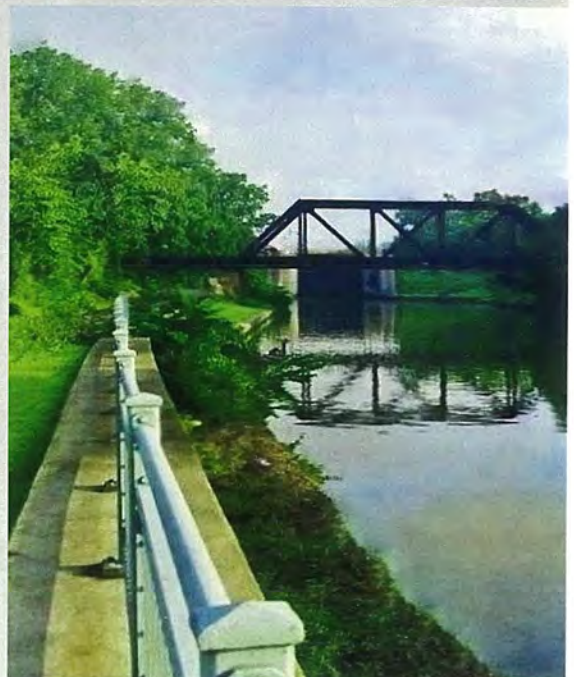
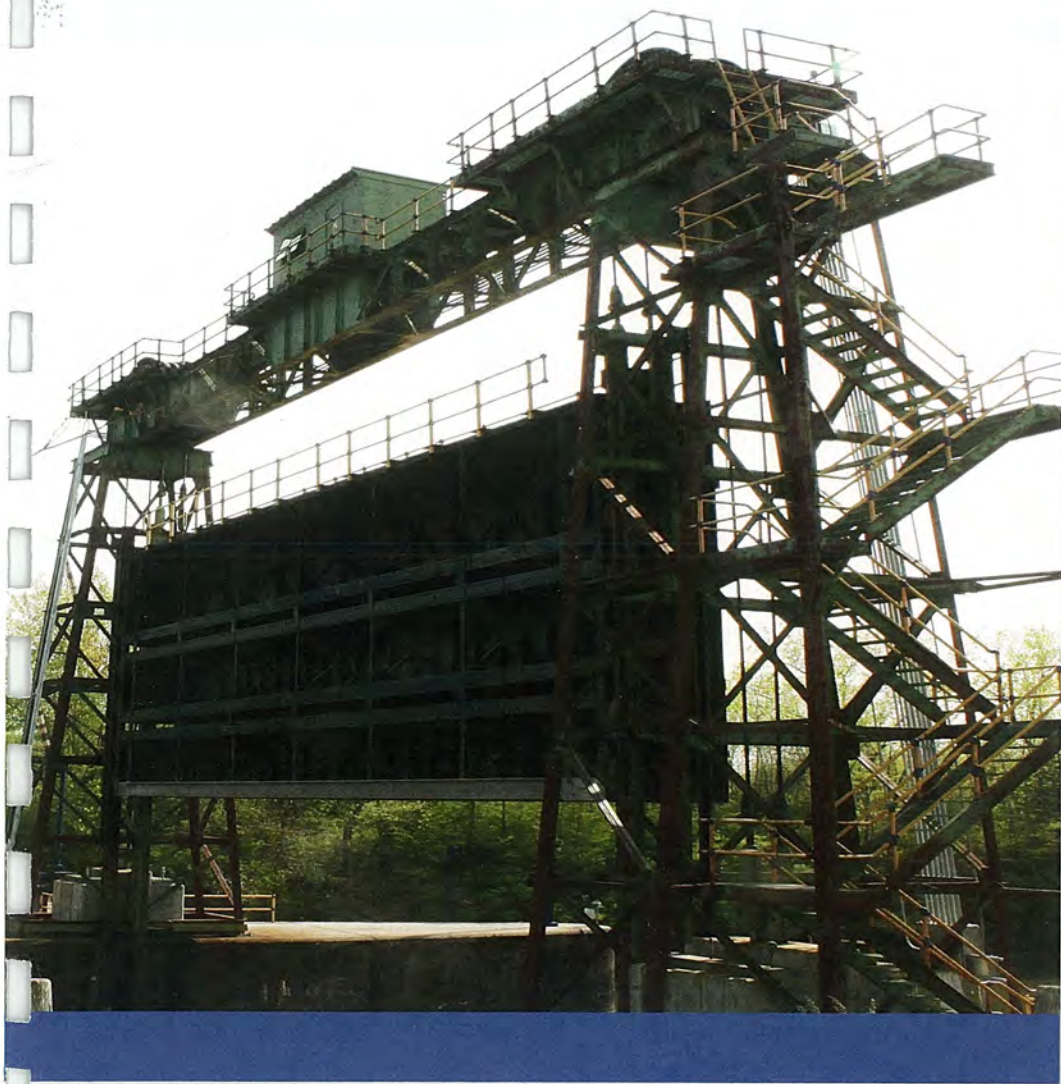


Town of Waterford 2016 Comprehensive Plan





Acknowledgements

This updated Comprehensive Plan is the end product of months' worth of work by numerous individuals who worked together and assisted in its planning and preparation. This Plan update was made possible in part by a grant from the New York State Hudson River Valley Greenway.

The following people contributed many hours to the planning update process, reviewing draft documents, guiding the planning process and providing assistance at public meetings and numerous committee meetings. Their commitment, energy and enthusiasm made this updated plan possible:

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In addition to the steering committee members nearly 100 residents contributed by participating in public meetings or providing their comments on the contents of the plan update. Their ideas, time, and effort were invaluable in developing this plan. The following list was compiled from sign-in sheets at planning meetings in spring of 2016, as well as comment forms that were offered during these meetings. Our apologies for any misspellings or omissions.

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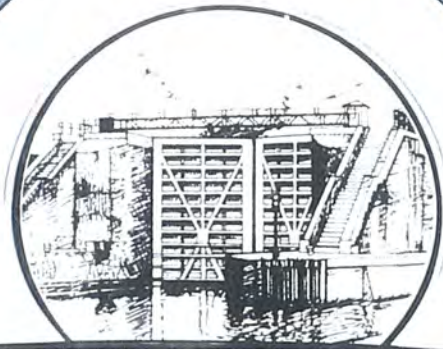
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1.0 Executive Summary

Welcome

TOWN OF



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WATERFORD

1.0 Executive Summary

The Town of Waterford has now completed its third comprehensive plan with this 2016 update. This was the first plan update that did not incorporate the Village and instead put its focus on the Town. This document summarizes the planning effort and plan contents. This updated plan is the result of a year's worth of work by the Town of Waterford Comprehensive Plan Committee, elected officials, officials from town boards and local residents. The Comprehensive Plan Committee held regular meetings during the planning process, conducting research and provided numerous opportunities to gain resident's feedback.

In addition, the Town of Waterford hosted two public visioning sessions at Waterford Town Hall in spring 2016 to introduce residents to the planning process and to invite them to offer input into what the focus should be. Residents participated in a brainstorming exercise designed to identify what they like best about their community, what they would like to change, and what Waterford will look like in the future. Residents who were unable to participate in the meetings were invited to provide comments throughout the planning process by responding with a comment form. Nearly 100 residents submitted comments and/or participated in the public meetings. These public outreach sessions focused on determining what aspects of Waterford are important to residents and to shape the goals of the plan update. Residents identified the following as points of concern:

- Allow for aging in place
- Control new development
- Protect open space and natural features
- Preserve historic features
- Capitalize on waterfront

What is a Comprehensive Plan?

Under New York State law, municipalities are granted the authority and responsibility to prepare and adopt comprehensive plans. As defined in the state legislation, a comprehensive plan is a document that presents goals, objectives, guidelines and policies for the immediate and long-range protection of a community's assets as well as strategies for enhanced growth and community development. Also known as a master plan or land use plan, a comprehensive plan provides guidance to Town leaders and helps to ensure that the community needs will be met in the future.

It is important to understand that the action items described in the plan are not requirements. Rather, they are recommendations designed to provide focus and direction as the Town of Waterford moves ahead to reach its preferred future. It will be up to the local community to decide on an ongoing basis which initiatives they will implement and how they wish to proceed. Although any future land use regulation must be in accordance with the principles of the Comprehensive Plan, there is no legally binding requirement that the Town implement each of the action items proposed in the plan. The Town Board should carefully examine proposed land use strategies to minimize the cost to residents and protect private property rights.

Community Involvement

The direction for Waterford's comprehensive planning effort came from resident input from two public workshops held spring 2016.

The Comprehensive Plan committee worked with its consultant, Barton & Loguidice (B&L), to conduct two (2) community meetings open for public participation. B&L provided current demographic data and presented to the community where there have been major changes in the community since the 2002 Comprehensive Plan was adopted.

1.0 Executive Summary

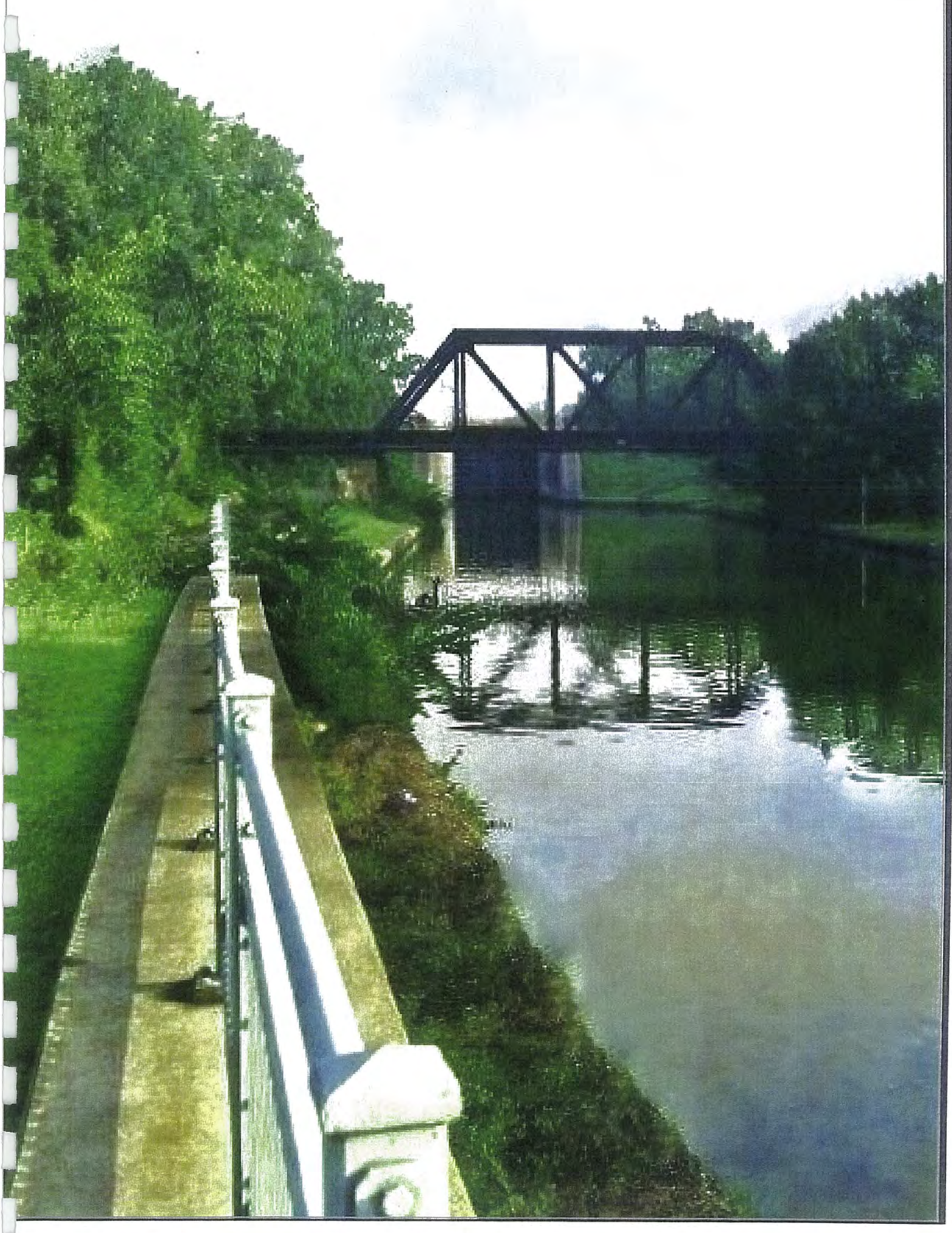
Action Plan

The 2016 Town of Waterford Comprehensive Plan is intended to provide municipal leaders and stakeholders with a collective vision of the kind of place residents would like Waterford to become. The Action Plan outlines what needs to be done, how to do it and how to pay for it to ensure that the long-term needs of the community will be met. While the various action items will and should change over time, as some efforts are attempted and abandoned or new issues arise, it should provide a basis for consensus and common direction to Town residents and leaders as they make short- and long-term decisions about Waterford.

The following categories summarize the actions described in the Comprehensive Plan:

- Facilities, Parks and Recreation
- Protection of Natural Resources
- Long-Term Economic Vitality
- Preservation and Promotion of Local History and Culture
- Waterfront Improvements
- Providing Adequate Housing Opportunities
- Zoning, Municipal Infrastructure and Municipal Services

2.0 Introduction



2.0 Introduction

This document represents the results of research and interviews conducted to develop an updated Comprehensive Plan for the Town of Waterford. The report describes existing conditions, assesses community resources, identifies needs, and discusses key issues, opportunities and challenges impacting the Town at this time. The Existing Conditions Report provides a comprehensive source of information to assist in obtaining an adequate understanding of the Town, their residents, and their resources. It is designed to serve as a basis for developing community goals, objectives, strategies, and policies in future sections of the Comprehensive Plan.

The Existing Conditions Report is organized into nine sections. Components include updated data and mapping on demographic characteristics, land use and zoning, the local economy, historic resources, environmental and natural resources, housing, recreational resources, infrastructure and transportation, and local government administration. Much of the information from the 2002 plan has been retained as it is still pertinent to this updated plan.

Comprehensive Plan (a.k.a. Master Plan)

A comprehensive plan consists of the materials, written and/or graphic, including but not limited to maps, charts, studies, resolutions, reports, and other descriptive material that identify the goals, objectives, principles, guidelines, policies, standards, devices and instruments for the immediate and long-range protection, enhancement, growth and development of a municipality.

Town Law §272-a, and General Municipal Law §119-u.

2.1 Process Used to Develop the Comprehensive Plan

An advisory committee was established in August of 2015 to oversee the preparation of an updated Town Comprehensive Plan. The nine-member committee was appointed by Town Supervisor John E. Lawler and includes Planning Board Chair Dave Woodin, Zoning Board Chair Charlie Fusco, Dominick Gabriel, Richard Hurst (Committee Chairman), Gregory Knorr, George Quick, Laurie Marble (Town Board Liaison), Mary Shannon Carrigan (Committee Secretary) and Craig Crist (Committee Legal Counsel). The Supervisor and Council Person Marble are ex-officio members. The role of the committee is to guide and lead the planning update process, communicate with municipal leaders, and help facilitate community involvement in the development of the plans.

A key goal of the Town with regard to the 2016 Comprehensive Plan is to update Waterford's 2002 joint Town and Village Master Plan, and to provide an opportunity for residents to become actively involved in updating and shaping the Town of Waterford's future through participation in the planning process. Specific objectives expressed by individual committee members in drafting the updated Comprehensive Plan include focusing on the Town's commercial districts addressing neighborhood concerns, using the waterfront as an asset, protecting open space, preserving historic resources, building community pride, and identifying concrete goals and action items for the Town to pursue.

2.0 Introduction

ensure that the community grows in an orderly, well-thought-out fashion and that the needs of the community will be met. The Comprehensive Plan's goals and strategies also inform the communities zoning codes and land use regulations so that those code promote the consistent, orderly and deliberate growth contemplated by the Plan.

A comprehensive plan is not a static blueprint of how to get to some specific end-point. It is a living document that provides continual guidance for the work of the community's leaders and staff. As such the Plan needs to be updated every 5-10 years to adjust to changing conditions within a community. Municipal decisions then need to be weighed against the current values and ideas set forth by the community and as expressed within the overall plan to ensure that the community is headed in the right direction.

There is no set formula for the content of a comprehensive plan, but the state statute suggests such elements as goal statements, strategies for improving the local economy, and the consideration of population trends, regional needs, agricultural uses, historic and natural resources, transportation facilities, infrastructure, housing resources and needs, recreational facilities, and the plans of other agencies and communities. The contents of a comprehensive plan vary considerably and depend on the identified priorities and needs of individual communities. Some municipalities focus primarily on land use and zoning issues, others on economic development, infrastructure, or other issues.

While it is strongly recommended, New York State does not require communities to have a comprehensive plan. However, there are many reasons why a comprehensive plan is important. Among the benefits of having an updated comprehensive plan are to: establish consensus about the community's future; to prepare for future demographic and economic changes; to preserve community character; to protect natural and historic resources; and to provide direction to other government agencies. Having an updated comprehensive plan in place can also help a community secure State or Federal grant funding to assist with projects identified in the plan as important to the community's future.

The comprehensive plan also serves as a legal basis for local land use regulations. According to New York State law, zoning and other land use regulations must be in accordance with a comprehensive plan. The plan in itself is not a regulation, however. An updated comprehensive plan states where you have been, what you are like, and where you are going. Ordinances, regulations, or local laws, along with a variety of non-regulatory tools, are the tools used for realizing the plans goals and recommendations for future growth and development.

3.0 Demographic Characteristics



Waterford Canal Fest
<https://allevents.in/>

3.0 Demographic Characteristics

The Town of Waterford is located in the southeastern corner of Saratoga County in the Albany-Schenectady-Troy Metropolitan Statistical Area (MSA). The Town of Waterford encompasses approximately 6.6 square miles and has a total population of 8,423 according to the 2010 census. With approximately 1,990 residents in 2010, the Village of Waterford is located within the Town's boundary and accounts for about 25% of the Town's overall population but less than 5% of its land area.

The Town of Waterford is positioned at the convergence of the Hudson River, the Mohawk River, and the New York State Barge Canal. The Town of Waterford is bordered by the Town of Halfmoon to the north and west. The Town of Schaghticoke and the City of Troy in Rensselaer County lie directly to the east, across the Hudson River. While the City of Cohoes and the Town of Colonie in Albany County are located on the opposite side of the Mohawk River, south and west of the Town.

To allow for an accurate analysis of demographic trends in the Town of Waterford, this section breaks out data separately for the Town of Waterford excluding the Village. These areas correspond to census tracts 627 and 628, respectively. Unless otherwise noted, data on the Town of Waterford refers to areas of the Town outside the Village boundaries.

3.1 Population

When the last decennial census was taken in 2010, the Town's population was 6,433. To update population data between the years of the decennial census, the Bureau of the Census produces population estimates for municipalities based on births, deaths, tax returns, and other records. The most recent estimates available from the Census Bureau indicate a population of 6,930 residents, the projection shows that the Town has likely experienced a 7.73% increase since the last census was taken.

As shown in Table 1, the Town of Waterford has experienced steady growth over the last several decades, with the most dramatic increase in population occurring during the 1980s, a time when many new housing units were developed in the Town. Between 1960 and 2010, the Town experienced a cumulative 67.0% increase in population. Figures from the Capital District Regional Planning Commission (CDRPC) indicate that population growth in the Town from 2000 through the year 2020 is likely to be moderate, with an increase of about 7% over the next twenty years. The data clearly illustrates that this growth trend is likely to occur.

Year	1960	1970	1980	1990	2000	2010	Change (2000-2010)	2020*	2030*
Population	4,316	4,680	4,789	6,203	6,311	6,433	1.90%	6,522	6,664

Source: Bureau of the Census, except (*), updated population projections from the Capital District Regional Planning Commission

3.0 Demographic Characteristics

Table 3: Household Projections - Town and Village of Waterford

Year	Number of Households	Ten-Year Change	Persons Per Household
1980 (Town, No Village)	1,618		2.94
1980 (Village)	954		2.50
1990 (Town, No Village)	2,361	45.9%	2.61
1990 (Village)	1,005	7.8%	2.36
2000 (Town, No Village)	2,546	7.8%	2.49
2000 (Village)	951	-5.4%	2.30
2010 (Town, No Village)	2,668	4.7%	2.32
2010 (Village)	959	0.8%	2.07
2020* (Town, No Village)	2,774	3.9%	2.28
2020* (Village)	969	1.0%	2.06

Source: Bureau of the Census

Table 4 shows the distribution of households by type in each respective area. Within the Town, 44.6% of households could be considered “traditional” nuclear families with a husband, wife, and related children under the age of 18, while 17.48% were headed by a single parent.

Consistent with national trends, the composition of household types in the Town has changed significantly since 1980, with a larger proportion of single parent households and a smaller proportion comprised of married couple families. This may have implications for community services and employment opportunities related to child care in the future. There has also been a moderate increase in the number of non-family households, including single person households and households of unrelated persons, such as roommates.

Table 4: Household by Type - Town of Waterford

Type	1980	1990	2010	Change (1990-2010)
Married couple families	1,146 (70.8%)	1,450 (61.4%)	1,617 (44.6%)	10.33%
Male headed household, no wife	36 (2.2%)	106 (4.5%)	206 (5.68%)	48.45%
Female headed household, no husband	119 (7.4%)	233 (9.9%)	429 (11.8%)	45.69%
Non-family household	317 (19.6%)	572 (24.2)	272 (7.5%)	

Source: Bureau of the Census

*2000 Household by Type Census Data was not made available by the US Census Bureau

3.0 Demographic Characteristics

**Table 6: Educational Attainment of Individuals 25+
Town of Waterford and Saratoga County, 1990 & 2013**

Attainment Level	Town of Waterford (1990)	Saratoga County (1990)	Town of Waterford (2013)	Saratoga County (2013)
Less than high school diploma	19.0%	17.0%	5.55%	6.17%
High school diploma or higher	81.0%	83.0%	69.45%	55.79%
Bachelor's degree or higher	13.5%	25.2%	24.99%	39.96%

Source: Bureau of the Census

3.5 Issues, Opportunities, and Challenges

Opportunities:

- The shifting of the population to the Town outside the Village may require additional amenities and services in outlying areas of the Town

Challenges:

- The somewhat moderate population growth in the Town over the last 50+ years could be a significant issue for the future. The extent to which the Town's population continues to grow may depend on the rate of housing growth in the Town.
- As in many other communities, the increased proportion of "non-traditional" family types (e.g., single parent households, single person households) may impact the types of community services needed in Waterford
- The population of the Town is aging. Additional senior housing may be needed to accommodate elderly residents in Waterford

4.0 Land Uses and Zoning

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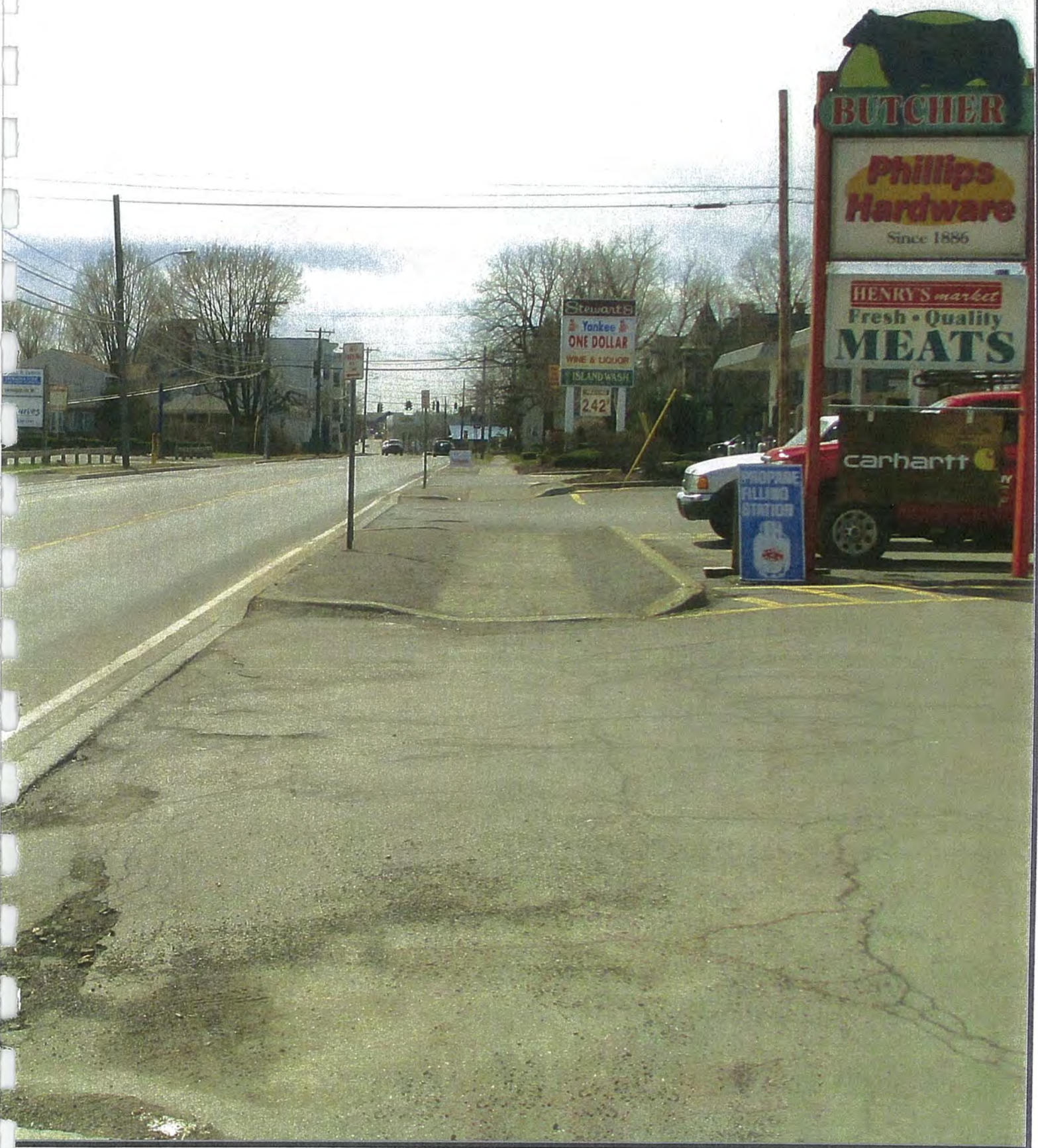
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ONE DOLLAR
WINE & LIQUOR
ISLAND WASH
242





4.0 Land Uses and Zoning

4.1 Existing Land Uses


According to the Town assessor, 56.2% of the land in the Town of Waterford in 2016 is assessed as residential property, including vacant properties. Over seventeen percent (17.4%) of the land is in commercial use and includes community services. 11.8% is used for industrial purposes and 0.6% is classified as being in agricultural use. The Land Use Map shows the existing land use pattern in the Town of Waterford.


Legend


 Town of Waterford (4,730.5 acres)

 Municipal Bounds


Land Use Classification


 Agriculture (24.1 acres, 0.6%)


 Residential (1,258.7 acres, 30.5%)

 Vacant (1,060.1 acres, 25.7%)

 Commercial (406.8 acres, 9.8%)

 Recreation & Entertainment (18.8 acres, 0.5%)

 Community Services (314 acres, 7.6%)

 Industrial (486.4 acres, 11.8%)

 Public Services (355.5 acres, 8.6%)

 Wild, Forested, and Conservation Lands (206.9 acres, 5%)

Sources: ESRI, NYS GIS Data Clearinghouse, Saratoga County Real Property



1 inch = 2,000 feet

4.2 Land Development Patterns

The existing land uses for Town of Waterford are presented for six distinct sub-areas. Specific sub-area boundaries are shown on the Sub-Area Boundaries Map. Each of these sub-areas exhibits unique land use patterns which are outlined below. General boundary descriptions and a preliminary analysis of opportunities and constraints in the near-term and long-term are included for each sub-area.

The sub-areas in the Town of Waterford include:

- Hudson River Road Sub-Area
- Middletown/Fonda Roads Sub-Area
- Upper Mohawk/North Waterford Flight Sub-Area
- Lower Mohawk/South Waterford Flight Sub-Area
- Sugarloaf Pond/Saratoga Avenue Sub-Area
- Five Islands Sub-Area

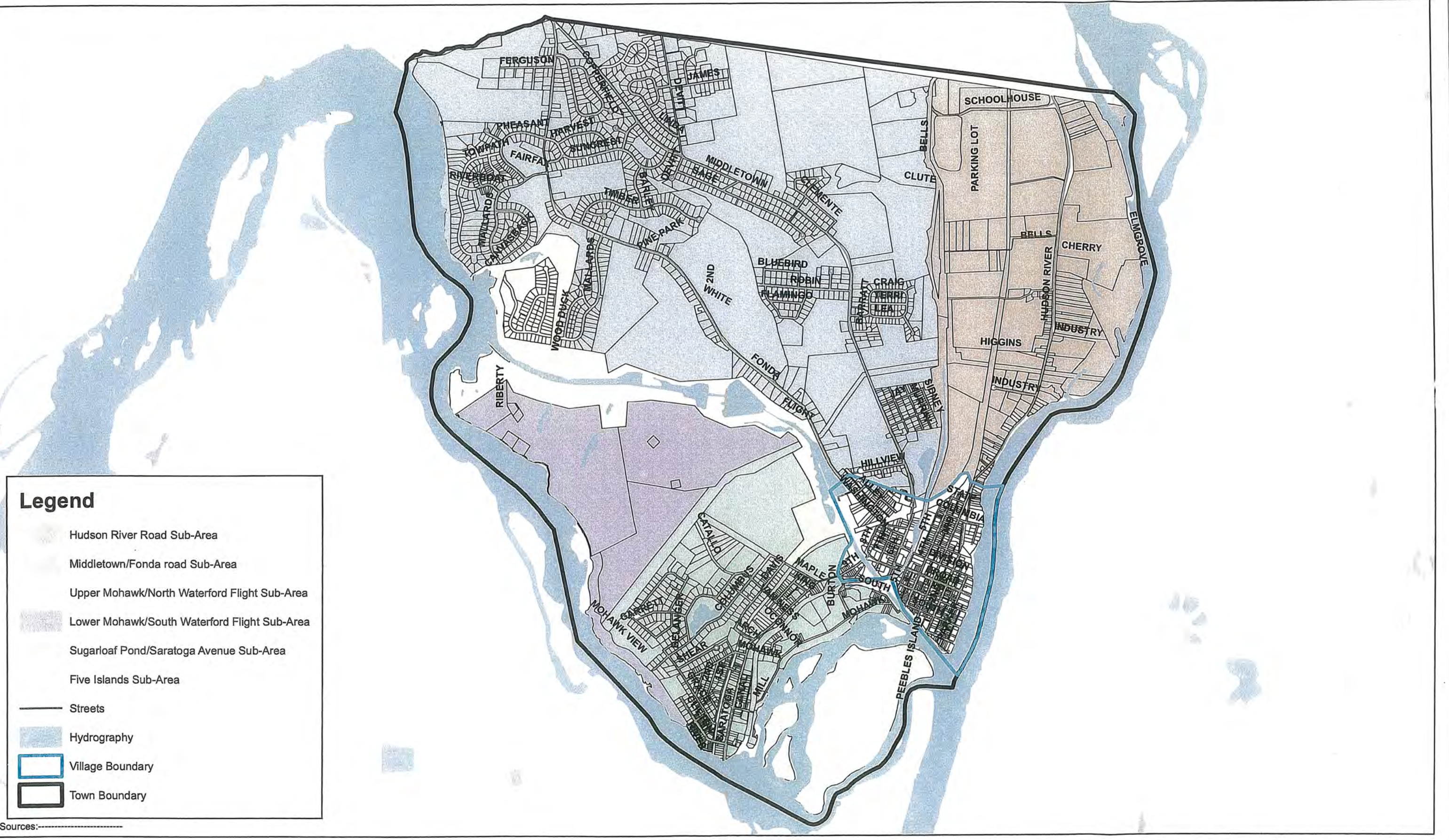
Legend

- Hudson River Road Sub-Area
- Middletown/Fonda road Sub-Area
- Upper Mohawk/North Waterford Flight Sub-Area
- Lower Mohawk/South Waterford Flight Sub-Area
- Sugarloaf Pond/Saratoga Avenue Sub-Area
- Five Islands Sub-Area
- Streets
- Hydrography
- Village Boundary
- Town Boundary

Sources:-----



1 inch = 2,000 feet



4.0 Land Uses and Zoning

4.3 Hudson River Road Sub-Area

The Hudson River Road Sub-Area is defined as the area generally bounded to the north by the Town of Halfmoon, the Hudson River to the east, the Old Champlain Canal to the west, and the Village of Waterford's northern boundary to the south. This sub-area contains the much of the industrial and manufacturing uses in the Town of Waterford, as well as most of the 100- and 500-year flood hazard zones. The northern half of Hudson River Road, particularly on the west side, is primarily made up of manufacturing, warehousing, and industrial uses. The Momentive Performance Materials facilities occupy a significant portion of the northwestern side and part of the northeastern side of Hudson River Road. Maximum Security and the DeGussa Corporation are located on School House Road running east/west across the northern end of Hudson River Road. South of Momentive Performance Materials is the Golub Corporation Frozen Food Warehouse (the former Grand Union site) at the northwest corner of Bells Lane and Hudson River Road. On the eastern side of Hudson River Road is a mix of residential properties and properties owned by Momentive Performance Materials. Nine businesses, predominantly industrial or manufacturing establishments, are located on Industry Drive which intersects with Hudson River Road south of Higgins Road.

Although Hudson River Road has a concentration of industry, there are pockets of retail commercial and residential uses. For instance, there are four single family houses on large lots across from the main Momentive Performance Materials facility. The houses are nicely buffered by a row of mature pine trees. Between Bells and Higgins Road, there are approximately six single family homes on the east side of Hudson River Road. South of Higgins Road, Hudson River Road has a mix of commercial and residential uses. Single family homes and some multi-unit structures dot both sides of the road, many with little setback or tree buffers, varying in size, lot size, and condition. South of Industry Drive, the land on Hudson River Road becomes predominantly residential with the density increasing as one approaches the



Village. There are several commercial uses between Higgins Road and Industry Drive on Hudson River Road, including automotive repair shops, convenience stores, a motel, and others. Pockets of open space or undeveloped land exist in this sub-area, particularly on the eastern side of Hudson River Road. There are also snowmobile trails along the northern boundary of the Town on School House Lane. However, these lands are owned by the City of Mechanicville.

Opportunities:

- This sub-area provides an opportunity for the creation of additional employment through industrial or tech-related light industrial expansion.
- In-fill opportunities exist for limited residential uses where appropriate.

Constraints:

- The predominance of industrial uses in this sub-area may preclude the development of other land uses such as residential and recreational.

4.4 Middletown/Fonda Road Sub-Area

The Middletown/Fonda Roads Sub-Area is located in the Town of Waterford and is generally bounded to the north by the Town of Halfmoon, to the east by the old Champlain Canal, to the west by the Mohawk River, and to the south by the Erie Canal and the Village of Waterford boundary.

The sub-area is dominated by residential land uses and is the primary location of the Town's newer subdivisions. The only non-residential uses include St. Joseph's Cemetery on Middletown Road on the west side just north of the Village line, St. Mary's Cemetery on the east side of Middletown Road north of the Prospect Hill subdivision, St. Peter's and St. Paul's Cemetery just south of St. Mary's, and St. Michael's Cemetery adjacent to Swayze Acres on the east side of Middletown Road. Next to St. Michael's Cemetery is the Waterford Halfmoon Central School campus, the Friends Park Playground, several recreational fields and Living Hope United Methodist Church. There are also recreational fields on the west side of Middletown Road operated by the Town of Waterford. The only commercial uses in this sub-area are at the town line where Middletown and Fonda Roads converge.

Middletown Road

The patterns of residential development in this sub-area appear to have been dictated by topography and the location of water and sewer lines. The topography includes a variety of steep slopes and small plateaus where development is located. The majority of the housing is single family with a variety of sizes, ages, conditions, and lot sizes.

Several subdivisions have been constructed along the plateau of Middletown Road including Hillview Terrace, just north of the Village line, and Prospect Hill. Both were built c. 1950. Swayze Acres is a development on the north side of Middletown Road built after 1950 with homes added through the 1960s and 1970s. The homes are of mixed size on small, well-treed lots. On the opposite side of Middletown Road, along Robin Lane and adjacent streets, is Elayne Meadows. Homes in this area were constructed in the mid-1960s and are surrounded by mature trees and plantings.

4.0 Land Uses and Zoning

Heading west on Middletown Road there is a small development on the west side of the school campus. Highland Hills North, a development of large single family homes built in the late 1970s, is also on the north side of Middletown Road. On the opposite side of Middletown Road is Devitt Road South which is a mature subdivision of smaller homes on smaller lots. Just west is Suncrest Estates which was built in the 1980s and is nestled between Middletown Road and Fonda Road. The homes are large, and many were custom built, with large, landscaped lots and a designated greenspace park. The Birch Glen development, constructed in the 1980s, is located on the north side of Middletown Road just before it intersects with Fonda Road. Large custom homes on large lots are mixed with pockets of mature trees and newly landscaped areas with saplings. Birch Glen also includes some duplexes and apartment buildings. Another recent housing development near the intersection of Middletown and Fonda Roads is Copperfield, which consists entirely of single family homes.

Fonda Road

Fonda Road has single family homes on both sides with additional housing developments concentrated at its western end. There is a treed enclave of single family homes on Ferguson Street and Cappabianca Drive on the south side of Fonda Road with a mix of new and older homes of varying sizes and lots. Heading east is a large development called Riverbend which began construction in the 1980s and was completed in 2015. The housing is a mix of large single family homes, townhouses, and apartments; some are built into hillsides, others on small plateaus leading to steep drop-offs. The development meanders south to the state boat launch (Alcathy's Marina). To the east are Strawberry Ridge Apartments and Pine Park Apartments built in the 1980s. A former mobile home park is situated off of Fonda Road more than a mile east of Pine Park Apartments.

Opportunities:

- There may be some opportunities for small-scale, in-fill residential development in this sub-area with changes to the zoning ordinance.

Constraints:

- Given the continued rapid residential development of this sub-area, some land conservation districts may need to be considered to protect open space or establish buffers.
- Topography and soil conditions make additional development in this sub-area difficult. A significant amount of areas of prime developable land, not including lands used for recreational purposes, have already been built-out.

4.5 Upper Mohawk/North Waterford Flight Sub-Area

The narrow Upper Mohawk/North Waterford Flight Sub-Area is defined by the arbitrary parallel lines approximately 500 feet north of Waterford Flight Road's center line to the north, the Village's western boundary to the east, and the Waterford Flight to the south. The sub-area contains the Mohawk River shoreline above Cohoes Falls and the northern shoreline for the Waterford Flight. This sub-area is adjacent to the Waterford Flight which is an impressive set of five lift locks along the Erie Division of the Barge Canal. Waterford Flight Road runs along the canal. The sub-area begins west of Lock 3 of the Waterford Flight.

Between Lock 4 and Lock 5 the land along Waterford Flight Road, which is owned by the NYS Canal Corporation, is undeveloped. Several newer houses facing Fonda Road can be seen from Waterford Flight Road near Lock 4. There is an old power house at Lock 4 and Lock 5; however, a small, newer building also exists at Lock 5. Heading north on Waterford Flight Road past Lock 5, the east side of the road is also Canal Corporation land. The land is owned by the NYS Canal Corporation as far west as the area known as Alcathy's Marina (now NYS Boat Launch), which has a boat launching ramp, dock and picnicking facilities.



4.0 Land Uses and Zoning

Opportunities:

- The construction of the walking trail along the Waterford Flight has enhanced the recreation possibilities of the Town and region. Further improvements and interconnections with other trail amenities should be sought.
- There is potential for increased recreational activity on land owned by the NYS Canal Corporation at Alcathy's Marina (NYS Boat Launch) if additional enhancements can be made.

Constraints:

- The Town has designated the canal shoreline area a land conservation district. However, additional protective measures such as waterfront design review guidelines and screening or buffering requirements may be needed to maintain the scenic quality of the Waterford Flight given the close proximity of residential development off Fonda Road.
- The terrain in this sub-area varies greatly and is often steep-sloped and eroded, creating a potentially dangerous landscape.
- A large portion of this area is within or very near the new FEMA Flood Hazard 100 year Zone, which may preclude more intense uses.

4.6 Lower Mohawk/South Waterford Flight Sub-Area

The Lower Mohawk/South Waterford Flight Sub-Area is somewhat irregularly bounded and includes three distinct sections. The largest section of this sub-area generally includes all the land situated between the Erie Canal and Mohawk River to the west of the Niagara Mohawk power transmission line right-of-way. The power transmission line runs generally northeastward from a point below the Cohoes Falls to a point west of the boundaries of the Waterford Rural Cemetery, and closely parallels the cemetery boundary to the Erie Canal. Mountain View Avenue parallels the power line to the immediate east. The other two sections of this sub-area are along the Erie Canal and Mohawk River shorelines, with the boundary line extending inland and following an arbitrary line paralleling the shoreline at a distance of approximately 500 feet.

This sub-area has remained largely undeveloped throughout Waterford's history. For the most part, it consists of open space in public and private ownership, with a number of small summer camps located along the Mohawk River shoreline. The camps are generally located well north of the Cohoes Falls where the rugged topography flattens out (roughly opposite Cohoes-Crescent Road in the City of Cohoes). The camps are linked by private roads.

The Erie Canal shoreline is largely owned by New York State with land uses consisting mainly of open space. The Mohawk River shoreline is partially developed and is generally in residential use in the areas west of Saratoga Avenue (along River, Grove, Grand and Clifton Streets).

Opportunities:

- The undeveloped Mohawk River shoreline provides scenic views of the Cohoes Falls and the Harmony Mills Industrial Complex with opportunities for recreation and the interpretation of historic and natural resources.

Constraints:

- Water access is constrained by the extremely steep slopes along the Mohawk River and the Cohoes Falls.
- Much of the waterfront land in this sub-area is privately owned. Trail development would require the acquisition of easements or property. Because of the special character of this area, any future development of land in this sub-area should be done in accordance with a well-thought out plan, with allowances for public access.
- The prevalence of private ownership in this sub-area may also restrict future development and public access.
- A large portion of this area is within or very near the new FEMA Flood Hazard 100 year Zone, which may preclude more intense uses.

4.7 Sugarloaf Pond/Saratoga Avenue Sub-Area

The Sugarloaf Pond/Saratoga Avenue Sub-Area is generally bounded by the Barge Canal to the northeast, the Niagara Mohawk power transmission line right-of-way to the northwest, and the Mohawk River to the west, south, and east. The sub-area contains the Town's southern gateway and its link to Cohoes and other points to the south. It includes the Northside Historic District, Waterford Historical Museum, old Champlain Canal and Canalway Trail, several thriving industries, a wide range of housing in various conditions and styles, and two commercial areas. Dams in the Mohawk River prevent boater access to this area.

A portion of this sub-area lies within the Northside Historic District, which was listed in the National Register of Historic Places in 1975 and includes approximately 123 structures. The overall character of this sub-area has always reflected its division by the D& H Railroad right-of-way to the west of Saratoga Avenue, Saratoga Avenue itself, the Champlain Canal (and Canalway Trail), and the Fourth Branch of the Mohawk River. King's Power Canal, which has nearly disappeared from the landscape, once ran parallel to the Mohawk River, providing water power to a wide range of industries along the Fourth Branch of the Mohawk River. The Erie Canal, Champlain Canal and Fourth Branch of the Mohawk River actually make the area currently occupied by Ursula of Switzerland, the Town Highway Department and Water Pollution Control Facility, and Mohawk Paper an island. Although residential uses are most prevalent, land uses in this sub-area are quite diverse and include residential, commercial, recreational, industrial and public uses.

Generally speaking, residential uses are predominant along Saratoga Avenue, Museum Lane, Fulton and Canal Streets, as well as the side streets to the west of Saratoga Avenue. Between the Mohawk River and Clifton Street/Museum Lane, a large, single-family house in excellent condition occupies the east side

4.0 Land Uses and Zoning

of Saratoga Avenue; several two-family houses in poor to fair condition are located on the west side. Museum Lane is characterized by small, densely built houses in fair to poor condition. Although most appear to have been built in the eighteenth and nineteenth centuries, their architectural and historical character has not been preserved. Museum Lane is heavily posted with signs announcing "private property" and "keep out," and there is very little indication that the Waterford Historical Museum and the southern terminus of the Champlain Canalway Trail are located here.

From Fulton Street to Hill and Canal Street on Saratoga Avenue, residential buildings vary considerably in style, building materials and condition. Most are wood frame buildings in fair condition. In addition, while most of these residential buildings were originally large single family homes, many of them have been subdivided into two- to four-unit apartments. There are approximately four large apartment buildings. Fulton and Canal Street are defined by small residential buildings on small lots. Most buildings appear to date to the early nineteenth century, but their architectural character has been largely obscured.

Residential uses also predominate on the west side of Saratoga Avenue between Hill and Arch Streets. Housing conditions, styles and building materials again vary considerably. Most houses are large one- and two-family frame buildings on fairly large lots. The Town-owned Clement Park is located at the end of Clifton Street and overlooks the Mohawk River and Harmony Mills in Cohoes. Residential uses in this sub-area are predominantly one- and two-family houses constructed during the late 1800s and early 1900s and situated on small, narrow lots. Clifton Street Extension, which is characterized by mid-sized single family detached houses on larger lots, is the only exception to the otherwise high-density residential development pattern.

The most notable residential buildings, known as "Mill Owner's Row," are located on Saratoga Avenue between Arch and Van Ness Streets. The west side of Saratoga Avenue is characterized by large, historically and architecturally distinctive houses built on large hillside lots. These handsome buildings are generally in good to excellent condition. However, most other housing in this sub-area consists of smaller wood frame single- and multi-family houses. Most buildings are in fair condition and would benefit from rehabilitation.

To the north on Saratoga Avenue, land on the west side of the street, near the Town-Village boundary, is in public use and occupied by the Waterford Rural Cemetery. Land uses to the east of Saratoga Avenue include residential, industrial and public uses. Three single family houses are located at the top of Burton Avenue. The Champlain Canal, Canalway Trail and Town Highway Department occupy most of the remaining land. The New York State Office of Parks, Recreation and Historic Preservation has determined that this whole area is archeologically sensitive.

A small residential area known locally as "Dial City" surrounds the former Ormsby-Laughlin Textile Mill along Mohawk, Short Sixth and South Streets. This neighborhood is characterized by single-family houses on small lots which were probably constructed during the mid-nineteenth century. For the most part, the architectural and historical character of these buildings has been obscured by later additions and alterations. The reopened Fourth Street Bridge connects this area to the southern portion of Waterford village.

4.9 Town of Waterford Zoning Ordinance

The Town of Waterford Zoning Ordinance was first adopted in 1966 and was most recently updated in February 1998, with several amendments following through 2015. The Town's most current zoning map was last revised in 2005. Zoning is supposed to be implemented and enforced in accordance with a comprehensive plan. Although the Town has such a plan, it is now somewhat outdated and is therefore in the process of being updated. The Town Board sets all new land use policies, while the Planning Board implements those policies through the zoning codes and the Zoning Board of Appeals then has the power to interpret a decision made by the Building Inspector, grant variances on appeals, and the granting of special permit. Building permits are required for the construction, movement, external alteration, extension and addition of all buildings. The application is filed with the Building Inspector, who is the Town Board's designated person to inspect buildings and issue permits.

Town of Waterford Zoning Ordinance – Purpose

- *Promoting the public health, safety, morals, comfort and general welfare*
- *Conserving and protecting property and property values*
- *Securing the most appropriate use of land*
- *Lessening or avoiding congestion in the public streets and highways*
- *Facilitating adequate but economical provision of public improvements*

The Town of Waterford contains nine classification districts (see Zoning Map):

R-75	Residence District
R-100	Residence District
R-Rural	Residential District
C-1	Commercial District
C-2	Commercial District
C-3	Commercial District
M-1	Manufacturing District
M-2	Industrial District
L-C	Land Conservation District

Each of these use districts are shown on the Town's most current zoning map, which has undergone several revisions since 1979. The R-Rural residential district and the C-3 commercial districts postdate the original zoning map.

Residential Districts

Residence District (R-75): There are no separate use regulations for the R-75 district. Uses are regulated under general district use regulations articulated in Article II, Section 161-11, with further provisions in Articles III and V. Permitted uses include farms; one-family dwellings; churches or other places of worship; dentist and other professional offices; public or private accredited schools; public parks, playgrounds and outdoor recreation areas; federal, state or municipal public buildings or uses; home occupations; antique sales where accessory to a residence; identification signs or nameplates regulated in Article V; and accessory uses or structures.

4.0 Land Uses and Zoning

Special permit uses in the R-75 district include two-family dwellings; multifamily dwellings; public utility buildings or uses; convalescent or nursing homes; nursery schools; physicians or surgeon's offices; funeral homes; and cider plants, cold storage or agricultural processing plants not incidental to permitted principal uses. Prohibited uses include custody of poultry or livestock, except common pets.

The minimum lot size requirement for the R-75 district is 11,250 square feet for a single family home and for non-residential uses, and 10,000 square foot base plus an additional 10,000 square feet per dwelling unit for two-family and multi-family structures. There are non-residential exceptions: farms, which have a minimum lot size of 5 acres, and churches and convents, which have minimum lot sizes of 40,000 square feet. The setback specifications are a minimum of 40 feet for single family homes and non-residential uses, and 50 feet for two and multi-family homes. The height of buildings is restricted to 50 feet for all uses in this district. Additional supplemental regulations are outlined in Article V that pertain to specific structure and lot size situations.

These use regulations form a basis for regulation of all residential uses. Residential use districts are also subject to regulations set forth in Article III (Area, Height and Bulk Requirements) and Article V (Supplementary Regulations). Each of the other residential districts has additional specific regulations as follows:

Residential District (R-100): District use regulations for the R-100 districts are delineated in Article II, Section 161-12 and reflect amendments made in 1984. Permitted uses are the same as those listed under R-75 above. Special permits are required for private recreation areas or use of land involving archery target practice; pitch and putt areas; mobile home parks; and individual mobile homes.

The minimum lot size requirement for the R-100 district is 15,000 square feet for a single family home and for non-residential uses; a 10,000 square foot base plus 10,000 additional square feet for each dwelling unit within a two-family and multi-family structure; 250,000 square feet for mobile home parks; and 15,000 square feet for individual mobile homes. There are non-residential exceptions: farms, which have a minimum lot size of 5 acres, and churches and convents, which have minimum lot sizes of 40,000 SF. The setback specifications are a minimum of 40 feet for single family homes and non-residential uses, and 50 feet for two-family and multi-family homes. The height of buildings is restricted to 50 feet for all uses in this district. Additional supplemental regulations are outlined in Article V that pertains to specific structure and lot size situations.

Rural Residential District (R-Rural): [Added 11-29-1990 by resolution] Uses in the R-Rural district are the same as those listed under R-75 above. District use regulations for the R district are included in Article II, Section 161-12.1. Permitted uses also include farms, including commercial wood lots or reforestation areas, as regulated in Article V; one-family dwellings; public parks, playgrounds and outdoor recreation areas operated by membership for the benefit of their members (not for gain); and accessory uses or structures customarily incidental to a permitted use including private garages, private swimming pools or ponds, tool houses or storage sheds, greenhouses, barns and silos.

Special permits are required for cemeteries; golf courses and accessory structures; home occupations; antique sales, where accessory to a residence; private recreation areas; water impoundment for recreation and storage; churches and similar uses; and federal, state or municipal buildings or uses, or

essential service buildings. Uses prohibited in this district include mobile home parks, individual mobile homes, multifamily dwellings, custody of poultry or livestock (except on farms), and any uses permitted in any commercial, manufacturing or industrial district.

The lot size, setback, and height requirements for this district are two acre minimum lot sizes with 40 foot setbacks, and 50 feet for a single family homes and the other permitted uses and the permitted special uses. Farms have a minimum lot size of 10 acres with 40 foot setbacks for main residences and 50 foot setbacks for accessory buildings, and height restrictions of 50 feet. Additional supplemental regulations are outlined in Article V that pertains to specific structure and lot size situations.

Rural Residential District (R-Rural): [Added 11-29-1990 by resolution] Uses in the R-Rural district are the same as those listed under R-75 above. District use regulations for the R district are included in Article II, Section 161-12.1. Permitted uses also include farms, including commercial wood lots or reforestation areas, as regulated in Article V; one-family dwellings; public parks, playgrounds and outdoor recreation areas operated by membership for the benefit of their members (not for gain); and accessory uses or structures customarily incidental to a permitted use including private garages, private swimming pools or ponds, tool houses or storage sheds, greenhouses, barns and silos.

Special permits are required for cemeteries; golf courses and accessory structures; home occupations; antique sales, where accessory to a residence; private recreation areas; water impoundment for recreation and storage; churches and similar uses; and federal, state or municipal buildings or uses, or essential service buildings. Uses prohibited in this district include mobile home parks, individual mobile homes, multifamily dwellings, custody of poultry or livestock (except on farms), and any uses permitted in any commercial, manufacturing or industrial district.

The lot size, setback, and height requirements for this district are two acre minimum lot sizes with 40 foot setbacks, and 50 feet for a single family homes and the other permitted uses and the permitted special uses. Farms have a minimum lot size of 10 acres with 40 foot setbacks for main residences and 50 foot setbacks for accessory buildings, and height restrictions of 50 feet. Additional supplemental regulations are outlined in Article V that pertains to specific structure and lot size situations.

4.0 Land Use and Zoning

Commercial Districts

Commercial District (C-1): District use regulations for the C-1 district are set forth in Article II, Section 161-13. Permitted uses include uses permitted in residence districts; retail stores; banks or savings or loan institutions; restaurants or other places for serving food and beverages; motels or hotels; personal service shops (barber, beauty parlor, tailor or shoe repair); automatic or coin-operated laundries or dry cleaners or pickup stations; social, recreational or fraternal clubs or lodges; business or professional offices; public utility buildings or uses; business signs as regulated in Article V of the zoning ordinance; and accessory buildings and uses incidental to a permitted principal use. Special permits are required for drive-in service establishments (except outdoor theaters); filling stations; and custody of poultry and livestock.

All uses that are permitted residence district uses have the same lot size, height and setback requirements in a C-1 district as they do in a R-75 district. All other permitted uses in a C-1 district have the same area, height, and bulk requirements as required of non-single family homes in R-100 districts with the exception of side yards which shall be 20 feet, and rear yards which must be 30 feet. Additional supplemental regulations are outlined in Article V that pertain to specific structure and lot size situations.

Commercial District (C-2): District use regulations for the C-2 district are set forth in Article II, Section 161-14. Permitted uses include restaurants or other places serving food and beverages; motels or hotels; public utility buildings or uses; drive-in service establishments (except outdoor theaters); public garages, filling stations and automotive repair; commercial recreation (excluding outdoor theaters); business signs as regulated in Article V of the zoning ordinance; accessory uses customarily incidental to a permitted principal use.

Special permits are required for custody of poultry and livestock (except common household pets); and mobile home parks subject to the provisions of the Town of Waterford House Trailer Ordinances, as amended.

All permitted uses in a C-2 district have the same area, height, and bulk requirements as required of non-single family homes in R-100 districts with the exception of side yards which shall be 20 feet, and rear yards which must be 30 feet. Mobile home parks are a special permitted use and have minimum lot size requirements of 250,000 square feet, 30 foot setbacks and side yards minimums of 10 feet for one, and 25 feet for both. Additional supplemental regulations are outlined in Article V that pertains to specific structure and lot size situations.

Commercial District (C-3): [Added February 27, 1997 by Local Law No. 4-1997] District use regulations for the C-3 district are articulated in Article II, Section 161-14.1. Permitted uses include uses permitted in residence districts; banks or savings or loan institutions; personal service shops (barber, beauty parlor, tailor or shoe repair); social, recreational or fraternal clubs or lodges; business or professional offices; public utility buildings or uses; business signs as regulated in Article V of the zoning ordinance; accessory buildings and uses incidental to a permitted use; service enterprises engaged in the incidental retail sale of goods or products associated with the operation in which sales revenues do not exceed 50% of gross annual revenues. No uses are allowed by special permit. Prohibited uses include filling stations; restaurants or other places for serving food and beverages; motels or hotels; automotive or coin-operated laundries or dry cleaners or pick-up stations; retail stores; and convenience stores. The C-3

district regulations also include a number of other requirements for all uses in the district. These requirements are apparently designed to ensure that new uses are compatible with existing uses and the overall character of the area within the C-3 district, and include the following guidelines:

- Existing structures may not be altered to the extent that they conflict with the residential character of the area.
- New structures must be developed to reflect the residential character of the area. Structures must be compatible with the scale and appearance of other residential structures.
- The Planning Board shall review compliance with the requirements of this section under site plan review.

Additionally, although not specified in Article II, commercial uses are also subject to area, height and bulk requirements as stipulated in Article III, Section 161-19.2, 161-20, 161-21, 161-21.1, and 161-22. All uses that are permitted residence district uses have the same lot size, height and setback requirements in a C-3 District as they did in a R-75 district. All other permitted uses in a C-3 district have the same area, height, and bulk requirements as required of non-single family homes in R-100 Districts with the exception of a maximum building height and minimum setbacks of 30 feet each; side yards shall be 20 feet; and rear yards 30 feet. Additional supplemental regulations are outlined in Article V that pertains to specific structure and lot size situations.

Legend

Streets

VILLAGE

Waterford

Zone

Village of Waterford

C-1 COMMERCIAL DISTRICT

C-2 COMMERCIAL DISTRICT

C-3 COMMERCIAL DISTRICT

L-C LAND CONSERVATION DISTRICT

M-1 MANUFACTURING DISTRICT

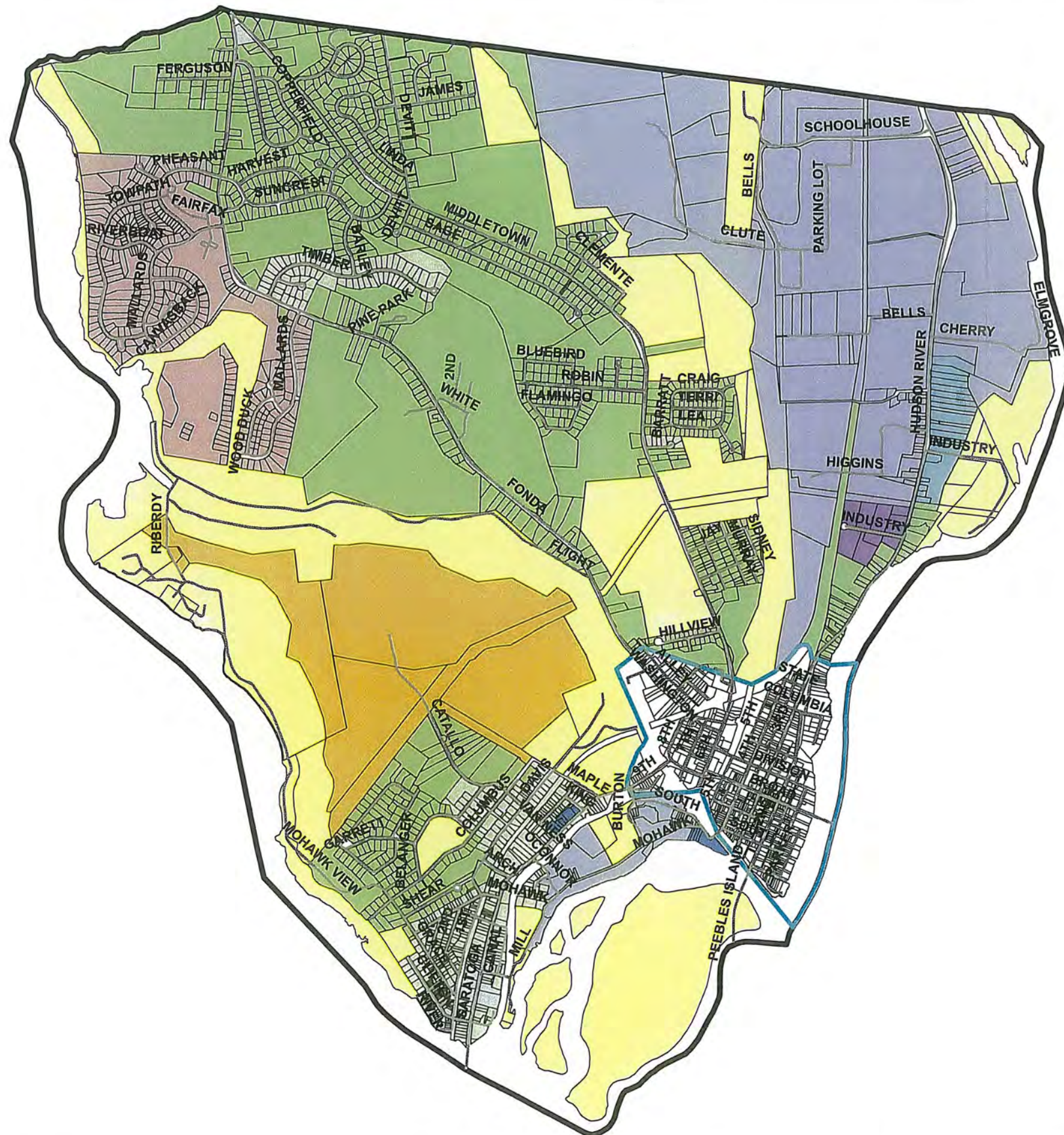
M-2 INDUSTRIAL DISTRICT

PD PLANNED DISTRICT

R RURAL RESIDENTIAL DISTRICT

R-100 RESIDENCE DISTRICT

R-75 RESIDENCE DISTRICT



Sources:-----
Sources:-----



1 inch = 2,000 feet

4.0 Land Use and Zoning

Manufacturing Districts

Manufacturing District (M-1): District use regulations for the M-1 district are set forth in Article II, Section 161-15. Permitted uses include truck terminals or places for the storage or maintenance of vehicles or trailers used in long-distance freight hauling; laboratories, research, experimental or testing, provided that no operations are conducted that cause hazardous, noxious or offensive conditions in the district in which such laboratory is located; the manufacture, compounding, assembling, fabricating or treatment of articles or merchandise from previously prepared materials such as fiber, fur, glass, leather, paper, plastics, precious or semiprecious stones or metals, sheet metal not thicker than 18 gauge, textiles, tobacco, wax, wire wood or silicones; warehouse or storage facilities, excluding crude oil, petroleum or natural gas storage tanks; agricultural product packaging, processing or storage facilities (except as prohibited below); tool or die manufacture, including precision instrument; business or advertising signs as regulated under Article V; any use equivalent to the above and that will not produce hazards, noxious odors, dust, smoke, cinders, fumes, gas, noise, vibration, refuse matter or water carried waste. No uses are allowed by Special Permit.

Prohibited uses in the M-1 district include the rendering of grease, tallow or fats; manufacture of alcohol or dye; manufacture of corrosive acid or alkali; manufacture of cement, lime, gypsum, plaster of paris or abrasives; manufacture of fertilizer, glue or size involving the recovery or refining of products from fish or animal refuse; manufacture of fireworks, munitions or explosives; production or refining of petroleum or other flammable liquids; stockyards or slaughterhouses; auto wrecking, including junkyards; or any similar use.

All permitted and special permit uses in the M-1 District have the same area, height, and bulk requirements as required of non-single family homes in R-100 districts with the exception of a maximum building height of 50 feet, and minimum setbacks of 40 feet, side yards of 20 feet, and rear yards of 30 feet. Additional supplemental regulations are outlined in Article V that pertain to specific structure and lot size situations.

Industrial District (M-2): Land use regulations for the M-2 district are articulated in Article II, Section 161-17 of the zoning ordinance. Permitted uses include laboratories, research, experimental or testing, provided that no operation shall be conducted which may cause hazardous, noxious or offensive conditions; manufacture, compounding, assembling, fabricating, or treatment of articles or merchandise from the following previously prepared materials such as fiber, fur, glass, leather, paper, plastics, precious or semiprecious stones or metals, sheet metal not thicker than 18 gauge, textiles, tobacco, wax, wire wood or silicones; warehouse or storage facilities, excluding crude oil, petroleum or natural gas storage tanks; agricultural product packaging, processing or storage facilities (except as prohibited below); tool or die manufacture, including precision instrument; business or advertising signs as regulated under Article V; any use equivalent to the above and that will not produce hazards, noxious odors, dust, smoke, cinders, fumes, gas, noise, vibration, refuse matter or water carried waste. No uses are allowed by special permit.

Prohibited uses in the M-2 district include the rendering of grease, tallow or fats; manufacture of alcohol or dye; manufacture of corrosive acid or alkali; manufacture of cement, lime, gypsum, plaster of paris or abrasives; manufacture of fertilizer, glue or size involving the recovery or refining of products from fish or animal refuse; manufacture of fireworks, munitions or explosives; production or refining of petroleum or other flammable liquids; stockyards or slaughterhouses; auto wrecking, including junkyards; or any similar use.

All permitted uses in a M-2 district have the same area, height, and bulk requirements as required of non-single family homes in R-100 districts with the exception of a maximum building height of 50 feet, and minimum setbacks of 40 feet, side yards of 20 feet, and rear yards of 30 feet. Additional supplemental regulations are outlined in Article V that pertain to specific structure and lot size situations.

Conservation Districts

Land Conservation District (L-C): District use regulations for the L-C district are set forth in Article II, Section 161-16. The purpose of such districts is to “include those areas where substantial development of the land in the way of buildings or structures is not desirable because of:

- Special or unusual conditions of topography, drainage, floodplain or other natural conditions, whereby considerable damage to buildings or structures and possible losses of life may occur due to the process of nature, or the lack of proper public facilities or improvements results in land not being suitable for development at the present time, and where such facilities or improvements must be undertaken on an area-wide rather than individual-parcel basis in order to serve adequately at a reasonable cost to the Town of Waterford.
- Land which has characteristics that are non-urban in their development, such as cemeteries and lands in the Barge Canal System.”

Permitted uses include farms or other agricultural operations, including woodland and reforestation areas, nurseries, greenhouses and usual farm accessory buildings, not including dwellings or buildings housing farm animals or fowl; parks, playgrounds, athletic fields, golf courses, riding academies, game preserves and other similar uses, including usual accessory buildings; municipal or public utility buildings or structures; cemeteries; and New York State Barge Canal uses. No uses are allowed by special permit.

Other Zoning Regulations and Restrictions

Large-Scale Planned Development Districts (R-P, C-P, M-P): Large-scale residential, commercial, or industrial subdivisions, parks or estates may be permitted as planned developments pursuant to §161-32. These districts may not be less than 10 acres for a residential development (R-P), three acres for a commercial development (C-P), or ten acres for a manufacturing/industrial development (M-P). Applications for a Planned Development must be made with the Town Board and are required to consider the protection of “established or permitted uses in the vicinity and to promote and protect the orderly growth and sound development of the municipality.” A public hearing on the proposal is required. There are area, height and bulk regulations for large scale planned developments based on the type of district.

Riverbend Planned Residential District (Article X): This district may not have more than 337 residential units to be constructed in three phases. Phase One has 16 single-family units and 32 townhomes. Phase Two has 195 townhomes, and Phase Three has 58 single family units and 36 townhomes. The district allows for one single family home to replace two townhomes. Other regulations include open space dedication requirements and a prohibition to store vehicles on property for more than two days. Pools and sheds are permitted if they meet specific requirements. Fences are permitted if they are made of wood, stone, concrete, brick, or metal (other than chain link).

Subdivision Regulations (Chapter A166): [Amended 1994] Applications for subdivisions are made with the Town Planning Board which may approve or disapprove a minor or major subdivision. A “minor subdivision” is a subdivision of no more than four lots on existing streets using existing municipal facilities

4.0 Land Use and Zoning

that does not conflict with the Zoning Ordinance or Master Plan. A "major subdivision" is one that has five or more lots or requires any new street or extension of municipal facilities.

A sketch plan, public hearing and minor subdivision plat are required for a minor subdivision. A sketch plan, preliminary plat, final plat and public hearing are required for a major subdivision. A major subdivision must conform to the design standards of the Town's Master Plan and Zoning Ordinance. A major subdivision must comply with other requirements such as the dedication of recreational space.

Non-Conforming Uses (Article IV): Non-conforming uses may continue; however, the land use may not be enlarged, extended or changed to another non-conforming use. Non-conforming uses of buildings may not be changed unless required by law or to maintain the condition of the buildings. Furthermore, if a use is suspended for 12 consecutive months, it shall not be renewed and subsequent uses must conform.

Greenspace Requirements (§161-29.1): In all commercial and manufacturing districts, 35% of the lot must be intended for open space preservation, recreation (active or passive), landscaping or parkland. Unless otherwise stated by the Planning Board or Town Board, the greenspace shall be undisturbed, seeded and planted with appropriate materials or left in its natural state. It cannot contain buildings or structures other than fences and shall not be used for the parking of vehicles (§161-3 (C)).

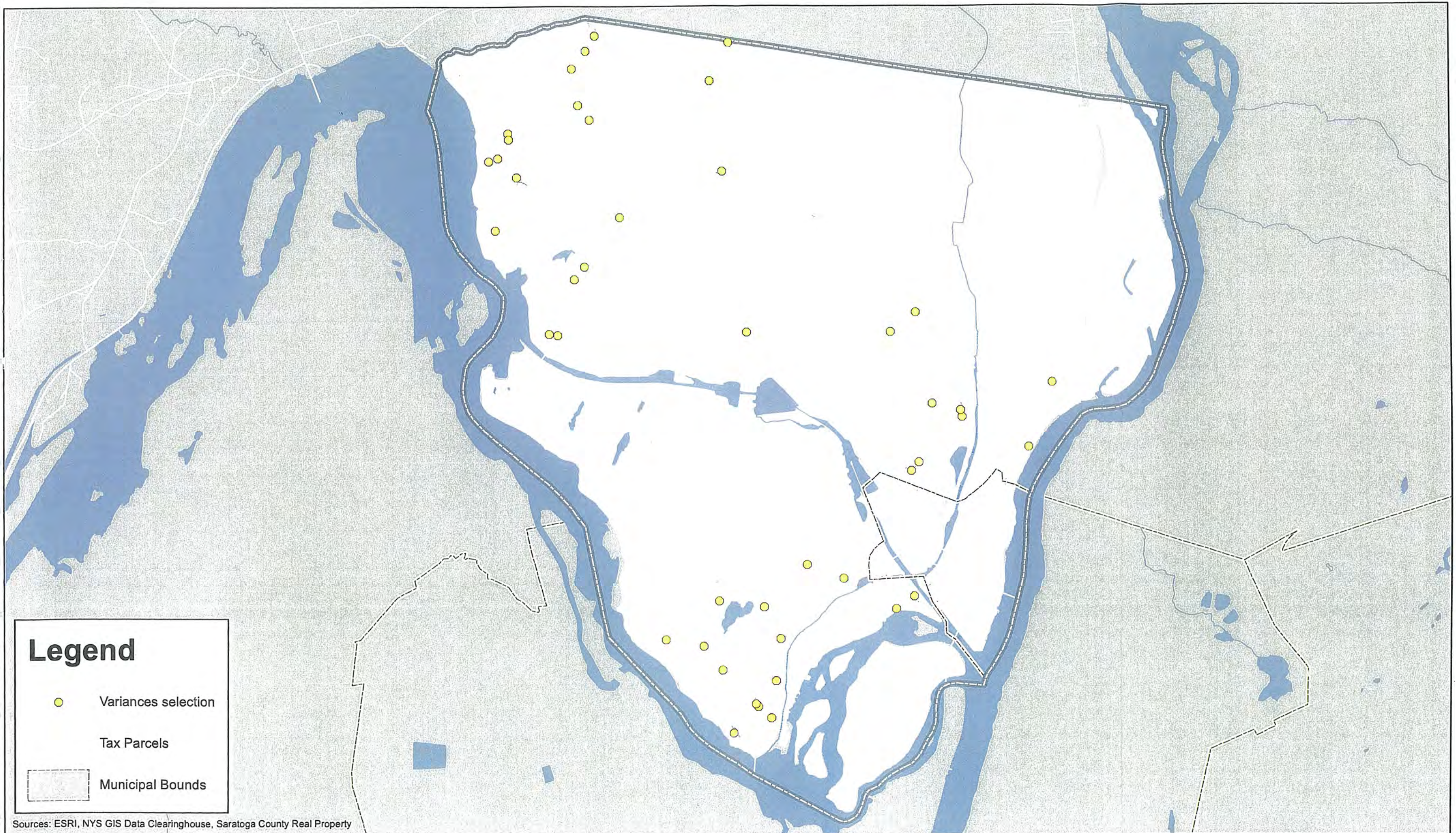
Parking (§161-30): Off-street parking is required for all newly constructed or newly used buildings. Each space shall be at least 170 square feet and eight feet wide. An "Off-Street Parking Schedule" has been established by the Town in Subsection D of §161-30. If a use is not mentioned in the schedule, parking requirements will be established by the Town Planning Board on a case-by-case basis. In addition, at least one loading facility must be provided for each commercial or manufacturing establishment.

Signage (§ 161-31): General sign regulations require that signs be maintained, and must refrain from illuminating onto streets or adjacent properties, projecting more than four feet beyond property lines or higher than the top of the building. Signs are permitted in all districts although there are differing regulations.

4.10 Recent Development Trends

In an effort to better understand where growth may be reasonably anticipated to occur in the next twenty years, we first need to examine where it has been occurring in Town. A review of the major subdivision activity (Table 7) in the Town of Waterford since 1990 reveals that most of the new residential developments have been occurring in the Middletown-Fonda Road area. Since 1990, 13 new major subdivisions have been approved. This represents approximately 287 new residential housing units. The following table illustrates the size and number of the new major subdivisions approved by the Town.





Legend

- Variances selection
- Tax Parcels
- Municipal Bounds

Sources: ESRI, NYS GIS Data Clearinghouse, Saratoga County Real Property



1 inch = 2,000 feet

Table 7: Major Subdivisions approved since 1990

Year	Month	# Lots	Location
1990	December	9	Hudson River Road
1991	September	13	Riverbend VI Phase II Sect 3A
1992	April	13	Riverbend VI Phase II Sect 1 - Riverboat & Erie
1992	September	57	Copperfield
1993	November	9	Mountain View Drive
1993	November	3	Crestwood Drive
1993	November	10	Catallo Drive
2000	August	78	Towpath Lane
2000	August	5	Fonda Road - Chestnut Hills
2001	May	7	Carriage Way
2002	April	69	Riverbend Island
2003	February	8	Paddlewheel Court
2013	December	6	Ferguson Street

Use & Area Variance Activity

Another indicator of growth and development pressures comes from understanding where variances are being sought from the zoning codes for bulk and use issues. If a particular part of the zoning codes are not responsive to current land use issues in a community, it can be reasonably expected that relief from those codes will be sought by applicants with greater frequency. As such reviewing where and how intensely variances are being sought in a community will reveal potential deficiencies in the zoning code(s) that should be re-examined in the context of compliance with the Comprehensive Plan. A review of Use Variance and Area Variance activity in the Town of Waterford since 1990 reveals that the Town of Waterford has not been very dependent on Variances in order to accommodate new development.

In order to better illustrate where these variances are occurring, and perhaps uncover trends not recognizable to a review of the data, the Variance Since 2003 Map shows the geographic distribution of Use and Area Variances in the Town of Waterford since 2003.

4.0 Land Use and Zoning

4.11 Issues, Opportunities, and Challenges

- Continue the implementation of projects identified in the Local Waterfront Revitalization Plan (LWRP).
- Undertake a revision of the Town's Zoning Code so that it is informed by the updated Comprehensive Plan and implements the updated land use and development goals.
- Adopt waterfront consistency laws in harmony with the Town laws.
- Update and adopt an official zoning map to reflect recent changes in the zoning code.
- Establish a new waterfront overlay district in the Town corresponding to LWRP boundaries (including guidelines for site plan reviews) and require a site plan review for all new development in the waterfront overlay district.
- Add waterfront development review standards to site plan review.

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5.0 The Local Economy





5.0 The Local Economy

5.1 Regional Economic Context

The region of Upstate New York known as the Capital Region (see Regional Setting Map), in which the Town of Waterford is located, began to develop as an important transportation and trade center with the Hudson and Mohawk Rivers providing natural transportation corridors for the movement of goods. The utilization of water power fueled the area's early manufacturing industries. Later, the canals and the railroads served as a major stimulus for regional economic growth. In Saratoga County, the completion of the Champlain and Erie Canals favorably impacted communities including Crescent, Vischer Ferry, Stillwater, Mechanicville, and Waterford.

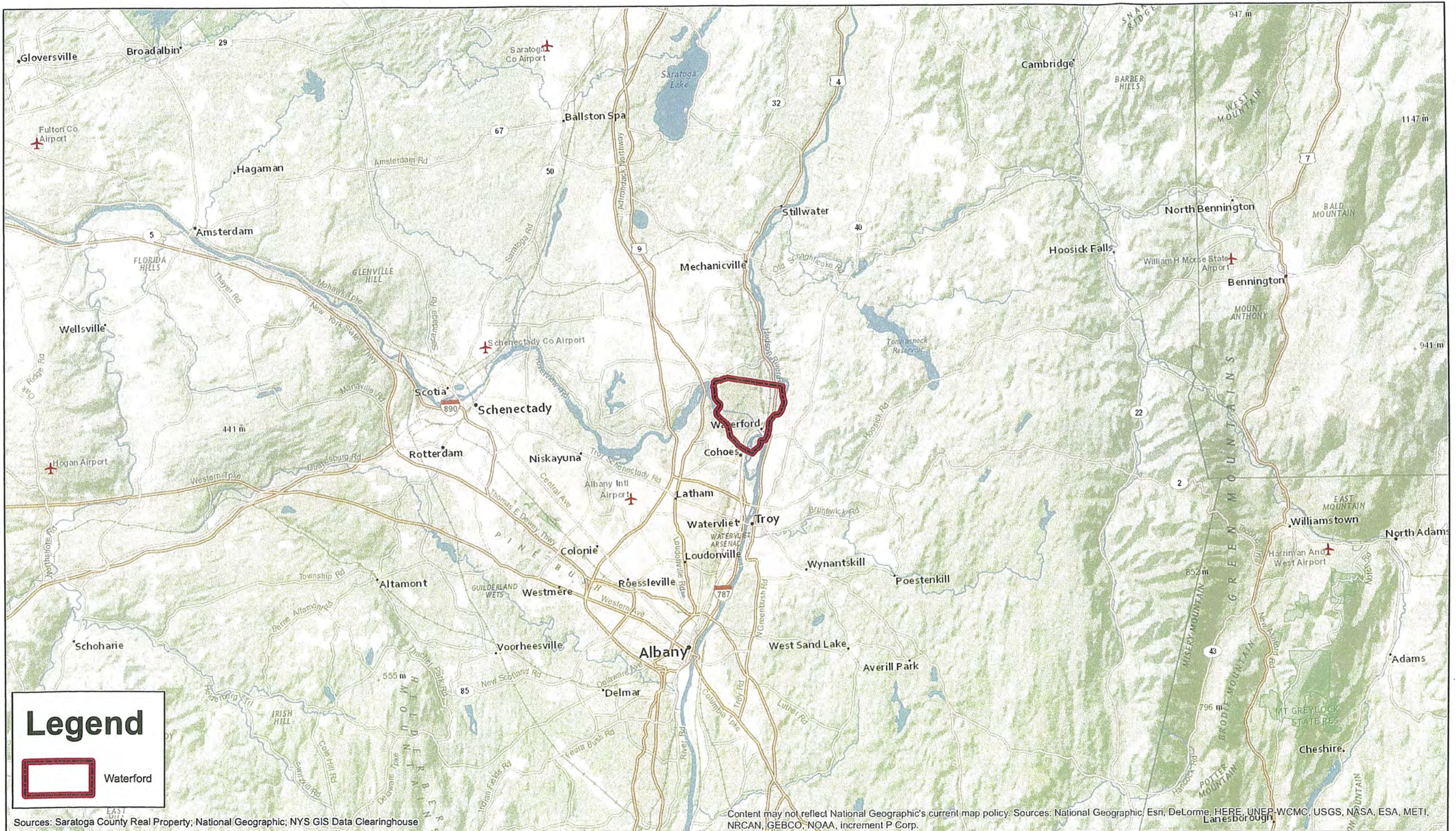
The development of an extensive interstate highway network in the 1960's largely replaced the role of the canal and the railroads in the movement and transfer of goods and continues to be one of the major forces shaping the Capital Region. The construction of the Northway (I-87) in the 1960s provided easy access to and from Saratoga County, and transformed Clifton Park, Halfmoon, and Malta in the southern half of the County from farming communities to bustling suburbs. As residential development expanded outward from the major cities, so did commercial development, although specialized service functions such as government, law, education, and finance remain concentrated in the central cities of Albany, Schenectady, and Troy.

The economic structure of the Capital Region is characterized by its diversity of employment, with services, government, wholesale and retail trade, and manufacturing accounting for the vast majority of jobs. Over the last several decades, however, there has been a gradual shifting in the region's economic structure which mirrors the national trend of becoming more service-based and less manufacturing-oriented. Regional manufacturing employment fell significantly during the 1970s, '80s, and '90s, reflecting contractions and closings of large establishments, foreign competition, and changing technology. Several of the more recent plant closings have occurred along the historic industrial river corridor that links Waterford with the Albany County communities of Cohoes, Green Island, and Watervliet.

Relative to the rest of the Capital Region, Saratoga County has experienced significant increases in both jobs and population. Although many County residents commute to jobs in other parts of the region, Saratoga County has a growing employment base with opportunities in a variety of industrial sectors. In 2014, there were more than 65,942 jobs in Saratoga County, excluding most government employment. Reflecting the national trend, the service sector is the County's largest category, employing 39.2% of the total, or 25,849 persons. More than half of the service sector employment is attributable to health, education, and business services. The retail trade accounts for 36.4%, or 24,002 jobs, while manufacturing represents 16.4% of the total employment. According to 2014 data from *County Business Patterns*, the most recent available, Saratoga County's 10,258 manufacturing jobs are concentrated primarily in the production of computer chips, chemicals, paper, printing and publishing.

According to Saratoga Economic Development Corporation, Saratoga County's largest private employers include Global Foundries (Malta/Stillwater) Momentive Performance Materials (Waterford), State Farm Insurance (Ballston Spa), Quad/Graphics (Saratoga Springs), Wesley Health Care Center (Saratoga Springs), Saratoga Hospital (Saratoga Springs), Skidmore College (Saratoga Springs), Stewarts Shops (various locations), the New York Racing Association (Saratoga Springs), Ace Hardware (Wilton), and Alliant Foods (Clifton Park). Saratoga County government, the Shenendehowa School





Legend

 Waterford

Sources: Saratoga County Real Property; National Geographic; NYS GIS Data Clearinghouse

Content may not reflect National Geographic's current map policy. Sources: National Geographic, Esri, DeLorme, HERE, UNEP-WCMC, USGS, NASA, ESA, METI, NRCAN, GEBCO, NOAA, increment P Corp.

District (Clifton Park), Saratoga Springs City Schools, other school districts and various municipal governments are also major sources of employment.

5.2 Labor Force Characteristics

The civilian labor force in Waterford consists of residents aged 16 and older, who are employed or who are actively seeking employment, excluding those enrolled in the armed forces. Since 1980, the size of the labor force has decreased, likely due to the decreasing population within the “working age” (individuals aged 25-44). The town is also experiencing higher than usual unemployment rates; this can likely be attributed to the 2008 financial crisis and reflects the national trend of higher than usual unemployment rates.

Table 8: Labor Force Data - Town of Waterford

	1980	1990	2000	2010	Percent Change
Total civilian labor force	2,406	3,438	3,434	3,616	5.03%
Civilian labor force participation rate	66.20%	70.30%	69.00%	71.82%	3.93%
Total unemployed	5.10%	5.70%	2.4%	5.06%	52.57%
Male civilian labor force	1,373	1,791	1,733	2,508	30.90%
Male civilian labor force participation rate	79.00%	76.00%	77.04%	69.36%	-9.97%
Males unemployed	3.70%	6.00%	5.14%	3.18%	-38.13%
Female civilian labor force	1,033	1,647	1,612	2,527	36.21%
Female civilian labor force participation rate	54.50%	65.00%	61.6%	69.69%	11.61%
Female unemployed	6.90%	5.30%	1.79%	1.88%	4.79%

Source: 2010 U.S. Decennial Census

As shown in Table 8, 1,517 residents of the Town of Waterford, or 62.5% of its working-age population, participated in the civilian labor force in 2010. In both 2000 and 2010, there were more women than men working in the labor force.

Employment statistics indicate that Town residents who are employed work predominantly in three sectors: services, health services, and manufacturing (Table 9). The sectors with the most significant change are the public administration, wholesale trade, transportation, and construction sector. Public administration, whole sale trade, and transportation experienced severe decline between the 2000 and 2010 census. Whereas the construction sector experienced the most growth out of any other sector.

5.0 The Local Economy

Table 9: Resident Employment by Industry - Town of Waterford

Industry	1980	1990	2000	2010	Change
Agriculture, forestry, mining	33 (1.13%)	31 (0.7%)	31 (2.5)	N/A	N/A
Construction	111 (3.8%)	129 (2.7%)	46 (3.7%)	133 (9.55%)	65.41%
Manufacturing, total	627 (21.5%)	530 (11.2%)	305 (24.3%)	300 (21.55%)	-1.66%
Nondurable goods	364 (12.5%)	275 (5.8%)	N/A	N/A	N/A
Durable goods	263 (9.0%)	255 (5.4%)	N/A	N/A	N/A
Transportation	98 (3.4%)	150 (3.2%)	78 (6.2%)	21 (1.50%)	-271.43%
Communications and public utilities	43 (1.5%)	98 (2.1%)	16 (1.3%)	24 (1.72%)	33.33%
Wholesale trade	146 (5.0%)	147 (3.1%)	76 (6.1%)	17 (1.22%)	-347.06%
Retail trade	438 (15.1%)	530 (11.2)	150 (12.0%)	99 (7.11%)	-51.51%
Finance, insurance, and real estate	74 (2.5%)	214 (4.5%)	53 (4.2%)	70 (5.03%)	24.29%
Services, total	481 (16.5%)	956 (20.2%)	355 (27.47%)	614 (44.11%)	42.18%
Business & repair services	32 (1.1%)	196 (4.2%)	N/A	N/A	N/A
Personal, entertainment, and recreation	48 (1.7%)	126 (2.7%)	44 (3.5%)	119 (8.55%)	63.03%
Health services	219 (7.5%)	272 (5.8%)	100 (7.72%)	224 (16.09%)	55.40%
Educational services	141 (4.8%)	207 (4.4%)	140 (10.81%)	187 (13.43%)	25.13%
Other professional services	41 (1.4%)	155 (3.3%)	77 (6.1%)	84 (6.03%)	8.33%
Public administration	233 (8.0%)	457 (9.7%)	90 (7.2%)	15 (1.08%)	-506.67%

Source: Bureau of the Census

The reasoning for major decrease in sectors is most likely because the number of residents within working age has decreased significantly since 1990. As residents have become older and have retired they have not been replaced by those in younger generations.

Table 10 examines resident employment by occupation to assess the types of skills and experience possessed by the local workforce. Overall, there have not been significant changes in how the work force is divided. However, the number of workers in the "laborers" category has increased by 47.74% between 2000 and 2010.

The 2000 and 2010 Census data look much different from previous data because of changes that the Census Bureau have made to their data collection process. Table 9 shows the changes between the eleven categories' of occupational categories from 1980 and 1990 to the five occupational categories in 2000 and 2010.

Table 10: Resident Employment by Occupation, Town of Waterford

Occupation	1980	1990	2000	2010	Change
Executive/managerial	164 (7.2%)	490 (15.1%)	431 (34.4%)	477 (34.27%)	9.64%
Professional	218 (9.5%)	324 (10.0%)	N/A	N/A	N/A
Technical occupations	59 (2.6%)	114 (3.5%)	N/A	N/A	N/A
Sales occupations	247 (10.8%)	292 (9.0%)	343 (27.4%)	306 (21.98%)	-12.09%
Administrative support	528 (23.1%)	867 (26.7%)	N/A	N/A	N/A
Service occupations	264 (11.6%)	349 (10.8%)	139 (11.1%)	242 (17.39%)	42.56%
Farming/forestry	16 (0.7%)	0 (0.0%)	15 (1.2%)	N/A	N/A
Production, craft, and repair occupations	331 (14.5%)	380 (11.7%)	N/A	N/A	N/A
Operators and inspectors	196 (8.6%)	141 (4.4%)	N/A	N/A	N/A
Transportation and moving occupations	163 (7.1%)	150 (4.6%)	222 (17.7%)	168 (12.07%)	-32.14%
Laborers	98 (4.3%)	135 (4.2%)	104 (8.3%)	199 (14.30%)	47.74%

Source: Bureau of the Census

The top occupational category in 2010 is the Executive and Managerial positions, 34.27% of jobs are in this category. The second and third occupations are Sales and Service occupations, with 21.98% and 17.39% of employees respectively. The transportation/moving occupations and the sales occupations have been decreasing since 2000.

5.3 Income Levels

Personal income is one of the most important indicators of the local economy. Understanding the income characteristics of the community is also important in determining a community's wealth and economic well-being. Income can also be used to determine the ability of residents to maintain their housing, contribute to the local tax base, and participate in the local economy.

As shown in Table 11, 2010 income levels among Waterford households are in whole lower than Saratoga County, but they have been increasing since 1980. The median household income is defined as the median income received by all household members aged 15 years and over. A median divides the income distribution into two equal parts, one having incomes above the median and the other having incomes below it. In 2010, the median household income was \$61,231 in the Town of Waterford. In

5.0 The Local Economy

comparison, residents of Saratoga County as a whole posted a median household income of \$70,581 in 2010. Median household income in Saratoga County has increased since 2000, when it was at \$49,460.

Table 11: Income Data - Town of Waterford and Saratoga County

	Town: 1980	Town: 1990	Town: 2000	Town: 2010	Saratoga County: 1990	Saratoga County: 2000	Saratoga County: 2010
Median household income	\$20,422	\$35,502	\$52,500	\$61,231	\$36,635	\$49,460	\$70,581
Median family income	\$21,879	\$38,997	\$58,952	\$76,394	\$41,936	\$58,213	\$87,721
Per capita income	\$7,204	\$14,863	\$24,073	\$31,291	\$15,644	\$23,945	\$35,860
Individuals below poverty level (%)	2.00%	4.80%	3.30%	10.40%	5.90%	5.70%	6.80%
Families below poverty level (%)	2.10%	3.40%	1.0%	5.80%	4.40%	3.80%	4.20%

Source: Bureau of the Census

The per capita income is the mean (average) income computed for every man, woman, and child. It is derived by dividing the total income of a particular group by the total population in that group. In 2010, Waterford residents had a per capita income \$31,291, according to the Census. 5.9% of residents are living below the federal poverty level. The percentage of individuals living below the poverty level has increased in between 2000 and 2010; the same applies for Saratoga County.

Table 12: Income Sources - Town of Waterford

Income Type Received	1980	1990	2000	2010	Change
Wage and Salary Income	1,407 (86.9%)	1,923 (81.5%)	1,187 (91.66%)	1,315 (86.68%)	8.43%
Nonfarm Self-employed Income		277 (11.7%)	44 (3.40%)	77 (5.07%)	42.86%
Social Security Income	415 (25.6%)	657 (27.8%)	256 (34.04%)	946 (54.08%)	72.94%
Public Assistance	44 (2.7%)	125 (5.3%)	0 (0%)	73 (4.17%)	100.00%
Retirement Income		495 (21.0%)	192 (25.53%)	730 (41.74%)	73.70%

Source: Bureau of the Census

Income levels have been increasing in Waterford over time. A majority of residents, 86.68%, earn their income from wage and salary income rather than self-employment, 5.07%. Among those receiving income

other than from a being employed Social Security (54.08%) and Retirement (41.74%) income are the major sources of income. This is not a surprise because trends in age groups show that there are more residents of retirement age in 2010 than there ever have been in the past.

5.4 Economic Trends in Waterford

Waterford's economy is based primarily on small- and medium-sized businesses, along with Momentive Performance Materials, the second largest employer in Saratoga County (behind Global Foundries) with approximately 1,500 workers. There are several small manufacturing businesses in Waterford including the DeGussa Corporation, Ursula of Switzerland, Mohawk Paper Mills, Maximum Security, and All-Tek Energy Systems. The commercial areas in the Town are concentrated primarily along Saratoga Avenue. The Town hopes to revitalize this area by recruiting additional small businesses to complement canal-side activities. The commercial corridor leads into the City of Cohoes to the north.

Types of businesses which appear to be growing in the Town of Waterford include warehousing and light industrial. Light industrial uses in the Town are predominantly located near the Momentive Performance Materials plant on Routes 4 and 32 (Hudson River Road). This area has experienced some turnover in the last several years but the Town has been very successful in attracting new tenants. For example, a vacant Grand Union warehouse was taken over by the Golub Corporation (Price Chopper) and ARCY Plastics. Similarly, a building on School House Lane at the northern border of the Town, formerly occupied by Chris-Craft Industries, is now the home of Maximum Security.

Not all manufacturing businesses in the Town are growing, however. Although Momentive Performance Materials has constructed a number of additions to its plant over the years, no major changes in employment levels are expected. Ursula of Switzerland, a privately owned manufacturer of women's dresses, employs 20-30 people and has made substantial investments to their building, an old textile mill, but the business has not grown significantly.

Waterford businesses are represented on at least two local business organizations: the Waterford Business Association (WBA) and the Southern Saratoga Chamber of Commerce. Established in 1989, the WBA is a membership-based organization that holds various social events throughout the year. The WBA also produces an annual Christmas parade with the assistance of the Town, local businesses, the Youth Council, and community volunteers.

The mission of the Southern Saratoga Chamber of Commerce (SSCC) is to promote and advance a positive business environment, advocate for the business community and develop partnerships to enhance the quality of life in southern Saratoga County. SSCC represents businesses in Ballston Spa, Clifton Park, Halfmoon, Malta, Stillwater, and Mechanicville as well as Waterford. Membership benefits include discounts on health and dental insurance, networking opportunities, access to a small business resource library, and workshops for home-based business professionals.

5.0 The Local Economy

5.5 Recent Local and Regional Economic Development Initiatives

Capital Resource Corporation (CRC): The CRC was formed and is operated for the specific purpose of promoting community and economic development and the creation of jobs in the non-profit and for-profit sectors for the citizens of the Town by developing and providing programs for not-for-profit institutions, manufacturing and industrial businesses and other entities to access low interest tax-exempt and non-tax-exempt financing for their eligible projects; and undertaking projects and activities within the Town for the purpose of relieving and reducing unemployment, bettering and maintaining job opportunities, carrying on scientific research for the purpose of aiding the Town by attracting new industry to the Town or by encouraging the development of, or retention of, an industry in the Town, and lessening the burdens of government and acting in the public interest.

Canal Projects: In 1993, the administrative authority for the New York State Barge Canal System was transferred from the NYS Department of Transportation to the NYS Canal Corporation, a newly-created office within the NYS Thruway Authority. The Canal Corporation was charged with revitalizing the canal system as an historic and recreational resource, leading to expanded tourism and economic development. A Canal Recreationway Commission was formed and charged with developing a statewide plan for the revitalization and redevelopment of the canal, with recommendations to improve access, increase recreational opportunities, preserve and interpret historic and natural resources and foster economic development.

During the development of this plan, the Town and Village formed the Waterford Canal Development Committee. The role of this committee was to promote the Town and Village and facilitate their involvement in the statewide canal plan, recognizing Waterford's location in the canal system as a potential asset for economic development, tourism, and recreation.

In the *New York State Canal Recreationway Plan*, Waterford was designated as a major canal harbor, an important node and landing site along the State Barge Canal System. These sites are intended to provide "enjoyment for tourists and residents and access to canal-related amenities and services." In addition, four specific proposals for the waterfront in the Town and Village of Waterford were included in the August 1994 *Eastern Gateway Canal Regional Plan*: the Waterford-Old Champlain Canal Linear Park (Cohoes to Erie Canal Lock 2), located along a section of the old Champlain Canal between the Mohawk River and Erie Canal Lock 2 Park; the Waterford Docks, a narrow sliver of land along the stretch of waterfront between Button and Battery Parks; Battery Park to the Flight of Locks, a series of recreation-oriented parks surrounding Erie Barge Canal Locks 2-6; and Flight of Locks to Vischer Ferry Trail, a segment of the Saratoga County Heritage Trail, extending from the Waterford Flight of Locks westward to the Vischer Ferry Nature Preserve.

One of Waterford's most ambitious planning initiatives began in 1997 with the U.S. Department of Housing and Urban Development's Canal Corridor Initiative. The Canal Corridor Initiative made federal CDBG and Section 108 Loan funds available to communities located along the New York State Canal System. The funds were targeted for the economic revitalization of these communities. The Town and Village of Waterford were awarded funding for three projects: the Waterford Welcome Center, a business loan fund, and the development of an inn/restaurant.

The Waterford Welcome Center is the result of collaboration between the Town and Village of Waterford, the Mohawk Valley Heritage Corridor, the NYS Canal Corporation and the U.S. Department of Housing and Urban Development. The facility was constructed on a waterfront site owned by the NYS Canal Corporation, south of Lock 2, overlooking the eastern end of the Erie Canal and Peebles Island. Although the Canal Corporation will retain ownership of the land, the Welcome Center is maintained by the Town of Waterford. Construction work began in 1999 and the facility opened in May 2000.

The Waterford Welcome Center serves as the primary visitor contact point at the eastern end of the Erie Canal and the navigational head of the Hudson River. The image it projects directly impact the degree to which the Town and Village of Waterford are able to tap into New York's heritage tourism potential for economic development and community revitalization purposes. It also directly influences the desire of visitors to return to the region and the ability of the state to market the region in its statewide tourism promotional efforts. The Mohawk Valley Heritage Corridor Commission has designated the Welcome Center as one of four main interpretive sites in its service region.

A two-story design was selected for the Welcome Center. The first floor of the structure houses the Farmers Market, restrooms and showers for boaters, and a boater registration office. The second floor serves as an exhibit hall and main point of public access. It contains models of both a canal lock and the area surrounding Waterford to demonstrate the natural and man-made characteristics of the landscape and, in particular, the physical interaction of the Canal System and the Hudson and Mohawk Rivers. Visitor services information, displays describing various historic and cultural themes and a kiosk provided by the Mohawk Valley Heritage Corridor are also located in the large second floor exhibit hall.

The Town of Waterford has completed a paved promenade along the canal wall leading northwest from the Welcome Center to Lock 2 of the Waterford Flight. Interpretive signs and benches are provided for visitors to enjoy the natural characteristics of the landscape and learn the history of the area. Services for boaters will be enhanced in the future. The Town is continuing to pursue additional funding for these and new features and amenities on the site.

The Town and Village of Waterford have sought additional funding from State and Federal agencies for other project linked to the canal. These initiatives complement existing projects planned or underway in the Town and Village of Waterford. In combination, the proposed activities will improve public access to the waterfront and create greater opportunities for water-based recreational activities in the Town of Waterford. These projects are described in the Recreational Resources section.

Lakes to Locks Passage (Champlain Canal Scenic Byway): A scenic byway has been proposed for over 200 miles of roadway from Waterford to Forael, Rouses Point, Quebec, along the Hudson River/Champlain Canal, Lake George, and Lake Champlain. This *Lakes to Locks Passage* combines an earlier proposed byway along the Hudson River and Champlain Canal with one along Lake Champlain and adds the western shore of Lake George.

A Champlain Canal Scenic Byway Steering Committee was established in 1996 and included representation from each community along the route, including the Town and the Village of Waterford. A number of subcommittees were formed to address the New York State Byways nomination criteria of public participation, stewardship, transportation, marketing, interpretation, and finance and management. Coordinated by the Saratoga County Chamber of Commerce, the Steering Committee met

5.0 The Local Economy

regularly for several years and conducted numerous outreach meetings with local officials and residents to generate support. The Steering Committee received a grant from the NYS Department of Transportation in 1999 to develop the corridor management plan required for designation of the scenic byway. The Draft Enhancement Plan was completed in January, 2000, and was submitted to the NYS Department of Transportation's Scenic Advisory Board for formal nomination. That board recommended the merger with the Lake Champlain effort.

The proposed theme for the combined byway focuses on the corridor as a historic resource that also offers scenic and recreational opportunities. The historic interpretation identifies four themes of the corridor: geological and Native American, exploration and military, industrial revolution, and tourism and recreation. The plan identifies a marketing strategy and describes how the resources of the corridor will be managed, protected, and promoted. It also recommends transportation improvements along the corridor, taking into account roadways, bike paths, walkways, and boat launches, as well as signage. The goals of the Lakes to Locks Passage include the identification, promotion, and interpretation of historic resources; improved physical and visual access to the waterways of the upper Hudson and Champlain Valleys; strengthened links between historic villages, attractions, and adjacent waterways; enhance stewardship of historic water and scenic resources; and the development of services and facilities to meet the needs of visitors and residents.

Benefits of participation in New York State's Scenic Byways Program include increased tourism business, tax revenue and jobs; access to government, private, and foundation funds; coordinated marketing efforts; and enhanced community pride. Designated scenic byways are also identified on federal, state, and regional auto club maps. The proposed Lakes to Locks Passage is expected to link current and proposed byways along key transportation routes in New York State, Vermont, and Quebec, fostering tourism growth and increasing awareness of the region's historic and recreational opportunities.

Formal designation of the scenic byway occurred, and the Saratoga County Chamber of Commerce has developed and distributed a brochure to promote the Champlain Canal Byway and a brochure for Lakes to Locks Passage. The earlier brochure lists the Waterford Flight of Locks and the Waterford Museum and Cultural Center as attractions to visit along the Route 4 corridor. In addition, several communities have identified historic sites, proposed recreational enhancements, and developed new initiatives to coordinate with the scenic byway designation. The Canal Harbor Center in Waterford, including the Welcome Center, is an important component, since it helps to interpret the rich history of the Champlain Canal/Hudson River region, particularly the period of the industrial revolution.

Facilities such as restaurants, lodging, gas stations, and retail shops are critical to developing a successful tourist trade along the scenic byway. *The Champlain Canal Trail Scenic Byway Preliminary Study*, completed in 1997 by graduate students in the University at Albany Department of Geography and Planning, identifies the Town and Village of Waterford as having "a suitable number of the various types of visitor facilities. The large number of antique shopping opportunities within the municipality is notable. The variety of certain amenity types is insufficient, however." The report concluded that "Waterford would improve as a visitor destination with a greater selection of restaurant and lodging options for those who prefer upscale facilities."

**Waterford Harbor Visitor Center
Barton & Loguidice**



Mohawk Towpath Trail Scenic Byway: Representatives of the Town and Village of Waterford worked with several neighboring communities to establish the Mohawk Towpath Trail Scenic Byway. The project, which is now complete, links Waterford with Schenectady’s Stockade District. The 25-mile route begins on Route 32 and passing through Cohoes, Colonie, Halfmoon, Clifton Park, and Rexford.

The Mohawk Towpath Trail connects to the Champlain Canal Scenic Byway in Waterford, providing opportunities for travelers to see the different ways in which people have used the Erie Canal and the Mohawk River over the years.

5.0 The Local Economy

5.6 Issues, Opportunities, and Challenges

Opportunities:

- A high quality of life and the availability of industrially zoned land on Routes 4 and 32 represents assets for the Town's economic development. In addition, unlike many Saratoga County communities, Waterford provides a variety of public services and already has water and sewer infrastructure in place to support development. Financial assistance for business development is available through the Waterford Industrial Development Agency.
- Tourism generated by recent projects and events along the canal may help to stimulate retail development along the Broad Street and Saratoga Avenue corridors, if appropriate links can be made between the waterfront and these corridors.
- Scenic Byway projects highlight Waterford's significant historic and recreational resources and help to market and interpret them more effectively, providing opportunities for enhanced visitation.

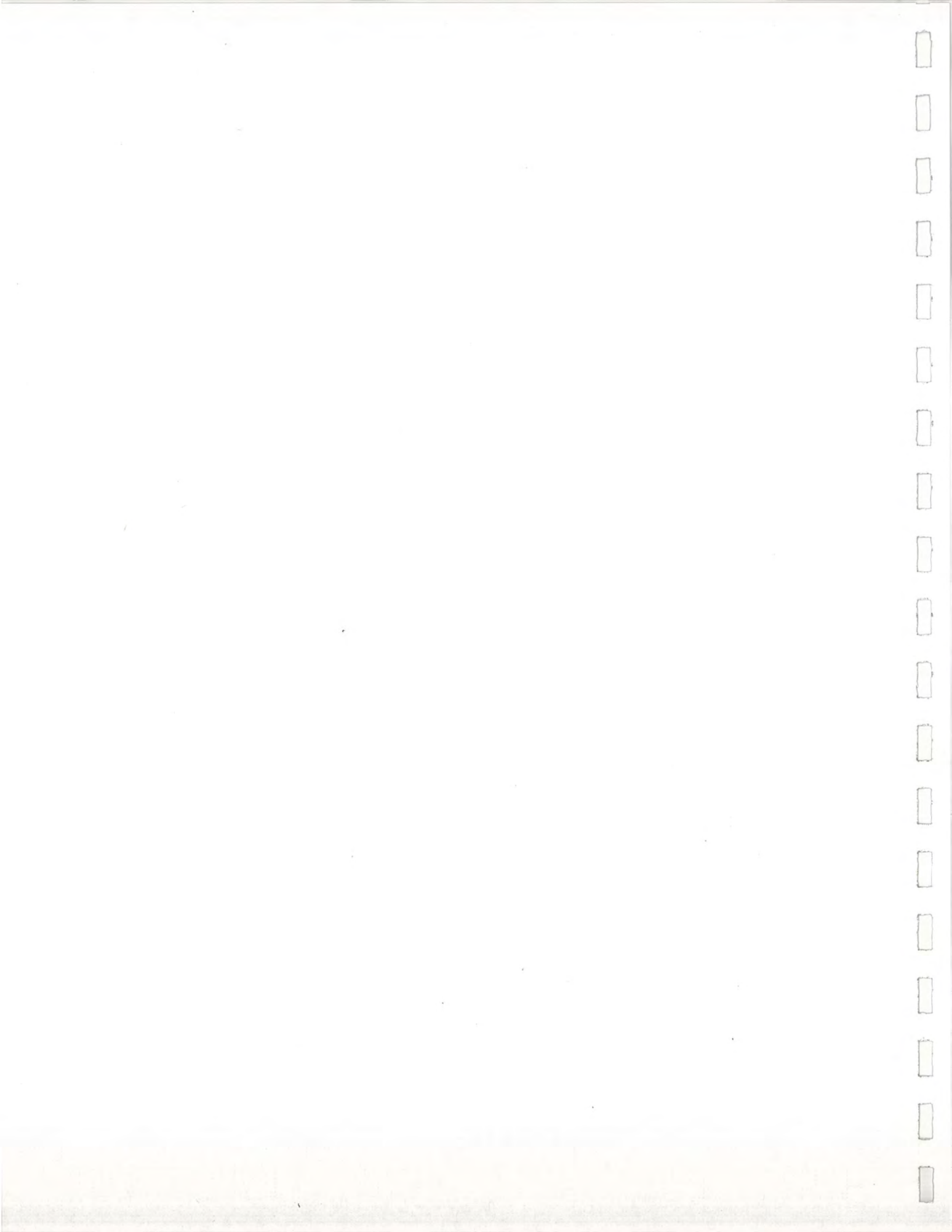
Challenges:

- There is limited variety in shopping and dining opportunities in the Town of Waterford. While there are some shops, there are few retail stores to meet basic household needs or to service canal travelers. Additional retail options, including specialty stores and a wider selection of restaurants, are also needed to attract residents and visitors alike.
- Factors inhibiting business development and growth in the Town of Waterford include limited parking, the condition of buildings and streetscapes in and around the commercial areas, and competition with "big box" retail stores and local shopping malls.
- There are limited linkages between the waterfront and commercial areas.

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6.0 Historic Resources





Celebrating

200

YEARS

1816-2016



6.0 Historic Resources

6.1 Historical Background

The Town of Waterford has a rich architectural, industrial, cultural and maritime heritage. As part of New York State's Capital District, the Town and Village have always been defined by their location along the banks of a horseshoe bend in the Mohawk River, where the Hudson and Mohawk Rivers and Champlain and Erie Canals intersect. As a result of this ideal location at the head of Hudson River sloop navigation, Waterford served historically as a hub for a network of waterways which opened far reaching markets to the north and west. It now serves as the keystone of the *RiverSpark* Heritage Area (formerly Urban Cultural Park) and the Hudson Mohawk Industrial Gateway, with the other participating communities of Troy to the east, and Cohoes, Watervliet and Green Island to the south. Waterford is also the eastern anchor of the Mohawk Valley Heritage Corridor and Erie Canal, and the southern anchor of the Champlain Canal Trail. In addition, Waterford has been designated as a model community within the Hudson River Greenway network and the Hudson River has been designated as an American Heritage River.

The history of Waterford can be traced back nearly 400 years to 1609, when Henry Hudson sailed his ship the *Halfmoon* up the Hudson River. The principal inhabitants of land at the confluence of the Mohawk and Hudson Rivers were the Mohican or "river" Indians, who recognized both the strategic importance of the area and its abundant water and fertile land for agriculture. Archeological excavations and site disturbance related to building construction and human habitation in the 1800s and 1900s have revealed numerous Indian burial sites and artifacts around Peebles Island and within Waterford village. Mohican settlements and related activity are mentioned in the correspondence of early Dutch settlers and travelers, and the Van Rensselaer Patent Map of 1630 identifies Peebles (or Haver) Island as the site of the Mohican's Moenemines Castle. The Mohicans continued to inhabit and farm portions of Peebles Island and the present-day Village of Waterford into the early 1700s.

The first European settlers, who were mainly Dutch traders and trappers relocating from Manor Rensselaerwyck to "Halfmoon Point" (as Waterford was originally known), arrived in Waterford in 1622. Within a short time, these early settlers numbered approximately 80 people, including eight slaves. The Waterford area held tremendous potential for the new settlers, offering excellent land for farming, plentiful fish and game in the rivers and woods, and an excellent location for the lucrative fur trade. To the consternation of the Dutch, the success of the fur trade attracted many English settlers from Connecticut and elsewhere in New England.

The area now known as Waterford was originally part of the old Van Schaick (or Half Moon) Patent, which was granted to Captain Goosen Gerritsen Van Schaick and Philip Pietersen Schuyler in 1664. This patent included 1,124 acres of land and water and encompassed the present-day Village of Waterford, the northern portion of the Town of Waterford, half of Cohoes Falls, ten Mohawk River Islands, and additional lands. In 1674, Schuyler deeded his interests to Van Schaick, and upon Van Schaick's death in 1676, the land passed to his wife. In 1678, she sold two parcels containing the 1,124 acres to Roelof Garretse Vanderwerken. This final land deal is considered to be the founding of Waterford.

The name "Waterford" is derived from the ford (a shallow part of a water body where one can wade



Peebles Island

<http://capitaldistrictny.tumblr.com/>

across) that used to exist across the Mohawk River in the area of the existing Peebles Island bridge. First used by the Mohicans, this ford appears on numerous early maps. Peebles Island and the ford were heavily used by soldiers from Fort Orange (Albany) as the northern route along the Hudson to Canada throughout the 1700s, and are mentioned in the correspondence of soldiers and commanding officers during the French & Indian War and the American Revolution. Samuel Blodget's 1755 annotated map indicates that the ford was never more than two feet deep during summer. The name Waterford was not in common use until it was popularized by soldiers during and after the American Revolution.

Numerous historians have noted that military action in and around Peebles Island was directly related to major battles at Valcour Island, Oriskany, Bennington, Saratoga, Fort Montgomery, Klock's Field, Yorktown and Johnstown. Most notably, the northern tip of Peebles Island was fortified under the direction of Polish engineer Thaddeus Kosciuszko when General Schuyler's northern army was encamped at Van Schaick Island to the south. This area was considered strategically important as the most eligible point at which to make a stand in defense of Albany against British attacks from the north and west. Although somewhat disturbed by the construction of railroad bridges and the Cluett Peabody Company bleachery during the nineteenth and twentieth centuries, these fortifications are still extant. A military outpost consisting of officer's barracks, soldiers' barracks, a commissary room, and storehouses was also located at Halfmoon Point in the 1700s.

The Village of Waterford was formally incorporated in 1794, and is the oldest continuously incorporated village in the country. It was laid out in a grid pattern of streets, blocks and numbered lots. The original

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street plan of the Town and Village was nearly the same as it is today. A bridge was constructed over the Mohawk River to Cohoes in 1795, ending much of Waterford's importance as a river fording place. A more impressive covered wood truss bridge was built over the Hudson River to Lansingburgh in 1804. Known as Union Bridge, it spanned 797 feet and was the first bridge to cross the Hudson River. After surviving for 105 years, Union Bridge was destroyed by fire on July 10, 1909.

The Town of Waterford was established in 1816 and encompassed the same boundaries as it does today. The 1866 Beers map of the Town shows the same basic street layout, including Hudson River Road, Middletown Road, Fonda Road and Saratoga Avenue, as well as the Champlain Canal and the Albany, Vermont & Canada and Rensselaer & Saratoga railroad right-of-ways. For the most part, the Town was sparsely settled during this period, with the greatest concentration of buildings found along the southern end of Hudson River Road, along Fonda Road just outside the Village, and along Saratoga Avenue.

By 1818, the Village was prospering, prompting the New York State Legislature to incorporate Mrs. Emma Willard's female seminary at Waterford. A building known as Demarest's Tavern was rented for the use of the school and Mrs. Willard relocated from Middlebury, Vermont to Waterford and opened the school with a number of pupils. Although she hoped the Waterford school would receive financial assistance from the state legislature, little was forthcoming, and by the time the lease on Demarest's expired in May 1821, Emma Willard had agreed to take charge of a girl's seminary being established by some wealthy citizens of Troy.

The greatest influences on Waterford's development were the construction of the Erie and Champlain Canals, which opened in 1825 and 1823, King's Power Canal, which opened in 1828, a highway between Troy, Waterford, and Ballston Spa, and the Rensselaer and Saratoga Railroad, which opened in 1832.

The Champlain Canal became a major transportation route to the north, opening markets in northern New York, Vermont and Canada. As the southern terminus of this 60-mile long canal, Waterford became a major hub for shipping during the canal's operation. Similarly, the Erie Canal, which was originally 338-miles long and included 83 locks, quickly became the gateway to the west, conveying goods and immigrant settlers to newly opened or accessible land. Both canals acted as a major spur to economic development across the state and had a dramatic impact on the history of Waterford. King's Power Canal was largely responsible for the development of the Northside and Dial City sections of Waterford. With the completion of the Champlain and Erie canals, Waterford experienced tremendous growth as houses for the canal workers, stores, warehouses, stables, hotels, saloons and other buildings sprang up along their banks and along surrounding streets. As this development took place, the area south of Broad Street and east of Fifth Street became known as "Canal Town." Broad Street included a mixture of houses and businesses such as a grocery store, offices, leather store, drug stores, saloon, lumber office, hardware store, shoe store, meat market, tin shop, blacksmith shop and a hotel. Other canal town streets were predominantly residential between Broad and the Champlain Canal and Mohawk River, with other

uses concentrated along the canal and scattered among the residential uses. Button's Engine Factory was located along the Champlain Canal on the east side of Third Street. Other industrial uses were concentrated along King's Power Canal. These neighborhoods are still characterized by narrow streets with many small wood frame and brick buildings consistent in scale and architectural detailing. The canals also necessitated the development of several large barns for mules and at least forty saloons and eating places were located in the Town and Village during the 1800s.

In 1828, local entrepreneur and inventor John Fuller King constructed King's Power Canal along the Fourth Branch of the Mohawk River. This section of the river dropped sixteen feet, making it ideal for power generation. Consequently, two dams were built across the Mohawk between Waterford and Bock and Peebles islands to divert water into the ½-mile long, 53-foot wide canal. Although much of the canal has been filled in, it still appears on USGS quadrangle maps. King's Power Canal (also known locally as King's Ditch) was considered one of the major engineering feats of its time and was a major stimulus to the development of Waterford, particularly the "Northside" area, which was named because of its location on the north side of the Cohoes Falls and the Cohoes manufacturing district.

Early maps indicate the location of numerous factories along the canal; including flour mills, a screw plate manufacturer, a twine factory, and a machine shop. Other products made at factories in this area included: lathes and knitting machinery; lamp black factories; a cement plant in which hydraulic cement was made by Canvass White, engineer of the Erie and Champlain Canals; furniture factories; barrel factories; distilleries; tools such as pliers, stocks, dies, pipe taps, and reamers; cold-pressed nuts; buttons; strawboard; clothing; cook stoves; ink and fire engines. Each factory included its own sluiceway and gateway to the canal. Factory ruins still exist along the canal. The barrel factory business, which was in existence until the 1970s, was also related to the canals, since barrels for liquids and flour were needed for shipment. As a result, at least six barrel factories were located in this area during the nineteenth century. With the general concentration of factories and mills in this area, Saratoga Avenue became known as "Mill Owners Row." William Mansfield and Hugh White, brother of Erie and Champlain Canal engineer Canvass White, had both built Greek Revival houses in this area by 1830.

Before the 1830s, a stage was the only means of transportation in and around Waterford. In 1832, some businessmen from Troy were granted permission to build a road from the City of Troy through Waterford to Ballston Spa. The contract gave businessmen the right to move people, animals and property along the route "...by the power and force of steam, animals, or any mechanical power..." The road was constructed and operated with very limited success. For many years, the line carried a single horse-drawn car, called "Old Fiske's Hearse." It was used mainly for local business between Troy and Waterford. However, due to its limited success, the line was eventually turned over to its creditors.

The next stimulus to Waterford's development was the incorporation of the Rensselaer & Saratoga (R & S) Railroad on April 4, 1832. This line originated in Troy, crossed the Hudson River to Watervliet (West Troy) to avoid the steep tolls a Lansingburgh crossing would have entailed, ran northward across Van Schaick and Peebles Island and continued on to Mechanicville, Ballston, and Saratoga Springs. Preceded by the Albany & Schenectady Railroad and the Saratoga & Schenectady Railroad, the R & S was the

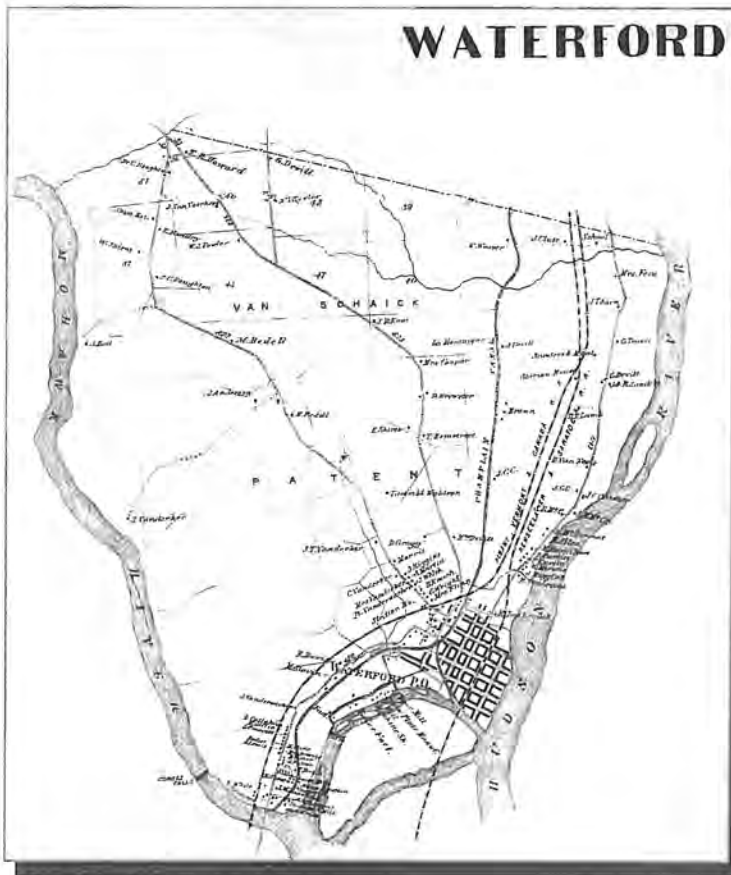
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third railroad to be built in New York State. The line primarily served tourists and sightseers to Saratoga Springs. Waterford was also served by the Albany, Vermont & Canada Railroad. Between 1832 and 1870 the R & S expanded its route offerings by leasing lines from other companies, and became part of the Delaware & Hudson system in 1870 through a series of durable leases. By the late 1800s, the D & H Railroad (Now Canadian Pacific) had taken over most rail service through Saratoga County. In 1896, D & H built a combined passenger station and freight house at the northern end of the Village of Waterford. Today, only the Canadian Pacific freight lines run through Waterford; no passenger service is available.

Following the opening of Main Street in 1846, a small community known as "Dial City" had sprung up on the small island formed by the Fourth Branch of the Mohawk to the south, the Erie Canal to the north, and the old Champlain Canal to the west. The ensuing residential and industrial neighborhood derived its name from a sundial which graced the street. Dial City's earliest industries included the William Burton and Sons Sawmill and the Mohawk and Hudson Iron Foundry and Machine Shop (later Eddy Valve). Burton and Sons was one of the country's earliest and finest veneer works, importing mahogany, rosewood, satin and zebra wood and shipping five million feet of veneer each year to all parts of the world. The Mohawk and Hudson/Eddy Company originally made iron castings and steam car wheels,

lathe chucks, wine and straw presses, iron statuary and stoves, but later focused on valve and hydrant manufacturing. The community did not fully develop until after the Civil War, but by the late nineteenth century it included several factories surrounded by small, frame working-class residences, support businesses, commercial enterprises and a public school. Following several fires, demolition and the construction of a Town park, Dial City has lost much of its historic character. A historic mill building and a small residential neighborhood are the only survivors of this once heavily industrial area.

There is a limited amount of published information available describing the history of roadways in Waterford. There was a toll road running through the Town called the Waterford Turnpike. The road crossed the southern portion of Saratoga County from Waterford to the Cross Tavern in Halfmoon, to Van Camp's Tavern in Clifton Park, the southern end of Ballston Lake, and



1866 Beers map:
<http://aleph0.clarku.edu>

on to its terminus at Johnstown. Described as one of the first county highways in Saratoga County, there was a north-south arterial linking Waterford with Mechanicville. The paving of roads in Saratoga County began in the early 1900s. In 1909, there was a recorded 55 miles of State and County highways, 16.5 miles of resurfaced and oiled roadways, and 6 miles of asphalt road. The original Troy-Waterford (Union) Bridge was replaced by an iron truss bridge which was constructed for the Union Bridge Company by the Phoenix Company, with Boller & Hodge Engineers in 1909.

The 1866 Beers Maps (see below) indicate a highway transportation network nearly identical to that found today. The Village street system is essentially the same as the modern system, although it does not show Columbia and State Streets. These streets were probably added in the late 1800s or early 1900s. The 1866 Beers map also shows similar street patterns as those now existing in the Town. Roadways include Hudson River Road, Fonda Road, Waterford Flight Road, and Saratoga Avenue, although these streets are not named. Since this map was prepared, numerous side streets have been built to accommodate new development, particularly residential housing developments from the 1940s to the present.

Waterford was also home to a fire engine production industry. For a short time in the early 1830s, John F. Rogers made the "Rogers Patent" hand pump engines along King's Canal until the business was taken over by William Platt and Nicholas B. Doe. Doe and Platt soon became partners with Lysander Button and Robert Blake, who later acquired the entire business. In 1850, the plant was moved from King's Canal to a new steam-powered plant in the Village alongside the Champlain Canal. The new factory produced both hand pump and steam powered engines. In 1860, Button sold the company to his son and the company became known as L. Button & Son. Their high quality machines were sold throughout the United States and in Canada, Europe and South America. In the late 1800s, the Button Company joined with other small companies and eventually became known as the American-LaFrance Fire Engine Company, which is still in operation in Elmira, New York.

In 1847, George Washington Eddy founded the Mohawk and Hudson Iron Foundry and Machine Shop, which manufactured stoves, machine castings, railroad car wheels, architectural ironwork, statuary, and valves. Eddy won a medal for his tapered seat valve at the 1893 Columbian Exposition. Located on South Street, the company became known as the Eddy Valve Company and



**Momentive
Performance Materials:**
Source: www.timesunion.com

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produced a variety of goods until the 1960s. It was destroyed by fire in 1978. John Ford incorporated the Ford Manufacturing Company in 1891 and constructed a large textile mill on the Hudson River to the north of the Village. Later purchased by the Reis Company, the mill was also in operation for much of the twentieth century. Its buildings have also been demolished. The Ormsby-Morris Textile Mills (later Laughlin) constructed a textile mill along Mohawk Street in 1894. Currently occupied by Ursula of Switzerland, these buildings have housed the Waterford Knitting Company and the Laughlin Company.

The Waterford Gas Light Company was chartered in 1858 and first produced gas in 1860. With buildings located on South Street, the company was headed for much of its history by William Humphreys, who learned to manufacture gas by burning resin and sawdust in England. The gasworks included a gas generator and a circular gas holder, and continued in operation until 1909. The Waterford Waterworks were constructed to the north of the Ford/Reis Company textile mill in 1914; the Waterworks is no longer processing water.

The Erie Canal was substantially enlarged and improved between 1905 and 1918. During these years, most of the original locks were abandoned and the famous Waterford Flight was constructed, extending from the Mohawk River at Lock 2 in the Village to the Mohawk River above the Cohoes Falls at Lock 6 in the Town. The New York State Barge Canal (part of the New York State Canal System) allows for the shipment of goods on much larger vessels.

The five islands in the Fourth Branch of the Mohawk have also played an important role in the history of Waterford and the surrounding area. For the most part, these islands have always been used predominantly for agricultural and recreational purposes and, with the exception of Peebles Island, never experienced significant development. Peebles Island was a popular location among the social groups and organizations of Cohoes, Waterford and Troy for picnicking. At least eight families lived and operated farms on the island until 1909, when Cluett Peabody & Company acquired the island, demolished most of the houses and farm buildings, and built a large bleachery complex.

The Cluett Peabody bleachery, which was built between 1910 and 1912, included eighteen buildings and structures for administrative offices, the storage of chemicals and materials, and operation of its various departments (greige and singe, mercerizing, bleaching, finishing, compressive shrinkage/sanforizing, fold and examine, and ship storage and shade departments). The bleachery was in operation for most of the twentieth century. By the 1960s, the company was struggling to remain competitive and finally closed, selling Peebles Island to the New York State Office of Parks, Recreation and Historic Preservation (OPRHP). In the ensuing years, several of the buildings have been rehabilitated for use by OPRHP's historic sites bureau, field services bureau, collections care and security staff.

In 1930, the colorful Frederick W. Kavanaugh deeded Second/King's Island (next largest after Peebles) to Camp Kavanaugh, Inc. of Waterford, noting that "this conveyance is made with the desire that the premises...be used as a camp by the Boy Scouts of Waterford and other uses it shall determine." Although Camp Kavanaugh was incorporated in 1929, little else is known about its history or use.

Frederick Kavanaugh was the son of knitting mill owner Luke Kavanaugh. After working in the mill as a boy and young man, he and his brother became partners in the mill upon his father's death. He later owned a hotel in Cody, Wyoming that was named after his lifelong friend William F. "Buffalo Bill" Cody and had real estate interests in Queens, New York City. He also served as Saratoga County sheriff, chaired the Saratoga County Republican Committee, and represented Waterford in the New York State Senate.

The islands are considered to be archeologically sensitive and likely to produce significant information regarding Native American habitation, Depression-era Boy Scout camping, and early industrial and building practices.

Many of Waterford's industries remained in operation for much of the twentieth century. However, as freight traffic on the canals diminished and these older industries closed their doors, Waterford, like most of the northeast, experienced an economic decline. This situation has been somewhat reversed as large industries such as Momentive, Golub Corporation (Price Chopper), DeGussa-Huls, and others located in the northeastern part of the Town.

Today a number of state historical markers call attention to Waterford's rich history. These markers are intended to call attention to the White Homestead; "Up Country," the home of William Punderson Mansfield, Halfmoon Fort, Colonial Military Route along Fonda Road; a colonial river fording location; and the Village of Waterford (oldest incorporated village). In recognition of the importance of their historic and cultural resources, and the potential of heritage tourism as an economic revitalization tool, the Town and Village have joined with neighboring communities as part of the Hudson Mohawk Industrial Gateway, Hudson Valley Greenway, RiverSpark Heritage Area, Champlain Valley Heritage Corridor, Mohawk Valley Heritage Corridor and similar efforts.

6.2 Historic Architecture in Waterford

Along with the rivers and canals that intersect in Waterford, history and architecture are among the community's greatest assets. With the exception of the Northside Historic District and a few isolated structures, most of Waterford's historic resources are located within the Village of Waterford.

Waterford Village is defined by an extraordinary spectrum of historic buildings that express a wide variety of architectural styles, including Federal, Georgian, Empire, and Greek Revival styles as well as expressions of various Victorian fads. Most prevalent are the twenty Federal period brick townhouses with stepped "Waterford gables" and the four Greek Revival frame dwellings with full portico. Within the historic district, the Village has changed very little over time. The Waterford Village Historic District Inventory - Nomination Form, which was completed in c. 1974, states that "only thirty buildings have been constructed in this district since 1900 and only a handful since 1940"; very few new buildings have been erected since the 1970s. Similarly, 1990 Census data indicates that 77.3% of housing within the Village was built before 1940. Field surveys suggest that most of these buildings actually date to the early- to mid-1800s.

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Waterford's older neighborhoods, both within and outside the historic districts, reflect development patterns and values of an earlier time period. Compared to modern development patterns, they are very compact, pedestrian-oriented, and humanly-scaled. Uses were not separated as they are now, but grouped for convenience and proximity to workplaces and major transportation routes. As a result, most of Waterford's older neighborhoods include a variety of housing (and other building) ages, types, and styles, churches, public buildings such as fire houses and municipal headquarters, and parks.



Northside Historic District:

<http://mapio.net>

It should be noted that several historic buildings have been lost since the mid-1970s, including the Robert Reis & Company textile mill/Ford Manufacturing Company buildings (same site), most of the Eddy Valve complex, several buildings located in the vicinity of the former King's Power Canal, and a commercial building located on the corner of Broad and Fourth Streets. The architectural integrity of Waterford's historic buildings, many of which are in poor or fair condition, continue to be threatened by demolition (outright or by neglect) and unsympathetic alterations. Many of the alterations appear to have predated the implementation of local historic preservation legislation, and mainly consist of the application of inappropriate modern sidings over historic building materials, and building additions. While many residents seem to be generally in favor of historic preservation, many complain about the poor condition of buildings in the older sections of the Town and Village.

6.3 National Register of Historic Places Listing

The first step in recognizing and preserving community character is the identification of historic resources. This is formally done through a survey and evaluation process followed by the listing of historically and architecturally significant properties in the National and State Registers of Historic Places. The National Register survey and listing process is often the beginning of a comprehensive downtown revitalization effort.

The National Register of Historic Places (NRHP) was created under the National Historic Preservation Act of 1966 (revised 1980, 1992), which authorized the Secretary of the Interior to maintain a list of "districts, sites, buildings, structures and objects significant in American history, architecture, archeology,

engineering and culture.” This law was enacted following the completion of *With Heritage So Rich*, a comprehensive report undertaken by the U.S. Conference of Mayors’ Special Committee on Historic Preservation in response to the substantial loss of historic and cultural resources brought about by urban renewal and the construction of the interstate highway system. The National Register generally includes individually-listed buildings or sites and districts made up of numerous contributing structures in a tightly defined geographic area. Buildings eligible for listing in the National Register must:

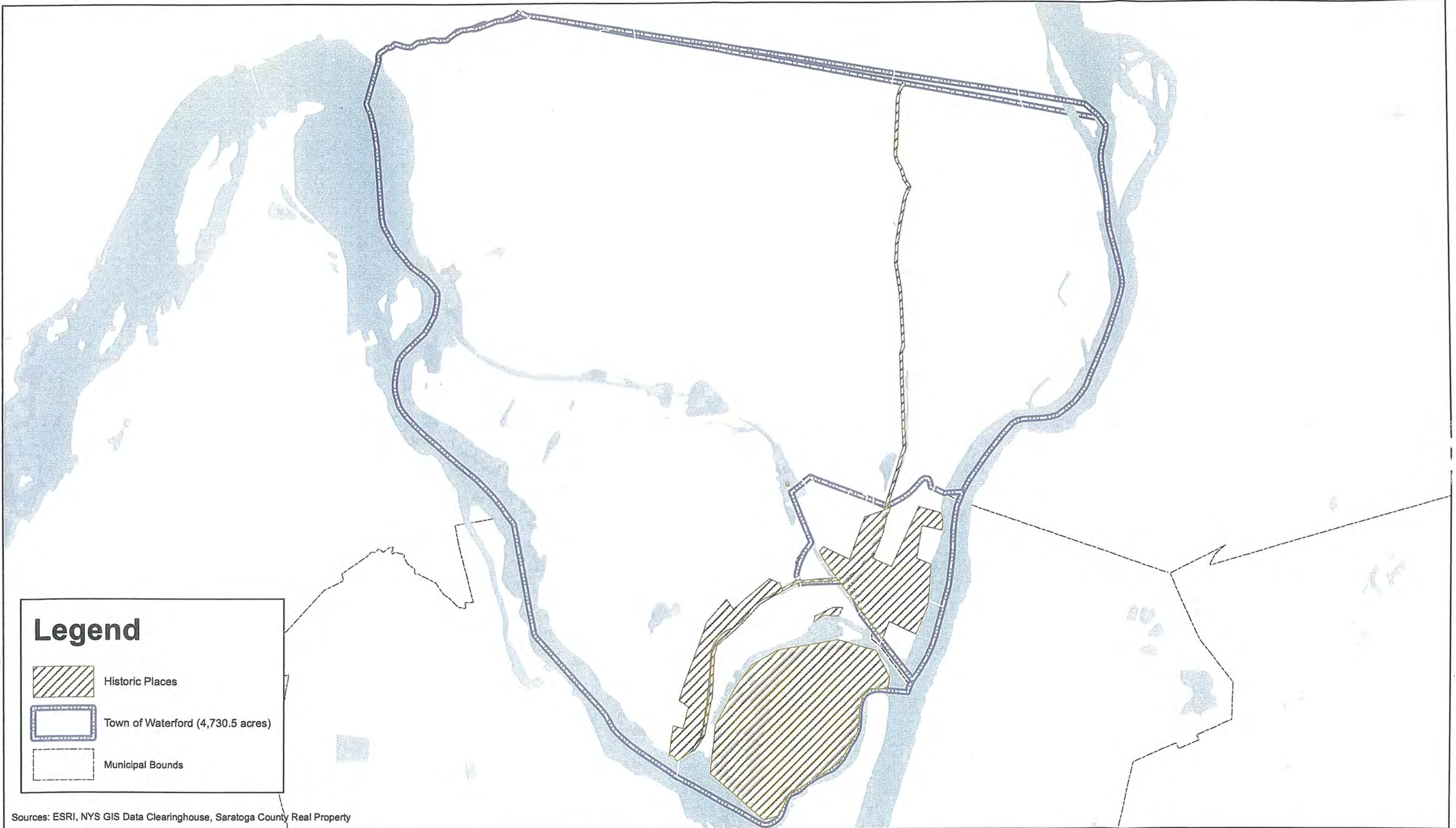
- be associated with historic events
- be associated with the lives of persons significant in our past
- embody distinctive architectural or artistic characteristics
- yield, or be likely to yield, information important in history or pre-history

Ordinarily cemeteries, birthplaces or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years are not considered eligible for the National Register. Such properties may qualify, however, if they are part of a designated historic district or if they fall within certain categories.

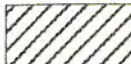

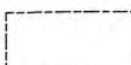
The National Register is concerned with resources that can be considered of national, state and local significance as determined by analysis according to evaluation criteria. Under the New York State Historic Preservation Act of 1980 (Article 14 of the New York State Executive Law), New York State maintains a State Register of Historic Places that parallels the National Register program. Generally speaking, resources listed on the National Register are automatically listed in the State Register.

Listing in the National and State Registers of Historic Places provides an honorary designation, enables commercial and industrial building owners to qualify for historic preservation tax credits, and requires that federal and state actions and programs affecting designated resources comply with national and state legislation. However, because actions taken by private property owners or carried out with private funding (or financed by local governments) are not subject to compliance, many municipalities enact local historic preservation laws and establish their own lists of local landmarks to ensure a higher level of protection for historic and cultural resources. When well-crafted with input from the community and development of specific design review guidelines, such local laws provide the most reliable means of protecting a community’s historic resources.

The Town and Village of Waterford have more than 300 buildings listed on the National Register (see Historic Places Map). Although Waterford has several individually-listed buildings and sites, most historic resources are concentrated in Waterford’s two historic districts, the Waterford Village Historic District (listed in 1977) and Northside Historic District (listed in 1975). Given the importance of the Hudson and Mohawk Rivers and the Champlain and Erie Canals as transportation corridors and sources of power for local industries, it is not surprising that Waterford’s historic resources are located predominantly in Village and waterfront areas.



Legend

-  Historic Places
-  Town of Waterford (4,730.5 acres)
-  Municipal Bounds

Sources: ESRI, NYS GIS Data Clearinghouse, Saratoga County Real Property



1 inch = 2,000 feet

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Individually Listed Structures: Sites that are individually listed in the National Register include the Ormsby-Laughlin Textile Companies Mill (listed in 1986), Champlain Canal (listed in 1976) and Peebles Island (listed in 1973).

The Romanesque Revival style *Ormsby-Laughlin Textile Companies Mill* located at 31 Mohawk Street is the only surviving mill in the historically industrial area known as Dial City. It was constructed in 1894 by local contractor Medard Breault. Situated on a small island between the Mohawk River and the Champlain Canal, and fed by King's Power Canal, the small community of Dial City developed into an important manufacturing center in the mid-nineteenth century, with its own factories, mills, support businesses, residential areas, and school. Its development paralleled on a small scale the development of the surrounding textile manufacturing areas of Cohoes and Troy. The other mills and industries located in this area were demolished to accommodate the construction of the water treatment facility, public parks and playing fields, and related uses; the area may therefore be archaeologically sensitive. The building is the headquarters of Ursula of Switzerland, a local clothing manufacturer.

The 73-mile long *Champlain Canal* was completed in 1823 and extended north from Waterford to Whitehall. The canal connected Lake Champlain to the Erie Canal and Mohawk River and opened up new markets in Canada and Vermont. The canal was a major impetus to the development of northern New York. Although the canal is no longer navigable, it remains largely intact and is significant as one of the best surviving examples of the early canals (such as the C & O Canal in Maryland). Walking trails have been developed along much of Waterford's Champlain Canal frontage. Among the original canal features that can still be seen are the three *Waterford Sidecut Locks* adjacent to Erie Canal Lock 2, large sections of the canal bed, aqueducts at Stillwater and Schuylerville, and a number of stone locks and culverts.

Peebles Island, located in the Town of Waterford at the junction of the Hudson and Mohawk Rivers, is now a park owned by New York State. The 132-acre island (also known as Havers or Oat Island) was a natural crossroads, habitation and fortress for Indians and white settlers. The island is historically significant for many reasons, but is best known for its associations with the American Revolution, when it was fortified in August, 1777 by Polish engineer Thaddeus Kosciuszko. The former Cluett-Peabody Bleachery is also located on the island and portions of it have been converted



Ormsby-Laughlin Textile Company:

<http://america.pink>

to laboratory and office use for the New York State Office of Parks, Recreation and Historic Preservation.

As articulated in the RiverSpark Urban Cultural Park Management Plan of 1984, various state, regional and local agencies have planned to develop and enhance Peebles Island for recreational use. Plans include additional interpretive elements and restoration of the Matton Shipyard (on Van Schaick Island, immediately south of Peebles Island, in the City of Cohoes) for interpretive purposes. Existing trails traverse the island and afford views of Cohoes Falls to the northwest.

6.4 Properties Eligible for the National Register

The New York State Office of Parks, Recreation and Historic Preservation (OPRHP) maintain a list of properties in New York State on which the agency has information, with an indication of their State and National Register listing and eligibility status. The information is derived from a number of sources. In general, the list includes only those properties whose status has been determined as part of the review of a state or federally financed undertaking (e.g., a housing rehabilitation program or issuance of a permit) or as part of an organized survey of historic resources. It *does not* include all eligible properties.

As described above, many of Waterford's historic and architecturally significant buildings have already been listed in the National Register, both as individual listings, and as part of the Waterford Village and Northside Historic Districts. However, a number of additional buildings in older residential neighborhoods dating to the post-World War II period, may be eligible for listing in the National Register by virtue of their age and representation of later architectural and residential building styles. Such neighborhoods may include Hudson, Ballston, Columbia and State Streets within the Village, and the triangular residential area defined by Vanderwerken Avenue, Grace Street and Davis Street. The latter neighborhood is physically cut off from the Northside Historic District by the railroad right-of-way. This neighborhood is characterized by two story brick and wood frame two-family houses and small single-family houses, most of which are in fair to good condition (like many of the buildings in the southern portion of the Waterford Village Historic District). Even if these buildings are never found to be eligible for listing in the National Register, these neighborhoods would benefit considerably from rehabilitation programs and a neighborhood conservation approach.

Other eligible, or potentially eligible, sites and structures include:

- Erie Canal (and Waterford Flight) corridor, which has been determined eligible
- King's Power Canal (portions are extant)
- Troy-Waterford (Union) Bridge - iron truss bridge
- Ninth Street Bridge - iron truss bridge
- Fourth Street Bridge - iron truss bridge
- Second Street (Peebles Island) Bridge - iron truss bridge
- Fulton Street Bridge (across Champlain Canal) - iron truss bridge
- Large Greek Revival House north of the Village on Hudson River Road
- Several houses scattered along Fonda Road near River Bend

6.5 Sites and Buildings of Possible Significance

In addition to the wide range of buildings that are most likely eligible for listing in the National Register, there are two buildings and innumerable archeological sites associated with Waterford's industrial and Native American history. The buildings include the former Eddy Valve structure that occupies a portion of the Waterford Highway Department complex at the foot of short Sixth and South streets, and an industrial building on the north side of O'Connor Street to the west of Mohawk Paper. This building may have been part of Kavanaugh's Knitting Mill or one of the numerous early industries once located in this area. It has lost much of its historic and architectural integrity.

Much of Waterford, particularly the five islands and other waterfront areas can be considered archeologically sensitive. Throughout Waterford's history, Native American hearth sites, burials and artifacts have been discovered on Peebles Island. Archeological surveys carried out by the New York State Office of Parks, Recreation and Historic Preservation also indicate that Peebles Island most likely contains considerable artifacts related to military occupation and troop movement during the French and Indian War and American Revolution. It is also thought that Second Island, which was deeded to the Waterford Boy Scouts early in the twentieth century, could reveal artifacts associated with Depression-era Boy Scout activities.

Site excavations for the new Waterford Visitor Center revealed a nineteenth-century privy along the canal. Such privies, which were brick-lined pits once used as toilets, often provide considerable evidence of historic human habitation, since they were eventually filled with garbage. While most privies are associated with homes, this particular privy was associated with the industrial buildings that once lined the canal. Indian burials and dirt mounds have also been discovered in this area.

Hudson Mohawk Industrial Gateway: The Hudson-Mohawk Industrial Gateway, a nonprofit educational corporation chartered in 1972, was founded for the purpose of encouraging the adaptive reuse of commercial and industrial buildings in the five communities of Troy, Waterford, Cohoes, Green Island and Watervliet. The Gateway sponsors annual tour programs, research and publication on the area's industrial past and serves as an advocate for the preservation and re-use of historic industrial architecture at a local and state level.

RiverSpark Heritage Area Goals

- Preserving and protecting historic buildings and settings in the park's primary zones, designated sites, and along the Heritage Trail
- Conserving the river coastal zones, gorges, wetlands, and other natural resources within the park
- Educating residents of the park and visitors about the history and significance of the buildings and natural and man-made settings that help to interpret the park's labor and industry theme

Commissioned by the Gateway in 1975, the *Hudson Mohawk Industrial Gateway City Edges* prepared a final report called: *The Preservation and Utilization of 19th Century Industrial Architecture in the Hudson-Mohawk Region* outlined the significance of industrial sites throughout the region. This report included Waterford, and described how their preservation could have a positive impact on neighborhood revitalization. Preservation efforts were suggested along three main courses: the placement of sites on the National Register of Historic Places, guidance on proper maintenance to property owners, and the development of plans for adaptive reuse. The study also recommended tourism programs to publicize historic sites and open ongoing industrial processes to public observation.

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RiverSpark Heritage Area

Along with Troy, Cohoes, Green Island and Watervliet, Waterford is part of the Hudson Mohawk Urban Cultural Park. Now known as RiverSpark Heritage Area owing to a change in state legislation, the park continues to unite the five communities to plan for and develop the Hudson Mohawk region in ways that will preserve national historic legacies and encourage many beneficial uses from a unique cultural landscape. Like all parks in New York State's Heritage Area system, RiverSpark has the four major goals of historic preservation, education, recreation, and economic development. Other goals are shown in the box on the previous page.

RiverSpark's two interpretive themes are labor and industry; sub-themes focus on the interpretation of attractions within specific communities and the manifestation of the labor and industry themes.

Although the implementation of RiverSpark's management plan has been somewhat slow, visitor centers have been established in the historic Burdett Building in downtown Troy and at the Cohoes Music Hall in Cohoes. A heritage trail and historic marker system have been developed to link and educate visitors about notable resources in each of the five communities. Waterford's Welcome Center is an important addition to RiverSpark's offerings.

Champlain Valley Heritage Corridor: In November 1999, the National Park Service (NPS) completed a draft special resource study report on cultural and natural resources in the Champlain Valley and the potential role of the NPS in furthering the preservation, interpretation, and promotion of these resources. The study area includes Clinton, Essex, Warren, Saratoga, and Washington Counties in New York along with five counties in Vermont adjacent to Lake Champlain or its drainage basin. Thematically related resources also exist in the Richelieu Valley of Quebec.

Three primary interpretive themes were identified during the study: (1) the "Making of Nations" theme, which emphasizes the strategic importance of Lake Champlain and connecting waterways during past military actions; (2) the "Corridors of Commerce" theme, which highlights the critical importance of transportation on the lakes and rivers in the development of industry; and (3) the "Magnet for Tourism" theme, which encompasses the valley's long history of tourism. The "Making of Nations" theme is considered to be of outstanding national importance and worthy of recognition.

The NPS developed several potential options for the preservation and promotion of the cultural and natural resources in the region: federal designation as a national heritage corridor; a multi-year, quadricentennial commemoration of Samuel de Champlain's arrival in the region; state/provincial designation of a heritage corridor; and the continuation of current practices. The national heritage corridor option makes financial and technical support available from the NPS while providing opportunities for collaboration between individuals, community organizations, businesses, government agencies, and others.

6.6 Issues, Opportunities and Challenges

Opportunities:

- Waterford's high concentration of historic and cultural resources gives it the potential to become a more substantial heritage tourism destination.
- With its southern end located at the Waterford Historical Museum and its route through the Village across Broad Street, the Champlain Canal Trail connects most of the Town's and Village's historic resources. However, additional interpretive signage and promotion of the trail are needed to provide visitors with a better understanding of the Dial City area, the industries once located along the King's Power and Champlain Canals, Mill Owner's Row/Northside, and the Waterford Village Historic District.
- In addition to the Waterford Historical Museum, the visitor center provides an excellent beginning or ending point for interpretive walking tours and special events.

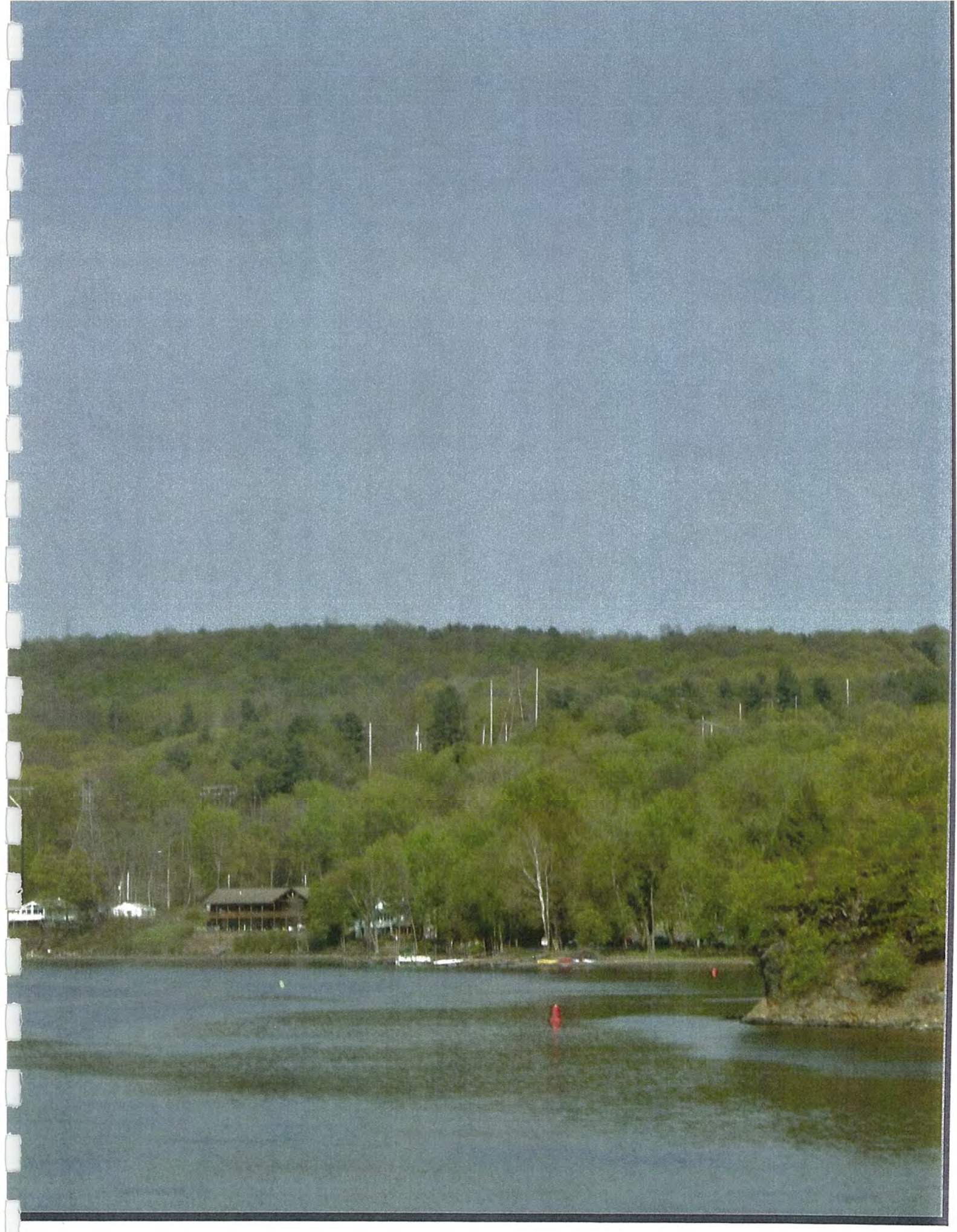
Challenges:

- Although Waterford's high concentration of historic and cultural resources make it a heritage tourism destination, its present ability to attract visitors is limited by a minimal amount of resource interpretation and the fact that many of the Town's older buildings are in poor or fair condition. The creation of interpretive exhibits at the new visitor center, implementation of facade and other building rehabilitation programs, and development of additional walking tour brochures of Village and Town historic districts and sites would significantly further Waterford's heritage tourism efforts.
- The somewhat dated condition of many of the Town's commercial and residential buildings discourages additional private investment, and there is a lack of public funding to improve exterior building conditions. Private investment in building improvements is also restricted by seasonal flooding in certain areas.
- In spite of several facade improvement and residential rehabilitation programs, the advanced age of much of Waterford's building stock, particularly in the Village and Northside section of the Town, continues to give a negative impression of the area to residents and visitors.
- While the Village and Town abound in historic resources, the architectural integrity of many buildings has been obscured through unsympathetic alterations and the application of twentieth-century siding materials.



7.0 Environmental and Natural Resources







7.0 Environmental and Natural Resources

7.1 Topography

Waterford is located at the confluence of the Mohawk and Hudson Rivers. The Erie Canal enters the Hudson River through the western side of Town at the south edge of the Village of Waterford. The geological history of the area is somewhat uncertain. The dominant features include two glacially formed plateaus and scattered sharp ridged ravines with slopes in excess of 15% located throughout the Town and in the Hudson River floodplain (see Steep Slopes, below).

Waterford, Peebles Island and other nearby islands were evidently part of the bed of an ancient pre-glacial river gorge carved in bedrock, through which the present Mohawk River more or less flows. This ancient gorge was filled with ice as the Wisconsinian glaciation moved south across New York State during the Pleistocene Age beginning about 200,000 years ago. About 20,000 years ago, and again about 16,000 years ago, the glaciers receded northward, leaving behind vast lakes of melted ice and extensive deposits of sand and gravel.

About 15,000 years ago, one lobe of a glacier re-advanced and then retreated, apparently quite rapidly, leaving irregularly stratified sand and gravel deposits within depressions on the rock surfaces. Water is believed to have risen to at least 250 feet above the present sea level, once again covering the area under deposits of clay and sediments. As the glacial waters gradually subsided, a river many times larger than the present Mohawk evidently began pouring into the Hudson Valley from the west.

This river probably swept away surface clay and silt from the bedrock along the western edge of Waterford. The Mohawk spread across the rocky bottom of the old gorge on its way to the Hudson, cutting several channels into the bedrock. The tributary channels flowing across this surface gradually became entrenched in the soft shale bedrock and formed Peebles and surrounding Islands.

The ancient Mohawk left an almost perpendicular range of slate bluffs that rises above the current Mohawk River. A series of steep sloped ridges extends behind the bluffs to the Erie Canal, ultimately forming plateaus as high as 250 feet above mean sea level. These ridges and plateaus are made up of clays and fine silts deposited during glacial retreat.

Wide alluvial flats extend along the Hudson from the Village north to the Town boundary and west to the old Champlain Canal. West of the canal, the land slopes at rates of 15 percent or more, ultimately forming plateaus of up to 300 feet above mean sea level. The plateaus west of the old Champlain Canal and north of the Erie Canal are generally made up of sands carried down and deposited against an ice lobe that lay in the Town following the retreat of glacial ice.

7.2 Steep Slopes

Waterford's location at the confluence of two major rivers has ensured an extremely rugged topography. There are numerous sharp-ridged ravines with slopes well in excess of 15%. Although it is somewhat difficult to describe the location of these slopes in a narrative format, the existence of steep slopes is generally reflected in the development patterns of the Town and Village.

Within the Village of Waterford, steep slopes generally exist along the Mohawk and Hudson River shorelines, the two canal shorelines and portions of the old Delaware & Hudson railroad right-of-way, which was built above the natural ground level to overcome floodplain constraints (see Map 7). There are few steep slopes in the inland areas within the Village.

Steep slopes are abundant within the Town outside the Village. Along the Mohawk River, slopes are nearly vertical from the Cohoes Bridge to an area well above the Cohoes Falls. The steep shoreline diminishes somewhat at a point roughly opposite Fonda Road in the City of Cohoes. The Riverbend development is a mix of plateaus and inclines.

Portions of the Town with the gentlest slopes include the land north of the Village between the old Champlain Canal and the Hudson River. Relatively flat areas also exist in the southern half of the Middletown Road area. Portions of the Town with steepest slopes generally occur to the north and east of Shulusky Estates between Middletown Road and the old Champlain Canal. Nearly all other areas are subject to dramatic, but somewhat less rugged changes in topography.

7.3 Soil Types

There are six major soil types in the Town of Waterford (see Soils Map). These generally consist of lake-laid sediments, glacial till and bottom lands. Most soils found in Waterford have moderate to severe limitations that affect development and except for the Podunk soils near the Hudson River, some limitations for agriculture as well. The development of municipal infrastructure in the Town and Village has mitigated at least some of the limitations by eliminating septic tank absorption as an issue. However, soil characteristics can impact building site development, requiring special planning, design, or maintenance to overcome or minimize certain limitations.




































Field surveys for the Saratoga County soils map were conducted in 1917; therefore the exact boundaries between the major classifications shown in the soils map are not precise and should be used as a reference only. An updated soil survey was completed for Saratoga County in 2000. This survey provides more precise information on the soil types in the County and their locations.

Lake-laid soils including the Hudson, Rhinebeck, Colonie and Rhinebeck-Madalin soils dominate the Middletown/Fonda Roads Sub-Area. Rhinebeck soils consist of poorly drained lake-laid silts and clays. This soil type is unstable and has very slow permeability and slow internal drainage. Seasonal wetness, slow permeability and slide hazards in steeper areas may limit community development.

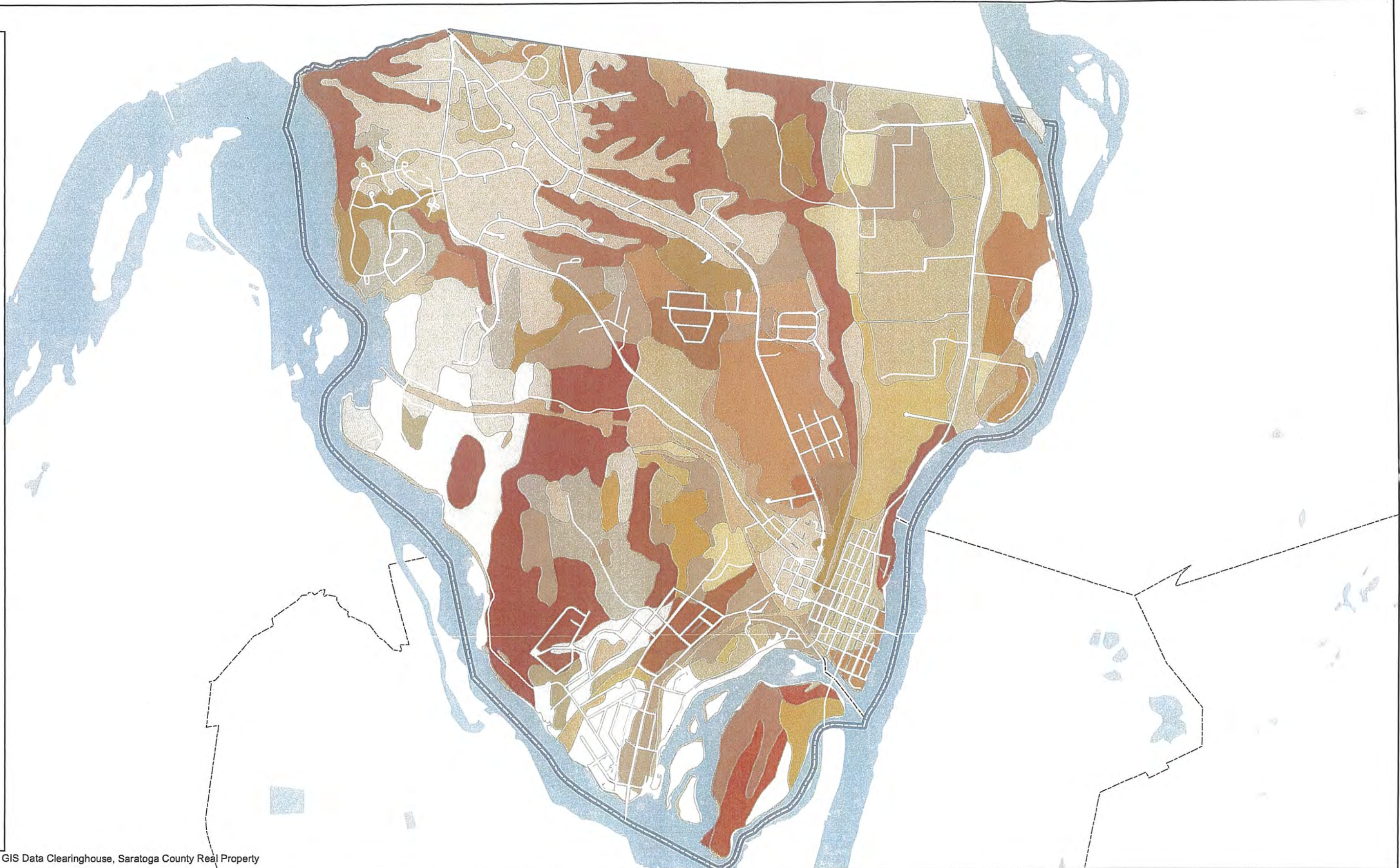
Rhinebeck-Madalin soils are similar poorly drained lake-laid silts and clays characterized by slow permeability and instability. They are generally poor soils for development and too wet for cultivation unless drained. In undrained conditions, these soils are suited to forest, native pasture, and wetlands. Rhinebeck-Madalin soils are also found in the Hudson River Road Sub-Area, west of the old Champlain Canal and in the Sugarloaf Pond/Saratoga Avenue Sub-Area.

Legend

Soils

-  As
-  BvB
-  BvC
-  BvD
-  ChB
-  CIA
-  CIB
-  FI
-  HoB
-  HoC
-  HuB
-  HuC
-  HuD
-  HuE
-  Lm
-  Ma
-  MnB
-  MnC
-  MxB
-  NaD
-  OaA
-  OaB
-  OaE
-  Pp
-  Pv
-  RhA
-  RhB
-  SeA
-  Te
-  Tg
-  Ud
-  Ue
-  W
-  Town of Waterford
-  Municipal Bounds

Sources: ESRI, NYS GIS Data Clearinghouse, Saratoga County Real Property



1 inch = 2,000 feet

7.0 Environmental and Natural Resources

Soils in the Colonie series consist of sandy lake-laid deposits. They are well drained but subject to wind erosion. They are suited for homesites and are excellent soils for septic tank installations. Blowing sand is an issue at building sites and road construction. Level areas are well suited for hay, pasture and forest.

Hudson soils are fine textured lake-laid silts and clays that are well drained to moderately well drained. Water runoff is rapid, but internal drainage is slow. The instability and slow permeability of the subsoil limit development possibilities. Steep slopes are susceptible to erosion. The eastern edge of the Upper Mohawk/North Waterford Flight Sub-Area also includes some Hudson soils.

Much of the Upper Mohawk/North Waterford Flight Sub-Area and the Lower Mohawk/South Waterford Flight, Sugarloaf Pond and Five Islands Sub-Areas are characterized by soils in the Nassau-Manlius series. These soils are made up of glacial till or residuum that is derived from soft, dark-colored shales. They are shallow, less than 22 inches to soft shale bedrock, and susceptible to erosion. They are also rocky with shale fragments generally occupying 20 to 70 percent of the soil volume. Their shallow depth and susceptibility to erosion impose moderate development limitations. The Nassau-Manlius soils are considered droughty and may be unsuitable for crop production.

7.4 Wildlife and Fish Species

According to the New York State Department of Environmental Conservation's Division of Fish and Wildlife, which maintains a species and habitat database for the state, there are no endangered, threatened or special concern wildlife species, rare plant, animal or natural community occurrences, or significant habitats in Waterford or Peebles Island. This does not necessarily mean that these do not exist, but rather that the files currently do not have any information that indicates their presence. On-site surveys may still be necessary to assess the impact of specific projects on plants and animals as required under the State Environmental Quality Review Act (SEQR).

All fishing at the mouth of the Mohawk and in the Hudson is catch and release due to the continued elevated PCB levels in the Hudson River despite the recent upstream dredging. Fishing is permitted above the Cohoes-Waterford Dam and Lock 2 of the New York State Barge Canal. Hydropower plants along the rivers limit fish migration and spawning for blueback herring and shad, anadromous species that travel from salt water to fresh each year to spawn. No fish species listed on state or federal endangered lists are found in the area.

Mohawk River game fish species include largemouth bass, smallmouth bass, striped bass, tiger musky and walleye. Pan fish include blue crappie, black crappie, bluegills brown bullhead, channel catfish, pumpkinseed, redbreast sunfish, rock bass, white catfish, white crappie, white perch and yellow perch. Other species collected include alewife, American eel, blueback herring, carp, goldfish, golden shiner and white sucker. Species not collected, but assumed to be present at the mouth of the Mohawk River, include fallfish, gizzard shad and freshwater drum.

Fish species in the Hudson River above the dam at Troy and the next upstream lock are similar to those found at the mouth of the Mohawk. Game fish species include brown trout, large and small mouth bass, northern pike, striped bass and chain pickerel. Pan fish species include black crappie, bluegill, rock bass, white catfish and yellow bullhead. Other fish species include American eel, blueback herring, common carp, fallfish, goldfish, golden shiners, shorthead redhorse, spottail shiner and white sucker.

7.5 Water Resources and Wetlands

The Town of Waterford is located along both the Hudson and Mohawk Rivers. The Hudson River flows from north to south along the eastern municipal boundary until it eventually empties into the Atlantic Ocean in New York City. The Mohawk River flows west to east along the western and southern municipal boundary and empties into the Hudson River at the southeastern corner of the Village.

Although both rivers are used by many municipalities as a source of municipal water supply, there have been some problems with pollution in the past. The Town of Waterford does not utilize either river for its potable water source. To assess and mitigate these problems, the NYS Department of Environmental Conservation (DEC) currently monitors these and other water bodies in New York State.

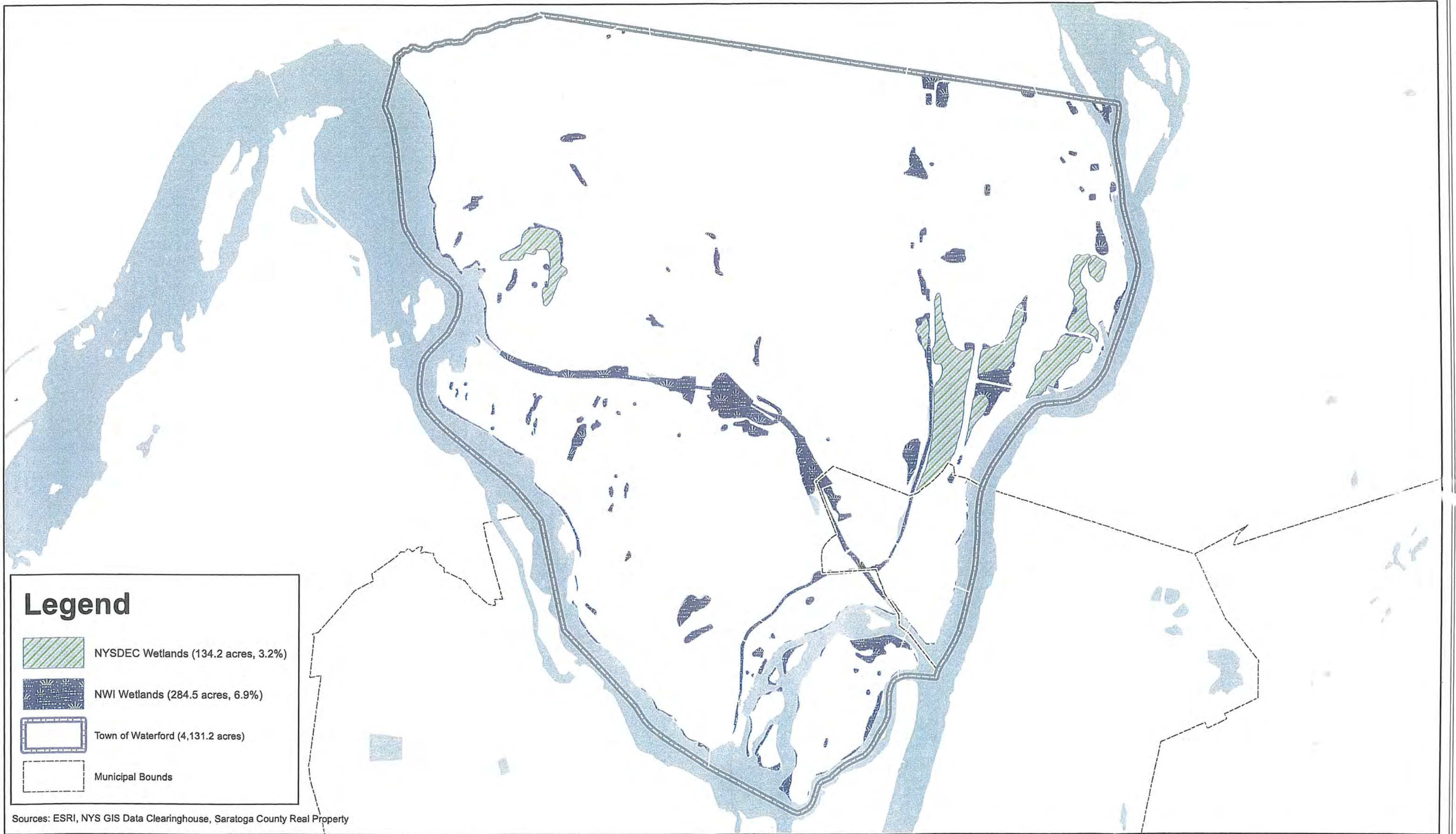
The Upper Hudson River is a 40.1 mile segment from Fort Edward to the Troy Dam. It is part of the Upper Hudson River Drainage Basin, which covers an area of 40,000 square miles. Overall, the NYS DEC considers the water quality within the Upper Hudson River as "relatively good" with some areas of significant water quality problems. The most serious water quality problem has developed from the PCB contamination of the river bed from electrical capacitor manufacturing plants located at Hudson Falls and Fort Edward. Recent information submitted to the DEC by General Electric, the owner of the sites, indicates that adjacent lands to their sites are highly contaminated with PCBs. General Electric has been under a consent agreement with the Environmental Protection Agency (EPA) and DEC to remediate the plant sites, and dredge significant portions of the Hudson river in the affected areas.

The EPA (which placed the Hudson River on the National Priorities List as a Superfund site in 1983) made a decision to dredge the bottom of the river and along the shoreline to remove the PCBs. The dredging of the river is almost complete.





The Mohawk River section flows through the Town and Village of Waterford is a 13.0 mile segment from Lock 7, between Waterford and Schenectady, to the mouth of the canal and the Hudson River. It is part of the Mohawk River Drainage Basin that includes approximately 3,500 square miles of land area. Overall, there are a wide variety of problems with the Mohawk River resulting from the mix of forested, agricultural, residential and urban landscapes. Throughout the river, priority and non-priority organics, agricultural activities and erosion, tannery discharges and acid precipitation are causing pollution problems.

There are currently three wetland areas within the Town of Waterford, (see Wetlands Map). The wetland areas were recently remapped by the NYS Department of Environmental Conservation. The result is an increase in the size of the three wetlands in the Town. All wetlands in the Town of Waterford are located on the Troy North USGS quadrangle map.

Within the Hudson River Road Sub-Area, there are two wetland areas. One is located near the Hudson River; the other is near the Champlain Canal. A small section of the Champlain Canal wetland is also located west of the canal in the Middletown/Fonda Roads Sub-Area. The only other wetland in the Town is also located in this sub-area, near the Mohawk River around Lock 6. All wetlands have use restrictions placed on them pursuant to the Freshwater Wetlands Act and are classified according to ecological significance, diversity of species, and the number and frequency of endangered species. The presence of these wetlands presents a significant natural and regulatory barrier to development. At the same time, however, wetlands provide a home for a variety of species, alleviate the threat of flooding, and fulfill other important natural purposes.



Legend

-  NYSDEC Wetlands (134.2 acres, 3.2%)
-  NWI Wetlands (284.5 acres, 6.9%)
-  Town of Waterford (4,131.2 acres)
-  Municipal Bounds

Sources: ESRI, NYS GIS Data Clearinghouse, Saratoga County Real Property



1 inch = 2,000 feet

7.0 Environmental and Natural Resources

7.6 Floodplain

The Federal Emergency Management Agency, Flood Insurance Administration, was developed in part to administer the National Flood Insurance Program. In 1968, Congress created the National Flood Insurance Program (NFIP) "in response to the rising cost of taxpayer funded disaster relief for flood victims and the increasing amount of damage caused by floods." The NFIP "makes federally-backed flood insurance available in communities that agree to adopt and enforce floodplain management ordinances to reduce future flood damage."

Both the Town and the Village of Waterford are currently participating in the National Flood Insurance Program. The Town entered the program in 1979, followed by the Village in 1980. Both had flood maps updated in 1995.

The Flood Insurance Rate Maps were recently revised by FEMA and include more lands in flood zones than the previous versions. The new maps indicate that most of the Village of Waterford is located within the floodplain (see Floodplains Map). The floodplain essentially covers the area from the Hudson River inland to the old Champlain Canal. Only a small area west of the old Champlain Canal, between the New York State Canal and the northern boundary of the Village, is outside the floodplain.

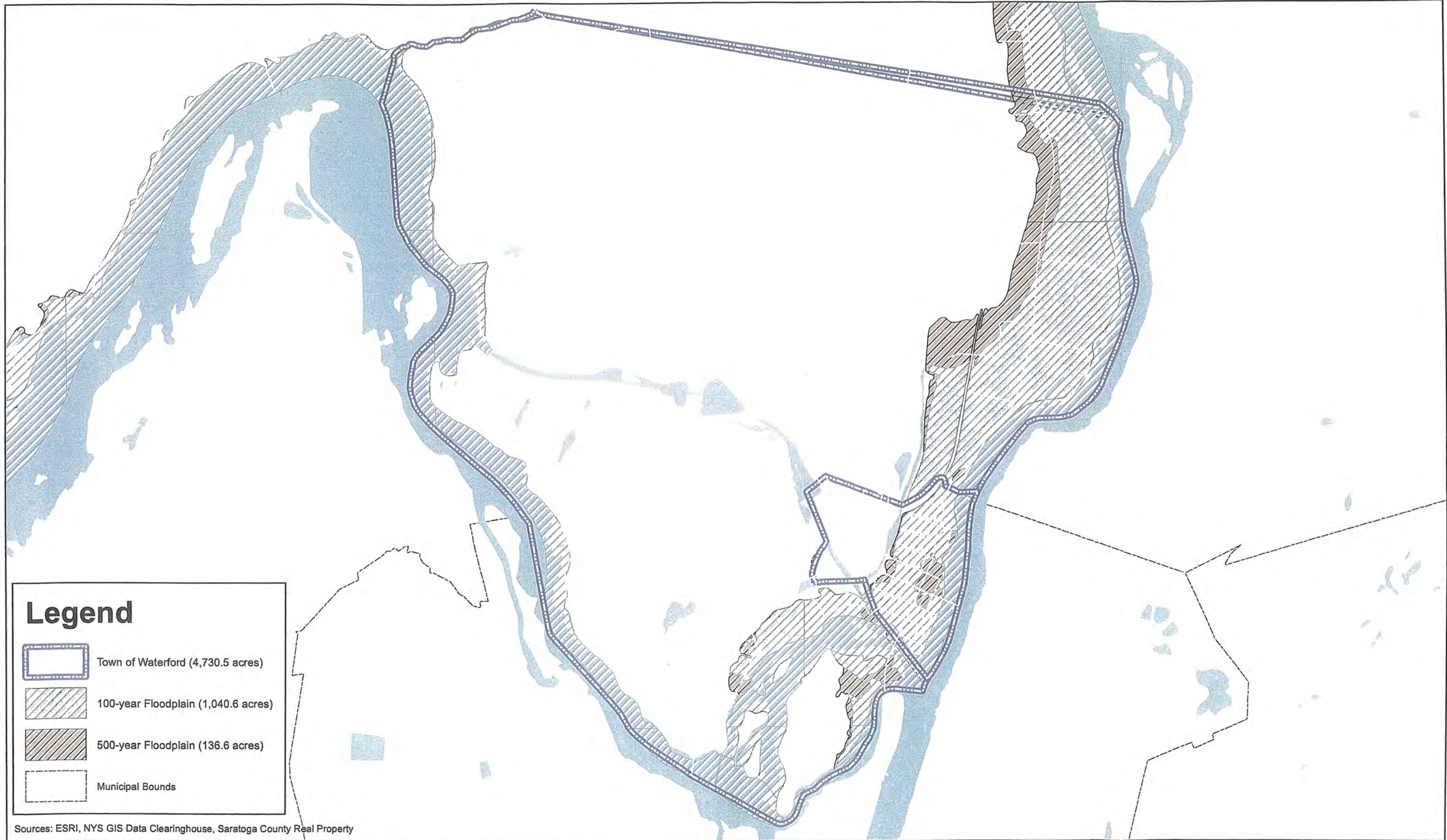
In the Town of Waterford south of the Village, the floodplain covers the area inland from the Fourth Branch of the Mohawk River to the Champlain Canal. With the exception of the northern end of Peebles Island, none of the small islands in the Fourth Branch of the Mohawk are within the floodplain.

Along the Mohawk River in the Town of Waterford, the floodplain is generally limited to the banks of the river and does not extend to developable land. This also applies to the Mohawk River to the Canal Flight entrance. In the area northwest of the Waterford Flight, the floodplain extends onto the shoreline.


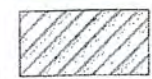

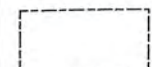
All of the shoreline area north of the Village, within the Town of Waterford, is located within the floodplain. From the Village line north to Higgins Road, the floodplain covers the land from the Hudson River inland to the old Champlain Canal. North of Higgins Road, the floodplain extends from the river inland to an area just east of the railroad tracks.

The Town and Village of Waterford experience significant spring flooding approximately once every two years, causing substantial property damage, particularly along the Fourth Branch of the Mohawk River in the Village. To reduce the future potential for flood damage, the Town and Village have proposed the development of a Flood Hazard Mitigation Plan, using an \$181,800 grant previously awarded to the Town by the NYS Department of Environmental Conservation under the 1996 Clean Water/Clean Air Bond Act Municipal Flood Protection grant program.

The scope of the work called for the Town and Village to develop the plan according to the model outlined by the National Flood Insurance Program's Community Rating System (CRS) and seeks federal approval of the plan. CRS classification makes the Town and Village of Waterford eligible for funding under the Flood Mitigation Assistance Program to assist with implementation activities. Neither the Town nor the Village is a member of the Community Rating System. In 2010, the Town of Waterford participated in the county wide Hazard Mitigation Plan to serve as an update to the 1999 plan.



Legend

-  Town of Waterford (4,730.5 acres)
-  100-year Floodplain (1,040.6 acres)
-  500-year Floodplain (136.6 acres)
-  Municipal Bounds

Sources: ESRI, NYS GIS Data Clearinghouse, Saratoga County Real Property



1 inch = 2,000 feet

7.7 Hazardous Waste Sites and Regulated Substances

According to the New York State Department of Environmental Conservation (DEC), there were five identified hazardous waste sites in the Town and Village of Waterford: the former General Electric landfill, the former Ford Manufacturing Company Mill site, the former Friedrichson's Cooperage site on Saratoga Avenue, the Slupski Landfill, and the Peebles Island Landfill.

The former General Electric landfill (also the old Town landfill), located west of the Momentive Performance Materials plant on Hudson River Road at the Town's northern border. The landfill consists of five separate areas that have been used to dispose of a variety of materials from trash to chemical wastes. Three of the areas within the landfill which were used to store chemical wastes are inactive. Of the two active areas, one is used for trash and scrap silicone materials, the other to store hazardous wastes. The landfill was a Federal Resource Conservation and Recovery Act permitted facility.

Although the hazardous waste sites are confined within the Momentive Performance Materials property and are not accessible to the public, groundwater sampling and other underground analyses have shown off-site migration of contaminants. General Electric has purchased a number of homes that have been, or potentially may be, impacted to limit exposure in those areas. The landfill is listed by the NYSDEC Division of Environmental Remediation. To date, GE has achieved the performance objectives required under the Remedial Plan, and has substantially decreased the concentration of hazardous constituents in the groundwater at the facility. Restoration to the aquifer beneath the site is a long term goal of the Remedial Plan.

The Peebles Island Landfill is listed as an inactive hazardous waste facility by the DEC. However, the landfill was remediated by the responsible party in 1991.

Slupski Landfill is located west of Fonda Road and is a two acre site that does not currently present any environmental harm. The former Ford Manufacturing Company Mill site is a two and a half acre site that was utilized in the 1960s. The Town took control of the property in 1986 with the hopes of locating a Town water treatment plant on the site. Both the Slupski landfill and the Ford Manufacturing site have been classified by DEC as class N; meaning that only preliminary information is available about each site. Significant conclusions or decisions should not be based solely upon information DEC has provided about Class N sites.

7.0 Environmental and Natural Resources

7.8 Issues, Opportunities and Challenges

Opportunities:

- The location of Waterford along two world class rivers, as well as the canals, is a great asset to the community in terms of recreation.

Challenges:

- Steep slopes and wet or shallow soils may deter development in some areas of the Town.
- While the Hudson River is considered to be much cleaner than in years past, the long-term implications of PCBs in the riverbed are not yet fully understood.
- Flooding will continue to be a major issue impacting the Village of Waterford and its residents, given the number of buildings located in the floodplain.
- The former Mohawk Tire recycling facility represents a solid waste concern for the Town of Waterford.
- If the NYS Department of Environmental Conservation investigation of the Friedrichson's Cooperage site reveals that the contamination has migrated into groundwater or through the soil towards the canal, additional clean-up resources will be needed for the site.

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8.0 Housing





8.0 Housing

8.1 General Housing Characteristics

According to the decennial census, the Town of Waterford had a total of 3,897 housing units in 2010, of which 93.07% were occupied. Of these, 2,197 or 60.57% were owner-occupied and 39.43% were renter-occupied (Table 13).

The predominant housing type in the Town is the single-family structure, which constitutes the majority of all housing units. Two-family structures account for the next largest portion of the Town's housing stock, while multi-family structures of three or more units and prefabricated homes account for the remaining housing units in the Town.

Table 13: Housing Data - Town of Waterford

	1980	1990	2000	2010	Change (2000-2010)
Number of housing units	1,691	2,477	3,725	3,897	4.41%
Number of occupied housing units	1,605	2,326	3,497	3,627	3.58%
Owner occupied housing units	1,176 (64.0% of occupied units)	1,469 (59.3% of occupied units)	2,063 (58.99% of occupied units)	2,197 (60.57% of occupied units)	6.10%
Renter occupied housing units	429 (36.0% of occupied units)	1,857 (34.6% of occupied units)	1,434 (41.00% of occupied units)	1,430 (39.43% of occupied units)	-0.28%
Vacant units	86	196	228	270	-6.67%
Number and type of unit:					
1 unit, detached	993	1,271	1,681	1,673	-0.48%
1 unit, attached	0	56	92	170	45.88%
2 units	432	579	1,019	1,144	10.93%
3-4 units	141	212	489	350	-39.71%
5 or more units	59	272	383	329	-15.04%
Mobile homes/trailers/ other	66	87	61	60	-1.67%
Median housing value	\$40,800	\$105,200	\$110,100	\$198,100	44.42%
Median gross rent	\$135	\$516	\$616	\$817	24.60%

Source: Bureau of the Census

Between 1980 and 2000 there has been a steady increase in the housing stock within the Town. Between 2000 and 2010 there has been a 4.41% increase in the number of total housing units. The most notable change between 2000 and 2010 was the increase in 1-unit attached dwellings. The consistency of the number of owner occupied units shows stability within the area, and the ability to retain residents. Owner occupied units made up only 59.3% of units in 1990, and the most recent data shows an increase in that trend with 60.57% of units in 2010. There has also been a 24.60% increase in the median gross rent between 2000 and 2010.

Table 14: Age of Housing – Town of Waterford

2010 or later	13 (0.45%)
2000 - 2009	103 (3.62%)
1990 - 1999	220 (7.73%)
1980 - 1989	746 (26.21%)
1970 – 1979	327 (11.49%)
1960 – 1969	419 (14.72%)
1950 – 1959	226 (7.94%)
1940 – 1949	49 (1.72%)
1939 or earlier	743 (26.11%)

Source: Bureau of the Census

Table 14 shows the age of the housing stock within the Town of Waterford. There has been little recent development (development taking place between 2000 – present), making up only 4.08% of recent construction. Over 50% of the housing stock was built between 1980 -1989, and before 1939. This shows that the housing stock is aging and that there has not been a significant need for housing in the past 30 years.

Residential building permit activity in the Town of Waterford was moderate during most of the period from 1990 to 2010, with a total of 51 new housing units authorized since the 2010 Census. The majority of the permits were for single family structures. More than three-quarters of the permits issued for single family homes were approved during the first half of the decade.

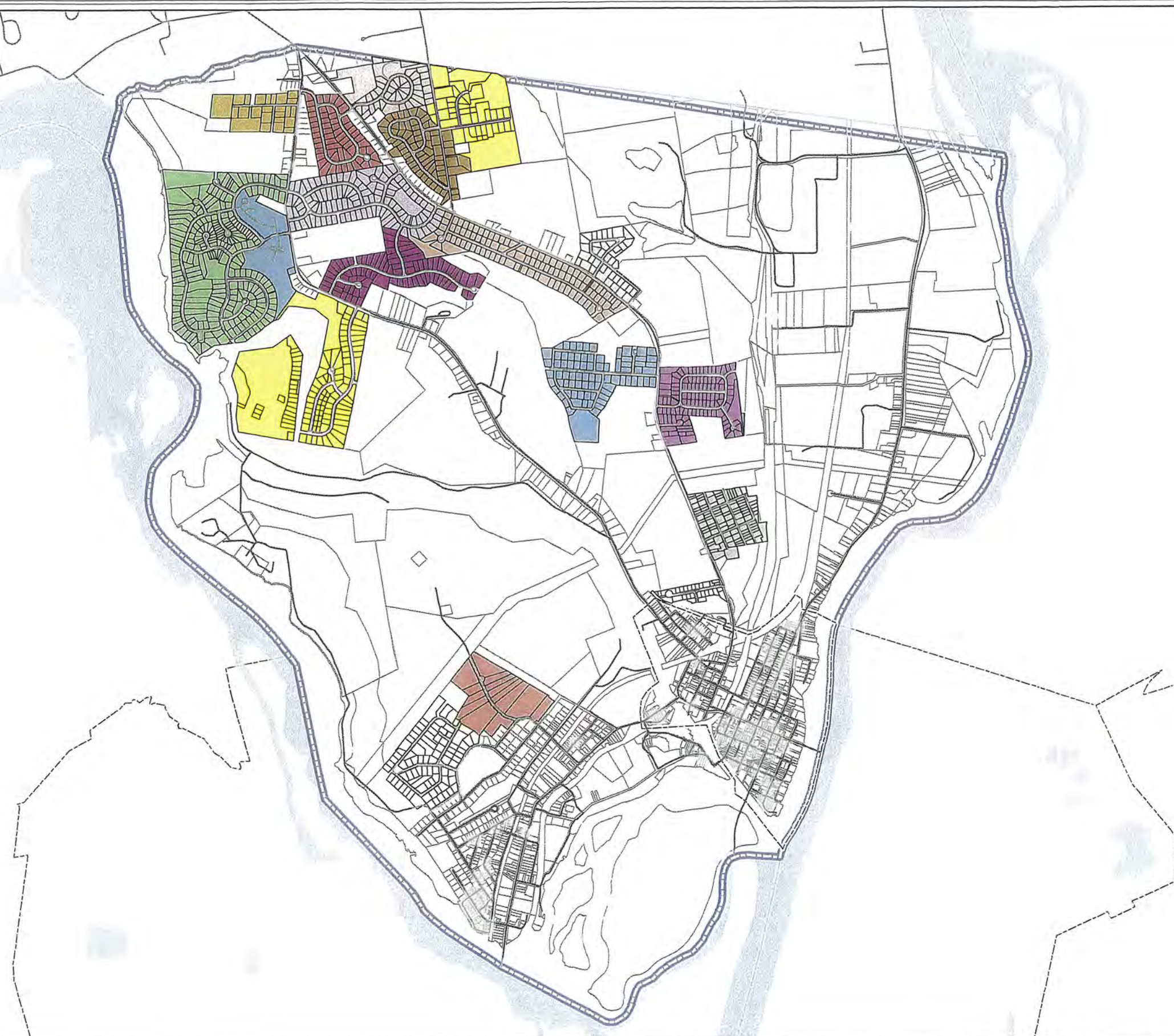
8.2 Recent Housing Development

Until the 1960s, residential development in the Town of Waterford was generally limited to the Village and Northside, along with the newer Prospect Hill and Swayze Acres subdivisions. Physical characteristics of the Town, such as steep slopes and shallow or poorly draining soils, served as significant impediments to development in many areas. Additionally, municipal water and sewer infrastructure covered relatively little of the Town. Nevertheless, the 1969 Master Plan acknowledged that “the expanding suburbs of the Capital District cities” would be a major force for change, with new homes and subdivision activity likely in undeveloped parts of the Town of Waterford -- especially if water and sewer lines could be expanded. See Subdivision Map for geographic location of all major subdivision developments.

In many respects, this prediction has been realized. Residential development has occurred from Prospect Hill northwest to the Town’s boundary with the Town of Halfmoon and the Mohawk River, with many new streets branching off from Fonda and Middletown Roads. The majority of the housing constructed in this area (see list of major housing developments in the box at right) is single family, owner-occupied housing. However, some rental units were included in the Suncrest and Birch Glen developments, and Strawberry Ridge and Pine Park Apartments are exclusively rental housing. Although steep slopes and limited vacant land may present challenges, some residential development is expected to continue in the area north of

Legend

-  Birch Glen
-  Catallo Drive
-  Copperfield
-  Devitt Road South
-  Ferguson Road
-  Highland Hills
-  Hillview Terrace
-  James Drive/Pineview Court
-  Mallards Landing
-  Mountainview Drive
-  Prospect Hill
-  Riverbend
-  Roberts Road/Clemente Lane
-  Robin Lane
-  Strawberry Ridge
-  Sunset Estates
-  Swaze Acres
-  Woodsedge
-  Roads
-  Waterbodies
-  Village
-  Waterford



Sources: -----



1 inch = 2,000 feet

8.0 Housing

Waterford Flight Road in the future.

Residential development northwest of Northside heights has been stymied somewhat by limited access and water problems, as well as steep slopes. Several new homes on large lots were constructed in the Catallo Drive area as part of an approved subdivision in the last decade. However, Town infrastructure south of the canal does not extend northwest of Catallo Drive, and according to the Town Planning Director, a water tower may be necessary to accommodate further development of this area.

Access and traffic movement represent more significant problems. Increased residential development would require additional access from either the south, by extending the existing residential streets in the Northside neighborhood, or the north, via Waterford Flight Road and a reconstructed bridge over the canal. Both alternatives are likely to be expensive and controversial; the latter option would be particularly tricky since it would involve owners of property located between the canal bridge on the west and Town roads on the east.

8.3 Assisted Housing Programs

Rental assistance is available to Waterford households under a Section 8 program since 1976. This program provides vouchers to 58 households in the Town and 62 households in the Village which can be used to subsidize the cost of rental housing in either the Town or the Village. Preference is given to those who currently live or work in Waterford. As of 2014, there were 52 families on the waiting list for assistance, including 32 who live or work in Waterford. Most of the need is for two-bedroom units.

Van Schoonhoven Square, Waterford's one senior housing facility was constructed in 1987 under the HUD Section 202 program. The facility is managed by the Ohio-based National Church Residences, which manages many similar senior facilities across the country. Located along the Town/Village border, Van Schoonhoven Square has 30 one-bedroom apartments and 10 efficiencies for low-income seniors. Four of the units are handicapped-accessible and open to anyone with mobility impairment.

Van Schoonhoven Square offers on-site management, a service coordinator, a security system, emergency call bells, laundry facilities, and access to the home-delivered meals program. Residents are also able to use a Town van for medical appointments, grocery shopping, and senior outings. Rents, which are subsidized by the Section 8 program, are set at 30% of income after medical expenses; tenants pay for their own heat and utilities.

Applicants must be age 62 or older or handicapped with mobility impairment, meet federal income guidelines, and be capable of a self-reliant lifestyle. As of the end of 2015, Van Schoonhoven Square was fully occupied. The director of the facility has indicated a need in Waterford for additional housing options for seniors, including additional low-income housing (perhaps as part of a mixed-income project), apartments with services and transportation, two-bedroom units, and housing for middle-income seniors. Waterford also has an adult home, Mill View, in the Northside neighborhood.

Ahana House is a licensed adult home in Waterford primarily serving people with HIV/AIDS. Established in 1995, it has 15 rooms with shared baths. On-site staff assists clients with personal care needs; medical services are provided by visiting nurses and home health aides. Ahana House is managed by Support Ministries for People with AIDS, a non-profit organization which also operates a housing advocacy program and Perry House, a housing facility for men, in the City of Albany.

To address the condition of housing in Waterford, the Town has pursued and received a number of housing rehabilitation grants through the U.S. Department of Housing and Urban Development's Community Development Block Grant (CDBG) Small Cities Program. These programs are of primary benefit to low and moderate income residents (as mandated by the funding source) and have assisted the Town in preserving their aging housing stock and maintaining opportunities for affordable housing. The Town of Waterford also received a Small Cities award in the early 1980s for housing rehabilitation in the Northside neighborhood. In 1998, the Town and the Village submitted a joint application to HUD for a rehabilitation program targeted to the area between Broad Street and the canal in the Village and the Dial City section of the Town along Mohawk Avenue. Despite the documentation of need, this application was not successful.

8.4 Housing Market Conditions

Local realtors indicate that homes in recent subdivisions such as Suncrest, Mallards Landing, Birch Glen, and Copperfield have sold quickly. There has been more interest in houses located in the Shenendehowa School District than in the Waterford-Halfmoon District. Historically, Waterford did not attract many individuals and families from outside the community. However in recent years with the development of the Global Foundries facility in near-by Malta/Stillwater the demand for housing by families new to the Town has been on the rise. Those who are buying homes in the Town now are either current Waterford residents "moving up" from less expensive homes, or new families moving into the area.

Data provided by the Capital District Regional Planning Commission yielded information on recent selling prices for single family homes in Waterford. The median selling price of a single family home in Waterford was \$119,647 in 1999, but that figure jumped to \$216,000 in 2015. However, prices vary depending on the school district. In 2015, for example, the average selling price for a single family home was \$171,000 in the Waterford-Halfmoon School District and \$276,200 in the Shenendehowa School District.

According to local realtors, the most desirable areas of Waterford from a housing market perspective include Northside, the Sugarloaf Pond area, the streets near the Waterford-Halfmoon School (e.g., Robin Lane), and the newer residential subdivisions off Fonda and Middletown Roads. Housing prices are generally higher in these areas than in other parts of Waterford, although the condition of housing in Northside is somewhat mixed. Homes in Swayze Acres, which has had little turnover, also sell quickly.

8.0 Housing

8.5 Issues, Opportunities and Challenges

Opportunities:

- Waterford provides many municipal services such as water and sewer, garbage pick-up, and police protection that many Saratoga County towns do not. This is an asset for both residential and commercial development.
- Recent in-flux of new families attracted to the Waterford area by Global Foundries creates opportunities for new residential and commercial development.

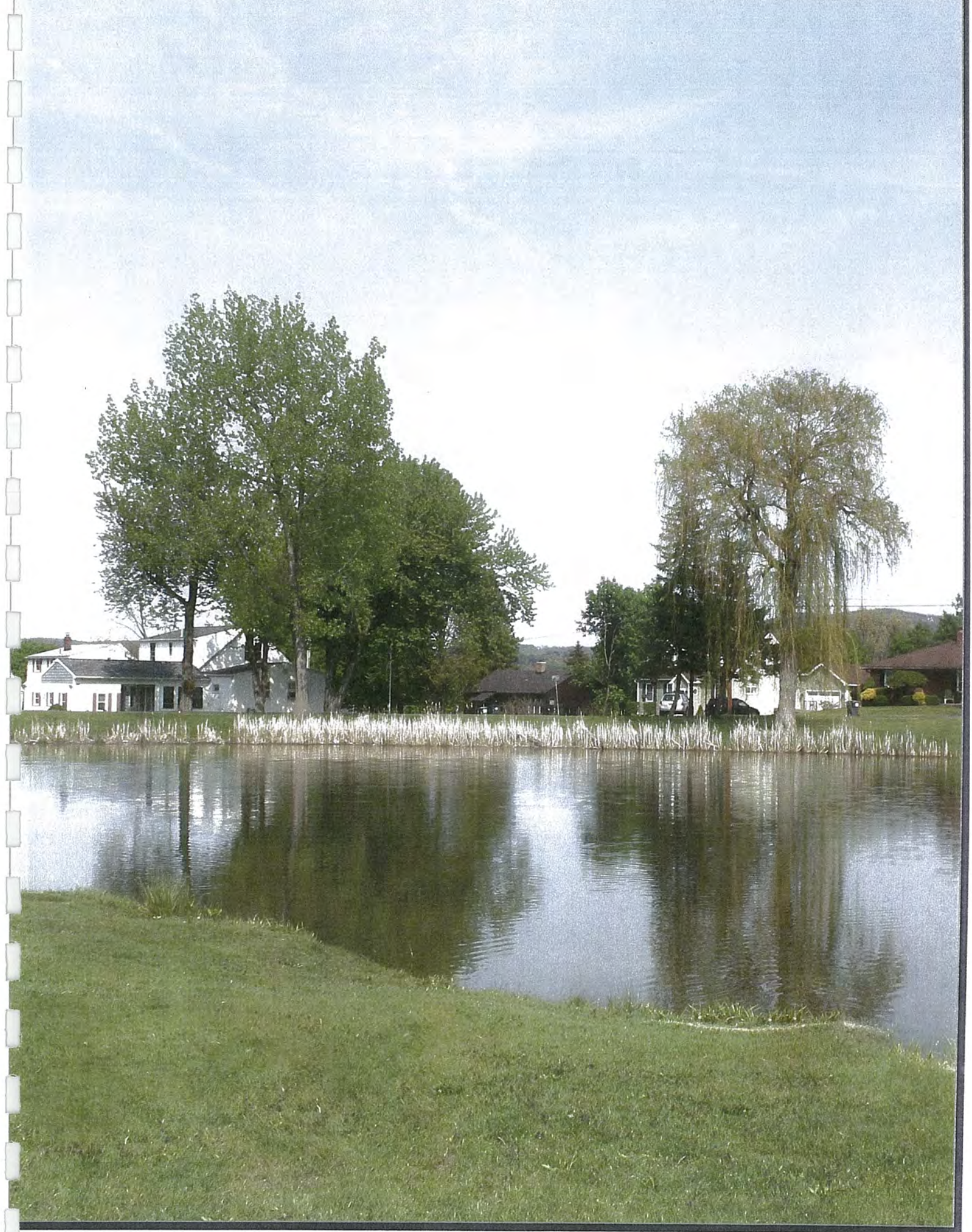
Challenges:

- The quality and condition of housing needs to be addressed in some of Waterford's older neighborhoods. It may be beneficial to focus housing rehabilitation efforts on streets where other improvements are being made, or in key "gateway" areas, to increase the impact of such programs.
- Steep slopes, limited roadway access, and the lack of infrastructure northwest of Catallo Drive present challenges to expanding residential development in this area.
- The condition of housing owned by absentee landlords is a concern of many residents. Increasing the rate of owner-occupancy might help protect existing property values and stabilize residential neighborhoods. Homeowners are more attentive to ongoing maintenance and upkeep of their properties and are more likely to invest in needed repairs or improvements.
- A variety of additional housing options, including two-bedroom apartments, may be needed for seniors in Waterford.

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9.0 Recreational Resources







9.0 Recreational Resources

9.1 Municipal Resources

The Town of Waterford has a wide variety of parks and recreational facilities from state park lands along the Barge Canal to residential developments in the Town. Waterford's close proximity to the old Champlain Canal, the Erie Division of the New York State Barge Canal, the Hudson River (an American Heritage River), the Mohawk River, and five islands provides ample park and recreational opportunities for its residents. As noted previously, Waterford is also part of RiverSpark, a statewide system of Urban Cultural Parks (see Historic Resources section). The parks and recreational facilities are publicly owned by the Town except for those parks on lands owned by the NYS Canal Corporation. Table 15 below summarize the Town parks and recreational facilities, including their location, size and description; parks on state-owned lands are summarized separately (See also, Parks, Trails, and Open Space Map).

Table 15: Town Owned Parks and Recreational Facilities

Name	Location	Acres	Description
Birch Glen	Birch Glen Estates	1.11	Landscaped, treed open space
Catallo Park	Timber Drive	N/A	Neighborhood park, swings, jungle gym, picnic benches
Clement Park	Top of Clifton Street	5.01	Playground: 2 jungle gyms, 2 basketball courts, baseball field, pavilion, parking
Garrett Park	Burton Avenue	7.08	Picnic tables, 2 baseball fields, dug-outs, baseball/soccer field, 4 tennis courts, concession stand
Middletown Road Recreation Fields*	Middletown Road	57.63	3 soccer fields, baseball and softball fields
Soldiers' and Sailors' Memorial Park	Broad and First Streets	.59	Sitting Area
Riverbend Park	Mallards Landing South	N/A	Boat launch
Sugarloaf Pond Park	Columbus Avenue	11.86	Landscaping around pond, fountains, geese, ducks
Suncrest Park	Suncrest Estates	3.70	Open space
Waterford Town Pool	Fourth and Ballston Streets	N/A	Handicap-accessible, in-ground pool with a bathhouse

*Acreage information from Town and Village of Waterford Assessors Offices
 *Town rents the land from St. Mary's Cemetery

In 1999, the Town of Waterford improved the neighborhood parks at both Birch Glen and Catallo Park off Timber Drive. At Birch Glen, improvements were made to the landscaping, while at Catallo Park, playground equipment, picnic benches and landscaping were added. The Town upgraded the facilities at Garrett Field in 2000, that included improvements to the soccer field, baseball fields and concession stands as well as the addition of a playground and pavilion.

New playground equipment was installed at Clement and Catallo Parks in Summer of 2016. There are plans for future upgrades to occur at other parks in Waterford. In November 2016 the Town opened a Community/Senior Center located on Second Street. This facility will be the new home for the senior community but will also be available to the entire community to hold various public events.



9.2 Parks on State-Owned Lands

There are five parks located on NYS Canal Corporation lands at different points along the canals in the Town and Village, including the Lock 2 Park, located in the Village just above Lock 2 of the Barge Canal; Washington Avenue Canal Park at Washington Avenue and Lock 3 on the Barge Canal in the Town; and a State Park on Waterford Flight Road at Lock 6 of the Barge Canal.

Lock 2 Park is a landscaped triangle-shaped park with picnic benches as well as a visitor's orientation exhibit established by the Hudson-Mohawk Urban Cultural Park. The park features the original Champlain Canal "side-cut" which now serves as a spillway with views of the old Champlain Canal. The Washington Avenue Canal Park is a greenspace with a sitting area and a panoramic view of the Mohawk River at Lock 3. An observation deck is located at Lock 6.

Legend

-  Parks
-  Publically Owned Land
-  Parcels
-  Waterbodies
-  Village
- NAME**
-  Waterford

Sources: -----

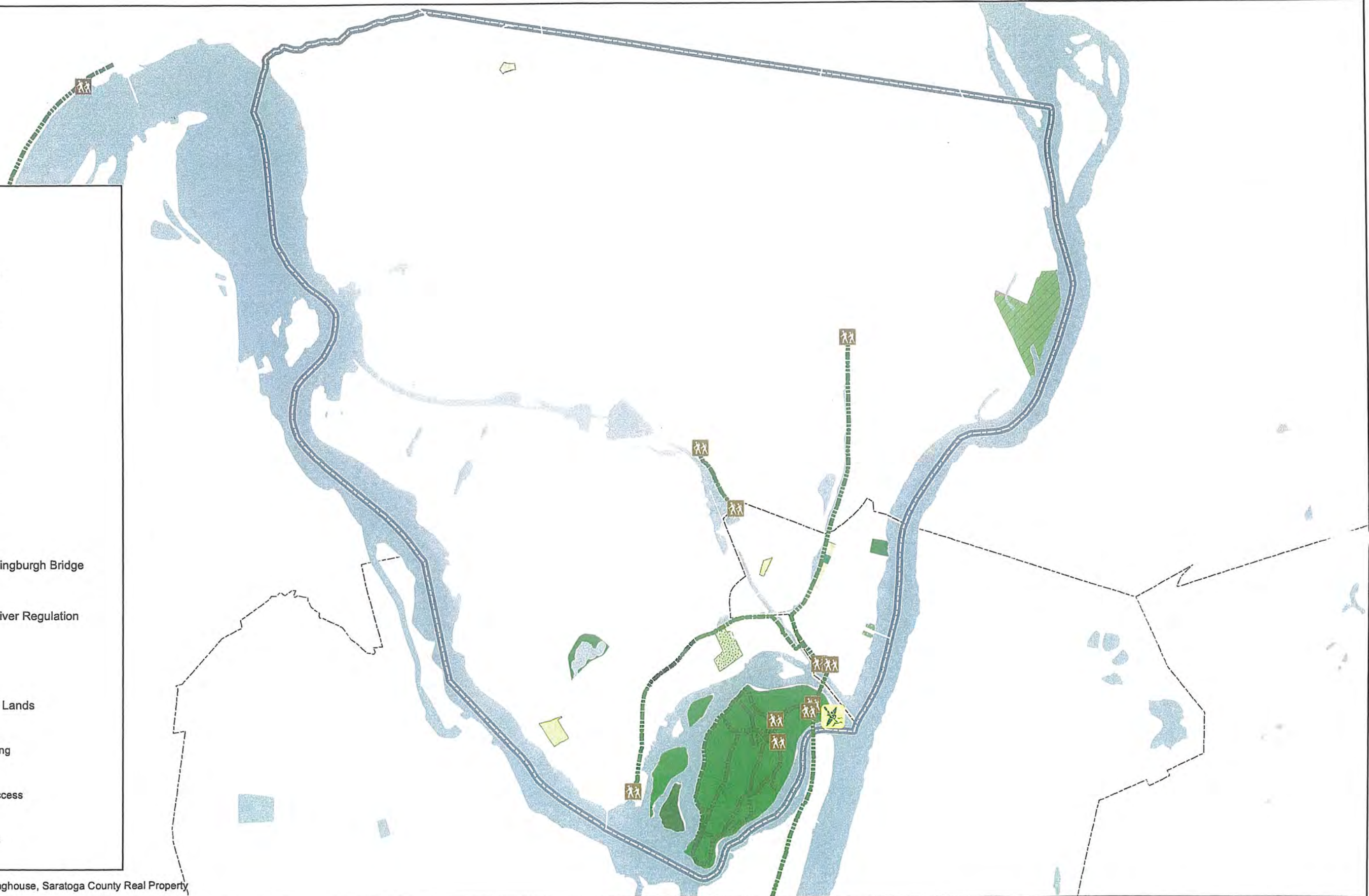


1 inch = 2,000 feet

Legend

-  Town of Waterford
-  Municipal Bounds
- Parks & Recreation**
-  Municipal Park
-  Swimming Pool
-  Playground
-  Athletic Field
-  Waterford - Lansingburgh Bridge Gateway Parks
-  NYS - Hudson River Regulation
-  State Park
-  Wild or Forested Lands
-  Trailheads & Parking
-  Canoe & Kayak Access
-  Recreational Trails

Sources: ESRI, NYS GIS Data Clearinghouse, Saratoga County Real Property



1 inch = 2,000 feet

9.0 Recreational Resources

Button Park is located in the Village of Waterford at the foot of Third Street on the Hudson River just south of Lock 2 near the Welcome Center. There are also picnic tables and a temporary docking facility owned by New York State at the site. Battery Park is located at the confluence of the Hudson and Erie Canal at First and Front Streets. It is a half-acre in size and has a picnic area and a boat launch. Both Button and Battery Parks have the Champlain Canal Walking Trail running through them.

Peebles Island State Park is a 132-acre State Park and National Register Historic District. The island was once an Indian settlement as well as a Revolutionary War fortification. In 1973, New York State purchased Peebles Island and currently, the State Office of Parks, Recreation, and Historic Preservation has located its restoration laboratory, warehouse, and administrative offices on Peebles Island in the former Cluett, Peabody & Co. Bleachery. Peebles Island has a two-mile hiking trail, scenic vistas, a pavilion and other passive recreation opportunities available.

The Town Waterford has a wide variety of parks and recreational facilities from state park lands along the Barge Canal to shared use neighborhood parks in the Village and residential developments in the Town (see Public Access and Recreation Areas and Parks, Trails, and Open Space Maps). Waterford's close proximity to the old Champlain Canal, the Erie Division of the New York State Barge Canal, the Hudson River (an American Heritage River), the Mohawk River, and five islands provides ample park and recreational opportunities for its residents. The parks and recreational facilities are publicly owned by the Town or the Village except for those parks on lands owned by the NYS Canal Corporation.

9.3 The Waterford Flight

The Waterford Flight is a set of five lift locks along the Erie Division of the Barge Canal. The locks are the highest set of lift locks in the world rising from an elevation of 15.2 ft at Lock 2 to the Mohawk River west of Lock 6 at an elevation of 184.0 feet. The Waterford Flight begins in the Village of Waterford at Lock 2 at the mouth of the Hudson River, and ends in the Town of Waterford west of Lock 6 above Cohoes Falls.



Overlooking the Erie Canal
Barton & Loguidice

In August 1999, funds were requested from the NYS Department of State for the improvement and repair of the existing state boat launch at the western end of the Waterford Flight of Locks, located at the end of Waterford Flight Road in the Town of Waterford. The property, which is commonly known as Alcathy's, is owned by the NYS Thruway Authority and operated by the NYS Canal Corporation. Elements of the project include the improvement of the existing bulkhead at the summit of the historic flight, the construction of new bulkhead, the extension of utilities to the site from an adjacent residential subdivision, and the installation of lighting along the canal walls and boat launch to provide night access to the site.

The Town and Village of Waterford also applied to the Hudson River Valley Greenway Council and the NYS Office of Parks, Recreation and Historic Preservation in August 1999 for funds to construct the Waterford Flight Trail between Lock 3 and Lock 4 of the Erie Canal and enhance existing access points and recreation areas near the Trail. The result of ongoing collaboration between the Town, the Village, and the NYS Thruway Authority, the project is the first of several phases of development for the Waterford Flight Trail, which will eventually extend from Lock 2 in the Village of Waterford out the Waterford Flight of the Erie Canal, along the Mohawk River connecting to the Town of Halfmoon.

9.4 Trails

Currently Waterford has a partially paved walking trail known as the Champlain Canal Trail. A one-and-a-half mile long segment of this trail runs from the confluence of the Hudson and Erie Canal at Battery Park to Lock 2 in the Village, crossing over the old Champlain Canal to the Waterford Historical Museum. Beginning at Broad and Sixth Streets, the trail continues for another mile, hugging the old Champlain Canal and continues north from the Village and into the Town behind the GE Silicones property.

A portion of a New York State bike route also passes through the Town and Village of Waterford. New York State Bike Route 9, which follows U.S. Route 4, is part of a network of bike trails developed by the NYS Department of Transportation. The trails span from Niagara Falls to Massachusetts and from New York City to the Canadian border along the Erie and Champlain Canal corridors. According to the NYS Canal Corporation, the bike trail extends from Cohoes on Route 4 and runs north along Hudson River Road in Waterford.

The Enhancement Plan for the proposed Champlain Canal Byway recommends the development of an off-road trail for recreational cycling and walking between Waterford and Whitehall utilizing portions of the old Champlain Canal towpath where it exists and the service road along the current Champlain Canal. The trail could be developed by linking existing completed trail segments, such as Waterford's Champlain Canal Trail, and developing new segments, particularly along publicly held rights-of-way.

The City of Mechanicville owns approximately six linear miles along the towpath of the old Champlain Canal in the Towns of Halfmoon and Waterford. In 1999, the City of Mechanicville applied for funding under the federal Transportation Enhancements Program to convert the towpath to a multi-use trail. Although the application was not successful, the City continued to seek funding for the trail project, and was successful in obtaining funds to create a multi-use trail which will provide a link for pedestrians and bicyclists between Waterford and Mechanicville. Construction of this trail is currently underway, including a section north of the Momentum site.

9.0 Recreational Resources

Champlain Canal Trail

Barton & Loguidice



9.5 Other Recreational Resources

Among Waterford's best kept secrets are the number and variety of stunning viewsheds and diverse landscapes. The most notable viewing points include the Cohoes Falls/Mohawk River overlook, the entire Waterford Flight corridor, five bridges, and Peebles Island State Park.

The Waterford Harbor Visitor Center is another recreational resource owned by the Town of Waterford. The Visitor Center is located within the Village of Waterford, overlooking the Mohawk River on Tugboat Alley. The Visitor Center offers 1,000 feet of Linear floating docks and 600 feet of concrete wall available for mooring along the shores of historic Waterford. Services provided by the Visitor Center include water, showers, electric power, and pump-out. Merchandise, phones and computers are also available for use.

The Waterford-Halfmoon SD offers the use of its building to community groups during non-school hours for such activities as sports, adult education, and drama production. Two gymnasiums, an auditorium, and an instruction area/cafeteria may be used. Friendship Park, an outdoor playground located on the school property, may also be used by residents.

9.6 Issues, Opportunities and Challenges

Opportunities:

- The large number of parks and playgrounds in Waterford is a great asset impacting the quality of life in the community.
- Several youth sports leagues use Garrett Park and the Middletown Road Recreational Fields, providing an opportunity to serve a large number of residents and bring additional visitors to Waterford.
- Clement Park may make a good place for connection to a possible Cohoes Falls overlook in the future, but is currently a site of considerable vandalism and petty crime. Increased use might reduce criminal activity.
- The proposed Mechanicville-Halfmoon trail segment along the towpath of the old Champlain Canal may provide an opportunity to link the Champlain Canal Trail into a larger regional trail network.
- Lock 5 of the old Champlain Canal, located about 1.5 miles north of Division Street behind Momentive and the old Town landfill, could be restored for interpretive purposes if illegally dumped trash can be cleaned up and a security gate is installed.

Challenges:

- The number of parks in Waterford makes it a challenge to maintain them.
- The Champlain Canal Trail is under-promoted and inconsistently marked. There is little awareness of the trail outside Waterford; brochures explaining the trail route are not easy to find.
- Several trails have been proposed but additional financial resources and volunteer contributions are needed to get these projects off the ground.

10.0 Infrastructure and Transportation







10.0 Infrastructure and Transportation

10.1 Sewer System

The sewage treatment facility has served both the Town and Village of Waterford since its completion in 1978. The facility, located on Mohawk Avenue, currently serves approximately 7,200 residents. The Town sewer system reaches almost all developed areas in the Town and Village. Almost all structures in the Town and Village are connected to the public sewer system. However, according to the Town Water Pollution Control Facility, there are a few areas of residences in the Town, predominantly seasonal homes, that are still using private on-site septic systems.

The largest commercial user is the former General Electric Silicones plant, now Momentive Performance Materials on Hudson River Road. Momentive filters the water that has been used for industrial purposes, but the Town sewage treatment facility handles the wastewater (sanitary sewage) generated by the plant.

10.2 Water Systems

Public water is available to the residents of Waterford from the Water Commissioners of the Town of Waterford. The Water Commissioners controlled and manage the Town's water works system which was originally constructed in 1913, but which is now closed down. To meet its needs, the Town currently purchases its water from the City of Troy via a trunk main under the Hudson River.

10.3 Solid Waste Disposal

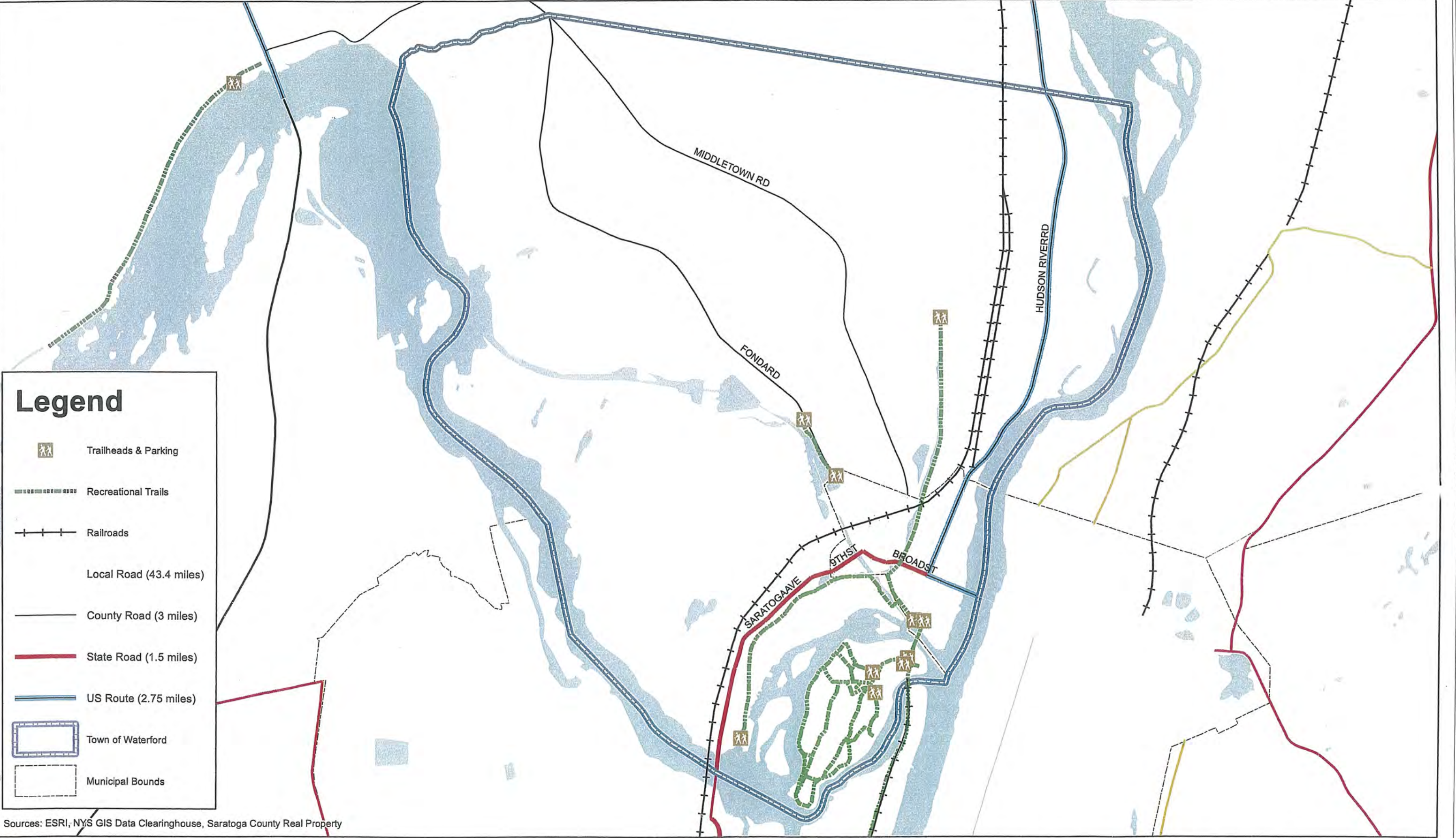
Waterford has established a contract with a private garbage hauler to collect and dispose of household waste. The company, County Waste, provides year-round household collection of waste to residents in both the Town and Village. The contract benefits the residents of Waterford by providing reduced garbage hauling costs, especially for residents in the more rural areas of the Town. Waterford residents are also able to drop off household waste that cannot be put in with the weekly garbage collection. The collection occurs at the Town garage on specified days from April to October.

10.4 Roadways









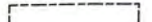
Jurisdictional classification identifies the level of government that holds responsibility for maintenance and design of a given road. These jurisdictions are typically state, county and local.

State routes make up many of the vital links to and from other municipalities in the region (see Transportation Map). Currently, NYS Route 32 and US Route 4 run through the Town of Waterford. Route 32 runs north-south, connecting the Town of Waterford to the Town of Halfmoon and the City of Mechanicville on the north and the City of Cohoes on the south. North of the Village, Route 32 runs along the shoreline of the Hudson River. The roadway handles a significant amount of traffic. (A portion of Route 32 from the Village of Waterford to the City of Cohoes is included as part of the existing Mohawk Towpath Trail Scenic Byway. The byway, which would connect Waterford with Schenectady's Stockade District, is described under Recent Initiatives in the Local Economy section.)





Legend

-  Trailheads & Parking
-  Recreational Trails
-  Railroads
-  Local Road (43.4 miles)
-  County Road (3 miles)
-  State Road (1.5 miles)
-  US Route (2.75 miles)
-  Town of Waterford
-  Municipal Bounds

Sources: ESRI, NYS GIS Data Clearinghouse, Saratoga County Real Property

Route 32 overlaps with Route 4, which runs north-south through the City of Troy and Rensselaer County, from the Waterford Bridge north to the Town of Stillwater; Route 4 then continues northward into Washington County and Vermont. According to the *Draft Enhancement Plan* for the proposed Champlain Canal Byway, which follows the U.S. 4 corridor, the most heavily traveled segments of the road are in Mechanicville, Fort Edward, and Hudson Falls. The report identifies five miles of U.S. 4 pavement north of the Village of Waterford as being in poor to fair condition. It also notes that the intersections of Route 4 and Second Street, and Route 4 and Division Street, in the Village of Waterford have been designated by the NYS Department of Transportation as Priority Investigation Locations, sections of state highway where the accident rate is greater than average.

Table 16: Traffic Counts for State Route 32 in the Town and Village of Waterford

Road Segment	Five Most Recent NYSDOT Counts (Year)				
Saratoga County line (Troy-Waterford Bridge) to Rt. 4 and Rt. 32 overlap	17,500 (1998)	17,800 (1995)	18,000 (1992)	18,300 (1990)	22,850 (2013)
Rt. 4 and Rt. 32 overlap to Brookwood Road, Town of Halfmoon	16,500 (1998)	15,800 (1997)	20,600 (1996)	16,100 (1993)	25,387 (2013)

Source: 2013 NYS Department of Transportation Traffic Volume Report.

Traffic count information for state highways is collected by the NYS Department of Transportation (DOT). These counts are conducted throughout the year and vary in the number of days calculated and the number of highways that are counted each year. According to NYS DOT, each average annual daily traffic (AADT) entry represents the number of vehicles traveling over a designated section of highway; roads are broken down into segments to allow for a more controlled count. The segments remain the same every year to allow for a comparable count number.

As shown in Table 17, the amount of traffic on Route 32 in Waterford has increased fairly significantly over the last 23 years. Some years in which the counts were taken had more traffic than others, such as the 1996 count for the segment between the Route 4 and 32 overlap north to Brookwood Road in Halfmoon. However, changes in the volume of traffic can be caused by many different factors, including changes in centers of employment in the County caused by the Global Foundries factory, shifts in residential development to outlying areas of the Town, road conditions, growth in the number of vehicles in use, increased activity in the segment measured, and other new development in adjacent communities.

The NYS Department of Transportation completed work on the Fourth and Sixth Street bridges in the Village of Waterford in 2001. In addition, work on the Ninth Street bridge over the Barge Canal occurred in 2002. NYSDOT also worked with the Village of Waterford and the NYS Office of Parks, Recreation, and Historic Preservation to rehabilitate North Bridge, which links the Village to Peebles Island in 2002.

Waterford has a limited number of County-owned highways. County Routes 96 (Middletown Road) and 97 (Fonda Road) run from the northeastern corner of the Village of Waterford northwest through the

10.0 Infrastructure and Transportation



9th Street Bridge
Barton & Loguidice

Town of Waterford to the Town of Halfmoon. Just before the two roads reach the Halfmoon municipal line, they join together. These two roadways, which carry traffic to the majority of the housing available in the Town outside the Village, are the only major travel routes linking the Village with the northwestern section of the Town.

Traffic count data is available from the Saratoga County Highway Department for these roadways. However, unlike the state traffic counts, the County road counts for the last few years were not conducted in a uniform manner and as such, do not allow for a direct comparison of traffic trends over time.

All other roadways in the Town of Waterford are classified as local roads. These roads are maintained by the Town Highway Department.

Three road segments within the Town are considered non-state federal-aid roads. These are federal-aid roads, not part of the state touring route system, that are maintained by either municipalities or counties. Road segments in Waterford include Fonda Road from Middletown Road to Sixth Street, Middletown Road from Fonda Road to the Village line (both maintained by Saratoga County), and Sixth Street from Route 4 to the Village line (maintained by the Village of Waterford).

Despite the geographical location of Waterford in the Capital Region, there are no four-lane highways running through the Town. Interstate 787 (I-787) is the primary interstate serving Waterford. Although the original plans for I-787 called for the road to run through the Village of Waterford, the proposal was never implemented. A NY-787 interchange in the City of Cohoes carries traffic into Waterford via Route 32, providing access to the regional interstate highway network. Waterford residents can also access the Northway (I-87) via the Grooms Road exit in the Town of Halfmoon.

10.5 Travel Behavior

The most reliable data regarding travel behavior in the Capital District is the U.S. Census of Population and Housing which was last conducted in 2010. One out of seven households during the 2010 Census was questioned about the characteristics of their journey to work.

<i>Table 17: Resident Commuter Patterns - Town of Waterford</i>	
	Residents
Commuters from outside the Town working in municipality (Town/ Village)	2,182 (62.6%)
Residents who live and work within the Town	568 (16.2%)
Commuters who live in Town but worked elsewhere outside of the Town/Village	3,666 (79.4%)
Worked elsewhere in Saratoga County	302 (9.4%)
Worked outside Saratoga County, but in MSA	2,376 (64.7%)

Source: Capital District Regional Planning Commission (CDRPC)

As shown in Table 17, the majority of employed Waterford residents work outside their place of residence. Only 16.2% of Town residents worked within the Town (excluding the Village) in 2010. Approximately 79.4% of Town residents work outside Saratoga County, but within the Capital Region, primarily in Albany and Rensselaer Counties, which are directly adjacent to Waterford.

10.0 Infrastructure and Transportation

10.6 Other Modes of Transportation

Public transit service in Waterford is provided by the Capital District Transportation Authority (CDTA). The Route 85 bus runs from Waterford to Troy seven days a week. In Troy, riders can transfer to another bus for access to the cities of Albany and Schenectady. The bus runs fairly often on weekdays, allowing its use by residents working outside of Waterford.

The Town of Waterford does not have its own airport. However, there are five airports in Saratoga County. The Saratoga County Airport in Ballston Spa is the largest operation. This is a general aviation facility primarily used to provide access to non-urban areas. According to the NYS Department of Transportation's *Inventory of Aviation Facilities*, there were 78 aircraft based at the County airport and 42,128 annual aircraft operations (landings and take-offs) in the 12 months prior to the last inspection (January 2014). In comparison, the Albany International Airport in Colonie, underwent extensive capital improvements since 1990 and is classified now as an international commercial use airport, and had over 142 aircraft based at the airport and a total of 1,350,000 enplaned passengers (2015 est). The Albany International Airport is a much larger airport that handles both cargo and passenger flights.

10.7 Issues, Opportunities and Challenges

Opportunities:

- The availability of municipal water and sewer in the Town of Waterford continues to serve as a stimulus to residential development.

Challenges:

- Most roadways in the Town are local and responsibility for maintenance rests with the Town of Waterford.
- Traffic safety concerns, including truck traffic, may need to be addressed. The speed of traffic in general along Saratoga Avenue is also an issue of concern as expressed by public comment received during several public workshops.
- In the past year NYSDOT has erected additional way finding signage such as "Path Through History" and "I Love New York" signs to direct tourists to local sites such as the Waterford Flight and the Visitor's Center. However better directional signage is still needed along Waterford's roadways to indicate the locations of the waterfront, trails, significant historic resources, and other amenities.

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11.0 Local Administration





Town Hall

<http://www.saratogacountyny.gov>



11.0 Local Administration

11.1 Governmental Structure

Like other towns in New York State, the Town of Waterford is governed by a Town Supervisor (who also serves as the Town's designated fiscal officer) and a four-member Town Council. The Town provides the municipal services typical of most towns including police and fire protection, garbage collection, street maintenance, snow removal, parks and playgrounds, tax assessment and collection, code enforcement, and planning and zoning. The Town offices are based in Town Hall on Broad Street. See Land Ownership Map for distribution of private and public land ownership.

The Village of Waterford is the only incorporated village located within the boundaries of the Town of Waterford. The Town of Waterford provides space for the Village office in Town Hall.

There are many areas of intermunicipal cooperation between the Town and the Village. For example, the Town police department protects the Village. Both the Town and the Village pay into Waterford's sewer district, and jointly solicit bids for garbage pick-up, resulting in a significant cost savings. The Town and the Village have also worked together on many of the initiatives related to the waterfront, including the new Welcome Center and various festivals.

Town Planning and Zoning Functions:

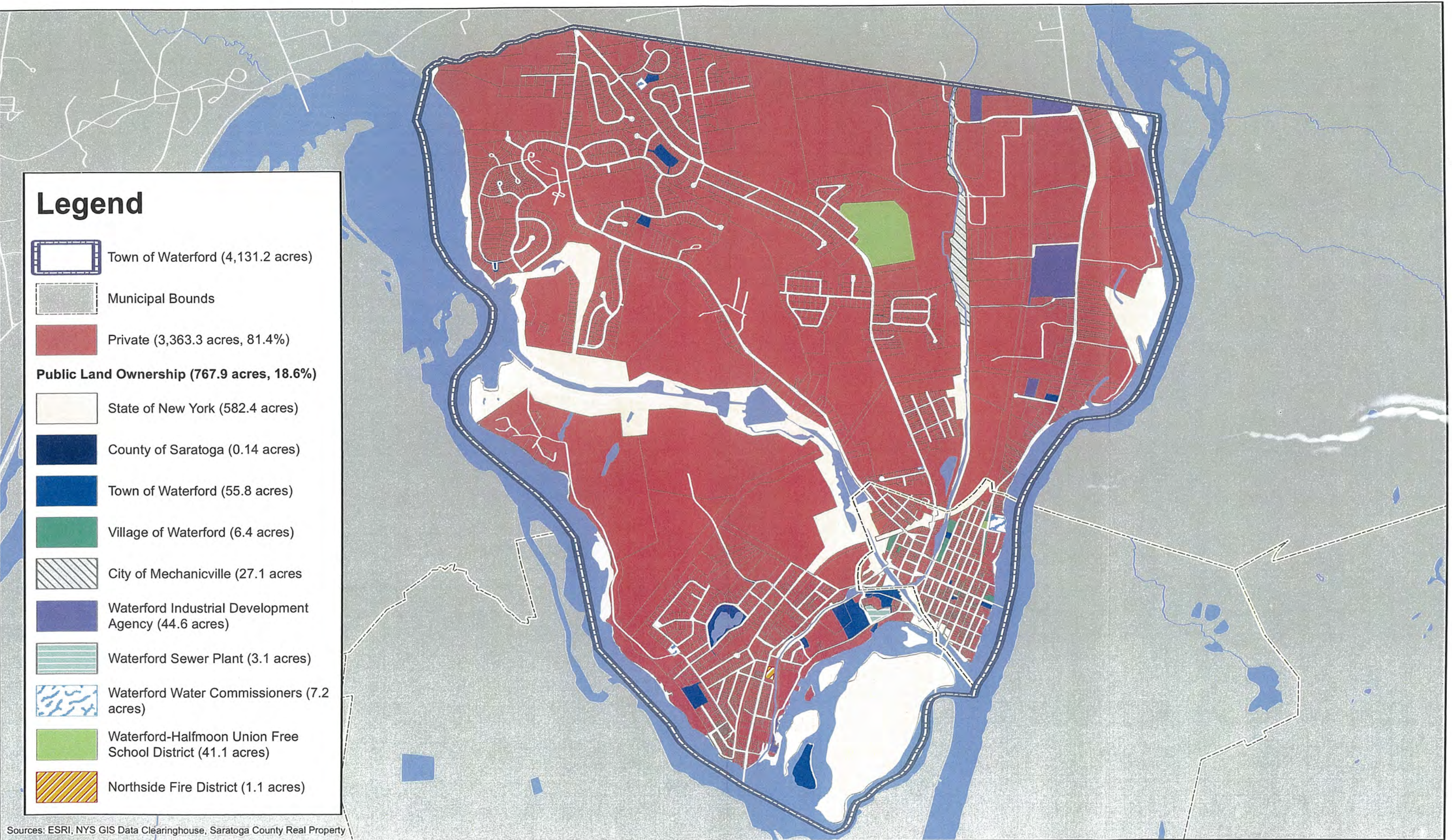
Among the most important powers and duties granted by the State of New York to town and other municipal governments is the authority and responsibility to undertake comprehensive planning and to regulate land uses for the purpose of protecting the public health, safety, and general welfare of their citizens. New York State law authorizes Town Boards to enact and enforce land use regulations to regulate any aspect of land use and community resource protection. A local land use ordinance may include zoning, subdivision, special permit or site plan regulations or any other regulations which prescribe the appropriate use of property or the scale, location, and intensity of development (see Land Uses and Zoning section for a discussion of these regulations in Waterford).

To assist in the administration and enforcement of land use regulations, state law authorizes Town Boards to create and appoint a zoning board of appeals and a planning board. Provisions of this law address such issues as the appointment of members, ineligibility, terms of office, chairperson duties, appropriation of expenses, board of appeals procedure and permitted actions, and the powers of the planning board.

The Town of Waterford Zoning Board of Appeals, which meets monthly, consists of five members. Its duties and functions are based on §267 of the Town Law of New York State. Under the Town of Waterford Zoning Law, the Board of Appeals is responsible for deciding questions involving interpretation of any provision of the local zoning ordinance and granting variances and permits upon application if justified. The Waterford Town Code also states that the ZBA "shall become familiar with the community goals, desires and policies as expressed in a Comprehensive Plan" (§A167-3).

The Town of Waterford Planning Board has five members. The duties and functions of the Planning Board are based on §271 of the Town Law of New York State.





Legend

-  Town of Waterford (4,131.2 acres)
-  Municipal Bounds
-  Private (3,363.3 acres, 81.4%)
- Public Land Ownership (767.9 acres, 18.6%)**
-  State of New York (582.4 acres)
-  County of Saratoga (0.14 acres)
-  Town of Waterford (55.8 acres)
-  Village of Waterford (6.4 acres)
-  City of Mechanicville (27.1 acres)
-  Waterford Industrial Development Agency (44.6 acres)
-  Waterford Sewer Plant (3.1 acres)
-  Waterford Water Commissioners (7.2 acres)
-  Waterford-Halfmoon Union Free School District (41.1 acres)
-  Northside Fire District (1.1 acres)

Sources: ESRI, NYS GIS Data Clearinghouse, Saratoga County Real Property



1 inch = 2,000 feet

11.2 Fiscal Trends

The budget for the Town of Waterford authorized total expenditures of \$7,856,551 for fiscal year (FY) 2015. Current operations accounted for 80% of annual expenditures. Equipment and capital outlay made up 8% of expenditures and the remaining 11% of budget expenditures was for principal and interest payments on debt service.

Upon a closer analysis of the operational, capital outlay, and equipment expenditures, the Town of Waterford expended \$3,610,100 in FY 2015 for all operational and capital outlay functions. According to the *State Comptroller's Special Report on Municipal Affairs (1998)* the most significant allocations were for police protection (20%); transportation (18%); community services (18%), which include such functions as garbage collection and transfer, housing and community development programs; general government (18%); and utilities (15%), which includes sewer and water systems. Other allocations included cultural and recreational expenditures (parks, recreation, the library, and cultural programs), as well as health, fire protection, and other public safety expenditures.

On the revenue side, the Town of Waterford had \$3,612,375 in revenue in FY 2015. Sources of revenue included real property taxes, assessments and other items which accounted for 46%, sales tax revenue (25%) and intergovernmental aid including State, Federal and local aid (11%). The Village of Waterford's total revenue in FY 1997 was \$822,000. Real property taxes, assessments and other items accounted for 26%, sales tax for 14%, and intergovernmental aid for 57%.

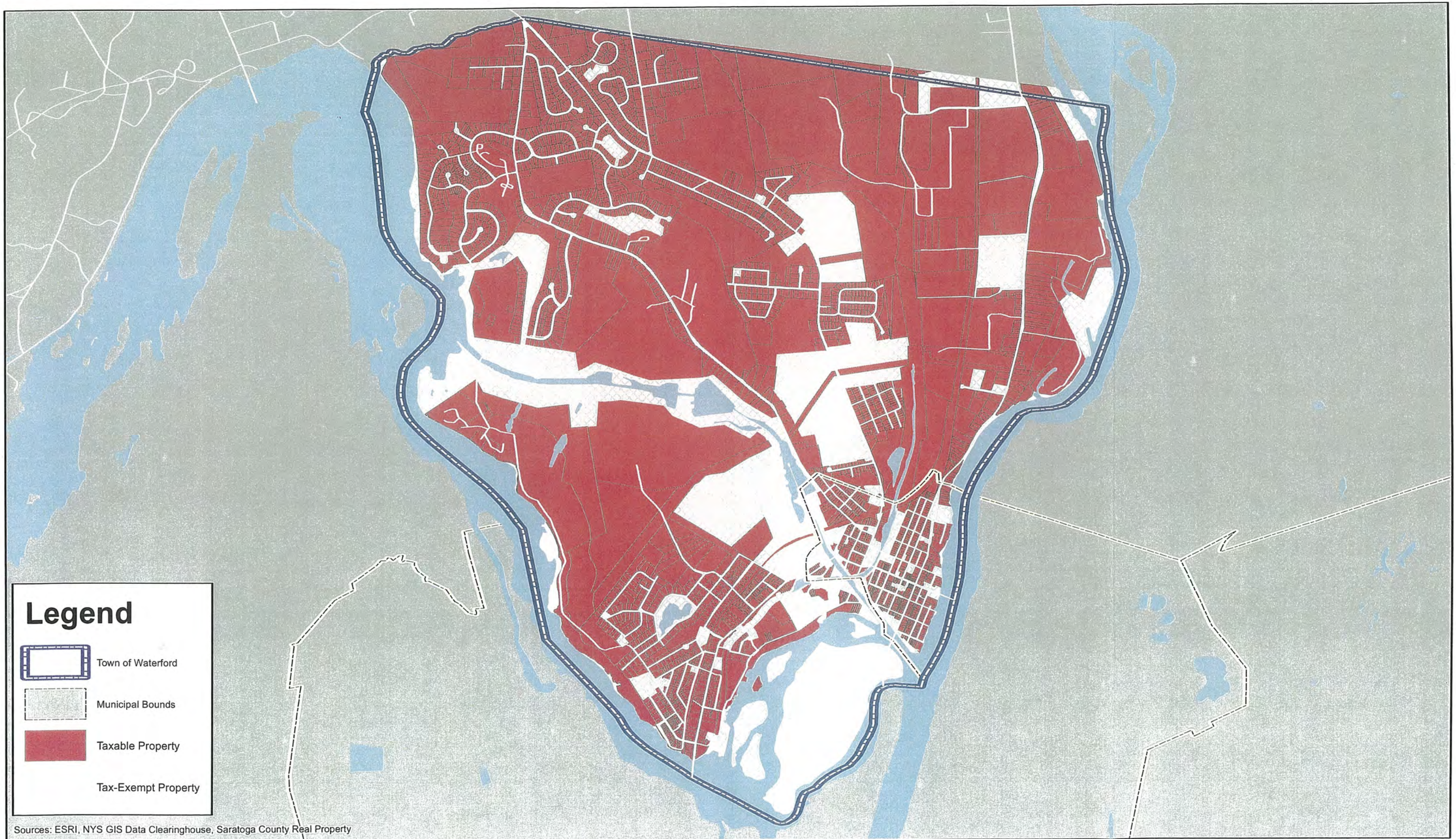
11.3 Property Tax Base

The economic growth of a municipality can, in part, be measured by net additions to the assessment rolls over time. New construction activity and improvements to existing property generally have a direct positive impact on property values. This broadens the tax base from which municipalities can draw needed revenues to provide residents with desired services. To evaluate trends in the Town's assessed tax base, assessment data were analyzed for the period of 2014-2016, and are summarized in Table 18. See Tax-Exempt Properties Map for geographic location of tax-exempt parcels.





Table 18: Tax Assessment Trends — Town of Waterford

	2014 (3,022 parcels)	2015 (3,027 parcels)	2016 (3,028 parcels)
Total Assessed Value (000)	\$239,616,766	\$240,018,162	\$240,622,483
Taxable Value (000)	\$202,862,632	\$203,583,908	\$204,059,055
Tax Exempt Value (000)	\$36,754,134	\$36,434,254	\$36,563,428
Tax Exempt %	15.34%	15.18%	15.20%

Source: Town and Village of Waterford Assessors
 These figures are for the Town of Waterford including the Village



Legend

-  Town of Waterford
-  Municipal Bounds
-  Taxable Property
-  Tax-Exempt Property

Sources: ESRI, NYS GIS Data Clearinghouse, Saratoga County Real Property



1 inch = 2,000 feet

11.0 Local Administration

The Town of Waterford's total tax assessment value in 2016 was \$240,622,483. This figure, which includes the Village of Waterford, represents an increase of less than 1% since 2014. The taxable value, which excludes tax exempt properties, increased 0.59% from 2014 to 2016, as the total value of tax exempt property in Waterford increased to \$1,196,423, or to 0.50% of all land valuation. The Town has decreased the amount of tax exempt land by 0.52%. This means that land that was once tax exempt is now available a part of the total taxable land in the Town.

Trends in the real property tax rates which applied to the Town of Waterford from 2014 to 2016 are shown in Table 19. For those living in the Shenendehowa Central School District, the combined tax rate in 2016 was \$72.87 per \$1,000 assessed value. This rate is up from the previous year, although the rates have fluctuated over the past three years decreasing overall by 13.87%. For Town residents living in the Waterford-Halfmoon UFSD, the combined tax rate in 2016 was \$55.29 per \$1,000, decreasing by 16.47% over the past three years. Rates in the Waterford-Halfmoon UFSD have also fluctuated over the past three years.

Table 19: Real Property Tax Rates, Town of Waterford

	2014	2015	2016
Town of Waterford			
County Rate*	6.66	6.63	4.9
Town Rate*	11.79	12.96	0.00
School District Rate			
Waterford-Halfmoon UFSD	47.74	28.63	50.39
Shenendehowa CSD	66.15	40.24	67.97
Total Tax Rate Per \$1,000	\$66.19—\$84.60	\$48.22—\$59.83	\$55.29-\$72.87
Equalization Rate	37.50	34.80	32.60

Source: Town and Village of Waterford Assessors
 These figures are for the Town of Waterford including the Village

11.4 Public Safety

Law Enforcement: Law enforcement in Waterford is provided by the Town of Waterford Police Department. Through an intermunicipal agreement, the Town Police Department provides community policing for both the Town and Village of Waterford. The Department currently consists of 34 personnel, including civilians.

The Waterford Police Department was established during the 1920s and 1930s. There were two constables at the time who would be dispatched to a complaint from their homes by the Town Supervisor. It was not until 1953 that Waterford put its first police car into service. In 1972, a civilian dispatcher position was established. This position was filled by a civilian who would dispatch from his home 24 hours a day. Since April 1975, the Waterford Town Police Department has been operating on a full-time basis.

The Town police force includes three sergeants and seven full-time police officers. The Department also has a full-time Public Safety Commissioner. There are three full-time and three part-time dispatchers, all civilian; two police matrons, employed to help the Department accommodate female prisoners; an Animal Control Officer; and one crossing guard, also civilian.

The Department employees provide services not typically found within small local police departments. The Town Police Department has three evidence technicians, two bicycle patrol officers, and a DARE/Juvenile Officer. The Department has established ten neighborhood watch groups throughout the Town and Village to provide a constant watch over activities within each watch area. Police vehicles include three marked patrol cars and one unmarked car.

Statistics from the New York State Division of Criminal Justice Services indicate that the Town of Waterford had a crime rate of 6.74 per 1,000 population in 2014 (the most recent data available), compared to a rate of 18.9 per 1,000 for Saratoga County as a whole and 38.3 per 1,000 for New York State, excluding the City of New York. The crime rate measures the number of Part I crimes, which include murder, rape, robbery, aggravated assault, burglary, larceny, and motor vehicle theft.

The NYS Division of Criminal Justice Services statistics also show that there were 691 reported Part II crimes in the Town of Waterford in 2014. Part II crimes include possession or sale of a controlled substance, criminal mischief, simple assault, DWI, and disorderly conduct. Criminal mischief accounted for 42.1% of all reported Part II offenses to the Waterford Police Department, 8.9% were simple assault, and 2.8% were DWI. In 1997 there was just one reported case of a controlled substance offense in Waterford. That number has only slightly increased to 3 controlled substance arrests reported in 2016.

Fire Protection: Fire protection in the Town and Village of Waterford is provided by three volunteer fire departments. Each of these departments participates in the Saratoga County mutual aid system as well as offering mutual aid assistance to the Cities of Cohoes and Troy.

The Northside Fire District is covered by the Northside Fire Department, which consists of one fire company, the F.B. Peck Hose Company, established in 1886.

The Halfmoon-Waterford Fire Department covers the northwest portion of the Town, including the high school and the area where Fonda and Middletown Roads meet. This is considered part of the Halfmoon Fire District, which also includes portions of the Town of Halfmoon. Based on Middletown Road, the department is made up of one fire company that has rescue equipment and provides emergency medical services.

11.0 Local Administration

The objectives and procedures for the municipal fire departments in Waterford are similar to those of all departments nationwide, and especially in the northeast where older industrial structures lie close to one another and pose a more significant fire hazard. The standard operating procedure is to provide rescue operations first, protect exposures second, and third, to fight.



Knickerbocker Steamer Company:

Source: <http://www.firedepartment.net/directory/new-york/saratoga-county/waterford/waterford-fire-department-knickerbocker-steamer-company>

Rescue Squad: The Waterford Rescue Squad, Inc. has been in service in the Town and Village since 1950. Under contract to the Town, it provides emergency ambulance service and basic life support, responding to 947 calls in 2015. The Rescue Squad has four paid employees who work during daytime hours, and thirty volunteer members, including trained emergency medical technicians. While primarily funded by taxpayer support, the Rescue Squad also receives donations from the public.

The Rescue Squad's building at 46 Fourth Street in the Village of Waterford is a designated Red Cross shelter which has served the community at times of disasters, such as floods. The organization also offers CPR classes to the public as well as educational programs in school classrooms. The Rescue Squad has two ambulances, purchased in 2003, and 2009, and a first-response vehicle purchased in 2002. The Squad recently added bike patrol units that can be deployed in two-person teams for special events. The organization has indicated a need for a new ambulance within the next year or two to replace the older 2003 unit.

11.5 Educational Services

The Town of Waterford is served by two public school districts. The Waterford-Halfmoon Union Free School District (UFSD), which serves the residents of the Village of Waterford and part of the Town; and the Shenendehowa Central School District (CSD), which serves the northwestern portion of the Town, although there is a residential area of the Town that has the option of attending either school district.

The Waterford-Halfmoon Union Free School District is based in one K-12 building located at 125 Middletown Road in Waterford. The district serves 831 students (as of December 2015), with a student to teacher ratio of 11:1. According to the school district, total enrollment has decreased over the past ten years, down from more than 1,000 students in 1980; however, enrollment has remained steady over the past few years. The Waterford-Halfmoon UFSD 2014 School Report Card from the NYS Education Department indicated that the district's fall 2015 average class sizes were similar to the statewide public school averages.



St. Mary's School:
Smwaterford.org

According to the Waterford-Halfmoon UFSD's Superintendent of Schools, the school building, constructed in 1962, has a maximum capacity of approximately 1,200 students and is in excellent condition. Despite the fact that building capacity has not been maximized, there is a need for additional K-5 and Boards of Cooperative Educational Services (BOCES) program classrooms and the school district is considering approaching the community for a future building project. A recent building project was approved to update electrical and lighting in the school and add a media center. A new bus garage, parking lot, and athletic field renovations are also included in the building project, which was completed in 2001.

11.0 Local Administration

The Shenendehowa Central School District serves a significant portion of the Town of Waterford including those residents living north and west of the Waterford Central School on Middletown Road. The district also serves residents of the Town of Clifton Park and has a total enrollment of 9,758 students (as of November 2015). There are 4,209 students enrolled in seven K-5 elementary schools, 2,191 students in three middle schools, and 2,734 students in two high schools. According to the district, many of the children residing in Waterford attend Tesago Elementary School, Koda Middle School, and both high schools as they are divided by grades: High School West serves grades 9 and part of 10 and High School East serves grades 11, 12, and the remainder of 10. All four of the buildings are located in the Town of Clifton Park at a nine-building, 232-acre campus on Route 146. Three other elementary schools are individually located off campus.

According to the Shenendehowa CSD 2014 School Report Card from the NYS Department of Education, the district's teacher to pupil ratio was one teacher for every 16.1 students (as of fall 2015) which was above the state average of 14.7 students. The district's class size averages reflected the statewide public school averages.

The Shenendehowa CSD's school buildings range in age from the first building on the campus opening in 1953 to the most recent, Koda Middle School, which was a new addition to the middle school facilities on the campus in September 1999. The latter project allowed the district to shift all grade nine pupils to the high schools and all 6-8 graders to the middle school portion of the campus.

11.6 Issues, Opportunities and Challenges

Opportunities:

- The extent to which the Town and the Village work together on a variety of issues and programs represents an important opportunity for future intermunicipal cooperation.

Challenges:

- Up until the late 1990's there was a grey area over the boundary lines of the Shenendehowa and Waterford-Halfmoon School Districts. However the resultant solution was a decision by both districts to split the Mallards Landing South neighborhood, which is still an issue for the residents. Decision makers should consider altering the district boundary lines to address resident concerns .

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12.0 Goals and Recommendations







12.0 Goals and Recommendations

12.1 Goals

The goals identified in this plan were derived from and influenced by public input and endorsed by the comprehensive plan steering committee. Six (6) goals were developed and validated throughout the planning process, achieving these goals will transform Waterford into the community that residents want to see. To achieve these six goals multiple actions were identified for each goal. This will assist current and future decision makers when determining what steps to take to shape the future of Waterford.

1. **Provide** and maintain high quality facilities and a variety of parks and recreational programs and opportunities to accommodate the needs of residents and visitors of all ages and abilities.
2. **Protect** open space, scenic vistas, and other important natural resources in Waterford for future generations.
3. **Maintain** a strong healthy tax base and promote the long-term economic volatility of the community.
4. **Preserve**, promote, and enhance Waterford's historic and cultural assets.
5. **Stimulate** economic development by capitalizing on Waterford's waterfront location, architecture and history.
6. **Proactively** direct future development across the entire Town by updating and enhancing the overall quality of zoning ordinances, physical infrastructure and municipal services in Waterford; Provide for a mix of housing types and densities to meet the housing needs of individuals, families and seniors while maintaining the continuity of established residential neighborhoods; and protect public health and safety.

12.2 Recommendations

Goal 1: Provide and maintain high quality facilities and a variety of parks and recreational programs and opportunities to accommodate the needs of residents and visitors of all ages and abilities

The Town of Waterford has a wide variety of parks and recreational facilities ranging from state parks and walking trails along the Barge and Champlain Canals to neighborhood parks and residential developments. Many of parks are owned by the Town and those along the Canal are owned by New York State.

The numerous active and passive parks are a tremendous asset to the Town, but require significant resources for maintenance and upgrades. Another asset is the state-owned park lands along the Canals and Rivers where there are walking trails, picnic areas and boat launches. Unfortunately, there are still but a few contiguous walking trails and the picnic areas and boat launch areas are somewhat underutilized. To revitalize and improve existing park areas four (4) recommendations have been identified to achieve this goal.

Recommendation 1.1:

Improve existing parks and recreational facilities by providing better equipment and amenities

Sugarloaf Pond is an attractive park located in the Town of Waterford along Columbus Avenue. Currently it is a landscaped park in a residential neighborhood with a pond containing fountains, geese, ducks and fish in the summer and is available for ice skating in the winter. It is considered to be a wonderful community asset that could continue to be enhanced all year long.

The Town of Waterford should consider constructing a “warming hut” that provides shelter, seating and a place to leave shoes while skating and will increase the maintenance of the ice itself. This hut could also be utilized in the warmer months as a place for shade. Furthermore, the Town should enhance fishing opportunities by monitoring and restocking the pond as needed.

Residents expressed a desire for dog parks and community gardens within the community. Existing Town parks or other passive parks could be excellent places for the Town to consider developing a community garden for resident use. Dog parks could also be implemented at any of these passive parks, restrictions on time of day when use is appropriate would be necessary.

Recommendation 1.2:

Promote and market Waterford's recreational assets regionally and year round

In spite of numerous improvements that have been completed in the commercial corridors and waterfront areas of Waterford, some parts of the Town remain a somewhat secluded, well-kept secret, at least in the sense that few people are aware of its many recreational and cultural assets.

Waterford has several winter recreational opportunities including ice skating and fishing on Sugarloaf Pond and cross country skiing on the canal trails. Waterford may wish to explore the possibility of lowering the water levels of the canal in and around Waterford to create linear ice skating in the winter. These activities and others could be promoted through a winter carnival event which will maximize exposure of available activities to the community and promote Waterford regionally.

Waterford should also be focusing on marketing these assets and activities to other communities within the region to attract new visitors. This can be done by working closely with the Village and County or by partnering with the NYS Canal Corporation and other partners with regional connections.

As the Town expands its wayfinding signage to include additional maps, walking tours and signage, a web site (or web pages within an existing site) would be an excellent mechanism to promote Waterford's resources and educate residents and visitors about the area's recreational and heritage tourism assets. The site could be developed with assistance from local volunteers, including retired persons and high school students and should include photographs, trail maps, and detailed information about Waterford's history, attractions, amenities and services. New York State communities, like communities in other many other states, are increasingly recognizing the value of heritage, culture, and arts-related tourism and are promoting their assets in brochures and web sites. Recent New York examples include the small villages of Waterloo, New York and Homer, New York.

12.0 Goals and Recommendations

Recommendation 1.3:

Make improvements to access and amenities at the formerly Alcathy's Marina

The Town should seek State and Federal grants to make improvements and repair the existing state boat launch at the western end of the Waterford Flight of Locks of the Erie Canal, located at the end of Flight Lock Road in the Town of Waterford. The property, which is commonly known as Alcathy's, is owned by the NYS Thruway Authority and operated by the NYS Canal Corporation. Elements of the project should include the improvement of the existing bulkhead at the summit of the historic flight, the construction of new bulkhead, the extension of utilities to the site from an adjacent residential subdivision, and the installation of lighting along the canal walls and boat launch to provide night access to the site.

Access could be improved if the Town acquired land from the State in order to develop better access points and increase use of the site. Amenities such as areas for non-water related recreation would allow for residents to enjoy the scenic viewsheds provided by the river.

Recommendation 1.4:

Enhance trail connections to provide expanded public access to waterways, trail heads, and increase connections between the waterfront and residential or commercial areas

While a strong network of trails has been initiated along the Waterford Flight and Mohawk River, there are large segments that have not been completed and there is a great need for expanded public access to the trails. There are several segments that should be focused on in the near future:

- Extension of Champlain Canalway Trail along the Champlain Canal to Waterford's border with the Town of Halfmoon (Currently underway)
- Pedestrian Trail and park enhancements along the north side of the Waterford Flight from Lock 2 to the Mohawk River at Lock 6. This includes the installation of interpretive signage, trail makers, picnic and seating areas, landscaping in selected areas paving, and striping
- Encouraging the NYS Canal Corporation to revitalize and restore the park facilities at Lock 6; including the access road
- Development of the Northern Mohawk River Trail along the Mohawk River shoreline from the NYS Boat Launch (Alcathy's) above Lock 6 to Waterford's boundary with the Town of Halfmoon
- Development of Cohoes Falls Trail converting the informal footpath along the Mohawk River shoreline to a formal pedestrian trail. The existing Clement Park would become the formal entrance to the trail

Goal 2: Protect open space, scenic vistas, and other important natural resources in Waterford for future generations

The shoreline areas of the Town include a number of environmentally sensitive features, including wetlands, flood prone areas, and steep slopes. Shoreline areas also include numerous recreation, water-dependent, and water-enhanced uses, including the waterfront promenade, boat launch, street-end parks and seasonal floating docks along the Erie Canal in the Village; NYS boat launch (Alcathy's); the Waterford Flight; Clement Park; Soldiers and Sailors and Knickerbocker Parks; Fourth Street Park; and Garrett Field.

The areas above, below, and adjacent to the Cohoes Falls along the Mohawk River shoreline are important open space areas with spectacular scenic views. These areas should be protected, enhanced through creation of additional public access points, and developed with caution, preserving public access opportunities and scenic qualities of this area. This is particularly true in the vicinity of Mountain View Avenue and Catallo Drive, which is generally bounded by the Mohawk River, Erie Canal and the developed portion of the Town.

To the greatest extent feasible, shoreline areas of the Hudson River, Mohawk River, Erie Canal and Champlain Canal should continue to be developed for public access and enjoyment via trail development and development and improvement of recreational facilities that will not degrade the natural environment or detract from water-dependent uses. Additionally, new development in shoreline areas should be encouraged to incorporate opportunities for public access to waterfront areas and continuation and maintenance of waterfront trail segments.

Recommendation 2.1:

Establish a waterfront overlay district with development standards to ensure that development within or immediately adjacent to scenic viewsheds are compatible with, complement and enhance viewshed and not compromise irreplaceable environmental and scenic resources

To facilitate policies and further implementation mechanisms established in Waterford's Local Waterfront Revitalization Plan, the Town should consider adopting waterfront overlay districts (and incorporate them into their zoning ordinances) to protect shoreline areas that are environmentally sensitive or have high scenic resource values.

Areas that may be included in the waterfront overlay district generally include all lands included within the Local Waterfront Revitalization Plan's Waterfront Revitalization Area Boundaries, which generally include the following areas (see maps):

12.0 Goals and Recommendations

- The Mohawk River shoreline above and below the Erie Canal, particularly in the vicinity of the Cohoes Falls
- Both sides of the Waterford Flight of five locks
- The Hudson River shoreline
- The Champlain Canal shoreline
- Shoreline areas of Peebles Island and the four other islands

For the most part, portions of these areas lie within designated land conservation zoning districts in ordinances. However, a waterfront overlay district would standardize waterfront revitalization area boundaries at 500' from the shoreline and would establish more specific guidelines, standards and controls for these important shoreline areas. In addition, the northern portion of Peebles Island is classified as a manufacturing district in the Town's zoning ordinance, although it is a State-owned park consisting of offices, conservation laboratories, and passive recreational amenities.

If this action is implemented, the waterfront overlay district could potentially be based on the Model Overlay Zone Regulations incorporated in New York State's Erie Canal Corridor Plan. As stated in the model regulations, the overlay zone is intended to respect the rights of landowners, while resulting in sensitive development projects.

The model overlay zone has the following specific purposes:

- Preserve natural, scenic and historic values along the New York State Erie Canal
- Preserve woodlands, wetlands, and other greenspace
- Protect public health and safety
- Regulate uses and structures along the Erie Canal to avoid increased erosion and sedimentation
- Encourage compatible land uses along the Erie Canal
- Allow reasonable uses of lands, while directing more intense development to the most appropriate areas of the community and region

Land uses typically prohibited in the overlay zone include junkyards; solid waste disposal or processing facilities; mineral extraction or surface mining; truck terminals; bulk fuel storage; and bulk industrial chemical storage or processing.

Recommendation 2.2:

Interact with the Village of Waterford, City of Cohoes, City of Troy, and New York State Office of Parks, Recreation and Historic Preservation and appropriate others to develop a strategy and implement appropriate land use controls to protect and enhance shared and mutually beneficial (from a tourism perspective) shoreline areas, historic resources, and scenic viewsheds

The Town of Waterford has land use control and stewardship responsibilities related to important wildlife, historic, and natural resources along the Hudson River with the City of Troy and along the Mohawk River with the Village of Waterford, City of Cohoes, as well as the NYS Office of Parks, Recreation and Historic Preservation in both areas. In order to protect irreplaceable and economically valuable natural and historic resources, particularly Cohoes Falls, Peebles Island, Matton Shipyard, and the river and canal viewsheds, the Town may wish to utilize partnerships to establish better land use controls and mutually agreeable plans for enhancement and development of these areas.

Goal 3: Maintain a strong healthy tax base and promote the long-term economic volatility of the community

A community's economic health is often based on resident income, tax base, level of diversity economic base and the quality of its public services. The economic base in the Town is primarily residential, however parts of Saratoga Avenue (NYS Route 32 and US Route 4) do contribute to the commercial tax base. Businesses along Saratoga Avenue should be stabilized and improved by attracting small businesses to vacant storefronts.

Recommendation 3.1:

Attract and retain small businesses along Saratoga Avenue and along Hudson River Road

The Town of Waterford may wish to implement a microenterprise assistance program to assist new and existing small businesses operating within the Town. The program would be available to prospective low-income entrepreneurs, existing microenterprises owned by low and moderate income persons, and existing microenterprises which will create new employment opportunities. The goals of the program will directly target:

- New businesses developed by residents of Waterford
- New and existing businesses which focus on infill development within existing commercial areas along Saratoga Avenue
- New and existing businesses which develop or expand desirable retail and services
- New and existing businesses which support the development of a tourism infrastructure in Waterford and active interpretation of the Canal Corridor

12.0 Goals and Recommendations

If implemented the microenterprise assistance program may include an entrepreneur training program, direct technical assistance on their business to participants, a revolving loan fund, a resource center, and a follow-up support program. The Town may wish to coordinate its HUD Canal Corridor funded Business Assistance Fund which is administered by the Waterford CRC with the new microenterprise revolving loan fund to further assist micro-entrepreneurs.

Residents also expressed a desire to see an added position of an Economic Development Director. This person would work in conjunction with the Town and the Village and would be responsible for coordinating and implementing economic development programs and projects. Funds to support this position could come from the CRC or from State and Federal grants.

Recommendation 3.2:

Develop and implement a streetscape improvement program to improve the appearance and conditions of street and sidewalks in order to provide access to residents and visitors of all ages and abilities

Sidewalks, lighting, trees and landscaping and building façades were all desirable amenities identified in public visioning sessions. Improvements to the streetscape can eliminate challenges between motorists and pedestrians. Providing the proper amenities and facilities for pedestrians and cyclists in new subdivisions or developing areas of Town can open up the possibility of new modes of transportation for all residents; this will be especially beneficial to children and seniors.

Guidelines for streetscape and façade improvements should be development and implemented in order to provide adequate facilities while also implementing beautification efforts. Improvements would include: improving median areas, requiring granite curbs, developing curb bump-outs at corners, reusing different paving material or pavement print at crosswalks and intersections. In its commercial areas, the Town also supports the use of antique lighting and banners, street trees, street furniture and directional signage for key services and attractions. Improvements such as these can play a beneficial role in stimulate economic activity, which will in turn attract new businesses and encourage existing businesses to maintain their location and make improvements. The streetscape improvements will also stimulate resident interest and participation in planned facade improvement and neighborhood beautification programs in all neighborhoods.

Special attention should be paid to Saratoga Avenue (a.k.a. NY State Route 32) which extends northward into the Town of Waterford from the Cohoes-Waterford Bridge, is the Town's southern gateway from Cohoes and I-787. Improvements are needed to make this area more visually appealing, to slow traffic down to the greatest extent possible and make the corridor more pedestrian friendly, to provide a stronger physical connection with the Broad Street commercial corridor, and to provide stronger and more visible linkages to the Mohawk River/Cohoes Falls Trail, Champlain Canal Trail, and Waterford Historical Museum. Project elements should include streetscape improvements and additional signage.

Recommendation 3.3:

Attract and retain industry located in the Hudson River Road sub-area

Waterford's Hudson River Road (US Rt 4/NY 32) industrial area allows the Town to be a employer-based community. The retention of these businesses is critical to the future of Waterford as these businesses provide an influx of people and taxes into the community. The Town will continue to work with the Waterford CRC to continue to attract and retain industry located in the Town with particular attention to those businesses wanting to locate in the Hudson River Road sub-area. Currently the CRC offers Payments in Lieu of Taxes (PILOTs) to businesses, sales tax abatement on labor and materials for capital projects and mortgage tax reductions.

Goal 4: Preserve, promote, and enhance Waterford's historic and cultural assets

The identification, preservation, protection and promotion of historic resources is key to achieving economic development through historic preservation and is at the root of heritage and cultural tourism programs. Carefully preserved and well-maintained commercial districts communicate volumes about community pride to visitors, and plays a significant role in whether visitors stay, move on, visit again, or recommend a place to others. Similarly, an attractive downtown supported by protective and sustaining local laws, is important to the retention of existing businesses and industries (and therefore jobs) and the recruitment of new businesses and industries.

In order to benefit fully from its historic resources, Waterford should develop community-supported design guidelines to ensure that building rehabilitation, facade improvement, and infill construction is compatible with the historic character of buildings and the surrounding neighborhood.

12.0 Goals and Recommendations

Recommendation 4.1:

Develop detailed design guidelines to assist the planning and zoning boards and property owners to make changes that are compatible with the architectural character and scale of historic buildings

A small percentage of residential and commercial buildings are located in the an Historic District, which is listed in the National Register of Historic Places and is protected as a local district. In spite of these protections, some buildings in or in close proximity to the historic district have had significant aspects of their original architectural character and integrity diminished through alterations and additions. While these changes (such as the application of synthetic siding materials) were most likely well-intended and represent positive investments by property owners, the long-term impact is generally negative. Having successfully completed numerous waterfront improvement projects, including the Waterford Visitor Center and waterfront promenade, and several street-end pocket parks linking the promenade to adjacent residential neighborhoods, officials recognize that attraction of additional tourism related business will depend largely on visitor and investor perceptions.

Detailed design guidelines should be developed through an intensive, community-oriented process. In public visioning workshops residents have identified that maintaining the historic integrity of the community is very important. The design guidelines will complement and form the basis for planned commercial and residential facade improvement programs. Design guidelines can:

- Provide guidelines to property owners contemplating changes or additions to their building or lot
- Result in more appropriate changes that reinforce the character of the districts
- Help identify and resolve specific design concerns which are frequently raised in historic districts
- Assist the local building industry – including architects, contractors, and suppliers – and city officials such as building inspectors and public works officials in understanding the nature of the districts and how to reinforce their distinctive character
- Improve the design quality of future developments and growth within the historic district
- Protect property values and public investment in historic districts by discouraging poorly designed and inappropriate projects
- Increase overall public awareness of the unique characteristics of historic districts

The design guidelines should be developed through a coordinated public process during which commercial and residential property owners can reach agreement on design standards to be implemented over time through planned facade improvement and beautification.

Recommendation 4.2:

Strengthen the Town's historic preservation laws by incorporating design guidelines, the two existing historic preservation ordinances, and building maintenance provisions into the Town Zoning Ordinance

Waterford has established a local historic district whose boundaries duplicate those specified in National (and State) Register listed historic districts, and has established certain protections for buildings within the district. Protections include the requirement that people wishing to make changes within the historic district (including building demolition) must obtain a certificate of appropriateness from the Zoning Board of Appeals. Existing local laws also provide basic review criteria and indicate that building demolition cannot occur within the historic district unless a building is a public hazard that cannot be mitigated with reasonable expense, the structure lacks historic or architectural interest or value, or there is no reasonable economic use of the structure and no reasonable alternative economic use is possible.

The Town may wish to reconsider whether to establish a historic district commission to handle certificates of appropriateness, implement public education programs, assist people in using the community design guidelines, and raising public awareness of the economic value of protecting and enhancing historic resources.

Recommendation 4.3:

Develop and implement a façade improvement program for commercial and residential façades to improve the physical appearance of structures

Although the majority concentration of older and historic residential and commercial buildings is in the Village of Waterford, there are some structures in the Town that are in need of attention—particularly in the Northside/Saratoga Avenue Sub-Area. Enhancing these historic buildings in the Town will further contribute to Waterford becoming an ideal heritage tourism destination. The present appearance of some of these buildings makes a less than positive impression on residents and visitors and is most likely a discouraging factor for potential investors (prospective residents, business owners and tenants) as well as diners and shoppers. As part of their general improvement efforts, the Town may wish to establish incentive programs, such as grants, low- or no-interest loans (operated through a revolving loan fund), and tax abatement mechanisms, to encourage property owners to improve their facades and appropriately rehabilitate their buildings.

Initiation of a façade improvement program should not begin until completion of the design guidelines (see recommendation 4.2) in order to allow time for public input, education, and support. Emphasis should be placed on the fact that most property owners have made improvements to their buildings and that additional improvements based on community-supported design guidelines can be expected to enhance property values and encourage additional investment in the community. Improvement to one property should positively impact other properties, and eventually, entire neighborhoods. The façade improvement program should be targeted to properties in or along Saratoga Avenue.

12.0 Goals and Recommendations

Recommendation 4.4:

Expand and strengthen signage and interpretive programs to make residents and visitors more aware of the wide range of historic and cultural resources in Waterford

To provide visitors with a better understanding of Waterford's history and historic resources, Waterford may want to continue working to strengthen its interpretive programs. The Town may also wish to work with local artists and exhibit designers to develop a budget and interpretive scheme for a wayfinding signage system linking residents and visitors with local assets. Signage should be installed at the following locations:

- Along the waterfront promenade
- At key points along the Waterford Flight of Locks
- Along proposed waterfront trails (especially Cohoes Falls Trail)
- At the Waterford entrance to the Peebles Island Bridge
- Along the Champlain Canal Trail in the Town
- At the NYS Boat Launch to the north of Lock 6

In addition to the installation of additional interpretive signage, the Town may wish to develop additional maps showing the locations of key points of interest and brochures for self-guided walking tours. In addition, the museum and visitor center could coordinate guided tours and operate a visitor services program in peak summer months with assistance from local volunteers (seniors and high school or college students).

Goal 5: Stimulate economic development by capitalizing on Waterford's waterfront location, architecture and history

In order to best link residents and visitors to Waterford's waterfront the Town should continue to move forward with the goals laid out in the 2002 Local Waterfront Revitalization Plan (LWRP). These projects will assure that future uses and projects enhance the waterfront and stimulate economic development. These goals include improvements to the overall appearance of key commercial corridors, enhance linkages between the waterfront promenade, Waterford Flight, Cohoes Falls, Peebles Island State Park, Champlain Canal Trail, and the Northside Historic District, expanding and enhancing public access to the waterfront through completion of a waterfront and recreational trail network and improve interpretation and promotion of environmental and cultural resources, and continuing commercial corridor revitalization efforts through additional facade and streetscape improvements.

Recommendation 5.1:

Improve linkages between the waterfront and commercial or residential areas

Although Waterford's numerous historical and recreational attractions are a major asset, it is difficult for people to find their way between various sites or to become familiar with the wide range of attractions. Additional actions are needed to facilitate circulation between the waterfront promenade and visitor

center, Peebles Island State Park, the commercial corridors, Cohoes Falls, Waterford Flight and Champlain Canal.

In addition to the installation of wayfinding signage and development of maps and brochures, the Town may wish to develop a color-coded directional signage system designed to facilitate the circulation of residents and visitors from one resource to another. Directional signage should be color- or image-coded based on each major interpretive theme and placed in accordance with the speed of travel. For example, signage focused on motor vehicles might include banners and thematic icons placed in areas where directional signage already exists. Signage focused on pedestrians would most likely be smaller, somewhat more closely spaced. While directional signage should lead from major gateways (Route 4/32, Saratoga Avenue), to each of the major attractions, and from each attraction to other attractions.

Recommendation 5.2:

Implement the projects that were identified in the Waterford's 2002 Local Waterfront Revitalization Program (LWRP)

The LWRP set forth several projects to direct the future of Waterford's waterfront areas. These projects are broken down by the plan's sub-area boundaries. The projects are as follows:

- Hudson River Road Sub-Area: Northern gateway improvements along Route 32; Champlain Canal Trail extension northward from the Village's boundary through Town to Halfmoon
- Upper Mohawk/North Waterfront Flight Sub-Area: Pedestrian trail and park enhancements from Lock 2 to Lock 6; development of the Northern Mohawk River trail from State Boat Launch at the former Alcathy's Marina to Halfmoon; and improvements at the NYS Boat Launch (Alcathy's) north of Lock 6
- Saratoga Avenue/Northside Sub-Area: Façade and streetscape improvements along Saratoga Avenue and other key streets, southern gateway improvements, Waterfront Historical Museum area improvements, redevelopment of vacant and underutilized sites, and reuse/redevelopment of Ursula of Switzerland
- Lower Mohawk/South Waterford Flight Sub-Area: Development of Cohoes Falls trail, development of Waterford Flight Trail (south side) and park enhancements, Clement park outlook enhancement, and Erie Canal Lock 6 improvements
- Peebles Island: Installation of directional and wayfinding signage

12.0 Goals and Recommendations

Goal 6: Proactively direct future development across the entire Town by updating and enhancing the overall quality of zoning ordinances, physical infrastructure and municipal services in Waterford; Provide for a mix of housing types and densities to meet the housing needs of individuals, families and seniors while maintaining the continuity of established residential neighborhoods; and protect public health and safety.

Residents and Municipal Officials all cited the need to modernize and update the Town's zoning codes to be more reflective of current development patterns and trends, and to protect and enhance the character that makes Waterford unique. Therefore, the Town should consider undertaking a comprehensive review of its zoning and land use codes with the intent to revise those sections that are outdated or no longer respond to the current and anticipated future needs of the Town.

Furthermore, the Town is facing increased residential development pressures from surrounding communities that may be too extensive for the current infrastructure to support. The housing market is still fairly tight. Low and moderate income families and seniors on fixed incomes are being slowly priced out of the Town. Elderly residents are being forced to age in place in larger homes that no longer suit their needs as their families reduce in size. With the Town, this issue is especially important because of the aging population. Providing affordable senior living options has become a critical issue for the Town.

Residents expressed a strong desire for increasing choices in housing options throughout the Town. As such the Town should explore additional options to provide a mix of housing types and affordability's to accommodate a changing population and age demographic.

Waterford's municipal services and physical infrastructure were highly rated by residents and can be considered assets to the community. Even so, the Town should continue working to achieve efficiencies in fiscal management and service delivery, to minimize duplication of services, reduce property losses caused by flooding and to strengthen and maintain an environment that is conducive to business.

In public meetings, some residents commented that State and County roads throughout Town have become increasingly congested and are not always suitable for pedestrians, by exposing them (particularly mothers with young children and senior citizens) to periodic hazardous conditions. This condition is exacerbated by winter conditions along many roadways. In addition, residents of the Town would like to see more protection of green space, limitations on high density growth, and less sprawling and unsustainable development.

Recommendation 6.1:

Update the Town's Zoning Code to incorporate more modern tools and approaches to guiding growth and development

The Town should re-examine the regulations for its existing commercial and industrial districts to see if those zones still are relevant and in the proper location(s) to support current and future industrial and

commercial growth. As the needs of the community have shifted, so to have the needs and practices of modern businesses. Industrial and commercial businesses no longer need vast tracks of open lands to conduct their business operations. Modern, high tech, business need smaller facilities, with less reliance on municipal infrastructure such as sewer and water to produce their products. As such the need for space and locations has shifted significantly over the past 20 years.

Recommendation 6.2:

Consider adopting Conservation Subdivision Regulations

The Town should consider creating and adopting a Conservation Subdivision regulation that can guide residential development regulations for residential uses in rural areas of the Town. The Town's Planning Board is already utilizing many of the principals and tools employed in a Conservation Subdivision code, but has yet to officially formalize that practice into a single, cohesive set of regulations. Developing a defined Conservation Subdivision regulation will codify method of allowing for residential development while still protecting and maintaining the rural character of the Town.

Recommendation 6.3:

Explore new and different ways to promote a broader choice of housing variety and housing options

The Town should re-examine the variety, complexion and density of residential development allowed in all of its current zoning districts and seek to update those districts with a broader variety of residential development types that are more responsive to contemporary housing issues, needs and trends.

Recommendation 6.4:

Promote future growth and development in areas of Town that support and contribute to the sustainability of the Waterford-Halfmoon School District

In an effort to support the local school district, which is a tremendous local community asset, the Town should seek to promote residential and commercial growth in areas that correspond to the Waterford-Halfmoon School District. By re-examining the zoning code and district maps, the Town can modify where necessary those land use codes to actively promote new land uses to further bolster the tax base of the school district. With generally declining student populations occurring across the region and State, the Town can further support the local school district and ensure its long term sustainability.

12.0 Goals and Recommendations

Recommendation 6.5:

Market the Town's housing stock by capitalizing on the historic architecture of the houses and neighborhoods in general to attract new homeowners

To stem the tide of absentee landlords, who are less likely to invest in major rehabilitation or improvement projects to residential properties, the Town should encourage families, "empty-nesters" and other people from outside the community to purchase and live in homes in Waterford. This can be accomplished through marketing its housing stock by promoting the high quality of life, the historic features, the unique proximity to the Canals and Rivers, recreational opportunities, public and private childhood education options, and other opportunities. The marketing campaign could include a coordinated effort between the Town and Village, realtors, community organizations, businesses, local banks and others and through such special events as "Canal Fest," the Tug Boat Round-Up, the winter festival and the proposed whitewater canoeing event.

12.2 Recommendation Implementation Matrix

The recommendation implementation matrix outlines the timeframe and potential partners for each recommendation provided within the Comprehensive Plan. The timeframe is made up of short-, medium-, long-term and ongoing actions.

- **Short** - Short Term actions to be implemented within one year of Comprehensive Plan adoption
- **Medium** - Medium Term actions to be implemented within two to five years of Comprehensive Plan adoption
- **Long** - Long Term actions to be implemented within five to ten years of Comprehensive Plan adoptions
- **Ongoing** - Actions that may be ongoing throughout the life of the Comprehensive Plan

Key to Abbreviations:

CDTC: Capital District Transportation Committee

NYS DEC: New York State Department of Environmental Conservation

NYS DHCR: New York State Department of Housing and Community Renewal

NYS DOS: New York State Department of State

NYS DOT: New York State Department of Transportation

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

US Dept. of HUD: United States Department of Housing and Urban Development

Recommendation Implementation Matrix

Recommendation	Time Frame	Potential Partners
Goal 1: Provide and maintain high quality facilities and a variety of parks and recreational programs and opportunities to accommodate the needs of residents and visitors of all ages and abilities		
1.1: Improve existing parks and recreational facilities by providing better equipment and amenities	Medium	Town of Waterford Highway Department
1.2: Promote and market Waterford's recreational assets regionally and year round	Medium	Town of Waterford, NYS Canal Corporation
1.3: Make improvements to access and amenities at the formerly Alcathy's Marina	Long	Town of Waterford, Waterford Canal Development Committee, NYS Canal Corporation, NYS OPRHP, NYS DOS
1.4: Enhance trail connections to provide expanded public access to waterways, trail heads, and increase connections between the waterfront and residential or commercial areas	Ongoing	Town of Waterford, Village of Waterford, Waterford Canal Development Committee, NYS Canal Corporation, NYS OPRHP, NYS DOS, Trails & Conservation Assistance Program, Hudson Valley Greenway, Mohawk Valley Heritage Corridor, Champlain Canal Scenic Byway
Goal 2: Protect open space, scenic vistas, and other important natural resources in Waterford for future generations		
2.1: Establish a waterfront overlay district with development standards to ensure that development within or immediately adjacent to scenic viewsheds are compatible with, complement and enhance viewshed and not compromise irreplaceable environmental and scenic resources	Short	Town of Waterford
2.2: Interact with the City of Cohoes, City of Troy, and New York State Office of Parks, Recreation and Historic Preservation and appropriate others to develop a strategy and implement appropriate land use controls to protect and enhance shared and mutually beneficial (from a tourism perspective) shoreline areas, historic resources, and scenic viewsheds	Medium	Town of Waterford, Village of Waterford, City of Cohoes, City of Troy, NYS OPRHP, Hudson Valley Greenway, US Army Corps of Engineers
Goal 3: Maintain a strong healthy tax base and promote the long-term economic volatility of the community		
3.1: Attract and retain small businesses along Saratoga Avenue and along Hudson River Road	Ongoing	Town of Waterford, Village of Waterford, Waterford IDA, Saratoga County Chamber of Commerce, Us Dept. of HUD
3.2: Develop and implement a streetscape improvement program to improve the appearance and conditions of street and sidewalks in order to provide access to residents and visitors of all ages and abilities	Short	Town of Waterford, NYS OPRHP, NYS DOT, CDTC
3.3: Attract and retain industry located in the Hudson River Road sub-area	Ongoing	Town of Waterford, Waterford IDA, Saratoga County Economic Development Corporation
Goal 4: Preserve, promote, and enhance Waterford's historic and cultural assets		
4.1: Develop detailed design guidelines to assist the planning and zoning boards and property owners to make changes that are compatible with the architectural character and scale of historic buildings	Short	Town of Waterford, NYS OPRHP

4.2: Strengthen the Town's historic preservation laws by incorporating design guidelines, the two existing historic preservation ordinances, and building maintenance provisions into the Town Zoning Ordinance	Short	Town of Waterford
4.3: Develop and implement a façade improvement program for commercial and residential façades to improve the physical appearance of structures	Medium	Town of Waterford, Local Lending Institutions, Private Sector Partners
4.4: Expand and strengthen signage and interpretive programs to make residents and visitors more aware of the wide range of historic resources in Waterford	Ongoing	Town of Waterford, Village of Waterford, NYS OPRHP, NYS Canal Corporation, Waterford Canal Development Committee, NYS DOS, NY Parks & Conservation Assistance Program, Hudson Valley Greenway, Heritage Corridor, Champlain Canal Scenic Byway
Goal 5: Stimulate economic development by capitalizing on Waterford's waterfront location, architecture and history		
5.1: Improve linkages between the waterfront and commercial or residential areas	Ongoing	Town of Waterford, Village of Waterford, NYS DOT
5.2: Implement the projects that were identified in the Waterford's 2002 Local Waterfront Revitalization Program (LWRP)	Ongoing	Town of Waterford, Village of Waterford, NYS DOS, NYS OPRHP, Hudson Valley Greenway, NYS Canal Corporation, Mohawk Valley Heritage Corridor
Goal 6: Proactively direct future development across the entire Town by updating and enhancing the overall quality of zoning ordinances, physical infrastructure and municipal services in Waterford; Provide for a mix of housing types and densities to meet the housing needs of individuals, families and seniors while maintaining the continuity of established residential neighborhoods; and protect public health and safety		
6.1: Update the Town's Zoning Code to incorporate more modern tools and approaches to guiding growth and development	Short	Town of Waterford, Village of Waterford
6.2: Consider adopting Conservation Subdivision Regulations	Short	Town of Waterford, Village of Waterford
6.3: Explore new and different ways to promote a broader choice of housing variety and housing options	Medium	Town of Waterford, Village of Waterford
6.4: Promote future growth and development in areas of Town that support and contribute to the sustainability of the Waterford School District	Medium	Town of Waterford, Village of Waterford
6.5: Market the Town's housing stock by capitalizing on the historic architecture of the houses and neighborhoods in general to attract new homeowners	Medium	Town of Waterford, Village of Waterford



Appendix 1: Planning Committee Meeting Minutes



Town of Waterford
Comprehensive Plan Committee Meeting
Minutes October 13, 2015

The meeting began at 6:00pm with attendance taken. Present were members Greg Knorr, Laurie Marble, Dave Woodin, Charlie Fusco, George Quick, and Chairman Richard Hurst. Also present was Craig Crist; Town Attorney, Don Fletcher, Bob Murphy and Chuck Voss; Barton & Loguidice, and Mary Shannon Carrigan; Secretary. Absent was Dominick Gabriel.

Charlie Fusco made a motion to approve the minutes of August 4, 2015, seconded by Dave Woodin, all voted in favor.

Chairman Hurst read the communication from The Hudson River Valley Greenway congratulating the town on the grant award of \$5,000 to help offset the cost of this process.

Chuck Voss introduced himself. He is a Senior Land Use Planner with almost seven years experience and he and Bob Murphy will be working with the committee throughout the process to update the Town of Waterford Comprehensive Plan. The main task of this committee is to update the comprehensive plan. This will involve a series of processes and any zoning changes that may be needed will be the final process. This committee will recommend the updated plan to the Town Board, and then any zoning updates based on the new plan.

Mr. Voss added that obtaining grants is a good thing with this process, support for a project is always welcome.

The committee discussed meeting frequencies and the importance of keeping a written record during this process.

Chairman Hurst stated that all meetings are open to the public as well as all communications. 80% of the current comprehensive plan is focused on the village of Waterford. This committee is more concerned with the Town, this update is not a joint effort with the village. We will look at growth of the Town and the input from the public. There is not much open land left in Waterford and the Town wants to use it right.

Mr. Voss added that in some cases, during this process, certain meetings will open to the public for comments. Chairman Hurst would like to involve the public, in a format such as this current meeting, comments will be welcome at the end, not during.

Craig Crist added that in his experience it is best to have a designated period at each meeting for public comment.

Mr. Voss stated that the existing comprehensive plan is very village focused.

Bob Murphy asked regarding the village, how should they be treated within the text.

Chairman Hurst stated that the village issues are not necessarily the towns issues. The Town needs to look at areas such as the Mohawk Avenue area, Saratoga Avenue streetscape and the few open lands left.

Don Fletcher added that the Hudson River Valley Greenway asked about the village involvement in this updated plan since the current plan is a dual plan. As per the grant, they will be labeled an "interested party".

Mr. Voss added that a lot of time has passed and many things have changed such as demographics, etc. since the adoption of the last comprehensive plan. What does this community look like now. B&L will help the town update and modernize maps and mapping resources. The first public meeting will be held after this is done to communicate what the process is and what the committee is about. We will then work on where and how the community will grow. There will be focus groups and workshops. Community outreach will be a key factor. There may be a land use survey; online through the website or a mailing. The plan begins to develop after all this is done. There is a SEQR process involved with plan, the zoning end of this process will be different. Long range ideas will require another public input, changes may be made based on this input. Zoning updates will be looked at based on these long range goals.

The committee discussed a more visual updated plan with graphics rather than text based.

Mr. Voss and Mr. Murphy will develop a master schedule regarding meetings and timelines. A discussion was held to decide meeting dates and time preferences, Wednesdays seem to work with the committee.

Chairman Hurst added that holding the public meeting will require extra outlets so we can be certain to gather the public.

Mr. Voss will distribute information binders. This process will move quickly and feels 6-8 months is realistic to complete this process.

Chairman Hurst made a motion to adjourn at 7:02 P.M., seconded by Mrs. Marble.

Town of Waterford Comprehensive Plan Committee
65 Broad Street
Waterford, NY 12188

Minutes of June 30, 2015

Those present were Chairman Richard Hurst, members Charlie Fusco, David Woodin, Dominick Gabriel, Laurie Marble, Secretary Mary Shannon Carrigan and Greg Knorr. Attorney Craig Crist arrived mid meeting.

Mr. Hurst stated this committee is being formed due to the numerous zoning issues that have occurred over the years and to help bring our Town Code up to date. The zoning laws need to be reviewed every three years and the Planning Board does a great job of reviewing the code and making note of issues to address. There is a process to making changes to the code. We need to determine who holds the public hearings and who handles SEQR, is it the Town Board or this committee. He would like invite Don Fletcher to the next meeting to discuss consulting fees. Mr. Hurst would like this committee to be able to move forward with the processes on a continuous level.

Mr. Crist stated that the Town Board will handle SEQR, this committee can prepare the items for them to review.

Mr. Hurst asked if we feel a Planning Consultant is necessary to help steer us through the process. We could ask for an RFP by the Town Board. We have a great place to start, the Planning Board has a list of most discussed zoning issues that need to be addressed.

A discussion ensued regarding hiring a Planning Consultant and possible grant monies available to offset the cost of a consultant.

Mr. Crist will draft an RFP for the next Town Board meeting, Mr. Woodin will review the draft. Mr. Crist added that as this committee hold these meetings, the public will also have ideas as to changes and considerations to be made to the current code.

The next meeting will be held on July 28, 2015 at 6:00PM at Town Hall. All meetings will be posted on the website and bulletin board.

Respectfully submitted,

Mary Shannon Carrigan
Secretary



Town of Waterford
Comprehensive Plan Committee Meeting
Minutes August 4, 2015

The meeting began at 6:00pm with attendance taken. Present were members Dominick Gabriel, Greg Knorr, Laurie Marble, Dave Woodin, Charlie Fusco and Chairman Richard Hurst. Also present was Craig Crist; Town Attorney and Mary Shannon Carrigan; Secretary.

Chairman Hurst began by stating that the meeting will need to finish by 6:45pm due to the monthly Town Board Meeting.

The Chairman thanked everyone for coming and wanted to say the last time the Town adopted a comprehensive plan was in 2002. Since that time, there have been significant changes in Saratoga County as well as the Town of Waterford. The Town's Zoning code has not been the subject of a comprehensive review in decades. There have numerous starts and stops and piecemeal recommendations for changes to the existing town code, concerning zoning as well as other matters set forth in the code over the years. The Town desires to embrace the future and plan for it in a comprehensive manner. As such, this advisory board has been formed to make recommendations to one or more boards of the town as the town believes the starting point of the process should be the review and possible amendment of the Town's existing comprehensive plan. This Board feels hiring a professional planner will help greatly in accomplishing its purpose. A request for proposal has been let for the purpose of retaining such a professional to assist this board. The Town Board will receive the recommendation of this Board as to the planner and will then be asked to act on that recommendation.

Any assertion that this committee has been formed to affect pre-determined changes to town zoning, or that any decisions have been made as to specific changes to town zoning are simply not true. As stated, there have been several piecemeal recommendations in the past for changes. The first step is to review the comprehensive plan and come up with revisions or amendments and then possibly consider specific changes that are in accordance with the plan.

The purpose of tonight's meeting is to simply note the receipt of the responses to the proposals for a professional planner. Part of the committees discussions will be to include the public in this process, but the agenda tonight is strictly to adopt the minutes of the June 30, 2015 meeting and a consideration of the proposals. As with all meetings, the next one will be posted on the town website. As is the practice of all boards of the town, we will not be providing individual notification of meetings of this committee.

Finally the advisory capacity of this committee needs to be clarified. This committee does not have the power to adopt the comprehensive plan, nor does it have the power to adopt any

changes to town code, be it zoning or other changes. As stated earlier, this is an advisory board that will be making recommendations to the one or more boards of the town.

Chairman Hurst made a motion to adopt the draft minutes of the June 30, 2015 meeting. He wished to make clear that he is only moving the one page as draft minutes, not the handout that was inadvertently attached to the previous draft minutes. This board has not considered any specific changes to the town code as yet and will only do so as part of the comprehensive plan process and has specifically decided against consideration of any changes until the review of the Comprehensive Plan is complete. The motion was seconded by Mr. Woodin, all voted in favor.

Chairman Hurst stated there were seventeen proposals sent out and only one was received from Barton & Loguidice.

The proposal was distributed to the Board for review.

Chairman Hurst said the next step is to refer the proposal to the Town Board. The Town Board may want to bring them in to discuss the breakdown of their work and the cost. The overall process is estimated to take between 9-12 months. The Town is applying for a grant for compensation of the town cost of the planner.

Tony Aquanno questioned the need for changes to the Comprehensive Plan and how the process works.

Chairman Hurst stated that any questions should be saved for the planner.

Mr. Crist added that 2002 was the last time the town passed a comprehensive plan, it is now thirteen years later.

Mr. Hurst stated that times have changed, zoning changes also need to be looked at, the public input will be important as we move through the process. Saratoga County has had significant growth, and the comprehensive plan is the guiding document for the town. The Town Board has asked this committee to take a look at the comprehensive plan and see if it needs changing.

Christine Aguanno asked for the reason of this meeting and if there will be a citizens group.

Chairman Hurst stated the focus is on the comprehensive plan and the needs of the Town as it relates. We have no jurisdiction over the village. Public input is needed and feel free to attend the meetings.

Mr. Crist added that there will be several public participation methods during this long process. All meetings will be posted.

Carol Bruno asked if meeting dates are changed can they be posted differently.

Chairman Hurst answered that meetings are placed on the website, that is the process.

Ms. Aquanno asked how a planner is chosen.

Mr. Aquanno stated that he is there because the Swatling land may be rezoned.

Mr. Hurst clarified that this is not what this board is about. This board will be looking at the comprehensive plan and how it relates to the needs of the town.

Suzanne Center stated that she is comfortable with a residential area remaining residential.

Nick Bruno stated that he was a former member of the Water Commisioners. He is here because he didn't like how the apartment complex was jammed down their throats.

Mr. Hurst stated that he is not discussing that topic. This board is not about one apartment complex at all. The Board was formed to review the comprehensive plan, see if revisions are needed, there may be zoning revisions that also need to be looked at, but we will wait for the planner to help plot the course.

Mr. Crist added that there were many starts and stops to this process in the past. This board will not deal with the one document that was handed out, it was one board members opinion.

Paul Miles asked if that document is for the consultant.

Mr. Crist said the Professional Planner will be hired to help guide the Town and to help chip away at developing another town comprehensive plan.

Ms. Aquanno asked if the town will keep looking since only one proposal was received.

Mr. Hurst stated the town has a relationship with this firm and we are comfortable recommending their services. There was a deadline to submit proposals.

Mr. Gabriel made a motion to accept and recommend the proposal of Barton & Loguidice as professional planner to the Town Board, seconded by Mr. Fusco. All voted in favor.

Chairman Hurst made a motion to end the meeting at 6:30 PM.

Respectfully submitted,

Mary Shannon Carrigan



Town of Waterford
Comprehensive Plan Committee Meeting
Minutes February 3, 2016

The meeting began at 6:30pm with attendance taken. Present were members Greg Knorr, Laurie Marble, Dave Woodin, Charlie Fusco, George Quick, and Chairman Richard Hurst. Also present was Craig Crist; Town Attorney, Chuck Voss; Barton & Loguidice, and Mary Shannon Carrigan; Secretary. Absent was Dominick Gabriel.

Charlie Fusco made a motion to approve the minutes of October 13, 2015, seconded by Dave Woodin, all voted in favor.

Mr. Voss talked about the Inventory Analysis Portion of the plan, the first step in the process and how it will roll out. It has come down to the plan revision being very town orientated. They are working to make the existing plan current by updating all town information where applicable. They have worked in the last couple months to see what info will be updated such as demographics, land use/change in zone, where development occurs, local economics new/old, historical resources, environmental, recreation, housing, local government and transportation. They have collected a lot of information and are working on getting it into a working format. Within a month the board should be able to hold the first public workshop to provide the information. Then will be able to start the revising of the goals and strategies based on the raw information gathered. The committee will look at this information to determine where the Town is and where the Town wants to go.

The next step is the action plan. The mapping elements have already started.(He presented the maps to the board). How much of this information do we attach to the new plan can be discussed down the road. Maybe it is part of an appendix. He and Bob have been very busy the last two months, there was a lot of data to collect. They can start sending this information to the committee in small parts for discussion.

Chairman Hurst stated yes, that the committee needs these items, such as the updated plans, to start the discussion, the Planning Board and Zoning Board have had issues already. He wants to be clear on what exists, what is still left to do and how to get the finished product. Once we have that, we can move this process along instead of waiting one or two months to get the information. We need all the information from step one to fully start our discussion.

Mr. Voss added that within the next four weeks the board will have a rough draft of the data collected. He is working on getting it into a readable format.

The various updated maps were passed around for review and discussion.

Mr. Hurst commented that the thought the board would have had more information to review tonight. They can't do the first public workshop until the board has had time to review the

information available to them. He does not want to meet with town officials or boards until there is something to work with. This board will not hold meetings where nothing happens.

Mr. Voss added that additional outreach can be done in conjunction with this first step.

Mr. Hurst replied that they board should be looking at raw data for the next meeting, and we should have this beforehand so there is time to review it.

Mr. Voss added that the revision of goals and revision of strategies will not be included. The board can do that later.

Mr. Crist took the time to explain to the public the different maps the board was looking at such as updated Flood plains, tax exempt/tax, plotting of wetlands, plotting of historic places, parks/trails/open space, transportation, and public land.

Mr. Voss stated that he would like to have a comprehensive plan update page on the town website, with a separate link for meeting minutes and agendas. He wanted to be clear on what will be posted and can be posted.

Mr. Hurst added that he has no problem posting information for the public, it's a very good idea, but our committee also needs to know what is posted.

Ms. Carrigan will work with Mr. Voss and Russ McAllister to get this started.

Mr. Voss stated that Bob and he will move aggressively to get a working draft of the data.

Mr. Hurst added that after the board has reviewed and digested the information, the next meeting will be set up. We can move aggressively after this draft is done.

Mr. Voss stated that the committee can meet weekly or 2x a month, whatever works for the committee. Feel free to ask questions, he requests that they be sent to all members so everyone is on the same page.

Christine Aguano- 28 Birch Glen- asked if the public is invited to the public workshops and how much notice will be given.

Mr. Hurst stated all meetings are open to the public, the workshops will be open public workshops for comments. We post the meetings as soon as a date is set.

Carol Bruno-19 Sunset Blvd- had questions about the public comment process.

Mr. Voss explained the public process for the workshops and when they will be held. There will be plenty of opportunities for public input.

Mr. Knorr made a motion to close the meeting at 7:00PM, seconded by Mrs. Marble.

**Town of Waterford
Comprehensive Plan Committee
65 Broad Street
Waterford, NY 12188**

Minutes of March 21, 2016

The meeting began with attendance taken. Those present were Dominick Gabriel, Charlie Fusco, Laurie Marble, George Quick, David Woodin, and Chairman Richard Hurst. Also present was Chuck Voss; Barton and Loguidice, Craig Crist; Town Attorney, and Mary Shannon Carrigan; Secretary. Absent was member Greg Knorr.

Mr. Fusco made a motion to accept the minutes of February 3, 2016 seconded by Mrs. Marble. All members voted in favor of the motion.

Mr. Voss stated the rough draft handed out tonight is also a working draft of historical information/fact based matters that will be, when finalized, a portion of the comprehensive plan. They were able to update 95% of the data, they are still waiting on a few items. Going forward they will be able to develop a master schedule. There is a lot of information here and the goal is bring all the information up to date. As the Board reviews this draft, which again at this point is just historical information/fact based, there will be changes and corrections, that's to be expected. The format was kept similar and they focused on the existing conditions report for this portion. This is very Town focused, portions will be village applicable. As this moves forward we can see how much should be kept. The LWRP is still relevant, they kept the references in the report.

Mr. Voss said he wanted to touch on some categories set forth in the report;

Demographics- this was all updated based on the 2010 Census or most recent data they could find such as the Capital Region Planning Commission. This shows population growth, nothing stands out.

Mr. Hurst commented that the Town didn't see as much growth as Halfmoon; we don't have as much land to develop. He also found the steady numbers in age groups interesting.

Land Use Patterns- The subareas were kept the same, the percentages have not changed much. Mr. Hurst pointed out two changes to be made; Riverbend has been completed and the mobile home park on Fonda Road is gone.

Zoning Districts- No big changes

Local Economy- Updated with 2010 census numbers. No red flags. Mr. Voss pointed out that females in the labor force has increased significantly since the 1980 census numbers.

Mr. Woodin questioned the Civilian labor force drop from 1990-2010. Mr. Hurst added that the Town did lose major employers such as Golub.

Economic Trends- The Board may want to add or delete businesses.

Historical Resources- many of these are within the Village. The Village Historical District is a big contributor to Waterford. There is too much to review this evening. The Board needs to review.

Environmental & Natural Resources- The DEC and ACOE wetlands map were added. Mr. Hurst requested a bigger map as it is hard to pick out the smaller parts. Mr. Voss added the Flood Plain map is based on new FEMA maps. He will insert roads to help with distinction. No real changes here.

Housing- No real surprises. The number of housing units has increased, not counting the village. Mr. Gabriel asked if the rate of 16 homes per year for the last ten years was an average. Mr. Voss commented it would depend on the community.

Infrastructure and Transportation- no major changes. There are some travel increases on major roads such as Rt 4 and Rt 32. Mr. Gabriel questioned the increase shown of 3000 cars, are they coming from Halfmoon to 787 with the differences heading to Troy? Mr. Voss added that GE is a big employer and cars could be headed there. The travel behavior was interesting, it shows more people living here but commuting out rather than commuting in.

Local Government Administration- still updating. Mr. Hurst pointed out that the taxed value of a home went down, while the assessed value went up.

Educational Services- Mr. Voss pointed out that enrollment is down. Mr. Hurst asked if this number includes private school. Mr. Voss will look into this. Mr. Gabriel added that Waterford has two school districts, perception on this is one is better than the other. How does this affect the sale of land or homes in Waterford. Is it typical that communities have multiple school districts?

Mr. Voss stated that we can probably address this by bringing in local realtors and have them look for any trends. Multiple school districts are common, it depends on the population and there is a formula for this.

Hazardous Waste Sites-
Mr. Hurst questioned the Peebles Island Landfill

Mrs. Marble spoke of a few changes that she noticed that needed to be made to the draft.

Mr. Voss asked the Board to read the draft, which does not claim to be a draft of the complete report, and keep notes of any changes. The members will email their changes to him. The working plan will be ready for the first public meeting. He will touch on the highlights. Mr. Hurst added he does not feel another meeting is necessary between now and the public meeting on April 13th. Mr. Gabriel asked how the meeting will be advertised.

Mr. Hurst added it will be on the window sign, website, paper. He would like to see a larger group of people.

Mr. Voss will write a press release. There will be a quick presentation and then they will be interactive with the attendees. There will be groups and displays. It should last about an hour to an hour and fifteen minutes. They will move more aggressively after that.

Mr. Hurst added that a committee meeting may be scheduled before the Board meeting.

Mr. Voss spoke about the variances that the Town has issued since 2002. They were mostly for setbacks, the committee may want to look at this to see if the Town has any zoning pressure in certain areas.

Mr. Gabriel asked if the addresses can be incorporated onto a map for a visual.

Mr. Voss will look at the three responses he received from the committee regarding the project goals and summarize them and send them out.

The Board reviewed the various updated maps.

Mr. Voss asked Mr. Crist for a bullet list of new local laws and zoning regulations passed as well as zoning related decisions since 2000.

Mr. Crist added that General Code should have this. Mr. Voss will contact them.

Mr. Hurst asked for any questions from the audience.

Carol Bruno- Sunset Court asked about the purpose of the public workshop.

Mr. Hurst explained the process used and wanting to gain public input and feedback.

Mrs. Bruno questioned when the zoning portion will be done.

Mr. Crist answered it may be addressed after the Comprehensive Plan is completed depending upon the contents of the Comprehensive Plan. Zoning changes may or may not be needed. It will all depend on how this plan is revised. Any zoning revisions are not definite, that is not the focus of this committee, the focus is to revise the Comprehensive Plan.

Mr. Woodin went over a list of changes that he suggested needed to be made to the draft.

Mrs. Marble made a motion to close the meeting at 7:30pm, seconded by Chairman Hurst. All voted in favor of the motion.



Town of Waterford
Comprehensive Plan Committee
65 Broad Street
Waterford, NY 12188
Minutes June 1, 2016

The meeting began at 6:00 PM with attendance taken. Present were members Charlie Fusco, David Woodin, George Quick, Dominick Gabriel and Chairman Richard Hurst. Also present was Chuck Voss; Barton & Loguidice, Craig Crist; Attorney, and Mary Shannon Carrigan; Secretary.

Mr. Gabriel made a motion to accept the draft minutes of March 21, 2016, seconded by Mr. Fusco. All voted in favor of the motion.

Mr. Hurst distributed the comment forms that had been received by the committee as well as a letter that was distributed around Town by a resident looking to stop a project on Middletown Road. Most of the comments received are from the Copperfield Drive and Birch Glen area. The majority of the written comments are against the Middletown Square apartments. He said there are some good suggestions and feedback the Board should take a look at. There were approximately 73 comments forms received all together.

The Board took time to review the information distributed. Members Laurie Marble and Greg Knorr arrived.

Mr. Voss stated that additional information regarding subdivisions is still needed. Mr. Woodin replied he will work on that, Mr. Knorr will also try and pull information from his program.

Chairman Hurst stated there is a lot to go over in the comments we received. Most were against the Middletown Square apartments, apartment complexes and PDD's. However, a good portion is looking for senior housing and multiple types of housing. Our goal is to look at the Comprehensive Plan and follow how the Town should be developed. As a planner, Middletown Road and Fonda Road are the main areas that have vacant land. There is the Riberdy property and the Catello property, but that will be a very difficult piece of land to develop. There is some land available on Rt 4 & 32, as you plan these you will have to look at the utilities, which were noted on a few comment forms, overall, there were some good points made. There were some comments he does take exception too, such as the need to better maintain Town parks. He feels the Highway Department does an excellent job keeping our parks in great condition. Looking at greenspace, the Town does have a lot of greenspace and there are still areas we can use, as far as trail development, that is important. Over the years the Town has developed many trails and we are currently working to connect our Champlain Canal Trail with Halfmoon and extend all the

way to Mechanicville. The future goal is to have this trail continue to Lake Champlain, this is a work in progress. There are some good points in these comments forms.

Mr. Gabriel questioned the subdivision process and if internal trail development was a requirement. Planning Board Chairman Dave Woodin replied no, but that is something we can specify. Mr. Gabriel feels this should be something this plan should address, in the fact that the Town has the option to put that in. Mr. Woodin added that for a major subdivision the applicant can either grant the Town land to use as parkland or pay a certain fee per lot. The Town Board would make that decision by making a recommendation to the Planning Board. A lot depends on the type of land being developed. Chairman Hurst said the fee received could be put towards enhancing a park in that area. Additional development of trails is an asset to the Town. Some other good points brought up in these comment forms are traffic, which is a valid concern. He feels many residents along Middletown Road and Fonda Road travel North, which does help this situation.

Chairman Hurst said the Town is in very good shape as far as any future water issues are concerned. We have plenty of water available to us through cooperative efforts. One item mentioned frequently when reading the comments is low water pressure on the hill. Mr. Gabriel said the concern there is the tank is only so high. The volume is there, a fire flow test was done recently and there is plenty of water available, it is the elevation of the tank in relation to the properties which creates the pressure. The DOH recommends a 20 psi minimum, that area right now is at 40-42 psi. If you are coming from an area that runs around 60psi, which most communities are, and move into that area of Waterford, you will notice a difference. The water department did make a few recommendations to some homes in that area to install an internal pump to help with the pressure. There is plenty of water available, when the Town or specifically the Water authority, hooks up with Halfmoon, this may increase the pressure a little, but in reality the tank needs to be higher in order to bring the pressure up to 60-65psi. There is a significant cost associated with this, it is recognized there is lower pressure in this area, but it is not substandard.

Chairman Hurst went on to mention the need for senior housing, specifically those ageing individuals looking to stay in or move back into Waterford. As the land shrinks, we need to look at a variety of different types of housing, such as small single family and condominiums and maybe address the zoning to allow this. This will allow the individual who doesn't want the responsibility of maintaining a home to rent or buy and pay a monthly fee for this to be taken care of. This type of housing works in other communities and it something that needs to be looked at here. Mr. Gabriel agrees that maintenance free housing is important and worth exploring, noting this is also something appealing to younger people. Chairman Hurst said our job as a committee and planners for the Town is to look at how best the town will develop in the future. The Town has been following the current plan and has developed from the Village out based on land available. When we look at drafting the new Comprehensive Plan for the Town Board, we need to look at the comments we received and what was discussed tonight and get something to send to the Town Board that they may or may not approve. The board will have

their own process to follow such as SEQR and public hearings, but they are looking for this committee to give them a base to start with.

Chairman Hurst said the next meeting will be June 22nd at 6:00, within the next 10 days please send any notes or comments based on the information tonight to Mary Shannon or himself so they can be incorporated into the next meeting.

Mr. Knorr supplied the information on building permits issued since 2010: there were 7 issued in 2010, 9 in 2011, 4 in 2012, 17 in 2013, 8 in 2014, 5 in 2015, and 1 issued to date for 2016. The majority of the new homes were in Riverbend which is now completed, there were 2 issued for Northside. The new homes in Riverbend were all single family.

Mr. Fusco added that there were no blanket zoning issues the Zoning Board faced. They take each issue as it arises, what may be an issue now, may not be so in a few years.

Mr. Crist went on to say that he has represented the zoning board of appeals for 20 years, the biggest volume of business, aside from fences and setback issues, would be the application of individuals looking to "in-law" their house. Chairman Hurst said our zoning is strict with this. Mr. Fusco added this falls in line with the conversation of senior housing. The situation where a parent has passed and the children are looking to have bring mom or dad stay in or move back to Waterford.

The zoning of in law apartments was discussed as well as condominiums and establishment of homeowner associations and the idea behind cluster subdivisions.

Mr. Voss said the Town may want to look at cluster subdivisions, especially if you have larger parcels with natural features you want to preserve. You can still get the same density out of it, lots are smaller, infrastructure costs are lower and it allows you to preserve an area for trails or a wildlife area. If you move to the zoning faze this could be something to look at. Chairman Hurst added there are a few larger parcels left, but they may not have enough road frontage so other options need to be explored. A lot can be done in a zoning portion of a plan, but for now, suggesting them in the comprehensive plan is what we need to do. We need to focus on different styles of housing for different types of people. We have the variety here now in Waterford, and we want to keep it that way.

Chairman Hurst said the next meeting is June 22nd, send your comments to Mary Shannon, and by the next meeting they plan to have an outline or a little more to hand into the Town Board. Changes will still need to be made of course, and when we agree this can be forwarded to the Town Board.

Chairman Hurst added there is a theme among the comments, most people didn't want apartments on Middletown Road, that falls more along a zoning aspect which may follow via

implementation than what we are looking for right now with the Comprehensive Plan. We may also want to suggest changes where we have several zoning districts such as Hudson River Road. Carol Bruno- Sunset Blvd- asked if all comments are being considered, even from the public meeting. Chairman Hurst answered yes, all comments received are considered.

Dean Taylor- spoke of a residential market study he did regarding housing and comparison of building permits issued. He also spoke of generational housing, a new trend, where there are additions for in laws etc, but trends can't be addressed in zoning. The Town also needs to look at its PDD zoning, the Town sets up limits as to what can be done and handcuffs itself. He discussed the PDD regulations in other municipalities.

Chairman Hurst added that owners deserve a return on their land and we need to make that fit. A plan would have some items to look at to protect the Town and also allow the Town to develop in the way the Town Board wants it developed. We have looked at zoning from other towns to see what works, and have talked with their planners. Right now we are focused on getting the comprehensive plan done and what direction the town should be developed.

Mr. Crist added that in terms of other towns, in Halfmoon most of the recent major developments are PDD's.

Mrs. Bruno said that part of the point is people live in Waterford is because we don't look like Halfmoon. We have larger lots and greenspace. Chairman Hurst added that Waterford will never look like Halfmoon, we do not have enough land left, but the land we do have we need to look at and see how best to develop it.

Nick Bruno- Sunset Blvd, spoke of Falcon Trace in Halfmoon and how it was originally a residential neighborhood. That is not appropriate for Waterford. Mr. Hurst replied Waterford is not Halfmoon and we will never look like Halfmoon. Their planners are doing what they think is best for their community.

Karen Carmody asked about the possibility of leaving open lands as forever wild, and not just areas where houses are built. Chairman Hurst said we do have forever wild, there are large sections of Town that are Land Conservation Districts and will probably never be built on. The Town cannot tell a landowner that a certain portion of their land cannot be built on because we made it forever wild. There has to be a balance. Ms. Carmody does not want Waterford to look like Halfmoon and feels it may be headed in that direction. Chairman Hurst added that only 51 homes have been built in the last 6 1/2 years, we don't build a lot. You make a very good point but Waterford will never look like Halfmoon.

Shawn Gregoire - Birch Glen Drive- asked if a questionnaire will be mailed out as it was when the original plan was developed. Chairman Hurst said that was a much bigger project as it was a joint plan with the village. We will not be doing a separate mailing.

Mr. Knorr made a motion to adjourn at 6:56PM, seconded by Mr. Fusco.



Town of Waterford
Comprehensive Plan Committee
65 Broad Street
Waterford, NY 12188
Minutes June 22, 2016

The meeting began at 6:00 PM with attendance taken. Present were members Charlie Fusco, David Woodin, George Quick, Dominick Gabriel, Greg Knorr, Laurie Marble and Chairman Richard Hurst. Also present was Chuck Voss; Barton & Loguidice, Craig Crist; Attorney, Don Boyajian Jr; Attorney and Mary Shannon Carrigan; Secretary.

Chairman Hurst referenced the Draft Goals and Recommendations. This was drafted based on information discussed during the past meetings and from public input. He would like to review this item by item. A percentage of the information comes from the 2002 Comprehensive Plan, some of this is still relevant and some changes are still needed. As a Board we will review this, and make changes and recommendations if needed. The consultants will then take this information, incorporate the changes and send us a revised draft in time to review before our next meeting. At that time, we may have a plan to recommend to the Town Board for their approval or disapproval.

Chairman Hurst began with Goal 1: Referencing parks and recreation programs, He feels there are a few items to be changed; Alcathys and the Visitor Center promenade are used quite frequently, especially during the weekends. Our waterfronts are being utilized, but they are not saturated. The Park between Lock 3 and 4 is not used as heavily as the others, but Battery Park now has a kayak vendor, bringing more people to that area. He feels we do a good job promoting our waterfront.

Mr. Gabriel said the 2002 Plan involved the Village. In this draft, there are many references to the village, he went through and crossed out them out, this is strictly a Town plan. Another note is the way each recommendation within the goals is worded. He feels this should be changed. Using the phrase "The Town may want to" instead of "The Town shall" seems less dictatorial and changes the tone of the plan. He made reference to the recommendation of bringing more activities to Sugarloaf Pond and questioned the construction of a warming hut, wasn't this already tried.

Chairman Hurst added this was done years ago and there were complaints from neighbors in that area because it turned into a hangout after dark for older kids. There was also an attempt to burn it down, this doesn't mean the idea can't be revisited. Most activities up there are daylight programs, such as fishing. Mrs. Marble said the past winters haven't allowed for much activity at the Pond. Skating was done years ago.

Mr. Gabriel said he is not against these things, but doesn't feel the Town should be obligated to provide them, if the money and resources are there, then these would be nice additions. He also asked for clarification of a dog park, this was identified as a need for the Town.

Mr. Voss said it can be small parcel or a larger acre. It's a fenced in area, defined water station and pick up station.

Chairman Hurst said he has spoken with a few dog owners and they questioned insurance and what would happen if their dog gets bitten. There is a liability here.

In the same paragraph the request for a community garden was mentioned. Will residents in the Timber Dr. neighborhood walk/drive to this park for their vegetables or it is more convenient to have a garden in your yard. The idea seems to fit more with an apartment complex, or if we were to develop cluster housing this is a great addition. Mrs. Marble felt the way this neighborhood is laid out doesn't allow it to be the best location.

Mr. Fusco feels this is more of a village asset, where lot sizes are relatively smaller and there are more apartment. He feels most residents, himself included, would rather go to the backyard to get a tomato then walk to the community garden. Its more convenient. This idea could be added to the plan of a future apartment building or town houses where a portion needs to be designated to a community garden.

Mr. Voss stated instead of identifying a particular park, we can leave this as a general idea. This could be developed anywhere in Town.

Mr. Crist added that in regards to recreational opportunities, years ago there was ice skating on the canals, it became problematic and asked Chairman Hurst for more clarification,

Chairman Hurst replied the biggest obstacle is getting the Canal Corp to keep water in the canals, best location would be the Old Champlain. They would keep the water between Lock 2 and 3, but you always have water coming in from the Mohawk, that makes it hard to get the water to freeze. The ice just hasn't been freezing enough in the past winters, the Town had also tried the spots by Burton Avenue and it was a tough sell. The Pond is a great location and is more economical. The weather is the big factor.

Chairman Hurst spoke about the issue of signage and how we can address this and make the signs less confusing.

Mr. Woodin talked about a color coded type of signage system.

Chairman Hurst addressed the comment regarding Alcatraz Marina and improvements. There are picnic tables by the bridge. The Town has not done much there, it is state owned. The access road is not a public road.

Mr. Gabriel added that directing people to this area by way of a substandard road, is that really a good idea. It's a great location, great for fishing, but it is not the Town's road. It was not built to standard because it was never meant to be more than an access road.

Chairman Hurst added that in terms of developing more trails, the Champlain Canal is in the process of being extended and attached to Halfmoon. Plans have been drawn up and are waiting

to be approved. A trail could possibly be developed from Clement Park and along the Mohawk. There are some private lands there, the Town would need to do some research.

Goal #2, relating to Protecting Open Spaces, scenic vistas and natural resources in the Town was discussed.

Chairman Hurst said the comments all speak of the same ideas as Goal 1 as far as trails.

Mr. Voss spoke about an overlay district. Its a special set of design standards to help protect view sheds. This is a zoning tool that would be helpful to the Planning Board, for example to aid in scaling down an oversized plan that would obstruct a view.

Chairman Hurst spoke of Goal #3, Maintain a strong healthy tax base, promote long term economic volatility. The Town IDA, now the CRC, has helped a lot of businesses on Saratoga Avenue and complexes on Hudson River Road. It is a good system and had brought a lot of jobs into Waterford.

Mr. Voss said the recommendation for the streetscape improvement is indicative of the grant the Town has received, for the Saratoga Avenue area, and they will clarify this in the plan.

Mr. Gabriel questioned if this full recommendation is on local or county/town roads? He added that the way the recommendation is written, such as the inclusion of curbs, is not economically feasible on all roads, especially within subdivisions.

Mr. Voss will clarify this further to read main roads coming into Town.

Chairman Hurst added, the Town doesn't have anything planned for Route 4 improvements. The Planning Board has been requiring new business to plant trees and landscape to help improve the industrial look of the area. This is great start.

Goal #4 relates to preserving and promoting Waterford's historic and cultural assets.

Mr. Hurst said the Town does not have much in this category, it is mostly the village.

We do have the homes on what was known as "Mill Owners Hill", which is Saratoga Avenue from Arch to Van Ness Street.

Mr. Voss said the next phase is where we look at how codes relate to new development in these areas, you need design guidelines to help you determine how you want future development to look like. As far as an architectural standpoint, this gives more of a vision for the Planning Board, not left to subjectivity. Chairman Hurst added that there are only about 6 to 8 buildings at the most here, and we have the Mill in Doyle City.

Mr. Voss agreed that there are not a lot of historic buildings in Town. The idea behind the design guidelines is that if something happened, such as a fire, and someone came back to the Town and wanted to redevelop in that location, you have a design as to how the Town wants it to be to preserve the old character.

Ideas to improve the signage in Waterford was discussed.

Chairman Hurst feels Goal #5, regarding stimulating development by capitalizing on Waterford's waterfront location, architecture and history can be incorporated into many areas we already covered. It's a collection of all these thoughts.

Goal 6 and 7, may be one in the same. They talk about a mix of housing and directing future development across the Town by updating and enhancing overall quality of zoning ordinances. Chairman Hurst feels Goal 7 can become Goal 6 and we combine them.

Mr. Gabriel said in Goal 6, section 6.2 and 6.3 is pulled out of the old plan, and this is related to the village, these should be eliminated and goal 6 & 7 should be combined.

Chairman Hurst added there was a comment about the congestion on streets and roads and he feels that mostly relates to the main thoroughfares, and that is hard for the Town to control.

Mr. Voss said there are not a lot of additional issues, we have had ongoing discussions regarding most of them.

Chairman Hurst is looking to get a working draft one week before the next meeting. He wants to make sure there is enough time on both ends to get this completed and reviewed.

Mr. Voss will deliver a hardcopy, with the executive summary, inventory analysis and goals section, they can add the appendices as well. This will still be a draft as the committee has not approved it.

The next meeting will be held on July 20th, Mr. Voss will have the draft to the committee by July 13th. If there are any notes please pass them on to Dick or Mary Shannon.

Mr. Fusco made a motion to adjourn at 6:46PM, seconded by Mr. Woodin. All voted in favor of the motion.

Appendix 2: Summary Notes from Public Meetings

TOWN OF WATERFORD PLAN UPDATE

TOWN OF WATERFORD
SARATOGA COUNTY, NEW YORK

Public Workshop Comments Summary



To: Town of Waterford Plan Update Committee
From: Katie Crawford, Land Use Planner I – Barton & Loguidice, D.P.C.
Re: Summary Notes – April 13, 2016 – Public Workshop
Date: April 15, 2016

Meeting Location: Waterford Town Hall
Meeting Time: 6:00pm – 7:30pm
Meeting Attendees: See Attendance Sheet

Summary Notes:

This was the first Public Workshop of the Town of Waterford Plan Update Committee.

1. The workshop was dedicated to the following agenda items:
 - ✓ *Introductions*
 - ✓ *Plan Update Process & Progress*
 - ✓ *Community Involvement – Public Workshop*
 - *Tallies and Sticky Notes on Question Boards*
 - ✓ *Summarize Public Workshop Findings*
 - ✓ *Next Steps*

2. The goal of the workshop was to:
 - ✓ *Solicit and allow for input from the general public; and*
 - ✓ *Ensure concepts of the plan fit the vision of the community*



Town of Waterford Plan Update
Public Workshop Summary

Date
Location

13-April-16
Waterford Town Hall

Attendance

16 names on the sign-in sheet

Goal Validation/Responses

G1.	Provide high quality parks and recreational programs to service all residents and visitors
A.	Maintain existing parks; special focus on Birch Glen Park and Timber Drive
B.	Dog park
C.	Maintain Birch Glen Park and others on Middletown Road
D.	Fund more parks and playgrounds; maintain/update existing parks and playgrounds
E.	Promote community gardens within the Town
F.	Maintain rural character of the Town

Comments

Maintaining existing parks and recreational opportunities
Maintain rural character

G2.	Protect open space and important natural resources in Waterford for future generations
A.	Maintain wetlands
B.	Maintain open area to protect wildlife
C.	Provide bike and hiking trails for better connectivity
D.	Protect wetlands and open areas for wildlife

Goal Validation /Responses

G3. Preserve, Promote, and enhance Waterford's historic and cultural assets

- A. Maintain historic integrity
- B. Year round events for Village and Harbor Center
- C. Focus on museum – better entrance

Comments

Find funding for historic properties in town and village; establish better programs in parks

G4. Maintain a strong healthy tax base and promote the long-term economic vitality of the community

- A. Do not develop too much open area in order to boost tax base
- B. High density areas will likely bring down property values of surrounding areas
- C. Maintain the tax base by not challenging 1 and 2 family residential zones

Comments

This goal was one of the most favorable among participants

G5. Encourage economic development by capitalizing on Waterford's waterfront location, architecture, and history

- A. Appoint a dedicated Economic Development Director to secure businesses
- B. Collaborate with Village to improve economic development on Broad Street
- C. Develop Saratoga Avenue without increasing traffic
- E. Economic development along Route 32 and Village; Infill strip mall; provide housing for those above age 55
- F. Preserve and promote businesses local to Waterford (i.e. Waterford Farmers Market)

Comments

n/a

Goal Validation /Responses

G6. Provide a variety of housing types to meet the needs of the community while maintaining established residential neighborhoods

- A. Provide affordable new construction for seniors
- B. Maintain existing residential neighborhood character by putting emphasis on single family units, rather than multifamily units
- C. Maintain rural character of the Town
- E. Promote homeownership among existing residents and incoming residents

Comments

Maintain wetlands and open areas for people and wildlife

G7. Make improvements to infrastructure and municipal services in Waterford to protect public health and safety

- A. Improve water pressure for Upper Middletown Road
- B. Increase minimum lot size
- C. Apartments creating water pressure issues

Comments

Maintain wetlands and open areas for people and wildlife

Assets of Waterford:

*County tax rate
Center of Capital Region
Communities within the community
Quiet atmosphere
Canal
Summer activities
Municipal services
Nearby shopping and grocery
Close to parks, playgrounds, ball fields and open spaces
Limited "old" industry
Nearby agricultural uses and wetlands
Overall quality of life*

Challenges in Waterford:

*Issues with water infrastructure – water pressure
Absentee owned property*

General Comments

Limit high density growth and mitigate increased traffic flows

Capitalize on open space

Require a percentage of green space with new development

Offer the opportunity for more public meetings on the topic

Attract more medical facilities or medical professionals to the area

Action Items:

B&L will:

- Type up Workshop Summary and distribute to Committee
- Workshop Summary will also be sent to those who left email addresses on the sign-in sheet
- Begin compiling the draft comprehensive plan

Committee will:

- Continue to receive feedback from the community, forwarding it on to B&L to be incorporated in the plan
- Review the Workshop Summary to ensure nothing was missed
- Review Draft Comprehensive Plan Update in advance of the next meeting

Next Meeting Date:

- Plan Committee – Public Hearing
 - o Wednesday, May 4, 2016
 - Opportunity for public participation regarding the 2016 Comprehensive Plan Update.
 - o Public will offer suggestions for the future growth and development goals for the Town, as well as propose comments on the content of the report
- Upcoming Schedule
 - o ~~Wednesday, April 13, 2016 – Public Workshop~~
 - o Wednesday, May 4, 2016 – Public Hearing
 - o Final Draft expected by Mid-May, 2016
 - o Plan adoption expected around June, 2016

TOWN OF WATERFORD PLAN UPDATE

TOWN OF WATERFORD
SARATOGA COUNTY, NEW YORK

Public Workshop Comments Summary



To: Town of Waterford Plan Update Committee
From: Katie Crawford, Land Use Planner I – Barton & Loguidice, D.P.C.
Re: Summary Notes – May 4, 2016 – Public Workshop
Date: May 9, 2016

Meeting Location: Waterford Town Hall
Meeting Time: 6:00pm – 7:30pm
Meeting Attendees: See Attendance Sheet

Summary Notes:

This was the second Public Workshop of the Town of Waterford Plan Update Committee.

1. The workshop was dedicated to the following agenda items:
 - ✓ *Introductions*
 - ✓ *Plan Update Process & Progress*
 - ✓ *Community Involvement – Public Workshop*
 - *Tallies and Sticky Notes on Question Boards*
 - ✓ *Summarize Public Workshop Findings*
 - ✓ *Next Steps*

2. The goal of the workshop was to:
 - ✓ *Solicit and allow for further input from the general public; and*
 - ✓ *Ensure concepts of the plan fit the vision of the community*



Goal Validation /Responses

G3. Preserve, Promote, and enhance Waterford's historic and cultural assets

- A. Protect historic buildings – stop tearing them down
- B. Help to preserve and maintain historic architectural buildings
- C. Identify historic property & preserve it – return to original décor as much as possible

Comments

Respect and protect historic buildings

G4. Maintain a strong healthy tax base and promote the long-term economic vitality of the community

- A. Preference for small shops
- B. Promote high end housing
Encourage small businesses occupy vacant Saratoga Ave. business properties
- C. Implement zoning to limit business eyesores on Saratoga Ave.
- D. Increase lot size requirement

Comments

N/A

G5. Encourage economic development by capitalizing on Waterford's waterfront location, architecture, and history

- A. Incorporate tourism
- B. Focus on village
- C. Connect trails
- E. Improve walkability and bike-ability in Town

Comments

Goal: Make Waterford the best waterfront in the region

Goal Validation /Responses

G6. Provide a variety of housing types to meet the needs of the community while maintaining established residential neighborhoods

- A. Needs to accommodate changing demographics
- B. No more apartments, PDD, and high density
- C. Promote owner occupied housing
- E. Maintain current R1 residential

Comments

Promote more apartment style housing for aging population that needs to modernize and downsize; apartment complexes lower property values; no high density housing projects

G7. Make improvements to infrastructure and municipal services in Waterford to protect public health and safety

- A. Focus on water pressure on hill – limit development in these places

Comments

This goal has become even more important now because of aging infrastructure

Assets of Waterford:

*Green space and wetlands
Small residential community (single family)
Public Library
Unique canals, river access, and trails
Peebles Island
Town Events: Tugboat Festival, Canal Fest, Farmers Market
Low Crime
Centrally located to needs
Quaint community in a rural setting
Off-street parking
Meets business needs/easy commute
No box stores*

Challenges in Waterford:

*Limited school enrollment
Aging population – housing doesn't meet those needs
Lack of developable properties
Lack of economic growth
Limited transit options – especially for seniors
Lack of staples in Town
Encroaching density effecting property values*



Appendix 3: Public Workshop Comment Forms





COMMENT FORM

**COMMUNITY WORKSHOP
Waterford Comprehensive Plan
May 04, 2016**

Written comments are invited from anyone interested in the project, and may be submitted at the end of the meeting, or mailed to Waterford Town Hall, 65 Broad Street, Waterford, New York 12188.

Comments must be received by May 20, 2016

There is no need for additional apts near the Birch Glen development. The current apts in Birch Glen are not at full capacity.

We need green spaces, to keep some sense of beauty to our community. More traffic - more problems.

I wanted to live in a residential area not an area over run with apts. making the area more congested.

Name:
Address:

Robert Peggy Lowen
20 Birch Glen Dr.
Waterford 12188

Representing:

This form may be mailed back to the Town of Waterford by folding the form as shown on the reverse side and affixing the proper postage. Please use tape to seal the form shut - do not use staples.

(Attach additional sheets as required)



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My family has lived in Birch Glen for 15 years. We chose Waterford over Clifton Park because of the small community feel. Building a where families grow and take care of their homes. Building another multi-unit apartment complex takes away from that small community feel. We already have random people driving through the neighborhood and I don't allow my children to ride their bikes around the neighborhood because of that. It is sad. There will be many negative impacts on our community if the complex is built.

- 1) More traffic on Middletown Rd which is already heavily traveled.
- 2) More noise with cars driving in and out.
- 3) Bright parking lot lights shining into our neighborhood.
- 4) Tenants that don't own the property which eventually leads to the run down of the property, which is evident from the Birch Glen Apartments.
- 5) "Luxury" apartments don't stay "luxury" when they cannot fill the apartments. Inevitably the "luxury" standards will drop to fill apartments.
- * 6) This will drop our property values undoubtedly! This will affect the town of Waterford when home values drop.

Please reconsider. Waterford already has apartments that are not filled. It really takes away from the value of the area.

Name:
Address:

Sarita Hutchens
24 Birch Glen Dr.
Waterford, NY 12188

Representing:

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(Attach additional sheets as required)



B
&
L

COMMENT FORM

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Waterford Comprehensive Plan
April 13, 2016**

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Comments must be received by April 29, 2016

PDD's are not welcome or needed in Waterford.

No Apartment complexes Middletown Rd and Fonda road area.

Keep green space, honor wetlands

maintain R1 residential zoning only no more rezoning and PDD's

Apartment complexes will lower property values and quality of life, and will increase traffic.

I own the Property At 193 Middletown Rd Waterford, NY 12188

Name: Jean Rella
Address: 800 misty View Chesapeake VA 23302
Representing: Jean Rella

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(Attach additional sheets as required)



B
&L

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~~I own~~ The Property AT 193 Middletown Rd
Waterford, NY 12188

Name:

Jean Rella

Address:

800 misty View
Chesapeake VA 23302

Representing:

Jean Rella

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Comments must be received by April 29, 2016

1. The town needs to;

- Maintain all R-1 Residential Neighborhood
- Reject any and all Apartment Complexes
- Apartment Complexes tend to run down before the Owner Occupied neighborhood.
- The town cannot prevent an apartment complex from running down
- There is no "Pride in Ownership" in an apartment complex.
- There is limited land left in Waterford. Please keep it R-1 residential. Please don't create situations such as that drive people away and reduce property values.

Name: NICHOLAS BRUNO
 Address: 19 SUNSET BLVD
WATERFORD, NY 12188
 Representing: *[Signature]*

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(Attach additional sheets as required)



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Comments must be received by April 29, 2016

Do Not Destroy the Quality of Life in Waterford!

- Do not increase traffic & noise

- No High density housing, Apartment Complexes, PDDs in the middle town Rd Fond Rd area.

- Keep R1 residential areas residential

- Keep wetlands, green space & wild life

- Apartment Complexes lower property values

- Residents have a right to choose where they live and what they live next to.

- We are Educated people and know what we want and expect in our town and in our R1 residential neighborhoods.

Name:

Carol Bruno

Address:

19 Sunset Blvd
Waterford, NY 12188

Representing:

Carroll

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Things we don't like or concerns about the town:

- Water pressure up on the hill
- Traffic - Waterford has enough traffic on Middletown and area roads without adding the burden of high density housing/apartment complexes
- Birch Glen Apts are an example of an apartment complex gone bad
- Absentee Landlords
- Loss of green space, wetlands & animal habitat

Things we like about the town:

- The quiet rural feel of the town
- We can return home after a busy day to our quiet homes
- Open or green space, wetlands, parks
- We like seeing animals, deer, turkeys, etc

Things we would like to see going forward:

- No high density housing/apartment complexes, PDDs
- High density housing will bring down property values
- Maintain R1 residential zoning, 1 & 2 family homes. This is the reason we live in Waterford
- We don't want to see every square inch of available land developed
- Maintain green space, parks & wetlands

Name: Mary Becker
 Address: 19 B Sunset Blvd
Waterford, NY 12188

Representing: Mary Becker

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(Attach additional sheets as required)



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Waterford Comprehensive Plan
April 13, 2016

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Comments must be received by April 29, 2016

Our Concerns:
We are against;
 high density housing PDD's

We are for:
 maintaining green space + parks + wetlands
 maintaining R1 Residential Zoning

Name: MR. + MRS. DENNIS A. MOFFRE
 Address: 12 Sunset Blvd. Waterford NY
 Representing: self

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COMMENT FORM

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Waterford Comprehensive Plan
May 04, 2016**

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~~With the anticipated opening of the new Waterford Community/Senior Center, I see many opportunities for partnership with the Waterford Public Library which could enhance the services that each provide.~~

~~Here are just a few ideas of some collaborations that might work:~~

- ~~• wellness classes~~
- ~~• movie nights/movie matinees~~
- ~~• one-on-one computer classes (e.g. "how do I use my new tablet/iPad?")~~
- ~~• kids summer reading/performance could be shared with seniors~~
- ~~• knitting/crocheting club~~
- ~~• genealogy workshops (these were very popular at the library last year)~~
 - ~~• this could be tied to a memories to memoirs~~
- ~~• teen/adult/senior reading clubs~~
- ~~• scrabble, chess, board games and computer games~~

~~With the investment being made in this new Center, it just makes sense to try to look at ways for these neighbors to partner in supporting activities~~

Name:
Address:

Christine Connell
33 Belanger Ave
Waterford NY 12188
christine.connell@gmail.com

Representing:

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(Attach additional sheets as required)



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- The Town cannot prevent an apartment complex from running down
- There is no "Pride in Ownership" in an apartment complex.
- There is limited land left in Waterford. Please keep it R-1 residential. Please don't create situations such as that drive people away and reduce property values.

Name: NICHOLAS BRUNO
 Address: 19 SUNSET BLVD
WATERFORD, NY 12188
 Representing: [Signature]

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- Do not increase traffic & noise
- No High density housing Apartment Complexes, PDDs in the Middletown Rd Fonta Rd area
- Keep R1 residential areas residential
- Keep wetlands, green space & wild life
- Apartment Complexes lower property values
- Residents have a right to choose where they live and what they live next to.
- We are Educated people and know what we want and expect in our town and in our R1 residential neighborhoods.

Name: Carol Bruno
 Address: 19 Sunset Blvd
Waterford, NY 12188
 Representing: Cum B.

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(Attach additional sheets as required)



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- Open or green space, wetlands, parks
- We like seeing animals, deer, turkeys, etc

Things we would like to see going forward:

- No high density housing/apartment complexes, PDDs
- High density housing will bring down property values
- Maintain R1 residential zoning, 1 & 2 family homes. This is the reason we live in Waterford
- We don't want to see every square inch of available land developed
- Maintain green space, parks & wetlands

Name:
Address:

Mary Becker
198 Sunset Blvd
Waterford, NY 12188

Representing:

Mary Becker

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Our Concerns:

We are against;

high density housing PDD's

We are for:

maintaining green space + parks + wetlands
 maintaining Rt Residential Zoning

Name:
Address:

MR. + MRS. DENNIS A. MOFFRE
 12 Sunset Blvd. Waterford NY

Representing:

self

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(Attach additional sheets as required)

Leila Tibi-Scherl & Edward Scherl
55 Copperfield Drive
Waterford, NY 12188-1095
May 8, 2016

Waterford Town Officials
Waterford Town Hall
65 Broad Street
Waterford, NY 12188

Dear Town of Waterford Officials:

We are recent homeowners located at 55 Copperfield Drive and it has come to our attention that the Town is planning to rezone and develop Middletown Square Apartments. Our backyard is located right along Middletown Road and we are strongly against the development of high density apartments as it will cause additional noise and traffic to an already busy road. We feel that we will lose our privacy from the addition of apartment residents looking into our backyard. Additionally, high density apartments will bring down the property value of our home and those of our neighbors. The reason why we purchased a home in the Town of Waterford was because of the beautiful backyard of green space we enjoy looking at each day. We also enjoy the sense of community our development brings. Currently, there are no community benefits to the addition of high density apartments as there are too many empty apartments in this area, namely Birch Glen Apartments and Strawberry Ridge Apartments. Building on protected green space and wetlands will destroy the home of migratory birds that we enjoy seeing visit our backyard during the Spring and Summer months. We strongly urge the Town to maintain R1 residential zoning with one and two family homes. Thank you in advance for your time and consideration in reading our request.

Sincerely,

The image shows two handwritten signatures in black ink. The signature on the left is for Leila Tibi-Scherl and the one on the right is for Edward Scherl. Both are written in a cursive, flowing style.

Leila Tibi-Scherl & Edward Scherl



COMMENT FORM

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Waterford Comprehensive Plan
May 04, 2016**

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Comments must be received by May 20, 2016

High Density housing will bring down property values.

There are ~~abs~~ absolutely NO benefits to having more apartments there are too many apartments in this housing area.

NO NEED FOR CHANGE

Name:
Address:

Patricia Peras
240 Middle town rd
Waterford NY 12188

Representing:

SELF

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We are against;
 high density housing PDD's

We are for;
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Name: MR. + MRS. DENNIS A. MOFFRE
 Address: 12 Sunset Blvd. Waterford NY
 Representing: self

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Comments must be received by May 20, 2016

- No high density housing/apartment complexes, PDDs (Planned Development Districts) in the Middletown/Fonda Roads area
- High density housing will bring down our property values
- Maintain R1 residential zoning, 1 & 2 family homes. This is the reason we live in Waterford
- Maintain green space, parks & wetlands
- There are no community benefits to more apartments. There are already too many empty apartments in this area.

Name:
Address:

JOHN P MAROIS
57 COPPERFIELD DRIVE
WATERFORD, NY 12188

Representing:

John Marois

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- Maintain green space, parks & wetlands
- There are no community benefits to more apartments. There are already too many empty apartments in this area.

Name: MARK S STEWART
 Address: 189 MIDDLE TOWN RD
WATERFORD NY 12188

Representing: *[Signature]*

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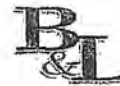
Comments must be received by May 20, 2016

High density housing will bring down our property values - This is the main reason we chose to live in Waterford - for residential 1 and 2 family homes. There will be no community benefit for additional apartment housing as there is plenty of apartment housing already available in Waterford.

Name: Karen Patehell
Address: 34 Coppertield Dr.
Waterford, NY 12188
Representing: _____

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Comments must be received by May 20, 2016

Dear Sirs or Mds:

As much as a new tax base seems promising in these times of constantly rising prices, we must look to the future for our children. Suburban sprawl is threatening our wildlife & forested areas. Many species are becoming extinct. Have no place to go for food sources. We must save some natural areas for our children & not make the views with another boring ugly complex. In addition the town office said this area is already very heavy.

Name:
Address:

Donna Bernstein
31 Copperfield Dr.
Waterford N.Y.

Representing:

Wildlife & Nature

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Comments must be received by May 20, 2016

The increase in traffic
 as well as the ^{good possibility}
 that Apartment saturation will lead to
 a glorped housing subsidized project
 and thus a negative on the housing
 values and quality of life.

In what way does this project benefit Waterford
 as a community, Home owners struggle to
 maintain property and uphold values while
 investors seek only to maximize profits and
 move on.

Name: Mr Bradley J. Post
 Address: 229 South Street D
Waterford 12188

Representing:

This form may be mailed back to the Town of Waterford by folding the form as shown on the reverse side and affixing the proper postage. Please use tape to seal the form shut - do not use staples.

(Attach additional sheets as required)



COMMENT FORM

**COMMUNITY WORKSHOP
Waterford Comprehensive Plan
May 04, 2016**

Written comments are invited from anyone interested in the project, and may be submitted at the end of the meeting, or mailed to Waterford Town Hall, 65 Broad Street, Waterford, New York 12188.

Comments must be received by May 20, 2016

There are plenty of apartments in the Waterford town area. Birch Glen and Strawberry ridge have quite a few of vacancies. Maybe if the owners were made to fix the apartments so that they weren't like slum apartments they might be rented.

I am definitely against the apartments also what was happen to the duck and other wild life that inhabit this area.

Originally we were zoned for 1 or 2 family homes. Why was this changed. Maybe the town needs more income or has become more greedy.

I like the Waterford area just the way it is. And please no more traffic for Middle town Road.

Name: Joan M Brown
 Address: 1 Birch Glen Drive
Waterford, NY 12188

Representing: _____

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(Attach additional sheets as required)



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I am opposed to the 42 unit apartment complex next to Birch Glen that is now in the planning stage.

I feel that the present apartment complex that is in the same area is sufficient.

I would like to maintain the current R1 Residential zoning which is for one and two family homes.

Also, the impact of additional traffic will be detrimental to the area of Birch Glen and Poppenfield developments. There will be a high probability of an additional 84 cars coming out to Middletown Road at peak hours.

The property value of existing homes in the area will deteriorate due to another high density housing/apartment complex.

This area is noted for being a wetland and should be left as is.

Therefore, I am against this proposed apartment complex being built!

PS - It was my understanding that the proposed acreage does not meet the zoning requirements for a complex of this nature.

Name:
Address:

James Anthony Tuffy
250 Middletown Rd.
Waterford, NY 12188-1025

Representing:

James Anthony Tuffy 05/09/16

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- MAINTAIN GREEN SPACE + WETLANDS

- THERE ARE ALREADY TOO MANY APARTMENTS EMPTY IN THIS AREA.

- HIGH DENSITY HOUSING WILL BRING DOWN OUR PROPERTY VALUES

Name:
Address:

JOAQUIN B. TIBI
55 COPPERFIELD DR
WATERFORD, N.Y 12188

Representing:

Joaquin B. Tibi

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- No high density housing/apartment complexes, PDDs (Planned Development Districts) in the Middletown/Fonda Roads area
- High density housing will bring down our property values
- Maintain R1 residential zoning, 1 & 2 family homes. This is the reason we live in Waterford
- Maintain green space, parks & wetlands
- There are no community benefits to more apartments. There are already too many empty apartments in this area.

Name:
Address:

Christopher Barre
10a Birch Glen dr.
Waterford NY 12188

Representing:

[Signature]

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Name:
Address:

Karissa Chisenee
64 Byron Glen Drive
Waterford, NY, 12188

Representing:

Karissa Chisenee

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- Maintain green space, parks & wetlands
- There are no community benefits to more apartments. There are already too many empty apartments in this area.

Name:
Address:

Tina Maguire
43 Copperfield Dr
Waterford NY 12188

Representing:

Tina Maguire

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no to Middletown Square Apartments
unless there are plans to widen
the roads and put in a light
this will only add to the
traffic problems already occurring.
not a necessary complex for
our area.

Name:
Address:

Allen + Phyllis Helton
17 Deep Run
Waterford NY
12188

Representing:

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I do not understand the need for these apartments - I have checked Mallard's Landing and Strawberry Ridge and they have MANY empty apts. Middle town Road is already heavily traveled and this will add more traffic. My main concern is the environmental impact - I have talked with NYS Conservation and the wooded area is home to several species of birds and a few mammals. There are also small wetland areas and for the Town Board to dismiss these concerns is VERY troubling - I truly thought they cared more. On a selfish level I'm concerned about my property value. I asked at one of the open meetings if values would decrease and was told they (board) would find out - I never did receive an answer which leads me to believe they know there would be a decrease and do not want residents to know. I moved to this particular part of Waterford - partly because of the area surrounding Birch Glen and would certainly consider selling if I have to look at a complex that doesn't seem to be needed.

I also feel that this issue had not had enough publicity - I found out via word of mouth and it just seems that this project is being "slipped" by the residents. I hope the town board takes all concerns to heart and is NOT out for the money.

Name: Susan Perry
 Address: 29 Birch Glen Dr
Waterford NY 12188
 Representing: self

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I do not want a high density housing units on the middle town/Fonda roads area. I believe it will bring down my property value. Since I moved here I have seen the multiunit housing in my area ~~degrade~~ degrade. I do not want to see more of the same.

Name:
Address:

Paul & Michelle Jsgro
2 Buttercup Ct
Waterford NY 12188

Representing:

SHP

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MR. HURST -

MY WIFE AND I BOUGHT OUR HOUSE ON BIRCH GLEN DR. BECAUSE WE WANTED A QUIET, LOW TRAFFIC NIEGHBORHOOD TO RAISE OUR SON. WE ORIGINALLY LOOKED AT HOUSES IN COLONIE BUT WE DID NOT LIKE HOW DENSE ALL OF THE NIEGHBORHOODS WERE. ADDING HIGH DENSITY HOUSING WILL RUIN THE MAIN REASON WE MOVED HERE. PLEASE DON'T RUIN OUR NIEGHBORHOOD. THERE ARE NO BENEFITS TO MORE APARTMENTS, PLEASE MAINTAIN OUR GREENSPACE. IF ANYTHING, USE THE MONEY TO GIVE US A NEW PARK OR IMPROVE APARTMENTS DOWNTOWN.

THANK YOU.

-ANDREW NOVAK

Name: ANDREW + ERICA NOVAK
Address: 27 BIRCH GLEN DR
WATERFORD, NY 12188
Representing: _____

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Dear Mr. Horst

I'm writing to communicate my opposition to the proposed Middletown Square Apts. - reasons are as follows:

- 1) This is too close to single family housing the reason I bought where I did is because it is all owner-occupied housing
- 2) Apt complex will reduce our housing values
- 3) Complex will increase already busy traffic Area with 40 Apartments you will drastically increase traffic
- 4) We need more open space - more green not more people who have no ownership stake in the property

Thank you

Name: Kevin Mcburn
 Address: 2 Copperfield Drive
Waterford NY 12188
 Representing: _____

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- High density housing will bring down our property values
- Maintain R1 residential zoning, 1 & 2 family homes. This is the reason we live in Waterford
- Maintain green space, parks & wetlands
- There are no community benefits to more apartments. There are already too many empty apartments in this area.

Name: _____
 Address: _____

 Representing: _____

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No need to cause more traffic issues! Waterford needs to consider its historical value as a nice place to live. It's a great little residential community.

Lined area for additional comments.

Name:
Address:

*Sue Sutton
~~1934~~ 1934 Middle town Rd
Waterford, NY 12188*

Representing:

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I Am A 61 year old man And I HAVE
LIVED in WATERFORD for 59 years. I Am At
the point in my life where I can no longer
do All the CHORES And upkeep to my home.
I would love to have more housing, (Apts),
AVAILABLE without having to do All of the
CHORES involved in ownership.

WATERFORD HAS Always felt like A
Setting for A Norman Rockwell painting
I hope the town will continue to protect its
History And NATURAL RESOURCES, CANALS, RIVERS, etc.
New housing options for seniors And ALL
others will allow us to stay And enjoy what
our town has done for us.

Name: JAMES BRYCE
Address: 130 DAVIS AVE
WATERFORD NY 12188
Representing: myself

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I've been a wfd. resident for over 30 years. My wife and I have raised 3 children here. Waterford offers low crime, good schools and fair taxes for its residents.

The town should look to increase both single family housing and apartment complexes for its residents. As long as they are maintained properly should be a plus for the community

Name:
Address:

Jim Amyot
142 Davis Ave
Waterford, N.Y 12188

Representing:

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I HAVE BEEN A LIC NY'S REAL ESTATE BROKER SINCE 1988.

WATERFORD HAS ALWAYS BEEN A DESIRABLE COMMUNITY. THE NATURAL RESOURCES AND HISTORICAL AND ARCHITECTURAL AMENITIES ARE A BIG DRAW.

YOUR EFFORTS TO PRESERVE THESE FEATURES IS COMMENDABLE.

PLEASE CONSIDER APARTMENT, NEWER HOUSING AND EMPTY NESTED RESIDENTIAL PROJECTS AS WELL. THERE IS A NEED FOR NEWER, LUXURY APARTMENTS AS WELL AS HOUSING WITH MODERN FEATURES AND EMPTY NESTED COMMUNITIES WITH FULL SERVICE ASSOCIATIONS.

I WANT TO AND WILL DEVELOP LUXURY APARTMENTS IN WATERFORD IF THE ZONING CAN ALLOW IT. I FEEL THERE IS A BIG DEMAND FOR THAT AND THE OTHER HOUSING IMPROVEMENTS.

Name: DEAN TAYLOR

Address: PINEYARD CIRCLE
CLIFTON PARK N.Y. 12005

Representing: MYSELF

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I am 57 years old and a lifelong Waterford resident. After growing up in Waterford, I married and my husband and I bought a house in Waterford. We still live there 31 years later. I love Waterford.

Our three children are grown and out on their own. As we grow older, I wonder what the future will bring. I foresee a time when we are unable or unwilling to continue the upkeep and maintenance of our property and the house.

I see a need for housing options that are convenient, modern and maintenance free and hope the town considers this need as it works on the Waterford Comprehensive Plan.

Name:
Address:

Donna Omyot
142 Davis Ave
Waterford NY 12188

Representing:

myself

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I have been a resident of Waterford for 58 years. The time I have been here I have seen some very positive developments. Apartments off Washington Ave., Harbor Cntry off Third St. and many other advancements.

Waterford has been in need of apartments for seniors and or single nesters for along time. I like the location and design of this project and feel it would have a great impact on Waterford. The additional tax base would also provide a lower cost of taxes to other residences.

As an employer in Waterford I'm constantly asked about living accommodations in the local area. This project would help provide a place for recommendation.

I'm totally in favor of this project being built where it is proposed.

I might add Waterford is a wonderful place to live. Great friendly people, good town leadership and lower than average taxes.

Name:
Address:

Michael A. O'Connor
53 Hudson River Rd.
Waterford, N.Y. 12188

Representing:

Myself

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This is in reference to the Town of Waterford's plan to update zoning to promote economic development, and specifically meet housing needs.

I was raised in Waterford, graduated from WHHS, and spent 33 years in Waterford before moving to CA. I'm relocating soon back to the Waterford area to be closer to family, and am struggling to find modern yet affordable apartment options. I really don't want to have to live in the surrounding towns just because I can't find what I like in my hometown of Waterford.

I would respectfully request that you please provide required updates to zoning policies to enable more apartment options in Waterford which will attract people like myself with current limited opportunities to relocate to Waterford. Thank You!

Name:
Address:

Jennifer Jarvis
6537 Wickson St
Berlin CA 94510

Representing:

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Please no high density housing apartments
 complex in Middletown Rd or Fonda Rd area
 High density housing will bring down property
 values.
 There are no community benefits to more
 apartment.
 There are already too many empty apartments
 in this area

Name: ANN VOLT
 Address: 241-H MIDDLETOWN RD
 WATERFORD NY 12188
 Representing:

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I am against the planned 42 unit apartment complex scheduled to be built next to Birch Glen!
The following reasons are why I am not in favor of this construction:
It will bring down our property values.
I want to maintain the current R1 residential zoning - 1 or 2 family homes
I want to maintain our green space, parks, and wetlands
I don't see any community benefits to such projects - there are already sufficient rental housing!

Name: Stephen E Weaver
 Address: 8 Cooperfield Dr
Waterford, NY 12188
 Representing: _____

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My wife and I moved into Birch Glen in Oct 1986. We selected this community due to its not being in a congested area. Apartment complexes have their place but being squeezed into a small area is not one of them. The apartment complex on Harris Road Ext. is a good example of open space leasing. The idea of changing the zoning to accommodate such a plan is mind boggling. I would think that if the people involved in these changes consider the whole picture, there is not a shortage of apartments as people can plainly see. If you people have any conscience you should not permit this undertaking to happen. As homeowners and tax payers we feel our community values have been taken advantage of due to the shortsightedness of a few.

Matthew Johnson
Dolans Johnson

Name:
Address:



Mr Matthew C Johnson
33 Birch Glen Dr
Waterford NY 12188

Representing:

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The apartment complex will increase the traffic on the roads within the roads, lower the property values of the houses in the areas. The increased road congestion to the already crowded road at Waterford will dramatically decrease the time it takes for my commute and I to go anywhere. The building of a apartment complex will also decrease the property values of the houses of the surrounding area. Not to mention, that building an apartment complex in that area will not be beneficial as there are already unoccupied apartments in the area. There are no regressions as to why I am against it and against the building of the Middletown Square apartment complex.

Name: Badrul othman
Address: 31 Copperfield Dr
Waterford, NY 12188
Representing: _____

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ARE YOU KIDDING US? WOULD NOT APPROVE A 2 FAMILY HOUSE ON FOND ROAD BUT RIGHT ACROSS THE FIELD YOU WANT TO APPROVE A 42 UNIT APARTMENT? IS THIS FOR REAL OR AS IT WAS STATED "THAT WAS THEN THIS IS NOW!!" WHAT HAPPENED TO R1 ZONING? COULD NOT APPROVE A R2 ON R1 PROPERTY BUT CAN APPROVE R42 ON R1Z OR IS THIS AGAIN "THAT WAS THEN, THIS IS NOW!!!"

What about traffic? IS Copperfield going to be the NEW access ROAD between FOND & MIDDLETON ROADS or will it be Streets as it is now - 2 cars per family x 42 = 84 or is it 1.2 cars as the stats show - (who) Will these 42 Apts become Hub like Strawberry Ridge WE DO NOT NEED any more of these Apartment complexes -

NO, NO, NO, keep Waterford Residential what about taxes? What about the ROADS? Traffic up here is ALREADY out of hand without creating more.

NO NO NO

What About Home Values

Put this NEXT DOOR To YOU!!

Name:
Address:

Claude & Gail Riley
244 FOND A ROAD
Waterford NY 12188

Representing:

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MUST maintain R1 Residential zoning, 1 + 2 Family homes. This is one of the reasons I built a home on Middletown Rd 2 1/2 years ago.

There will be ~~NO~~ community benefits to more apts. Still too many empty apts. in this area.

Lets Maintain the green space, Parks + Wetlands.

The High density housing will Bring down our property values:

No high density housing/ apt. complexes, PDD's (Planned Development districts) IN the Middletown/Fonda Roads AREA

Name: KAREN A. JOHNSBEE
Address: 246 Middletown Rd
Waterford NY 12188
Representing: _____

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455840



COMMENT FORM

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My concern is the traffic situation on Middletown and
 Guiderbaard Roads.

It's bumper to bumper - early AM and 4-7 PM, just to get to Rt 9.
 It's dreadful!

Can you imagine what it will be, with 42 apartments housing!
 It's tough enough to just get out of your driveway on Middletown Rd. . . .

Name: Barbara Owen
 Address: 236 Middletown Road
Waterford, NY

Representing: _____

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We do not support the high density, 42-unit apartment complex. We want to maintain R1 residential zoning of 1 + 2 family homes. Furthermore as an employee of the Shenendehow School District, we know Oshatekon has reached close to maximum class sizes. We see no benefits to apartment housing in this neighborhood.

Name:
Address:

Matthew S. O'Grady
22 Dewitt Rd
Waterford, NY 12188

Representing:

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(Attach additional sheets as required)



COMMENT FORM

**COMMUNITY WORKSHOP
Waterford Comprehensive Plan
May 04, 2016**

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Comments must be received by May 20, 2016

MAINTAIN R1 RESIDENTIAL ZONING, 1 + 2 FAMILY HOMES
THIS IS THE REASON WE LIVE IN WATERFORD

Lined area for handwritten comments.

Name: THOMAS M CENITE
Address: 16 CLEMENTE LANE
WATERFORD, NEW YORK
12188
Representing: _____

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I AM AGAINST THE ESTABLISHMENT OF APARTMENT UNITS ON MIDDLETOWN ROAD, AS IT WILL DESTROY THE TRADITIONAL RESIDENTIAL FLAVOR OF THE IMMEDIATE AREA AND ITS NEIGHBORHOODS.

IT IS ALSO BENEFICIAL TO MAINTAIN AND CONSERVE WHAT WILD AREAS AND GREEN SPACE THAT REMAIN.

THESE TWO ASPECTS ARE THE MAIN REASON THAT I HAVE CHOSEN TO LIVE IN THIS AREA IN THE NORTHERN SECTION OF TOWN FOR THE LAST 33 YEARS.

Name: WALLACE HALEY
Address: 15 DEVITT RD.
WATERFORD, NY 12188
Representing:

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I do not want a 42 Unit Apartment
Complex next to Birch Glen.

HIGH DENSITY HOUSING WILL BRING DOWN OUR
PROPERTY VALUES.

MAINTAIN R1 RESIDENTIAL ZONING 1.32 FAMILY
HOMES, THIS IS THE REASON WE LIVE IN WATERFORD.
WE HAVE ENOUGH TRAFFIC GOING THROUGH THIS TOWN.

Name: GARY R GAUTHIER
Address: 9 LINDA LN
WATERFORD NY 12188
Representing: Gary R Gauthier

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Fonda Rd. traffic is out of control
at this pt. I hate to see it increase
we chose this area because we felt
it had commid by homeowners not a
rental haven.

Name:
Address:

Kenneth J. White
235 FONDA RD
WATERFORD N.Y. 12188

Representing:

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Comments must be received by May 20, 2016

I do not want a 42 unit apartment complex next to Birch Glen. There are no community benefits to more apartments. There are already too many empty apartments in this area.

Name:
Address:

DEBORAH GAUTHIER
9 LINDA LANE
WATERFORD NY 12188

Representing:

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COMMENT FORM

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Waterford Comprehensive Plan
May 04, 2016

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My wife and I have been lifelong residents of Waterford and home owners for over 30yrs. We are happy to see the Town taking steps to plan for the future & to protect the natural & historical resources of the Town. As we approach retirement age, we hope to have housing options available to make it possible to stay in Waterford, such as those proposed on Middletown Rd. We recently had a daughter (age 27) move out of Waterford because of lack of modern apt housing available to her. Hopefully the Town will recognize the need for more housing options.

Name:
Address:

WALTER + Susan Sorensen

24 Murray Ave.
Waterford NY 12188

Representing:

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Waterford Comprehensive Plan
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My grandparents have lived in Waterford since the early 1960's I really like the community in Waterford and when I visit them I usually visit the Locks and the shops in town. I may be moving back to this area after graduating college next year. The trouble is many of the choices for apartments are old and dated, please consider new apartments in the new comprehensive plan. Thank you.

Name:
Address:

Ryan Taylor
311 South Main St.
Cheshire, CT 06410

Representing:

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Waterford Comprehensive Plan
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I technically live on Rte 32 (in Halfmoon) on the Hudson River but consider myself a Waterfordian.
I am glad that the town is updating their comprehensive plan and hope that a provision will be made for a newer stock of housing. I am over 60 years old and plan to downsize soon. I want a luxury apartment with a nice patio or deck etc. Please consider this during your process.
Thank you.

Name:
Address:

Sandra Jacobson
639 Hudson River Rd
Waterford, NY
12188

Representing:

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Waterford Comprehensive Plan
May 04, 2016**

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Born in 1960 I lived my entire youth in the Town of Waterford. It was a great place to grow up because we could be outside safely and enjoy being in the country.

The town has grown and changed, but it has always taken care of its people by providing services and improvements. It is important that they continue these practices and the updating of its codes represents that desire to stay current.

The town celebrates its water front by supporting events to learn and to bring all people together for a great time.

I hope the town continues to grow and improve. I spent my youth here and hope to return soon if appropriate. Looking forward.

Name:
Address:

Kathleen A Pierce
430 ROWLE 146 Lot 126
CLIFTON PARK, NY 12065

Representing:

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We moved from Cohoes in the late 1960's. Our experience in Waterford has been great. We are in our eighties and may want to move into a one floor nice apartment at some point in the future. We don't see anything in Waterford that suits us. Maybe you can consider this in the comprehensive plan.

Mr & Mrs William Galarneau
176 Middletown Rd
Waterford, NY 12118

Name:
Address:

Mr & Mrs William Galarneau
176 Middletown Rd
Waterford, NY 12118

Representing:

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We built our home in the town of Waterford and moved into it in 1955 and have lived here continuously for 61 years.

We have seen many changes during that time as street lights now shine in the formerly dark countryside, (which took some getting used to.) Houses have replaced the corn and bean in the fields (which took a lot of getting used to.) The land scape is vastly different but we adjust and it seems a better place in the end. Providing many types of housing for the changing life styles is important to keep communities alive and prosperous as well as adjust.

With Clifton Park area so congested people will be looking to move to a quiet area. Waterford is unique in that it can grow without creating the vast area of excessive traffic in areas with more roads. It is hoped that current residents who "moved to the country" will embrace a few new residents to the country.

We, as many others, are looking to downsize. This proposed plan would provide homes for people in our situation as well as others.

Waterford is a lovely community to live in and I look forward to living here in the future.

Name:
Address:

Virginia and Howard Swathing
265 Middletown Rd.
Waterford, NY 12188

Representing:

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TO WHOM IT MAY CONCERN;

I'M LOOKING TO SELL MY HOUSE IN COHOES

AND FIND A SUITABLE APARTMENT TO LIVE IN.

I AM LOOKING IN THE COHOES + WATERFORD AREAS.

MY PRIMARY CHOICE WOULD BE IN THESE AREAS.

AFTER SEARCHING, I CAN'T FIND SOMETHING

HALF WAY DECENT. THE ONLY AREAS THAT

WOULD BE CLOSE WOULD BE IN STILLWATER

AND HALFMOON

IF THE COMPREHENSIVE PLAN ACCOMMODATES

THIS TYPE OF HOUSING, WATERFORD WILL BE

MY FIRST CHOICE

Name:
Address:

JOSEPH HERBERT
48 MASTON AVE
COHOES, NY. 12047

Representing:

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My parents moved from Pearl St. to Middleton Rd in the early sixties. I still live here, one of my daughters and grandchildren also reside in the town.

This is a great community to raise a family. I hope that the town can encourage the development of newer housing and apartments

I would like my grandchildren to have an opportunity to raise their families here as well.

Name: Arelith Condon
Address: 182 Middletown Rd.
Waterford, ny 12118
Representing: _____

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I have lived over 45 years in Waterford. I love this community and all the history, waterfronts and "home town" feel. I hope that options for a newer stock of housing (modern floor plans, new apartments) become available in town soon. I would like to downsize here and have good housing options for my children when they finish college.

Name:
Address:

Lori Curtain
31 Mallard Landing North
Waterford, NY 12188

Representing:

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I JUST BOUGHT A HOUSE ON SAGE ROAD IN WATERFORD.
THE SELECTION OF MODERN AND NEW HOUSING IS LIMITED HERE.
I BELIEVE THAT THERE ARE QUITE A FEW PEOPLE THAT SHARE IN
MY FRUSTRATION. I AM SURE THAT A LOT OF PEOPLE WILL BE
INTERESTED IN BUYING OR RENTING IN WATERFORD, IF NEW
CONSTRUCTION OPTIONS BECOME AVAILABLE.

MIKE PEAT
8 SAGE RD
WATERFORD, NY 12118

Name: MIKE PEAT
Address: 8 SAGE RD
WATERFORD NY (12118)
Representing:

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I HAVE BEEN LIVING ON 2 MARK MALL for
OVER 20 YEARS WATERFORD IS A VERY
comfortable Community with many Resources
to ENJOY. AT SOME Point I may want to
Sell and Rent. I Hope that there will BE
BETTER Apt. OPTIONS when that time comes

Joseph Scardal
2 Mark mall
WATERFORD NY 12188

Name: _____
Address: _____

Representing: _____

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I looked for an apartment in Waterford and was unable to find one. There were no apartments that suited my needs. I understand that the town is going through planning for the future ~~changes~~ that will protect the resources that attracted me to Waterford.

I hope that the towns plan include new luxury apartments.

Name:
Address:

Tracey Vanier
203 Whiffman circle
Clifton Park NY 12065

Representing:

Tracey Vanier

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As a retired senior homeowner, I have thought about downsizing. However, the availability of moderately priced senior housing for purchase or rentals are not readily available in Waterford. I have lived here for 50+ years and would like to stay here. I would strongly recommend that the Town consider rezoning of some areas for this type of construction.

Name:
Address:

*PATRICIA CLARKE
170 MIDDLETOWN RD.
WATERFORD, NY 12188*

Representing:

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I plan on downsizing soon and I hope that Waterford will consider empty nesters housing or buy apartments in Waterford available within the next few years. Thank you!

Name:
Address:

Rich Jacobson
639 Hudson River Rd
Waterford, NY 12188

Representing:

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(Attach additional sheets as required)

I am 72 years old and have lived in Waterford since 1970.. I find Waterford a pleasant and safe community with excellent public services, nearby shopping and medical facilities. In addition, Waterford's environment is surrounded by green spaces, parks, walkways and boating facilities. It is a haven for outdoor activities. Special events make Waterford attractive to its citizens and out- of- towners alike.

In order to maintain residency and encourage more people to move to Waterford , it seems necessary to me to provide attractive and comfortable housing. I think it is important to have housing for families, empty nesters as well as single adults (with or without children).

In doing so, it is vital that Waterford preserves its natural resources, historical charm and the small town characteristics that make Waterford so special. Any kind of housing development should " fit" into the landscape and the historical background in size and in style. It has to continue to be a cohesive part of the already existing backdrop.



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May 04, 2016**

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Lined area for writing comments.

Name: Christine Grattan
Address: P.O. Box 277
Waterford, N.Y. 12188
Representing: Myself

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Waterford Comprehensive Plan
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We are strongly opposed to the building of the Middletown Square Apartments. We moved to Birch Glen in September 2015, and purchased our home here because we love the low traffic area & the fact that Waterford isn't, like many other places, unnecessarily overdeveloped.

Just driving up & down Middletown or Fonda Roads, there are always numerous "for rent" signs, so it doesn't appear that there is a need for more apartments.

I strongly believe we should be utilizing space that we already have instead of destroying more green space & trees.

Thank you for your time.

Name:
Address:

Anne Giani & Michael Frank
31 Birch Glen Dr
Waterford NY 12188

Representing:

—

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(Attach additional sheets as required)



#38

B&L

COMMENT FORM

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Waterford Comprehensive Plan
May 04, 2016**

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Hello, I reside @ 118 Buch Glen, I'm the owner. I have been to meetings regarding the building of apartments behind my home at 118 Buch Glen. I am opposed to the new community for the following reasons.

1. Loss of property value
2. Our Market is already saturated now adding to the supply will only decrease what I can charge for rent, thereby decreasing my property's value.
3. Added traffic to an already difficult area to maneuver.
4. We have problems with water pressure as is. How will this help us?
5. Loss of privacy behind my home
6. Why is this being re-zoned or reconsidered since it was already decided upon we would not allow for the re-zoning.
7. Builders Work has often been described as SOB-PAR according to professionals in the area, including a near by Building Inspector.
8. If build starts out saying it is for seniors, does it have to stay that way or can it be changed to allow anyone after a certain period of time.
9. Are these apartments subsidized or will the owner allow Housing Choice vouchers? They are commonly known as Section 8.

Name: Kelly Fancher
 Address: 118 Buch Glen Dr
Waterford NY 12188
 Representing: Against Development of Apt Community.

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Waterford Comprehensive Plan
May 04, 2016**

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Attn: Mr. Dick Hurst
Town Planning Director

As residents of the Town of Waterford since August 1986 we are submitting this request to please put a stop to the proposed Middletown Square Apartments. We bought our house back when there was much more open land. Since 1986 we have watched the additional developments go up and many apartments mainly off Linda Road. The open land is less and less and the traffic is more and more particularly along Middletown Road, especially in the morning rush and drive home from work. An additional 42 unit apartment complex on Middletown Road will only make this much worse in addition to the traffic going in and out of Stewarts during rush hours.

Higher volume of traffic, less green space, too many apartments and duplexes already and the fact that this additional apartment complex will only bring down our property value is reason enough for us to ask you to please stop this newest proposal of Middletown Square Apts. Thank you for your time and consideration of our request.

Name: Dennis & Sharon Lanchak
Address: 5 Linda Lane
Waterford, NY 12188

Representing: Friends and Neighbors of Waterford

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Waterford Comprehensive Plan
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As a longtime (lifetime, actually) Waterford resident, I have reservations about more apartments in the Middletown, Fonda Rd, and possibly Hudson River Road area below Cascades Tissue. I'm apprehensive about what these would do in regard to property values, lowering of quality of life in the neighborhoods, and a steady stream of transient residents with no stake in or who may not care about the neighborhoods we live in

Name: B. Cummings
Address: 117 Hudson River Rd
Waterford, NY 12188
Representing: _____

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Waterford Comprehensive Plan
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We wish to maintain the R1 residential zoning. We do not wish to have the high density apartment complex near us, as we feel this will devalue our property.

There are no community benefits to having these apartments. There are already way too many empty apartments in our area.

As a taxpayer I DO NOT WANT THIS!!!

The current zoning laws are more than adequate!

Name:
Address:

Karen & David Jarvis
135 Birch St Dr
Waterford, N.Y. 12188

Representing:

ourselves

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(Attach additional sheets as required)

COMMENT FORM

COMMUNITY WORKSHOP

Waterford Comprehensive Plan

May 04, 2016

Comments must be received by May 20, 2016

To Waterford Town Zoning Board:

I am a resident of the Town of Waterford, own a home on Birch Glen Drive and consider the current zoning laws to be more than adequate to sustain the quality of life for residents and the residential landscape of Waterford for this and future generations.

The current zoning laws, which provide for R1 Residential 1 and 2 family homes is the reason I purchased my home in Waterford and want to continue to live in this town.

I am very concerned that the rezoning of current laws to allow for a 42 unit apartment adjacent to Birch Glen Drive on approximately 4 acres of land will open the door to additional similar apartment complexes built throughout the Town on small parcels of land. I am also very concerned that the Town of Waterford will not be prepared to be responsible for these additional residents as with the explosion of our community to this additional population will need additional Town resources.

There is no community benefit to the additional apartment developments at this time as the current apartments are not at capacity. The additional apartments will saturate the market and it will be difficult to rent, there-by decreasing property values. By changing the current zoning laws to allow for this 42 unit apartment complex, the Town Board will forever change the landscape of Waterford Town and not for the better.

There is so much good the Town Board can do for the Waterford residents, please do not lose sight of your potential for positive change and for continuing the work that a life time of residents have spent to maintain and improve our property values as we have preserved our community.

Name: Christine Aguanno

Address: 28 Birch Glen Drive, Waterford NY 12188



COMMENT FORM

**COMMUNITY WORKSHOP
Waterford Comprehensive Plan
May 04, 2016**

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Dear Town of Waterford,

Please do not allow an apartment complex to be built next to Birch Glen. High Density housing will bring down our property values. It would also add more traffic and potentially transient population. We bought a home here for the "rural" aspect and community charm. R1 housing is sufficient for this area.

Please do not allow this! Waterford resident for 26 years and love the area the way it is - scenic and safe! Please help keep it that way!

Sincerely, Jennifer + Denis

Name:
Address:

Jennifer & Denis Youmans

Representing:

Concerned Citizens

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Waterford Comprehensive Plan
May 04, 2016**

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Comments must be received by May 20, 2016

① No need to build on this site. There is plenty of other housing in Waterford.

There is already too much traffic
Keep it green !!!

② STRAWBERRY Ridge has plenty of available Apts if the concern is that there isn't enough around.

People, especially children, walk in that section on their way to Stewarts. The traffic this would cause is a HAZARD. That part of Middletown can't support that kind of traffic.

Please don't let greed win out to public safety !!!

Name: Bill Teromel
Address: 21 Linda Lane
Waterford
Representing:

This form may be mailed back to the Town of Waterford by folding the form as shown on the reverse side and affixing the proper postage. Please use tape to seal the form shut - do not use staples.

(Attach additional sheets as required)



COMMENT FORM

**COMMUNITY WORKSHOP
Waterford Comprehensive Plan
May 04, 2016**

Written comments are invited from anyone interested in the project, and may be submitted at the end of the meeting, or mailed to Waterford Town Hall, 65 Broad Street, Waterford, New York 12188.

Comments must be received by May 20, 2016

MAINTAIN R-1 RESIDENTIAL ZONING 1 + 2 FAMILY HOMES
THERE IS TOO MUCH TRAFFIC ON MIDDLETOWN RD NOW
YOU CAN NOT GET OUT OF YOUR DRIVE WAY NOW.

Name: MARION C. NIELSEN
 Address: 221 MIDDLETOWN RD
WATERFORD, N.Y.
 Representing: _____

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Appendix 4: Public Workshop Powerpoint Presentation



Town of Waterford Comprehensive Plan Update



Public Workshop

Wednesday, April 13th, 2016
6:00-7:30pm



Tonight's Agenda

- **Introductions (5 mins)**
- **Plan Update Process & Progress (10 mins)**
- **Work Group Breakout Sessions (40 mins)**
- **Work Group Summaries (10 mins)**
- **Wrap Up & Next Steps (5 mins)**





Your Hosts:

**Dick Hurst & Town of Waterford
Plan Update Committee**

—
**Charles A. Voss, AICP
Senior Land Use Planner**

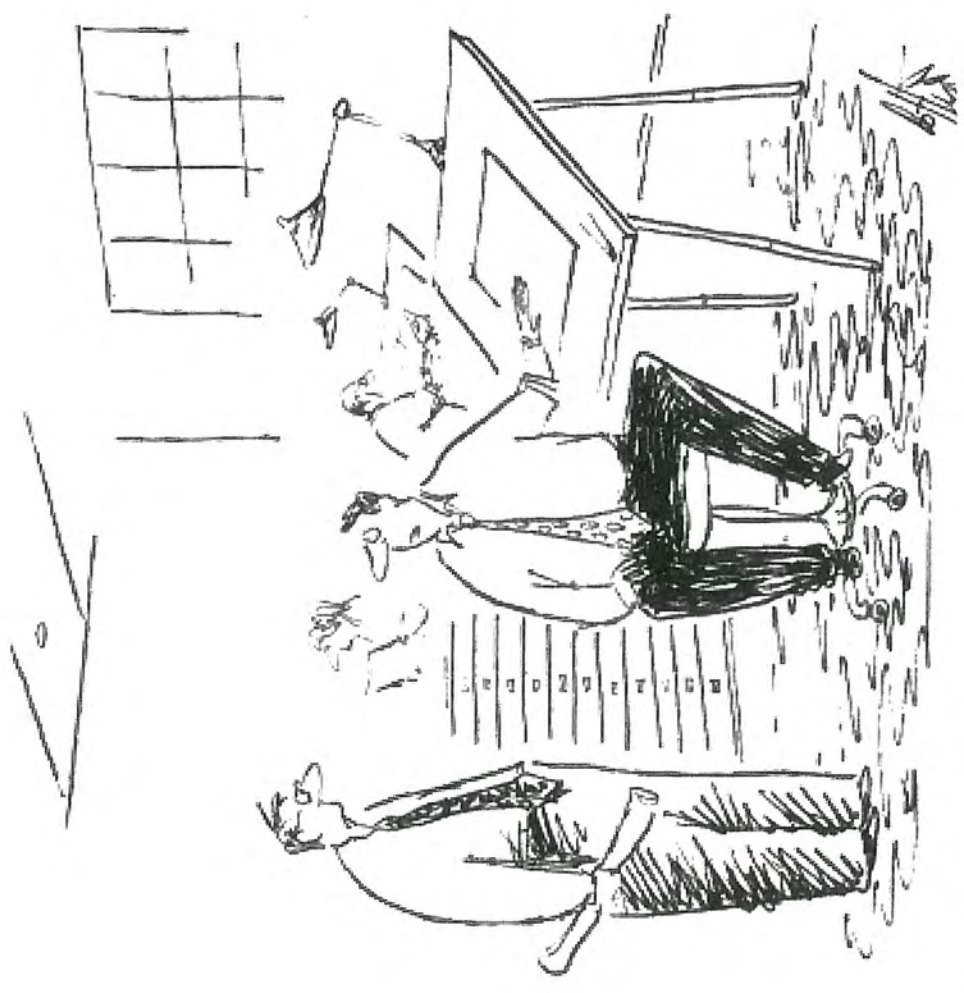
**Robert Murphy, AICP
Planner**

**Katie Crawford
Planner**



Engineers • Environmental Scientists • Planners • Landscape Architects

160 091



**“We usually do our long-range planning
at the last minute.”**



Legal Basis



- **Police Powers – Protect the health, safety and welfare...**
- **NYS Enabling Legislation**
- **Courts have found local controls over aesthetics and visual impacts legitimately related to police powers**
- **Zoning Regulations must be supported by local Comprehensive Plan(s)**



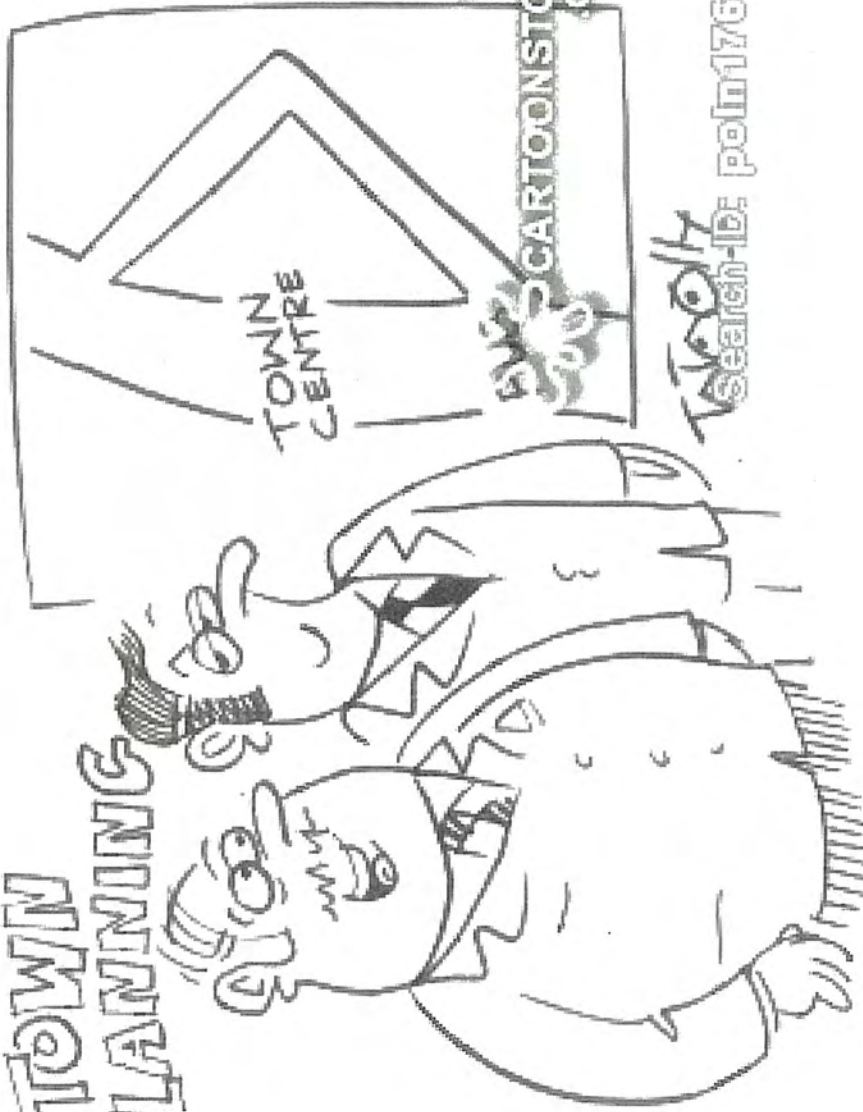
The Comprehensive Plan

- Provides valuable information about your community
- Provides a legal basis for zoning and planning decisions under NYS Law
- It provides guidance on where and how your community should grow
- The goals and strategies inform your zoning codes
- Provides for Public Participation, support and transparency in new zoning and planning changes
- Helps define a VISION for moving forward



Why Plan?

TOWN
PLANNING



WELL DONE SIMKINS! THAT'S MY KIND OF BYPASS.



THE COUNTRYSIDE



The Comprehensive Plan



Waterford's Plan Update Process

- The Comprehensive Plan Update process began in the Fall of 2015
- Plan Update Committee was formed to oversee the update process
- Emphasis on Town of Waterford in revised Plan
- B&L retained to assist the Plan Update Committee
- 4 Committee meetings conducted to date to guide the update process and review progress
- B&L prepared a draft revised Existing Conditions Report & Updated Mapping
- Plan Update Committee seeking Public input on Plan Goals



Plan Update Process & Progress

The Town's Comprehensive Plan is now 14 years old. So what has changed since 2002?

Demographics:

- Steady growth (3.2%) in population from 2000 (6,311) to 2010 (6,433)
- This reflects a 49% increase in population since 1960.
- Households = 2,546 in 2000 and 2,668 in 2010. (4.7% increase).
- The largest age'd population in 2000 was 25-44 yr olds (32.6%), but the largest age'd population in 2010 was 45-64 yr olds (30.1%).



Plan Update Process & Progress

Land Uses:

- Several new subdivisions built and or approved since 2000. Mostly concentrated in the western portion of Town.
- The bulk of land in Town 3,390.4 acres (82.1%) is still under private ownership.
- The State of New York is the largest holder of land in Town (582.4 acres).
- Since 2000 there have been 32 Area Variances granted; 6 Use Variances granted; and 7 Special Use Permits granted.



Plan Update Process & Progress

Misc:

- Total Civilian Labor Force: 2000 (1,295); 2010 (1,517)
- Largest Employment Industry: 2000 “Services” (27.47%) of labor force; and in 2010 it was still “Services” (44.11%)
- Median Household Income Levels: 2000 (\$51,548); 2010 (\$51,532)
- Number of Housing Units: 2000 (3,725); 2010 (3,897)
- Age of Housing Units: Largest percentage is from homes built before 1939 (45.12%)



Plan Update Process & Progress

Misc:

- Traffic increases along major Town roads: (E.g., State Route 32)
 - 1998 = 34,000 vehicle trips per day
 - 2013 = 48,237 vehicle trips per day
- Travel Behavior:
 - 79.4% Commuters who live in Town but worked outside of the town/village
 - 64.7% Worked outside of Saratoga County
 - 62.6% Commuters from outside the Town who work in the town/village



Work Group Breakout Sessions

- Two different stations are set up that cover various topics, and B&L staff will facilitate the discussions at each station.
- Folks will be asked to offer comments and opinions about various questions at each station, and record those comments using post-it notes and dots to show preferences.
- All comments are welcome! And folks are encouraged to be as detailed as possible with their input.
- Folks will spend about 20 mins at each station, then rotate to the next station.
- At the end of the allotted time, folks will gather back together as one group and B&L staff will offer a summary of the comments received at each station.



Next Steps

- The Comprehensive Plan Update committee will review information from the Public Workshop and develop new and/or revised Goals.
- The Draft Existing Conditions Report & Mapping will also be revised to reflect Public Workshop comments.
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Thank You!



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Town of Waterford Comprehensive Plan Update



Public Workshop

Wednesday, May 4th, 2016
6:00-7:00pm



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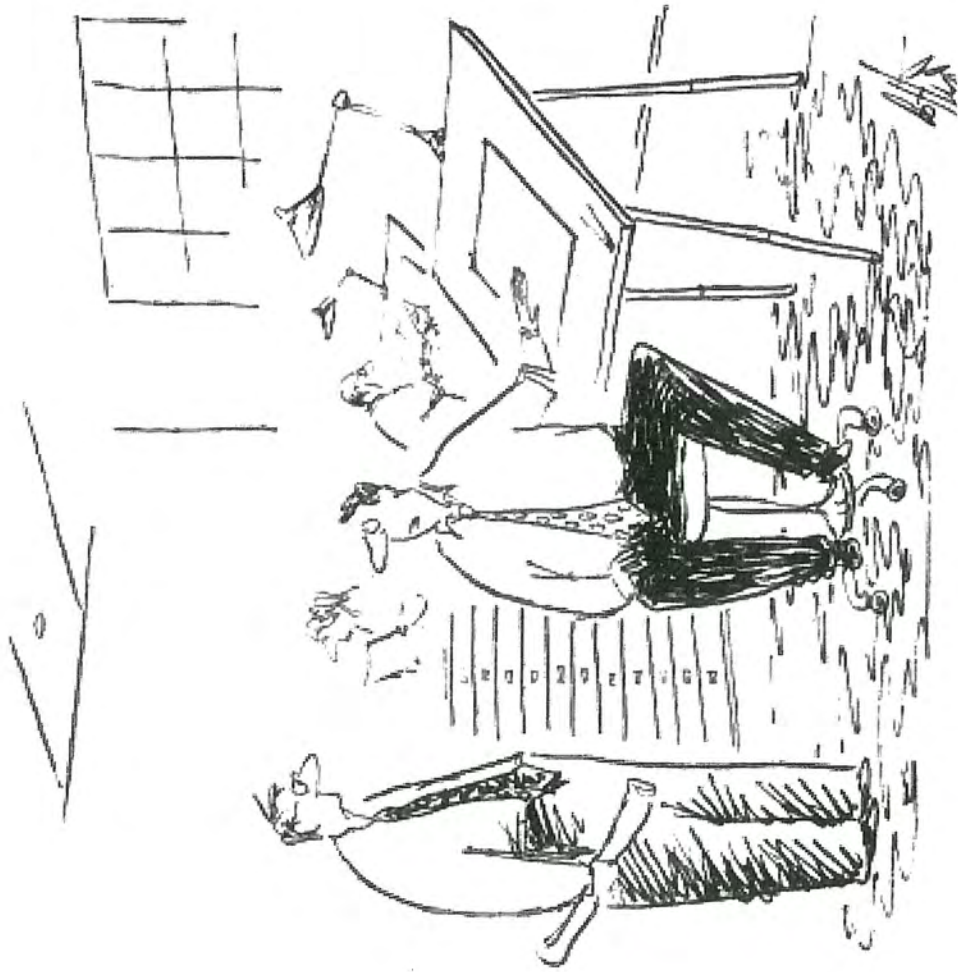


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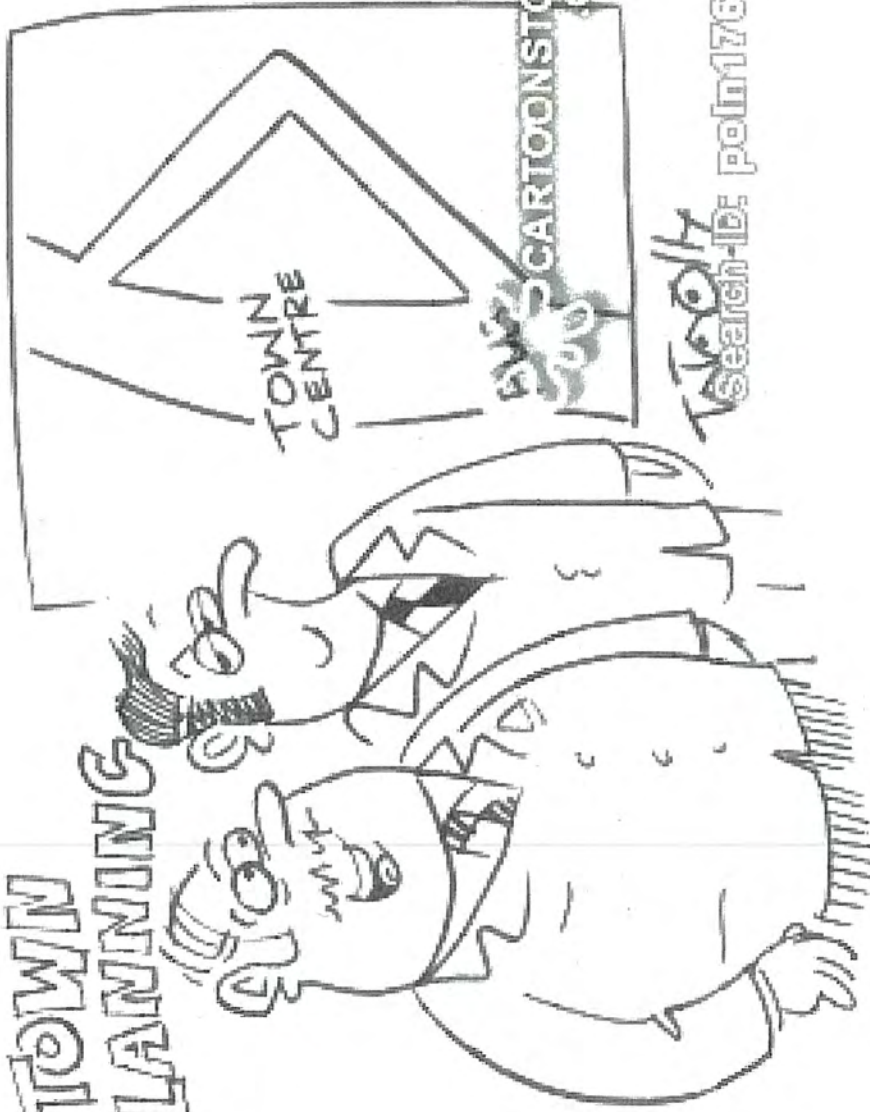
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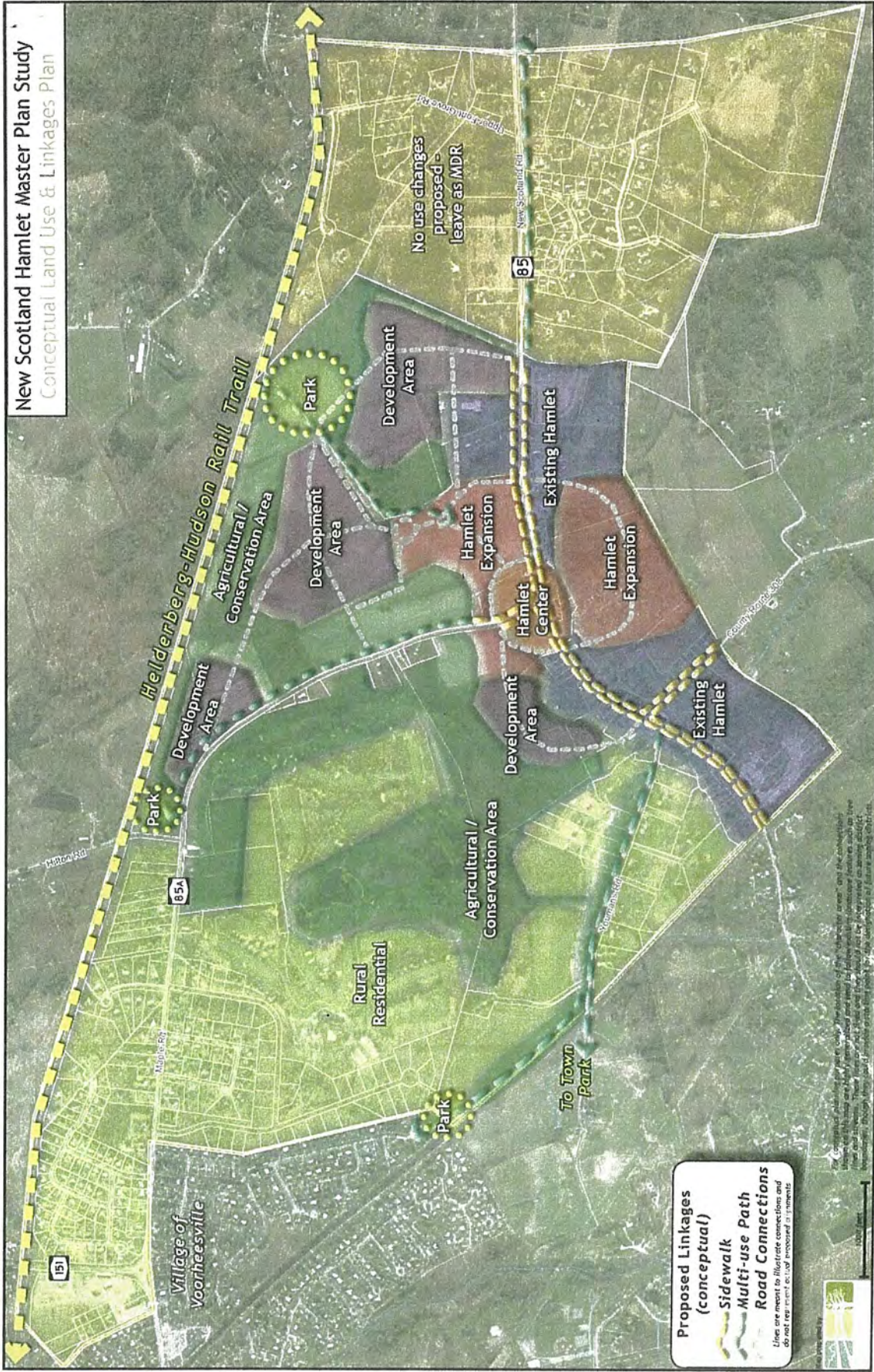
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Misc:

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- Largest Employment Industry: 2000 “Services” (27.47%) of labor force; and in 2010 it was still “Services” (44.11%)
- Median Household Income Levels: 2000 (\$52,500); 2010 (\$61,231)
- Number of Housing Units: 2000 (3,725); 2010 (3,897)
- Age of Housing Units: Largest percentage of units were built from 1980 – 1998 (26.21%), units built in 1939 or earlier accounts for 26.11% of existing housing units



oguidice, D.P.C.

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Barton
Bogudice, D.P.C.

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