

- ❖ There are many commercial establishments within the Town that cater to tourism activities and outdoor/raw material trades.
- ❖ The Town of Northampton is ideally suited to support a major commercial Recreational Vehicle park facility.
- ❖ The Town is an ideal location to support an initiative posed by Fulton County to develop a museum dedicated to the history behind the construction and establishment of the Great Sacandaga Reservoir (Lake).
- ❖ The lack of municipal water and sewer infrastructure in the Town is impeding economic growth.
- ❖ The Town is experiencing an increase in the number of commercial solar facility inquiries primarily along the NYS Route 30 scenic byway.
- ❖ There are several areas along the NYS Route 30 corridor where the Adirondack Park Agency's designated land use classification is restricting the future development of the area.
- ❖ The Town of Northampton has limited land suitable for residential and commercial development. At the time of this Plan, the Town does not allow commercial Solar Farms per existing zoning. Allowing commercial Solar Farms will conflict with the goals for economic and residential development documented in this revised Plan. Further guidance is needed by the Adirondack Park Agency in regards to commercial Solar Farms and until then a moratorium can be issued and adjustments made if needed.
- ❖ The main pockets of concentrated commercial areas within the Town of Northampton include the following:
  1. Route 30 corridor between the Town of Mayfield and its intersection with the bridge leading into the Village. This section consists of pockets zoned as Mixed Use, Business Development and Hamlet Mixed Use.
  2. Sacandaga Park area to the east of Route 30 extending to the shoreline of the Great Sacandaga Lake. This area consists of a mix of Hamlet Mixed Use and Waterfront Commercial zoning districts.
  3. Houseman Street as it transitions from Medium Density Residential to Waterfront Commercial zoning districts.
  4. Village of Northville.