with the stated vision of Broadalbin. The recommendations are a series of action steps and strategies that the town can take to accomplish each goal contained in this plan. When put into action, these strategies will help the Town of Broadalbin attain its vision.

A Profile of the Town of Broadalbin

1. Location

The Town of Broadalbin is located in Fulton County along the southern shores of the Great Sacandaga Lake (a popular recreational, boating and fishing area). The Town is approximately 10 miles north of the City of Amsterdam (along Route 30) and Interstate 90, eight miles east of the City of Gloversville and 20 miles west of Saratoga Springs. A significant portion of Broadalbin (approximately 53%) is within New York State's Adirondack Park. The area is considered the southern gateway to the Adirondacks.

Some Statistics:
Town of Broadalbin- 25,470 Total Acres
Portion in Adirondack Park- 13,442 Acres
Land Area- 20,315 Acres
Great Sacandaga Lake- 5,155 Acres (portion in the Town)

2. Cultural Features

2.a History

Broadalbin is a community that has, from the beginning of time, developed and progressed because of its natural – and manmade -- resources. Indians, although not fulltime residents, visited the area's creeks and streams for fishing and hunted its woods and forests for game and pelts. Settlers were initially drawn by fertile agricultural land, water power to fuel early industry, an abundance of pelts and furs for tanning and trading. The needs of these people brought others – merchants, doctors, lawyers, teachers – to provide necessary services.

The first known settler was a German immigrant, Henry Stoner, who brought his family – his wife, Katherine Barnes of Mayfield, and two sons (one of whom grew up to become a famous Indian fighter and guide, Nick Stoner) -- to a farming plot northwest of where the existing village sits. The year was 1770. Following the Stoners in1773 was Philip Helmer. He established a farm about two miles east of the Stoners. Others soon followed, building homes in what was to become the first village, a place called Kennyetto, an Indian word meaning a "snake trying to swallow its tail." The name endured for the creek described but the settlement didn't. Many of the early residents moved as quickly as they came, leaving the pristine fields and forests for the safer and more secure Johnstown. Indian attacks and forays were still a major concern.

Permanent settlement came after the American Revolution when a number of Scottish immigrants arrived, along with some Dutch settlers and New Englanders moving west. The town, parts of which had been included in a number of early patents (from the

massive Kayderosseras document of 1708 to the 1741 Sacandaga patent, the 1770 Glen patent and the 1785 Stringer patent), was formally founded at a 1793 meeting. This was later declared illegal so the actual birth date is now listed as April 1, 1794.

While much of the concentrated settlement was in and around the Village of Broadalbin, then known as Fonda's Bush for an early settler who eventually moved onto Fonda, there were pockets of thriving settlements in all corners of the town, initially encompassing both Northampton and Perth. Hamlets such as Union Mills, Benedict Corners, Old Mill Corners, North Broadalbin, and Stevers Mills grew up around their own local industries. By 1824, the population stood at 2,428 with 2,310 cattle; 554 horses; and 4,641 sheep. Taxable property, according to Horatio Gates Spafford in the New York State Gazetteer, amounted to $234,184. There were six grist mills, 17 saw mills, two oil mills, two carding machines, two flax mills, one trip hammer, one paper mill, two asheries and one woolen manufacturer operating in the town. Knitting mills, glove shops and the glove-making cottage industry, which would flourish well into the 20th century, were established later. There were 12 schoolhouses. Most every community had its own store, blacksmith, tavern; some even had a church.

The churches of Broadalbin are rich in history. Three – the Methodist, Presbyterian and Baptist – all go back to the 1790s while St. Joseph's Roman Catholic Church was built in 1888 on Saratoga Avenue and moved to its existing site in 1955. St. Basil's Ukrainian Church in Union Mills (razed in 2003) was constructed as the Union Mills Christian Church in 1826 and the Hemlock Church in North Broadalbin was founded as the Union Church in the early 1850s.

Sacandaga Bible Conference dates back to 1936, when volunteers erected the first building and conducted a three-week summer session of religious meetings. Two more weeks were added to the schedule the following year. Campers lived in tents until the first dormitory was constructed in 1938. Today, nearly 7,000 youngsters are accommodated there each season.

As transportation and communication improved, smaller industries in the hamlets closed. So did the ancillary businesses and services, making the village, which incorporated in 1924, the centralized business area. In the middle of the 20th century, it contained six grocery stores, a department store, bank, drug store and ice cream parlor, liquor store, bakery, a hardware store and lumber company, a five-and-ten, two newsrooms, a restaurant, a dry cleaner, a barbershop and several beauty parlors, three gas stations, the meat market and a feed store. Also two doctors, one dentist, two insurance offices, two

funeral homes and two lawyers; three glove shops, the knitting mill and D. and K. Fiber (now known as Fiber Conversion).

The town, now mostly a bedroom community, has had its share of characters and celebrities. Among them was the prolific author Robert W. Chambers, who wrote romantic novels, mysteries, historical fiction and has been credited as the father of modern science fiction. He published more than 100 books, including six children's books and two plays. Another was Miss Katherine "Kitty" Husted. She was a wealthy woman known for her community mindedness and great generosity. Kitty established the Italian Gardens, constructed the swinging bridge over the large Kennyetto pond (located between the North Main Street business district and Maple Street) and provided the popular swan boats for public usage, and financed the construction of the picturesque railroad station. In more recent years, Raymond Tomlinson, a 1959 graduate of Broadalbin High School, would develop the concept of e-mail as a way to enhance internal communications for his business.

Rail service connected the town to Gloversville and Johnstown in the late 1800s; bus service to and from Amsterdam was established in 1912. Then, in the 1930s, came the Sacandaga Reservoir, created to control Hudson River water levels. This would again change the character of the town. Much was lost, including hamlets that were flooded out; even more was gained. The area is now a mecca for summer residents, who own and live in camps all along the shoreline.

The privately owned and operated Sacandaga Boat Club is on Lakeview Road, as is the town-operated beach, maintained exclusively for Broadalbin residents, and a state boat launch opened in the 1990s. This attracts countless visitors who come to the lake each year for fishing and water sports activities but do not own or rent property here.

Also drawing visitors are such attractions as the Eagle Mills Cider Company complex on Eagle Mills Road; the Funny Farm Comedy Club and a new drive-in theater on Route 29; a number of restaurants and taverns scattered throughout the town. Broadalbin also offers recreation – from ice fishing to snowmobiling – in the winter months.

It is believed that this is the only Broadalbin in the world. The name evolved from Breadalbane, which was favored by Scottish settlers after a community in their native land. Use of Fonda's Bush waned early and an 1815 attempt to name the community Rawsonville in honor of the first physician, J.W. Rawson, failed. The post office has been named Broadalbin since it was originally established in 1804. Today's population, according to the 2000 census, stands at 5,066.

2.b. Recreational Features

Recreational facilities available in the town include the town-operated beach and the boat launch site (owned by DEC). The county maintains a cross-country ski trail. There are also snowmobile trails and a variety of facilities at the school. These include a skating rink, soccer and baseball fields, football, tennis, basketball courts and a track. These

school facilities are open to some use by non-school groups and individuals. The town sponsors a youth commission summer program that uses school facilities in the summer.

2.c. Historical Features

Numerous historical locations are located in Broadalbin, mostly within the Village limits. These sites include the Italian gardens, site of Husted Lake and its suspension bridge, the Depot and Knitting mills, the Hotel Broadalbin (formerly known as the Kennyetto Inn), Presbyterian Church, Baptist Church, Methodist Church, St. Joseph's Church, and the Chambers Estate.

3. Land Use

The majority of tax parcels in Broadalbin are categorized as residential (66%) or vacant lands (26.7%). Residential properties also represent the largest contribution to total assessed value (land plus improvements) with 69.1% of the town's total. While there are only a small number of commercial (98) and public service (42) parcels, these categories make up 5.3% and 10.6% of Broadalbin's total assessed value.

Tax Parcel Breakdown by Land Use Category, 2001

Use Category	Description	Parcels	% of Total	Total Assessed Value	
		Parcels		Dollar Value	% of Total
100	Agriculture	40	1.2%	$2,669,990	1.5%
200	Residential	2,124	66.1%	$126,591,296	69.1%
300	Vacant Land	859	26.7%	$9,710,217	5.3%
400	Commercial	98	3.1%	$9,684,760	5.3%
500	Recreation & Entertainment	9	0.3%	$1,393,350	0.8%
600	Community Services	42	1.3%	$19,372,244	10.6%
700	Industrial	5	0.2%	$1,573,700	0.9%
800	Public Service	24	0.7%	$5,281,863	2.9%
900	Public Parks, Wild, Forested and Conservation	12	0.4%	$7,038,178	3.8%
	Totals	3,213		$183,315,598	

Source: New York State Office of Real Property Services, 2001

According to the Land Classification Map, the part of town with the highest intensity of development occurs along the shore of the lake and in or immediately adjacent to the Village of Broadalbin. In that portion of Town included in the Adirondack Park, the predominant land uses are low intensity residential and forestland. There are scattered agricultural fields located in this section of town. South of the Adirondack Park Blue Line, a large portion of the land base is in low intensity residential use. The middle portion of town is predominated by evergreen and deciduous forests, streams and wetlands. Agricultural fields are more prominent in the most southern portions of Town. The remaining farms are surrounded by either woodland or residential uses.

3a. Land Use within the Adirondack Park

Within the Adirondack Blue Line, the APA regulates land uses according to use (See Adirondack Park Agency Land Classification Map). The shoreline and a majority of Union Mills Road are classified as moderate intensity uses. Most uses are permitted in the moderate intensity use areas and relatively concentrated residential development is considered appropriate. The rest of the area is either low intensity or rural use. Most uses are also permitted in the low intensity use areas and residential development at a lower intensity than hamlet or moderate intensity is appropriate. A reduced intensity and residential development that preserves rural character is considered appropriate for the rural use areas. Overall intensity guidelines are set for each of these areas. The moderate Intensity Use allows 500 principal buildings per square mile with an average lot size of 1.3 acres. In the low intensity use areas, 200 principal buildings per square mile and an average lot size of 3.2 acres is allowed. The rural use area allows 75 principal buildings per square mile with an average lot size of 8.5 acres.

Shoreline restrictions apply to all lakes and ponds and all rivers and streams navigable by boat, including canoe. Restrictions may be reduced only if a variance is received. Shoreline restrictions apply to all structures greater than 100 square feet in size except docks and boathouses. However, docks and boathouses must comply with specific requirements to be exempt from shoreline setback restrictions. In Broadalbin, the moderate intensity use areas require a 100' minimum lot width and a 50' structure setback.

An APA permit may be needed for subdivisions in this portion of town. A permit is needed if the number of lots (created from the original May 22, 1973, parcel) is equal to or greater than 15 in moderate intensity use areas, 10 in low intensity use areas, and 5 in rural areas. Other permits may be required depending on proposed lot size.

3b. Build-Out Analysis

A build-out analysis was conducted for the Town of Broadalbin. This analysis predicts the amount of potential residential building that could occur under existing development and regulatory conditions. It does not predict when this build-out may occur, but does give the town a picture of what could happen in the future. The GIS software and all digital maps and data were used to calculate the build-out. Several steps were taken and assumptions made to do the build-out analysis. These included:

1. Included the currently allowed building density as established by the APA for areas in the Adirondack Park.
2. Removed from the analysis environmentally constrained areas including open water, streams, and wetlands (plus a 100 foot buffer), 100 year floodplain areas and all slopes over 15%.
3. Removed from the analysis areas that are currently transportation or utility corridors. These included all existing roads, private rights-of-ways and the 40-foot right-of-way for the Amsterdam Aqueduct.
4. Removed all areas that do not accommodate residential development as per the APA regulations for that part of town.
5. Removed all areas that are already fully built-out. These included all existing commercial, recreational, community and public service and industrial lands. It also includes all existing residential parcels that already have a residence where they are on parcels that would not accommodate an additional dwelling (under 2 acres). All residential parcels that could accommodate an additional dwelling were left in the analysis.
6. The steps above are intended to remove from the analysis all unbuildable land and land already built upon. The final step is to calculate the amount of buildable land, and then figure out how many residences that land could accommodate. To do this, the number of potential new residential units for the remaining buildable area in town was calculated as follows:
    a. Calculated the square foot area and acreage for the remaining area;

b. Subtracted 15% of this area for future road building (generally this figure is used as the standard),
c. Divided the remaining area of each parcel by different lot sizes. For this analysis lot sizes of ½ acre, 1 acre, 2 acres and 4 acres were used.
d. Subtracted existing residences within the remaining area from the results. The following table summarizes the results:

Town of Broadalbin Build-Out Calculations (All unbuildable land and land already developed are subtracted, as outlined above.)		
Existing Residences	**Potential Building Density**	**Potential New Residences**
2,625 Housing Units on 2,124 Residential Parcels	½ acre	12,985
	1 acre	6,851
	2 acres	3,849
	4 acres	2,411

- Includes the entire town, including incorporating density restrictions for the APA portion. The following lot sizes were used for the area within the Park: Moderate Intensity (1.28 acres or 55,757 square feet per building); Low Intensity (3.2 acres of 139,392 square feet per building); Rural Use (8.53 acres or 371,712 square feet per building); Wild Forest (no building allowed).

The Build-Out Analysis also allows a prediction of future population and the need for other public services. These are summarized in the table below.

Build-Out Analysis Density Scenarios	**Predicted Additional Population (1)**	**Predicted Additional Water Usage (2)**	**Predicted Number of Additional Cars (3)**	**Predicted Number of Additional Police and Fire Personnel needed (4)**	**Predicted Number of Additional School Aged Children in Broadalbin (5)**
½ acre	33,631	2,522,325 gpd	25,970 cars	34 Police 34 Fire	5,583
1 acre	17,744	1,330,800 gpd	13,702 cars	18 Police 18 Fire	2,946
2 acres	9,968	747,600 gpd	7,698 cars	10 Police 10 Fire	1,655
4 acres	6,244	469,000 gpd	4,822 cars	6 Police 6 Fire	1,037

(1) This was calculated from the 2000 Census figure of 2.59 persons per household for Broadalbin.
(2) This was calculated from a 75 gallon per day usage rate.
(3) This was calculated from assuming each household would have 2 cars.
(4) This was calculated from a standard of one police officer per thousand people and one fire personnel per thousand people.

(5) This was calculated based on 2000 Census figures for Broadalbin showing that approximately 16.6% of the total 2000 population is school-aged.

3.c Agriculture

There is a small amount of active agriculture in the Town of Broadalbin. According to the 2001 New York State Property Tax Assessment Rolls, 40 of the town's parcels were classified as agriculture, with the majority of this land classified "Agricultural Vacant Land (productive)." This classification is generally given to lands without living accommodations that, while used as part of an operating farm, cannot be specifically related to any of the other divisions in the agricultural category. The remaining farmed parcels in Broadalbin were classified as livestock, dairy, field crops, and horse farming.

Almost all of the agricultural lands are located below the Adirondack blue line. For the most part, the agricultural lands are on large parcels surrounded by vacant or residential land uses. As shown on the map, there is little overlap between where currently existing farmlands are and prime farmland soils. Much of the active farmland is located on somewhat to poorly drained soils.

Agriculture Table 1: Classification of Agricultural Parcels in Broadalbin, 2001

	Property Class Code	**Number of Parcels**
Agricultural Vacant Land (productive)	105	26
Livestock and Products	110	3
Dairy Products: Milk, Butter, and Cheese	112	6
Other Livestock: Donkeys, Goats	116	1
Horse Farms	117	1
Field Crops	120	3

Source: New York State Office of Real Property Services, 2001

Agricultural Districts

New York State Agriculture and Markets Law 25AA allows farmers and landowners to form special districts where agriculture is encouraged and protected. This law includes many different techniques to protect farmland. Incorporated into agricultural district legislation are use-value assessment programs, right-to-farm laws, protection from unreasonable local regulation and the requirement of agricultural data statements on local land use decisions that impact lands within the district.

In August 2002, Fulton County expanded its agricultural district to include part of land in Broadalbin. The district includes a number of farms and parcels in the southern half of the town (See the Agricultural Districts and Properties map). There are 1,896 acres in the Agricultural District in the Town, and 2,393 acres of land classified as agricultural by the Town assessors (See Map). Except for one location along County Route 110 (North Street), the ag district is located south of Route 29.

3d. Building Permits and Subdivisions

Between January 2000 and April 2003, there were 233 building permits or renewals issued by the town. Approximately 68 of these were for new homes. Sixty-four of these also had septic system permits issued. (Some new building occurred on sites that already had a septic system). During this same time, there were 40 manufactured housing permits issued.

Between 1993 and 2002, there were 70 minor subdivisions approved in the Town of Broadalbin. As of 2002, there were an additional 7 that have not yet been approved by the Planning Board. There were three major subdivisions. This subdivision activity resulted in the formation of 91 new building lots. Compared to other upstate New York communities, this should be considered a high rate of subdivision.

4. Physical Features

4a. Bedrock Geology

Bedrock is the many-miles-thick crust of the earth. It is solid rock made up of many individual rock types. It is present everywhere, but is usually covered by other surficial deposits. The accompanying Bedrock Geology map identifies the six different rock types found in the Town. For an explanation of the different geologic formations in New York State, see the website http://gretchen.geo.rpi.edu/roecker/nys/nys_edu.pamphlet.html. A large portion of the eastern and southern portions of town have bedrock material classified as the CBK-Beekmantown Group. Glacial and alluvial deposits are found only along the shore of the Great Sacandaga Lake.

4b. Surficial Geology

The following explanation of surficial geology is quoted directly from the website: http://gretchen.geo.rpi.edu/roecker/nys/nys_edu.pamphlet.html. An analysis of the town's surficial geology can help identify several issues related to topography, land development, and land use. The types of surficial deposits in Broadalbin include fluvial sand and gravels, outwash sand and gravels, kame and kame moraine deposits, till, and lacustrine sand deposits. Each of these deposits has specific characteristics that influence the ecology of the area and the development potential of the town.

Bedrock generally is covered by a skin of soil and other loose material, especially in regions with humid climates. This cover material results as weathering breaks down the surface rock. The loose materials may remain in place or be eroded, transported, and deposited by water, wind, or glacial ice. In 90 percent of New York State, bedrock is buried by surficial deposits that are more than one meter thick. Most of these deposits were left by a continental glacier (an ice sheet) that was perhaps 2 km thick.

Till is the most abundant glacial deposit. It is an unsorted mixture of mud, sand, gravel, cobbles, and boulders that the glacier spread over the countryside. Till can be up to 50 meters thick. It is generally thickest in valleys and thinnest over highlands. *Moraines* are elongated ridges or strings of hills that formed at the edge of the glacier and are composed of sand, gravel, or till. The Ronkonkoma and Harbor Hill moraines on Long Island dominate that landscape. The Valley Heads moraine dams the south ends of the Finger Lakes. *Glacial lake beds* are broad layers of mud (deep water) and sand (shore zone) that were deposited and that formed in front of the glacier as the ice melted. *Outwash* is sand and gravel deposited by melt water streams that flowed from the front of the glacier. These kinds of deposits have a wide range of thickness. In places, they be piled one on top of the other.

South of the Adirondack Park, the predominant surficial geology type is till (See Surficial Geology Map). A pocket of lacustrine sand (sand originating from a lake) is found in the southwestern corner of town. Just south of Great Sacandaga Lake, a variety of sand and or gravel and kame deposits predominate the surficial geology.

The Surficial geology map identifies the following formations in the Town:

og - Outwash sand and gravel
Coarse to fine gravel with sand, proglacial fluvial deposition, well rounded and stratified, generally finer texture away from ice border, permeable, thickness variable (2-20 meters). Only a small section of the town in the southeastern corner is in this group.

fds - Fluvial deltaic sand
Same as outwash sand and gravel, except deposition further from glaciers and age is uncertain. These deposits are found along Union Mills Road and surrounding the Kennyetto Creek.

fg - Fluvial sand and/or gravel
Sand and/or gravel, occasional laterally continuous lenses of silt, deposition farther from

glacier than outwash, age and proximity to ice uncertain, permeable, thickness variable (1-20 meters). This deposit can be found along the lake shoreline and extending into town along Eagle Mills Road for about ¾ mile.

k - Kame deposits
Coarse to fine gravel and/or sand, includes kames, eskers, kame terraces, kame deltas, ice contact, or ice cored deposition, lateral variability in sorting, texture and permeability, may be firmly cemented with calcareous cement, thickness variable (10-30 meters). The kame deposits are found between Union Mills Road and NYS Route 29.

ls - Lacustrine sand
Generally quartz sand, well sorted, stratified, usually deposited in proglacial lakes, but may have been deposited on remnant ice, generally a near-shore deposit or near a sand source, permeable, thickness variable (2-20 meters). A small portion of Broadalbin is in this group and can be found between the town boundary and County Route 126.

t - Till Variable texture (boulders to silt), usually poorly sorted sand-rich diamict, deposition beneath glacier ice, permeability varies with compaction, thickness variable (1-50 meters). This group makes up the largest surficial geologic feature in Broadalbin.

4c. Soils

The County Soil and Water Conservation District (SWCD) and USDA Natural Resources Conservation Service (NRCS) are currently developing an updated soils map for Fulton County. Approximately 85% of the Town has been mapped, with the remaining area to be completed in 2003. There is a generalized soils map available from the SWCD. This map and accompanying report have been used in the past to analyze building capacity/soil capability for the town, and is used as a supplement to the partially complete update map for this plan (See Generalized Soils map).
There are six general soil associations in Broadalbin. They include glacial tills, glacial outwash soils, glacio-lacustrine, organic, alluvial and till mantled soils. Those soils with severe limitations to development include the glacio-lacustrine (prolonged wetness and restricted permeability), organic deposits (high water table, lack of drainage, and unstable conditions), alluvial soils (flooding), and till mantled (shallow bedrock). Severe soil limitations mean that soil conditions may be restrictive enough, in terms of high development costs or environmental hazards, to make proposed use questionable. Severe limitations may be overcome through major land alterations however.

The generalized soils map shows areas in the Town that have limitations due to poorly drained, or excessively drained soils. The soils characterized as somewhat-poorly to very-poorly drained occur more frequently in the southern half of the town and account for 10,450 acres, or more than 50% of the land area of the Town.

Most of the severe limitations due to soil characteristics are located throughout the southern sections of Broadalbin south of Route 29. These are areas with very poorly

drained soils. From the lakeshore to Route 29, areas of moderately to poorly drained soils can be found. The area along Union Mills Road is sandy and excessively drained.

A majority of land in Broadalbin has moderate to deep soils. Depth to bedrock limitations is not a large concern in town. Seasonal high water tables can pose limitations to development as well. The closer the water table is to the surface, the wetter the soil will be. Areas having a permanent high water table have severe limitations for development. For development to occur in these areas, construction would need to be elevated and different materials brought in for a septic system. Some areas would be unsuitable for development. There are many areas in Broadalbin that have severe limitations due to seasonal high water. These areas are located in large concentrations throughout the town.

Soil permeability also highly affects development capacity. This is because all residential development in town will need to rely on septic systems. Soils with slow percolation, or very fast percolation would be difficult to construct a properly functioning septic leach field. Soils with slow percolation rates need to have larger land areas to accommodate a leach field. Areas with rapid percolation rates pose a threat to the environment because septic system leachate can quickly reach underground water supplies. Areas with severe permeability limitations are likely not acceptable for large developments. Similar to those areas with high water permeability, a large percentage of Broadalbin's land mass has severe limitations due to permeability. The central portion of town, just northeast from the Village of Broadalbin has a large area having moderate permeability limitations.

A combination of soil limitations such as permeability, bedrock, and seasonal high water indicates the overall development capacity of the town. This analysis indicates that there are relatively few areas in Broadalbin that have soil conditions conducive to easy development. Most areas are likely to need major soil augmentation and would not support dense or large-scale development.
The Agriculture map depicts those Prime Farmland soils that have been identified so far on the soils update map. Prime Farmland soils occur most frequently in the south/central portion of the town, generally in the areas where active farming is present. There is also a concentration in the extreme northeastern area of the town adjacent to the Great Sacandaga Lake.

4d. Slopes

Steep slopes and hillsides contribute to the scenic vistas and natural beauty of the natural environment. Development in these areas (typically defined as slopes of 15% and above) can often result in negative environmental impacts such as soil erosion, degradation of water quality and loss of important viewsheds. Further, in order to negate these impacts, local and state regulations that restrict allowable land uses and/or the intensity of development generally increase the cost of development and consequently housing.

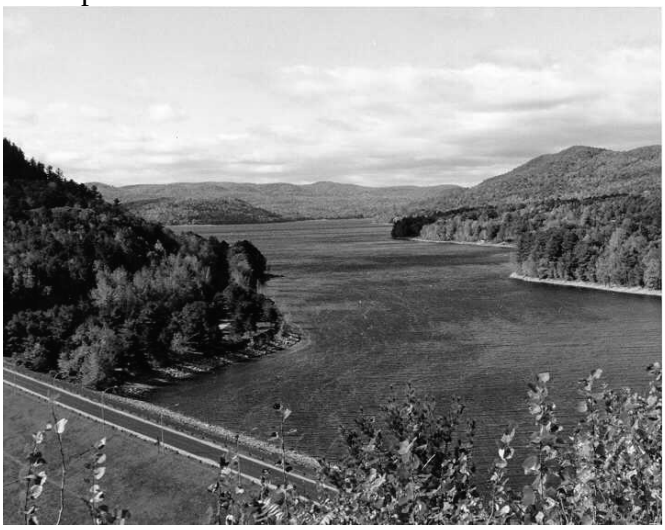
Generally, areas having slopes in excess of 15% have high potential for erosion, siltation, and insufficient filtering of sewage effluent from septic systems.

The highest point of elevation is 1,050 feet, located in the Mills Corners area. The lowest elevation is along the shoreline of the Great Sacandaga Lake (771 feet). Most areas in town are between 3 and 8% slope. These areas are gently rolling landscapes and could be suitable for moderate development. A few locations in the southern portion of town have 0 to 3% slope. These areas are often excessively wet and pose severe limitations for building. Excessively wet areas should, in general, not be built upon.

In Broadalbin, with the exception of the central portion of town, there are very few areas of steep slopes (See Elevation Map). Only three small areas have excessive slopes (15% and greater). Development here would require extensive management and careful design to overcome limitations. These slopes occur generally along the banks of the town's creeks and streams including the Kennyetto Creek and its tributaries, Frenchman Creek (both in the central part of town), Chamber Brook, (borders near the Great Sacandaga Lake), and Hans Creek (northeast corner of the town). The central portion of town has moderate slopes. Severe slopes exist only along the eastern edge of the town.

4e. Water Resources

The predominant water feature in Broadalbin is the Great Sacandaga Lake.



The Great Sacandaga Lake, impounded at Conklingville Dam

The Great Sacandaga Lake is a 29-mile long reservoir with 125 miles of shoreline and a total capacity of 37.75 billion cubic feet located in Saratoga and Fulton Counties. The lake was completed in the early 1930s and benefited commercial, electrical utilities and flood control interests. Waters released from the Conklingville Dam continue through the Sacandaga River until meeting the Hudson River and eventually the Atlantic Ocean at New York City. Towns on the lake include Mayfield and Broadalbin in the South and

Northampton, Edinburg and Day in the North. The Adirondack Park Agency and the Hudson River-Black River Regulating District protect the lake.

The Great Sacandaga Lake has evolved into a four season recreational destination for residents of the northeast. The lake is home to Northhampton State Park operated by the New York State Department of Environmental Conservation and public boat launches as well as marinas. Activities include golfing, camping, fishing, motor and sail boating, water skiing, ice fishing, snowmobiling and cross-country skiing.

The lake was created to reduce flooding in the Hudson and Black River watersheds, and to augment river flow in times of drought. The Hudson River-Black River Regulating District was created in 1959, when the New York State Legislature passed legislation combining the Hudson River Regulating District - founded in 1922 - and the Black River Regulating District founded in 1919. Both were created to regulate the flow of the waters in these watersheds. Specifically, the District's responsibilities involve reducing floods caused by excess run-off, and augmenting river flow at times of drought or other periods when normal river flows are low.

The $12,000,000 construction cost of the Conklingville Dam and reservoir was apportioned among downstream beneficiaries including the cities of Albany, Rensselaer, Troy, Watertown and Watervliet, and the villages of Carthage, Green Island and West Carthage. All of these benefit from flood protection. Twenty-six corporations depend on augmented low river flow to power industrial. No federal or state funds were used in any District project.

The District is a public benefit corporation, funded almost entirely by beneficiary apportionments of its operating costs, which include reservoir operating and maintenance expenses, administrative costs and property taxes. In addition, the District derives income from an arrangement with (now or formerly) Niagara Mohawk Power Corporation, which generates electricity at its E.J. West facility adjacent to the District-owned Conklingville Dam and Mercer at Stillwater. A cost-defraying income is also derived from annual recreational use permit fees on District-owned Great Sacandaga Lake property. These permits allow landowners whose property adjoins or is near reservoir property to use District-owned shoreline land in ways that do not damage District property or hamper reservoir operations.

The lake covers 5,155 acres in the Town, or about 20% of the Town’s total area.
There is a member-supported group, The Great Sacandaga Lake Association (GSLA) that has organized to promote and protect the lake as a valuable natural and recreational resource (http://www.gsla.org/). Its Board of Directors voted to join The Adirondack Lake Assessment Program in 2001. This program is sponsored by The Resident's Committee to Protect the Adirondacks (http://www.adirondackresidents.org/) in collaboration with the Adirondack Aquatic Institute at Paul Smith's College. As part of this program, The Great Sacandaga was sampled three times during the summer of 2001. Following are some highlights of the report:

Adirondack lakes are subject to the effects of acidic precipitation (i.e., snow, rain)….the acidity status of Sacandaga Reservoir is considered to be low to moderately threatened.

While the pH and CSI (Calcite Saturation Index) are satisfactory, alkalinity values indicate low sensitivity to acidification. The calcium concentrations for Sacandaga Reservoir currently indicate no sensitivity to acidification.

- Phosphorus is one of the three essential nutrients for life and, in northeastern lakes, it is often the controlling, or limiting, nutrient in lake productivity. Excessive phosphorus can lead to algae blooms and a loss of dissolved oxygen within the lake. Surface water concentrations of total phosphorus less that 10 ppb (parts per billion) are associated with clean, clear water conditions. Concentrations greater than 25 ppb are associated with nutrient-rich conditions.

  The total phosphorus in the upper waters of Sacandaga Reservoir ranged from 10 ppb to 12 ppb. The average concentration was 11.0 ppb. Total phosphorus in the bottom waters was found to be 14 ppb.

  Nitrogen is another essential nutrient for life. Nitrate is an inorganic form of nitrogen that is naturally occurring in the environment. It is also a component of atmospheric pollution. Nitrogen concentrations are usually less than 1 ppm in most lakes. Elevated levels of nitrate concentration may indicate lake acidification or wastewater pollution. The nitrate in the upper waters of Sacandaga Reservoir was found to be 0.0 ppm on all three dates the reservoir was sampled. The nitrate concentration in the bottom waters was found to be 0.0 ppm.

- The dissolved oxygen in a lake is extremely important to measure. If dissolved oxygen decreases as we approach the bottom of a lake we know that there is a great amount of bacterial decay that is going on. This usually means that there is an abundance of nutrients, like phosphorus that have collected on the lake bottom. The dissolved oxygen stays fairly stable from the surface to the bottom in Sacandaga Reservoir. The oxygen level is sufficient for warm and cold-water fish.

Watersheds

Broadalbin is divided between two watersheds or drainage basins. The northern two-thirds of the town are located in the Sacandaga Reservoir watershed within the Upper Hudson Drainage Basin; it drains into the Kennyetto Creek and the Great Sacandaga Lake. The southern third is located in the North Chuctanunda Creek watershed within the Mohawk Drainage Basin (Ridge road is the approximate topographic divide). These watersheds are shown on the Floodplain map.

Wetlands

According to the New York State Department of Environmental Conservation Law (6 NYCRR – 664.3 (a)) “It is the public policy of the state…to preserve, protect and conserve freshwater wetlands and the benefits derived there from, to prevent the despoliation and destruction of wetlands, and to regulate use and development of wetlands to secure the natural benefits of those wetlands, consistent with the general welfare and beneficial economic, social and agricultural development of the state.”

Specifically the law points out that wetlands play an important role in flood and stormwater control, the perpetuation of wildlife habitats, regulating and purifying groundwater supplies and surface waters, fisheries and food chains, and educational and scientific research. Furthermore, wetlands can be an important source of open space and, combined with stream channels and ponds, can form natural green corridors through the community.

Freshwater wetlands occur where the water table is at (or near) the land surface for most of the year. Under the New York State Freshwater Wetlands Act of 1975, the State Department of Environmental Conservation (DEC) maps and regulates those wetlands covering at least 12.4 acres as well as smaller wetlands judged to be of unusual local importance. The law requires permits for all non-agricultural activities that could change the quality of a wetland.

According to the State's Wetland Maps, there are approximately 1140 acres of state regulated wetlands within Broadalbin (excluding the areas within the Adirondack Park, which are regulated by the Adirondack Park Agency). The majority of these areas occur south of Route 29. Please See (Water Wetlands and Aquifers map). There are two DEC regulated wetlands between Route 29 and the Adirondack Blue Line.

For more information on the NY State wetland regulation and classification system please see the state's web page (http://www.dec.state.ny.us/website/regs/664.htm#664!2) or Environmental Conservation Law: 6 NYCRR Part 664, Freshwater Wetlands Maps and Classification.

The Chase Vly wetland (300 acres) is the largest single wetland in Broadalbin. It is located at the headwaters of the Chase Vly Creek. This wetland serves as a major re-charge area for underground water sources and for surface streams in both river basins. The wetland is a local and regional asset due to the variety of plant and animal life found there.

Adirondack Park Wetlands

The Adirondack Park Agency (APA) regulates freshwater wetlands inside the Adirondack Park (see Special Provisions relating to Freshwater Wetlands from the APA Rules and Regulations: Environmental Conservation Law, art. 24; Executive Law 809 (14), 810, Part 578). Although the APA is responsible for maintaining maps of regulated wetlands within the Adirondack Park, only those Counties that are fully within the Park boundaries are currently available directly from the APA. For those areas that have not been mapped, the APA does a parcel specific investigation of potential impacts on wetlands. Since the Town of Broadalbin is in an area that has not been mapped, this plan references the National Wetlands Inventory (NWI) maps provided by the National Fish and Wildlife Service as directed by APA. Data collected shows 690 acres of wetlands are in the Town within the Adirondack Park (5,873 acres of the Great Sacandaga Lake is

included). Most activities related to development in these areas will require permitting through the APA.

The NWI categorizes wetlands differently than NYS DEC does. Smaller areas are included in the inventory, and they are classified according to different criteria. The Water, Wetlands and Aquifers map shows these categories. An explanation can be found on the NWI website at http://www.nwi.fws.gov/. All wetlands contiguous with bodies of water and other wetlands larger than one acre in size are subject to special review procedures when development is proposed. Any alteration or development requires an APA Class A permit.

Streams and Floodplain

The United States Federal Emergency Management Agency (FEMA) has mapped the one-hundred-year flood hazards in Broadalbin (see Floodplain and Watershed map). The mapped boundaries delineate the flood elevation that has a 1 percent chance of being equaled or exceeded each year. In Broadalbin, these areas are generally found along a few places on the shore of the Great Sacandaga Lake and along the entire length of the Kennyetto Creek. Properties in or around these lands will typically be required to purchase flood insurance to safeguard against the danger of inundation.

Communities that agree to manage flood hazard areas by adopting minimum standards can participate in the National Flood Insurance Program (NFIP). The standards are contained in Section 60.3 of the NFIP regulations. Communities that do not participate are subject to the sanctions outlined in Section 202(a) of the Flood Disaster Protection Act of 1973. Section 202(a) makes flood insurance, Federal grants and loans, Federal disaster assistance, and Federal mortgage insurance unavailable for the acquisition or construction of structures located in the floodplain shown on the NFIP maps (http://www.fema.gov/nfip/ask.htm#2). Development within the flood plain may have some limitations regarding the siting of structures, as well as special requirements for siting a septic system. If a property owner believes that his (or her) land has mistakenly been included within the 100-year flood zone and, he/she can request a “letter of map amendment” from FEMA (call1-877-336-2627 for more information) to rectify the error.

While floodplains and wetlands are considered two distinct types of land classifications, and are inventoried and regulated by different government agencies, their boundaries

often overlap. One example is the shoreline of the Great Sacandaga Lake. FEMA has mapped most of this area as a floodplain, and the Town has the authority to adopt minimum standards for development as outlined above. The Adirondack Park Agency has no direct controlling authority over uses within designated floodplains. If a proposed use needs a permit from the APA for another reason, such as location within a designated river buffer area, its location within the floodplain is taken into consideration during the review process. The shoreline of the Great Sacandaga Lake would qualify as an artificial mudflat under the APA wetlands classification system, and is subject to the APA and permit process outlined in the wetlands section above. Floodplains also play important roles in the natural functioning of streams, and in providing wildlife habitats and travel corridors for wildlife.

Water Classifications (for streams and water bodies)

The New York State Department of Environmental Conservation's Division of Water Resources classifies surface waters in the state to determine the best uses and protection strategies. In Broadalbin, with the exception of the Great Sacandaga Lake (classified "B") all streams, creeks and waterways that have been classified are considered class "C" (general class definitions can be found below – more detail and maps are available in the appendix). Furthermore, the DEC classification system identifies some Trout and Trout Spawning waters in Broadalbin. These streams include: Hans Creek (H-369-P-127-21 portion), Frenchman Creek and its tributaries, Kennyetto Creek and many of its tributaries. Houses near streams or creeks should not have septic systems within 150 feet of the streambank. *Source: Parts 876 (Mohawk River) and 941 (Upper Hudson River) of 6NYCRR Chapter X.*

Definitions of Water Quality Classifications found in Broadalbin (see appendix for DEC maps):

> § **701.7 Class B fresh surface waters.**
> The best usages of Class B waters are primary and secondary contact recreation and fishing. These waters shall be suitable for fish propagation and survival.
>
> § **701.8 Class C fresh surface waters.**
>
> The best usage of Class C waters is fishing. These waters shall be suitable for fish propagation and survival. The water quality shall be suitable for primary and secondary contact recreation, although other factors may limit the use for these purposes.
>
> The symbol (T) appearing after any class designation means that the designated waters are trout waters and that the dissolved oxygen specification for trout waters shall apply thereto. The symbol (TS) after any class designation means that the designated waters are suitable for trout spawning and that the dissolved oxygen specification for trout spawning waters shall apply thereto.

For a complete description of the surface water classification system please see the New York State Department of Environmental Conservation, Division of Water's web site: http://www.dec.state.ny.us/website/dow/index.html or for specific regulations please see: http://www.dec.state.ny.us/website/regs/701.htm.

Groundwater

Groundwater comes from surface waters, which enter the ground due to gravity. Groundwater may remain in the aquifer for long periods of time, or it may be discharged to the surface as a spring relatively quickly. The yield of wells varies a great deal due to the type of soil material and bedrock in which the well is located. The aquifer located in the eastern portion of town is a low to moderate yielding of 5 to 25 gallons per minute. Limestone underlies the central portion of town and generally has a high yielding aquifer of 25 to 100 gallons per minute. Some portions of Broadalbin (along Lakeview Road) have very low yields of 0 to 10 gallons per minute.

The Water Features map illustrates the general location of the aquifer found in Broadalbin. A large portion of the town is underlain by this aquifer. The area bounded between Lakeview Road, Hatzenbuhler Road, and Union Mills Road is not included in the aquifer. A large area along Honeywell Corners Road to Ridge Road is also not included in the aquifer.

The potential groundwater supplies are dependent on re-charge areas. A 1972 study indicated the presence of an aquifer of sufficient size to handle water yields for a municipal system. Additionally, sand and gravel aquifers like those along Union Mills Road near the intersection of Eagle Mills and Hagadorn Mills Road are potential areas of significant water yields. A potential re-charge area could be located at the confluence of Harris and Frenchman Creeks. On test wells and site-specific studies can offer detailed information on water yields, location of re-charge areas, and water quality. Septic systems should be avoided near re-charge areas or areas with high water tables.

Groundwater can be depleted or contaminated by a variety of land uses and development. High rates of water withdrawal can lower water tables and deplete surface and groundwater supplies. Activities, which involve vegetative clearing or creation of impervious surfaces, can increase runoff and reduce the amount of water that is available to infiltrate into the ground. Improperly functioning septic systems can also contaminate groundwater resources with nitrates, bacteria, viruses, and toxic materials.

4f. Wildlife and Critical Habitats

Several data sources were analyzed for wildlife and critical habitats. The New York State Breeding Bird Atlas and the NYS Herpetological Atlas has completed wildlife inventories in the town. There is no federal level breeding bird survey routes through town. The DEC Natural Heritage Program was contacted. There are no known critical, threatened or unique habitats in town. DEC has periodically sampled the creeks in

Broadalbin and Great Sacandaga Lake. Over 14 species of fish have been inventoried in the lake and 25 in the creeks. Some of these species include brown and brook trout, bass, perch, bullhead and shiners. There are no formal inventories of mammals. However, DEC has reported on the deer take in Broadalbin (91 in 2002 and 53 in 2003). Anecdotal information suggests a wide variety of mammals can be found in the town including fox, coyote, black bear, and moose.

Breeding Bird Atlas

Between 1980 and 1985, and for a new five year sample period starting in 2000, New York State sponsored a statewide inventory of breeding birds. This is known as the Breeding Bird Atlas. Volunteer birders conducted the inventories in five square mile blocks. Seven different Breeding Bird Atlas blocks are included in the town: two are wholly within the town. According to most recent 2000-2004 Atlas data, the Town of Broadalbin offers a very diverse set of habitats that support 100 different bird species. Of the identified species, four bird species are listed as threatened in New York State: the Upland Sandpiper, the Sedge Wren, Bald Eagle, and the Northern Harrier. Additionally, two are listed as species of special concern: the Coopers Hawk, and the American Bittern. Nine birds found in Broadalbin are considered game birds: American Crow, Mallard, Wilson's snipe, Wild Turkey, Rough Grouse, American Woodcock, Wood Duck, Canada Goose, and Virginia Rail. The remaining birds included on the inventory (about 75 species) are all considered to be protected songbirds. The federal Migratory Bird Act protects all birds classified as songbirds.

Herpetological Atlas

Some portions of Broadalbin have been included in the NYS Herpetological Atlas. This project seeks to inventory all reptile and amphibians. Seventeen species have been included in the inventory of reptiles and amphibians. These include:

Gray Treefrog	Green Frog	Pickerel Frog
Northern Spring Peeper	Wood Frog	Northern Leopard Frog
Bullfrog		
Painted Turtle	Midland Painted Turtle	Common Snapping Turtle
Eastern Milk Snake	Common Garter Snake	Northern Redbelly Snake
Eastern Garter Snake	Eastern American Toad	Red-Spotted Newt
Northern Redback Salamander		

The following roads were included in the inventory: along Woodside Ave, off of Lakeview Road; Eagle Mills Road; along the Kennyetto Creek; in wetlands along Mill Street, South Shore Road and other areas; Route 29; Route 110 and Vunk Road; behind the Mohawk Furniture Factory; Lakeview Road; Pine Street near school; Silver Bay off County Road 110; Sunset Bay off Lakeview Road.

The New York Natural Heritage Program database was reviewed for any records related to the Town of Broadalbin. In response to a request for information on known critical

species or habitats, the Heritage Program responded, "In our database of rare or state-listed animals and plants, significant natural communities, and other significant habitat, there was one historical plant species documented the false hop sedge (Carex lupuliformis). This species was reported in 1912 at an unspecified location in the town of Broadalbin. The false hop sedge has a NY state rank of S2S3 and a global rank of G4. There have been no recent records of this species in Broadalbin. Within its range, this species has been found in the following generally wet habitats: swamps, marshes, old field wetland, meadows, low woods, wet shay areas, shallow water, open wet sumac thicket, stumps and hummocks, flooded formerly wooded area, saturated soil, and open areas with Typha latifolia."

4g. Environmental Limitations

In order to understand the overall capacity and potential for development in the future, an environmental limitations map was created. This map considers all streams along with a 100-foot buffer, all DEC and NWI Wetlands and a 100-foot buffer, all open water features and a 50-foot setback, slopes over 15% and lands included within 100-year floodplains as environmentally constrained land. The Environmental Constraints map illustrates those locations. These lands should generally be considered to be inappropriate locations for new development.

5. Demographics

5a. Population

The Town of Broadalbin is the fastest growing municipality in Fulton County. There were 992 new people (a 24 percent increase) living in town between 1980 and 2000. According to the 2000 United States Census the town's population was 5,066, a 15.2% increase from 1990.

	1980	1990	Percent change from 1980 to 1990	2000	Percent change from 1990 to 2000	Percent change 1980 to 2000	Total change in persons 1980 to 2000
Town of Broadalbin	4,074	4,399	8.0%	5,066	15.2%	24.3%	992
Town of Bleecker	463	516	11.4%	573	11.0%	23.8%	110
Town of Caroga	1177	1,336	13.5%	1,407	5.3%	19.5%	230
Town of Ephratah	1564	1,565	0.1%	1,693	8.2%	8.2%	129
City of Gloversville	17836	16,656	-6.6%	15,413	-7.5%	-13.6%	-2,423

	1980	1990	Percent change from 1980 to 1990	2000	Percent change from 1990 to 2000	Percent change 1980 to 2000	Total change in persons 1980 to 2000
City of Johnstown	9360	9,058	-3.2%	8,511	-6.0%	-9.1%	-849
Town of Johnstown	6719	6,418	-4.5%	7,166	11.7%	6.7%	447
Town of Mayfield	5439	5,662	4.1%	6,432	13.6%	18.3%	993
Town of Northampton	2829	2,779	-1.8%	2,760	-0.7%	-2.4%	-69
Town of Oppenheim	1806	1,848	2.3%	1,774	-4.0%	-1.8%	-32
Town of Perth	3261	3,377	3.6%	3,638	7.7%	11.6%	377
Town of Stratford	625	577	-7.7%	640	10.9%	2.4%	15
	55,153	54,191	-1.7%	55,073	1.6%	-0.1%	-80

5b. Education

Following statewide trends, during each decade over the past 30 years Broadalbin's population has reached substantially higher levels of educational achievement. For example, in 1980 approximately 19% of those persons 25 years or older had less than a ninth grade education. In 2000, this figure was less than 4%. Conversely, while those with four years of college or more accounted for only 7.8% of the population in 1970, by 2000, over 13% of those 25 years or older had college degrees.

	1980		1990		2000	
Educational Attainment	Persons	Percent	Persons	Percent	Persons	Percent
Total Population 25 years and over	2,537		2,945		3,421	
Less than 9th grade	488	19.2%	264	9.0%	130	3.8%
9th to 12th grade, no diploma	387	15.3%	468	15.9%	410	12.0%
High school grad (includes equivalency)	1,063	41.9%	1,229	41.7%	1,311	38.3%
Some college or associates degree	401	15.8%	739	25.1%	1121	32.8%
Four Years of College or more	198	7.8%	245	8.3%	449	13.1%

Source: US Census

5c. Age

As a percent of its total population, there are substantially more retirement age or elderly persons in the Town of Broadalbin than in 1970. Certainly, this trend is typical of many communities in New York, especially areas with an abundance of seasonal properties or vacation spots. According to the US Census, Broadalbin's changes in demographics are

similar to those of Fulton County and New York State. In fact, the town has only a slightly higher percentage of persons over 55 (22.7%) than state (21.7%) and somewhat lower than Fulton County (25.8%). While age trends in Broadalbin are similar to other municipalities and the state overall, the town should be aware of the potential impacts of these demographic changes as well as the steps necessary to provide for an aging citizenry.

Town of Broadalbin: Age Classification by Percent of Total Population

Age Category	**1980**	**1990**	**2000**
Under 5 years	6.7%	6.7%	5.7%
5 – 14	17.9%	15.0%	16.6%
15-24	14.2%	11.3%	10.8%
25-34	15.3%	16.0%	11.9%
35-44	11.8%	16.4%	17.7%
45-54	10.2%	11.3%	14.5%
55 to 64	12.1%	9.2%	9.1%
65 years and older	11.9%	14.1%	13.5%

New York State: Age Classification by Percent of Total Population

Age Category	**1990**	**2000**
Under 5 years	6.9%	6.5%
5 – 14	12.9%	14.1%
15-24	14.4%	13.4%
25-34	17.5%	14.5%
35-44	15.1%	16.2%
45-54	10.8%	13.5%
55 to 64	9.1%	8.9%
65 years and older	13.1%	12.8%

Source: US Census 1970, 1980, 1990, and 2000

Demographic Shift, 1980 to 2000

Since 1980, several shifts have occurred in Broadalbin's population base. For example, between 1980 and 2000, the groups with the most significant percentage increase were those people between 35-44 (86.5% increase) and 45-54 (78% increase) years of age. During the same period, there was also a 41.5% increase in those persons 65 years and older. In general, the older age categories are representing larger proportions of the total population each decade. If these groups choose to retire in Broadalbin they will substantially increase the need for senior services such as housing, transportation, and health care. However, as the table below shows, middle and retirement aged persons are not the only segments of Broadalbin's demographic that are growing. It is noteworthy to see how the increase in children under five years in the 1980s led to a substantial increase

in school aged children in the following decade. Furthermore, the increase of young children in the 1980s coincided with an increase in persons 25-44 (most likely their parents).

Change in Age Categories

	1980 to 1990	1990 to 2000	1980 to 2000 overall
Under 5 years	8.5%	-2.4%	5.9%
5 – 14	-9.2%	27.1%	15.4%
15-24	-14.1%	10.2%	-5.3%
25-34	13.2%	-14.1%	-2.7%
35-44	49.4%	24.9%	86.5%
45-54	20.5%	47.7%	78.0%
55 to 64	-18.1%	14.9%	-5.9%
65 years and older	27.9%	10.7%	41.5%

5d. Households

In 2000, the average household size in Broadalbin was 2.59 persons, slightly higher than the county average of 2.43 and just lower than the New York State average of 2.61. Over the past decade there was a 60% increase in female-headed households, a 10% increase in "non-family households" along with an almost 18% increase in the total number of households in Broadalbin.

Town of Broadalbin: Households

		1990	2000	Percent change 1990 to 2000
Family households		1276	1404	10.0%
	Married couple	1099	1126	2.5%
	Other	177	278	57.1%
	Male householder, no wife	56	84	50.0%
	Female householder, no husband	121	194	60.3%
Non family households		380	547	43.9%
Total households		1656	1951	17.8%

5e. Residency Characteristics

Over the past three decades, the Town of Broadalbin's population base has become slightly more stable. In 1980, almost 66% of those persons five years or older lived in the same house as they did in 1975. By 2000, this figure had increased to almost 69%.

Town of Broadalbin: Residency

	Res. in 1975	**Percent**	**Res. in 1985**	**Percent**	**Res. in 1995**	**Percent**
Population 5 years and older	3,792	100%	4,104	100%	4,770	100.0%
Same house	2,499	65.9%	2,617	63.8%	3,285	68.9%
Different house (United States)	1,293	34.1%	1,476	36.0%	1,440	30.2%
Same county	644	17.0%	575	14.0%	672	14.1%
Different county	649	17.1%	901	22.0%	768	16.1%
Different county, same state	543	14.3%	772	18.8%	598	12.5%
Different county, different state	106	2.8%	129	3.1%	170	3.6%
Elsewhere (abroad)	0	0.0%	11	0.3%	45	0.9%

5f. Ethnicity

The following table describes the ethnic makeup of Broadalbin. The population is predominantly white.

Ethnicity in Broadalbin, 2000

Race	**Number**	**Percent**
White	4982	98.3
Black or African American	25	.50
American Indian or Alaska Native	12	.2
Native Hawaiian or Other Pacific Islander	1	.01
Asian	5	.10
Some other race	11	.20
Hispanic or Latino	30	.60

5g. Housing

The 2000 Census recorded 2,625 housing units in Broadalbin, a 14.8% increase from 1990 (while population grew 15.2%). Most of the town's housing was classified as single family detached (70.1% in 2000), while the bulk of the remaining units were mobile homes (21.3%). Since 1990, the largest increases in housing units occurred in two-unit residences such as duplexes (84.8% increase) and mobile homes (49.1% increase).

Housing Units by Type: Town of Broadalbin

	1990	**Percent of total**	**2000**	**Percent of total**	**Percent change 1990 – 2000**
Total Housing Units	2,286	100%	2,625	100%	14.8%
1-unit, detached	1,701	74.4%	1,839	70%	8.1%
1-unit, attached	16	0.7%	11	0.4%	-31.3%
2 units (duplex)	79	3.5%	146	5.6%	84.8%
3 or 4 units	51	2.2%	42	1.6%	-17.6%
5 to 9 units	9	0.4%	4	0.2%	-55.6%
10 to 19 units	9	0.4%	12	0.5%	33.3%
20 or more units	0	0.0%	0	0.0%	No change
Mobile home	375	16.4%	559	21.3%	49.1%
Boat, RV, van, etc	46	2.0%	12	0.5%	-73.9%

5h. Housing Affordability

There are several ways to determine if housing is generally affordable in a community. One method is to determine the "rental index". This index shows the maximum gross rent a given household can afford. Affordable rental housing is generally considered to be no more than 30% of a household's monthly income. The average monthly rental rate in Broadalbin is $529.00. The median household income is $40,417. This is about $3368 of income per month. Thirty percent of this is $1010, which means that the average household could afford $1010 per month in rent. This figure is higher than the average monthly rent. Thus, it appears that rentals are affordable in Broadalbin for the average household. However, about 46% of town households earn less than the median income level. For those people earning less than $15,000 (26.4% of households), there are likely affordability issues. For example, a household earning $15,000 would be able to afford $375 per month. This is way below the average rental rates in town.

Another method to determine affordability is to look at the ratio between the median value of a single-family house and median household income. Nationally, a ratio of 2 or less is considered to be affordable. The affordability ratio for Broadalbin is $78,400 (median value of homes) divided by $40,417 (median household income), or 1.9. This figure is at or just below the desired ratio of two and indicates that in general, affordable housing conditions exist for households with income levels similar to the median level. For example, for those households earning $25,000, the affordability ratio increases to 3.1. For those households earning less than $15,000 (11.5% of all households), the ratio increases further to 5.2. Thus, it is likely that those earning less than $30,000 per year would find it difficult to afford home ownership. One hundred and eighteen households spent more than 35% of their household income in 1999 on housing.

Finally, the purchase price multiplier also gives an indication of affordability. This looks at the maximum mortgage approval amount likely to be given to potential homebuyers. This is usually about 2.25 times annual income. The figure below shows this multiplier plus a 10% down payment. This is the amount of money that would be able to be afforded for a mortgage by the median household.

2.25 x $40,417 = $90,938.25
$90,938.25 x 10% down = $100,032

Thus, median households would be able to afford a house selling up to $100,032. However, the median value of a house in the area is $78,400. About 58.3% of all households would be able to afford owning their own home in Broadalbin. These are the households that earn over $35,000. Thus many households would have difficulty affording the average house since about 42% of all households earn less than $35,000. These figures illustrate housing affordability trends and types of households most likely to be able to afford purchasing homes in Town. Further, as housing values rise, more households may have difficulty buying homes. As seasonal homes increase and as more houses are built to place demand on public services, there is a possibility that housing values will increase to be beyond even those households with moderate-income levels. Often, young families and senior citizens are those groups most likely to be negatively impacted by increased housing values. If home ownership becomes increasingly difficult, other affordable options such as rental units will be needed in order to keep those portions of Broadalbin's population in town. Housing may be more affordable in Broadalbin, however, as median incomes are higher than both Fulton County and New York State as a whole. This is a positive demographic and is likely to continue to make Broadalbin attractive for housing.

6. Economics

The Town of Broadalbin is home to a variety of small businesses and shops. For the most part, these commercial entities are concentrated within the Village of Broadalbin.

6a. Labor Force

More residents of Broadalbin are working and contributing to the regional economy. Since 1980, the Town's labor force has grown in actual numbers and as a percentage of its population. According to Broadalbin's 2000 US Census figures, the town's labor force consisted of 2,582 persons or 67.1% of the population 16 years and over (up 406 persons from 1990). Meanwhile, between 1990 and 2000 the percent of the labor force considered unemployed dropped slightly from 4.9% to 4.6%. This figure remains lower than both Fulton County and New York State averages (see table 1.a).

Labor Force and Employment Status								
Employment Status			**1980**	**%of pop. 16 and over**	**1990**	**%of pop. 16 and over**	**2000**	**% of pop. 16 and over**
Population 16 years and over			3,048		3,381		3,846	100.0
	In labor force		1,761	57.8%	2,176	64.4%	2,582	67.1%
		Civilian labor force	1,754	57.5%	2,171	64.2%	2,578	67.0%
		Employed	1,606	52.7%	2,065	61.1%	2,459	63.9%
		Unemployed	148	4.9%	106	3.1%	119	3.1%
		Percent of civilian labor force unemployed	8.4%		4.9%		4.6%	
		Armed forces	n/a		5	0.1%	4	0.1%
	Not in labor force		1,287	42.2%	1,205	35.6%	1,264	32.9%

Percent of Civilian Labor Force Unemployed (Town, County, State), 2000	
Percent of Civilian Labor Force Unemployed	
Broadalbin Town	4.60%
Fulton County	6.30%
New York State	7.10%

Class of Worker

Most of the employed labor force in Broadalbin is involved in private enterprise (79.5%). According to the census figures, between 1990 and 2000 those persons employed in private business grew by 28.4% while the number of those in government employment was a 20% reduction. The 2000 Census also showed that, compared to 1990, fewer individuals were involved in self-owned or non-incorporated businesses (only 6.3% in 2000) or calculated as unpaid family workers (0.3%).

Class of worker (those employed 16 years or older)	1980	Percent	1990	Percent	2000	Percent	% Change 1980 to 2000
Private wage and salary workers	1,152	71.7%	1,523	73.8%	1,956	79.5	69.8%
Government workers	320	19.9%	345	16.7%	339	13.8	5.9%
Self-employed workers in own not incorporated business	101	6.3%	195	9.4%	156	6.3	54.5%
Unpaid family workers	33	2.1%	2	1.6%	8	0.3	-75.8%

6b. Occupations

In 2000, Broadalbin's employed labor force (2,459 persons) was primarily involved in management and professional occupations (29.2%) and sales and office employment (26.3%). While it is difficult to make exact comparisons to the 1990 census (due to changes in the classification of occupations), some trends can be seen. In general, the town's workers are less involved in sales, farming, and manual labor industries and more active in managerial and service occupations since the last census count. The following tables outline the occupational characteristics for Broadalbin's workers in 2000.

Occupation, 2000	Number	Percent
Employed civilian population 16 years and over	2,459	100.0%
Management, professional, and related occupations	717	29.2%
Service occupations	405	16.5%
Sales and office occupations	646	26.3%
Farming, fishing and forestry occupations	4	0.2%
Construction, extraction, and maintenance occupations	272	11.1%
Production, transportation, and material moving occupations	415	16.9%

6c. Industries

To more accurately represent existing economic conditions, the US Census altered the classification of industries for the most recent census. For example, the category "information" was created to better estimate the impacts and numbers involved in computer and related industries. However, in 2000, only a small percentage of the town's workers (0.1%) fell into the information category. In general, Broadalbin's employed population is involved in Education, Health, and Social Services (19.8%), and Manufacturing (18.9%). However, it is clear that the Manufacturing industry is on the decline. The industry represented approximately 28.4% of those employed in 1990. In

general, all types of Service as well as Finance, Insurance and Real Estate are industries that have increased in numbers of workers employed.

Industry	**2000**	**Percent**
Agriculture, forestry, fishing and hunting, and mining	46	1.9%
Construction	217	8.8%
Manufacturing	465	18.9%
Wholesale trade	68	2.8%
Retail trade	249	10.1%
Transportation and warehousing and utilities	94	3.8%
Information	77	0.1%
Finance, insurance, real estate, and rental and leasing	126	5.1%
Professional, scientific, management, administrative, and waste management services	108	4.4%
Educational, health and social services	488	19.8%
Arts, entertainment, recreation, accommodation and food services	186	7.6%
Other services (except public administration)	177	7.2%
Public administration	158	6.4%

6d. Income

Households and individuals in Broadalbin are becoming more affluent at a faster pace than other communities. The median household income in the town rose significantly during the past decade from $27,067 to $40,417 (in 2000). The 49.3% increase outpaced both Fulton County (41.1%) and New York State overall (31.6%). During the same time period Broadalbin's per capita income grew at a rate of 57.4%, again far surpassing both Fulton County (48.7%) and New York State (41.7%).

Median Household Income				
	1980	**1990**	**2000**	**Percent Increase 1980 to 2000**
Town of Broadalbin	$15,376	$27,067	$40,417	162.9%
Fulton County	$13,898	$23,862	$33,663	142.2%

Per Capita Income				
	1980	**1990**	**2000**	**Percent Increase 1980 to 2000**
Town of Broadalbin	$5,898	$11,801	$18,575	214.9%
Fulton County	$5,973	$11,330	$16,844	182.0%

Household income in Broadalbin has continued to increase over the past three decades. In the 2000 census, Broadalbin had a higher percentage of households with incomes over $35,000 (58.3%) than the Fulton County average (48.1%). Furthermore, only 26.4% of the town's households had an income less than $25,000, compared to 36.6% for the entire county.

Broadalbin, 2000

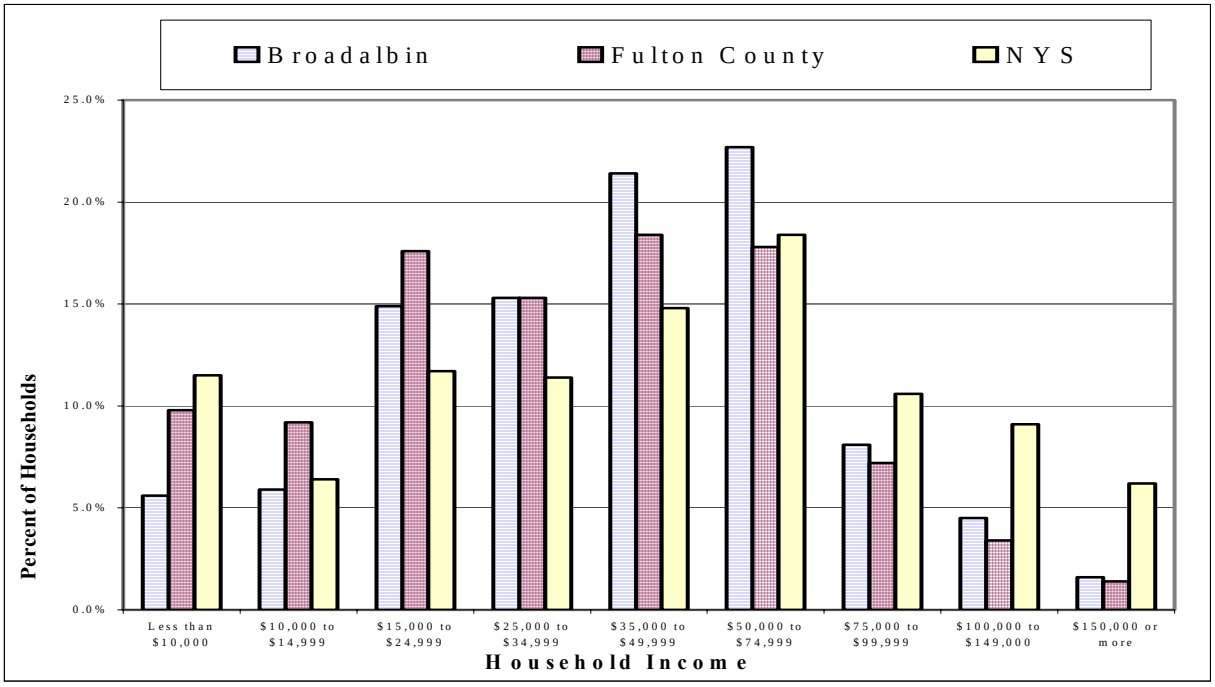
	1979	Percent	1989	Percent	1999	Percent
Households	1,465		1,656		1,950	
Less than $10,000	406	27.7%	199	12.0%	109	5.6%
$10,000 to $14,999	302	20.6%	154	9.3%	115	5.9%
$15,000 to $24,999	478	32.6%	413	24.9%	291	14.9%
$25,000 to $34,999	187	12.8%	325	19.6%	298	15.3%
$35,000 to $49,999	88	6.0%	281	17.0%	418	21.4%
$50,000 to $74,999	4	0.3%	219	13.2%	443	22.7%
$75,000 to $99,999			50	3.0%	157	8.1%
$100,000 to $149,000			11	0.7%	87	4.5%
$150,000 or more			4	0.2%	32	1.6%

Fulton County

	1979	Percent	1989	Percent	1999	Percent
Households	20,153		21,036		21,879	
Less than $10,000	7,052	35.0%	3,895	18.5%	2,150	9.8%
$10,000 to $14,999	3,890	19.3%	2,593	12.3%	2,013	9.2%
$15,000 to $24,999	5,865	29.1%	4,547	21.6%	3,845	17.6%
$25,000 to $34,999	2,189	10.9%	3,788	18.0%	3,346	15.3%
$35,000 to $49,999	828	4.1%	3,608	17.2%	4,021	18.4%
$50,000 to $74,999	329	1.6%	1,878	8.9%	3,899	17.8%
$75,000 to $99,999			467	2.2%	1,567	7.2%
$100,000 to $149,000			166	0.8%	738	3.4%
$150,000 or more			94	0.4%	300	1.4%

When comparing households by income level, the US Census showed that in 2000, Broadalbin had a greater percentage of "medium income" households ($35,000 to $74,999) and fewer "low-income" households than both Fulton County and New York State.

6e. Household income



6f. Poverty

Compared to earlier decades, fewer families and individuals in Broadalbin are below the poverty level. Between 1990 and 2000 there was significant reduction (a reduction of 41 persons) in the actual numbers of individuals classified as living below the poverty level. The decade also saw a small reduction in the number of families living below the poverty level. As a percentage of the total population, individuals and families below the poverty level were both significantly lower in 2000 when compared to 1990 figures.

Poverty status

	1980 Number below poverty level	**1980 percent below poverty level**	**1990 Number below poverty level**	**1990 percent below poverty level**	**2000 Number below poverty level**	**2000 Percent below poverty level**
Families	72	6.2%	56	3.9%	54	3.8%
individuals	378	9.4%	301	6.8%	260	5.2%

Overall, Broadalbin's economy reflects many of the same trends and characteristics found in other upstate New York communities. During recent decades the town has lost a significant number of manufacturing, agricultural and other manual labor employment positions. These reductions have been countered by increases in managerial or

professional occupations, typically in the service industries. Furthermore, income growth (both household and per capita) in Broadalbin has outpaced both Fulton County and New York State while the unemployment rate remains relatively low, as do the numbers of persons and families living below the poverty level.

7. Transportation Planning

7a Fulton County Highways and Roads

There are approximately 20.9 miles of county roads in the Town of Broadalbin. County roads within the Town are the responsibility of the Fulton County Highway Department. The current Superintendent is Bronson Moore, stationed at the County Complex on State Route 29 in Johnstown. According to Fulton County's three-year capital plan, Route 138 (from Union Mills to Route 29) is the only county road in Broadalbin scheduled for paving and drainage work within the next three years. The County has a formal agreement with the Town, whereby the Town is responsible for snow and ice removal on all of County Route 109 (Fishhouse Road), all of County Route 138, and the portion of County Route 110 from Route 138 to the County Line. There are also less formal agreements between the County and town where resources are shared during times of emergency, or when special equipment is needed for a specific project. The County also stockpiles sand and salt at the Town Highway garage for use on County roads.

7b. Town of Broadalbin Roads

There are approximately 39 miles of Roads in the Town maintained by the Town Highway Department. The Town has 5 large trucks used to perform road maintenance and snow plowing. The Town Highway department has a ten-year rotation plan for these vehicles where one truck is scheduled to be replaced every two years. The next piece of large equipment other than a truck that will need replacement is the road grader (see chart below). The Town Highway Department's main concern is a lack of adequate funding to update aging equipment and complete road maintenance on schedule.

The Fulton County Real Property Tax Service has inventoried 16.4 miles of unnamed right-of-ways (ROW's) in the Town. These ROW's provided access to smaller lots which have been subdivided from larger parcels, but do not have road frontage on a maintained local, County, or State Road. The majority of these ROW's are located within the Adirondack Park along the shore of the Great Sacandaga Lake. These private lanes are not currently a concern to the Town Highway Department because the Town is not responsible for their maintenance or snow removal. Some residents have inquired about the possibility of the town taking over responsibility for their maintenance; however it would be difficult for the owners/users of these private roads to bring them up to town specifications because of their narrow width and the costs involved.

Town Highway Department - Ten Year Equipment Plan

Year	Equipment Replaced	Net Cost (New Equipment Cost minus Sale Price of Old Equipment)
2002	Broom Tractor	$ 37,000
2003	10 wheel plow truck	$ 103,000
2004	Mowing tractor	$ 37,000
2005	Single Axle Plow Truck	$ 62,000
2006	Grader	$ 110,000
2007	Single Axle Plow Truck	$ 78,000
2008	Loader	$ 90,000
2009	10 Wheel Plow Truck	$ 65,000
2010	1 Ton Plow Truck	$ 45,000
2011	Single Axle Plow Truck	$ 78,500

The Village of Broadalbin Highway Department maintains approximately 9.5 miles of road. There are no formal agreements with other municipalities or governments other than the stockpiling of sand and salt at the Town Highway Department site. The town does occasionally share specialized equipment with the village when needed. After installation of the sewer system, all County roads within the village were deeded over to the village for maintenance.

7c. New York State Highways

The only State maintained road in the Town is Route 29. This section of the route is approximately 4 miles long, and runs west to east from the Village of Broadalbin to the Town of Galway in Saratoga County. The Region 2 DOT office in Utica, manages state Roads in Fulton County. Currently DOT has no plans for any major road projects in the Town other than routine maintenance. However the FJ&G Rail/Trail project is on the State's high priority list. A portion of this rail bed enters the Town in the Village of Broadalbin.

According to NYS DOT, there are no current traffic issues related to Route 29 they are concerned about. There have been no state-sponsored capacity studies or determination of level of service for that road. They indicated that they feel the road is not at capacity and would be able to accommodate additional curb cuts and traffic in the future.

7d. Traffic Counts

The New York State Department of Transportation collects, summarizes, and interprets information on the volume of traffic traveling the State's highway system and selected local roads. Each AADT (Annual Average of Daily Traffic) entry represents the number of vehicles traveling over a designated section of Highway. Daily volumes on highways may vary widely from the AADT. Considerably higher or lower values often result in areas of seasonal activities and when counting weekend versus weekday traffic.

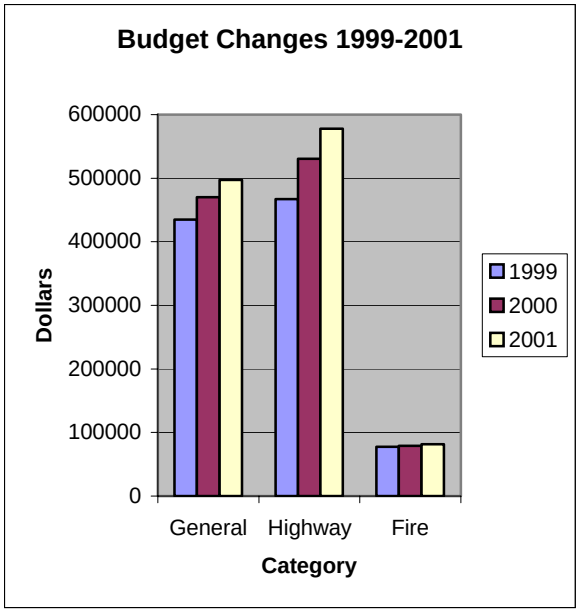
Name of Road	From	To	Length (miles)	AADT	Year measured
State Route 29	County Route 155	Saratoga County line	3.84	6,469	1997
BORNT RD	STEVERS MILLS	UNION MILLS RD	0.78	429	2001
HAGADORN RD	CR 138	Town Line	0.44	292	2001
EAGLE MILLS RD	SR 29	EAGLE MILLS RD	2.29	661	2001
Perth Galway Road	Galway Town Line	PERTH Town Line	0.41	275	2001
County Route 110	LAKEVIEW ROAD	CR 138	4.42	1019	2001
County Route 110	CR 138	NORTHAMPTON Town Line	1.84	1456	2001

State Route 29 near the Village has increased traffic between 1993 and 2000 by about 11%. At the county line, average annual daily traffic volumes were slightly less than near the village and was 6800 in 2000. This represents an increase of 18.3% in traffic volume between 1991 and 2000 along this stretch of the road. State Route 29 has the highest traffic volumes of all roads in town. On county roads, traffic volumes are highest in the Village of Broadalbin and along Route 126. Not enough traffic count data exists on county roads to adequately determine changes in traffic volumes over the years.

8. Government

8a. Government Finance

A closer look at the budget does reveal some significant changes. The two largest categories of expenditures are the general fund and highway. Both have seen steady increases since 1999. Large portions of these budgetary increases have come from increased costs for salaries and providing benefits and health insurance for town staff.



The Town of Broadalbin operates with an overall budget of over $1,000,000. Approximately 30% of the budget is funded by taxes. The remainder is funded by revenues and unexpended balances. Between 1999 and 2001, the overall budget increased about 16%. During that same time period however, the amount of money to be raised from taxes increased only 3%. In 2001, the tax rate per thousand dollars in assessed value was 2.2. The tax rate has remained largely unchanged over these past three years.

8b. Taxes and Exemptions

In 2000, the real property tax rates in the Broadalbin-Perth school district were among the lowest in the county ($12.60 tax rate and $11.08 per thousand). The 2000 overall real property tax levies and assessments for the Town of Broadalbin were $2,054,291 for the county and $240,349 for the town.

In 2000, there were 3,197 total parcels on the assessment rolls. Of that 1,540 or 48.17% were exempt. According to the New York State Office of Real Property Services, 34.94 percent of the total value of properties in the town were wholly or partially exempt (see table below). Most of these were privately owned properties that received some partial exemption. There were 82 parcels that were wholly exempt (57 of which were privately owned).

Exemption Type	# of Exemptions	Equalized Exempt Value in Thousands	Percent of all Exemptions	Exempt Value as percent of Total Value
Wholly exempt, publicly owned	25	17370	1.21	8.61
Wholly exempt, privately owned	57	6689	2.75	3.32
Partially Exempt, privately owned	1992	46406	96.05	23.01
Total municipal exemptions	2074	70465	100.00	34.94

Of those exemptions, 24 were properties of governments, school districts, BOCES or special districts. Fifty-six were private community service organizations, social organizations and professional societies. Two were industrial, commercial and public service properties, and 54 were properties that received agricultural and forestry exemptions. The remainding (1937 parcels) were on residential properties other than multiple dwellings and non-residential property. These properties likely reflect the STAR exemptions.

8c. Public Buildings and Facilities

Drinking Water

The Town of Broadalbin does not operate a centralized water supply system; however there are several NYS Department of Health-regulated water supply systems within the town's borders. The largest is found in the Village of Broadalbin. The Village of Broadalbin Annual Drinking Water Quality Report for 2001 gives the following information:

> The Village water supply serves a population of 1,500 residents with 550 metered connections.
> The water is drawn from two sources, one well located at North Second Ave, and another at South Second Ave.
> The North Second Ave, well has a pumping capacity of 250 gallons per minute, and the South Second Ave. well has a capacity of 50 gallons per minute.
> After disinfection by chlorination, the water is stored in a 300,000 gallon tank located near Midline Road.
> Hexametaphosphate is used at both sources to control elevated levels of iron in the water.

The water system has never violated a NYS maximum contaminant level requirement. The combined pumping capacity of the two Village wells is 300 gallons/minute (GPM). This translates into 432,000 gallons per day potential pumping capacity. Current daily

usage ranges from 150,000 to 200,000 gallons per day which is 46% of potential pumping capacity.

Drinking water supplies in the Town of Broadalbin:

System Name	Population Served	Service Connections	Location
BROADALBIN VILLAGE WATER WORKS	1397	551	NORTH & SOUTH SECOND AVENUE
FIELD POINT MOBILE HOME PARK	43	14	ROUTE 29 & BOGDEN ROAD
INDIAN VILLAGE	145	59	UNION MILLS ROAD
LITTLE ACRES MOBILE HOME PARK	14	9	196 STEVERS MILLS ROAD
LORDEN HEIGHTS MOBILE HOME PK.	54	20	158 BELLEN ROAD
ROLLING RIDGE ESTATES	29	10	185 OLD STATE ROAD
SACANDAGA MEADOWS MOBILE HOME	58	26	UNION MILLS ROAD
TWIN PINE ESTATES	45	16	HAGADORN MILLS ROAD

Village Waste Water Treatment

The Village of Broadalbin has a centralized wastewater treatment system. In 1990, DEC put the village on notice that a high percentage of homes and businesses were in violation of Environmental Conservation Law. The village signed an order of consent and in 1997 began installing a sewage treatment facility at a cost of over 7 million dollars. All residents and businesses were connected to the system by 2003. The project was financed through a combination of loans, grants, and low interest loans from a variety of sources. The system was designed to serve only those properties located in the village. The current State Pollutant Discharge Elimination System (SPDES) permit allows it to handle up to 150,000 gallons per day, close to what it now processes.

9. Emergency Services

Police protection is provided to the town by NYS Police stationed on Route 30 in the Town of Mayfield and the Fulton County Sheriff's office. The Sheriff's office operates from the County Office Building on Route 29 in Johnstown. There are 36 Deputy Sheriffs that keep three cars on patrol at all times. There are no formal/special agreements with the Town regarding police protection. The Sheriff's office serves as the communications center for all ambulance and fire emergency calls in the County. The

Town has a volunteer rescue squad that provides emergency ambulance service for the Town residents. The County also has Ambulance service based in Gloversville that serves as a backup to the volunteers when needed. The Village of Broadalbin also has part-time patrols.

Broadalbin is well protected by the Kennyetto Volunteer Fire Department, which in 2003 responded to more than 200 emergency calls. The Department was founded on June 8, 1878, following a disastrous fire in the village, and incorporated 12 years later. Originally, it covered only fires within the village but, as motorized equipment became available and transportation improved, coverage was extended to the rest of the town and to parts of Mayfield and Northampton. The Department, which has 55 dedicated volunteers and seven trucks, opened a new fire station in 2003.

10. Waste Disposal

Fulton County provides solid waste disposal facilities for the Town. The County has two options for all municipalities. Individual municipalities can provide their own equipment and "direct-haul" solid waste to the county landfill at a rate of $30/ton with no charge for recyclables, or the County will provide transportation, equipment and manpower at a rate of $50/ton and charge $25/ton for recyclable materials. Broadalbin has chosen the $50/ton option, and charges each resident $10 for a vehicle sticker, which allows them to deposit their trash at a local transfer station. The state-of-the-art County landfill has a 70-year life expectancy. The County also provides an annual free hazardous waste disposal day at the landfill, and allows each resident to deposit 12 tires per year free of charge. There is also a latex paint recycling program where latex paint stored at the landfill, and residents can pick up a gallon at a time for use on small paint jobs. Director Jeff Bouchard feels the steps the county has taken regarding responsible solid waste disposal has had a positive impact on the economic development potential for the area, encouraging businesses to locate in Fulton County. The Village provides garbage pickup.

11. Electrical Utilities

According to Niagara Mohawk, there is adequate electrical capacity to handle most new residential development in the long term. New electrical connections along Route 29, Route 30, and in the Village of Broadalbin would not have any difficulty obtaining service. Outside of these areas, the ability of Niagara Mohawk to deliver electricity would depend on the type of use and on the level of development. According to planners, Niagara Mohawk would be able to accommodate the load at current levels of growth rates over the long term. They did indicate that if there were a short-term building boom where large numbers of new residences were built in a short amount of time, then provision of electric service might be limited. Since some commercial uses needing three-phase service must pay to have circuits upgraded, electrical infrastructure would not likely limit commercial growth.

12. Education Facilities

12a. Schools

Students in Broadalbin attend school in the Broadalbin-Perth Central School District. During the 1998 – 1999 school year, the School District-Wide Total Expenditure Per Pupil was $7,910.

Broadalbin-Perth Central School District
Source: New York State Education Department, The New York State School Report Card, 1999 – 2000

	1997-98	**1998-99**	**1999-00**
K-12 Enrollment	1,872	1,924	1,968
Total Graduates	115	109	128

	1996-1997	1997-98	1998-99
Student Dropouts	18	15	17
Annual Attendance Rate	94.2%	94.5%	94.4%

Staff

Teachers	127
Other professional staff	14
Total Paraprofessionals	50
Teaching out of certification	4

Distribution of 1999-2000 Graduates					
To 4-year College	To 2-year College	To other post secondary	To military	To employment	other
31%	57%	0%	2%	9%	1%

1999 – 2000 Individual School Characteristics

	Grades	**Enrollment:**	**Teachers:**	**Other professionals:**
Broadalbin – Perth High School	9 – 12	621	39	6
Broadalbin – Perth Middle School	6 – 8	448	32	4
Broadalbin – Perth Intermediate School	4 – 5	295	24	1
Broadalbin – Perth Primary School	K – 3	604	32	3

12b. Library

The Wilkinson Memorial Book Station was founded in 1980. Although administered and manned by volunteers, it is a full-fledged library affiliated with the Mohawk Valley Library Association and supported both financially and morally by the town and village governments as well as a number of local organizations. Besides thousands of novels and most of the current best sellers on file, Broadalbin's library has a section devoted to biographies, a large history section, a travel section, a sports section, an arts and crafts section and a children's room. There is a computer with internet access and a good-sized collection of audio books. It is open to all residents of the town and village.

13. Public Input

13a. Resident Survey Results

In 2000, a survey was sent to all Broadalbin residents to solicit input from them on a variety of issues. There were 2115 surveys mailed out and 689 or 32% were returned. Of these, 380 responses were from town residents, 169 from village residents, 133 from part time residents and 7 with an unknown status. Except for four individuals, the rest of the respondents were property owners.

When asked if the town should retain its small town, rural character, an overwhelming majority of 96 percent agreed (322 for; 12 against). People were most in favor of encouraging and expanding recreation and tourism (256 for and 82 against) and residential development (216 for and 111 against). About 37% agreed that commercial development should be encouraged (121 for and 199 against) and 20% agreed that industrial development should be encouraged (65 for and 261 against). Concerning residential growth, 86% of participants agreed that they would like to see housing that is in keeping with the town character encouraged.

Almost all participants felt that it was very important to preserve and protect agricultural land use (94 percent agreed; 310 for, 21 against); forests and water resources (96 percent agreed; 326 for, 14 against), wildlife (92 percent agreed; 301 for, 26 against), and open space for public use (81 percent agreed; 259 for, 59 against).

People strongly agreed with adopting measures regulating various aspects of development including the following:

a. Billboards: 86 percent agreed; 301 for, 47 against
b. Business signs: 77 percent agreed; 250 for, 73 against
c. Land use: 81 percent agreed; 261 for, 61 against
d. Types of architecture: 56 percent agreed; 176 for, 140 against
e. Prevention of pedestrian and traffic conflicts: 88 percent agreed; 258-34

Similarly, people agreed that tax dollars could be used for:

a. Public parks: 63 percent agreed; 199 for, 119 against
b. Nature trails: 64 percent agreed; 206 for, 117 against
c. Recreational programs: 73 percent agreed; 239 for, 89 against
d. Library: 78 percent agreed; 236 for, 60 against

When asked what method the town should use to maintain and protect its character, the majority of participants agreed that there is need to develop future land use regulations (80 percent agreed; 254 for, 63 against). Seventeen percent felt that the town should do nothing (46 for, 222 against).

The survey included several other questions that explored what people like and dislike about the town. Written comments can be summarized as follows:

Items about the town especially liked: More than 100 respondents cited the small town, rural atmosphere and appeal, quiet and quaintness as being important characteristics to preserve and maintain. Some of the specific comments were: "No big city ways." "The trees, the water, the fresh air." "Leave it the way it is." "If this is lost, which I am seeing more and more indications of, I will move to another location." Also, "the absence of fast food establishments, factories, adult book stores, and gentlemen's clubs." Input offered insight into how important the character of the area is: "There is nothing wrong with the way things are" and "Happily there is nothing we do not like about the town. It's a great town to live in. I love Broadalbin."

Other favorable comments cited low and reasonable taxes (mentioned by 11), roads, the transfer station, the beach and the boat launch area, quality of schools, volunteer fire and ambulance services, cooperation of public officials and employees as positive characteristics.

Items about the town disliked: People are concerned about deteriorating buildings and properties, junk and abandoned cars. Twenty-three people specifically mentioned junk cars and 25 mentioned property deterioration as negative aspects of Broadalbin. Comments were: "Town is looking run down; if tourists are going to come, needs to look better." "People should be forced to clean up their mess." "Several eyesores on Route 29 give bad first impression of the town."

While 24 mentioned roads and road work as an asset to the community, 31 listed needs related to roads including "inconsistent, sporadic snowplowing," the need for "centerlines painted on highways" and "roads too narrow, no safe space for walking on roads, mean dogs chasing people on the roads." Speeding is also a major concern, with 12 respondents suggesting that limits be lowered and enforced. Several recommended improved shoulders, allowing for safer walking and biking; a few listed concerns about heavy truck traffic as well as snowmobiles and all-terrain vehicles being operated on streets.

The transfer station received 10 favorable comments while about twice that number wanted town-wide garbage and recyclables collection, expanded transfer station hours and the brush and wood at the burn area processed into mulch. While taxes and public officials were complimented in one area of the survey, they were criticized in another. Identified problems included infighting on the Town Board, lack of cooperation between town and village, "the good ole boy political structure," home-assessment irregularities, "high taxes" and "lack of communication and not listening to our community needs."

Although the boat launch was mentioned as an asset, many town residents believe more park and picnic areas, playground and recreation facilities are needed. One person suggested that the boat launch be open year-round for the convenience of snowmobilers, noting that it would bring business into the area." Historic preservation was mentioned,

along with the revitalization of the Kennyetto pond and Kitty Husted's Italian gardens in the village; beautification of Main Street buildings; more community festivals and events; bike and walking trails; increased tourism.

A few responses cited a need for more stores, including a major grocery store, but most were satisfied with the mostly family-owned businesses that now exist. Several listed the absence of fast-food operations and other concerns, like adult bookstores and gentlemen's clubs, as an asset.

Support for future zoning was exhibited in many unsolicited comments, both direct and indirect. Three areas including the need to take care of junk cars, unkempt properties and the number of mobile homes not in mobile home parks gained most of the attention. Twenty people said zoning was needed while nine specifically voiced objections to zoning with comments such as "I like no zoning. The land should be ours to do with as we wish within reason." "That there are still some freedoms to do what you want with the land that you paid for and pay taxes on."

Comments in favor of zoning included: "Moderate development through zoning and building requirements will keep our town rural in character while allowing for some reasonable growth." "We need to grow but need to make sure quiet residential areas are not subjected to industry or noisy recreation." "All of the town's current character can be maintained through controlled land use regulations, the sooner the better." Some people did not have a preference but wanted to ensure that the town character be maintained: "I feel people move here because of the country character … and believe that they would not do anything to disturb the way the town already is."

13b. Planning Workshop Results

During the fall of 2002, the Town Planning Board held two workshops to gain input from the public on issues facing Broadalbin. The workshops were facilitated by the project consultant and were designed to gain input on what residents felt are the strengths, weaknesses, opportunities and threats facing the town. In addition, participants were asked to develop vision statements to define the future direction for the town. The workshop was divided into three parts: identification of negative characteristics, identification of positive characteristics, and development of vision statements.

Negative Features

In summary, participants felt that the priority negative features of Broadalbin included junk cars and blight; problems concerning brush at intersections; traffic and speeding on Main Street; high taxes; little cooperation between the town and village; lack of zoning or other land use regulations; APA regulations; lack of recreational activities including bike trails; uncontrolled growth; loss of rural character; substandard housing in some places; lack of economic development; and conflicts between city values of visitors and seasonal residents with those who live in the country.
Participants were asked to develop some solutions to these problems. They suggested the following ideas to improve or mitigate the negative features:

Government
Code enforcement - follow through with everybody, no exceptions - more enforcement power to Code Enforcement Officer
Some ordinances should be reviewed for loopholes & validity
Keep taxes reasonable on undeveloped farmland
Keep regulations to deed restrictions, not town laws (no mobile homes, junk laws, building restrictions)
Village & town - joint meetings about what's happening - combine services, purchasing
Junk & abandoned property laws need to have more effect & more penalties
APA issues - lakefront properties park rules restrictive - inadequate septic systems
People need to get more involved/ elected officials need to listen to people/ news-letter put out to all residents
Taxes - re-valuation needs to be done
Updated laws - general code updating

Roads/ transportation
General cleaning of town right of ways - enforce town right-of-way
Sight lines at intersections - remove obstructions
Bend at North Main & North St. - remove notch from middle of road/ slow traffic down/ put it back the way it was/ cut hedges back at corners
Heavy traffic on Main St. - enforce speed limits/ find alternate routes to North. Broadalbin/ improve & define crosswalks/ add stop signs at intersections in village
Lights on Route 29 at Stewart's (Second Avenue) and Pine Street
Add part-time staff in winter to help plow roads

Recreation
No biking - evaluate current land use & land easements/ grants - what is current plan?

Services
Educate people on area - have information packet/ don't bring city to country

Economy
Do a study to identify needs - ways to secure - develop plan

Planning
Try and keep development in areas that are developed
Substandard housing - zoning/ HUD grant/ educate public on programs to give assistance
Uncontrolled growth - factories
No more new trailer parks
New construction has to go before town board/ major projects - post legal notices for boundary lines, notified by town & certified mail

Positive Features

Many positive features were identified. Some of the most important ones include the perception that Broadalbin still has a small town feel and a great deal of open space; its rural character; a great community atmosphere, a central location with easy access to a variety of places; the lake; a clean environment; a good school system; excellent emergency services and roads, and friendly people. While some people identified lack of zoning as a negative feature, an equal number of participants felt that lack of zoning is a positive characteristic. When asked what ideas could be implemented to maintain these positive features, participants offered the following:

Services
Safety - good police presence/ deputies & state police/ maintain small community

Fire protection - keep funding/ promote volunteerism/ support ambulance corps

Government
Enforce regulations in place - no zoning
Make code enforcement full time
More community interaction in regulations
Let people have the choice of what to do with their property - make incentives, not regulations
Town & school boards should spend money more efficiently
Try to keep taxes the same, or lower them
Schools - plan for growth/ maintaining quality staff & competitive salaries/ more community involvement in schools/
more community use of facilities (lower or no fees)
Schools – don't add more area to the district/ support budget for people growth

Recreation/ Environment
Sacandaga - try & maintain the lake as a resource
Lake - more public access/ land acquisition/ public picnic area/ beach snack bar
Lake recreation – don't use regulations/ permits

Need recreation & parks department
Physical improvements must be made
Enforce hunting & fishing regulations on lake
Controlled growth with scientific principal behind it

Planning
Make environment more attractive to profit small business
No zoning – don't implement zoning/ influence the people to follow current ordinances
Controlled growth, maintaining standards (property upkeep)

Rural character
Comprehensive land use & master plan
Maintain rural character
Limit heavy industry
Agricultural areas need to be preserved/ evaluate land uses and requests to develop certain use in different areas

Roads/ Transportation
Highway system - maintenance program - funds
Any major changes in highways have to be approved by the town
Maintain transportation corridors (railroad, highways)

Geographic location
Improve tourism/ use welcoming logos
Pride in area
Bike path extension
Recreation

Participants were asked to identify what characteristics they feel are important for Broadalbin's future. Small groups worked together to identify these "vision elements" and develop them into a statement that expresses their desire for the future of Broadalbin. Seven different working groups developed the following statements during the workshops:

1. "Keep the management of a good quality while keeping cost low and giving good quality services and products. Keep the taxes low so farms will be maintained and hopefully increase the number. Keep open spaces open and let people do with their property as they see fit (within reason). Maintain the businesses that we have as well as encourage the growth of both small and large businesses as well as increasing the services and jobs available to the community."

2. "We create a warm, inviting atmosphere of facilities and activities of interest to the residents, tourists, and business."

3. “Develop community pride & promote volunteerism. Need senior housing & also should encourage single-family residences. Expand water & sewer system. Schools - maintain status quo. Maintain fire services & enhance ambulance services. Represent properties fairly and maintain equitable taxation. Highways - improve lake access/ maintain rural character. Allow local small business to flourish and encourage light commercial development. Parks & recreation - cross country skiing/ athletic fields/ community beautification/ public park/ recreational town.”

4. “Government - community involvement & cooperation/ police force/ village & town cooperative facilities for sewer, water & garbage/ community news letter &/ or news board. Community - safe community keeping small town feelings and community activities and strong school system. Environment - clean water and open space/ renewable energy. Recreation - recreation complex (i.e. Cooperstown)/ recreation easements, trails/ more access at lake & streams. Infrastructure - revitalize Main St./ historic preservation/ crosswalks/ new library (get grant)/ no cookie cutter subdivisions/ swinging bridge restored/ wider sidewalks ($ from state)/ new village hall.”

5. “Ten years from now we would like Broadalbin to be environmentally sound, self-sustaining, with a good mix of recreation, culture, health, historic preservation, business, and educational facilities that serve the residents while preserving our rural character.”

6. “Broadalbin is a strong community, a great place to live and raise a family, as well as spend your golden years. We have incorporated a safe & healthy high quality of life, all due to excellent environmental conditions and public safety. There is a strong, small and successful business environment held together by political leaders that listen and work together; allowing the community to achieve a low tax rate and controlled growth without zoning!”

7. “The future of Broadalbin is one where the environment remains clean, healthy and accessible to all and still maintain the natural beauty. Government remains for the people and by the people maintaining affordable taxes and services. There is quality education for the future. Broadalbin remains a picturesque community with enforced building codes to maintain a standard that enhances the quality of life for the community. We are environmentally friendly based on sound infrastructure growth, including utilities, public services, water and sewers.”

The list below includes elements, characteristics and descriptions of what many people desire for the future of Broadalbin. These sentiments were commonly identified during the workshops (not listed in priority order):

- Geographic location
- Good school system
- Good highway maintenance
- Lake
- Rural character/ open spaces
- Strong religious community

- Community atmosphere/ character
- People
- No zoning

Important Places Map

The Community Identified Places map shows those locations in Town that residents and Comprehensive Plan Committee members believe deserve special attention in the Plan. The following table lists those places.

Id#	Feature	Description
1	The Lake	The Lake is a great asset to be sure does not get misused
2	Obstructed View	Trees and vehicles blocking view
3	Obstructed View	Overgrowth of brush obstructing intersection and stop sign
4	Village	Positive Village of Broadalbin
6	Obstructed View	Intersection overgrowth of brush and obstructing views for safe travel entering and exiting
9	Beach-Boat Launch	Town Beach, may suffer from overuse, lake lacks usage regulations and may have to be expanded
10	Village Park	Old Village Park with swinging bridge, might have potential as a starting point for a trail easement along Kennyetto Creek
13	Sidewalk	Road over bridge to High School and Primary School, walks are never cleared
14	Chambers Lake	Chambers-Husted Lake, Historic pond created by the author Kitty Husted as part of her estate
15	Italian Gardens	Old Italian Gardens, historic site by Kitty Husted, might be a nice village park, passive use
22	Parking	Parking and driving through village
27	High Tower Farm	High Tower Farm, 350 acre commercial dairy, continuous operation since 1794 in whole or in parts, 211 tillable acres, 50+ DEC wetlands, Robert and Sheila Perry
44	Bad Intersection	Bad intersection, needs light
51	Obstructed View	Thomson and Union Street, cannot see to get out onto Union
69	Main Street	West Main Street needs a streetscape, historic homes preserved, hotel needs to be restored and used as community center or country club for residents only
70	Streams	Stream needs to be clean and usable for recreation
71	Notch	Notch in road by North Street and North Main
99	Bike Trail	Bike trail, great asset
100	School Fields	Recreational fields in village owned by school, should always be there, a great asset
101	Livability	Great place to live
5	Unsafe Intersection	Unsafe intersection
12	Unsafe Intersection	Unsafe intersection

Id#	Feature	Description
7	Livability	A good place to live
8	School	School, stay the same, plenty big
21	Stevers Mill Road	Stevers Mill Road, stay the same, protect, right to farm law
200	Shady Bay	Shady Bay
201	Church	Church
202	Cemetery	Cemetery
203	Cemetery	Cemetery
204	Eagle Mills	Eagle Mills
205	Cemetery	Cemetery
206	Chambers Mansion	Chambers Mansion
207	Church	Church, no tower
208	Fire Station	New Fire Station

13c. Business Survey

In February 2003, a business survey was sent to 61 identified businesses in town (including those in the village). Thirty-nine responses were received. Over half the respondents were located in the town (26 or 68%). These businesses represented, in order, services (12), retail trade (8), agriculture and forestry (5), transportation (4), manufacturing (3), financial and real estate (2), construction (1), and mining (1). Between 1960 and 1990, about six to eight businesses were started. However, since 1990, 17 businesses that responded were established. Benefits of having a business in Broadalbin included that it is a nice community with good services, has good access and location, has a low level of regulations and involvement from the government, has rural and small town quaintness, and the lake. Negative features were considered to be lack of parking, high taxes, not enough people, lack of services, lack of higher density such as condos, and speeding and traffic.

Businesses who responded accounted for 156 full-time and 15 part-time employees. Most employees were Broadalbin residents and on average, 37% of the customer base comes from within the town and 18% are considered to be tourists. By far, most business owners lived outside the village. Twenty-four of the 39 businesses see seasonal increases in their business due to either tourists or weather. Businesses consider local services to be excellent to good.

Twenty-nine feel more business is needed and feel there is enough space for new development in the town, but not in the village. Food, bakery and grocery stores were desired new businesses. Adult entertainment and bars were businesses that were not desired in the town or the village. Twenty-one of the participants felt that Route 29 is a suitable location for new business growth. Limitations to commercial development included lack of parking and space to build in the village, and lack of infrastructure in the town. Two people mentioned that the village's zoning and the prospect of having zoning in the town would be limitations.

Most feel that the town and village is business friendly due to positive attitudes, a nice location, hometown atmosphere, and not highly regulated. A lot of participants did not know about the village's permitting process, but for those that did, all felt it was clear and understandable. At the town level, ten people did not know about the town's regulations, but for those that did (21), all felt they were clear and understandable.

13d. Community Image Survey

In order to identify and document people's preferences for design styles and various scenes and landscapes, a visual survey was done. Residents were invited to attend a program where 129 35 mm slides were shown. Twenty-five people attended. Participants rated each slide on a scale of -5 to +5 according to how the scene was aesthetically pleasing to them. A variety of scenes from around the region were portrayed in the visual survey. The results allow us to evaluate people's visual preference for commercial buildings, including stand-alone and strip mall designs, residential neighborhoods, different types of housing types, and views from a variety of common local streets. This technique was also used to assess preferences for signs, general building design, landscapes and other factors that influence our visual preferences such as utility poles and wires, sidewalks, road widths, and preferred setbacks.

Summary of slide survey and characteristics of top rated positive and negative slides

Positive Rated Slides

Eighteen slides were rated very highly (median ranking of 3 or higher). Overall, participants highly favored scenes that showed largely undeveloped rural scenes. Three slides received a median ranking of 4. The highest rated slide of these three depicted a rural landscape with rolling hills and scattered farms and residences. Three slides in the highest rated category included rural scenes with little or no development depicted in them. These slides illustrated lakes, rivers, and rural two-lane roads winding through farm fields and woods. Highly rated residential buildings were single family. Residential structures that were close to the road with shallow setbacks and sidewalks were highly rated as were very low density residential buildings situated near farms or woodland. These preferences are consistent with existing conditions in both the Village of Broadalbin and typical very low-density housing seen in many parts of the town. Highly rated commercial buildings on the other hand were either similar to those found in the downtown section of Broadalbin or were stand-alone buildings built in a traditional or historic style. Strip malls, flat-topped buildings, and commercial locations having large paved areas with large setbacks were not preferred. Preferred commercial buildings were close to the road, more residential-like in appearance, had traditional building styles, and ample landscaping. Scenes with sidewalks received high marks, as did traditional downtown scenes that are similar to the downtown in Broadalbin.

Commercial Buildings: The highest rated commercial buildings were in old structures or that were new buildings designed with a historic theme. Many were brick structures. All were stand-alone structures, not part of a mall or strip commercial center. Several top

rated slides showing commercial uses were residential structures that had been converted into commercial uses, and were traditional, colonial or Victorian in style. There were several highly rated slides showing new commercial buildings that were designed to compliment and fit in with an adjacent, traditional architectural style. For example, one highly rated slide showed an old church adjacent to a brand new bank designed to fit in and capitalize on the church's design.

Streets: All slides depicting tree-lined streets were rated very high regardless of the style of housing or building type lining the street. Streets with mature trees that formed a canopy overhead were especially preferred. In addition to being tree-lined, preferred streets were two-lane and narrow. Participants liked rural streets as well as traditional village-style streets, but did not prefer wide, tree-less and multi-lane streets.

Residential Buildings: Highly rated individual residences were old, traditional in architecture and of colonial, Victorian or federal styles. Participants liked both older neighborhoods where the houses were very close together and close to the road and newer homes spread far apart on large lots.

Negative Rated Slides

There is a distinct contrast between the positively rated slides and the negative ones. The top negative scenes showed a mobile home court, a billboard, an over-sized freestanding sign, and a shopping plaza with a large expanse of pavement. The only highly negatively rated residential scene showed a dense, attached housing complex. Signs, multi-lane commercial roads, strip malls and stand-alone commercial buildings predominated the negative scenes. Negatively rated roads were all multi-lane, treeless, and with a clutter of signage. Negatively rated building styles included franchise style buildings for fast food (McDonalds, Monro Muffler, etc.) and more modern-style buildings having flat tops, large paved parking lots, and strip-style retail shopping. For example, a Wal-Mart store, strip mall in Valatie, and a large grocery store set back far from the road with parking in front all received negative ratings.

Some subdivisions received slightly negative ratings while others received slightly positive ratings. Participants preferred scenes showing low density or traditional village style residential development: there were mixed reactions to conventional subdivisions and most received low scores between –1 and +1.

Slides with no Consensus

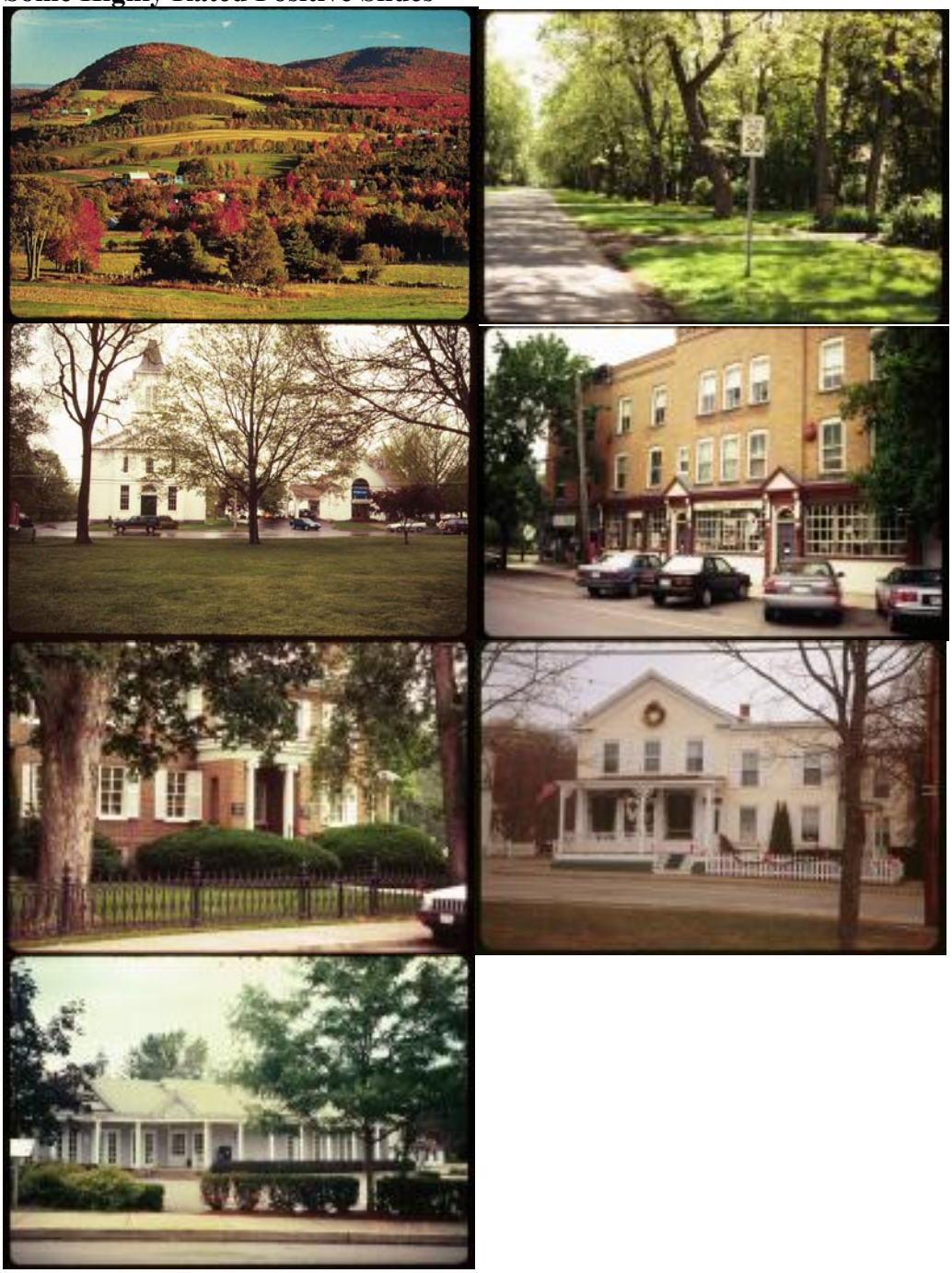
There were some slides where no consensus emerged. These are slides whose ratings hover around zero. Out of the 139 slides, 25 fall in this category. Lack of consensus can mean that participants had mixed reactions (scores varied greatly between -5 and +5) or that they had no strong opinions on them (scoring close to zero). A closer look at the statistics for each slide shows that most of the slides in this category represent a "mixed reaction". In other words, some participants felt positive about the image while others felt negative. These represent images where there is a wide opinion. Slides in this

category included residential subdivisions, apartments and multi-family structures. Slides showing commercial structures in this category were all of a franchise or modern building style and most had flat roofs or modern versions of the hip roof.

Pictorial Comparison of Top Rated Positive and Negative Slides

The following slides show some of the top positive and negative rated slides.

Some Highly Rated Positive Slides



Some Negative Rated Slides

A Vision for Broadalbin

14. Vision Statement

In the future, the Town of Broadalbin will be a warm and inviting community, known for its high educational values, its recreational opportunities, its cultural assets, its historical facilities, its scenic beauty and its rural atmosphere.

It will be a place highly regarded for its pristine forests and many summer and winter recreational activities, many of which are centered on the Great Sacandaga Lake and its fish-filled streams and tributaries. Broadalbin residents will understand the town's distinctive characteristics, including woodlands and farmlands, and preserve them for agricultural use, open spaces and parks.

High quality schools will be maintained and adequate public services will be available. There will be quality housing; safe and improved roads that maintain the town's rural character yet fulfill the needs of the community; and services and social opportunities that meet the needs and interests of seasonal visitors and year-round residents of all ages, including senior citizens.

The village shall continue to be a business center although pockets of small business areas will flourish and light commercial development will be encouraged in other parts of the community to increase job opportunities and improve the town's economy.

Broadalbin's citizens will be involved with governmental officials and there will be strong cooperation and planning support between the village and the town. Local laws – designed to balance community goals with private property owners' needs – exist to help control town growth and to maintain this vision.

Issues Identification and Analysis

15. Strengths, Weaknesses, Opportunities and Threats

An analysis of all the data collected and public input received has resulted in the development of a chart, below, that outlines the various strengths, weaknesses, opportunities, and threats facing Broadalbin. In long-term planning Broadalbin will want to maintain those features considered to be strengths, improve in areas felt to be weak, take advantage of new opportunities, and prevent threats from occurring. The features identified in the table below are not presented in any kind of priority order. Because opinions vary, some items included below are considered to be a strength for some and a weakness or threat by others.

1. STRENGTHS	**2. WEAKNESSES**
The area is easily accessible from state, county and local roads	28% of town has growth limitations due to some sort of environmental feature
The Great Sacandaga Lake	Few areas are free of environmental sensitivities
The Adirondack Park; pristine forestland	New development will depend on private on-site septic systems and these can contribute to pollution
Rural atmosphere; existing farmland contributes greatly to the character of town	Local regulations not currently sufficient to control long-term growth
Large areas that are undeveloped	Not many agricultural operations remaining in town.
Ample natural resources	Speeding cars
Quality environment	Lack of safe space for walking on roads
Diverse wildlife habitats	Need for more park, picnic, recreational and playground lands
Abundant water supplies	Increased numbers of mobile homes not in parks
Affordable rental properties	Little cooperation between town and village
Low unemployment rate	APA regulations are not looked upon favorably by some; are not consistent with rest of town.
Good growth in income levels	Lack of economic development
Fewer low-income households than nearby communities	Substandard housing in some locations
Has a business friendly attitude and is not highly regulated	Lack of infrastructure outside of village for business growth
Good schools	
Excellent emergency services	**4. THREATS**
Friendly people	Numerous private right-of-ways along Lake could pose problem for emergency

	vehicles if not maintained or allowed to be blocked.
Lack of zoning	Ground water pollution from poor maintenance or construction of septics
Well developed road system; good road maintenance	High density of growth could lead to water pollution, loss of rural character, strain on local services and schools
Outdoor recreational opportunities	Initial development costs could be higher in environmentally susceptible places due to physical limitations and this may negatively impact affordability and attraction of young families or single people
Boat launch	Future EPA or NYS regulations surrounding use of septic systems will make maintenance costs of development in more environmentally unsuitable locations higher
Family owned stores	High growth rates will require increases in level of services needed to be provided
Absence of strip malls and fast food or other chains	Increased taxes, assessments and property values will make it harder to afford owning a home in town
APA regulations give some control over growth	Conflicts between city values of visitors and seasonal people and those who live in country
Intact village and a distinctive, non-suburbanized landscape	Lack of control over commercial development resulting in development inconsistent with rural character and preferred aesthetic values of community
3. OPPORTUNITIES	
Can use the lake as a drawing card to market area	
Desire and opportunity for additional tourism and tourism related businesses	
Public support for adopting measures to regulate various aspects of development, especially for signs, land use and traffic control	
Technically, the Village water and sewer could be expanded to outside village	
New EPA programs designed to manage on-site septic systems	
Two areas outside of Park that might be suitable to accommodate more intense development (see map)	

Historic preservation activities	
Revitalization of Kennyetto pond	
Development of bike and walking trails	
More business development along Route 29	

Recommended Goals and Strategies

16. Goals and Strategies

Goals:	The long-range, general aim of the community.
Objectives:	More specific sub-elements of goals, usually providing measurable, mid-range strategies.
Policies:	Specific strategic actions usually oriented towards short-term implementation.

The Town of Broadalbin will:

Goal 1: Preserve the distinctive "small town and rural" character of the town; ensure that future growth is consistent with the environmental, transportation, and infrastructure capacity of the town.

Objectives

1.1: Increase appreciation and preservation of historic resources.

a. Complete an inventory, document and publicize historic sites throughout the town. This should include sites such as Hemlock Church, old woolen mill site on Fish House Road, and others both inside and outside the Village of Broadalbin.

b. Historic sites can be advertised via the town newsletter, historic markers, maps, and creation of written materials describing these locations.

c. Continue historic displays of photographs at the Town Hall so that visitors to this facility can learn about Town history.

d. Work with the historical society to develop additional interpretive programs that showcase the area's history such as a self-guided walk/drive tour, maps, or other items that bring history into everyday life such as a locally produced calendar with local historic scenes on it.

1.2: Preserve scenic vistas of the area's natural beauty including those of woodlands, fields, hilltops, and the lake. Promote and enhance scenic vistas that involve man-made structures.

a. Whenever a subdivision is proposed or required, ensure that scenic vistas of natural resources such as the mountains and lake and man-made structures that may be present are considered part of the primary or secondary conservation areas to be preserved. Houses should be sited within these subdivisions in such a way as to maximize everyone's view and enjoyment of the resource. The planning board should review impacts of new development on scenic resources during subdivision procedures and site plan review, if adopted.

b. For actions requiring a SEQR procedure, the applicant should fill out and the planning board should review the Visual Environmental Assessment Form to identify scenic resources that may be impacted by the proposed project and work with the developer to mitigate negative impacts.

d. So that Broadalbin can more adequately plan on a site by site basis and take into account the broader landscape of the town, the subdivision review process should reflect the need to maintain rural character by carefully siting new homes so that they do not uniformly line all roads. Consider amending the subdivision law to allow the Planning Board to review and allow setbacks to be varied so that landowners can strategically place homes to avoid negatively impacting scenic views and rural character. For example, in some cases, a long setback to place a home at the edge of the woodland or along a hedgerow will maintain the character of the road better than placing the home in the middle of a field. Consider including the following layout and siting guidelines into the subdivision law to assist landowners and the Planning Board in meeting this goal:

Minimize clearing of woodlands and preserve natural features.

Retain stonewalls, hedgerows and other rural elements.

Place buildings and roads in tree lines, on mildly sloping ground, or along the edges of fields to avoid construction in open fields or on ridgelines.

Locate structures at least 100 feet from ponds and streams to protect water quality.

Re-use farm roads or lanes whenever possible.

Maintain or enhance scenic views on the site by careful placement of structures and accessories.

Buffer or conceal parking areas primarily through use of remaining woodlands on the site, or by use of landscaping when such woodlands are not present.

Buffer new commercial uses from existing residential uses.

e. For those locations identified as important scenic locations in Broadalbin, the town can work with landowners in a variety of ways to protect these resources including developing a design manual and a property owners manual to help those landowners protect significant resources, encouraging use of conservation easements, instituting a recognition program for those who voluntarily protect

scenic lands, considering incentives such as tax abatements and density bonuses, designating a scenic corridor, and considering leaseback arrangements for land management.

f. There are several regulatory mechanisms that could also be used to protect scenic areas including:

▷Give the Planning Board the authority, in the subdivision law, to require clustered or conservation subdivisions to preserve the maximum amount of open space. Additionally, amend the subdivision law so that the Planning Board is required to evaluate and review each proposed project for environmental conditions, open space potential, acreage, and possible linkages to other open spaces and decide whether a conventional, clustered, or conservation subdivision layout is preferred. (See Appendix 1 for further explanation of conservation and clustered subdivisions.)

▷Establishing a scenic corridor overlay district to protect resources that contribute to the scenic and rural character of the area such as ridgelines, steep slopes, and open scenic views. Overlay districts can control factors such as allowable density of development, setbacks, building height, amount of open space required, etc.

▷Consider establishing a Site Plan Review law. A site plan shows the proposed development and use of a single parcel of land and allows the planning board to review the arrangement, layout, and design of the proposed use. The Town Board can adopt site plan and, when a site plan law exists, no development can occur on that parcel until a site plan has been submitted, reviewed and approved by the Planning Board. Any site plan law enacted by Broadalbin should include provisions for review of traffic access, parking, landscaping, buffering, drainage and stormwater control, utilities such as water, septic or sewer, roads, parking lots, curbs, signs, lighting, location and dimensions of the buildings and other structures on the parcel (such as signs). For commercial buildings, it is recommended that the site plan also include review of the architectural features of the exterior façade. The town is authorized under state law to include other additional elements in the site plan law. Site plan review responsibilities should be assigned to the planning board and should be applicable to all commercial structures and projects being proposed in the Town as well as multi-family dwellings and accessory buildings larger than 1500 square feet or more than 25 feet in height.

1.3: Enhance the appearance of facilities, signs, buildings, and public spaces, especially those visible from roads and highways and enforce existing laws regarding items that adversely affect the appearance of property, such as junked and abandoned vehicles, dilapidated structures, trash and litter.

a. Develop "small town and rural development" guidelines to guide new development and improvements. See recommendation 1.2 above for more details on this. Such guidelines can be voluntary, required in some places, or required under certain circumstances. The Town may need assistance from qualified professionals to develop this guideline.

b. Establish a site plan review law that incorporates review of buildings, signs and public spaces as described above.

c. Establish a local sign law to control billboards and signs.

1.4: Establish land use policies that are consistent with preserving Broadalbin's small town and rural character. As the Town grows and develops, all potential planning tools should be explored for implementation, including zoning. All future land use regulations must be consistent with the visions, goals, and provisions of this Comprehensive Plan. Strategies include the following:

a. Any voluntary or regulatory land use programs in Broadalbin should incorporate a unified approach to attaining this goal. The Town should adopt a set of policy statements to help accomplish this and should include the following concepts: development densities should match both citizens' goals and environmental conditions; growth should be directed to the hamlets and village area as much as possible, distinct boundaries between built and un-built areas should be maintained, as this is a significant feature of "rural character", and design and siting standards should exist to ensure that all new development performs to the high expectations of the community. In addition, the following land-planning principles should be incorporated:

▷Density should be established as to the number of dwelling units per acre. The density of development should be regarded as more important than lot size.

▷Regulation shall incorporate incentives to reach community goals as much as possible.

b. Consider establishing a development density of one dwelling per 3 acres for all land areas throughout the town outside of the Adirondack Park Blue Line with a minimum width of 150 feet. (See also Goal 3, Objective 3.1, B). Establishing this density regulates development intensity but is not minimum lot size. A smaller lot would be acceptable if a septic system could be approved if soil conditions were right. In other words, this intensity sets the overall development potential, but individuals could choose the lot sizes to best fit the need and the environmental conditions of the parcel. Because not all land areas of the town are equal in their development capacity, consider establishing an "Environmental Formula" to fine-tune the one dwelling per three acre allowable density on a site by site basis for major subdivisions. In other words, the environmental control formula would be applied to each parcel as it is developed that would modify the 1 dwelling per 3 acre density according to environmental conditions found on the site and would require that all development be placed in the most developable portions of the site. To do this, the town should identify the important environmental features to be protected and decide on an "adjustment" that would be used to modify the base density.

Here is an example:

Environmental Feature	***Modification Factor***
Open Water on site	0.0 units
Wetlands on site	0.05 units
Site in Flood Plain	0.2 units
Slopes over 15% present	0.2 units
Preserved Historic or Archaeological Site	0.2 units
Aquifer Recharge area on site	0.2 units
Stream on site	0.2 units
Non-constrained Land	1.0 units

The following **example** shows how this system using the environmental control formula could work:

The formula is:

Allowable residential density = base density X acreage of environmental feature X modification factor

1. Parcel Area is 97 acres and has a base density set at 1 dwelling per 3 acres (equals .33 dwelling units per acre).
2. This parcel would be eligible for a maximum of 32.3 dwellings. This would be adjusted based on the conditions of the site.
3. The Planning Board would need information from the applicant that identifies how much of the parcel has the environmental features below.
4. Apply the formula to determine the allowable density.

Site Characteristics	Area (Acreage)	Density	Multiplication Factor	# units You Get
Open Water	3	.33	.0	0
Wetlands	10	.33	.05	.165
Floodplain	5	.33	.2	.33
Slopes over 15%	10	.33	.2	.66
Streams	2	.33	.2	.132
Aquifer	1	.33	.2	.066
Historic	1	.33	.2	.066
Non-Constrained	66	.33	1.0	21.78
TOTAL SITE CAPACITY				23.199 units

This parcel would be allowed 23 units. This compares to a conventional system that would yield 32 units at the base density of .33 dwellings per acre (1 dwelling per 3 acres). Minimum lot size could be variable and should be set to allow for small and large parcels keeping in mind septic system needs. You could potentially offer an incentive of 2 or 3 more units for this parcel if they placed a conservation easement or deed restriction to preserve open space or if they clustered the homes, for example.

Consider implementing this density and modification by amending the existing building law to establish the base density and environmental control formula, and amending the subdivision law to require that applicants bring information on specific acreage of features on the parcel and to lay out the procedures for using this method.

c. Consider establishing a commercial district along Route 29 that could have appropriate commercial densities and design guidelines for that specific district. This district could continue to be a mixed use (residential and commercial) area but should prevent strip highway development, should control highway access to prevent future traffic congestion, and should control design and site layout so that it is consistent with the aesthetic goals of the town.

d. Consider development of appropriate controls for condominiums, duplexes, townhouses and commercial developments such as site plan approval, incentive zoning, and planned unit developments.

Goal 2: Preserve Broadalbin's environmental resources and minimize negative impacts of new growth.

Objectives

2.1: Protect the environment by enhancing environmental review and promote effective use of SEQRA during project review.

a. Utilize the physical features maps and GIS data to identify and analyze known resources during project review.

b. Keep the inventory of town resources and conditions contained in this plan current. The GIS database and maps should be periodically reviewed and updated as new information becomes available. Other data and analysis included in this plan should be reviewed every five years to ensure that it is current.

c. Initiate a Conservation Advisory Council. This is a town-appointed advisory council with volunteer members. It is authorized to assist the planning board in the environmental review of proposed projects by making site visits and observations. It can also play an important role by being part of a viewshed/scenic inventory as recommended in this plan, and can work over time to ensure that resource maps and inventories are kept up to date.

d. The Town is authorized to adopt a local Type I list of activities for enhanced SEQR review. Type I activities are those that have a greater potential to have negative environmental impacts. SEQRA requires Type I activities to have an enhanced review through use of the Full Environmental Assessment Form, rather than the short-form that is typically used.

The town should consider adopting its own local list to include the following activities:

- ▷Construction of more than 5 new residential units
- ▷Any development within 500 feet of active agricultural properties
- ▷Any development of a structure greater than 20,000 square feet in size
- ▷Any development of a parcel that contributes an additional traffic volume of 100 cars per day or higher.

e. When scenic resources are of concern, the Town should require that the SEQR Visual EAF Addendum be filled out and reviewed by the Planning Board during project review.

f. Arrange for annual training for all town officials, including the planning board on SEQR. The Department of State can be contacted to provide an on-site training free of charge for the town and its neighbors. Alternately, consider funding one or more members to attend the various planning and training workshops held around the region and state. At the minimum, the Town should provide the SEQR handbook and SEQR “Cookbook” to all planning board members.

g. The Planning Board should make a site visit for each proposed project in order to more thoroughly evaluate the site. This is also a role that a CAC could take on for the Planning Board.

h. Update the subdivision review procedures and time frames to ensure that the following steps are taken for all subdivisions. It is recommended that a checklist of all steps and time frames be developed and used by the Board and public.

▷The Planning Board must make a formal determination for SEQR as to whether a project has negative or positive environmental impacts. An application for subdivision is not considered complete until this determination is made. Incorporate any mitigation measures deemed important into the subsequent review process.

▷The planning board should hold a public hearing unless the board waives this requirement.

▷Refer, where required under NYS Town Law, the application to the County Planning Board under General Municipal Law Section 239-m, unless an agreement has been reached between the county and town to exempt certain county board reviews. NYS Town law requires certain types of development applications to be referred to the County Planning Board so that it can be reviewed for county-wide implications. Section 239-m details what types of proposals must be reviewed by the county.

▷Add a section to the subdivision law clarifying filing procedures for the applicant and planning board.

▷Time frames for review and decisions established in the subdivision law should be updated to be consistent with that set by New York State law (62 days instead of the current 45 days).

▷The subdivision law should be clarified so that it is understood that a complete application for subdivision review must include either a negative declaration according to the SEQRA or a Draft Environmental Impact Statement must be filed with the Planning Board.

▷State the goals established in this comprehensive plan in the subdivision law to ensure an intimate relationship between the plan and the regulations.

▷Other recommendations to improve the performance of the town's subdivision law to protect the environment include:

Add a section that requires subdivisions to control erosion and sedimentation.

Add a section that encourages preservation of open spaces within subdivisions and that seeks to link open spaces through corridors such as stream channels and floodplains.

Incorporate use of best management practices for environmental protection. The town should create mechanisms within the subdivision law for landowners to use the latest best practices to address unique site conditions. Various government agencies such as the New York State Department of Environmental Conservation, and the Natural Resources Conservation Services publish guides to best management practices. The town should have on file copies of the latest published guides.

Allow nonstandard design techniques to address environmental protection including erosion, sedimentation and stormwater control. If a developer can clearly prove that they will maintain the same performance levels but produce better environmental results, they should be allowed to use alternative techniques.

Incorporate provisions into the subdivision law to allow for both clustered subdivisions and conservation subdivisions (see more details on these techniques in Goal 1).

2.2: Protect wetlands, floodplains, streams, open water, and steep slope areas from disturbances that can lead to erosion, sedimentation, pollution, loss of natural functioning, or loss of rural character.

a. During project review, including both minor and major subdivisions, the Planning Board should use the GIS data and maps included in this plan to identify locations on a parcel basis having these resources. If present, the Planning Board should ensure that proper setbacks or other protection measures are incorporated into the subdivision or permitting process.

b. Consider implementing the following performance standards and requirements in local laws (subdivision, site plan review, or other local laws):

For development located near wetlands, floodplains, water bodies:

▷Establish a no-disturbance 100-foot stream buffer. Buffers can control or limit development along the stream bank and are important to protecting water quality and wildlife habitats.

AND

▷Minimize adverse impacts so that the wetland, water body or stream's contours, vegetation, fish and wildlife resources, shores, flood storage capability, hydrological conditions and visual amenities are maintained.

For development located in scenic resource areas and to maintain rural character (See also Goal 1):

▷ Preserve native vegetation and natural topography so that the scenic quality of an area is retained.
▷Place structures on that portion of the property where topography and existing vegetation will screen the development from view as much as possible.
▷Consider using non-reflective or low reflective building materials and dark natural or earth tone colors, especially if the structure is highly visible from many locations.
▷Use screening vegetation or earthen berms to block or disrupt views of the development.
▷Minimize paving to the greatest extent possible to decrease the amount of impervious surfaces and large expanses of pavement.

For development located on steep slopes:
▷Require an erosion and sediment control and soil stabilization plan to ensure that there will be no erosion or slipping of soil, or cause sediment to be discharged into wetlands or other water bodies.
▷Driveways on slopes greater than 10% should have an engineered design.
▷On hills or ridge tops, building heights should remain below the surrounding forest canopy level to maintain the tree line or should be placed below the ridgeline to prevent disruption of the ridgeline.

2.3: Ensure that all septic tanks are properly located, designed, inspected and maintained so as to reduce pollution potential.

a. Consider requiring a qualified soil scientist or engineer to conduct soil percolation tests or deep pit tests.

b. Consider working with the Village of Broadalbin to expand public infrastructure to additional areas near, but outside the village limits.

2.4: Minimize noise and light pollution, and nuisances such as glare.

a. Include review of noise and light pollution in a site plan review law. Should the town not implement site plan review, then noise and light pollution should be reviewed and mitigated during the SEQR process.

b. Mitigate noise problems by use of vegetative screening or fencing of a property where noise may be an issue or use other methods such as limiting hours of operation.

c. Mitigate glare and light pollution by requiring that outdoor light fixtures use "full-cut off shielded lights." These fixtures direct light down rather than out. Establish standards for lighting to control glare and heights of lighting poles. This is an especially important area to review for commercial buildings.

2.5: Promote environmentally sensitive management and use of forests, agricultural lands, and other natural resources.

a. Promote use of Best Forestry Management Practices. The New York State Forestry Best Management Practices manual should be used as a guideline to protect steep slopes during forestry operations.

b. The Town should consider adopting a Right to Practice Forest Management law, similar to laws that support agriculture.

Goal 3: Provide a variety of housing opportunities to meet the location and economic needs of residents.

Objectives

3.1: Promote development patterns, styles and intensities that will result in affordable conditions for residential development.

Certain development patterns can contribute to high housing costs. For example, large minimum lot sizes can create unaffordable conditions by forcing residents to purchase large acreages of land. Subdivision and road standards that require wide pavement widths and intensive site improvements increase costs for development: most of these costs are passed along to home buyers. In order to avoid these situations, Broadalbin should:

a. Allow for alternative subdivision techniques such as conservation subdivisions and cluster development (See Appendix 1). These techniques allow more flexibility in the site layout and can be designed for more efficient and less costly services and infrastructure.

b. Density is currently controlled in Broadalbin by the establishment of a 1-acre minimum lot size town-wide, along with setbacks and road frontage requirements. One-acre minimum lot sizes are small enough to foster affordable housing lots. However, use of minimum lot size in the long-term is not advisable because it forces a) "cookie-cutter" subdivisions which are not likely to foster rural character, b) too high a density for certain environmentally sensitive areas of the

town, and c) result in development patterns where all the land is "used" as home sites. A better technique for rural areas is to rely on a density measurement instead of lot size. It is recommended that Broadalbin de-emphasize minimum lot sizes and, instead, establish a development intensity of one dwelling per three acres for major subdivisions. (See also Goal 1). When land is subdivided based on dwellings per acre, minimum lot sizes can be very small. This will foster more affordable housing lots.

c. Offer incentives such as density bonuses to land owners who provide dedicated affordable housing units in their development. A density bonus is authorized by New York State law and is when the town allows a landowner to build more houses than permitted under local law in return for provision of affordable units.

d. Ensure that development standards do not overburden landowners and increase housing costs.

e. Concentrate new development in areas that can be most economically served by existing roads and services. (See also Goal 1 for other discussion).

3.2: Promote a variety of affordable housing options.

a. Allow for the use of accessory apartments, use of elder cottages, apartment buildings, multi-family attached housing, and senior housing.

3.3: Develop housing options for senior citizens with emphasis on safety, affordability and access to daily needs.

a. Allow for a variety of types of senior citizen housing such as assisted living centers, nursing homes, and senior citizen housing units, adult retirement communities, congregate residences, and continuing care retirement community.

Goal 4: Provide diverse recreational activities and facilities, especially for youth and senior citizens.

Objectives

4.1: Increase availability and use of multi-use trails for outdoor activities such as walking, biking, skiing, snowshoeing, snowmobiling, and horseback riding.

a. Identify other appropriate potential recreational corridors for multi-use and hiking-only trails. (Multi-use trails typically require corridors at least 16 feet in width (though the trail is typically 8-10 feet) in mostly level, dry terrain. Greater corridor width is needed where motorized / snowmobile use is expected since there needs to be sufficient clear areas and sight distances. Hiking / walking only trails and paths require corridors of at least 4-6 feet and can be routed in a variety of terrain, but are typically less inviting to seniors, children, and casual users if routed through steep terrain.) Should additional trails be developed in the future, pay careful attention to maintenance needs.

b. Work with NYS Office of Parks Recreation and Historic Preservation to identify potential corridors to enhance or link additional areas into the statewide snowmobile trail network. Seek designation of any existing local snowmobile trails to ensure eligibility for NYS OPRHP snowmobile grant program.

c. Seek state and federal grants to acquire easements to further develop trails. Work with Niagara-Mohawk to explore options for trail uses along their transmission line right of ways.

d. Identify and develop local bike routes along some of the less developed roads in town such as Chase Vly Road. Excellent examples of where programs such as this are being implemented are from Red Hook (Dutchess County with Winnakee Land Trust) and the Town of Kinderhook.

e. Work with the local, county and state highway departments and ensure that local road policies maintain these routes as attractive, low volume and low speed corridors. When roads are maintained, every attempt should be made to keep stone walls and roadside trees. Work with NYS Department of Transportation and the County Department of Public Works to encourage creation of shared road resources for vehicles and pedestrians. A shared roadway that allows bicyclists along Route 29 or other county roads would be appropriate.

f. Work with the NYS Parks and Conservation Association to seek ways to find and create linkages into Broadalbin from the Johnstown/Gloversville Rail Trail. Additionally, several statewide groups are seeking ways to fill in the gaps to connect the Northville-Lake Placid Hiking Trail and the Long Path Hiking Trail. Work with these interested groups to explore ways of filling in these gaps with trails in Broadalbin.

g. Work to create and distribute a map of all trails and recreational facilities to residents and visitors. Consider describing locations and features of these resources in the town newsletter.

4.2: Expand public access to the Kennyetto Creek.

a. Work with NYS DEC and the NYS Office of Parks, Recreation and Historic Preservation to identify potential additions to fishing easement corridors and locations for creek access along the Kennyetto Creek. Inventory and identify appropriate lands that might provide creek access and seek to acquire either the land (fee-simple) or easements for this purpose. During subdivision or site plan review, seek opportunities for finding easements and public access points to the creek.

b. The "island" formed by Creek Road and Stevers Mill Road or where the hanging bridge used to be are locations that could be explored for additional access. Also, explore ownership of and acquisition of the strip of land along the Kenyetto Creek on Mill Street for creek access and handicapped fishing.

c. Encourage private landowners to provide public access to the creek by offering incentives such as property tax benefits, assistance with insurance coverage, maintenance agreements, etc.

d. Work with area land trusts to obtain and manage easements or land purchases for creek access.

e. Identify and develop a park, either along the Kennyetto or in another part of town. To help finance acquisition, development and maintenances, consider the institution of a per-lot assessment fee on each approved subdivision. This would go into a dedicated park and recreation fund.

f. Work with the Adirondack Park Agency to explore methods for acquiring and finding appropriate locations within the Blue Line to enhance access to the Kennyetto Creek.

4.3: Provide recreational programs and facilities for young children, teens and senior citizens.

a. Create a town-sponsored recreation committee whose role would be to inventory existing recreational resources, determine future needs and opportunities, and work as an advocate for the town in seeking grants to fund projects. Most of the strategies listed for this goal could be coordinated through this recreation committee. This committee should liaison with the school district to find ways to expand and build on programs using existing school district resources to benefit the broader community and coordinate activities with the Youth Commission. Work together to explore opportunities to obtain NYS Department of Health physical activity promotion grants or technical assistance to support recreational efforts.

b. Enhance language of the subdivision regulation to strengthen the current recreational contribution requirement. Consider making it a requirement that park and recreational lands be established for all major subdivisions in the Town or payment in lieu of setting aside parkland.

c. Consider developing additional recreational facilities for youth such as a facility for skateboards or sledding.

d. Consider working with the Village of Broadalbin and community groups to acquire and convert the Hotel Broadalbin, the Robert W. Chambers Mansion and/or some other appropriate building, if one becomes available, for use as a community center, senior citizens center, library and/or museum.

4.4: Ensure that the Town-operated beach and DEC boat launch remains the premier recreational facility in Broadalbin.

The Town Beach is operated for eight weeks each summer and is open to the public. The New York State Department of Environmental Conservation owns the land and the town receives an occupancy permit each year to operate the beach for public recreation. Amenities at the site include parking, lifeguards, trash disposal areas and bathroom facilities. There is a fee to use the beach. In 2002, $6,800.00 in permit fees was collected from approximately 1400 visitors. In addition to being open to the public, the youth commissions in Broadalbin and Perth use this facility annually for their summer programs. There is an opportunity to further develop some of the land surrounding the beach for additional recreational activities. One issue related to the beach is an on-going erosion problem. The Town Beach is immediately adjacent to the DEC boat-launch.

a. Seek NYS approval and OPRHP parks acquisition funds for additional parkland and park improvements at the Town Beach. Picnic tables, a nature trail, basketball court and other amenities would enhance use of the existing park. Additionally, it is desired to provide a handicapped-accessible ramp for fishing.

b. Stabilize the beach conditions by developing and implementing shoreline improvements such as natural and/or man-made flood and erosion protection structures. Careful analysis and design of erosion control methods are needed to ensure that they actually work and do not cause more intense flooding or erosion elsewhere.

c. Develop a waterbody or beach/waterfront management plan.

d. Explore town-owned land behind the Town Hall for legitimizing bike racing and motor biking in the area.

e. Explore other ways to utilize town and village owned lands for additional recreational facilities.

Goal 5: Strengthen its economy; promote commercial development that is consistent with the character, environment, cultural features, and infrastructure of the town. Enhance Broadalbin's role as a destination for outdoor oriented tourism and recreational opportunities.

Objectives

5.1: Enhance economic development efforts in Broadalbin. Capitalize on the Great Sacandaga Lake, the town's pristine forests and outdoor recreational resources as key marketing points.

a. Invest in new tourism facilities and recreation amenities that will provide value to both residents and visitors.

b. Form two new committees oriented towards economic development in Broadalbin: a facilities development group and an economic/tourism development and marketing group. This should be coordinated with the Broadalbin area United Merchants Association. These committees should work with county and state economic and tourism development officials to identify market opportunities in Broadalbin. The facilities committee should look to identify park and recreational opportunities, along with ways to enhance signing, interpretation, pedestrian and bike trails, visitor services, and infrastructure needed to support tourism development. The marketing group should work towards marketing the town better to outdoor enthusiasts and tourists. In order to encourage more tourism activity, Broadalbin will need to find ways to market the area, define a distinct image, and encourage visitors (not just lakeside owners) to visit and stay longer. Broadalbin can be seen as not only a tourism destination in its own right, oriented towards the lake and other outdoor activities, but as an affordable and less-crowded "base-camp" for the Adirondacks.

c. The town and village should cooperate to define and implement a marketing program that will make the area distinctive in the minds of travelers, potential new residents and potential new business investors.

d. Initiate a business expansion and retention program. This program should aim to retain and encourage expansion of existing businesses. They are low-risk, positive community outreach activities typically administered by a local organization. Consider facilitating formation of a Broadalbin Chamber of Commerce for this purpose. Such programs typically provide training, outreach activities and promotion.

e. Develop a map and brochure of the town and village showing scenic routes, recreational opportunities, and historic locations. The marketing committee should work to produce and distribute these materials.

f. The economic/tourism development group should work with existing organizations and committees in the county and Adirondack Park to create more trails and outdoor recreation opportunities.

5.2: Preserve and enhance the town's distinctive character and use this a
s another primary focus for economic development.

a. Quality of life is actually one of the most important driving forces for economic activity in rural areas. Management of the non-economic aspects of community – recreation, open space, schools, government, public safety, and strong civic institutions are as important to rural economic success as traditional issues of infrastructure and labor. Broadalbin needs to see its landscape, the Great Sacandaga Lake, farms, the village, and scenic rural roads as contributing significantly to the area's quality of life infrastructure. Managing these assets will result in better long-term economic health since it will be these features that, in the long-term, draw new economic activity. Businesses move to rural areas for quality of life – our business survey pointed this out as most respondents said they were in Broadalbin because of the setting. Many of the other goals in this plan address ways to manage that quality of life infrastructure. Additionally, the town should consider the following methods:

▷Encourage higher density of housing near the edges of the village in order to encourage construction in already built areas and to try to relieve some pressure on open lands. There will always be people who desire large tracts of land but there is clearly a market for village-style

development. A clear edge to the built-up areas in Town will contribute towards the town's rural character and distinctiveness. This edge can be defined through welcome signs, landscaping and land uses. Do not let low density sprawl muddy the edges of the village and other built-up areas. Maintain a clear open space edge at the boundary of the village and town. The proposed land use concept includes a higher density district around the village to accommodate this.

▷In higher density growth areas, encourage all renovations and new construction to respect and enhance the town's historic character and traditional site planning and to be consistent with the historic and/or rural character of the town.

▷Create a design guideline and establish a design policy for the town that recognizes that Broadalbin's distinctive qualities define the rural character including its farmland, long views, forests, rural roads, and the Great Sacandaga Lake, that the town is a gateway to the Adirondacks, and that it desires to maintain its distinctive character by encouraging all property owners and property developers to follow the design guidelines.

▷Discourage new land uses or designs of commercial buildings that the community feels would be damaging to the overall goal of maintaining distinctiveness.

5.3: Promote appropriate infrastructure to support desired commercial and residential development.

a. Tourism is the most likely economic draw for the short and mid-term. However, tourism should not be seen as the ultimate economic objective. The town needs a diversity of jobs and the economic picture should include a vital village and other forms of economic development outside the town as described in this plan. The town should identify one or two sites that can serve as a small light business park and begin to market those sites with the assistance of county, regional and state economic development organizations. A site master plan for this location(s) should include provision for utilities, telecommunications, energy, roads, and water and wastewater treatment.

5.4: Promote small businesses, family-owned businesses, home-based businesses, and other low-impact commercial uses.

a. Consider establishing an economic development incentive package to encourage small and low-impact commercial uses. This could include offering business owners tax incentives, revolving or low-interest loans, or small start-up funding grants. Funds for these programs could come from more aggressive economic development grant writing. The Community Development Block Grant

program through the Governors Office for Small Cities is a potential source for these funds.

b. Should zoning with a "use schedule" be developed at some time in the future, Broadalbin can encourage these uses over other types of uses by allowing them to be permitted "by right" with a minimized review compared to larger scale or big-box development that would require more stringent reviews and permitting.

c. Should zoning with a "use schedule" be developed at some time in the future, Broadalbin should allow for farm-based and home-based businesses.

5.5: Maintain the village area as the main retail location in the town and encourage nodal development, rather than strip development.

a. The town needs to recognize the influence that potential commercial development outside the village has. Both the town and village are inter-related in this respect. The town should recognize that there are certain land uses most beneficial and most well suited to the village. These should be discouraged at the town level, as there is not sufficient demand for multiple businesses.

b. The town should discourage uses along Route 29 that will create a disincentive for investment in the village. Smaller, consumer-oriented businesses seeking to develop along Route 29 should first be encouraged to build within the village or at specific, identified nodes along the highway.

c. Do not allow strip style development along Route 29. Instead, identify specific nodes for commercial growth to take place in and allow the land in between nodes to remain as open space, farmland or low-density residential use. Nodes could be placed at major intersections. Commercial design standards as discussed elsewhere in this plan that include shallow setbacks, parking to the rear and others that will result in commercial development characteristic of traditional settlements would be desirable. Highway commercial development should be done at a human scale where buildings easily relate to the pedestrian and do not overpower the character of the rest of Broadalbin.

Goal 6: Ensure that agriculture plays a major role in the town's economy and landscape; enhance farm viability and protect critical farmlands.

Objectives

6.1: Promote the economic viability of farm operations.

a. Evaluate whether Broadalbin overvalues these structures and work with the town assessor(s) to properly assess specialized agricultural structures. Assessors should have depreciation schedules so that they can provide more accurate valuations to agricultural structures.

b. Broadalbin should ensure that agricultural structures are exempt from the building code according to State law. Buildings used for agriculture may not fit the specifics of codes meant for housing or commercial structures.

c. Ensure that town assessors receive adequate training on assessing agricultural uses. This will help ensure fair and affordable real estate taxes.

d. Create tax programs that are fair to all residents. As farmland receives fewer public services, it should not be taxed at the same rate as other land. Local officials and assessors should encourage eligible landowners to take advantage of the existing NYS ag exemption program.

e. Offer term easement tax abatement programs. Consider offering tax abatements in return for a term easement. Term easement programs are voluntary and reduce assessed land values for landowners who agree not to develop their land for a period of years. Some communities have used similar programs to reduce assessed land values by 70 to 90 percent in exchange for term conservation easements that are valid for a period of 15 years.

f. The town can help area farmers by seeking grants from the NYS Department of Ag and Markets and other sources that provide funds for business planning, marketing, research and development. Funding for creating new niche or small farms would be very beneficial to continuing agriculture in town.

g. Work with local landowners to increase participation in programs such as the farm- building-exemption portion of the Real Property Tax Law; Section 483; NYS Farmers School Tax Credit; NYS 480A Program for Forestland; NYS Historic Barn Credit Program; the NYS Barn Rehabilitation Cost Share Program, and the 480-A program for woodlands. All eligible landowners should be encouraged to take advantage of these programs.

h. Offer additional locally sponsored property and building tax incentive programs that compensate farmers for protecting farmland. The town could consider tax benefits to those not eligible for statewide ag exemptions. For example, offering agricultural assessments to farmers that can show a $5000 or more gross income from farm activities on their land or that have 4 or more acres of farmland will allow those who may have “hobby” farms or smaller alternative farms to receive benefits for maintaining agricultural land. Should this be implemented, the town should develop ways to educate landowners about the program.

6.2: Maintain the town’s character and environment through preservation of open spaces and active farmlands.

a. Amend the town’s subdivision law to allow for use of clustered and conservation subdivisions. These techniques provide for the setting aside of open space land within the subdivision. In order to maximize use of land for

agriculture, preserved lands should be the most valuable land based on soil productivity, be large enough for commercial agricultural purposes, and allow long-term agricultural use.

b. Establish performance controls and standards for new development that could be incorporated into existing local laws such as:

▷Use of clustered or conservation subdivision layouts for major subdivisions where a minimum of 50% of the parcel is permanently preserved as open space and agricultural land. Preserved land should be the most productive agricultural lands and should have easy linkages (farm roads and access roads) to allow farmers access to fields. (See Appendix 1.)

▷Change the density of development from the current one-acre minimum lot size (everywhere in town, excluding the village) to 1 dwelling per 3 acres.

▷A variety of residential, commercial, and agricultural uses and their accessories should be allowed, but should be reviewed carefully to ensure that the new use is consistent with continuing agriculture.

6.3: Preserve farmlands for farm use.

a. Any future land use regulation in Broadalbin should allow agricultural uses and farm enterprises in all locations within the town. Future regulations should also not restrict seasonal farm businesses such as pick-your-own operations. Should zoning ever be implemented it should ensure that farm stands are permitted and allowed to sell produce grown on the farm as well as products from other locations.

b. Agriculture is a beneficial use in Broadalbin and contributes significantly to the town's character, environmental quality, open space, wildlife, and recreation. The town already has recognized agriculture's contribution to the town by adopting a right-to-farm law. The Town Board, Planning Board and Board of Appeals should ensure that this policy is upheld during decision making. As such, the town should ensure that all requirements of NY Ag and Markets Law-25AA and the local right-to-farm law are met including:

▷Instituting required fines when land in an agricultural district is taken out of production.

▷Determining if applications before the planning board have negative impacts on agriculture.

▷Ensuring that the ag notification requirements are met.

c. Consider farmlands a vital resource to the future of Broadalbin and encourage use of conservation easements to protect farmland. Conservation easements are also called development rights. Funds may be available for purchase of such easements from state and federal sources. The town can also consider initiating its own local purchase of development rights program whereby tax dollars are used to fund these activities. (See box for explanation of conservation easements.) Funding for similar programs in other communities have come from annual appropriations from the budget, bonding, and real estate transfer taxes.

d. Concentrate development to take development pressure off active agricultural lands. Encourage residential growth to occur near the village and other designated higher density areas in town. (See also recommendations for goal 1.)

6.4: Minimize impacts of new, non-farm development on existing farms and farmlands.

a. New residential development that is adjacent to agricultural lands should provide for its own buffer and/or landscaping plantings for screenings when necessary.

b. Consider initiating a real estate transfer tax to raise monies to purchase conservation easements or land purchase.

Goal 7: Provide for a safe and efficient transportation system for vehicles and pedestrians.

Objectives

7.1: Mitigate and plan for increased traffic volumes in the future.

a. Promote use of traffic access management techniques to control traffic congestion when new development occurs.

▷Require linked and shared parking areas between commercial developments. This can be accomplished through subdivision and/or site plan review.

▷Allow and encourage use of shared driveways for both commercial and residential development. This should be authorized in the subdivision law and should require a deed covenant or other documentation to show how the shared driveway will be maintained.

▷Establish standards for subdivision and site plan review, if developed, to decrease curb cuts on highways and arterial roads whenever possible.

b. Encourage development of "official map." An official map (not a zoning map) is a map showing all new streets, highways, right-of-ways, drainage systems, parks and other physical features. The "Official Map" is final and conclusive with respect to the location and width of streets, highways, drainage systems, rights-of-ways, and parks shown on it and is established to conserve and protect the public health, safety and welfare. It essentially shows where infrastructure will be and where it will not.

c. Require a "Traffic Impact Analysis" whenever a proposed project will increase local road traffic by 100 or more cars per day and require mitigation when that study finds that current level of service on area roads will be decreased.

7.2: Promote scenic enhancement of roads and highways.

a. Consider establishing a Critical Environmental Area (CEA), as allowed under SEQRA, for scenic locations and critical viewsheds. Creation of a CEA means that projects proposed within that area would be considered a Type I action under SEQRA and a more thorough environmental review would be required. Specifically, a Full Environmental Assessment Form would be used for this evaluation. Other agencies such as NYS DOT are also required to take notice and carefully plan to avoid impacts to resources included in a CEA. A CEA does not prohibit development: it only requires a more thorough environmental review. Some resources that should be looked into for a CEA include wetlands, scenic vistas and poor soils.

b. The Community Image Survey illustrated that many people in Broadalbin do not like the aesthetic character of buildings having large expanses of parking between the road and the building. To avoid viewing large expanses of pavement in commercial areas, require siting of parking to the side and rear of commercial or light industry establishments. Include standards in a site plan review law for landscaping, screening, and lighting within parking lots to reduce their visual impact.

c. Deeper front setbacks and more screening are appropriate to protect both rural and scenic character. So are the preservation of old stone walls and trees. Encourage, during the subdivision review process, the retention of existing stone walls and require the replacement of trees or the planting of new trees, particularly in front yards and along new subdivision streets. Working in conjunction with the Town Highway Department and the County Highway Department, develop a philosophy or policy to preserve the stonewalls along existing town roads. Incorporate dimensional requirements in local laws.

d. Identify important scenic roadway corridors and specific scenic views from roads that are important to maintain in the future. Consider setting up a volunteer committee to inventory all roads in the town and develop a rating system to identify important scenic roads and views from those roads. This program should be based on an objective system of ratings that takes into consideration features such as width of road, type of landscape, presence of long-views from the road or of important natural features such as streams or wetlands. Tools exist to help the town develop an objective program (see "Views from the Road: A Community Guide for Assessing Rural Landscapes" by David H. Copps and printed by the National Trust for Historic Preservation.)

Broadalbin should build and expand the new GIS database to develop a viewshed analysis for locations identified as scenic. Once identified, consider designating those sections of roads as locally significant scenic roads. Once a road is designated locally, the Town can use signage to promote the use of and identify these locations to the public. As part of this program, a roadside pull-off and interpretive signage program would be beneficial. These would provide the traveling public with a chance to safely pull off the road to view significant landscapes. Identify and update the viewshed maps on a regular basis to reflect changes in the landscape.

e. Non-regulatory and voluntary techniques to protect scenic and rural landscapes include use of educational initiatives, implementing an interpretive tour guide, scenic corridor mapping, and a property owner's manual. A property owner's manual provides information about the historic, scenic, and environmental resources and is provided to individuals who own property within scenic road corridors and describes ideas on how to preserve the character of the land in those areas.

f. Broadalbin should consider notification, recognition and nonbinding agreements to assist in protection of these resources: notification that a landowner has a significant resource on his property and recognition for voluntary attempts at protecting those resources are a good way to help encourage protection. A nonbonding agreement can be a starting point to work with landowners to instill conservation measures.

g. Consider securing scenic easements during the course of a subdivision review to protect a scenic area.

7.3: Design, build, and maintain roads that are consistent with rural road standards and small town character.

a. Establish standards in a local highway law appropriate to rural roads. New residential roads should be appropriate for low traffic volumes and built so that they maintain the character of the area. This should be addressed in updated subdivision regulations and should consider width, grading and clearing, curbing, topcoat standards, driveway standards, and use of cul-de-sacs.

b. There are a variety of tools that can be used to contribute to effective management of roads and traffic.

> ▷Broadalbin should consider enacting tools that can be incorporated into the subdivision law and/or a site plan review law. These include tools such as driveway spacing standards, design standards for roads (including establishing minimum corner clearance; standards, driveway design, and use of shared driveways), limitations on the number of driveways allowed, reduction of the number of driveways from a subdivision to an arterial, use of shared driveways when flag lots are proposed, and provisions for future interconnection of parking areas for commercial uses.

c. Classify local roads based on traffic volumes, types of vehicles using the road, and the adjacent land use. For this task, use the *Manual: Guidelines for Rural Town and County Roads* (Local Roads Research and Coordination Council. December 1992. New York Sate Department of Transportation. Albany, NY, 50 pp.) for low-volume roads with fewer than 400 cars per day as recommended by the New York State Department of Transportation, Local Roads Research and Coordination Council and the publication Classifying and Managing Low-Volume Local Roads (Geoffroy, Donald, P.E., 1996. Cornell Local Roads Program, CLRP Report # 96-6). These manuals outline a classification system for low-volume roads, offer guidelines for the rehabilitation of a low-volume road, and contain local road maintenance guidelines and recommendations for traffic control. Local roads could also be classified as recommended by the Local Road Classification Task Force of New York State: low-volume collector (collects traffic and channels it to higher level roads such as arterials and interstates); residential access (residences); farm access (to a farm's center of operations, including the residence); agricultural-land access; resources/industrial access

(provides access to industrial or mining operations); and recreational land access (provides access to recreational land including seasonal dwellings and parks).

7.4: Develop mechanisms to slow vehicular speed.

a. New roads should be built in a grid or modified grid pattern so that all streets are or can be connected in the future (where possible and with consideration to topography). The shorter road segments in a grid or modified grid pattern will serve to slow traffic better than straight or slightly curved suburban style roads.

b. Broadalbin should institute a traffic calming policy and plan. This plan should include mechanisms appropriate to Category I and III roads (most of the rural roads in Town) and should use, and be consistent with, the New York State Department of Transportation Highway Design Manual, Chapter 25 – Traffic Calming, Revision 33, August 31, 1998. Traffic calming may not be applicable to every project proposed. Individual projects should be assessed to determine if necessary and feasible. In order for traffic calming techniques to be applied by the Planning Board during the project review process, Broadalbin should ensure that adopted local highway standards incorporate and allow use of these techniques.

Some of the techniques that may be appropriate to apply to Category III roads (those roads having a design speed between 35 and 50 mph) include:

Streetscaping, street furniture, lighting, and landscaping
Use of shoulders and sidewalks
Use of sidewalks (in areas with more dense development)
Surface textures (one portion of the roadway has a different texture than others)
Modified intersections/channelization and higher visibility crosswalks
Signage
Progressive traffic signal systems (where traffic lights exist)

Use of traffic calming techniques should be considered when there is concern about the safety, noise, pollution, and visual impact of cars and trucks on roads. Local input from residents, emergency services, truck delivery companies, and utility companies should be obtained prior to initiating or requiring traffic calming techniques. Some of the techniques that may be appropriate to apply to Category I roads (neighborhood roads where the vehicle operating speed is 15 to 25 mph) include:

Raised intersections
Use of roads designed with chokers or neckdowns
One-way entry/exit choker
Driveway link
Single or double lane slow point and angled slow point

Pavement narrowing
Reduced intersection radii
Single lane roundabouts
Those methods also included above for Category III roads

7.5: Increase pedestrian safety and access to roads and parking lots.

a. Amend subdivision regulations to clarify that safe walking areas should be encouraged, outside the motor vehicle traffic travelway for all new roads. Right of ways should be large enough for pedestrians. Provide walkways or wider shoulders on one side of the road to promote walking and biking on roads where practical. A paved or unpaved shoulder could be provided as a minimum along new roads. Paved shoulders are preferred to provide an all-weather walking surface, since they also serve bicyclists and improve the overall safety of the road. A 1.5-m- (5-ft-) wide shoulder is acceptable for pedestrians along low-volume rural roads. Greater width, up to 2.4 to .0 m (8 to 10 ft), is desirable along high-speed highways, particularly those roads with a large number of trucks. An edge line should be marked to separate the shoulder from the travel way. Wider shoulders would be desirable along Route 29.

b. Explore ways to connect roads with walking paths.

c. Local regulations should require provision of safe pedestrian facilities within new parking lots. This could be incorporated into the suggested site plan review law. Some techniques that may be appropriate to consider include use of curb extensions, textured crosswalks, and pedestrian crossing islands.

7.6: Continue to maintain a safe town road system with adequate staff, equipment, and training.

a. Initiate capital improvement planning. A Capital Improvement Plan, or CIP, is the tool through which the town can show its plan for capital improvements. It is a document that can show how projects to be built in a particular year relate to those built in other years, shows the relationship among investments in different infrastructure (roads, sewer, water, parks) and relates to the future land use elements of this comprehensive plan. A CIP usually covers 5 years and typically includes details on projects to be built, funding needs and priorities, and

equipment and staff needs and priorities. These documents are excellent planning and budgeting tools and are usually "rolling plans" where the plan is updated each year, dropping off the previous year and adding one more year at the end of the cycle.

Goal 8: Provide quality public services to residents and businesses.

Objectives

8.1: Ensure continuation of effective emergency services and public safety.

a. Promote volunteerism to adequately staff emergency services.

b. Investigate and implement methods of providing incentives for people to volunteer with the local fire and ambulance services. Consider offering tax incentives and public recognition programs.

8.2: Enhance communication and understanding between Town government and the residents, and between year-round and seasonal residents.

a. Plan for and budget at least 4 town newsletters annually.

b. Develop and implement a town web site that includes, among others, pages detailing town meeting schedules; minutes and decisions made by the town board, planning board, and ZBA; a copy of the town newsletters; a copy of this comprehensive plan and its maps; downloadable applications; links to community organizations; events and recreational resources; village-level news; and copies of local laws.

c. Identify locations suitable for placement of town notice (bulletin) boards such as at the post office and town transfer station. This can be used to advertise meetings and events and can be another method to communicate with residents.

d. Hold an annual Town Meeting and make special effort to invite all residents and landowners. This meeting should be an opportunity to communicate with residents about what has been taking place at the town level and to receive input and comments directly from the public. Consider combining this with a social event to allow residents to meet each other.

e. Encourage on-going communication with the Village and work to share information on a regular basis. This should include policies and procedures to allow for mutual review of projects that have cross-border impacts. Consider instituting inter-municipal agreements to accomplish this. Consider an official liaison position to promote this communication.

8.3: Increase town officials, staff, and planning board members understanding of SEQRA, review processes, enforcement, and other land use related topics.

a. Consider requiring training for all local government officials including those appointed to the planning and appeals boards. The town should reimburse individuals for any associated costs with purchasing materials or attending training meetings. Organizations such as the New York State Department of State and the New York Planning Federation offer training programs that should be taken advantage of.

b. Consider becoming an elected/appointed official member of the American Planning Association. This membership allows the Town to participate in American Planning Association programs, receive discounts on training materials, and access to research and information on their website.

c. Consider purchasing training materials for local officials such as those offered by New York State, the New York State Planning Federation, the American Planning Association (for example, *The Commissioner* is a quarterly newsletter tailored to volunteer planning officials) or other journals available on paper or online designed for local officials and planning board members.

d. Ensure that all SEQRA related materials including the SEQRA law, SEQRA Cookbook, and SEQRA brochures and training manuals are available for review at the Town Hall.

8.4: Evaluate the need for municipal water and address, if deemed necessary.

a. Determine the need, availability and potential capacity for a municipal water system. Should a municipal water system be deemed important and feasible, the town should ensure that such a system concentrates on currently built areas, especially those near the village and should not design a water system that will be a growth inducement. The town should be aware that water infrastructure has major influences on future land use patterns.

8.5: Decrease non-point source pollution from septic systems in town.

a. To more effectively deal with wastewater, consider all innovative methods for treatment including constructed wetlands, small package plants, decentralized management systems, biological treatments, and other technologies that are now available. A centralized sewer serving the entire town is not recommended due to both its cost and growth inducement features.

b. Require that all percolation tests for approval of septic systems be done by a trained professional. Further, budget enough funds for adequate site inspection before and after construction of a septic system. Update town requirements for permitting a septic system to ensure that septic systems are adequately designed, installed, and maintained.

c. Provide educational materials to town residents regarding the critical need to maintain on-site septic systems every five years.

d. Authorize the Planning Board to require installation of a community septic system where appropriate during subdivision review.

e. Develop a series of map notes for subdivisions that identify status of water and septic and other potential building limitations such as wetlands or deed restrictions.

Goal 9: Effectively communicate with the Village of Broadalbin; coordinate town and village programs and policies so that they are mutually supportive.

Objectives

9.1: When developing programs, policies, and regulations, consider positive and negative impacts on the Village or other surrounding communities.

a. Formally ask the Village to be an “interested agency”, as defined and allowed by SEQRA, so that the Town may learn about and offer input into the environmental impacts of projects and policies on Broadalbin. Similarly, the Town should seek village comment on projects and policies that have intermunicipal impacts as well. Consider developing an intermunicipal agreement to formalize this arrangement.

b. Should the Town form a Conservation Advisory Council, (recommended in Goal 2), consider asking for village representation on that council. Further, it may be desirable to have one Conservation Advisory Council serve both the Town and Village. In this way, environmental protection can be more consistent between the two municipalities.

c. When the Town initiates any new laws or amendments to existing laws, it should ensure that the review process incorporates evaluation of the effects on the Village.

9.2: Develop effective mechanisms to inform the Village about new programs, policies, and regulations taking place at the town level and seek reciprocal mechanisms from the Village.

a. Develop effective ways to communicate actions and issues between the Town and Village. Consider developing an agreement with the Village to send meeting minutes, give notification of planning board applications, and set up mechanisms to discuss ways to efficiently share public services.

b. There should be joint training opportunities for members from both municipal planning boards, boards of appeals and governing bodies.

c. Consider initiating a joint town/village effort to clean up and maintain the Kennyetto Creek.

Action Steps to Implement Plan

1. It is recommended that the Town of Broadalbin Town Board establish an annual scope of work and budget for implementation of this plan, and that progress be reviewed at the end of each year.

2. The implementation chart (below) outlines and groups the strategies recommended in this plan to assist the Town Board and Planning Board with implementation, funding, and priorities.

3. New York State law requires that the comprehensive plan be reviewed and updated on a regular basis. It is recommended that the Town Board ask the Planning Board to assess this plan every five years, or earlier as needed. The Plan should be updated to reflect new conditions or issues that may arise. This will ensure that the plan remains current and applicable to existing conditions in Broadalbin. The process by which the Plan is updated is similar to that for adopting a new plan: the plan update is drafted, one or two public hearings must be held, a review must be done by the County Planning Board, the Town Board must complete SEQR, and adopt the amended plan by resolution.

4. The various steps outlined in this plan can be implemented in the following time frame:

Immediate = 0 to 1 year Short term = 1-3 years

Mid term = 3-5 years Long term = 5-8+ years

Ongoing = projects that take place on a regular and annual basis

Implementation Chart

Summary and Highlights of Plan Recommendations	**Reference to Strategy in Plan**	**Time Schedule**	**Lead Agency or Group**
Effectively use SEQR	8.4	Ongoing	Planning Board, Town Board
1. Use visual assessment form	1.2a, 2.1e	Ongoing	Planning Board
2. Use maps and GIS data provided in plan	2.1a, 2.2a	Ongoing	Planning Board

Summary and Highlights of Plan Recommendations	**Reference to Strategy in Plan**	**Time Schedule**	**Lead Agency or Group**
3. Develop local Type I list	2.1d	Mid-term	Town Board
4. Make Village an "interested agency" under SEQRA	9.1a	Short-term	Planning Board, Town Board
Amend Subdivision Law to			
1. Enhance layout and siting guidelines	1.2c	Immediate	Planning Board, Town Board
2. 3. Authorize use of clustered and conservation designed subdivisions	1.2e, 3.1a, 6.2a,b	Immediate	Planning Board, Town Board
4. Enhance subdivision reviews	2.1h	Immediate	Planning Board
5. Further protect wetlands, floodplains, streams, steep slope areas	2.2b	Immediate	Planning Board, Town Board
6. Strengthen recreational contributions	4.3b	Mid-term	Planning Board, Town Board
7. Buffer new developments from adjacent agriculture	6.4a	Immediate	Planning Board, Town Board
8. Provide for traffic access management	7.1a,c	Mid-term	Planning Board, Town Board
9. Provide for safe walking areas during development	7.5	Short-term	Planning Board, Town Board
10. Authorize installation of community septic system when appropriate	8.7d	Short-term	Planning Board, Town Board
11. Require map notes to identify building limitations	8.7e	Immediate	Planning Board, Town Board
Initiate voluntary programs to protect scenic areas	1.2d	Short-term	Town Board
Consider establishing scenic corridor	1.2e	Mid-term	Town Board
Consider establish Site Plan Review Law	1.2e, 1.3a, 2.4a, 7.1a,c, 7.5	Immediate	Planning Board, Town Board
Amend building law to establish density of development and amend setbacks to protect rural and scenic character	1.4a,b, 3.1b, 6.2b, 7.2c	Immediate to Short Term	Planning Board, Town Board
Initiate a Conservation Advisory Council	2.1c, 9.1b	Short Term	Town Board

Summary and Highlights of Plan Recommendations	**Reference to Strategy in Plan**	**Time Schedule**	**Lead Agency or Group**
Require qualified professional to do percolation tests	2.3a, 8.7b	Immediate	Town Board
Consider offering density bonuses to those who provide affordable housing units in development	3.1c	Long-term	Town Board
Create town recreation committee	4.3a	Short-term	Town Board
1. Identify potential recreation corridors	4.1a,b,d,f,g	Short-term	New Committee
2. Grant writing	4.1c	Ongoing	Town Board and New Committee
3. Provide access to Kennyetto Creek	4.2a - f	Short-term	Town Board and New Committee
4. Enhance town beach	4.4	Short-term	Town Board and New Committee
Form economic development committees	5.1	Ongoing	New Committees
1. Develop design guidelines to manage community character	5.2	Mid-term	New Committee, Planning Board
2. Explore development of a site for a light business park	5.3	Long-term	New Committee, Town Board
3. Offer economic development incentives	5.4	Long-term	New Committee, Town Board
Explore zoning and other regulations to aid in economic development and protection of agricultural lands	5.4, 5.5, 6.2b, 6.3, 6.3d	Ongoing	Town Board
Review and enhance assessment of ag properties and participation in existing tax incentive programs	6.1a - g	Immediate and Ongoing	Town Assessor
Offer additional tax incentive programs for agriculture	6.1e,g	Immediate and Ongoing	Town Board
Follow all requirements of Ag/Mkts Laws	6.3b	Ongoing	Planning Board
Use conservation easements to protect farmland	6.3c, 6.4b	Ongoing	Town Board

Summary and Highlights of Plan Recommendations	**Reference to Strategy in Plan**	**Time Schedule**	**Lead Agency or Group**
Consider establishing critical environmental area to protect scenic areas	7.2a	Mid-term to Long-term	Town Board
Use non-regulatory, voluntary, recognition and nonbinding agreements to protect scenic and rural character	7.2e,f	Short-term to Mid-term	CAC if one is formed
Establish road standards consistent with rural roads	7.3	Short Term	Highway Supt., Town Board
Institute traffic calming plan	7.4b	Mid-term	Highway Supt., Town Board
Initiate Capital Improvement Planning	7.6	Short-term	Highway Supt., Town Board
Consider tax incentives and public recognition to enhance volunteerism in emergency services	8.1	Mid-term	Local fire dept. and Town Board
Plan for and budget for quarterly town newsletters	8.2a	Ongoing	Town Board
Develop town web site and public notice boards	8.2b,c	Immediate	Town Board
Develop formal on-going communication with Village	8.3d, 9.1c, 9.2	Immediate and then Ongoing	Town Board, Planning Board
Provide ongoing training for planning boards, town board, other officials	9.2b	Ongoing	Town Board
Initiate joint town/village effort to clean up Kennyetto Creek	9.2c	Short-term	Town Board

Glossary

AADT – Annual Average of Daily Traffic; A number that shows how many cars pass by a specific spot on a highway or road.

APA – Adirondack Park Agency.

APA Class A Permit – A specific type of permit needed to be obtained from the Adirondack Park Agency.

Aquifer – an underground collection of potentially drinkable water.

Aquifer recharge area – The location where surface water enters the ground to replenish an aquifer.

Best management practices – Accepted practices designed to minimize negative environmental impacts.

Build-out – A technique used to estimate the total number of homes and people that would result if the all developable parcels of the town were built on.

Buffer – A setback, fence, vegetation, or earthen berm that separates two uses that may be incompatible such as a septic system and a stream bank.

CAC – Conservation Advisory Council.

CEA – Critical Environmental Area; Established through procedures outlined in the State Environmental Quality Review Act.

CIP – Capital Improvement Plan; A plan developed by a municipality to guide their scheduling and budgeting of any kind of capital improvement such as roads, sewer, water, sidewalks, municipal buildings, etc.

Clustered subdivision – A flexible subdivision technique where all the residents to be built on a parcel are located together on smaller lots in order to preserve open space or environmental features on the parcel.

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

Conservation subdivision – A flexible technique used to allow residential development on a parcel and at the same time, preserve a large percentage of that parcel as undeveloped open space.

DEC – Department of Environmental Conservation.

Density – The number of residential structures allowed per acre. It is not the same as minimum lot size.

Density bonus – An applicant can receive an increase in the allowable density that a parcel can be developed if they supply something desired by the town such as preserving open space, a scenic view, or other public amentities.

Demographics – Numbers, percentages and statistics that describe the characteristics of a population.

DOT or NYS DOT – Department of Transportation.

FEMA – Federal Emergency Management Agency.

GIS – Geographic Information System; a computerized mapping and analysis tool.

Grid pattern of streets – Where streets are in square or modified square blocks, interconnected with one another, and where there are no dead ends or cul-de-sacs.

Nodal development – - Development that occurs in more concentrated places, usually at major intersections along a highway. It is the opposite of strip highway development.

NRCS – Natural Resource Conservation Service.

NWI – National Wetlands Inventory – a nationwide system of wetlands inventory and mapping.

NYS – New York State.

NYS OPRHP – New York State Office of Parks, Recreation, and Historic Preservation.

Scenic corridor – A designated location, usually along one or more roads, that has been identified as being very scenic.

ROW – Right-of-Way; A strip of land acquired by reservation or dedication and intended to be occupied by a road, crosswalk, water lines, sidewalks, etc.

SEQRA – State Environmental Quality Review Act.

Site plan review law – A review process that evaluates use of a single parcel of land whereby the planning board is authorized to review the arrangement, layout and design of the proposed use.

SPDES – State Pollution Discharge Elimination System; A state program to eliminate erosion and sedimentation of water bodies.

Strip highway development – Commercial development that takes place along a one strip of land lining one or both sides of a highway.

Subdivision review – A process where the Planning Board reviews and approves all new lots to be created in the town.

SWCD – Soil and Water Conservation District.

Term easement Tax abatement – When a grant of one or more of the property rights by the property owner to and/or for use by the public (usually a conservation easement) is given, the town can offer a tax abatement in return. A tax abatement is a full or partial exemption for a defined period of time of real estate taxes.

Maps

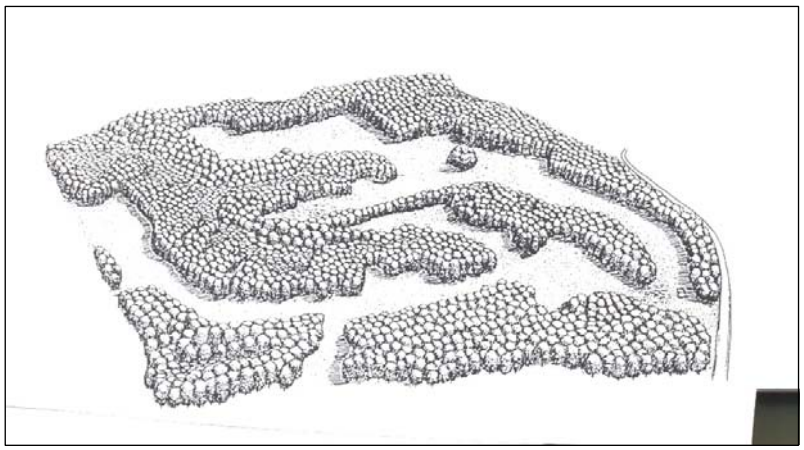
The following maps are included in this plan:

Aerial Photo – 1995
Property Class
Adirondack Park Agency Land Classifications
Agricultural Districts and Properties
Generalized Soils – Limitations (and Descriptions)
Slope and Contours
Flood Plains and Watersheds
Water Features: Wetlands and Aquifers
Environmentally Sensitive Areas
Community Identified Important Places and Historic Locations
DEC Permitted Facilities (DEC Inactive Hazardous Waste Sites, School Districts, and NYS-owned lands)

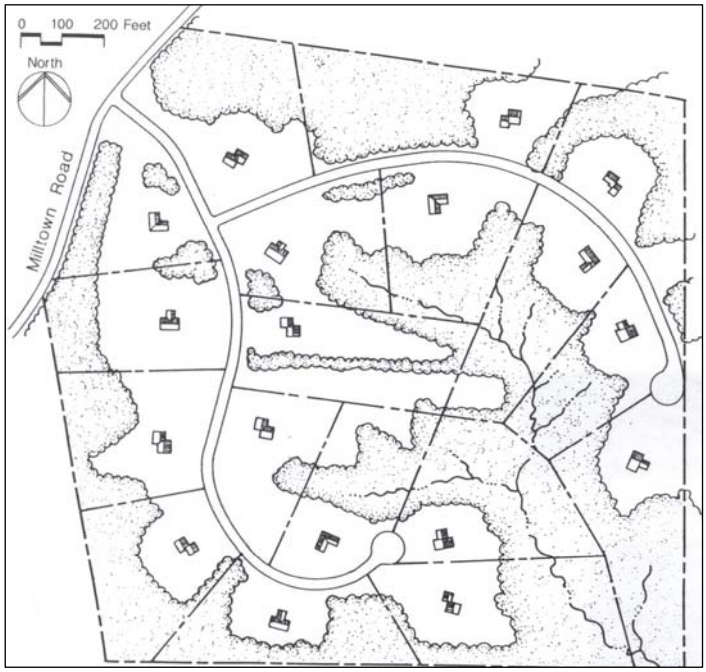
The following maps were developed during the comprehensive planning process and are available as a reference map at the Town of Broadalbin Town Hall

Elevation
Surficial Geology
Bedrock Geology
Potentially Developable Areas
Potential New Residences – Build-Out Analysis
Existing Developed Parcels

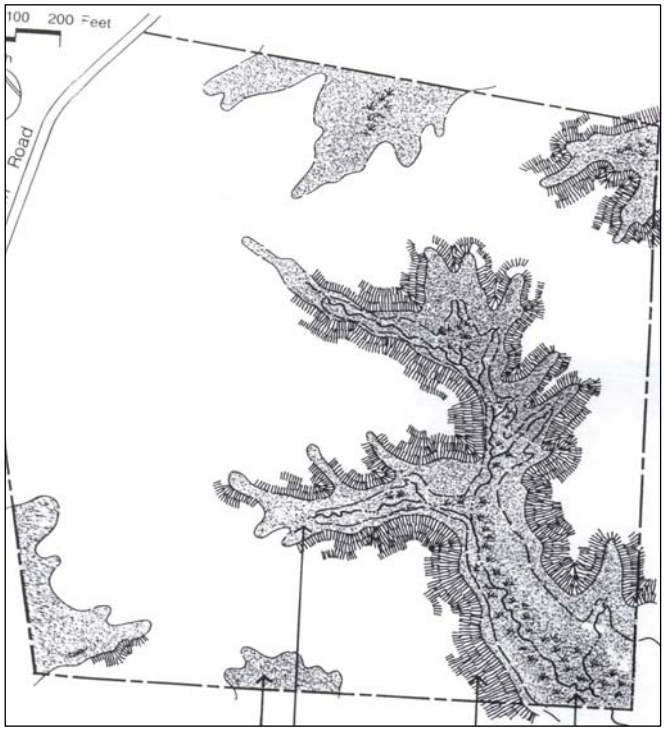
Appendix 1. Example of a Conservation Subdivision (an illustration from Growing Greener, by Randall Arendt, published by National Landmark Trust, 1999)



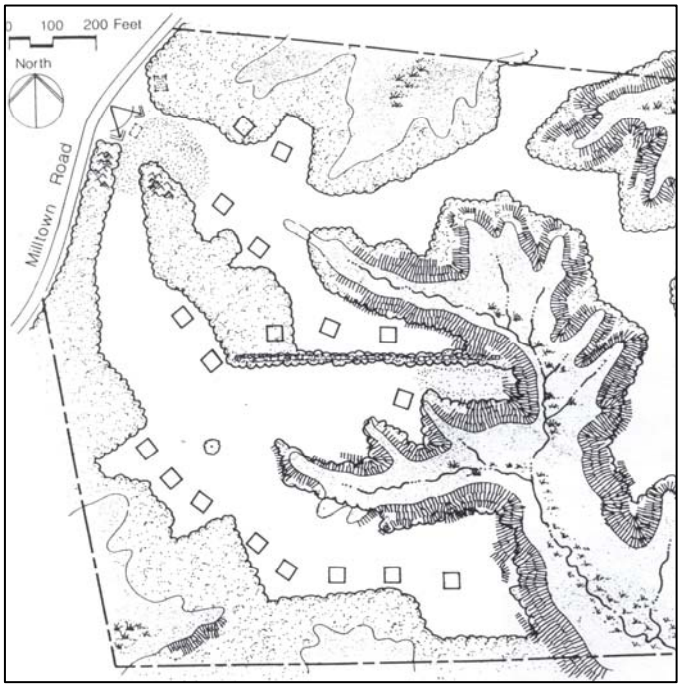
A birds-eye view of the development site before subdivision showing woods and open fields.



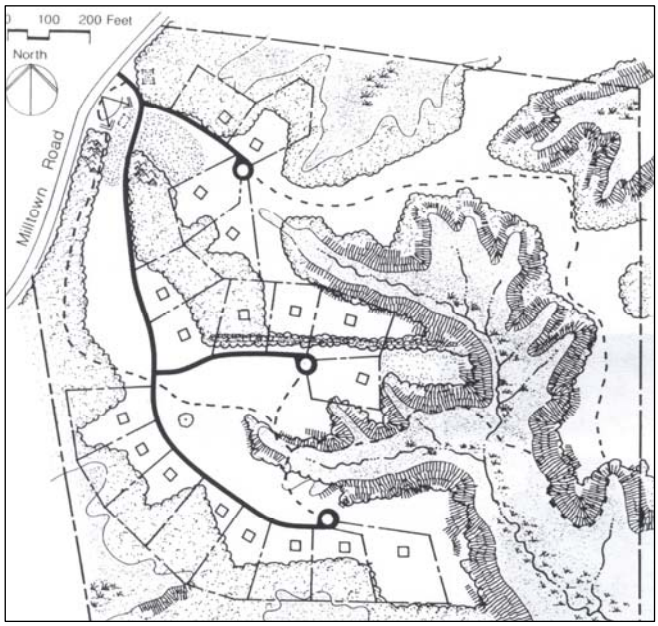
Lot Layout of site showing a typical subdivision where no open space is preserved. This lot layout yields 18 sites for building.



Step 1 of Conservation Subdivision design: identify areas to be conserved. In this example, wetlands, steep slopes over 25% and a 100-year floodplain are identified as critical areas to be preserved on this parcel.

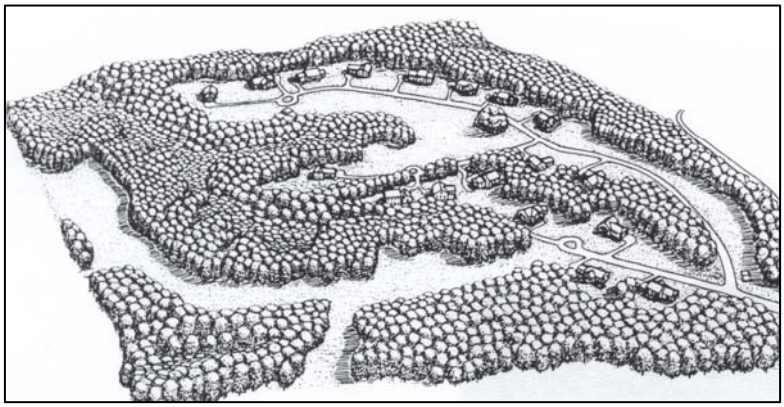


Step 2 of Conservation Subdivision design: locate house sites to maximize the number of homes with a view or direct access to the preserved areas of the parcel.

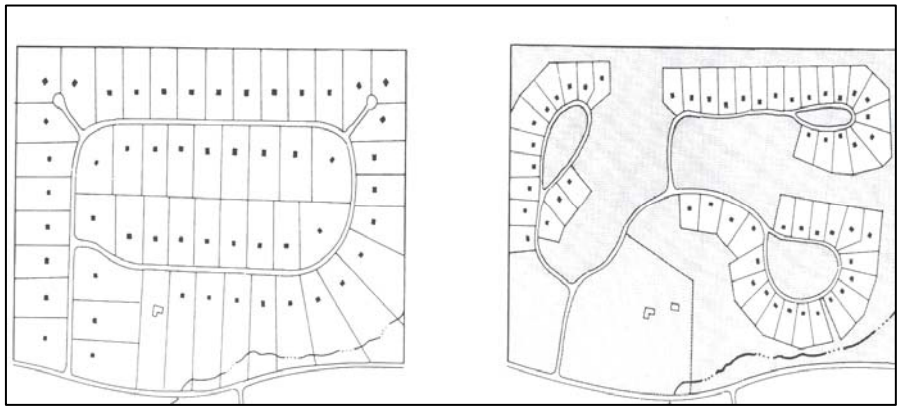


Step 3 of Conservation Subdivision Design: align streets and trails. Streets should minimize new curb cuts from the access road.

Step4 includes drawing in the lot lines as the last step. In this technique, lot lines are the least important task compared to a conventional subdivision where lot lines are drawn in first. Note that there are still 18 lots created in this subdivision at the same time that at least 50% of the site is preserved in an unbuilt condition.



A birds-eye view of what this site could look like fully developed through a conservation subdivision.



A typical conventional subdivision (left) and a clustered subdivision (right) with three clustered "pods" of homes. At least 50% of the site is preserved as open space and the houses are clustered on slightly smaller lots.

Town of Broadalbin

Legend

- Town Boundary
- Village Boundary
- Property Boundaries
- ADK Blueline

Roads

- NYSRTE
- CNTYRD
- LOCRD
- ROW
- Water
- Streams
- Aqueduct

Roads, Streams, Aqueduct

Tax Parcel boundaries reflect conditions as of March 14, 2003.
All other data is the most recently available as of March 2004.

0 0.5 1 2 3 4 Miles

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Town of Broadalbin

Legend

- Town Boundary
- Village Boundary
- Property Boundaries
- ADK Blueline

Roads

- NYSRTE
- CNTYRD
- LOCRD
- ROW

- Water
- Streams
- Aqueduct

Elevation

High : 1726

Low : 735

Elevation

Tax Parcel boundaries reflect conditions as of March 14, 2003.
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0 0.5 1 2 3 4 Miles

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Town of Broadalbin

Legend

- Town Boundary
- Village Boundary
- Property Boundaries
- ADK Blueline

Roads

- NYSRTE
- CNTYRD
- LOCRD
- ROW

- Water
- Streams
- Aqueduct

Slope

- 15-25%
- <25%
- Ten-ft Contour Lines

Slope and Contours

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0 0.5 1 2 3 4 Miles

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Town of Broadalbin

Legend

- Town Boundary
- Village Boundary
- Property Boundaries
- ADK Blueline
- Water
- Streams
- Aqueduct
- Aquifers
- NYS DEC Classified Wetlands

National Wetlands Inventory-NWI

- Wetland
- Aquatic Bed Wetland
- Emergent Wetland
- Scrub-Shrub Wetland
- Forested Wetland

Water Features
Wetlands and Aquifers

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0 0.5 1 2 3 4 Miles

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Town of Broadalbin

Legend

- Town Boundary
- Village Boundary
- Property Boundaries
- ADK Blueline
- Water
- Streams
- Aqueduct
- Flood Plain

Watersheds

- Sacandaga Reservoir
- North Chuctanunda Creek

Flood Plains and Watersheds

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0 0.5 1 2 3 4 Miles

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Town of Broadalbin

Legend

- Town Boundary
- Village Boundary
- Property Boundaries
- ADK Blueline
- Aqueduct

Bedrock Geology

- Undefined-Outside Town

Material

- Q-Glacial and Aluvial Deposits
- Cth-Theresa (Galway) Formation
- Cbk-Beekmantown Group
- Obk-Beekmantown Group
- Otbr-Dolgeville Formation
- h2o-Water

Bedrock Geology

Tax Parcel boundaries reflect conditions as of March 14, 2003.
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0 0.5 1 2 3 4 Miles

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Town of Broadalbin

Legend

- Town Boundary
- Village Boundary
- Property Boundaries
- ADK Blueline
- Aqueduct

Surficial Geology

- og-Outwash Sand and Gravel
- fds-Fluvial Deltic Sand
- fg-Fluvial Sand and/or Gravel
- k-Kame Deposits
- km-Kame Moraine
- ls-Lacustrine Sand
- t-Till Variable Texture
- h2o-Water

Surficial Geology

Tax Parcel boundaries reflect conditions as of March 14, 2003.
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0 0.5 1 2 3 4 Miles

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Town of Broadalbin

Legend

- Town Boundary
- Village Boundary
- Property Boundaries
- ADK Blueline

Roads

- NYSRTE
- CNTYRD
- LOCRD
- ROW
- Aqueduct

Generalized Soils

Limitations

- None
- Slight
- Moderate
- Severe

Generalized Soils - Limitations from County Soil and Water Conservation District and the report "Basic Studies: Town of Broadalbin Physical Features", June 14, 1977.

Soil limitations were derived using three factors: permeability, seasonal high water table, and depth to bedrock. Each individual factor was ranked as contributing a slight, moderate, or severe limitation to development. These rankings were then averaged to provide an overall summary of development limitation

0 0.5 1 2 3 4 Miles

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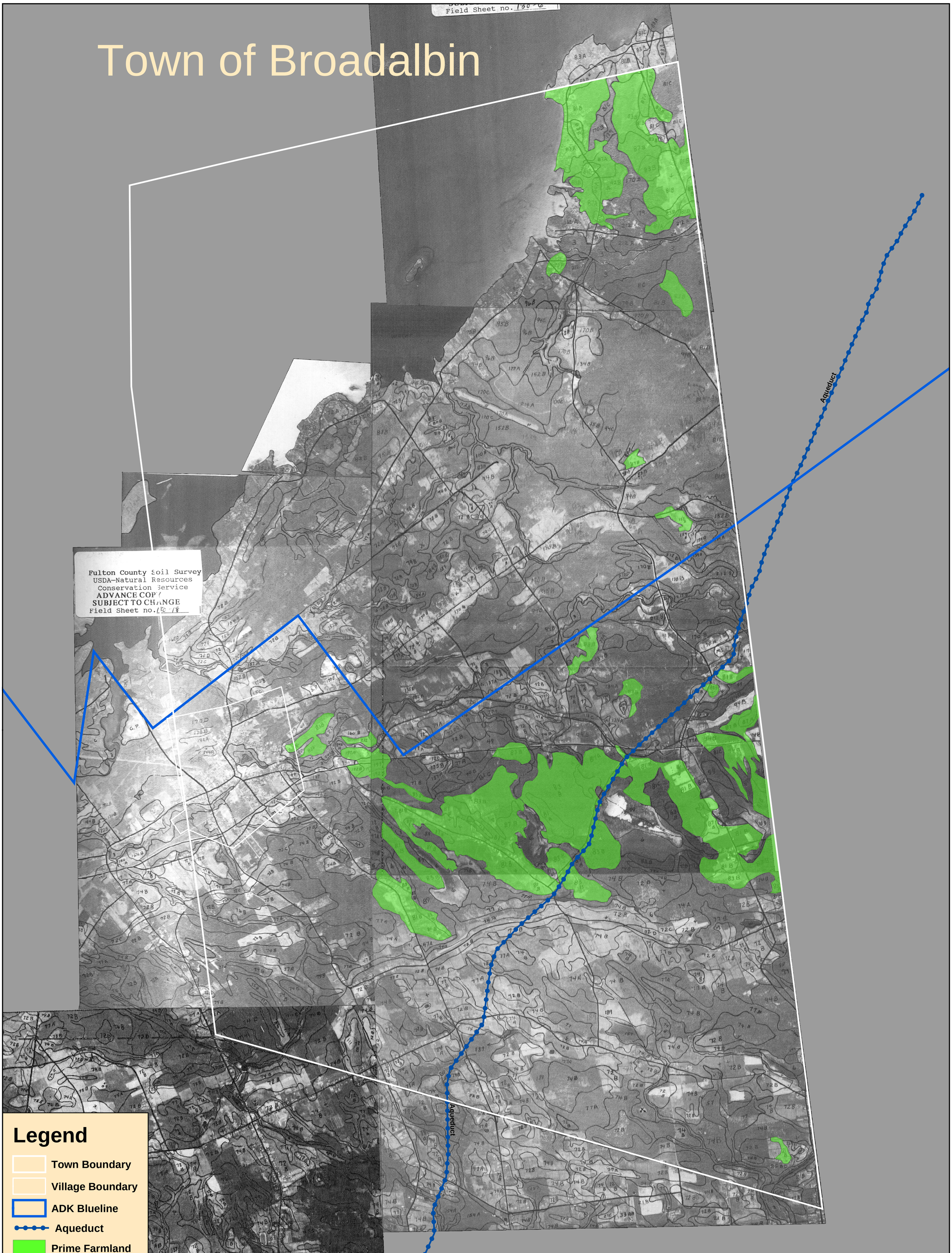
Town of Broadalbin



Legend

- Town Boundary
- Village Boundary
- ADK Blueline
- Aqueduct
- Prime Farmland

Soils from USDA-NRCS
currently in progress

Tax Parcel boundaries reflect conditions as of March 14, 2003.
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0 0.5 1 2 3 4 Miles

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Town of Broadalbin

Legend

- Town Boundary
- Village Boundary
- ADK Blueline

Roads

- NYSRTE
- CNTYRD
- LOCRD
- ROW
- Aqueduct

Property Class

- Unknown
- Agriculture
- Residential
- Vacant Land
- Mobile Home Park/Cottages
- Commercial
- Campground
- Educational
- Wild, Forested, or Conservation

Property Class

Tax Parcel boundaries reflect conditions as of March 14, 2003.
All other data is the most recently available as of March 2004.
Tax Parcel data will be updated after the next property revaluation.

0 0.5 1 2 3 4 Miles

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Town of Broadalbin

Legend

- Town Boundary
- Village Boundary
- Property Boundaries
- ADK Blueline

Roads

- NYSRTE
- CNTYRD
- LOCRD
- ROW
- Water
- Streams
- Aqueduct
- Agricultural Property Class
- Prime Farmland Soils
- Agricultural District

Agricultural Districts and Properties

Tax Parcel boundaries reflect conditions as of March 14, 2003.
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0 0.5 1 2 3 4 Miles

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Town of Broadalbin

Legend

- Town Boundary
- Village Boundary
- Property Boundaries
- ADK Blueline

Roads

- NYSRTE
- CNTYRD
- LOCRD
- ROW
- Aqueduct

APA Land Classification

- Outside Park
- Hamlet
- Moderate Intensity
- Low Intensity
- Rural Use
- Resource Management
- Wild Forest
- Intensive Use
- Water

Adirondack Park Agency
Land Classifications

Tax Parcel boundaries reflect conditions as of March 14, 2003.
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0 0.5 1 2 3 4 Miles

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Town of Broadalbin

Legend

- Town Boundary
- Village Boundary
- Property Boundaries
- ADK Blueline

Roads

- NYSRTE
- CNTYRD
- LOCRD
- ROW
- Aqueduct

Land Classification

- Open Water
- Low Intensity Residential
- High Intensity Residential
- Commercial/Industrial/Transportation
- Quarries/Strip Mines/Gravel Pits
- Deciduous Forest
- Evergreen Forest
- Mixed Forest
- Pasture/Hay
- Row Crops
- Urban/Recreational Grasses
- Woody Wetlands
- Emergent Herbaceous Wetlands

Land Classification
USGS-National Land Classification Data
(from satellite image analysis)

Tax Parcel boundaries reflect conditions as of March 14, 2003.
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0 0.5 1 2 3 4 Miles

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Town of Broadalbin

Sacandaga Reservoir

Italian Gardens
Suspension Bridge
Chambers Estate
St. Joseph's Church
Methodist Episcopal Church
Baptist Church
Presbyterian Church
Husted Lake
Depot and Knitting Mills
Kennyetto Inn

Legend

- Town Boundary
- Village Boundary
- Property Boundaries
- ADK Blueline

Roads

- NYSRTE
- CNTYRD
- LOCRD
- ROW
- Water
- Streams
- Aqueduct
- Important Places
- Historic Locations
- Snowmobile Trail

Community Identified Important Places and Historic Locations

Tax Parcel boundaries reflect conditions as of March 14, 2003.
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0 0.5 1 2 3 4 Miles

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Town of Broadalbin

Legend

- Town Boundary
- Village Boundary
- Property Boundaries
- ADK Blueline

Roads

- NYSRTE
- CNTYRD
- LOCRD
- ROW

- Water
- Streams
- Aqueduct
- DEC Hazardius Waste Sites
- DEC Permitted Facilities
- NYS Recreational Land

School Districts

- BROADALBIN-PERTH
- GALWAY
- MAYFIELD

DEC Permitted Facilities, Inactive Hazardous Waste Sites, School Districts and NYS Land

Tax Parcel boundaries reflect conditions as of March 14, 2003.
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0 0.5 1 2 3 4 Miles

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Town of Broadalbin

Legend

- Town Boundary
- Village Boundary
- Property Boundaries
- ADK Blueline

Roads

- NYSRTE
- CNTYRD
- LOCRD
- ROW

- Water
- Streams
- Aqueduct
- Parcels with Dwelling Units

Existing Developed Parcels

Tax Parcel boundaries reflect conditions as of March 14, 2003.
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0 0.5 1 2 3 4 Miles

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Town of Broadalbin

Legend

- Town Boundary
- Village Boundary
- Property Boundaries
- ADK Blueline

Roads

- NYSRTE
- CNTYRD
- LOCRD
- ROW
- Water
- Streams
- Aqueduct
- Environmentaly Sensitive Areas

Environmentally Sensitive Areas

Tax Parcel boundaries reflect conditions as of March 14, 2003.
All other data is the most recently available as of March 2004.
Specific information on each environmental condition
can be found on the other maps included in the plan.

0 0.5 1 2 3 4 Miles

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Town of Broadalbin

Legend

- Town Boundary
- Village Boundary
- Property Boundaries
- ADK Blueline

Roads

- NYSRTE
- CNTYRD
- LOCRD
- ROW
- Water
- Streams
- Aqueduct

Existing Residences

- One dot = One Residential Lot

Potential Residences

- One dot = One New Residence

Potential New Residences
Using a One Acre Buildout Outside the Adirondack Park

Tax Parcel boundaries reflect conditions as of March 14, 2003.
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0 0.5 1 2 3 4 Miles

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Town of Broadalbin

Legend

- Town Boundary
- Village Boundary
- Property Boundaries
- ADK Blueline

Roads

- NYSRTE
- CNTYRD
- LOCRD
- ROW

- Water
- Streams
- Aqueduct
- Buildable Areas - slight limitations
- Buildable Areas - moderate limitations

Potentialy Developable Areas

Tax Parcel boundaries reflect conditions as of March 14, 2003.
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0 0.5 1 2 3 4 Miles

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Town of Broadalbin

Legend

- Town Boundary
- Village Boundary
- Property Boundaries
- ADK Blueline

Roads

- NYSRTE
- CNTYRD
- LOCRD
- ROW

- Water
- Streams
- Aqueduct

APA Land Class

- Moderate Intensity
- Low Intensity
- Rural Use
- Wild Forest
- Water

Land Use Districts Alt. 1

- High Intensity
- Moderate Intensity
- Low Intensity
- Rural/Agricultural Use

Land Use Districts
Alternative 1

Tax Parcel boundaries reflect conditions as of March 14, 2003.
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0 0.5 1 2 3 4 Miles

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Town of Broadalbin

Legend

- Town Boundary
- Village Boundary
- Property Boundaries
- ADK Blueline

Roads

- NYSRTE
- CNTYRD
- LOCRD
- ROW

- Water
- Streams
- Aqueduct

APA Land Class

- Moderate Intensity
- Low Intensity
- Rural Use
- Wild Forest
- Water

Land Use Districts Alt. 2

- High Intensity
- Moderate Intensity
- Low Intensity
- Rural/Agricultural Use

Land Use Districts
Alternative 2

Tax Parcel boundaries reflect conditions as of March 14, 2003.
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0 0.5 1 2 3 4 Miles

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Town of Broadalbin

Legend

- Town Boundary
- Village Boundary
- Property Boundaries
- ADK Blueline

Roads

- NYSRTE
- CNTYRD
- LOCRD
- ROW
- Water
- Streams
- Aqueduct

APA Land Class

- Moderate Intensity
- Low Intensity
- Rural Use
- Wild Forest
- Water

Land Use Districts Alt. 3

- High Intensity
- Moderate Intensity
- Low Intensity
- Rural/Agricultural Use

Land Use Districts
Alternative 3

Tax Parcel boundaries reflect conditions as of March 14, 2003.
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0 0.5 1 2 3 4 Miles

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Town of Broadalbin

Legend

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- Village Boundary
- Property Boundaries
- ADK Blueline

Roads

- NYSRTE
- CNTYRD
- LOCRD
- ROW

- Water
- Streams
- Aqueduct

APA Land Class

- Moderate Intensity
- Low Intensity
- Rural Use
- Wild Forest
- Water

Land Use Districts Alt. 4

- High Intensity
- Moderate Intensity
- Low Intensity
- Rural/Agricultural Use

Land Use Districts
Alternative 4

Tax Parcel boundaries reflect conditions as of March 14, 2003.
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0 0.5 1 2 3 4 Miles

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