

Town of New Baltimore

DRAFT

Comprehensive Plan

Appendix



Prepared By:



August 25, 2006

I. CPAG PUBLIC INPUT SUMMARY

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

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

Public Input Summary

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

Image of New Baltimore

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

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

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

Historic aspect

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

Rural character

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

Natural aspects

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

Government

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

Sense of Community

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

Location and Business

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

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

Code enforcement

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

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

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

Taxes

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

Community - communication

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

Youth and Seniors

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

Traffic

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

Preservation

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

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

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

Town of New Baltimore Community Survey

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

Town of New Baltimore Community Survey

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

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

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

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

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

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

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

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

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

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

7. The following focuses on COMMUNICATIONS in New Baltimore:

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

8. The following discusses the ROLE of Town Government:

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

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

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

10. The following questions focus on ECONOMIC DEVELOPMENT:

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

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

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

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

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

20% Yes 80% No
16% BLANK

12. Are you on a PUBLIC SEWER SYSTEM?

19% Yes 81% No
14% BLANK

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

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

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

11% Yes 89% No
62% BLANK

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

13. The following focuses on RESIDENTIAL DEVELOPMENT:

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

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

54% Area 1 13% Area 2 20% Area 3 13% Area 4
8% BLANK

16. The following questions focus on DEMOGRAPHICS.

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

Do you live in New Baltimore?

97% Year-Round 0.3% Part-Time 3% Land Owner only
5% BLANK

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

11% 0-5 years 8% 6-10 years 10% 11-15 years 14% 16-20 years 57% over 20 years
0.2% BLANK

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

39% Ravena/Coeymans/Selkirk 37% Coxsackie/Athens 24% Greenville
5% BLANK

What are the ages of the people in your household?

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

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

Example:

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

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

How far from home do you work?

7% At home 10% 0-5 miles 18% 6-15 miles 36% Over 15 miles 29% Not applicable
13% BLANK

What is your annual household income range?

13% Below \$25,000 31% \$25,000-\$50,000 26% \$50,000-\$75,000 16% \$75,000-\$100
14% Greater than \$100,000
33% BLANK

II. MAPPING AND DEMOGRAPHIC SUMMARY

A. Existing Land Use

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

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

Category Description

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

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

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

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

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

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

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

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

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

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

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

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

Residential

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

Vacant Land

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

Agricultural Lands

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

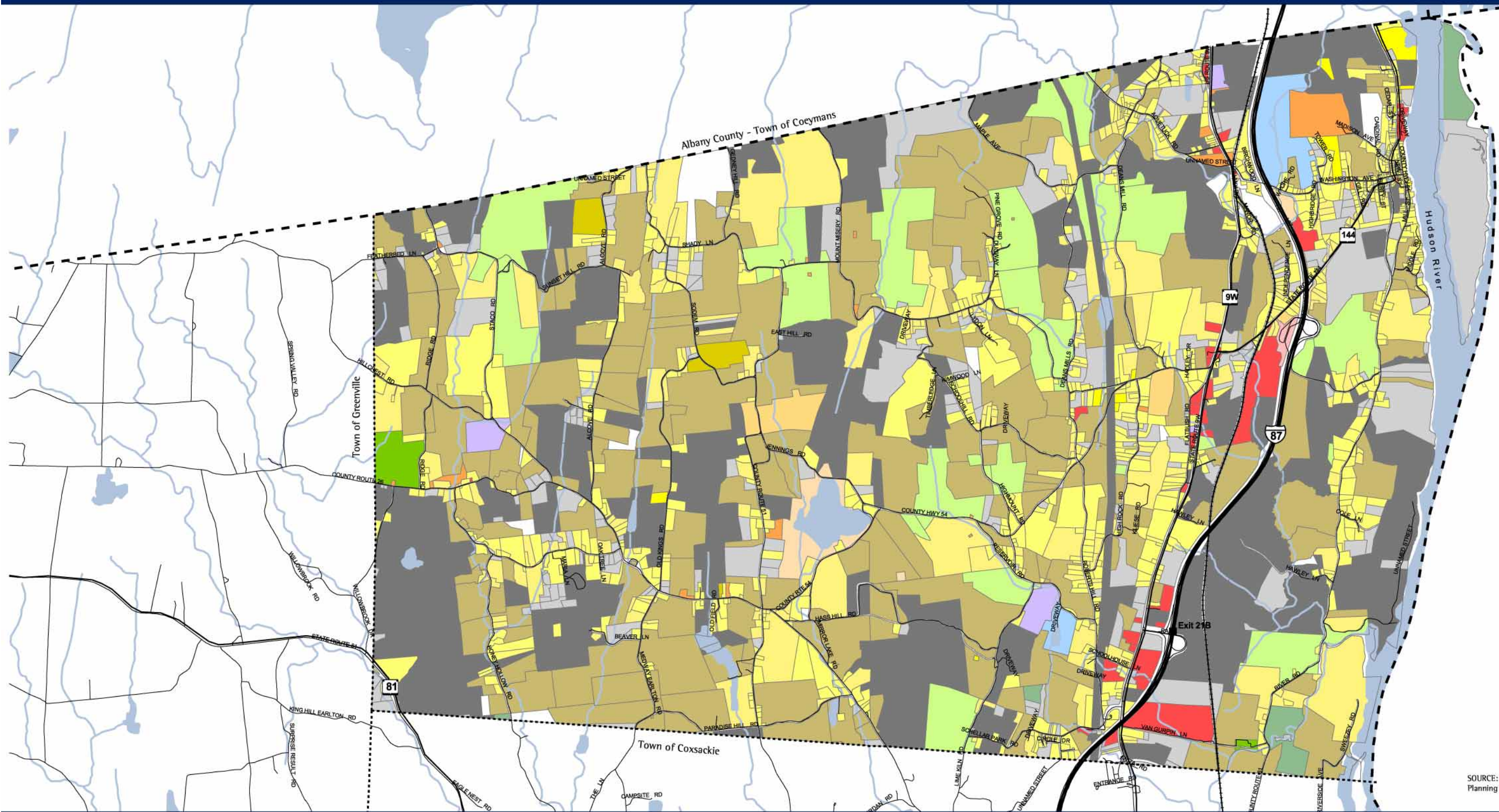
Commercial & Industrial

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

Other

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

Map 1 – Land Use



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

- Agriculture - Livestock
 - Agriculture - Field Crops
 - Residential Land with Acreage
 - Residential - Single and Two Family
 - Seasonal Residences
 - Apartments
 - Vacant Land < 10 Acres
 - Vacant Land > 10 Acres
 - Commercial
 - Recreation and Entertainment
 - Community Service
 - Public Service
 - Industrial - Manufacturing & Processing
 - Industrial - Mining & Quarrying
 - Wild, Forested, Conservation Lands
- Thruway Exit
 - County Boundary
 - Railroad
 - Towns_u83.shp
 - Thruway
 - State Route
 - County or Local Road
 - Parcel Boundary
 - River or Stream
 - Lake or Pond

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

4000 0 4000 Feet

ELAN
PLANNING & DESIGN, INC

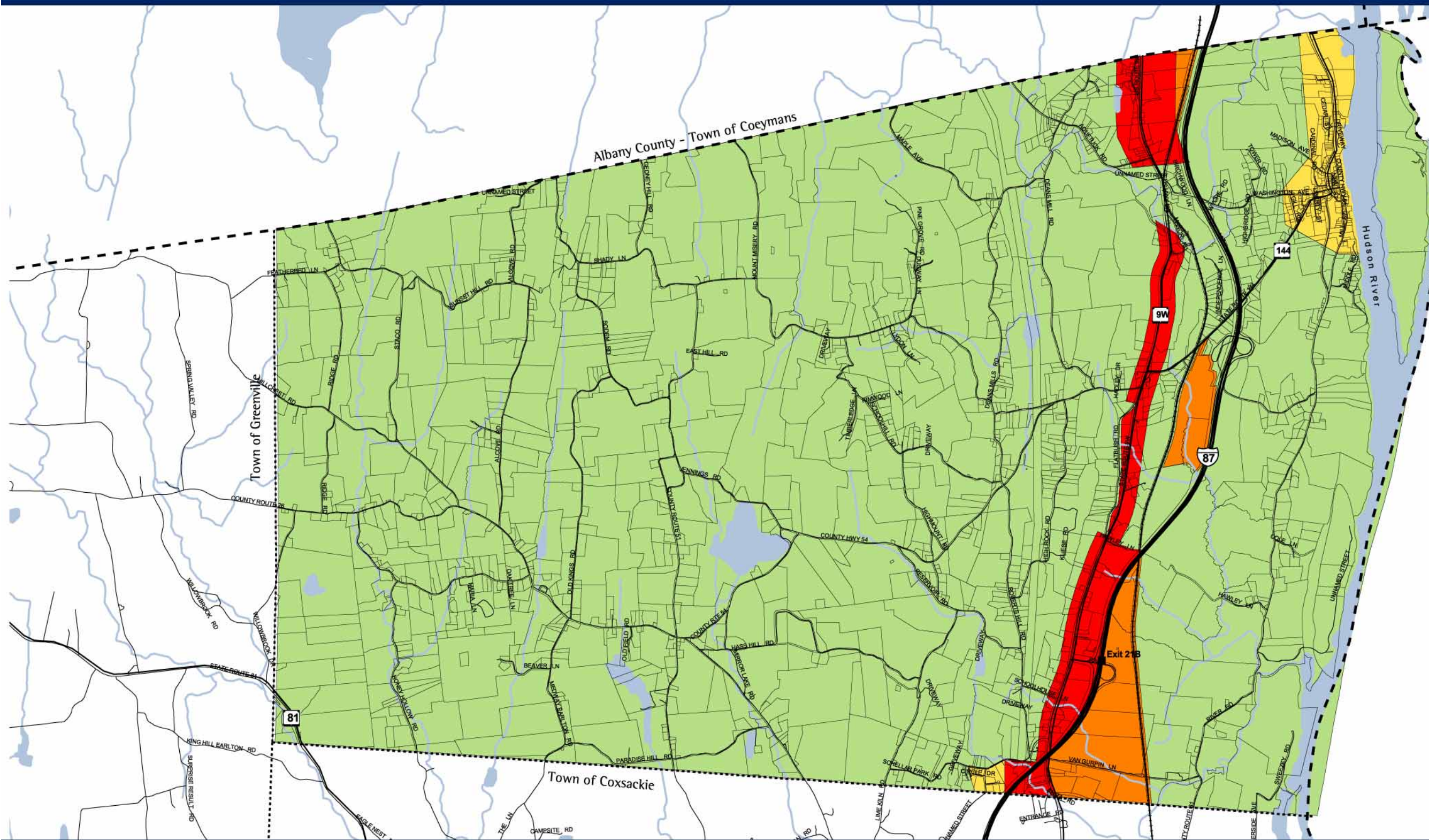
B. Zoning

Districts

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

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

Map 2 – Existing Zoning



- Zoning**
- Commercial
 - Developmental
 - Hamlet/Residential
 - Rural/Agricultural
- Legend**
- Thruway Exit
 - County Boundary
 - Railroad
 - Towns_u83.shp
 - Thruway
 - State Route
 - County or Local Road
 - Parcel Boundary
 - River or Stream
 - Lake or Pond

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

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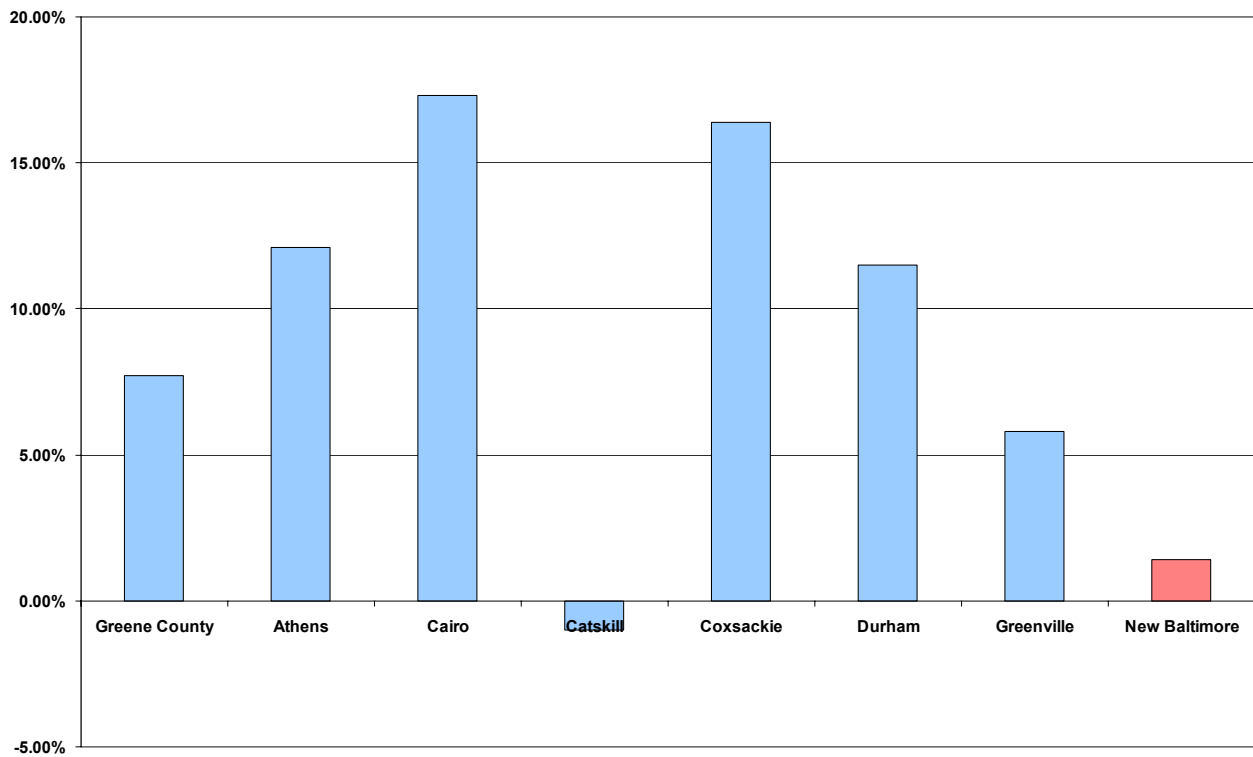
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C. Demographics and Economic Trends

Population

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

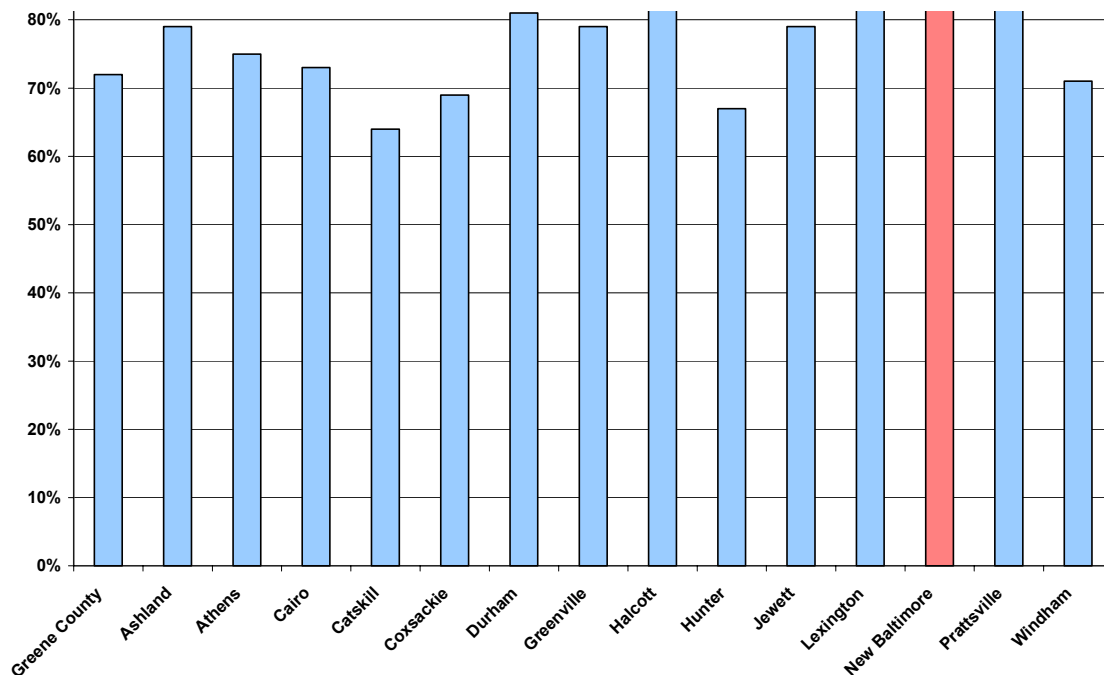
Figure 1 - Percentage of Population Change, Selected Towns in Greene County, 1990-2000



Housing

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

Figure 2 - Percentage of Owner Occupied Housing, 2000



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

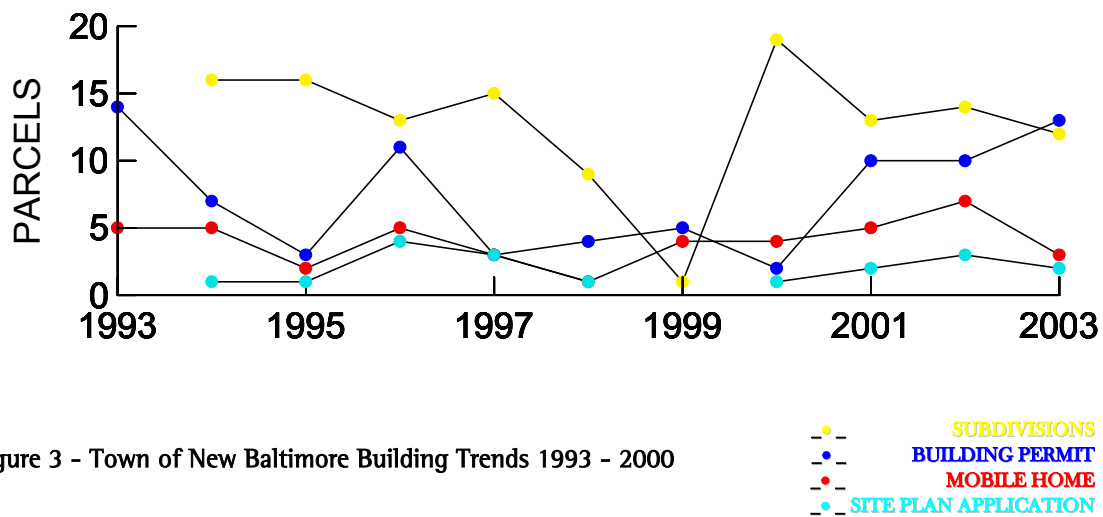


Figure 3 - Town of New Baltimore Building Trends 1993 - 2000

Economic Profile

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

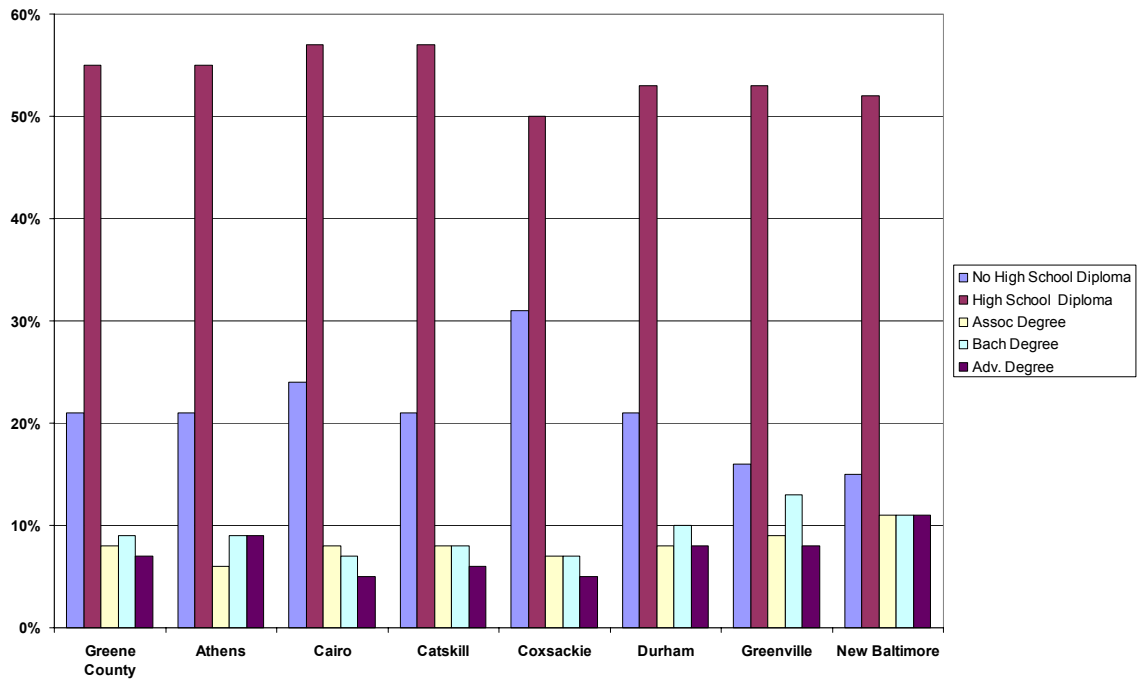


Figure 5 - Educational Breakdown, 2000

D. Environmental Features and Natural Resources

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

Lakes & Waterways

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

Wetlands

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

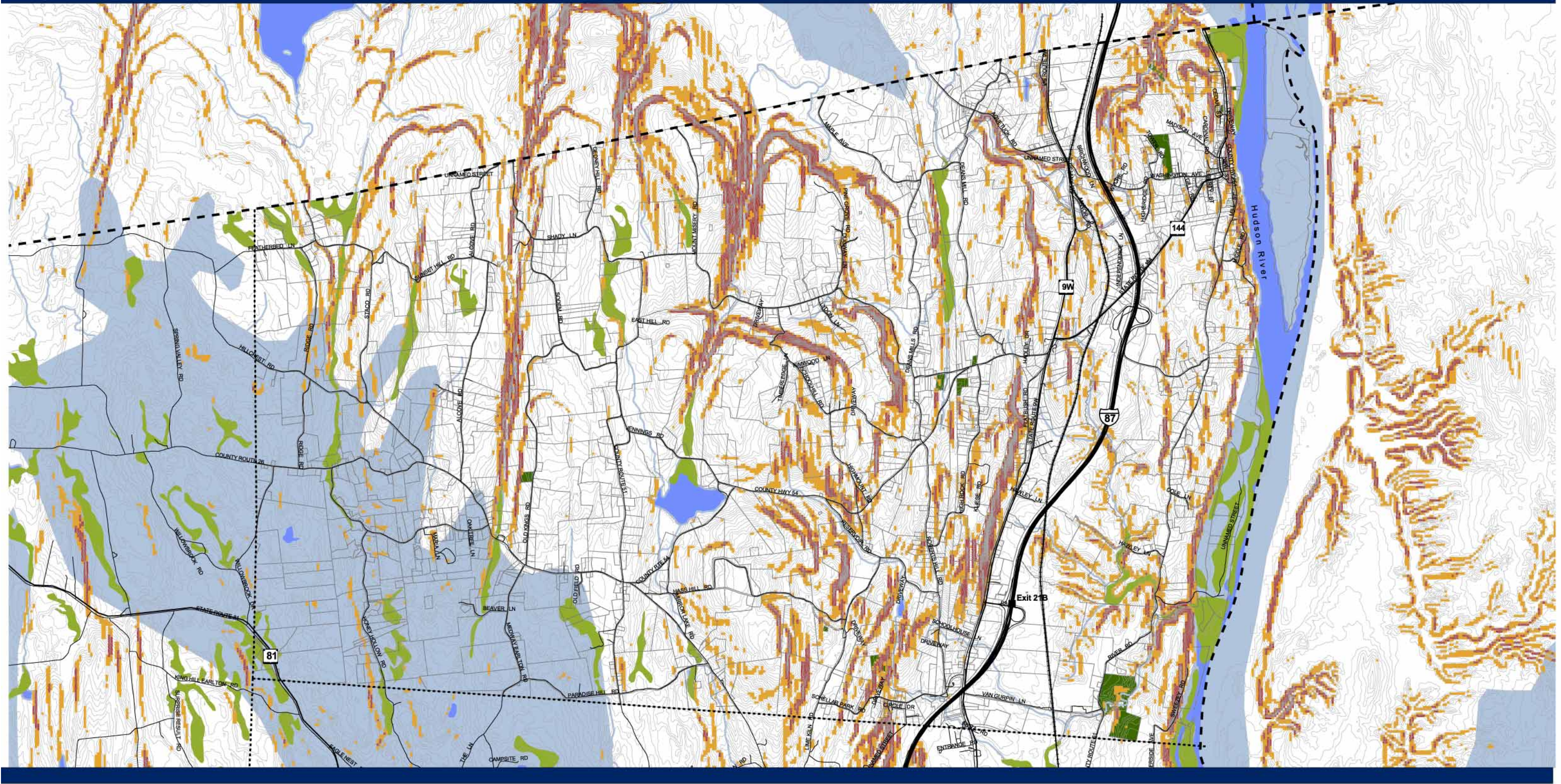
Groundwater Resources

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

Steep slopes

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

Map 3 – Natural Resources



- Steep Slope
- 15%-25%
 - >25%
- Publicly Owned Land
- NYS DEC Wetland
- Parcel Boundary
- Lake
- Aquifers
- 10 Foot Contour
- River or Stream
- County Boundary
- Railroad
- Towns_u83.shp
- Thruway
- State Route
- County or Local Road
- Thruway Exit

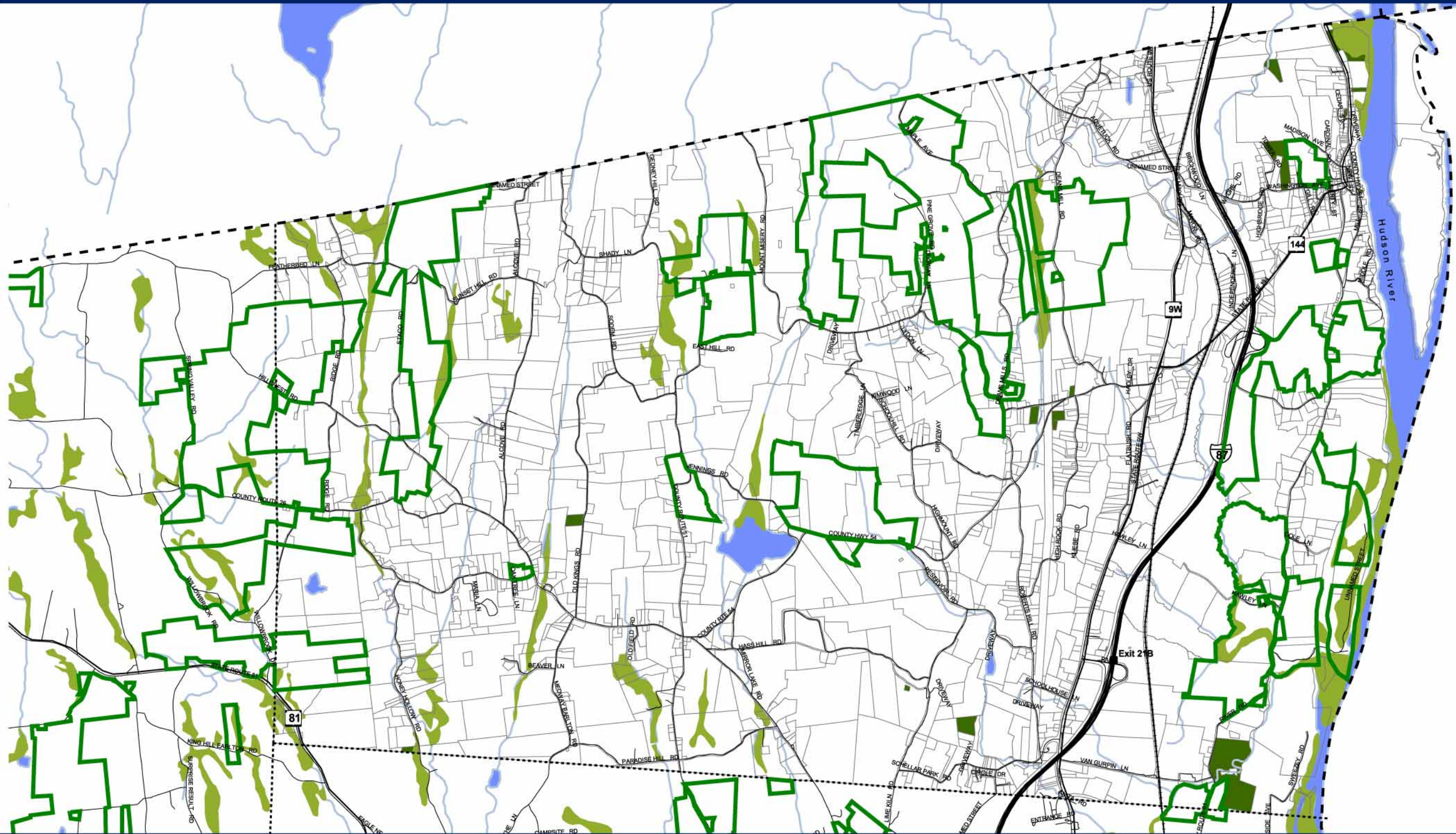
Town of New Baltimore, New York Comprehensive Plan Update Natural Resources



Agriculture

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

Map 4 – Agricultural Districts



- Publicly Owned Land
- NYS DEC Wetland
- Parcel Boundary
- Lake
- Ag District
- River or Stream
- County Boundary
- Railroad
- Towns_u83.shp
- Thruway
- State Route
- County or Local Road
- Thruway Exit



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

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



0 4000 Feet

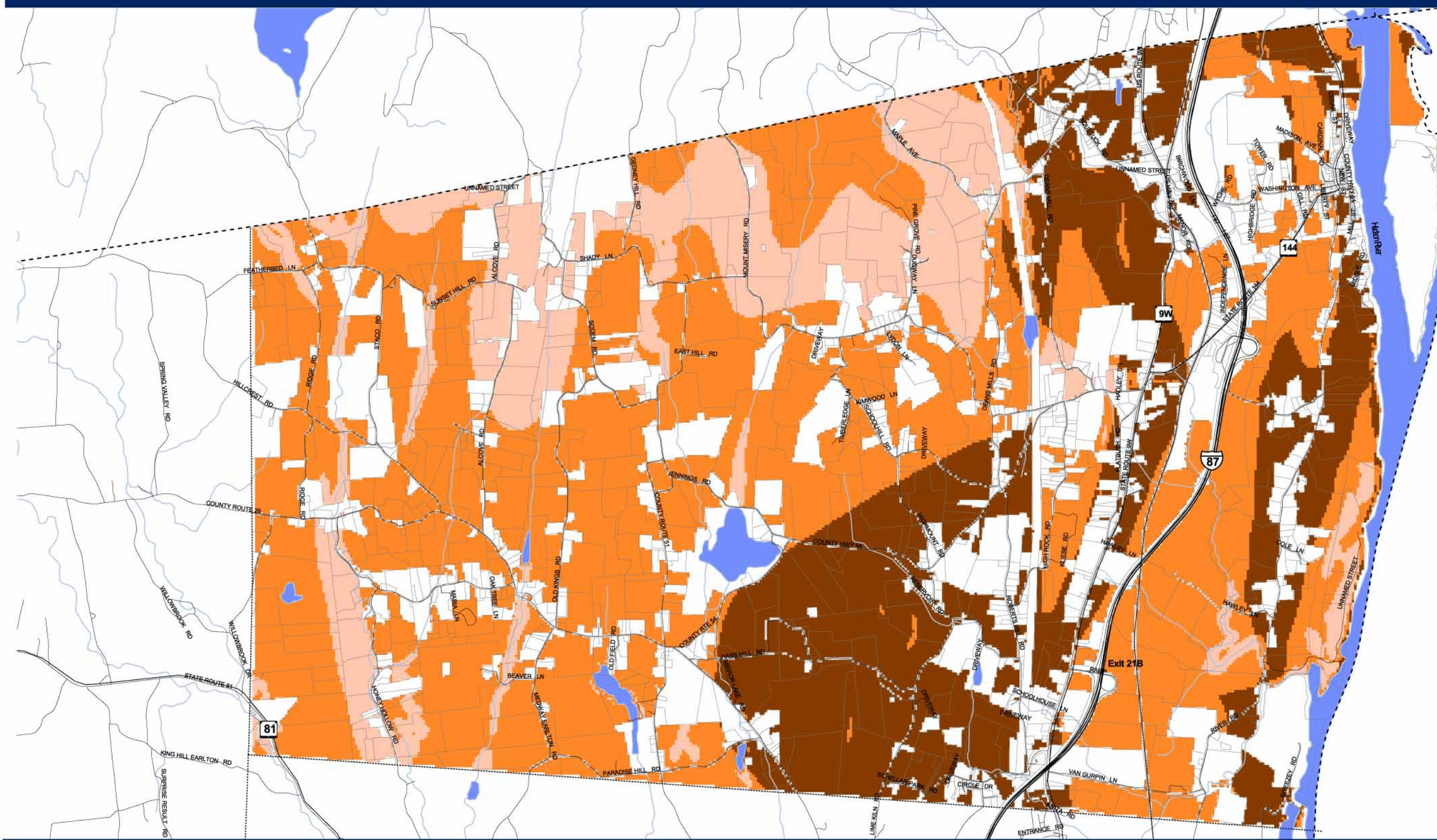
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E. Development/Conservation Potential Analysis

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

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

Map 5 – Development Potential



Development Potential

Low

High

Parcel Boundary

Lake

River or Stream

Development Criteria:

Slopes

Distance to City > 10,000 Persons

Average Distance to Roads

Aquifers

State Wetlands

Public Land

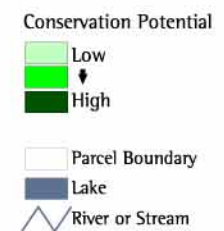
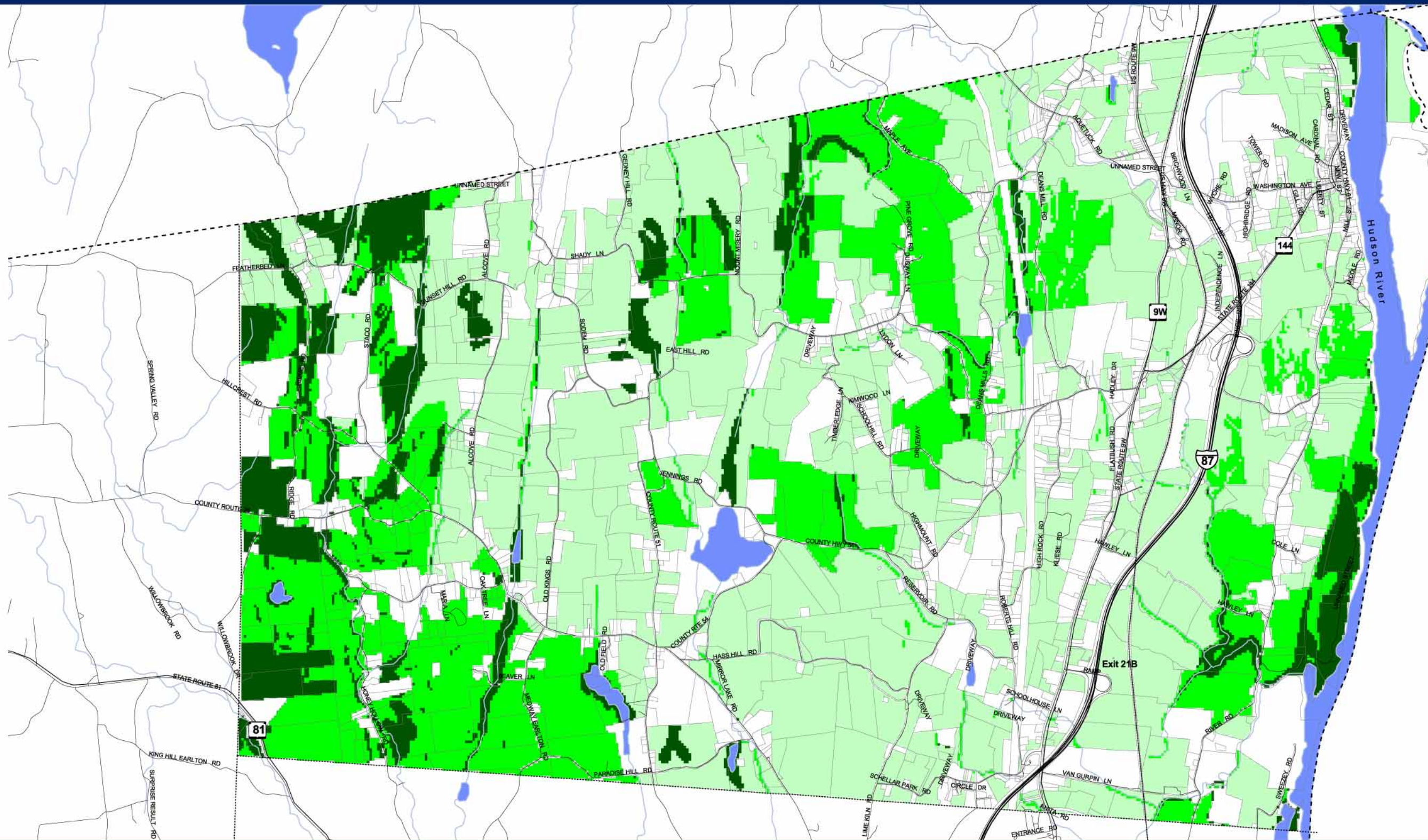
Drive Time Zones

Geologic Constraints

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

2000 0 2000 4000 Feet

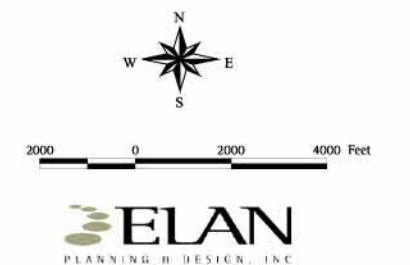
Map 6 – Conservation Potential



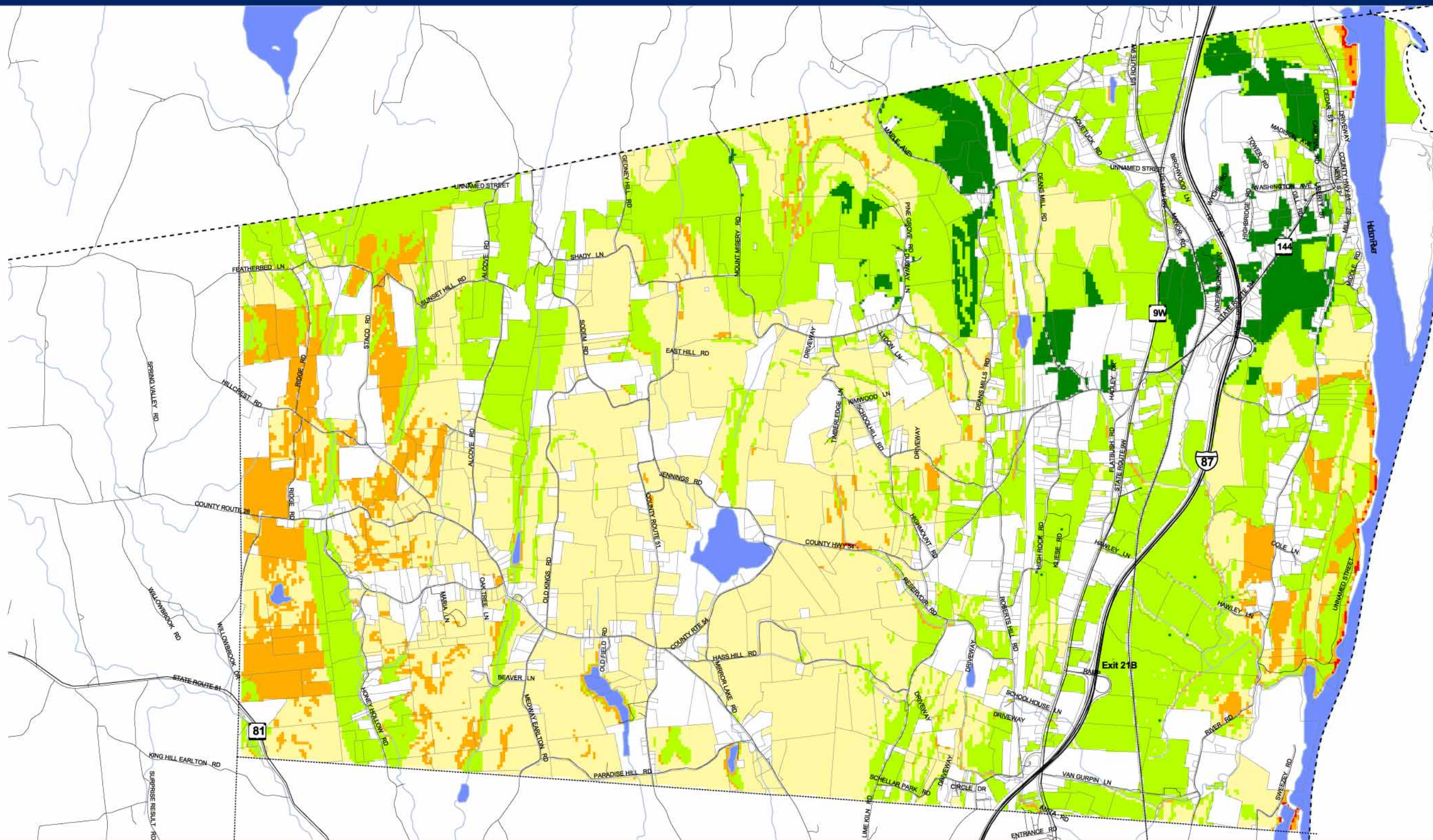
Conservation Criteria:

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

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



Map 7 – Composite Analysis



F. Build Out Analysis

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

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

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

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

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

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

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

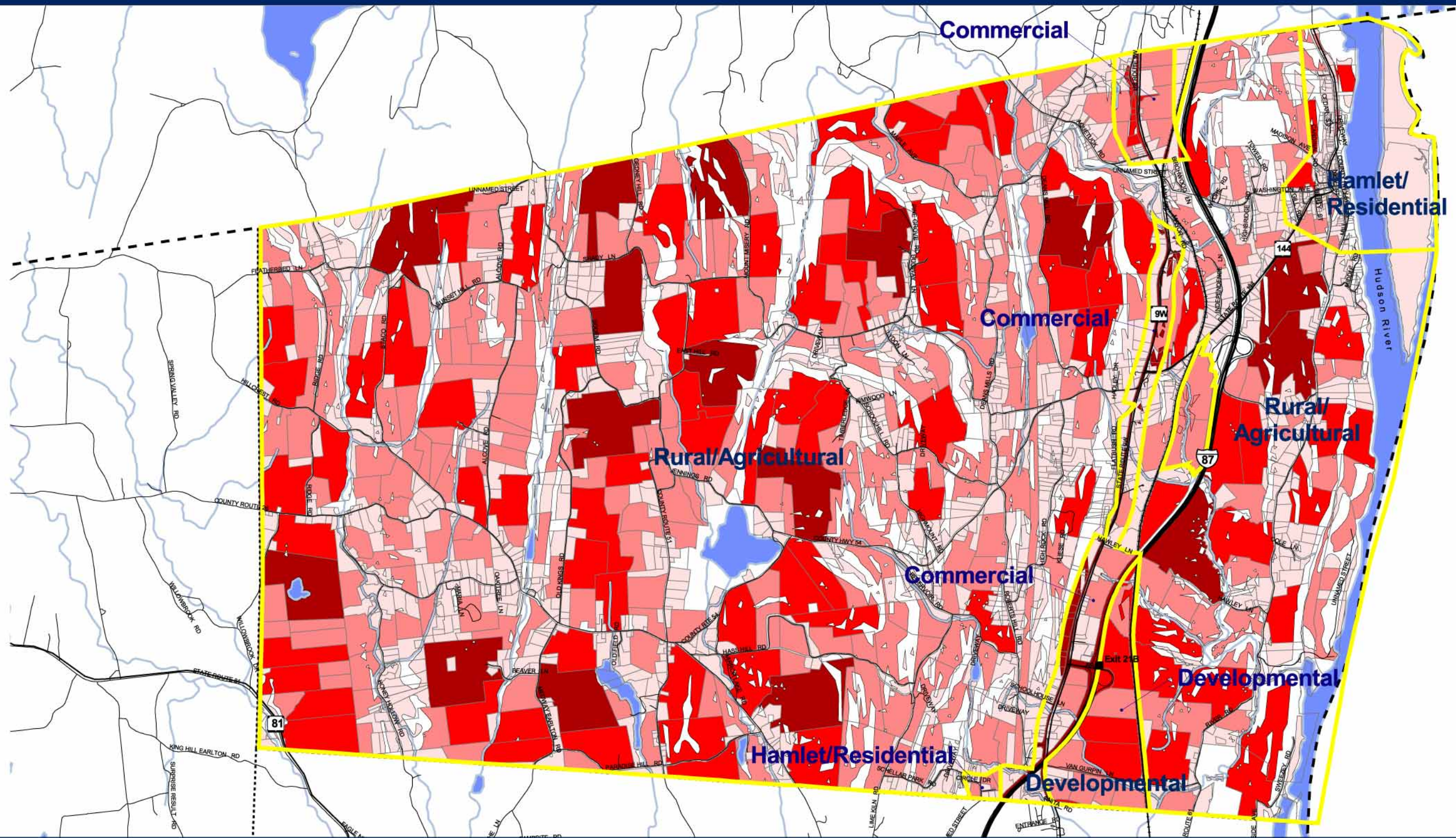
Map 8, Build Out Analysis, depicts the areas within the town that have the potential for additional units. Below is a discussion of the Build-Out analysis results for each Zoning District. Table 5 summarizes the total number of new units that could potentially be developed in each zoning district.

Table 5 - Build Out Results by Zoning District

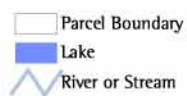
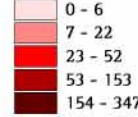
Zoning District	Count	Developable Acreage	New Units
Commercial	243	908	334
Developmental	53	647	298
Hamlet/Residential	313	548	373
Rural/Agricultural	2,446	19,253	8,149
Unknown	60	33	-
TOTAL	3,115	21,388	9,154

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

Map 8 - Build Out Analysis



Number of Potential Units by Parcel



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

