

*Town of Northampton and Village of Northville
Hamlet Economic Development Plan
December 5, 2014*



“Protecting What We Value Most through Planned Commercial and Residential Growth”

This Page Intentionally Left Blank

Project Introduction

This economic development plan for the Adirondack Park Land Use and Development Plan-designated Hamlet areas in the Town of Northampton and Village of Northville is the result of collaboration between the Town, the Village, the Northville/ Northampton Community Collaboration Council (CCC), Fulton County, and the New York State Adirondack Park Agency (NYS APA). In order to enhance the economic conditions of this unique region in the Adirondack Park, the Town and Village collaborated with the NYS APA in 2014 to undertake the Agency's Hamlet Economic Planning and Assistance (HEPA) process. Community members and residents, business owners, planning board members, non-profit managers, and local government leaders committed their time, resources and energy to assist in the formation of this plan. Residents of both the Town and Village had the opportunity to provide public input through a public outreach meeting as well as through connections with local government and community leaders. The result is an economic development plan that focuses upon the needs and wishes of the Town and Village community and outlines a set of action items that will help the communities succeed in meeting their vision.

The Adirondack Park Agency's Hamlet Economic Planning and Assistance initiative is a community-driven process, led by a local stakeholder workgroup with assistance from the Adirondack Park Agency, that develops and implements a plan for economic improvement of the community's Hamlet area.

This Page Intentionally Left Blank

Purpose Statement

The Town of Northampton and the Village of Northville offer residents an enjoyable quality of life and standard of living unique among small communities. Included in the region's comforts are beaches and access to Great Sacandaga Lake and Northville Lake, quality schools and government services, a diversity of businesses, a vibrant arts community, historic hamlet centers and neighborhoods, and a strong sense of community. The purpose of this economic development plan is to ensure that these amenities and services that make this a wonderful place to live continue to be available to current and future residents.

Vision

The Community Collaboration Council outlined its vision for the Northampton/Northville community. The communities' vision is as follows:

“Our vision is to be a vibrant community supporting residential and commercial growth through our natural resources, local and regional entrepreneurs, service organizations, and governmental initiatives.”



Olmstead Home Site Date Taken: 9/3/2014

Process

In early May of 2014, representatives of the Town and Village governments, including Supervisor Groff and Mayor Spaeth, met with Agency staff to discuss the Agency's Hamlet Economic Planning and Assistance initiative. These officials indicated that a local community workgroup, the Northampton/Northville

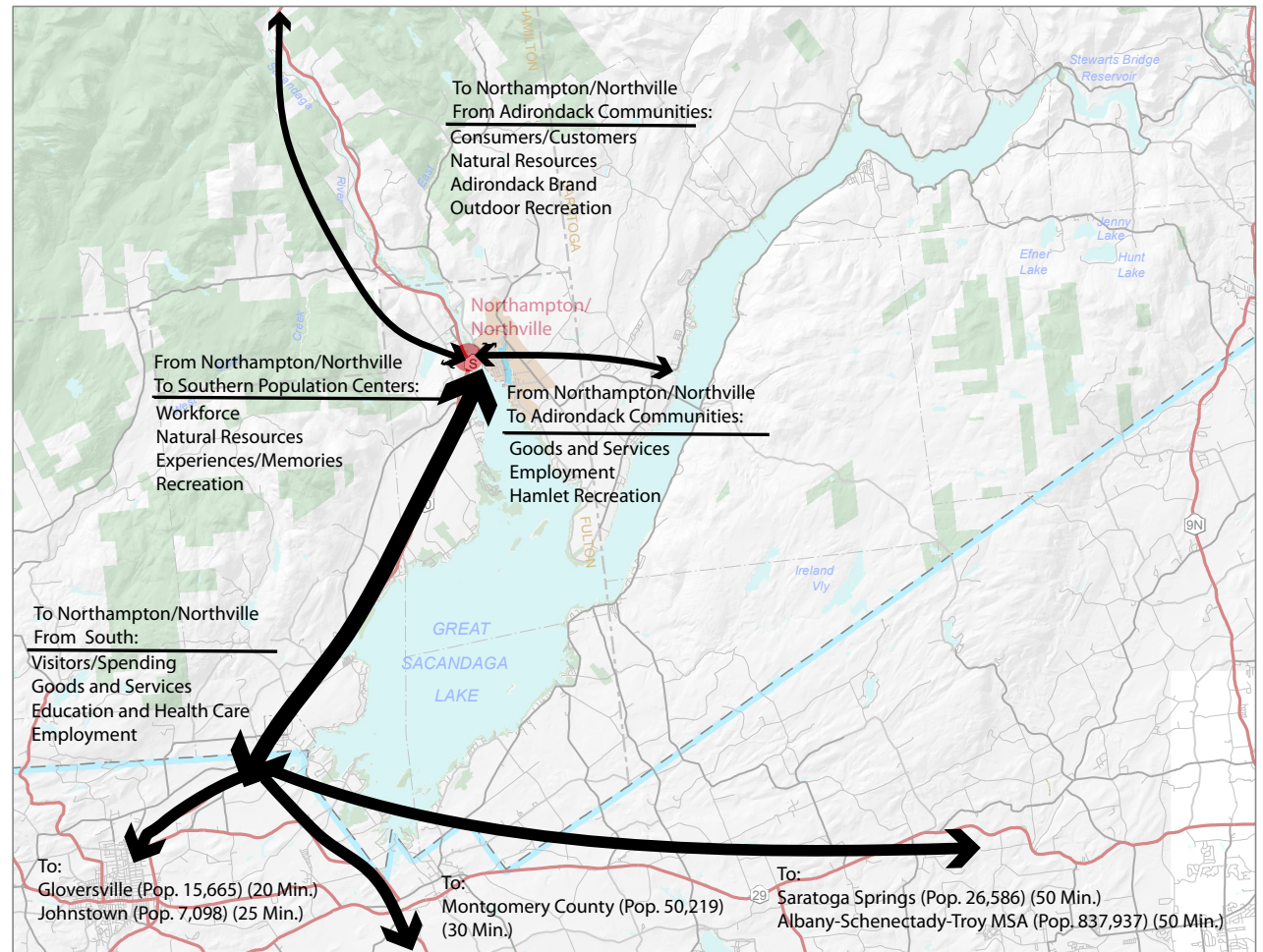
Community Collaboration Council, could work with the Agency to develop an economic development plan for the Hamlet areas of the Town and Village. In late May, Agency staff met with the Community Collaboration Council to discuss the initiative and to gain initial insights into the communities. The CCC selected a core team to work with the Agency over the next several months to draft the economic plan.

From June through September, Agency staff used U.S. Census data, informal interviews, and additional field visits to learn about Northampton and Northville. Over the same period, the CCC core team devised a list of priority redevelopment sites, both greenfield and brownfield, and provided the Agency with an inventory of recreational, civic, and

commercial assets in the community. In September 2014, the CCC core team, Agency staff, and representatives of Fulton County discussed priority sites and plan components by phone. Throughout October, Agency staff synthesized the information gathered into a draft economic development plan for the hamlet areas of Northampton and Northville. The draft plan was provided to community and county representatives in late October 2014 and initial feedback on the plan was provided to the Agency in early November. The CCC, with assistance from the Agency, hosted a community outreach meeting on November 20th, 2014 to gain public feedback on a revised plan. The plan was then amended to incorporate the additional public feedback.

Project Boundary

The boundary for this economic development plan is the Adirondack Park Land Use and Development Plan (APLUDP)-designated Hamlet land use areas in the Town of Northampton and the Village of Northville and the surrounding regional environs that attract residents and visitors alike to the communities. While the plan focuses on the hamlet centers of Northville and Sacandaga Park, it also recognizes that the areas surrounding these economic centers have direct impacts on the success of the commercial cores.



Regional Context

The Town of Northampton and the Village of Northville are located in upstate New York within Fulton County (the Village exists within the Town). Situated on the shores of Great Sacandaga Lake, the communities are in the southern portion of the 6 million acre Adirondack Park and just north of New York’s Mohawk River Valley region.

Great Sacandaga Lake is a 41.7 square mile

reservoir administered by the Hudson River-Black River Regulating District. The Town and Village combined enjoy 4.4 miles of Great Sacandaga shoreline and are located just south of the Sacandaga River. A major recreational asset to the surrounding region, Great Sacandaga Lake provides motor boating, sail boating, fishing, camping, and swimming opportunities along with bicycling and scenic drives along its shores. Northampton and Northville function as the commercial center for communities on the northern shore of the Lake.

Located within the southern end of the Adirondack Park, the study area is a gateway to the central region of the largest state park in the contiguous United States. The communities are primarily accessed by State Route 30 (NYS DOT 2012 average daily traffic count of 5,281 cars near Northville).

The Northville-Lake Placid Trail is the longest foot trail extending through the Park. Nearby State lands include the Shaker Mountain Wild Forest (40,600 acres), the Wilcox Lake Wild Forest (124,300 acres), the Cathead Mountain Primitive Area (212 acres), and the Silver Lake Wilderness Area (108,000 acres). These State lands, with forests protected by the New York State Constitution, include many primitive campsites, lean-tos, fishing access sites, remote lakes, and miles of trails and streams.

Northville is immediately north of the historic Mohawk Valley which contains the major population centers between Albany and Buffalo. The NYS Thruway, approximately 23 miles south, is the nearest US Interstate. The cities of Gloversville (16 miles south) and Johnstown (20 miles south) are the largest nearby population centers at 15,665 and 8,743 people respectively. The closest hospital is located in Gloversville and the nearest college is Fulton-Montgomery Community College. The closest full service commercial airport is Albany Airport, 50 miles away.

The Northampton region has historically benefitted from employment opportunities located

in Fulton and Montgomery Counties. The manufacturing industry in these counties has employed about 15% of the Northampton/Northville population since 2000. Additionally, “educational services, health care, and social assistance” jobs located around these communities have employed about another 25% of the Northampton (including the Village) workforce during that period. Changing employment dynamics in these counties, including a 31% loss in manufacturing jobs in Fulton County between 2006 and 2011, have led some Northampton residents to travel further to work. In 1990, only 17% of Northampton’s working population travelled over 45 minutes to work; in 2010, about 27% travelled that distance. This indicates that Northampton’s workforce is, and possibly will become, more reliant upon more distant communities and employers.

Physical Setting

The Town of Northampton and the Village of Northville are situated at the northwestern corner of the Great Sacandaga Lake. The hamlet center of Northville is situated on a peninsula about a half mile across the lake from the hamlet center of Sacandaga Park. The Village’s eastern border is Northville Lake, a calm, 58-acre lake prominently situated in Northville’s downtown. Rolling foothills of the Adirondacks surround the two hamlet areas to the east, west and north, with Great Sacandaga Lake serving as the predominant southern border. Both hamlets benefit from views and access to the lake, recreational access available on near-

by State-owned Forest Preserve lands, manageable commutes to industrial facilities and Fulton and Montgomery Counties, and proximity to the greater Albany-Saratoga region.

Northville’s Main Street serves as the civic center for both the Town and Village with the two governing entities sharing offices there. Additionally, Main Street in Northville maintains a high concentration of commercial and civic services including a large grocer, a pharmacy, a gas station, a bank, and several restaurants. The historic quality of Northville’s downtown led the Village to establish a Historic District for much of the area in 2014. Sacandaga Park and its immediate surroundings maintain an assortment of entertainment venues including a golf course, a semi-public beach, several restaurants, and the area’s predominant marina. Significant areas of residential development surround both hamlet centers and provide year-round and seasonal customer bases to local businesses.

Historic Overview

The first permanent settlement in the study area occurred in the early 1760’s when Sir William Johnson built a fishing retreat on the Sacandaga River and later persuaded a German farmer to settle in the Town’s present limits. The northern section of the Town was not settled until after the American Revolution when in 1788 Samuel Olmstead of Danbury, Connecticut settled in what is now the Village. What is now Northville’s Main Street was surveyed and laid out in 1797 but by 1807 only six

families lived along the street.

Farming was the primary industry for the earliest settlers with rye, barley, and corn being the main crops. An early gristmill was constructed on Hunter's Creek in the earliest portion of the 1800's; in 1815 an additional grist mill and a saw mill were also constructed along the creek. Through the 19th century, the economy transferred away from agriculture toward lumber production, which started a boom in the region and stimulated the milling, cooperage, tanning and woodenware industries. Additional residents were employed in glove and mitten manufacturers in Gloversville and Johnstown.

The Village was incorporated in 1873, setting itself apart from the Town. Through the late 19th and early 20th centuries, the village had nine hotels, six dry goods stores, six grocery stores, five blacksmith shops, four harness shops, three coopers shops, three churches, three tailors, three livery stables, two wholesale flour and feed stores, two markets, two cabinet shops, two dentists, two shoe and boot stores, two saw mills and one of each of the following: knitting mill, oil cloth factory, printing office, tannery, lumber and excelsior mill, gristmill, hardware store, drug store, measure factory, granite factory, foundry, barbershop, jewelry store, and a Chinese laundry.¹ In 1875 the Fonda, Johnstown and Gloversville Railroad reached the outskirts of Northville helping to boost both tourism and economic growth in the two communities.

The arrival of the railroad also spurred the

development of Sacandaga Park. After a fire in 1898 destroyed all but five of Sacandaga Park's buildings, the railroad invested in an expansion that grew to over 700 acres of cottages, strolling paths, miniature lakes, a golf course, a theater, and a bandstand. In 1901 the railroad formed the Sacandaga Amusement Company which built a roller coaster, carousels, a kinoscope theatre and a large midway. Several hotels were built inside Sacandaga Park including the Pines Hotel and the Orchard Inn. It is estimated that visitation to the Park reached about 90,000 people per year in the early 1920's. The damming of the Sacandaga River in 1929 submerged much of Sacandaga Park, and numerous fires and the advent of the automobile combined to put an end to the area's use as a large-scale amusement destination.

The construction of the Conklingville Dam in 1929 brought major changes to the local economy. Railroad access to both Sacandaga Park and Northville was no longer available, reducing the number of visitors to the area. The automobile age also allowed more area residents to easily work in the factories in Gloversville and farther away. Much of the 20th century saw local industrial uses closed as manufacturing became more clustered in the Mohawk Valley. Over this period local employment became more tourism based and the character of the communities became residential and visitor-oriented in nature. Analysis of the current economic trends provides an overview of the communities' economies today.

¹ Decker, Lorraine. Northville History. Accessed 10/29/14. http://www.visitsacandaga.com/history_northville.htm



The former Hotel Northville ceased operation as a hotel in 1951. The building is still an icon in the center of the Village and is identified as a priority redevelopment site in this plan. Photo: visitsacandaga.com



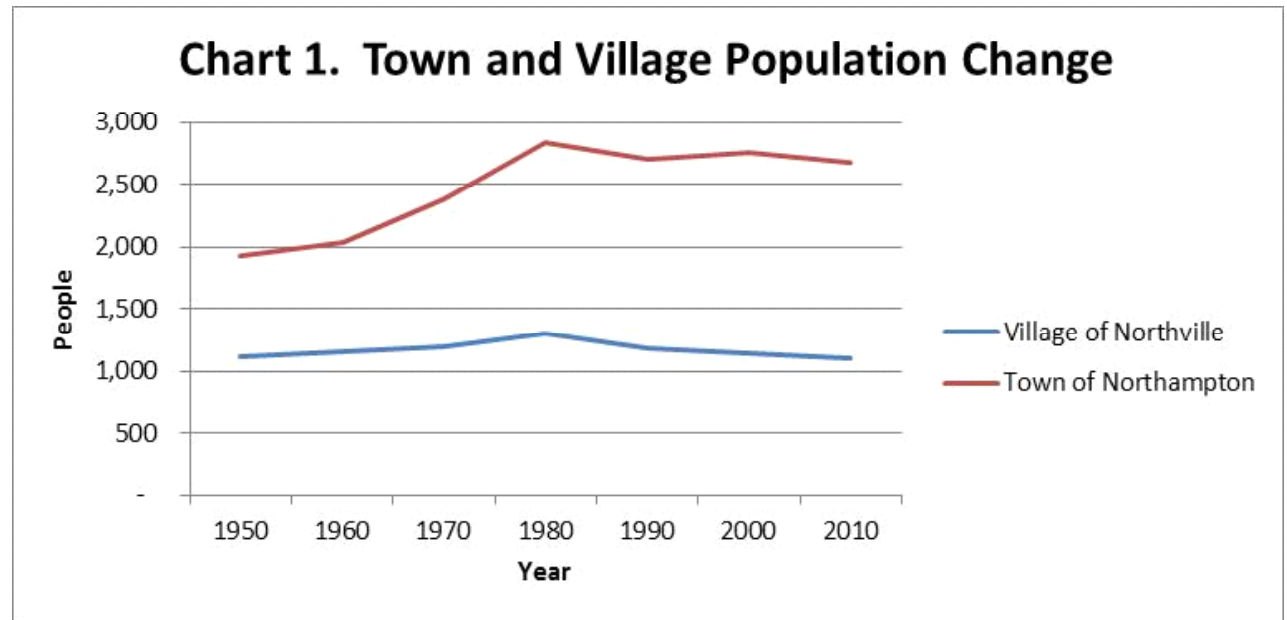
In 1875 the Fonda, Johnstown and Gloversville Railroad reached the outskirts of Northville bringing thousands of visitors to Sacandaga Park and Northville on an annual basis. It is estimated that visitation to Sacandaga Park reached about 90,000 people per year in the early 1920's. Photo: visitsacandaga.com

Economic and Opportunities Analysis

The Village of Northville exists entirely within the Town of Northampton. The 2010 population of the Town is 2,670 people, with 1,099 people living within the Village. The Town population has grown from a 1950 population of 1,925, an increase of about 39%. Since 1980, however, both the Village and Town have seen slight decreases in population; Chart 1 articulates both Town and Village population growth since 1950. The majority of the Town's undeveloped land is located outside the Village boundary and since 1950 100% of the Town's population growth has occurred in those areas.

Like most Adirondack communities, Northampton has seen an increase in the age of its residents. In 1980, the median age for the Town (including the Village) was 32.5 years; in 2010, the median age was 46. A drop in residents between the ages of 0 and 17 has correlated with this trend as in 1980 there were 944 people in this age group and in 2010 there were only 548. These demographic changes have had a dramatic impact on school enrollment, local employment dynamics, and commercial and municipal services offered in the area. The community is interested in attracting more young families and young professionals to help provide and maintain existing services, including those offering care for the area's aging population.

The Town and Village's household median income in 2012 was \$56,471.64, an increase of 8% since the 2000 Census. This compares



to median incomes of \$54,954, \$53,450, and \$46,936 for New York State, neighboring Hamilton County, and Fulton County respectively.^{2,3} This indicates that the study area's population is employed in skilled industries with incomes above regional and State medians.

The Town (including the Village) maintains a significant number of historic housing units; over a third of all the Town's housing units were constructed before 1940. The historic characters of the communities are valuable resources that can help attract new residents and visitors, as well as provide existing residents with a unique sense of place and tradition. Since 1980, about 500 new housing units have been built within the Town and Village and an additional 150 previously unoccupied units were converted into either full-time or seasonal use. Of the 2,026 occupied and vacant buildings within the community, over 761 are

used seasonally indicating large fluctuations in population throughout the year.

In regards to employment, the Town and Village enjoy synergistic relationships with surrounding communities. About 63% of the area's workforce travels to jobs over 20 minutes from their homes with 26% driving further than 45 minutes. This indicates that a majority of the area's employees leave the community for work, most likely heading to southern job centers in Johnstown/Gloversville and in Montgomery and Saratoga Counties. The largest sectors employing Town and Village residents are "educational services, health care, and social assistance" (25.7%), "manu-

² The 2012 median income number is from the 2012 American Community Survey which has a margin of error of +/- \$5,996. Despite this large margin of error, the ACS provides the best available estimate for median incomes in the study area.

³ All income figures are adjusted to 2014 dollars.

facturing” (14.4%), and “other services, except public administration” (9.5%). Table 1 outlines the employment characteristics for the Town of Northampton (including the Village).

Location quotient analysis indicates that the area’s largest exporting industries, or basic industries, are “agriculture, forestry, fishing and hunting, and mining”, “manufacturing”, “information”, “other services, except public administration” and “public administration”.^{4,5} Table 2 compares the Town’s (combined with Village’s) “basic industries” to those of the Adirondack Park as a whole.

As indicated in Table 2, Northampton’s employment base significantly varies from that of the Adirondack Park itself. While both Northampton and the Park have “basic” concentrations of people employed in “agriculture, forestry, fishing and hunting, and mining” and public administration, Northampton has a greater percentage of its workforce employed in manufacturing, information, and services. These differences are likely due to the area’s location at the edge of the Park and its proximity to manufacturing and population centers in Fulton, Montgomery and Saratoga Counties. Unlike the Park, Northampton does not appear to have a major concentration of tourism-related employment in industries such as “arts, entertainment, recreation, accommodations and food services” or “retail trade”. This partially suggests that there is additional opportunity for an expanded visitation/tourism sector that complements existing tourism economies around the Park.

Table 1
Employment by Industry

	2010		2000		Change	2010 Location Quotient
	#	%	#	%		
Agriculture, forestry, fishing, hunting, mining	34	2.96%	30	13.3%	4.97	
Construction	68	5.91%	79	-13.9%	1.01	
Manufacturing	165	14.35%	185	-10.8%	2.04	
Wholesale trade	14	1.22%	28	-50.0%	0.46	
Retail trade	102	8.87%	169	-39.6%	0.83	
Transportation, warehousing, and utilities	6	0.52%	72	-91.7%	0.10	
Information	48	4.17%	23	108.7%	1.38	
Finance, insurance, real estate, rental, leasing	94	8.17%	49	91.8%	0.98	
Professional, scientific, management, administrative, waste management	61	5.30%	49	24.5%	0.49	
Educational services, health care, social assistance	296	25.74%	281	5.3%	0.95	
Arts, entertainment, recreation, accommodation, food services	73	6.35%	95	-23.2%	0.74	
Other services, except public administration	109	9.48%	79	38.0%	1.87	
Public administration	80	6.96%	81	-1.2%	1.41	

Table 2
Location Quotients

	Northampton/Northville	Adirondack Park
Agriculture, forestry, fishing and hunting, and mining	4.97	4.1
Construction	1.01	1.72
Manufacturing	2.04	0.99
Information	1.38	0.56
Retail trade	0.82	1.08
Arts, entertainment, and recreation, and accommodation and food services	0.74	1.45
Other services, except public administration	1.87	0.95
Public administration	1.41	1.58

⁴ The US Census Bureau and the North American Industrial Classification System identifies “Information” as comprising “establishments engaged in... (a) producing and distributing information and cultural products, (b) providing the means to transmit or distribute these products as well as data or communications, and (c) processing data. The main components of this sector are the publishing industries, including software publishing, and both traditional publishing and publishing exclusively on the Internet; the motion picture and sound recording industries; the broadcasting industries, including traditional broadcasting and those broadcasting exclusively over the Internet; the telecommunications industries; Web search portals, data processing industries, and the information services industries.”

⁵ The location quotient is a measurement of concentration of employment within a given industry as measured against

national or state averages (this analysis uses state averages). This comparison indicates whether an industry segment is a “basic”/exporting industry. A location quotient of 1.0 would indicate that an industry segment has the same percentage of workers as New York State and as such this would not be considered a “basic”/exporting industry. A location quotient above 1.05 indicates that an industry is “basic” and that the region has 5% more workers employed in that industry than an average New York municipality.

The location quotient analysis above also identifies core competencies of the Northampton/Northville workforce. Manufacturing has evolved into a highly specialized field, and workers with skills in these industries are an economic asset. With new trends in consumer purchasing of locally-made and “Adirondack” branded goods, value-added products made in the area from locally sourced lumber and other resources have the potential to expand both the manufacturing and natural resources sector locally. Workers who have gained manufacturing skills in the factories in and around Gloversville/Johnstown could potentially be attracted to starting their own businesses within the study area with properly-tailored incentives.

Additionally, the location quotient analysis identified a concentration of workers in the information sector. Information sector jobs include work in data processing, telecommunications, and internet publishing. These types of jobs often can be done from an employee’s own home or in a shared business space. This presents an opportunity for workers who currently leave the area for work to potentially work from their homes or in shared spaces in the community, thus keeping income in the area and preserving the residents’ transportation spending. Northampton/Northville’s existing broadband infrastructure, combined with its high quality of life, provides the area with a competitive advantage in attracting additional teleworkers and information-related businesses to the community.

An inventory of existing commercial and professional services found a significant amount of goods and services available to the community. Among the commercial goods and services offered are groceries (one large grocer, four small grocers, two farmer’s markets, and one liquor store), gas, a diversity in accommodations (seven hotels, motels, inns, and bed and breakfasts), prepared food and drinks (ten restaurants, five bars, one bakery), realty services, consumer goods (five gift shops, three variety stores, three antique shops, one book store, and one clothing shop), banking, and pharmacy services. Analysis of the community also found a significant arts community bolstered by the Sacandaga Valley Arts Network located in downtown Northville. While the amount of services available in the community is diverse, several goods and services are not currently available in the community including appliances, shoes, office supplies, and jewelry. There are three primary ways to increase the market potential for additional private goods and services provision: grow the population of the community, increase the median income of existing community members, and attract spending from people outside the community. This economic development plan seeks to expand the market potential for additional service provision in Northampton and Northville through these means.

Through this analysis of demographics, employment and existing commercial assets, several opportunities for economic expansion within the study area are apparent. Expanding the traditional Adirondack exporting industry of

tourism, as well as locally advantaged industries such as “agriculture, forestry, fishing and hunting, and mining”, manufacturing, and information, provide an opportunity to improve the quality of life for residents and seasonal home owners. This economic development plan seeks to attract new permanent and seasonal residents to the community, expand high-paying industries, and entice new visitors to the community in order to achieve the communities’ vision of residential and commercial growth.

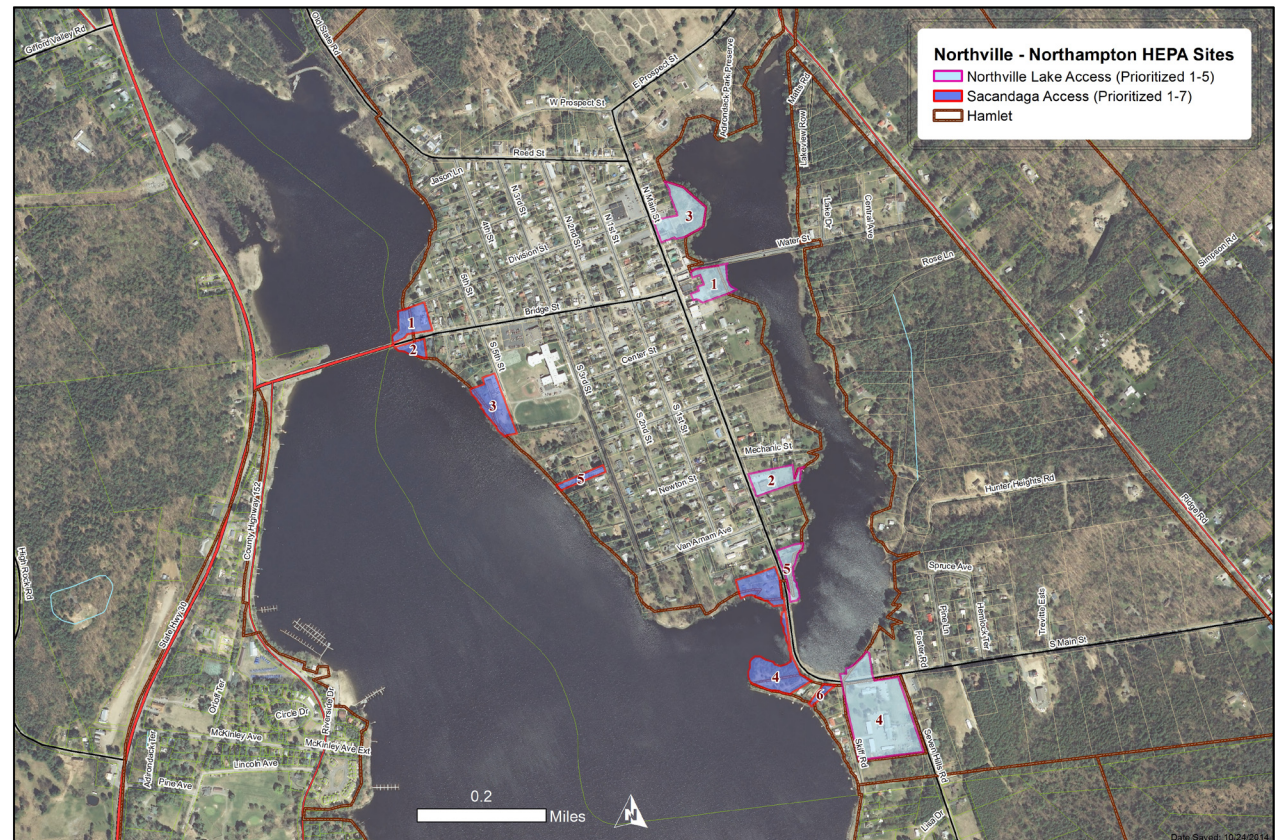
Redevelopment Opportunities

The CCC and Agency used field studies, aerial photograph analysis, economic analysis, and public participation to identify needed uses and important developable lands. Among the most needed uses were boater access from Great Sacandaga Lake into downtown Northville, access points to Northville Lake, sites for cottage industry development, and diverse housing options for seniors and young professionals. This section outlines alternatives for Great Sacandaga Lake boat access to Northville, potential public access points to Northville Lake, and key redevelopment sites and their potential uses.

Waterfront Access Alternatives

The Town of Northampton and Village of Northville benefit from shorelines on both Great Sacandaga Lake and the smaller Northville Lake. As such, access to the water and augmentation of water-based recreation activities are integral components of the economic development strategy for the Town and Village. Several access points have been identified for both the Great Sacandaga Lake and Northville Lake. It should be noted that both public and private access to Great Sacandaga Lake and Northville Lake are subject to regulation by the Hudson River-Black River Regulating District and would require a permit from the corporation.⁶ Map 1 highlights the potential options for access to both lakes. These potential sites have been prioritized based on location, feasibility and desirability of the site.

Map 1. Waterfront Access Opportunities



Great Sacandaga Lake

Tens of thousands of user days are spent by boaters on Great Sacandaga Lake. Boats are trailered to the Lake for day use, moored at permanent homes and seasonal camps, and docked at large marina facilities around the Lake allowing for resident, seasonal resident, and visitor use. These thousands of boaters present an opportunity to attract customers to downtown Northville businesses. The following alternative access points have been identified to provide public access to Northville from Great Sacandaga Lake.

Alternative 1 involves the expansion of existing dock structures at the Inn at the Bridge to allow for more short term, transient docking. The Inn currently provides slip space to Inn patrons and invites them to explore downtown

⁶ The Regulating District, through its Permit System, provides Access Permits for use of this State land to nearby landowners. These Access Permits are temporary, provisional, and revocable. The Regulating District, on an annual basis, issues approximately 4,586 Non-Commercial permits to residents either adjoining or within one mile of such land, 54 Commercial permits to businesses located around the Great Sacandaga Lake (such as marinas, restaurants, etc.) and 90 Special permits to non-profit clubs and associations, churches, schools, local governments and other groups.



Alternative 2 could provide boaters with direct access to the Village's Bridge Street. Several businesses are located on this main thoroughfare, and the road leads directly into Northville's downtown. Date Taken: 9/3/2014



Alternative 5 would use the Northville Public Library parcel to provide access to Great Sacandaga Lake. Constraints to the site include steep slopes and neighboring residential uses. Date Taken: 9/3/2014

Northville during their stay (whether it is an overnight stay at the Inn or a shorter visit to the Inn's restaurant or bakery). Expansion of this amenity and an agreement for the Village to lease slips for short-term transient use not requiring patronage at the Inn would provide the boating public greater access to the downtown. This alternative is the top priority since it provides a direct connection along Bridge Street to downtown businesses and uses existing infrastructure.

There are several limitations of this site. Firstly, tall boats, including sailboats, are unable to dock at this site due to the limited height of the Bridge Street bridge. Additionally, the location is not as visible as some other alternatives. This latter challenge could be mitigated through advertisement and public outreach.

Alternative 2 involves parcels of land on the south side of the Bridge Street bridge (across from Alternative 1). Boat height is not limited at this site and the alternative still provides for direct access to downtown via Bridge Street. This location is slightly steeper than Alternative 1 and there is an existing residence associated with the site whose residents may not wish to have public docks located adjacent to their property. Additionally, new stairs would be necessary to provide access from the public docks to Bridge Street.

Alternative 3 involves the use of a shoreline parcel currently owned by the Northville Central School. The parcel currently is occupied by a bus garage but its location and

current ownership provide an opportunity for public boat access. The shoreline at this location is slightly steeper than Alternative 1 requiring a significant investment in stair facilities. Additionally, landscape planning measures would be necessary in order to avoid conflicts between the boating public and school users.

Alternative 4 involves parcels adjacent to the causeway at the southern end of the Village. There is existing residential development on the parcels but the location and visibility to Great Sacandaga Lake could make this a potential location for boater access. This site is further than other alternatives from Northville's commercial center and requires boaters to walk through the primarily residential-in-character area of South Main Street.

Alternative 5 involves incorporating shoreline access into land occupied by the library. The site provides an opportunity for public boater access because the land is publicly owned. There are several challenges to using this site for public docking including the site's steep slopes, its location in a residential neighborhood, and its distance to Northville's commercial center.

Alternative 6 would locate docks on a vacant parcel across the causeway from the Village. This parcel has frontage on Sacandaga Lake and is across the street from Northville Lake. Similar to Alternative 4, this site is further than other alternatives from Northville's commercial

core and requires boaters to walk through the primarily residential-in-character area of South Main Street.

Northville Lake Access

Northville Lake is a 58-acre lake created by the impoundment on the southeastern edge of the Village of Northville. The Lake has calm waters and no direct access to Great Sacandaga Lake due to the impoundment. This body of water is ideal for calm-water activities such as kayaking, canoeing and stand-up paddle boarding (SUPs) and offers an opportunity for family-oriented and beginner water recreation. New public docking facilities at one of the alternatives would provide easy public access for these uses. The following alternative access points have been identified to provide greater public access to this unique recreation asset.

Alternative 1 would provide public docks and access to the lake from the existing Village Park area. This location is well-situated in the heart of the Village and new access and recreation opportunities on Northville Lake could attract visitors downtown. The potential to build public docks and to lease out boat storage space to a private kayak/canoe/SUP rental company would further the attractiveness of this area to recreationists.

Alternative 2 would provide access directly to Northville Lake from the municipal offices. The public ownership of this site, along with existing recreational amenities nearby, would allow for the public offices area to become

more of an activity node in the community. This site is prioritized second because it is further than Alternative 1 to Northville's commercial center reducing the potential of attracting users to local businesses.

Alternative 3 would provide access on the northern portion of Northville Lake. Access could be a component of an overall redevelopment of the former bank site discussed as redevelopment Priority Site 3 below. Portions of the site have gentle slopes to the water providing for easy access to the Lake. Additionally, the site is located in close proximity to Northville's downtown and many commercial businesses.

Alternative 4 would provide access to Northville Lake from the southern end of the Village. The site could use parking across the street at the New York State Department of Conservation's (NYS DEC) Northville office and provide public docks at the southern tip of the lake. While this alternative does offer the benefit of significant parking, access would be distant from the commercial center and require agreements with a private landowner as well as NYS DEC.

Alternative 5 would institutionalize existing informal access at the southern end of the Village. This alternative is the least preferable because of the land's private ownership and its distance to the Village's commercial center.



Northville Lake's calm waters are ideal for activities such as kayaking, canoeing and stand-up paddle boarding (SUPs) and offers an opportunity for family-oriented and beginner water recreation. New dock and access facilities would allow for more intensive use of the Lake. Date Taken: 5/23/14



New dock facilities providing access to Northville Lake would attract visitor's to Northville's commercial district and Village Park. The Village could lease storage space and dock space to an outfitter to allow for equipment rentals to area visitors. Date Taken: 9/3/2014

Map 2. Priority Redevelopment Sites



Priority Development Site Opportunities

Research for this plan identified many sites available for redevelopment within the Town and Village. Although the below sites are not organized in an order of priority, the sites listed are those determined to be of highest importance and/or opportunity for the community. These sites do not comprise a complete list of developable land in either the Town of Northampton or the Village of Northville. The sites were identified by the CCC workgroup in collaboration with the Town, Village, Fulton County, and the APA. Map 2 outlines the locations of the Priority Development Site Opportunities.

1. Main Street Commercial Properties with Vacant Upper Floors:

The vacant floors above Main Street retail and restaurant businesses provide an opportunity for new housing and office space within the community. Apartments above the shops could provide new housing for young professionals while small format office space would offer space for information and other professional companies (see Economic Development Plan Implementation Item 1.1.1).

2. Five and Dime Property: The vacant upper floors of the Five and Dime store could be used as event space available for civic gatherings, banquets, weddings, and high school formals.

3. Former Bank Building on Main Street: Two alternative uses were identified by the CCC as of potential use for this site:

-Outfitter – This location on Northville Lake and near the start of the Northville-Placid Trail makes the site ideal for a guide/outfitter.

-Brewpub – The craft brewery industry is growing both State-wide and nationally. This historic building would make an ideal location for a brewpub with the potential for an adjacent outdoor beer garden during the summer months.

In addition to the re-use of the bank building, the vacant land surrounding the building provides an opportunity for public parking development. The Village could seek to lease the vacant land in order to provide public parking.

As an alternative to reuse of the bank and preservation of the existing parking lot, this site could also be a suitable site for a new accommodations use such as a mid-size hotel. The Northampton/Northville study area does not currently have a mid-size hotel and this site represents the largest developable parcel near Northville's commercial center. A study should be commissioned to determine the feasibility for a hotel of at least 60 rooms (see Economic Development Plan Implementation Item 2.1.3).

Any redevelopment of the site could be accompanied by public access to Northville Lake on the site. This access could induce visitation to a business on the site by attracting swimmers, canoers/kayakers, and SUPers.

4. Old Hotel on Main Street: This three-story building is situated in the core of the Village

and is close to the start of the Northville-Placid Trail. Restoring this building to its original grandeur would provide a sense of place for the Village. The first floor of this historic building could host a restaurant serving both the public and guests. The upper stories of the building would be well-suited as lodging facilities, including a bed and breakfast or hostel, for those wishing to explore Northville and adjacent areas. Grant funding for historic preservation should be explored in order to make restoration of the building feasible to any investor and to restore the historic character (see Economic Development Plan Implementation Item 2.7.1).

5. Village property on Corner of Division and Third Streets:

This underutilized Village-owned parcel would be a desirable location for a small multi-unit residential building. The existing structures could be removed to allow for a two-to-three story apartment building with ample off-street parking for residents. A residential structure of this type would help establish work-force housing for young professionals and entrepreneurs.

6. Old Glove Shop: The former-glove shop site is located adjacent to two Bridge Street businesses. The proximity to other commercial uses makes this site compatible for an office building to house professional or information companies or a light industry/cottage industry manufacturing site such as a wood shop or art studio.

7. Old Car Dealership Building on Corner of



Vacant upper floors above Main Street's commercial spaces provide an opportunity for new housing and office space. Apartments in these historic buildings could house young professionals while new office space could be used by information industry businesses. Date Taken: 9/3/2014



The old hotel building on Main Street is a priority site for redevelopment because of its historical significance in the community, its critical location in Northville's downtown, and the sense of place that its architecture adds to the Village. Date Taken: 9/3/2014

Reed and Second Streets: The former car dealership is located in a largely residential area of the Village. The existing structure could be removed and replaced with a multi-unit residential structure for either senior housing or young professionals.

8. Northville Central School: The opportunity exists for the Village of Northville to partner with the Northville Central School District to provide facilities that would benefit the community. Such facilities include water access and dockage on Great Sacandaga Lake, overflow parking during the summer months, upgraded recreation space and playground facilities, and space for craft fairs and small music festivals.

9. Northville Fire Department: The proposed expansion of the Fire Department building onto neighboring parcels is anticipated to provide additional space for the Fire Department as well as new space for community needs. Community facilities that would benefit from such a central location include public restrooms, a shared business center, and shared studio space for artists.

10. Town Park: The Community Collaboration Council has identified a need for playground upgrades at the Town Park.

11. Town and Village Offices: There is the potential to create expanded meeting facilities at the shared Town and Village offices building by moving the Bradt Museum to a new building adjacent to the current School House Museum.

The expanded meeting facilities would reduce meeting conflicts in the shared meeting room.

12. Village Green: The Village green is located in the core of Northville's commercial center. Locally made sculptures could be showcased in this area on a rotating basis. This would help build Northville's identity as an art center and help local sculptors promote their work.

13. Sacandaga Golf Course: The retention of this golf course is a priority as it serves as a major attraction to visitors in the area. County and municipal leaders should offer tax incentives to keep this course in operation. Funding through the Consolidated Funding Application could be applied for to assist a new or existing owner in renovations and upgrades.

14. Veterans property on Gould Hill: This property is located at the southern gateway into the Village. This site could provide office space to tenants with significant parking space needs.

15. Tops Supermarket: The supermarket is an important amenity to residents and visitors of the Village. The market is located in the center of the Village allowing for people to walk for their grocery and consumables needs. Additionally, the parking lot provides for approximately 60 vehicles. Streetscape enhancements, including trees buffering the parking lot from the road, would soften the appearance of the parking lot from the historic downtown.

16. Water Street: The Water Street causeway and bridge, connecting the Village center to the residential neighborhoods on the eastern shore of Northville Lake, needs significant repairs. The Village is exploring alternative designs for this amenity including a one-way street, a pedestrian only crossing, and a rebuild of the current two-way street. In addition to the changes in traffic patterns and connectivity, alternatives could include options of on-street parking on the causeway to help alleviate summer parking issues and the ability to connect and access public docks for access to Northville Lake from the causeway.

17: Sport Island Pub and Semi-Public Beach: This business, in association with the adjacent beach, is a unique combination of commercial and public recreation and serves as a major attraction to Sacandaga Park. Landscape improvements that buffer the beach from the parking lot would improve the appeal of this amenity.

18. Gateway to Sacandaga Park and the Village of Northville: The signage and visitor information booth along Route 30 would benefit from some repositioning to enhance its visibility and create a more welcoming presence. The Village should discuss options with NYS DOT for how to accomplish this without compromising road safety. This site could also be home to a rotating showcase of locally made sculptures that signify to the public that Northville has a vibrant arts community.

Additionally, a welcome sign along the highway would benefit from increased visibility resulting from selective tree and branch removal.

19. Village Beach: The Village Beach is located across the Lake from the Village itself. The beach provides an amenity for residents and visitors and benefits from its high visibility along Route 30. An information kiosk could be placed at the beach to advertise businesses within Sacandaga Park and the Village of Northville.

20: Vacant Sacandaga Park Commercial Parcel: This vacant land sits at the gateway into Sacandaga Park from Highway 152. This parcel provides opportunities for commercial, restaurant, and accommodations uses. Development of this site would create a critical mass of commercial businesses centered around Sport Island Pub and the neighboring beach.



The information booth at the gateway into Sacandaga Park and the Village of Northville can “sneak-up” on passersby as they travel north. Selective tree and branch removal along the road leading up to the booth would provide potential visitors more advance notice of this amenity. Additional enhancements could include a repositioning of the booth and locally made sculptures.
Date Taken: 9/3/2014



Sport Island Pub and the associated beach are major attractors into Sacandaga Park. Formal landscape improvements, including a shrub barrier replacing the chain-link fence, would strengthen this activity node.
Date Taken: 9/3/2014

Economic Development Plan

In order to provide the market potential and tax base necessary to retain and expand the civic, commercial, and retail services available in the communities, this plan identifies four overarching objectives and numerous action items and implementation items (the hierarchy is “Objective”, “Action Item”, “Implementation Item”, and finally bullet points).

Objective 1: Retain current residents, attract new residents, and extend the stays of seasonal residents with a focus on promoting residential density in neighborhoods within walking distance to the commercial centers of Northville and Sacandaga Park. A critical mass of residents within walking distance to the hamlet centers will provide customers to existing retail, restaurant, and service businesses, create energy in the commercial cores, and reduce environmental impacts associated with automobile dependency.

Action Item 1.1: Promote the development of diverse housing options within walking distance to the communities’ commercial areas.

Implementation Item 1.1.1: Encourage Main Street business owners to develop living units on underused floors above commercial enterprises.

-Seek grant funding, specifically NYS Department of Homes and Community Renewal Main Street Program funds, to help building owners develop the upper floors.

-Explore (with Fulton County) and market

local tax abatement programs for property owners to develop their upper floors.

Implementation Item 1.1.2: Prioritize additional housing unit development on vacant properties within a quarter-mile of the commercial centers (see “Priority Development Sites Opportunities”, Page 15), with targeted support for senior housing and varied housing typologies (i.e. duplexes, apartments, etc.).

-Perform or commission a market study for housing needs in the Northville/Northampton area to determine existing housing gaps and the potential profitability for new developments

-Promote the above-mentioned list of properties and market study to prospective housing developers.

Action Item 1.2: Market Northville/Northampton as a great place to live.

Implementation Item 1.2.1: Create and distribute a digital brochure (with a printable function) highlighting the quality of life available in the communities. Specific highlights should include historic architecture, vibrant arts culture, abundant recreation opportunities, available broadband infrastructure, proximity to large cities and amenities, and the communities’ unique hamlet centers.

Action Item 1.3: Explore the potential for mass transportation, primarily buses, to major employment nodes in Gloversville and Johnstown.

Action Item 1.4: Activate visitation/tourism as a means to introduce potential residents to the Northville/Northampton community (see “Objective 2”).

Action Item 1.5: Retain existing businesses and seek to attract new businesses, with a focus upon industries that export goods outside the community including “agriculture, forestry, fishing and hunting, and mining”, manufacturing, and information (See “Objective 3”).

Action Item 1.6: Explore the feasibility for attracting emergency medical facilities into the community.

Action Item 1.7: Explore the need for, and the feasibility of, additional sports fields and nature trails that could be owned and operated by the local municipalities.

Objective 2: Augment tourism to serve as an economic driver. Tourism offers a substantial opportunity to stimulate the Northampton/Northville economy and attract new private investment that can provide services and quality of life improvements to residents as well as visitors.

Action Item 2.1: Ensure that the necessary attractions, facilities, and infrastructure conducive to attracting the 21st century traveling public are available within the Northville/Northampton visitor market.

Implementation Item 2.1.1: Analyze existing tourism amenities and gaps to determine

what facilities are required by the 21st century travelling public.

-Potentially contract with the Regional Offices of Sustainable Tourism (ROOST) to undergo their “Tourism Destination Area” planning process.

Implementation Item 2.1.2: Work with local and regional economic development agencies to attract targeted tourism businesses, especially those identified in the “gaps analysis” proposed in Implementation Item 2.1.1.

-Identify and market grant and low-interest loan funding sources to assist entrepreneurs in facility improvements, start-up costs, and operating costs.

Implementation Item 2.1.3: Increase the number of rooms available to overnight visitors.

-Commission a market study for new accommodations including additional hotels/motels, cabins, B&B’s, and inns. This study will help economic developers attract new accommodations investors to the community.

-Identify, market, and potentially take control of opportune sites for accommodations facilities.

-Ensure that adequate public infrastructure, particularly sewer and water, is available for accommodation facility development (see “Objective 4”).

Implementation Item 2.1.4: Facilitate increased use of Northville Lake.

-Provide dock amenities and lease space to canoe/kayak/stand up paddle board rental

company (see “Waterfront Access Opportunities and Alternatives”, Page 8).

-In order to maintain Northville Lake as an amenity, explore the feasibility of dredging the Lake.

-Encourage environmental mitigation measures for development along Northville Lake that will preserve the Lake’s water quality.

Implementation Item 2.1.5: Evaluate the need for designated paved bicycle trails or dedicated bicycle lanes along existing roads.

Implementation Item 2.1.6: Develop a tourism information center in the center of Northville.

-Explore partnerships with local civic organizations to provide volunteers and staffing for the center. Alternatively, staffing could be provided by the events coordinator identified in Implementation Item 2.3.5.

Action Item 2.2: Market Northville/ Northampton as both an attractive daytrip and extended-stay destination.

Implementation Item 2.2.1: Develop a marketing strategy for the two communities. Identify existing marketing campaigns for Fulton County, Hamilton County, and the Adirondack Park and seek to partner in such initiatives.

-Explore contracting with the Regional Office of Sustainable Tourism (ROOST) for the development and execution of the marketing strategy.

Implementation Item 2.2.2: Develop a visitor website highlighting the amenities available to guests and tourists.

-Seek partnerships with nearby communities to create a regional website.

Action Item 2.3: Use events to attract new visitors to the region.

Implementation Item 2.3.1: Solicit recreational and competitive sporting events/competitions to take place in Northampton/ Northville.

-Work with existing and new sports organizations to pursue sporting events that capitalize upon the area’s unique natural setting and resources.

Implementation Item 2.3.2: In collaboration with local and regional chambers of commerce, coordinate and host an iconic event each year.

Implementation Item 2.3.3: Host lake-specific events (sailing regattas, fishing derbies, etc.) with on-shore registration and events in downtown Northville and/or Sacandaga Park.

Implementation Item 2.3.4: Maintain a community events calendar on the website prescribed in “Implementation Item 2.2.2” highlighting the diverse events held throughout the region.

Implementation Item 2.3.5: Host outdoor movies in the Village Park.

Implementation Item 2.3.5: In collabora-



Mountain biking offers a recreational opportunity not currently available within the communities. Stakeholders should work with the New York State Department of Environmental Conservation to amend local State land Unit Management Plans to include trails for this use. Location: Flume Trails, Wilmington, NY



The Sacandaga Valley Arts Network is an important partner in branding the region as an arts hub. The Network's downtown Northville location provides and activity node in the Village center. New studio space in nearby downtown buildings could be leased to area artists to encourage growth in the arts sector.

tion with local civic organizations, evaluate the potential to hire an events coordinator to be shared between the Village, the Town, and local organizations.

Action Item 2.4: Improve signage and facilities at the communities' entry points to capitalize on traffic travelling on Route 30.

Implementation Item 2.4.1: Investigate landscape improvements to increase the visibility of the "Welcome to Northville" sign at the southern entrance along Route 30. Potential improvements include tree/branch removal and moving the sign closer to the road.

Implementation Item 2.4.2: Improve signage and landscaping around the information center on Route 30. Potentially replace the existing information center with a new building with architecture that evokes Northville's architecture and historic character.

Action Item 2.5: Strengthen boater access into the Northville hamlet center area.

Implementation Item 2.5.1: Provide public boat slips for Great Sacandaga Lake boaters and encourage boat user traffic into downtown Northville (see "Waterfront Access Opportunities and Alternatives", Page 8)

-Pursue grant funding, especially Consolidated Funding Application grants, to create the docking facility.

Implementation Item 2.5.2: Provide space for tour boats to operate from the potential

community docks.

Action Item 2.6: Develop additional connections to the area's natural amenities including Sacandaga Lake, Northville/Hunter's Lake, Shaker Mountain and Wilcox Lake Wild Forests, and Silver Lake Wilderness.

Implementation Item 2.6.1: Work with the New York State Department of Environmental Conservation to ensure a diversity of four-season recreation opportunities are included in Unit Management Plans for the Shaker Mountain and Wilcox Lake Wild Forests and the Silver Lake Wilderness.

-Seek to expand and build trail connections (snowmobiling, hiking, mountain biking) to neighboring communities.

-Encourage the development of hiking, horseback riding, cross-country skiing, and mountain biking trails for all age levels with a diversity of distances (i.e. 2 hour hikes, 4 hour hikes, etc.).

-Facilitate the connection of the Northville-Placid Trail into the center of Northville.

-Seek to bring all trail connections, including snowmobile trails, into the center of Northville.

-Coordinate trail planning efforts with the SUNY-ESF/NYSDEC "Great South Woods" regional State land planning effort.

Implementation Item 2.6.2: Increase water access and amenities to facilitate recreation on Northville/Hunter's Lake.

-Evaluate alternative street designs on Water Street which will provide pedestrian access to

Northville Lake.

-Investigate the opportunity to install docks near the center of town for kayaking, canoeing and paddle boarding (see “Waterfront Access Opportunities and Alternatives”, Page 8)

Action Item 2.7: Maintain, enhance, and market Northville’s historic aesthetic.

Implementation Item 2.7.1: Restore and maintain Northville and Sacandaga Park’s historic buildings.

-Encourage historic building owners to achieve National Register of Historic Places designation.

-Hold a public information meeting highlighting the financial incentives for the repair and maintenance of buildings on the register.

-Directly approach and provide information to landowners whose properties may be eligible for the register.

-Work with commercial property owners to identify and implement new uses for aging properties.

-Identify sources of funding for commercial retrofits of historic buildings.

Implementation Item 2.7.2: Guide new development to complement the historic architectural heritage of the area.

-Enact design guidelines that mirror the architectural styles found in Northville and Sacandaga Park (See Action Item 4.3).

Implementation Item 2.7.3: Integrate the hamlets’ history into marketing of the area (see Action Item 2.2).

Action Item 2.8: Market and expand the region’s arts assets.

Implementation Item 2.8.1: Inventory and market the region’s artistic resources.

-Partner with the Sacandaga Valley Arts Network (SVAN) on an arts marketing strategy for the area.

-Connect into the Adirondack North Country Association’s art trail initiative.

Implementation Item 2.8.2: Empower new and aspiring artists within the region.

-Provide shared studio space for artists, potentially as part of the community center/fire station expansion in the center of town.

-Work with SVAN to develop shared marketing opportunities for artists.

-Provide showcase space for sculptors at the Visitor’s Center as well as the Village Green parcel in the center of town.

-Host yearly sculpture contests with sculptures spread around downtown Northville and Sacandaga Park.

-Commission a centerpiece sculpture for the Town Beach.

Objective 3: Retain existing businesses and seek to attract new businesses, with a focus upon industries that export goods outside the community including “agriculture, forestry, fishing and hunting, and mining”, manufacturing, and information.

Action Item 3.1: Recognizing that the area’s greatest regional competitive advantage is its



The starting gateway of the Northville-Placid hiking trail was built by local craftsmen. The market potential of “Made in the Adirondacks” and other locally-branded goods, combined with the manufacturing skills available in the Northampton/Northville workforce, presents an opportunity for craft manufacturing expansion in the two communities. Date Taken: 9/3/2014



Biomass heating systems could be deployed at local institutions to alleviate dependence on fuel oil and stimulate growth in the forest products industry.

high quality of life and proximity to natural and recreational assets, create a digital brochure (with a printable function) highlighting the quality of life available in the communities (see Action Item 1.2).

Action Item 3.2: Support expansion of the local and regional “agriculture, forestry, fishing and hunting, and mining” industries.

Implementation Item 3.2.1: Develop relationships with regional “agriculture, forestry, fishing and hunting, and mining” industries leaders to determine operational challenges, market opportunities, and incentive requirements.

Implementation Item 3.2.2: Expand demand for local wood production by developing woody-biomass heating facilities in the region.

-Perform a feasibility study for using wood-derived biomass to heat large-scale institutional buildings including local offices and the Northville Central School.

-Identify and secure grants for both the feasibility study and construction.

Implementation Item 3.2.3: Connect local resource producers to value-add processors including carpenters and woodworkers, Fulton and Montgomery County manufacturers, and local builders. The value of products labeled “Made in the Adirondacks” or “Sourced in the Adirondacks” should be highlighted.

Implementation Item 3.2.4: Coordinate with the Adirondack North Country Association’s

(ANCA) Adirondack branding project to label locally sourced materials.

Action Item 3.3: Support existing local manufacturers and work to attract new “cottage-industries” to the community.

Implementation Item 3.3.1: Build relationships with existing Northampton/Northville manufacturers and cottage industry leaders to determine challenges to growth and expansion.

-Work with the leaders of this industry to develop a manufacturing sector growth strategy.

-Identify manufacturing sectors which are consistent with the character of Northampton/Northville.

-Examine the market feasibility for sectors identified as consistent with the character of Northampton/Northville.

-Determine ideal sites for craft manufacturers. If such sites require permits, examine pre-permitting the sites for shovel-ready access.

-Provide shared marketing opportunities to local manufacturers.

Implementation Item 3.3.2: Identify incentives, including grant funding and property tax abatements, that will allow existing businesses to expand, attract new businesses, and encourage entrepreneurship in the industry.

-Market local and State incentives for manufacturing businesses to the area workforce, with the goal of encouraging local manufacturing industry employees to start small-scale manufacturing/cottage industry businesses.

Action Item 3.4: Attract and retain entrepre-

neurs, with a focus on the information sector.

Implementation Item 3.4.1: Improve and expand business services and infrastructure.

-Alternative 1: Work with the local library to offer services necessary for people to work remotely from Northville/Northampton. Expand the services available to teleworkers and remote workers at the local library including Wi-Fi availability, convenient 9am-6pm hours, printing and scanning facilities, and potentially computer support.

-Alternative 2: Seek to include a shared business space in the expansion of the fire station/Stewarts redevelopment building. Include shared printer/scanner, Wi-Fi, and potentially computer support

Implementation Item 3.4.2: Work with Adirondack Teleworks to train and link residents to telecommuter jobs (www.adirondackteleworks.com)

-Offer computer teleworking training to the local workforce in collaboration with Adirondack Teleworks.

-Market the Teleworks program through brochures at the library and schools, as well as through a traditional public relations strategy (newspaper stories, local television interviews, etc.).

Objective 4: Ensure that community laws and infrastructure are consistent and compatible with the growth desired by community.

Action Item 4.1: Develop the sewer and water facilities necessary to accommodate walkable, relatively dense commercial development in Sacandaga Park and Northville.

Implementation Item 4.1.1: Working with the NYS Environmental Facilities Corporation (NYS EFC), coordinate efforts between the Town and Village to update the Town's intended use plan for sewer upgrades to include the Village's sewer needs as well.

Implementation Item 4.1.2: Work with NYS EFC to identify and pursue state and federal grant and loan funding to develop sewer and water infrastructure.

Action Item 4.2: Expand public parking in Northville's hamlet center without detracting from the community's historic character.

Implementation Item 4.2.1: Require new parking spaces, set behind buildings to preserve the visual quality of the street, to be included in all newly constructed commercial buildings on Main and Bridge Streets. This can be included in formal planning regulations (See Action Item 4.3)

Implementation Item 4.2.2: Seek to lease the parking lot at the vacant bank property to allow for public parking.

Implementation Item 4.2.3: Work with local churches, whose lots are vacant for much of the week, to allow for public parking during non-church hours.

Implementation Item 4.2.4: Study the feasibility for including a parking lane on the Water Street Bridge as part of the upcoming rehabilitation project.

Action Item 4.3: Adopt municipal regulations encouraging sustainable development that maintains and improves the historic fabric of the community while providing space for new economic growth. This plan recognizes that the Town of Northampton currently has a comprehensive plan and zoning regulations.

Implementation Item 4.3.1: The Village should develop a comprehensive plan that provides authority for the municipality to develop zoning laws, historic districts, and design guidelines.

Implementation Item 4.3.2: Once the Village has developed its comprehensive plan, it should develop zoning guidelines that:

- Encourage mixed commercial and residential uses on Main Street and Bridge Street, allowing for multi-story development with first floor retail and restaurant uses on the ground floor and offices and residential uses above.

- Maintain the historic zero-to-two foot front yard setback along Main Street, with parking relegated to the rear of the property.

- Require parking to be located behind all new commercial and mixed-use buildings on Bridge Street and Main Street.

- Require storefront entrances along Main Street and Bridge Street respectively.

- Incorporate vegetative screening of parking

lots to preserve the village's aesthetic.

- Minimize commercial use restrictions in the commercial Main Street and Bridge Districts thus reducing the regulatory burden for innovative business owners.

Implementation Item 4.3.2: Both the Village and Town should consider establishing historic overlay districts to protect and promote significant historic buildings in the community.