

*TOWN OF
NORTHAMPTON
COMPREHENSIVE PLAN
OCTOBER 2007*

TOWN OF NORTHAMPTON

MASTER PLAN

OCTOBER 2007

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As Adopted by the Town of Northampton Town Board on December 27, 2007

VISION STATEMENT

It is Northampton's overall goal to foster and promote an image of the Town as a:

- Place with strong sense of neighborhood and community.
- Friendly, family-oriented community.
- Community which values its history and historical properties.
- Community known for its responsible land use and balanced growth.
- Vital and growing community which values its small town, Adirondack character.

Why a New Comprehensive Plan?

The Town of Northampton has been referring to an unapproved Comprehensive Plan since 1973. Over the past three (3) decades this original document has not received regular and periodic reviews and updates. New development and changes in the community caused the Town to take a hard look at its current land use plans and regulations. Accordingly, the Town finds it necessary to replace the outdated document with a current, meaningful and useful Comprehensive Plan that will promote and control future growth.

What is a Comprehensive Plan?

The Town of Northampton Comprehensive Plan is a broad representation of community goals and issues based on the overall makeup of the Town, as a whole. This new Comprehensive Plan will serve as a long-range guide for both public and private decisions that influence the community. It will be used to provide guidance to all Town representatives when formulating budgetary decisions and while implementing various land use controls. The new Comprehensive Plan has been written to reflect the Town of Northampton's values, goals and perspectives to a highest possible extent.

To insure that this document be kept fresh with up-to-date information and current with prevailing Town values and goals, it has been determined that the Town of Northampton Planning Board will reach out to the community and update the Plan or sections thereof in time intervals not to exceed five (5) years; update statistics with the 2010 Census.

What is the Planning Board?

The Planning Board is responsible for the overall vision of the Town's planning activities, including development and updating of the Comprehensive Plan, coordination of environmental requirements, processing of development applications, and the providing of technical and administrative support to the Town Board and Zoning Board of Appeals.

Planning Board Services:

- Comprehensive Plan implementation and updating.
- Subdivision and Site Plan review.
- Economic Development.
- Design Guidelines development.
- Zoning by-law and Subdivision Regulation development.
- Open Space planning.
- Grant writing and Community Development.

GENERAL RECOMMENDATIONS

ISSUE:

This Comprehensive Plan presents many opportunities and many challenges. The following general recommendations will be helpful and/or essential with respect to the attainment of our goals.

GOAL: THE GOAL OF THIS COMPREHENSIVE PLAN IS TO CREATE A FRAMEWORK ON WHICH THE TOWN WILL ATTAIN THE CONDITIONS OUTLINED IN THE VISION STATEMENT AND SUCCESSFULLY ACHIEVE THE SPECIFIC GOALS PRESENTED IN THE FOLLOWING SECTIONS.

RECOMMENDATIONS:

- ❖ **TOWN GOVERNMENT MUST MANAGE AND ENHANCE THE ENVIRONMENT OF THE COMMUNITY THROUGH A COMPREHENSIVE SET OF UPDATED ZONING REGULATIONS.**

The existing Town Zoning Ordinance was established in 1973 and thus calls for revision. Zoning should better reflect the land use requirements of today and the foreseeable future. In general, the community seeks more influence over future development as well as protection from un-planned growth. All land use and zoning maps should be reviewed and, if necessary, altered to reflect the Northampton we would like to see a decade or two from now. A site plan review process should be instituted, fees and penalties updated; and more support given to the Towns' Code Enforcement Officer. The Town may wish to consider taking over some of the functions of the Adirondack Park Agency with respect to commercial and residential projects. The Town should consider using outside consultants and land use specialists to assist in the Zoning review process.

- ❖ **TOWN GOVERNMENT MUST BE PROACTIVE AND SYSTEMATIC IN CONSOLIDATING GOVERNMENTAL SERVICES AND FACILITIES.**

The overall tax burden placed on the residents of the Town increases each year. While Town taxes have remained stable, school, county, state and federal taxes and fees continue to increase. Increasing property taxes are a threat to our aging population as well as to the young families who live and work within the community. In order to control the cost of government, the Town should pursue the consolidation of services with the Village of Northville.

The Town may benefit in extending consolidation projects beyond the boundaries of the Town. For example, the Town of Benson may wish to participate in the Highway Department Project.

Consolidation between the Northville Central School and Edinburg School District should be examined. Both systems are experiencing decreasing enrollments and increasing costs.

❖ TOWN GOVERNMENT MUST CONSIDER A REGIONAL PLANNING PRESPECTIVE WITH SURROUNDING TOWNSHIPS.

The Town of Northampton needs to establish regional relationships. A strong partnership must be developed with the Village of Northville, as the futures of both communities are intertwined. The Town Board should make overtures to the other lakeside communities. Issues of shoreline tourism development, grant writing, economic development and the consolidation of services will result in lowered costs while enhancing the quality of life for everyone. The Town could combine efforts with all other Adirondack Park communities since we share the same economic and development concerns. Active membership in regional organizations like the Adirondack North Country Association will provide support and knowledge to our planning efforts.

❖ TOWN GOVERNMENT SHOULD AGGRESSIVELY PURSUE GRANTS TO SUPPORT THE SUCCESSFUL ATTAINMENT OF OUR GOALS.

In the past, the Town has been successful in anticipating large projects and in the long-term financial planning for these major expenditure. As a result, the Town remains debt free.

The Town must now anticipate the long-term needs and desires of the community in reference to future growth. Long-term plans must be developed with respect to the consolidation of services, water and sewer districts, recreational opportunities, senior citizen services and housing, historic preservation and the Route 30 corridor to name just a few. The Town must compete for selected grants that will foster economic growth, reduce the cost of government, enhance the quality of life and protect the environment as a whole. Grants will be grounded in the goals and objectives contained within each section of this Comprehensive Plan. The services of outside consultants as well as the expertise of knowledgeable residents should be brought to bear on these efforts.

❖ TOWN GOVERNMENT MUST ATTEND AND HOST PLANNING AND LAND USE TRAINING ON A REGULAR BASIS.

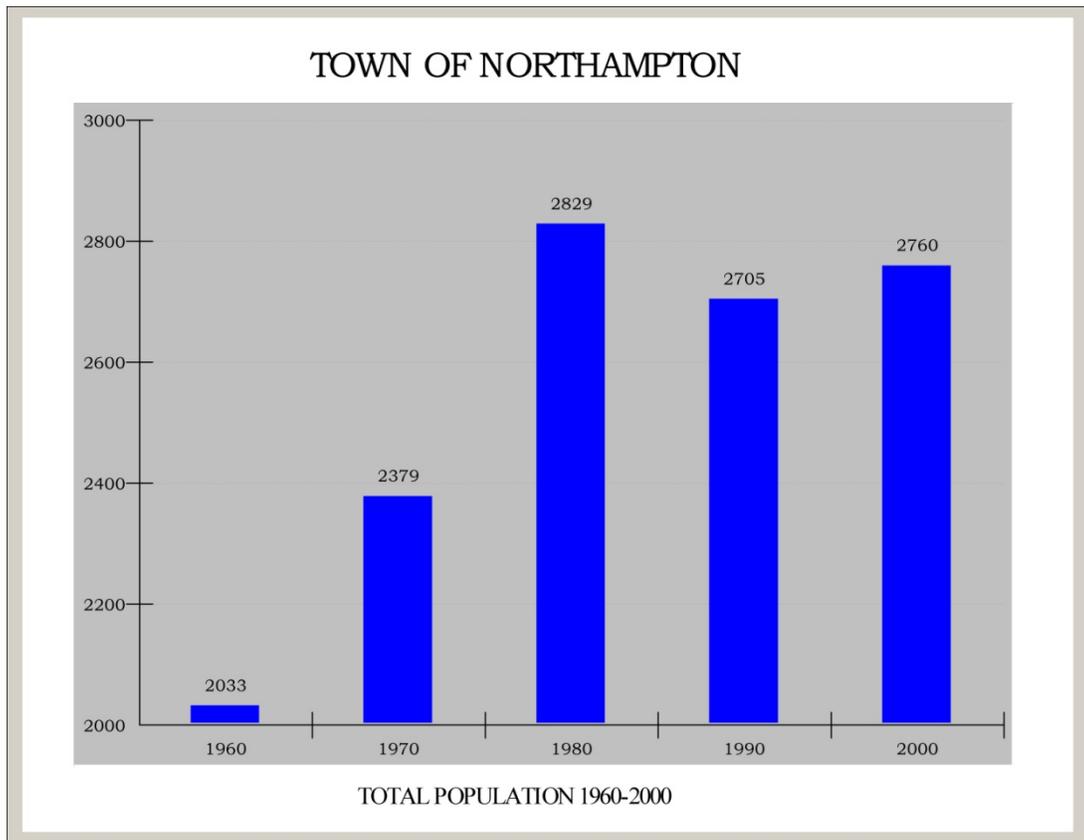
The nature of local government has changed radically in the last thirty years. Local governments are being forced to provide services within an environment that is increasingly technical and complicated. In order to insure quality government, training for all Town board members and employees must be a priority. The Town Board must not only provide training for it, but also provide training for all government officials in order to adequately serve the community.

DEMOGRAPHIC ANALYSIS

Between 1960 and 1980, the Town of Northampton's population grew from 2,033 to 2,829 residents representing an increase of 17%. Since 1980 however, the Town of Northampton's population has shown a slight decrease from 2,829 (1980) to 2,760 (2000) or a decrease of 2.5%.

TOWN OF NORTHAMPTON POPULATION TRENDS 1960-2000

| DESCRIPTION | 1960 | 1970 | 1980 | 1990 | 2000 |
|--------------------------|-------|-------|-------|-------|-------|
| Total Population | 2,033 | 2,379 | 2,829 | 2,705 | 2,760 |
| Population per Household | 2.98 | 3.00 | 2.78 | 2.54 | 2.37 |
| Median Age | 34.9 | 32.4 | 32.5 | 37.3 | 42.0 |

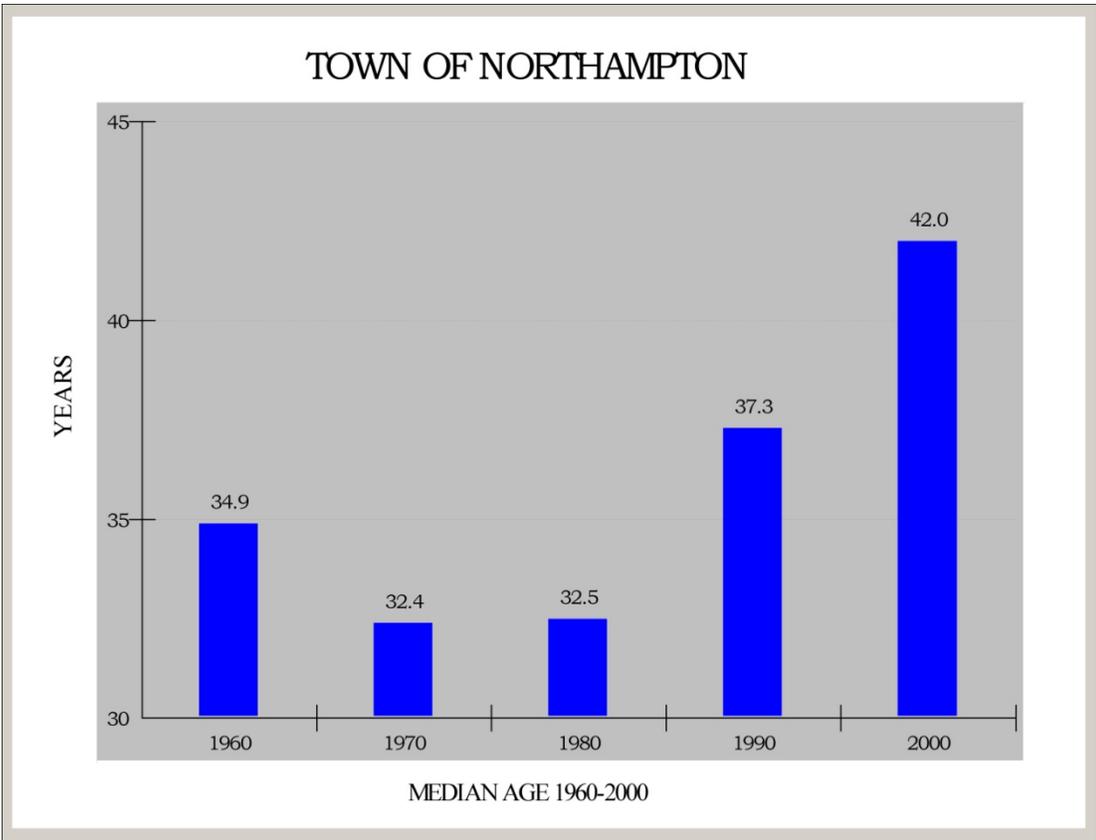
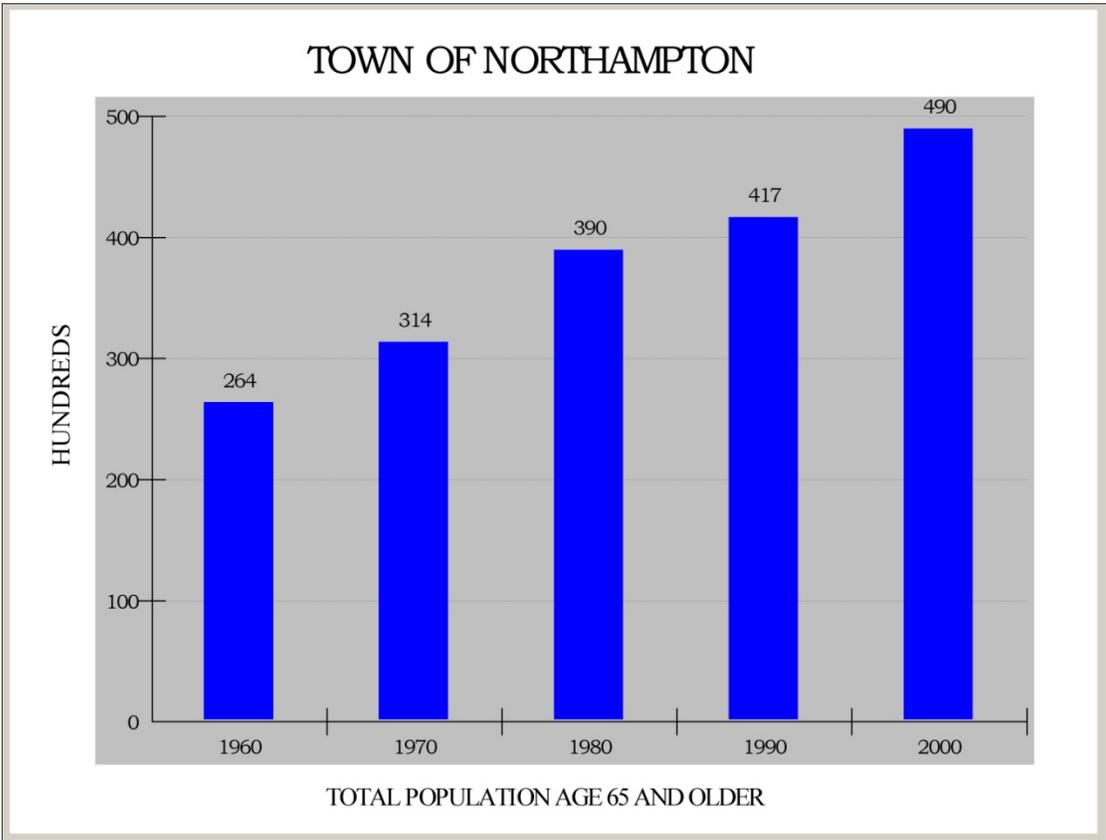


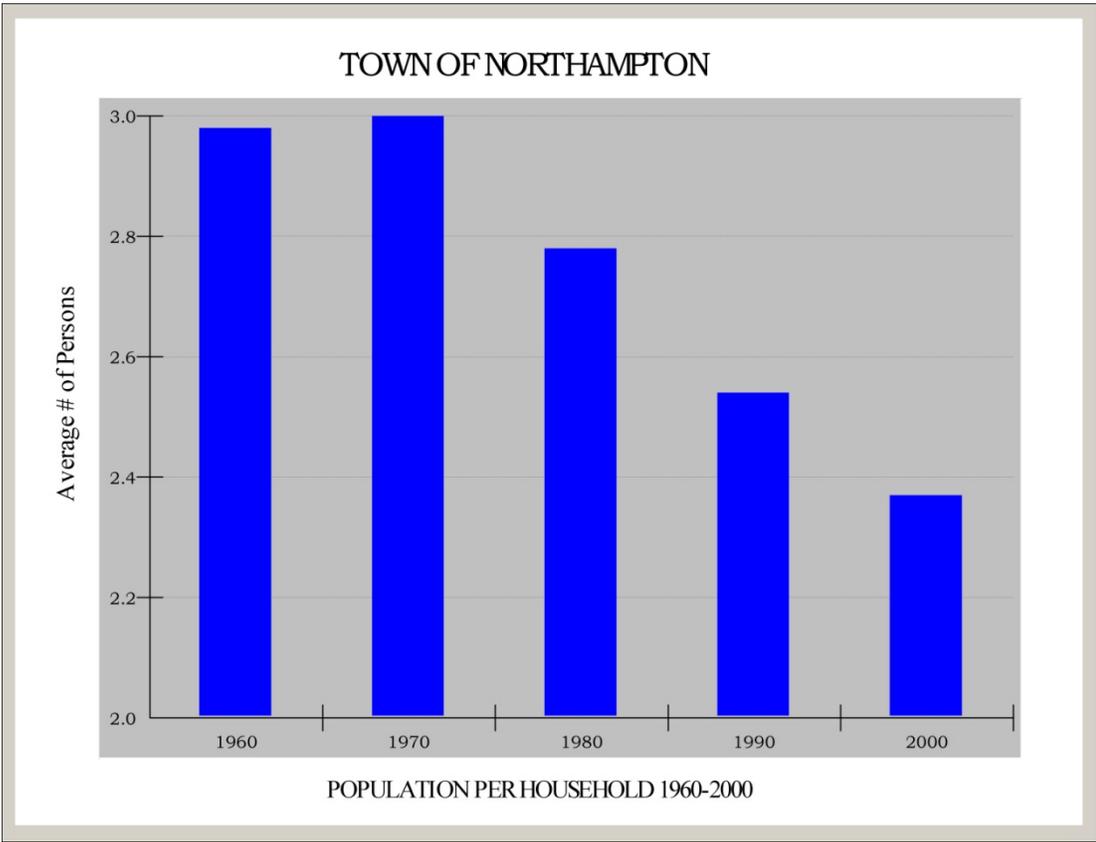
The Town of Northampton as a whole has been showing an aging population trend since 1960. The 2000 Census showed that the Median Age of Northampton residents has increased from 34.9 years in 1960 to 42 years in 2000, a 17% increase. Northampton's 65+ populations have shown the same trend, from 264 residents in 1960 to 490 in 2000, an increase of 46%. One reason for this aging population trend is the lack of high paying jobs for young adults especially those who have started supporting families. The younger generations have to travel farther to find those high paying jobs, eventually leading to residing closer to them. The 2000 Census has also shown a steady decrease since 1970 in Northampton's Population Per Household, from 3 persons in 1970 to 2.37 in 2000 or a decrease of 21%.

In conclusion, the overall age breakdown in population within the Town of Northampton enforces the above-mentioned trends. All age categories from groups 5-9 to 25-34 show a decrease in numbers, while all categories from groups 35-44 and 75-84 show an increase in numbers.

**TOWN OF NORTHAMPTON
POPULATION BY AGE
1970-2000**

| AGE | 1970 | 1980 | 1990 | 2000 | CHANGE 1990-2000 |
|---------------|-------------|-------------|-------------|-------------|-----------------------------|
| Total | 2,379 | 2,829 | 2,705 | 2,760 | 55 |
| Under 5 | 200 | 216 | 148 | 150 | 2 |
| 5-9 | 243 | 226 | 181 | 164 | -17 |
| 10-14 | 248 | 286 | 226 | 173 | -53 |
| 15-19 | 194 | 267 | 213 | 184 | -29 |
| 20-24 | 138 | 159 | 149 | 132 | -17 |
| 25-34 | 212 | 351 | 352 | 273 | -79 |
| 35-44 | 253 | 338 | 389 | 418 | 29 |
| 45-54 | 264 | 301 | 333 | 421 | 88 |
| 55-59 | 166 | 158 | 161 | 207 | 46 |
| 60-64 | 147 | 137 | 136 | 148 | 12 |
| 65-74 | 200 | 250 | 231 | 287 | 56 |
| 75-84 | 114 (75+) | 140 (75+) | 144 | 141 | -3 |
| 85+ | | | 42 | 62 | 20 |
| Median Age | | 32.5 | 37.3 | 42.0 | |
| Fulton County | | 32.8 | 35.2 | 38.6 | |





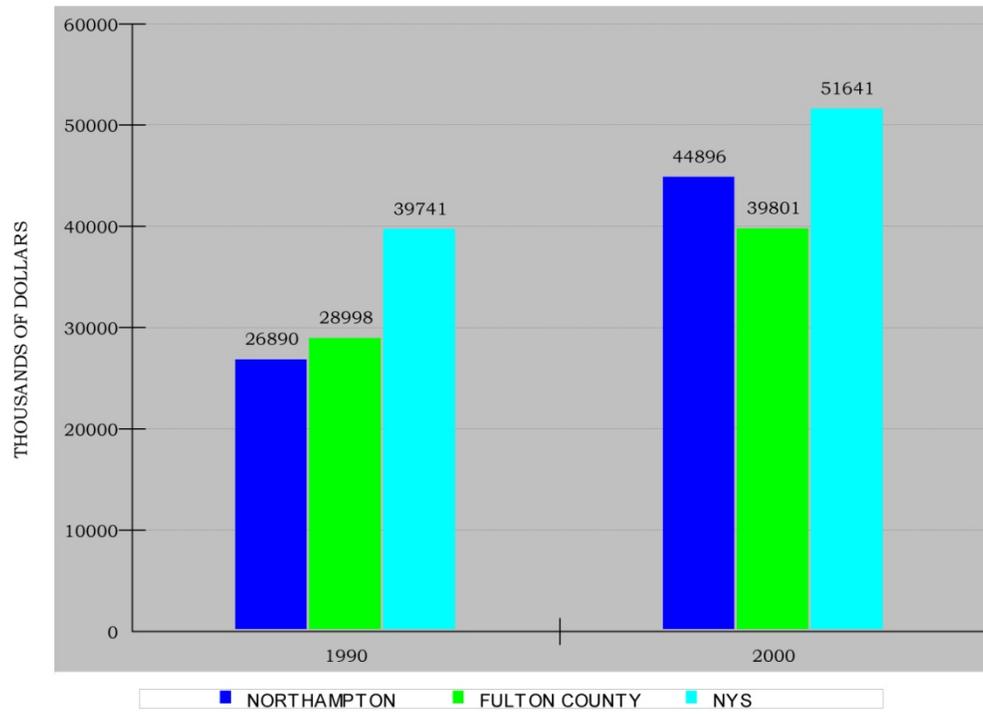
**TOWN OF NORTHAMPTON
INCOME**

The Town of Northampton seems to be doing well from an income standpoint compared to Fulton County as a whole. Between 1990 and 2000, Northampton saw an increase in Median Family Income of 67% compared to Fulton County's increase of 37%. Northampton's Median Household Income increased by 61% during the same timeframe, compared to Fulton County's 41% increase. The greatest increase in income is that of Per Capita Income, with an increase of nearly 68% between 1980 and 2000. Northampton is still lower in all income brackets compared to the State as a whole.

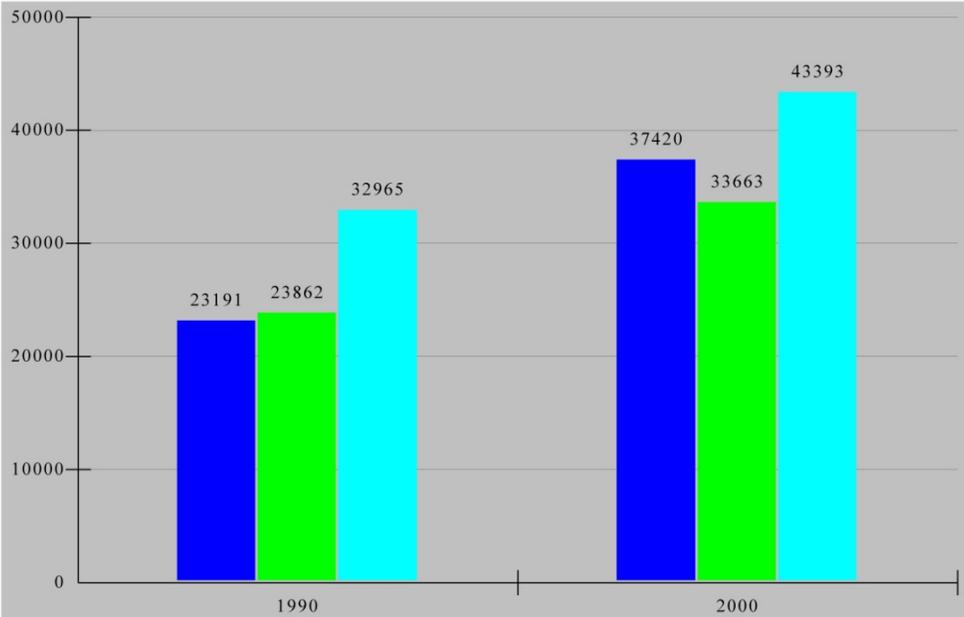
**TOWN OF NORTHAMPTON
INCOME BY TYPE
1990-2000**

| | 1990 | 2000 |
|--|-----------------|-------------------|
| MEDIAN FAMILY INCOME | | |
| Town of Northampton | \$ 26,890 | \$ 44,896 |
| Fulton County | \$ 28,998 | \$ 39,801 |
| State of NY | \$ 39,741 | \$ 51,641 |
| MEDIAN HOUSEHOLD INCOME | | |
| Town of Northampton | \$ 23,191 | \$ 37,420 |
| Fulton County | \$ 23,862 | \$ 33,663 |
| State of NY | \$ 32,965 | \$ 43,393 |
| PER CAPITA INCOME | | |
| Town of Northampton | \$ 11,319 | \$ 18,997 |
| Fulton County | \$ 11,330 | \$ 16,844 |
| State of NY | \$ 16,501 | \$ 23,389 |
| INDIVIDUALS BELOW POVERTY LEVEL | | |
| Town of Northampton | 414 or 15% | 302 or 11% |
| Fulton County | 6,889 (13%) | 6,686 (12.5%) |
| State of NY | 2,277,296 (13%) | 2,692,202 (14.5%) |

MEDIAN FAMILY INCOME



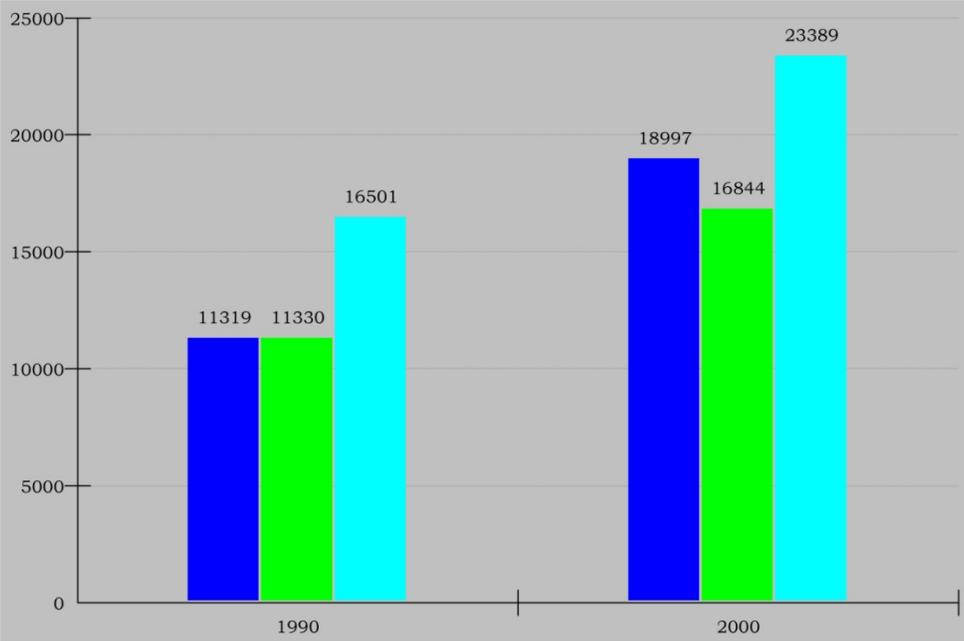
TOWN OF NORTHAMPTON



MEDIAN HOUSEHOLD INCOME

■ NORTHAMPTON ■ FULTON COUNTY ■ NYS

TOWN OF NORTHAMPTON



PER CAPITA INCOME

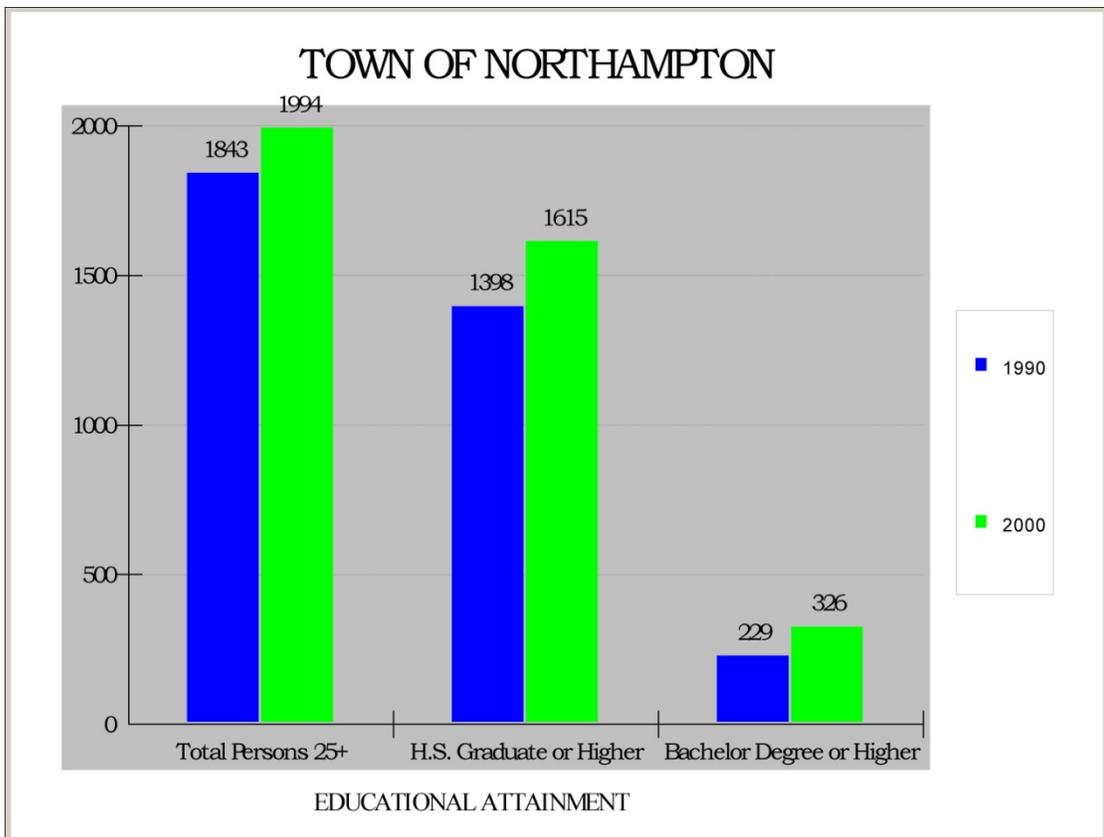
■ NORTHAMPTON ■ FULTON COUNTY ■ NYS

TOWN OF NORTHAMPTON EDUCATIONAL ATTAINMENT

Between 1990 and 2000, the Town of Northampton had a 5.48% increase in the number of persons 25 years and older. The Town of Northampton also saw a 15.52% increase in the number of High School Graduate or Higher bracket and an even larger increase in the number of Bachelor's Degree or Higher category with 42.36%.

TOWN OF NORTHAMPTON EDUCATIONAL ATTAINMENT

| | 1980 | 1990 | 2000 |
|---------------------------------|------|-------|-------|
| Total Persons 25 years and over | 1675 | 1,843 | 1,957 |
| High School Graduate or Higher | 740 | 1,398 | 1,615 |
| Bachelor's Degree or Higher | 183 | 228 | 326 |



The Town of Northampton is divided into two school districts, the Northville Central and Broadalbin-Perth Districts. The Northville Central School District not only serves the Town of Northampton but also portions of the Towns of Mayfield, Hope, Benson and Edinburg which include the Counties of Fulton, Saratoga and Hamilton. The Broadalbin-Perth School District incorporates the Fish House area of the Town.

School records indicate that peak enrollment occurred in 1976 with 839 students, which was also a statewide peak year. Since then, there has been a decreasing trend of enrollment. The school district has the capacity of 854 students, and, as of 2004, is running at 67% of its capacity.

**TOWN OF NORTHAMPTON
NORTHVILLE CENTRAL SCHOOL ENROLLMENT
1970-2004**

| YEAR | TOTAL ENROLLMENT |
|-----------|------------------|
| 1969-1970 | 746 |
| 1970-1971 | 788 |
| 1971-1972 | 795 |
| 1972-1973 | 821 |
| 1973-1974 | 853 |
| 1974-1975 | 817 |
| 1975-1976 | 819 |
| 1976-1977 | 839 |
| 1977-1978 | 830 |
| 1978-1979 | 808 |
| 1979-1980 | 778 |
| 1980-1981 | 754 |
| 1981-1982 | 732 |
| 1982-1983 | 716 |
| 1983-1984 | 712 |
| 1984-1985 | 695 |
| 1985-1986 | 680 |
| 1986-1987 | 680 |
| 1987-1988 | 669 |
| 1988-1989 | 672 |
| 1989-1990 | 640 |
| 1990-1991 | 645 |
| 1991-1992 | 657 |
| 1992-1993 | 663 |
| 1993-1994 | 605 |
| 1994-1995 | 634 |
| 1995-1996 | 627 |
| 1996-1997 | 606 |
| 1997-1998 | 629 |
| 1998-1999 | 602 |
| 1999-2000 | 587 |
| 2000-2001 | 584 |
| 2001-2002 | 583 |
| 2002-2003 | 575 |
| 2003-2004 | 571 |

**TOWN OF NORTHAMPTON
HOUSING TRENDS**

The 2000 Census has shown that the total number of housing units has increased in the Town of Northampton from 1,127 to 1,962 between 1980 and 2000.

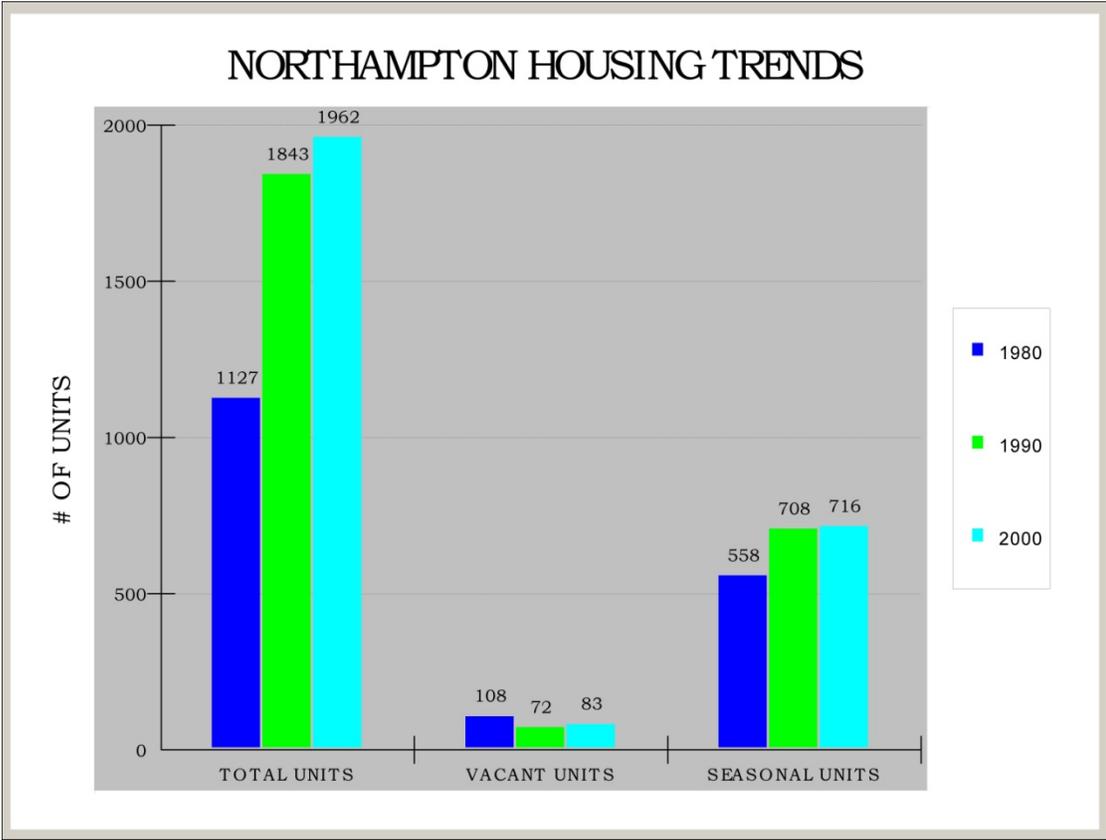
**TOWN OF NORTHAMPTON
HOUSING TRENDS
1980-2000**

| DESCRIPTION | 1980 | 1990 | 2000 |
|--------------------------|-------|-------|-------|
| Number of Housing Units | 1,127 | 1,843 | 1,962 |
| Number of Vacant Units | 108 | 72 | 83 |
| Number of Seasonal Units | 558 | 708 | 716 |

This trend in the number of new housing units is contradictory to that of the overall population, however, the increase in the number of housing units is primarily due to the increase in the number of seasonal units built, which increased from 558 in 1980 to 716 in 2000, or an increase of 28.3%. One reason, or rather observation for the increase in the number of seasonal units is due to the development and re-development around the Great Sacandaga Lake for secondary homes.

**TOWN OF NORTHAMPTON
SEASONAL AND MIGRATORY HOUSING UNITS
1970-2000**

| 1970 | 1980 | 1990 | 2000 | % CHANGE 1980-2000 |
|------|------|------|------|--------------------|
| 180 | 558 | 708 | 716 | 28% |

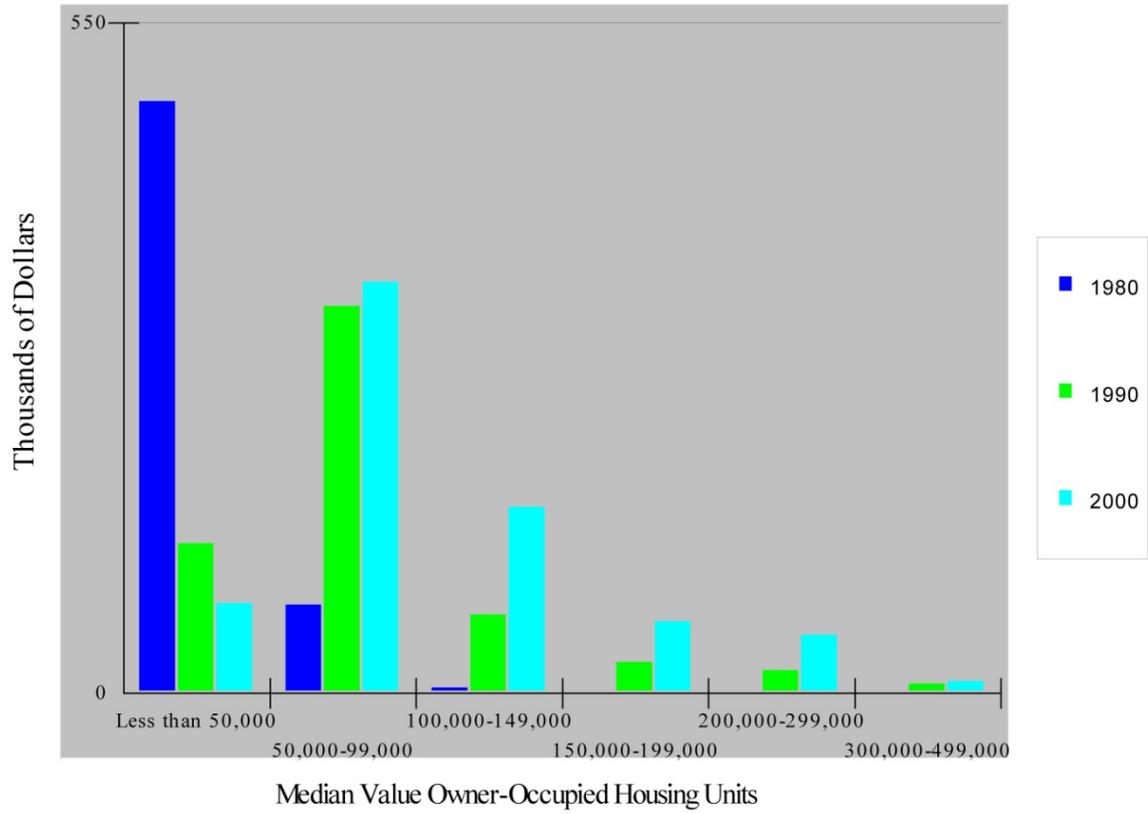


The Town of Northampton's Median Value of Owner Occupied Housing Units has increased substantially since the 1980 Census with the greatest increase occurring within the \$100,000-\$150,000 group, showing an increase of 135%.

TOWN OF NORTHAMPTON MEDIAN VALUE OF OWNER-OCCUPIED HOUSING UNITS 1980-2000

| VALUE OF HOUSING UNITS | 1980 | 1990 | 2000 |
|------------------------|-----------|-----------|-----------|
| Less than \$50,000 | 486 | 123 | 74 |
| \$50,000 - \$99,999 | 73 | 318 | 338 |
| \$100,000 - \$149,999 | 5 | 65 | 153 |
| \$150,000 - \$199,999 | 0 | 26 | 59 |
| \$200,000 - \$299,999 | 1 | 19 | 48 |
| \$300,000 - \$499,999 | 0 | 8 | 10 |
| Median | \$ 30,900 | \$ 70,500 | \$ 82,200 |

TOWN OF NORTHAMPTON



HISTORY

ISSUE:

The Town needs to support and promote its heritage with more vigorous energy and financial commitment.

GOAL: PRESERVE, PROTECT AND PROMOTE THOSE STRUCTURES, SITES AND SCENES THAT IDENTIFY THE UNIQUENESS OF THE TOWN AND ARE PART OF OUR RICH HERITAGE.

ECONOMIC VALUES:

- ❖ **The Town of Northampton has been recognized for its many unique historic structures within the Adirondack Park and Mountains. These preserved structures are part of an economic engine that promotes tourism and protects the quality of life in the community.**

OBSERVATIONS:

The Town of Northampton, taking its name from the Northampton Patent, was created from a portion of the Town of Broadalbin on February 1, 1799. Prior to that, a small community known as Fish House, due to Sir William Johnson's fishing lodge being located there, had been established in the southeast corner of the town. Godfrey Shew and family were the first permanent settlers. The area is rich in Revolutionary War history with some of the homes dating back to the late Eighteenth Century. The surrounding vicinity was home to the first permanent structure across the Sacandaga River or better known as the Fish House wooden covered bridge. The bridge; a 400 foot two-lane, three span Burr kingpost arch, was finished in 1818 and lasted until the creation of the Sacandaga Reservoir in 1930. Many of its beams and supports were salvaged and continue in use in the area. While once a hub of activity and commerce, the area is today separated from the rest of the town by the Great Sacandaga Lake. It is now populated by several year round residents and many more summer residents. Its history and heritage are a townwide source of pride.



THE HISTORIC GODFREY SHEW HOUSE

In the 1790's, two (2) pioneers named Olmstead and Sherwood paddled upstream on the Sacandaga to an area just south of the Village of Northville and built crude log huts. From this humble beginning, the village would grow and prosper. An 1856 map indicates the center of a hamlet with a hotel, three (3) churches and much evidence of commerce and community. This map also shows an extensive highway and bridge infrastructure and the entire town, except the Vlaie, a huge wetland area, dotted with homes, subsistence farms, schools, churches and stores and shops.

By 1875, the Fonda, Johnstown & Gloversville Railroad line reached Northville. This proved to be an economic boon. Modern transportation for freight and passenger made the outside world accessible and brought the outside world in. The railroad company soon developed a camp and recreation area, which was to become "Sacandaga Park, Gem of the Adirondacks", "The Upstate Coney Island". Hotels, cottages, amusements, a swimming and boating area, a golf course, open air theater with topflight entertainment, were but some of the featured attractions. It was the best of times.



THE HISTORIC F, J & G RAILROAD STATION IN SACANDAGA PARK

The Sacandaga River bisects the town as it makes its way to the Hudson River. A series of disastrous floods along the Hudson River during the early Twentieth Century, prompted a search for a means of storing spring runoff and releasing water during the normally dry seasons of summer and fall. The result was the Sacandaga Reservoir, now known as the Great Sacandaga Lake, a third of the area of which is in the Town of Northampton. The Conklingville Dam gates were closed in 1930 after the Reservoir basin had been cleared of forests, homes, communities, cemeteries, bridges and much of the Town's rich valley land and all vestiges of the past.

Life went on. The Great Depression came and went, much of the Sacandaga Park remained whereby providing a summer tourist economy, the glove and lumbering industry continued to provide livelihoods, a new school was built, a DEC maintenance facility was established, the Northampton Beach State Campground was created, several disastrous fires changed the face of the area, local boys were sent off to fight the nation's wars and our community adjusted and continued to be a good place to live, if not always a good place to work.

Today, largely because of the "Damn Dam", the Town enjoys a strong recreational economic base and natural beauty abounds. While still rural in nature, a strong preference by those

who live here, much of the manifestations of its past are gone but not forgotten. The rich history of the Town should be, indeed must be, acknowledged and celebrated.

As with most communities, much of our heritage and historical awareness has been lost by progress, fire, flood, carelessness and neglect. Much remains, however, and much that is gone can be remembered by our faithful stewardship and vigilant guardianship of what remains.



HISTORIC SCHOOL HOUSE

RECOMMENDATIONS:

- ❖ **Support the creation of Historic Districts at Sacandaga Park and Fish House.**
- ❖ **Promote history as a tourist and economic development tool with historical commemorations and observances.**
- ❖ **Acknowledge and promote the value of the Schoolhouse Museum.**
- ❖ **Support the Historic Landmark Commission's efforts to inventory all buildings and sites in the Town.**

SOCIAL SERVICES

ISSUE:

The Town of Northampton and the Village of Northville are aging and changing. This community is one of two in Fulton County that has increased its population according to the most recent census. Most of this increase in population has been by those who have retired or are seeking to retire as they occupy summer homes on a permanent basis. The Town is unprepared to provide services to this population creating a void in medical services. The reality of this situation also has a predictable impact on all service organizations including the Volunteers on the Fire Department and Ambulance Corporation.

GOAL: TO EXPAND SERVICES WITHIN THE COMMUNITY AND DEVELOP A SENSE OF CONTINUITY BETWEEN ALL OF THE ELEMENTS OF THE TOWN AND SURROUNDING REGION.

OBSERVATIONS:

Community facilities and services enable a community to function effectively. Through professional and cooperative efforts, these facilities and services safeguard the health, safety and welfare of the population and improve the overall quality of life, including police and fire protection, ambulance services, medical services, schools, libraries, care facilities, mass transit, solid waste disposal, electricity, telephone, and cable services. Northampton is serviced by the Fulton County Sheriff's Department, the New York State Police, as well as the Northville Village Police Department, on a limited basis outside the Village boundaries. This system appears to be sufficient given the projected population.

Local fire protection is provided by the Village of Northville Volunteer Fire Department, which serves the Village of Northville, the Towns of Northampton and Benson and parts of Hope. In addition to having training and equipment in firefighting and motor vehicle extraction, the Department is also trained in the use of their hovercraft for year-round rescue on the Great Sacandaga Lake.

There is weekly garbage pickup throughout the Town. Fulton County operates a local transfer station located on County Route 113 that accommodates household garbage. The County also provides bi-monthly recyclable pickup. Streetlights are provided for special lighting districts and at critical intersections in the Town.

Ambulance service and a first response team are provided by the Northampton Ambulance Department. There are three (3) major hospitals in the region: Nathan Littauer Hospital in Gloversville, Amsterdam Memorial Hospital, and St. Mary's Hospital in the Town of Amsterdam. There are two (2) general practice physicians located in the Village and no dental services. Both doctors have expressed a desire to retire in the near future.

The school population has been declining locally and regionally in recent years stimulating discussion of consolidation of services if not the merger of school systems themselves.

Northville has an Enlarged School District, which is made up of an elementary, middle, and High School located in the Village of Northville. Broadalbin-Perth school district is located in Broadalbin and is also made up of elementary, middle and high schools. Mayfield Central School is located in Mayfield and is made up also of an elementary, middle and high school. The schools provide not only educational opportunities, but also provide cultural opportunities for the Village of Northville and the Town of Northampton.



NORTHVILLE CENTRAL SCHOOL

The Northampton Historical Society is active and maintains a museum in the Village of Northville. The Town is served by the Sacandaga Garden Club as well as the Sacandaga Valley Arts Network, which puts on exhibits at the Northville Library. There is a civic center in the area of Fish House Road, which services the residents of that part of the Town. Northville has a public library, which services the Village as well as the surrounding townships.

The Town of Northampton has five (5) active churches with attractive, well-kept facilities. The Catholic, Presbyterian, Methodist and Baptist churches have facilities located in the village proper, while the Pilgrim Holiness and Northampton United Methodist Church at

Fishhouse are located outside the village. Besides providing for worship, for fellowship, and for religious and moral instruction, these churches supply a number of important services to the community that include children and youth activities, family and individual counseling, food pantries, thrift stores, musical programs, foreign and domestic mission's trips and emergency assistance for crisis situations.

The Fulton County Office of the Aging provides individual assessments and coordination of services to qualified individuals in an effort to help seniors remain safely in their homes. OFA sponsors the Meals on Wheels program and one day weekly transportation for seniors. The meals are prepared in Johnstown and delivered by volunteers.

There are no formal senior citizen services offered in the Town. Local seniors may be members of the Sacandaga Seniors located in Edinburg or the Wells Senior Citizens. There are no formal independent living or supported living housing available in the Town. There is no senior citizen center in the Town. The 2000 Federal Census noted that 18% of the population is 65+ years old. A huge increase is expected during the next decade as the "Baby Boomer" generation retires.

The Fulmont Community Action Agency has a branch in Northville, which operates its own food pantry, as well as provides clothing, baked goods and referrals to the many programs offered by this agency.

Northampton is served by a number of civic associations, which includes but is not limited to the Northville Civic Association, Northville Merchants Associations, Sacandaga Park Civic Association, the Knights of Columbus, Fish House Free and Accepted Masons, the American Legion, Lions and Rotary Clubs. These organizations, along with many others, carry out a number of charitable activities that aid the citizens of the Town.



TOWN PARK LOCATED NEXT TO TOWN HALL

RECOMMENDATIONS:

- ❖ **Establish a medical arts complex affiliated with regional medical organizations to provide medical care to regional residents.**
- ❖ **Seek to establish senior citizen housing and center in the Village or Town.**
- ❖ **Explore consolidation or merger of area school systems and/or services to increase educational opportunities. (i.e.; expanded distance learning; combined athletic teams and/or a crew program and advanced placement opportunities.)**
- ❖ **Improve and expand cultural and recreational opportunities for all age levels.**
- ❖ **The Town Board should aggressively pursue Federal, State and private funding sources to support social services planning.**

The recommendations will improve the quality of life for all residents and especially our senior citizens. This strengthens the social and economic fabric of our community.

ENVIRONMENTAL AND NATURAL RESOURCES

ISSUE:

Appropriate zoning should be developed to ensure a balance between preserving our environment and facilitating sound economic growth.

GOAL: TO RESPECT ALL ASPECTS OF THE TOWN'S ENVIRONMENTAL AND NATURAL RESOURCES TO THE HIGHEST EXTENT POSSIBLE.

ECONOMIC VALUES:

- ❖ **Our present prosperity is based on our natural environment, the lake and lands around it. This prosperity needs to be protected and enhanced through zoning and investment.**

OBSERVATIONS:

Preservation of natural resources is a priority of the Town of Northampton as these resources and the surrounding environment provide the backbone for the Town's character and quality of life. A Town survey shows the residents feelings that environmental resources should be considered in all current and future development within the Town. These environmental and natural resources are vital to maintaining the rural, residential lifestyle the community so desires.

1. Land and Natural Resources:

The Town of Northampton contains 22,282 total acres, 899 acres falling within the limits of the Village of Northville and 9,537 acres comprising of the Hudson River-Black River Regulating District including the Great Sacandaga Lake.

Of the total upland acres, excluding the Village of Northville, approximately 74% of the Town is comprised of forest classification lands ranging from brush cover to stands of trees. Small lake, ponds, streams and wetlands account for less than 15% of the upland area. Roads and utilities occupy 3% and limited open field areas with minimal agricultural activities account for fewer than 2%.

2. Water:

Water features of Northampton include: surface water, groundwater, wetlands, flood hazards and watershed areas. The three (3) largest bodies in the Town are: the Great Sacandaga Lake, the Northville Lake and Woodward Lake.

The Great Sacandaga Lake is the Town's most important water resource, providing a major recreational and economic asset. The Lake's large size, clean water and increasing number of boat ramps have contributed to an increase in boating and personal watercraft usage and as well as an increase in swimming and freshwater fishing activities.



THE GREAT SACANDAGA LAKE

The Great Sacandaga Lake is also the major recipient of surface runoff. The accompanying Runoff Patterns Map identifies areas of direct runoff surrounding the Lake and other areas which runoff first into a lake, swamp or stream prior to entering the Great Sacandaga Lake.

Flood hazard areas, as delineated by the Federal Insurance Administration, includes several streams, the shores of Woodward Lake and the Tamarack Swamp. The "standard" flood, upon which most flood areas have been delineated, is based upon the 100-year flood, or areas subject to a 1% chance of flood per year.

The Groundwater map, of this report, generally identifies the potential water yields from the two (2) types of bedrock found in Northampton. Neither bedrock type is high yielding, although the extensive fracture system (fault zones) does provide several areas of potentially-high water yields.

3. Slope:

Slope describes the “lay of the land”, or technically, the vertical incline from the horizontal, usually expressed as the percent of slope. Slope is determined by dividing the vertical distance by the horizontal distance.



THE BEAUTIFUL ADIRONDACK MOUNTAINS

Slope is important in determining the suitability of the land for development. Lands with slope greater than 15% pose additional considerations and often unique restrictions. Among many are: construction of septic systems, vegetative cutting, soil erosion, stormwater runoff, possible siltation in lakes and streams, site aesthetics and safety concerns with roads and driveways during snowy or wet conditions.

4. Soils:

One of the most important natural characteristics in determining land suitability is the type of soil. Dry, well-drained soils, such as sand and gravel, result in dry basements and properly functioning septic systems. Poorly drained soils, with a water table near or at the surface of the ground, can lead to damp cellars and a faulty leach-field that pollutes adjoining sources of water. Bedrock or hardpan, within four (4) or five (5) feet of the surface, also limits the capability of development of certain areas.

The Town of Northampton Most Limiting Soil Locations Map (Map 1-8) is based upon 2007 Natural Resources Conservation Services data. The analysis uses the “drainage class-dominate condition” soil types to determine the most limiting or less developable areas of the town as a whole. Cross referencing “The Town of Northampton Critical Environmental Areas & Unique Natural Areas Map (Map 1-4) you will notice that many of the most limiting soils occur within the APA Regulatory Wetlands area and therefore are protected from development.

5. Critical Environmental Areas:

Critical Environmental Areas (CEA’s) are the most sensitive features of the Park’s natural environment. They are subcategories of the general land use area classifications and are provided extra protection by the law. These Critical Environmental Areas include wetlands, high elevations, areas around designated study rivers, state or federal highways, and lands in proximity to certain classifications of State-owned lands.

CEA’s include:

- Land at elevation of 2,500 feet or more (except in Hamlet areas) to protect thin soils and open space;
- Land within 1/8 mile of State wilderness, primitive or canoe areas (except in Hamlet areas);
- Land within 150 feet (in a Rural Use area) or within 300 feet (in a Resource Management area) of the edge of the right-of-way of a federal or State highway;
- Wetlands (defined as: “any land which is annually subject to periodic or continual inundation by water and commonly referred to as a bog, swamp or marsh and which are either (a) one acre in size, or (b) adjacent to a body of water, with which there is a free interchange of water, in which case there is no size limitation”)
- Land within ¼ mile of rivers under study for inclusion in the Wild Scenic and Recreational Rivers System, except in Hamlet areas.

Within the Town of Northampton, critical environmental areas include wetlands and state wilderness, river system and highway corridors. It is important to identify these resources in our Town planning to preserve and protect assets such as scenic corridors, wildlife habitats, water resources and the areas open space character.

Current permit guidelines for development in critical environmental areas are outlined in the Adirondack Park Agency Act as amended through the close of the 1998 Legislative Session.

6. Unique Natural Areas:

Unique natural areas are defined as sites containing natural features of significant physical, biological and aesthetic quality. These areas are an important resource to the region and Town, and they should be protected, through the Town Planning Program and subsequent project review processes. Unlike critical environmental areas, which are protected by New York State Law, the unique natural areas are protected only through local protective measures.

The unique natural areas, in the Town of Northampton, have been identified and delineated on the accompanying map. (See Map 1-4.) Interested local citizens, Planning Board members and the local conservation officers, forest rangers, Department of Environmental Conservation and the Adirondack Park Agency staff members have provided supportive data for the existence and location of the following:

- A Restricted Deer Yard, located in the northwestern-most portion of Northampton, serves as a natural yarding area for deer to endure the Northeast's harsh winters. The restricted deeryards provide protection and food for deer forced to seek shelter, due to severe weather conditions and deep snow.
- A Concentrated Deeryard, located in the northwestern portion of Northampton extends from the restricted deeryard along the steep slopes west of Woodward Lake, into the Town of Mayfield. This larger yard area provides a natural range for deer, which is generally inaccessible to humans and with sufficient browse for feed.
- The Tamarack Swamp is a Key Plant Community, of Regional and Statewide significance, which lies in the Towns of Northampton and Mayfield. Key Plant Communities are defined as areas important to propagating and preserving existing vegetation of significant biological, educational and aesthetic values. The Tamarack Swamp is also a Key Wildlife Habitat for ducks, beaver, pickerel and trout. The area provides a significant nesting, resting and feeding place for wildlife and is also identified as a natural fish breeding area for northern pike and walleye.



WHITE-TAILED DEER ARE VERY PROMINENT IN NORTHAMPTON

RECOMMENDATIONS:

- ❖ **Utilize site plan and environmental review procedures to mitigate any future potential environmental impacts especially to water, air open space, wetlands community character and visual resources.**
- ❖ **Update and enforce land use regulations/controls to prevent adverse impact of new development within the Town.**
- ❖ **Protect the environmental assets that the use of which contribute to the economy and community character of the Town, as well as those Unique and Critical Environmental Areas that contain sensitive wildlife and plant habitats familiar to our Adirondack surroundings.**
- ❖ **Explore the creation of unified focus groups, made up of participants from the Lake's neighboring communities, to provide an avenue for setting common environmental goals for the entire Great Sacandaga Lake region. A focus group would allow for a "combined governing voice" to present focused dialog with the Hudson River- Black River Regulating District board when expressing broader concerns such as pollution of the Great Sacandaga Lake due to the recent infusion of personal watercraft and boat activity.**

- ❖ **The Town of Northampton has areas with steep slope limitations. In planning for future development, it is critical to be aware of these areas, restrictions associated with them and potential costly engineering difficulties that could arise.**

WATER/SEWER

ISSUES:

The Town's existing water and sewer systems are a hundred years old with a small user base. There has been no upgrades to the distribution or collection system and only minimal to the plants.

GOAL: THE TOWN OF NORTHAMPTON SHOULD, THROUGH UPGRADING ITS DISTRIBUTION AND COLLECTION SYSTEMS, PROTECT THE ENVIRONMENT FROM LEAKAGE AND/OR SPILLAGE, INVESTING IN NEW OR UPGRADED PLANTS WITH MODERN TECHNOLOGY AND CREATING NEW USER DISTRICTS WOULD ALSO REDUCE THE POSSIBLE EFFECTS OF POLLUTION OF OUR ENVIRONMENT.

OBJECTIVES:

It is important for the Town of Northampton to promote laws and regulations which preserve and enhances the lifestyle of our residents, vacationers and tourists. As more infrastructure is built, the possibilities of economic development rises.

OBSERVATIONS:

Water:

The Town of Northampton water system consists of private wells and the Sacandaga Park Water District. The Sacandaga Park water District is administered by the Northampton Town Board and employs a certified Water District Plant operator. The water system was first built by the F,J&G Railroad for the Sacandaga Amusement Park and is over one hundred years old coming online in 1910. At its inception, water was supplied from a reservoir located on Warner Hill Road in the Town of Mayfield. In a decision reached by the NYS Department of Health, it was determined that the water supply from that resource was not in compliance with current health standards thus mandating the need for a new water source.

In July, 1985, the users of the Sacandaga Park Water System requested that the Town of Northampton take over the infrastructure entirely and in 1998, the Sacandaga Park Water District switched from the reservoir to the four (4) wells that are located on the east side of CoHwy 123. Water is pumped to a 100,000-gallon storage tank on the West side of CoHwy 123 and situated at an elevation much higher than the Sacandaga Park Water District. Water pressure is provided by gravity feed from the tank to various water main locations within the Sacandaga Park and others along NYS 30 and CoHwy 123. It is estimated that the wells can provide 150 gallons per minute or approximately 200,000 gallons per day. The average daily use is approximately 45,000 gallons per day or 25% of capacity.

Sewer:

As in the case of the Sacandaga Park Water System, in July 1985, the users of the Sacandaga Park Sewer System requested that the Town of Northampton take over the infrastructure entirely.

The Town of Northampton's waste disposal consists of individual septic tanks and a treatment system that is located in the Sacandaga Park.

The Sacandaga Park System was constructed in the 1908 by the F, J&G Railroad for the Sacandaga Amusement Park. Currently there are 97 customers on the system that can hold 75,000 gallons per day. During January, or other low period of usage, the flow is about 15,000 gallons per a day. During July, or other high period of usage the flow is about 30,000 gallons per day. New customers can be added at anytime. The current system can accommodate more. Currently, both the water and sewer lines connected to the Sacandaga Park systems are slowly being replaced and repaired. A yearly budget is compiled by the Towns budget officer and revenue for the operation; maintenance and salaries are generated by imposing a sewer tax on each user within the district

It is long overdue that a plan is established for upgrade replacing and expansion of infrastructure. We do note that the Town Board, in May 2007, awarded a contract for preliminary investigation, design, cost study and funding sources.

RECOMMENDATIONS:

- ❖ **Establish a Water and Sewer Commission for not only Sacandaga Park but entire township.**
- ❖ **This Commission should develop and complete a multi-year infrastructure improvement plan to consider:**
 - **The conversion of all surface water lines to deep (4-season) usage**
 - **Bring fire hydrants up to insurance standards**
 - **Eliminate the current ground water infiltration problems within the system**
 - **Complete documentation and provide all aspects of the system including exact locations to the Fulton County GIS Administrator to integrate into a Geographical Information System (GIS) format.**
 - **Hire an outside company to check the sewer system on an annual basis. The inspection should be done during a time of peek usage.**
 - **Replace all of the old water lines and fire hydrants within Sacandaga Park.**
- ❖ **Work with the County of Fulton to investigate the need for and feasibility of the extension of the current water and sewer lines from the City of Gloversville to the Town of Northampton as a long-term goal.**

TRANSPORTATION

ISSUE:

Retaining current residents and businesses as well as encouraging and supporting new residents and business will be very difficult for the following reasons:

One major transportation artery exists which covers the western part of the Township. The Bachelorville Bridge will create new opportunities to create heavy vehicle routes on the east side of the Township.

Bus service is limited in schedule and access points.

Bicycle and pedestrian paths are extremely limited.

GOAL: THE TOWN OF NORTHAMPTON SHOULD PLACE A HIGH PRIORITY ON PLANNING, DEVELOPING, MAINTAINING AND ENHANCING ROADWAYS TO ACCOMMODATE LARGE LOAD VEHICLES WITH BICYCLE AND PEDESTRIAN PATHS. BUS SCHEDULES SHOULD BE EXPANDED WITH MORE RUNS AND ACCESS POINTS.

ECONOMIC VALUE:

The Town can encourage future business and residential growth by facilitating County Road 123 and Route 30 capable of handling vehicles which transport large volumes of goods.

By encouraging reasonably priced bus service at convenient times and places, we can encourage more energy efficient transportation (more mass transit), and allow senior citizens the opportunity to get medical attention, shop and attend educational and cultural events in the region without driving.

OBSERVATIONS:

Roadways are the primary means of transportation in the Town of Northampton. State Highway 30 from the north and County Route 113 to the south provide access to the Town, Great Sacandaga Lake and Village of Northville. State Highway 30 provides access for travelers coming from the NYS Thruway, Amsterdam, Fonda and Cities of Gloversville and Johnstown to the Town of Northampton and the Village of Northville. County Route 152 connects State Route 30 with the Sacandaga Park and the State-operated Northampton Beach Campsite. These arteries also form one of the main corridors to the Adirondack Mountains. (See Map 1-5).

There are approximately 41.3 miles of roadways within the Town of Northampton, which are separated into three categories of roads: State, County and Town. These categories include 6.8 miles of NYS roads, 9.6 miles of Fulton County roads and 24.9 miles of Town roads.

The system of roadways within the Town of Northampton is also considered to be a safe one. Fulton County Sheriff Accident Reports show that there has been no significant change in the number of accidents between 1995 and 2000 on County roads within the Town.

The Town of Northampton contracts with the Gloversville Transit System (GTS) to provide bus service to and from the Cities of Gloversville and Johnstown areas. The GTS provides access to vital services for senior citizens, students and those who lack personal transportation. A few of the GTS systems access points are the Nathan Littauer Hospital, Fulton-Montgomery Community College, Hannaford Plaza, downtown Gloversville and Johnstown, industrial parks and a major bus line.

RECOMMENDATIONS:

- ❖ **Increase the number of bus routes and access points.**
- ❖ **Enhance appropriate existing roadways to safely accommodate pedestrians, bicycles, skateboards and other alternative means of transportation, especially in densely populated areas.**
- ❖ **All highways listed below should be developed to accommodate bicycle paths and scenic vista pullovers.**
- ❖ **State Highway Route 30 should be enhanced for increased traffic and separate bicycle and pedestrian paths.**
- ❖ **County Highway 113 from Northville to the Saratoga County line should be enhanced for more traffic and bicycle and pedestrian paths.**
- ❖ **County Route 152 from State Highway Route 30 to Houseman Street entrance should be enhanced for heavy traffic going to the State's Northampton Campsite.**
- ❖ **Northwest from Houseman Street to the Northville Bridge should be enhanced for bicycle and pedestrian paths.**
- ❖ **Houseman Street East from the intersection of County Route 152 to the Northampton Campsite should be enhanced for heavy traffic.**
- ❖ **County Route 123 should be enhanced for a bicycle and pedestrian path.**
- ❖ **Public transportation should be extended to and from the Northville-Lake Placid Trailhead.**
- ❖ **An engineering survey should be conducted on the status and capacity of the main street "spillway".**
- ❖ **An engineering survey should be conducted on the status and capacity of the Water Street Bridge.**

RECREATION

ISSUE:

The Town does not have a centralized recreational field complex. The Town should purchase and develop lands for recreational purposes such as baseball and soccer fields as soon as possible. Currently-owned lands should be upgraded for recreational use. There is not a planned or organized system of biking or hiking trails in the Town, nor is there a formal open space procedural plan.

GOAL:

The Town and Village should establish a multigenerational recreation/wellness study group to propose a comprehensive list of activities and government organization and private resources to facilitate them. Examples would include open spaces, recreational parks, ballparks, bicycle and walking trails and the protection of the Sacandaga Golf Course.

OBJECTIVES:

1. Develop biking and hiking trail system for residents and tourists.
2. Acquire lands for a multi-purpose playing field and passive recreation complex.
3. The protection of the golf course is vital for open space, historical value, and recreational purposes.
4. The Town of Northampton should combine efforts with the Village of Northville to support and maintain an accessible snowmobile system.

ECONOMIC VALUE:

The Town can encourage passive tourism with the development of hiking and biking trails. The protection of open space such as the Sacandaga Golf Course will keep the Town from being overly developed therefore putting a strain on the Town's infrastructure. Great Sacandaga is an asset to the Town and Village; it is attractive to townspeople and tourists. The development of recreational uses around it will enhance the desirability of people to vacation here.

OBSERVATIONS:

Numerous recreational opportunities within the Town of Northampton and its associated Adirondack region provide not only for a healthy and vibrant community life but also contribute to being one of the major economic resources for the community.

At the center of the Town of Northampton's recreational heart is the Great Sacandaga Lake, which provides year-round recreational opportunities such as boating, water skiing and fishing in the summer months and snowmobiling, ice fishing and cross-country skiing during the winter months. The Great Sacandaga's shoreline is dotted with numerous marinas and restaurants that provide dockage and fuel as well as a bite to eat.

The Town of Northampton is fortunate to have two (2) State-owned public launching facilities within its borders, one being located on NYS Route 30 just north of the bridge that crosses into the Village of Northville and the other located within the Northampton Beach State campground. The Northampton Beach State campground is one of the largest State-operated campgrounds in the Adirondack Park. This campground not only provides the boat launch, but also a beach, recreation area and numerous waterfront sites (See Recreational Facilities Map 1-6).



NORTHAMPTON BEACH STATE CAMPGROUND

The northern and western portions of the Town of Northampton are Adirondack Forest Preserve Lands, with the majority of the forest preserve being open for public use. Activities such as hiking, hunting, mountain biking, backcountry camping/fishing and snowmobiling are just a few of the activities these majestic mountains provide.

Along with the Great Sacandaga Lake and the Adirondack Mountains, the Town of Northampton and surrounding Adirondack region are served by the historic Sacandaga Golf Course located within the Sacandaga Park, the Lapland Lake cross-country skiing facility in Benson, horse stables and the Northville Lake (the Northville Lake is located within the Village and offers many of the same opportunities as that of the Great Sacandaga, but on a much smaller scale).



THE HISTORIC SACANDAGA GOLF COURSE

The Town of Northampton and the Village of Northville’s residents rely on the Northville Central School for the majority of the organized adult and youth recreational activities. A combined youth commission, which is managed by the Village of Northville, provides a summer recreation program affording children the opportunity to participate in athletic programs, arts and crafts and social activities such as weekly field trips. The Town of Northampton recognizes that it can provide for an abundance of recreational activities, however, there is a need for improvement in the overall structure and accessibility to the resources.



NORTHVILLE CENTRAL SCHOOL SOCCER GAME

1. Recreation Committee:

The Town of Northampton’s recreational opportunities are based primarily within or around the Northville Central School. Other organizations that provide some form of recreational opportunity outside of the school are clubs such as the Lions, Masons, Sacandaga Valley Arts Network (SVAN) and Bats Bay Production Company as well as a limited number of other organizations and private businesses. This inter-municipal recreation committee should support organized recreational opportunities for citizens of all ages.

2. Recreational Events:

The Town of Northampton, primarily through current Merchant and Civic Associations, has done a good job of creating special events such as the “Fall Festival”, “Winter Carnival”, Labor Days’ “Ring of Fire”, “Village-Wide Garage Sale” and the “4th of July Doins”. These types of events are important for the economic vitality of the Town by creating outside interest in our community. Events that bring in people from outside of the Town not only enhance the recreational experience of our own residents, but will also boost the local economy through the goods and services that are purchased from the local businesses.



THE 4TH OF JULY PARADE AT THE "DOINS"

3. Recreation Center:

The Town of Northampton and surrounding area is lacking one of the most primary recreational opportunities that any community should possess, a Recreation Center. A Recreation Center can be used to host a wide variety of recreational and cultural events for all ages, all year long. A Recreation Center should incorporate both indoor and outdoor facilities as well as being easily accessible to the community.

4. Trail Systems:

The Town of Northampton is fortunate to be considered as the starting point for the Northville/Placid hiking trail. The official starting point for the popular trail system is located in the Village of Northville at the Bradt Municipal Building where the Town and Village offices are located and where parking is available for hikers. This allows hikers to take advantage of the shopping opportunities in the Village of Northville before hitting the trail.

One major winter recreational opportunity that the Town should encourage and promote responsible growth for is the creation of a snowmobile trail system, particularly from the Great Sacandaga Lake to the Village of Northville. We are fortunate to have a starting point for the development of such a system with excellent access to the Lake, which is also the main passage to two (2) major designated snowmobile trails.



SNOWMOBILING ON THE GREAT SACANDAGA LAKE

RECOMMENDATIONS:

- ❖ It is imperative that the Town purchase or develop land for a sports/wellness/recreational complex. As the Town develops, the more desirable lands will be purchased by outside entities therefore limiting choices.
- ❖ The Town officials should form a working committee with towns located around the Great Sacandaga Lake to develop a tourism campaign and plan.
- ❖ The Town of Northampton should encourage and promote the Northville/Placid Trail anyway that is feasible.
- ❖ A long term plan or committee should be created to systematically pursue open space.
- ❖ The Town of Northampton should encourage inter-municipality cooperation in the establishment of a major connection to the current Fulton and Saratoga County bicycle trail system.
- ❖ Trails for bicycle and walking should be created on a systematic basis. This would enhance tourism and provide healthy recreational opportunities to Town residents.
- ❖ Recreational Committee should pursue the rights to use Mead Island for recreational activities and regulated development.

ECONOMIC DEVELOPMENT

ISSUE:

Well-paying, professional jobs located in the Town and Village are desired.² People are commuting to their jobs at increasing distances. Lack of jobs in the area is considered to be a big problem.¹ Related to this is the fact that a majority of consumer dollars leave the Town and village. Lack of shopping force most residents to shop in Gloversville, Johnstown, Amsterdam, or elsewhere. Residents would like to retain the businesses already located in Northampton and expand other business and employment opportunities.³ Related to these issues is the need for the Town to expand and diversify its tax base.

GOAL:

Seek to increase job opportunities and incomes and expand the local property tax base through increased desirable economic development. Facilitate the revitalization of the Town's commercial areas, enhance shopping opportunities in both the Village and town, and attract new firms (possibly from the technology, professional and light manufacturing sectors).

OBJECTIVES:

- ❖ Coordinate the Town's historic, scenic and lake resources with more opportunities for tourism, professional service and technology jobs, and new businesses.
- ❖ Encourage business development that provides well-paying, career opportunities.
- ❖ Diversify the local economy in part by establishing an economic development program to recruit prospective new community-minded businesses desired by the community.
- ❖ Ensure that the growth of the Town and Village are coordinated and complementary.⁴

² Town of Northampton Public Opinion Survey; 8/2001; 83% of respondents indicated it is "Important to create employment conditions to attract school graduates."

¹ Town of Northampton Public Opinion Survey; 8/2001; 84% of respondents indicated it is "Important to enhance economic development in Northampton."

³ Town of Northampton Public Opinion Survey; 8/2001; 88% of respondents "Consider it important to support existing business" and 81% of respondents "Want more small retail shopping establishments."

⁴ As presently defined, the scope of this Comprehensive Plan does not include the Village of Northville. That is, there is not presently a coordinated effort to combine Town and Village planning efforts. It is the opinion of the town Planning board that many planning subjects, including economic development, will be vastly more effective if they are conducted as a joint Town/Village effort.

ECONOMIC VALUE OF GREAT SACANDAGA LAKE:

Given the natural beauty, recreational and commercial opportunities, and associated property values that accrue due to the location of the Great Sacandaga Lake which occupies a major and central location in the Town of Northampton; it is important for the Town to be a proponent for laws and regulations on all levels which preserve and enhance the value of the Lake for the Town and its residents. An asset such as the Lake is attractive to vacationers and tourists, as well as, potential commercial interest and residents, whether year-round or seasonal.

OBSERVATIONS:

- ❖ There are no major transportation arteries that would make it easy to transport large quantities of goods in and out of the Town. The only truly accessible road being Route 30 coming from the south, as travel to the north on that road only goes deeper into sparsely populated, non-industrial areas.
- ❖ No railroads, commercial airports or regular bus service exist in the Town, with the exception of a local run to the Gloversville and Johnstown area.
- ❖ Coupling this lack of accessibility with the strict restraints placed by the Adirondack Park Agency and the desire of residents to maintain the character of our southern Adirondack town, it is unlikely that heavy manufacturing and heavy industry would be a desirable fit within the Town. Some manufacturing currently exists within the boundaries of Northampton, such as specialty furniture making, custom boat building and woodworking, to mention a few. These are on a small scale and seem to be a good fit within the Town.
- ❖ The bulk of the current commercial activity is retail stores, food service, lodging, and recreation facilities, such as marinas and the golf course. These are located mostly on Route 30, along the Great Sacandaga Lake, within Sacandaga Park, or within the Village of Northville.
- ❖ The Route 30 Corridor between the Town of Mayfield and the Hamilton County line and portions of the village of Northville are presently the only commercial districts within the Town. The Route 30 Corridor is also the gateway to the Adirondack Park and therefore its beauty should be protected while enhancing its economic potential through revising its current allowable uses. In order to enhance the Corridor's commercial aspects, the addition of a light commercial district within specific areas of the current commercial corridor would allow for mixed-use development. The institution of an aggressive site plan review process should be developed for all future development along this corridor.

RECOMMENDATIONS:

- ❖ An Economic Development Committee should be created with representatives from the business community, local residents and Town/Village government officials. The committee should be tasked with the following objectives:
 - Recommend programs to retain and strengthen existing businesses.
 - Recommend programs designed to attract new employers desired by the Town and the Village.
 - Recommend programs designed to retain expenditures of citizens in our local community.
 - Pursue increased participation with Fulton County Economic Development Committee and Fulton County Chamber of Commerce.
 - Investigate inclusion of Town in the Gloversville Empire Development Zone.
 - Identify and pursue grants, including the economic development component of the Small Cities Community Development Block Grant from HUD, and other federal- and state-level grants which relate to and support the goals and vision of our Town.

- ❖ A Technology Committee should be created to explore advancements in communications and technology services as relates to citizen, student, government and business applications. The committee should:
 - Explore the building of a Town-wide wireless Internet access system.
 - Define specific infrastructure and service needs required by information and/or technology companies. Special consideration given to the business requirements associated with disaster recovery plans (DRPs) and Statement of auditing Standards No. 70 (SAS 70) audits.
 - Emerging technologies and associated services should fall under the purview of this Committee.

- ❖ The Town of Northampton should clearly define the commercial zone along Route 30 and establish consistent policies on the types of business, residences, construction, and commercial signs that would be regionally appropriate for that important access corridor.

- ❖ Develop a coordinated marketing plan for the Town and Village that will serve to:
 - Provide a selling tool to attract new businesses.
 - Establish Northampton and Northville as places to “Stop & Shop” for people traveling on NYS Route 30.
 - Establish Northampton and Northville as a destination.
 - Define a Unique Selling Proposition (USP) for our Town.

APPENDIX A

TOWN OF NORTHAMPTON LAND USE ANALYSIS

“AS PREPARED BY THE FULTON COUNTY PLANNING DEPARTMENT”

APPENDIX A

LAND USE ANALYSIS

“As prepared by the Fulton County Planning Department Staff”

The Town of Northampton is a geographically unique area located within the Adirondack Park at the foothills of the Adirondack Mountains and totally bisected by the Great Sacandaga Lake. The total acreage of the Town of Northampton is approximately 22,282 acres. Of the 22,282 acres, the Hudson River-Black River Regulating District, (HRBRRD) including the Great Sacandaga Lake, accommodates for 9,537 acres, 8,612 acres of water and approximately 925 acres of land area. The Village of Northville is approximately 899 acres and all highway right-of-ways within the Town result in approximately 435 acres leaving 11,411+/- acres of sole parcels. The 11,411+/- acres of parcels are broken down into a wide number of Land Use classifications (See Map 1-7).

Residential

Single Family Residential (R-1) makes up for approximately 30.52% of the total usage within the town (see Town of Northampton Land Use Analysis 2005). This figure is not surprising due to the Town of Northampton's rural character and the location of the Village of Northville, which sustains a higher population density.

Seasonal Residential

Not surprisingly, S-1 or Seasonal Residential (4.71%) is the third highest percentage of Land Use within the Town. Over the last decade, the Town of Northampton has experienced substantial seasonal population growth resulting in the form of secondary homes primarily along the shoreline of the Great Sacandaga Lake and the passing down of family's summer residences within the Sacandaga Park area. The Town of Northampton expects that the Seasonal Residential land use will continue to grow in the future due to the recreational qualities of the Town as well as the comparatively inexpensive housing market.

Commercial

Currently, Commercial, Industrial and Manufacturing Land Uses within the Town approximately make up for only 2.38% of the total usage. Most of these uses are located within the Sacandaga Park and along NYS Route 30, which is the only Commercial Zone within the Town. The Village of Northville accommodates the majority of the Commercial activity within the Town as well as being the central hub of commerce for Northampton. Although current commercial activity is relatively low within the Town, under the current Zoning regulations the potential for increased commercial activity is substantial. The current commercial district regulations are outdated and vague. There are only three permitted principal uses that are currently allowed within the Commercial district, all of which need to be updated. The Commercial district should also accommodate for Single Family Residential uses. It is paramount that the Town assesses and revises its current NYS Route 30 commercial district for future responsible growth.

Vacant/Open space

Of the total acreage, V-1 or Vacant Land entails approximately 52.88% of the total parcel acreage within the Town. Although this seems like a large percentage with the possibility of substantial growth, many environmental factors such as slope, wetlands and water become involved to greatly lessen the amount of build able lands available.

**TOWN OF NORTHAMPTON
LAND USE ANALYSIS 2005**

| NORTHAMPTON = 11,411.4 acres of parcels | | | | | |
|---|-------------------------------------|--------------|------------------|----------------|-----------------------|
| CLASS | DESCRIPTION | # OF PARCELS | ACRES +/- | % OF TOTAL | AVERAGE LAND USE/ACRE |
| R-1 | Single-Family Residential | 538 | 3,482.43 | 30.52% | 6.47 |
| R-2 | Multi-Family Residential | 7 | 46.68 | 0.41% | 6.67 |
| R-3 | Mobile Homes | 99 | 289.60 | 2.54% | 2.93 |
| S-1 | Seasonal Residential | 331 | 537.91 | 4.71% | 1.63 |
| L-1 | Single-Family Lakefront Residential | 205 | 301.17 | 2.64% | 1.47 |
| L-2 | Multi-Family Lakefront Residential | 8 | 2.84 | 0.02% | 0.36 |
| LC | Lakefront Commercial | 7 | 10.03 | 0.09% | 1.43 |
| HB | Home-Based Business | 2 | 20.93 | 0.18% | 10.47 |
| P-1 | Public Utility/Structure/Use | 8 | 105.24 | 0.92% | 13.20 |
| P-2 | Public/Private Recreational Use | 19 | 256.37 | 2.25% | 13.50 |
| F-1 | Farm/Farmland | 5 | 51.50 | 0.45% | 10.30 |
| V-1 | Vacant | 585 | 6,034.17 | 52.88% | 10.31 |
| J-1 | Junkyard | 1 | 0.78 | 0.01% | 0.78 |
| C-1 | Commercial | 20 | 76.57 | 0.67% | 3.83 |
| M-1 | Manufacturing | 4 | 144.94 | 1.27% | 36.24 |
| I-1 | Industrial | 1 | 50.27 | 0.44% | 50.27 |
| TOTALS | | 1,840 | 11,411.43 | 100.00% | 6.20 |

*The Land Use Analysis included in this document is outdated and does not reflect changes needed in new zoning to accommodate quality of life and economic development needs.

Environmental Factors

Slope - Through the analysis of the Town using USGS Digital Elevation Models within the County's Geographical Information System (GIS), it was determined that there are approximately 2000 acres or 17.5% of land that have slopes at or greater than 15% (See Map 1-1).

Wetlands – The Town of Northampton is located within the Adirondack Park and therefore is under the jurisdiction of the Adirondack Park Agency. The Adirondack Park Agency’s Regulated Wetlands account for approximately 1400+/- acres of land within the Town with the majority of wetlands being located within the Tamarack Swamp (See Map 1-4).

Water – There are two bodies of water within the Town of Northampton, the Great Sacandaga (8,612 ac.) and Woodward Lakes (101 ac.). The Great Sacandaga Lake bisects the Town of Northampton and is regulated by the Hudson River-Black River Regulating District (HRBRRD). The combined water bodies total 8,713 acres (See Map 1-4).

Aquifer – Re-charge aquifers provide the areas for precipitation to infiltrate the soil and are affected by the soil makeup as well as the severity of slope. Map 1-2 indicates that the majority of the township provides some form of groundwater re-charge with the greatest amount being located within the Fish House area. The Northwest portion of the town is not conducive to the presence of an aquifer due to the severity of the slopes that are located here (see Map 1-2).

APPENDIX B

ADIRONDACK PARK AGENCY LAND USE ANALYSIS

APPENDIX B

APA LAND USE ANALYSIS

APA Description

The Adirondack Park was created in 1892 by the State of New York amid concerns for the water and timber resources of the region. Today the Park is the largest publicly protected area in the contiguous United States, greater in size than Yellowstone, Everglades, Glacier, and Grand Canyon National Park combined. The boundary of the Park encompasses approximately 6 million acres, nearly half of which belongs to all the people of New York State and is constitutionally protected to remain “forever wild” forest preserve. The remaining half of the Park is private land which includes settlements, farms, timber lands, businesses, homes, and camps.

The Adirondack region boasts over 3,000 lakes, 30,000 miles of rivers and streams, and a wide variety of habitats, including globally unique wetland types and old growth forests. The heart of the Adirondack Park is the Forest Preserve, which was created by an act of the Legislature in 1885 which stated, “The lands now or hereafter constituting the Forest Preserve shall be forever kept as wild forest lands. They shall not be sold, nor shall they be leased or taken by any person or corporation, public or private.” The state of New York owns approximately 43 percent, or roughly 2.6 million acres of land within the Park’s boundaries. The remaining private lands are devoted principally to forestry, agriculture, and open space recreation. The Adirondack Park is unique in its intricate mixture of public and private lands. About 130,000 people live here year round in its 105 towns and villages. The harmonious blend of private and public lands give the Adirondacks a diversity found nowhere else – a diversity of open space and recreational lands, of wildlife and flora, of mountains and meadows, and people of all walks of life.

In order to identify and protect the natural resources of the Park, all parcels and lots of land, in both the private and public sectors, are classified in the Adirondack Park Land Use and Development Plan Map and State Land Map, (below). The largest single category of land (totaling 1.3 million acres) is Wild Forest, where a variety of outdoor recreation activities are allowed. Other categories of State Lands are: Primitive and Canoe areas; Intensive Use areas (such as public camp grounds), and State Historic Sites. The Adirondack Park State Land Master Plan sets policy for the management of the state owned lands. Developed by the Adirondack Park Agency in cooperation with the Department of Environmental Conservation (DEC) and approved by the Governor of New York State, the Master Plan was first adopted in 1972. The actual management of the State Lands is carried out by DEC forest rangers, foresters, environmental conservation officers, and other state personnel.

The Adirondack Park Land Use and Development Plan also applies to the remaining 3.4 million acres of private land in the Park. The Plan is designed to conserve the Park’s natural resources and open-space character by directing and clustering development so as to minimize its impact on the Park. Under the Plan, all private lands are mapped into six land use classifications: hamlet, moderate intensity use, low intensity use, rural use, resource management, and industrial use. Guidelines are specified for the intensity of development within each category, based on number of buildings per square mile. Projects of regional significance usually require a permit from the Adirondack Park Agency.

About the New York State Adirondack Park Agency

The Adirondack Park Agency (APA) was created in 1971 by the New York State Legislature to develop long-range land use plans for both public and private lands within the boundary of the Park. The APA is a New York State governmental agency with an eleven-member board, and a staff consisting of 60 people. The Agency Board meets monthly to act on Park policy issues and permit applications. Agency Board meetings take place the second Thursday and Friday of each month and are open to the public.

Overview of the APA Responsibilities and Mission

The APA is responsible for maintaining the protection of the forest preserve, and overseeing development proposals of the privately owned lands. The Agency prepared the State Land Master Plan, which was signed into law in 1972, followed by the Adirondack Park Land Use and Development Plan in 1973. Both plans are periodically revised to reflect the changes and current trends and conditions of the Park. The mission of the APA is to protect the public and private resources of the Park through the exercise of the powers and duties provided by law. This mission is rooted in three statutes administered by the Agency in the Park, they are:

1. The Adirondack Park Agency Act
2. The New York State Freshwater Wetlands Act and
3. The New York State Wild, Scenic, and Recreational Rivers System Act.

The Agency provides several types of service to landowners considering new land use and development within the Park. These include:

- **Jurisdictional advice:** The Agency will provide a letter informing a landowner whether a permit is needed for a new land use and development or subdivision, or whether a variance is needed from the shoreline standards of the Agency. In many cases the letter advises that no permit or variance is needed. This determination is often helpful in completing financing and other arrangements related to new development in the Park.
- **Wetland advice:** The Agency will determine the location of regulated wetlands on a property or the need for a wetland permit.
- **Permit application:** A landowner proposing new land use or development who knows an Agency permit is required may initiate a permit application without first receiving jurisdictional advice.
- **Changes to the Park Plan map:** Agency staff will advise on criteria, *boundaries, and the process for amendment of the Official map.*

* Courtesy of the Adirondack Park Agency, P.O. Box 99 1133 NYS Route 86 Ray Brook, NY 12977. www.apa.state.ny.us

Explanation of Analysis

Figures are based upon the Town of Northampton's Tax Parcel Coverage in relation to the Adirondack Park Agency's Land Use district boundaries. APA district boundaries are delineated by natural features such as the centerline of a stream, and man made features such as the centerline of a road. The APA district boundaries overlap the regulatory boundaries of the Hudson River-Black River Regulating District and therefore the acreages of each district boundary will be greater than that of the total individual tax parcel acreages within each district. The overall acreage of APA districts within the Town of Northampton is 12,787 acres (not including the Great Sacandaga Lake). The overall acreage of tax parcels within the Town is 11,411.4 acres leaving 1,375.6 acres remaining.

Of the 1,375.6 acres to be determined, subtract 435 acres of highway right-of-ways within the Town and one is left with **940.6** acres.

The Hudson River-Black River Regulating District encompasses approximately 9,537 acres of which 8,612 acres is the Great Sacandaga Lake water body leaving **925** acres of regulated land area that is overlapped by the district boundaries of the APA resulting in the difference's of overall acreages between Town of Northampton Tax Parcels and the Adirondack Park Agencies District boundaries (See Map 1-3).

A significant number of tax parcels within the town are located within multiple APA district boundaries. Currently, of the 11,411.4 acres of tax parcels, only 7,809 acres of parcels are located within a single APA district, leaving 3,602.4 acres of parcels within multiple APA districts, and therefore the overall analysis is approximate.

HAMLET (806 ac.): The APA Classification of Hamlet is located within the Sacandaga Park area of the town and to the South and East of the Village of Northville. The Hamlet area consists of approximately 367 parcels containing 560.41 acres with an average of 1.53 acres per parcel. The predominant land use within the Hamlet area is Seasonal Residential with 113 parcels on 42.71 acres averaging .38 acres per parcel. The APA does not regulate density within their Hamlet areas. (See Town of Northampton Land Use Analysis 2005 Chart Pg. 46)

TOWN OF NORTHAMPTON
 APA LAND USE ANALYSIS 2005
 (Total Acreage minus HRBRRD Lands = 11,411+/- Acres)

| HAMLET = 367 Parcels 560.41 (Total) 1.53 (Ave.) | | | | | |
|--|-------------------------------------|---------------------|------------------|-------------------|------------------------------|
| CLASS | DESCRIPTION | # OF PARCELS | ACRES +/- | % OF TOTAL | AVERAGE LAND USE/ACRE |
| C-1 | Commercial | 3 | 4.81 | 0.86% | 1.60 |
| L-1 | Single-Family Lakefront Residential | 46 | 28.45 | 5.08% | 0.62 |
| L-2 | Multi-Family Lakefront Residential | 6 | 1.56 | 0.28% | 0.26 |
| LC | Lakefront Commercial | 2 | 0.75 | 0.13% | 0.38 |
| P-1 | Public Utility/Structure/Use | 3 | 0.71 | 0.13% | 0.24 |
| P-2 | Public/Private Recreational Use | 2 | 22.25 | 3.97% | 11.13 |
| R-1 | Single-Family Residential | 71 | 197.74 | 35.28% | 2.79 |
| R-2 | Multi-Family Residential | 1 | 1.31 | 0.23% | 1.31 |
| R-3 | Mobile Homes | 12 | 5.60 | 1.00% | 0.47 |
| S-1 | Seasonal Residential | 113 | 42.71 | 7.62% | 0.38 |
| V-1 | Vacant | 108 | 254.53 | 45.42% | 2.36 |
| | | 367 | 560.42 | 100.00% | 1.53 |

MODERATE INTENSITY (1646.7ac.): The APA Classification of Moderate Intensity land uses is located directly South of both the Sacandaga Park and Village of Northville Hamlet areas along with, lakefront properties in Fish House and the East side of Sinclair Point. There are approximately 536 parcels totaling 1,410.5 acres of land averaging roughly 2.63 acres per parcel. The APA minimum lot size requirement for this particular district is 1.28 acres. The predominant land use within this district is Single Family Residential totaling 150 parcels on 520.04 acres averaging 3.47 acres per parcel. (See Town of Northampton Land Use Analysis 2005 Chart Pg. 46)

TOWN OF NORTHAMPTON
 APA LAND USE ANALYSIS 2005
 (Total Acreage minus HRBRRD Lands = 11,411+/- Acres)

| MODERATE INTENSITY = 536 Parcels 1,410.5 (Total) 2.63 (Ave.) | | | | | |
|---|-------------------------------------|---------------------|------------------|-------------------|------------------------------|
| CLASS | DESCRIPTION | # OF PARCELS | ACRES +/- | % OF TOTAL | AVERAGE LAND USE/ACRE |
| C-1 | Commercial | 3 | 13.80 | 0.98% | 4.60 |
| L-1 | Single-Family Lakefront Residential | 91 | 101.27 | 7.18% | 1.11 |
| L-2 | Multi-Family Lakefront Residential | 1 | 0.81 | 0.06% | 0.81 |
| M-1 | Manufacturing | 1 | 17.59 | 1.25% | 17.59 |
| P-1 | Public Utility/Structure/Use | 1 | 0.77 | 0.05% | 0.77 |
| P-2 | Public/Private Recreational Use | 8 | 38.01 | 2.69% | 4.75 |
| R-1 | Single-Family Residential | 150 | 520.04 | 36.87% | 3.47 |
| R-2 | Multi-Family Residential | 1 | 2.28 | 0.16% | 2.28 |
| R-3 | Mobile Homes | 36 | 92.34 | 6.55% | 2.57 |
| S-1 | Seasonal Residential | 106 | 183.76 | 13.03% | 1.73 |
| V-1 | Vacant | 138 | 439.82 | 31.18% | 3.19 |
| | | 536 | 1,410.49 | 100.00% | 2.63 |

LOW INTENSITY (2,230 ac.): The APA Classification of Low Intensity land uses are located within various areas of the Town (See Map 1-3). There are approximately 365 parcels totaling 2,023.75 acres of land with an average of 5.54 acres per parcel. The APA minimum lot size within this district is 3.2 acres. The predominant land use within this district is Single Family Residential totaling 130 parcels on 664.44 acres averaging 5.11 acres per parcel. (See Town of Northampton Land Use Analysis 2005 Chart Pg. 46)

TOWN OF NORTHAMPTON
 APA LAND USE ANALYSIS 2005
 (Total Acreage minus HRBRRD Lands = 11,411+/- Acres)

| LOW INTENSITY = 365 Parcels 2,023.75 (Total) 5.54 (Ave.) | | | | | |
|---|-------------------------------------|---------------------|------------------|-------------------|------------------------------|
| CLASS | DESCRIPTION | # OF PARCELS | ACRES +/- | % OF TOTAL | AVERAGE LAND USE/ACRE |
| C-1 | Commercial | 2 | 2.40 | 0.12% | 1.20 |
| F-1 | Farm/Farmland | 3 | 32.51 | 1.61% | 10.84 |
| HB | Home-Based Business | 1 | 20.67 | 1.02% | 20.67 |
| L-1 | Single-Family Lakefront Residential | 30 | 29.12 | 1.44% | 0.97 |
| L-2 | Multi-Family Lakefront Residential | 1 | 0.47 | 0.02% | 0.47 |
| LC | Lakefront Commercial | 1 | 4.18 | 0.21% | 4.18 |
| P-2 | Public/Private Recreational Use | 4 | 4.10 | 0.20% | 1.03 |
| R-1 | Single-Family Residential | 130 | 664.44 | 32.83% | 5.11 |
| R-2 | Multi-Family Residential | 1 | 8.09 | 0.40% | 8.09 |
| R-3 | Mobile Homes | 23 | 120.08 | 5.93% | 5.22 |
| S-1 | Seasonal Residential | 48 | 79.21 | 3.91% | 1.65 |
| V-1 | Vacant | 121 | 1,058.48 | 52.30% | 8.75 |
| | | 196 | 2,023.75 | 100.00% | 10.33 |

RURAL USE (5,103 ac.): The APA Classification of Rural Use is located within various areas of the Town (See Map 1-3) and is the largest land use classification with approximately 4,170.11 acres. Within the 4,170.11 acres, there are roughly 442 parcels averaging 9.43 acres per parcel. The APA minimum lot size requirement for this particular district is 8.5 acres. The predominant land use within the Town of Northampton's Rural Use districts is Vacant Land totaling 172 parcels on 2,159 acres averaging 12.55 acres per parcel. Single Family Residential is the second greatest land use within the Rural Use district being comprised of 143 parcels located on 1,440.34 acres averaging 10.07 acres per parcel respectively. (See Town of Northampton Land Use Analysis 2005 Chart Pg. 46)

TOWN OF NORTHAMPTON
 APA LAND USE ANALYSIS 2005
 (Total Acreage minus HRBRRD Lands = 11,411+/- Acres)

| RURAL USE = 442 Parcels 4,170.11 (Total) 9.43 (Ave.) | | | | | |
|---|-------------------------------------|---------------------|------------------|-------------------|------------------------------|
| CLASS | DESCRIPTION | # OF PARCELS | ACRES +/- | % OF TOTAL | AVERAGE LAND USE/ACRE |
| C-1 | Commercial | 10 | 27.41 | 0.66% | 2.74 |
| F-1 | Farm/Farmland | 2 | 19.00 | 0.46% | 9.50 |
| HB | Home-Based Business | 1 | 0.26 | 0.01% | 0.26 |
| I-1 | Industrial | 1 | 50.23 | 1.20% | 50.23 |
| J-1 | Junkyard | 1 | 0.78 | 0.02% | 0.78 |
| L-1 | Single-Family Lakefront Residential | 35 | 138.94 | 3.33% | 3.97 |
| P-1 | Public Utility/Structure/Use | 5 | 138.95 | 3.33% | 27.79 |
| P-2 | Public/Private Recreational Use | 2 | 0.86 | 0.02% | 0.43 |
| R-1 | Single-Family Residential | 143 | 1,440.34 | 34.54% | 10.07 |
| R-2 | Multi-Family Residential | 3 | 34.77 | 0.83% | 11.59 |
| R-3 | Mobile Homes | 16 | 29.92 | 0.72% | 1.87 |
| S-1 | Seasonal Residential | 51 | 129.66 | 3.11% | 2.54 |
| V-1 | Vacant | 172 | 2,159.00 | 51.77% | 12.55 |
| | | 442 | 4,170.12 | 100.00% | 9.43 |

RESOURCE MANAGEMENT (2,457 ac.): The APA Classification of Resource Management is all located West of NYS Route 30 (See Map 1-3) and contains roughly 88 parcels on 1554+/- acres averaging 17.66 acres per parcel. The APA minimum lot size requirement is 42.5 acres. The insufficient average of 17.66 acres per parcel within this district can be attributed to the number of pre-1973 Single Family Residential parcels that were created prior to the establishment of the APA. The predominant land use within the Resource Management area is Vacant Land totaling 37 parcels on 1,078.6 acres averaging 29.15 acres per parcel. Single Family Residential is the second greatest land use within this particular district with 32 parcels on 320.47 acres averaging 10.01 acres per parcel. (See Town of Northampton Land Use Analysis 2005 Chart Pg. 46)

TOWN OF NORTHAMPTON
 APA LAND USE ANALYSIS 2005
 (Total Acreage minus HRBRRD Lands = 11,411+/- Acres)

| RESOURCE MANAGEMENT = 88 PARCELS 1,554 (Total) 17.66 (Ave.) | | | | | |
|--|-------------------------------------|--------------|--------------|----------------|-----------------------|
| CLASS | DESCRIPTION | # OF PARCELS | ACRES +/- | % OF TOTAL | AVERAGE LAND USE/ACRE |
| C-1 | Commercial | 1 | 27.98 | 1.8% | 27.98 |
| L-1 | Single-Family Lakefront Residential | 1 | 0.32 | 0.02% | 0.32 |
| M-1 | Manufacturing | 2 | 17.77 | .57% | 8.88 |
| P-2 | Public/Private Recreational Use | 1 | 0.15 | 1.14% | 0.15 |
| R-1 | Single-Family Residential | 32 | 320.47 | 20.62% | 10.01 |
| R-3 | Mobile Homes | 9 | 8.52 | 0.55% | 0.95 |
| S-1 | Seasonal Residential | 5 | 100.18 | 6.45% | 20.04 |
| V-1 | Vacant | 37 | 1,078.6 | 69.4% | 29.15 |
| | | 88 | 1,554 | 100.00% | 29.10 |

WILD FOREST (302.37 ac.): The APA Classification of Wild Forest is located along the Western boarder of the Town and is comprised of one parcel that is 155.81 acres in size and is managed by the NYS Department of Environmental Conservation. This parcel of land is open to the public and can be accessed by the Gifford-Collins Valley road. (See Map 1-3)

TOWN OF NORTHAMPTON
 APA LAND USE ANALYSIS 2005
 (Total Acreage minus HRBRRD Lands = 11,411+/- Acres)

| WILD FOREST = 1 Parcels 155.81 (Total) 155.81 (Ave.) | | | | | |
|---|------------------------------|--------------|---------------|------------|-----------------------|
| CLASS | DESCRIPTION | # OF PARCELS | ACRES +/- | % OF TOTAL | AVERAGE LAND USE/ACRE |
| P-1 | Public Utility/Structure/Use | 1 | 155.81 | 1 | 155.81 |
| | | 1 | 155.81 | 1 | 155.81 |

INTENSIVE USE (242 ac.): There are two areas of Intensive Use located within the Town, the NYS Department of Environmental Conservations (DEC) Boat launch that is located along NYS Route 30 and the Northampton Beach State Campground at the end of Houseman Street. (See Map 1-3) There are approximately 31 parcels located on 48.78 acres averaging 1.57 acres per parcel within the Intensive Use areas. (See Town of Northampton Land Use Analysis 2005 Chart Pg. 46)

TOWN OF NORTHAMPTON
 APA LAND USE ANALYSIS 2005
 (Total Acreage minus HRBRRD Lands = 11,411+/- Acres)

| INTENSIVE USE = 31 Parcels 48.78 (Total) 1.57 (Ave.) | | | | | |
|---|-------------------------------------|---------------------|------------------|-------------------|------------------------------|
| CLASS | DESCRIPTION | # OF PARCELS | ACRES +/- | % OF TOTAL | AVERAGE LAND USE/ACRE |
| C-1 | Commercial | 1 | 0.17 | 0.35% | 0.17 |
| L-1 | Single-Family Lakefront Residential | 2 | 3.07 | 6.29% | 1.54 |
| LC | Lakefront Commercial | 4 | 5.10 | 10.46% | 1.28 |
| R-1 | Single-Family Residential | 10 | 4.37 | 8.96% | 0.44 |
| R-2 | Multi-Family Residential | 1 | 0.23 | 0.47% | 0.23 |
| R-3 | Mobile Homes | 3 | 33.15 | 67.96% | 11.05 |
| S-1 | Seasonal Residential | 8 | 2.39 | 4.90% | 0.30 |
| V-1 | Vacant | 2 | 0.30 | 0.62% | 0.15 |
| | | 31 | 48.78 | 100.00% | 1.57 |

APPENDIX C

TOWN OF NORTHAMPTON PUBLIC OPINION SURVEY REPORT

APPENDIX C

Town of Northampton Public Opinion Survey Report

8/22/02

The Town Planning Board compiled this report of public response to the questionnaire mailed in August 2001 to property owners in the Town of Northampton and Village of Northville. The purpose is to include public input into the development of the Comprehensive Plan for the Town's future and to inform the public of the opinion survey results.

One thousand seven hundred and forty (1,740) questionnaires were mailed including 457 to landowners in the Village of Northville and 1283 to Town of Northampton landowners. Opportunity was also provided for non-landowners to obtain and submit questionnaires. Citizen responses received from all sources totaled 370, which represents over 21% of the questionnaires distributed. The majority of the opinion responses to most questions are in the range of a few percentiles, regardless of whether the respondent resided in the Town Proper or the Village of Northville. This fact illustrates a community relationship, concern, dependence and tradition between the Village and Town. Thus, evidence of public interest has enhanced the mission and goal of Town Planning.

Summary of Town Participation in the Survey*

| Own Property | Rent Property | Own Less than 10 Years | Own 11-25 Years | Own More than 25 Years |
|--------------|---------------|------------------------|-----------------|------------------------|
| 97% | 3% | 15% | 32% | 53% |

*Analysis does not show the difference between permanent vs. seasonal use landownership.

| Age Under 25 | 25-50 Years Old | 51-65 Years Old | Over 65 Years Old |
|--------------|-----------------|-----------------|-------------------|
| 97% | 3% | 15% | 32% |

Each response to the seventy-six questions in the questionnaires has been filed into one of eight categories for analysis and reporting. These are 1) Business Development and Economics; 2) Housing; 3) Public Services; 4) Recreation; 5) Environment; and 6) Historical Value; 7) Route 30 Corridor; and 8) People Satisfaction. Interpretation of certain questions may tend to overlap more than one category, in those instances, the response is recorded under a single category to avoid duplication. Many respondents added qualifications to questions and submitted a variety of comments, ideas and recommendations. These subjective comments generally represent less than 6% of survey respondents.

I. BUSINESS DEVELOPMENT AND ECONOMICS:

| A. <u>Approved Type of Actions:</u> | Percent of Opinion: | | No Opinion |
|---|----------------------------|-----------|-------------------|
| | Yes | No | |
| • Want more Restaurants. | 64 | 36 | -- |
| • Want more Small Retail Shopping Establishments. | 81 | 19 | -- |
| • Want more Professional Services. | 79 | 21 | -- |
| • Important to develop more Cultural Activities and Services (including: Concerts, Playhouse Theater, Movie and Arts and Crafts Outlets). | 75 | 25 | -- |
| • Important to create Employment Conditions to Attract School Graduates. | 83 | 17 | -- |
| • Consider it important to Support Existing Businesses. | 88 | 12 | -- |
| • Would like to see more Agriculture. | 58 | 42 | -- |
| • Improve Appearance, Replace/Repair Business Establishments. | 82 | 18 | -- |
| • Important to Enhance Economic Development in Northville. | 84 | 16 | -- |
| B. <u>Disapproved Actions:</u> | | | |
| | Percent of Opinion: | | No Opinion |
| | Yes | No | |
| • Is Important to Prevent Industry Development in Residential Areas. | 81 | 19 | -- |
| • Against Industry Development in General. | 59 | 41 | -- |
| • Is Important Not to Attract Large Retail and Shopping Centers. | 74 | 26 | |

C. General Comments, Ideas, Recommendations¹:

- Mixed opinions pertaining to Fast Food Restaurants.
 - Considerable number of persons against excessive development of the Town.
 - Some are against Liquor Store, Adult Businesses, and Bars developments.
 - Some are against Flea Market and “Theme Park” Development.
 - Suggested appropriate developments are:
- | | | | |
|----------------------|-----------------------|---------------------|-----------------------|
| Bookstore | Exercise Gym | High Tech Industry | Youth Center |
| Sporting Goods | Eye Care | Antique Sales | Senior Center |
| Small Retail Outlets | Laundromat | More Gas Stations | Dry Cleaning |
| Animal Clinic | Shoe Repair | Car Wash | Dentist |
| Boutique | Lumber Yard | Garden Center | Computer Service |
| Motels | Another Grocery Store | Quality Restaurants | Professional Services |

¹ Generally these comments represent less than 6% of respondents.

II. BUSINESS DEVELOPMENT AND ECONOMICS:

| A. <u>Approved Type of Actions:</u> | Percent of Opinion: | | No Opinion |
|---|----------------------------|-----------|-------------------|
| | Yes | No | |
| • Encourage Single Family Housing. | 84 | 16 | -- |
| • Approve of Seasonal Housing Units. | 59 | 41 | -- |
| • Approve of Retirement/Senior Housing. | 78 | 22 | -- |
| • Approve of Motels/Bed & Breakfast Establishments. | 68 | 32 | -- |
| • Approve Existing Zoning and Regulations. | 52 | 34 | 14 |
| • Satisfied with Code & Regulations & Enforcement. | 52 | 34 | 14 |
| | | | |
| B. <u>Disapproved Actions:</u> | Percent of Opinion: | | No Opinion |
| | Yes | No | |
| • Do not want Multi-Family Housing (Apartments). | 72 | 28 | -- |
| • Against Cluster of Housing. | 76 | 24 | -- |
| • Against Townhouse development in Town of Northampton.** | 57 | 43 | |
| • Against Mobile Homes/Courts. | 89 | 11 | -- |

***Note: 53% of Village of Northville respondents to this survey question favored development of Townhouses in the Town of Northampton, while only 47% disapproved of such development.*

C. General Comments, Ideas, Recommendations²:

- Maintenance of many mobile and standard housing units needs improvement.
- Some would like a small upscale hotel with amenities.
- Some suggest that neighbors be consulted before development occurs; development should be reviewed by a committee; code enforcement sometimes appears irregular perhaps biased.
- Some believe Adirondack Park Agency Regulations are sufficient.

² Generally these comments represent less than 6% of respondents.

III. PUBLIC SERVICES:

| A. <u>Approved Type of Actions:</u> | Percent of Opinion: | | No Opinion |
|--|---------------------|----|------------|
| | Yes | No | |
| • Water and Sewage Service in Town of Northampton Proper OK. | 37 | 13 | 50 |
| • Water and Sewage Service in Village of Northville OK. | 70 | 14 | 16 |
| • Satisfied with Public Transportation Service. | 48 | 15 | 37 |
| • Satisfied with Condition of Roads and Bridges. | 86 | 14 | -- |
| • Want Wireless Communication (Cellular). | 56 | 18 | 26 |
| • Satisfied with Existing Cable Access and/or Service. | 57 | 30 | 13 |
| • Satisfied with Police and Fire Protection. | 85 | 11 | 4 |
| • Satisfied with Ambulance/ Emergency Services. | 90 | 2 | 8 |
| • Satisfied with Education Quality. | 68 | 5 | 27 |
| • Satisfied with Existing Library Service. | 81 | 6 | 13 |
| • Encourage Consolidation of Services between Town, Village and/or County. | 82 | 18 | -- |
| • See need for Public Rest Rooms. | 49 | 38 | 13 |
| • Encourage Health Clinic Service. | 77 | 19 | 4 |
| • Want more Public Information/Advertising. | 57 | 33 | 10 |
| • Want Senior Citizens Services. | 74 | 18 | 8 |
| • Want Youth Programs. | 75 | 15 | 10 |
| • Want Town Taxes Reduced. | 77 | 22 | 1 |
| • Satisfied with Current Sign and Advertising Regulations. | 56 | 24 | 20 |
| • Satisfied with Animal Control Regulations. | 56 | 25 | 19 |
| • Satisfied with Street Lighting. | 81 | 9 | 10 |
| | | | |
| B. <u>Disapproved Actions:</u> | Percent of Opinion: | | No Opinion |
| | Yes | No | |
| • Day Care Facilities are not Important. | 44 | 33 | 23 |

C. General Comments, Ideas, Recommendations³:

- Install Utilities Underground.
- Investigate Natural Gas Service.
- Expand Vehicle Parking for Visitors and Tourists.
- Some recommend improved Public Transportation.
- Consider Traffic safety on County Highway 152 and at intersections of Route 30 with secondary roads.
- Suggest local government improve information coverage of Town affairs.
- Some are against Big Government Rules and Regulations.
- Consider an additional day of refuse pickup during Recreation Season.
- Consider Free Delivery of waste to Transfer Stations.
- Generally speed limits in the Town should be lowered.
- Residents suggest that several roads need maintenance and traffic improvements.
- Need improved speed control and enforcement on CTHW 152, Sacandaga Park and Route 30.

³ Generally these comments represent less than 6% of respondents.

IV. RECREATION:

| A. <u>Approved Type of Actions:</u> | Percent of Opinion: | | No Opinion |
|---|----------------------------|-----------|-------------------|
| | Yes | No | |
| • Approve Existing Recreation Programs. | 58 | 22 | 20 |
| • Want more Hiking Trails. | 76 | 19 | 5 |
| • Want more Bike Trails. | 71 | 25 | 4 |
| • Want improved Access to Snowmobile Trails. | 55 | 37 | 8 |
| • Make available Playground and Parks. | 75 | 20 | 5 |
| • Want more Public Beaches and Lake Access. | 83 | 14 | 3 |
| • Approve of more Campgrounds/ Recreation Vehicles. | 61 | 34 | 1 |
| • Want improved Regulation of Watercraft Enforcement. | 72 | 28 | -- |
| • Promote and Expand Tourism Opportunities. | 71 | 28 | 1 |
| B. <u>Disapproved Actions:</u> | | | |
| | Percent of Opinion: | | No Opinion |
| | Yes | No | |
| • Not Important to Provide ATV Trails. | 51 | 41 | 8 |

C. General Comments, Ideas, Recommendations⁴:

- Suggest need for Town Picnic Pavilion and Area.
- Suggest Fishing Pier.
- Roller Skating, Ice Skating.
- Boat Dumping Station.
- Boat Tours, Hiking Guided Tours.
- Bowling Alley.

⁴ Generally these comments represent less than 6% of respondents.

V. **ENVIRONMENT:**

| A. <u>Approved Type of Actions:</u> | Percent of Opinion: | | No Opinion |
|--|---------------------|----|------------|
| | Yes | No | |
| • Preserve & Protect Wildlife, Forests, Open Spaces, Water Quality and Scenic Vistas. | 90 | 8 | 2 |
| • Maintain Rural Character of Community. | 90 | 9 | 1 |
| • Want Town's Overall Appearance Improved, Maintain Buildings, Remove Unused Equipment and Debris. | 88 | 11 | 1 |
| • Satisfied with Water Pollution Control. | 71 | 12 | 17 |
| • Satisfied with Land Pollution Control. | 61 | 21 | 18 |
| • Satisfied with Noise Control. | 51 | 33 | 16 |
| B. <u>Disapproved Actions:</u> | | | |
| | Percent of Opinion: | | No Opinion |
| | Yes | No | |
| • None. | -- | -- | -- |

C. **General Comments, Ideas, Recommendations⁵:**

- Maintain Vegetation and Screen Developments with Vegetation.

⁵ Generally these comments represent less than 6% of respondents.

VI. HISTORICAL VALUE:

| A. <u>Approved Type of Actions:</u> | Percent of Opinion: | | No Opinion |
|---|----------------------------|-----------|-------------------|
| | Yes | No | |
| <ul style="list-style-type: none"> • Need to Protect and Maintain Historic Sites and Structures. | 87 | 13 | -- |
| | | | |
| B. <u>Disapproved Actions:</u> | Percent of Opinion: | | No Opinion |
| | Yes | No | |
| <ul style="list-style-type: none"> • None. | -- | -- | -- |

C. General Comments, Ideas, Recommendations⁶:

- Historic Preservation and Restoration Should be a Priority.
- Should Develop Historical Guided Tours.

⁶ Generally these comments represent less than 6% of respondents.

VII. SPECIFIC COMMENTS PERTAINING TO THE ROUTE 30 CORRIDOR:

- Strong desire to improve the appearance of Car Lots and Homes, remove junk vehicles and equipment and improve roadside aesthetics.
- Signage is downgrading (suggests yellow on brown signs for all).
- Suggest Farmers Market.
- Maintain Forests, Open Space, Plant Vegetation for Screening.
- Want Small Stores with boardwalk, rustic Adirondack design, setback (no shopping malls).
- A restaurant. (Some believe fast food is acceptable.)
- Professional Office Complex.
- Information Tourist Center, Gateway to Adirondacks Theme, Exhibits, Trail Head Parking.
- Convention Center.
- Recreation Facilities, Golf Driving Range, Miniature Golf, Bike Paths, Go Carts, Water Park, Rest Stop, Facilities, Picnic Area.
- Gas Station.
- Improved Zoning Plan for Route 30.
- Vehicle Turning Lanes.
- Enforce Road Littering.
- 18 Hole Golf Course.
- Facilities Set Back.
- Keep Primarily Residential.
- Coordinate with Town of Mayfield.

VIII. WHAT PEOPLE LIKE ABOUT LIVING IN THE TOWN OF NORTHAMPTON:

- People are Friendly, Good Community Spirit.
- Great Sacandaga Lake, Nearby Wilderness, Wildlife, Scenic Mountains.
- Rural setting, Small Town Atmosphere, Peaceful.
- Good Public Services, Road, Utilities, Safety, Banks, Post Office, Good School, Dedicated Service Workers.
- Good Location, Climate, Outdoor Activities, Access to Adirondacks, Access to Neighboring Cities, Towns and Counties.

TOWN OF NORTHAMPTON PUBLIC OPINION SURVEY

This survey is being conducted as part of the comprehensive planning process to assess your opinion and priorities about the Town. Both the Town and the Village of Northville residents are invited to participate in the planning process, due to mutual interests. You do not need to provide your name. *Please print your responses and return your completed survey by **August 31, 2001** to the Northampton Planning Board, Town Hall, 412 South Main Street, PO Box 479, Northville, NY 12134.* Your input is very important. Thank you for your participation.

1. Would you like to see more of the following types of Commercial Activities in the Town of Northampton?
(Please circle your answers)

- | | | | | | |
|------------------------|-----|----|--------------------------|-----|----|
| a. Restaurants | Yes | No | d. Professional Services | Yes | No |
| b. Shopping and Retail | Yes | No | e. Agriculture | Yes | No |
| c. Industry | Yes | No | f. Other _____ | | |

2. Should the Town encourage the development of the following types of Housing Opportunities?

- | | | | | | |
|---------------------------------|-----|----|------------------------------|-----|----|
| a. Single Family Housing | Yes | No | f. Retirement/Senior Housing | Yes | No |
| b. Multi-Family Housing (Apts.) | Yes | No | g. Mobile Homes/Courts | Yes | No |
| c. Cluster Housing | Yes | No | h. Motel/Bed & Breakfast | Yes | No |
| d. Townhouses | Yes | No | i. Other _____ | | |

3. Are there certain types of development in the Town of Northampton (Residential or Commercial) that you do not like?
(Please provide examples) _____

4. Please indicate your level of satisfaction with the following Community Services and Facilities within the Town of Northampton: (Please Circle Your Response)

| | Very Dissatisfied | Dissatisfied | Satisfied | Very Satisfied | No Opinion |
|--|----------------------|--------------|-----------|-------------------|---------------|
| a. Public Water and Sewer | 1 | 2 | 3 | 4 | N/A |
| b. Transportation | 1 | 2 | 3 | 4 | N/A |
| c. Wireless Communication | 1 | 2 | 3 | 4 | N/A |
| d. Cable Access and/or Services | 1 | 2 | 3 | 4 | N/A |
| e. Police and Fire Protection | 1 | 2 | 3 | 4 | N/A |
| f. Ambulance/Emergency Services | 1 | 2 | 3 | 4 | N/A |
| g. Quality of Education System | 1 | 2 | 3 | 4 | N/A |
| h. Availability of Recreational Programs | 1 | 2 | 3 | 4 | N/A |
| i. Library Facilities | 1 | 2 | 3 | 4 | N/A |
| j. Conditions of Roads/Bridges | 1 | 2 | 3 | 4 | N/A |
| k. Street Lighting | 1 | 2 | 3 | 4 | N/A |
| l. Other _____ | 1 | 2 | 3 | 4 | N/A |

5. Should the Town encourage a greater level of consolidation of services between village, town, and/or County?

Yes No

6. Any Traffic/Road Concerns? Please Identify _____

7. How important to you are the following Services?

| | Not Important | Slightly Important | Important | Very Important | No Opinion |
|---|------------------|-----------------------|-----------|-------------------|---------------|
| a. Health Clinic | 1 | 2 | 3 | 4 | N/A |
| b. High Speed Internet Access | 1 | 2 | 3 | 4 | N/A |
| c. Public Information/Advertising Board | 1 | 2 | 3 | 4 | N/A |
| d. Daycare Facilities | 1 | 2 | 3 | 4 | N/A |
| e. Public Rest Rooms | 1 | 2 | 3 | 4 | N/A |
| f. Senior Citizen Services | 1 | 2 | 3 | 4 | N/A |
| g. Youth Programs | 1 | 2 | 3 | 4 | N/A |
| h. Other _____ | 1 | 2 | 3 | 4 | N/A |

12. What other types of activities would you like to see in the commercial areas of Northville? _____

13. Please indicate your level of satisfaction with the following aspects of the community:

| | Very Dissatisfied | Dissatisfied | Satisfied | Very Satisfied | No Opinion |
|---|----------------------|--------------|-----------|-------------------|---------------|
| a. Citizen Participation in local Government Process | 1 | 2 | 3 | 4 | N/A |
| b. Land Use and other Regulations (i.e. Zoning and Ordinances) | 1 | 2 | 3 | 4 | N/A |
| c. Enforcement of Codes and Regulations | 1 | 2 | 3 | 4 | N/A |
| d. Current Regulations of Signs and Advertising | 1 | 2 | 3 | 4 | N/A |
| e. Animal Control Regulations | 1 | 2 | 3 | 4 | N/A |
| f. Water Pollution Control | 1 | 2 | 3 | 4 | N/A |
| g. Land Pollution Control | 1 | 2 | 3 | 4 | N/A |
| h. Noise Control | 1 | 2 | 3 | 4 | N/A |
| i. Other _____ | 1 | 2 | 3 | 4 | N/A |

14. Should there be more comprehensive site plan review of all new development projects?
 (Circle One) Yes No

Please Explain _____

15. N.Y.S. Route 30 is the *first* impression that visitors get of our Community. What types of development and growth would you prefer to see along the Route 30 Corridor in the Town of Northampton? _____

16. Please list up to three things that you like best about living in the Town of Northampton?

- a. _____
- b. _____
- c. _____

17. What would you most like to change about the Town of Northampton?

- a. _____
- b. _____
- c. _____

18. What top three priorities should the Town focus on regarding the improvement and the development of the Community over the next 5 years? (Short Term)

- a. _____
- b. _____
- c. _____

19. What is your vision of the Town of Northampton for the next 20 years? (Long Term)

- a. _____
- b. _____
- c. _____

20. Please add anything else you'd like to tell the Planning Board about the Town of Northampton's physical development and character. (Feel free to attach an additional piece of paper to this survey if necessary.)