

Final Comprehensive Plan

Village of Altamont

November 2006

Prepared by the Village of Altamont
Comprehensive Planning Committee

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1. Acknowledgements

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Village of Altamont Officials

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Trustee William Aylward
Trustee Kerry Dineen
Trustee Harvey Vlahos
Trustee Dean Whalen
Village Counsel Guy Roemer

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And the Committee especially wants to thank the residents and business owners of the Village for their input, patience and interest. This Plan represents the culmination of their efforts as well. Altamont simply would not be the outstanding community that exists today without those who choose to live and work here every day.

Comprehensive Planning Committee

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2. Introduction and Comprehensive Planning Process

What is a Comprehensive Plan?

A Comprehensive Plan is a written document that identifies the goals, objectives, principles, guidelines, policies, standards, and strategies for the growth and development of a community. It is not a law, but is adopted according to New York State Village Law Section 7-722. Adoption of a Comprehensive Plan is considered to be a critical way to promote the health, safety and general welfare of the people and to give consideration to their needs. In essence, this Plan is the “roadmap” and policy foundation upon which future decisions in Altamont should be made. By State definition, a comprehensive plan means the materials, written and/or graphic, including but not limited to maps, charts, studies, resolutions, reports and other descriptive materials that identify the goals, objectives, principles, policies, standards, devices and instruments for the immediate and long-range protection, enhancement, growth and development of the Village.

The Altamont Comprehensive Plan was adopted by resolution of the Altamont Village Board on **(DATE)**. At the time of adoption, the Board set a maximum interval of six years for periodic review of the plan.

How is a Comprehensive Plan Used?

Once the Altamont Comprehensive Plan is adopted, there are several implications:

- 1) The Comprehensive Plan provides the basis upon which programs and policies can be adopted to protect the Village’s resources and direct desired development and growth.
- 2) All government agencies in New York involved in planning capital projects in Altamont must first consider Altamont's Comprehensive Plan.
- 3) In New York State, all land use regulations must be in accordance with a Comprehensive Plan (Section 7-722). Thus, this Plan provides the basis for land use regulations in Altamont. As part of the Altamont Comprehensive Planning process, all land use laws were reviewed and suggestions made to make these laws consistent with the Plan. The Village should update these local laws, where necessary, to be in accordance with this Plan.
- 4) The Comprehensive Plan can be an important document in helping the Village secure grant monies for a variety of services and programs.

All Village boards and staff members should refer to the Comprehensive Plan on a routine basis to ensure that their decisions are consistent with the Plans goals and objectives. Each Board and staff member should have a copy and Village policy should require reference to the Plan prior to major decision-making.

There are many additional ways the Plan can be useful. The information provided in the Plan can allow for more effective grant writing. The Planning Board and Zoning Board will use the maps to assist in their review of proposed projects. The mapped roads and infrastructure will enhance transportation planning and projects. The data also can be useful to new residents and to new and prospective businesses, as well as in coordinating activities with the Town, the County and the region.

How Does the Village Keep the Plan Current?

This Comprehensive Plan is to be reviewed and updated, as necessary, but in no more than six-year intervals. However, this Plan should be considered a "living document," and should be updated as needed if conditions in the Village change. Further, to ensure that the Village's regulations remain up-to-date, the Village Planning Board and Zoning Board of Appeals should conduct a zoning review on an on-going basis, and keep an inventory of zoning related issues that they encounter during their deliberations. Suggested zoning changes from both the Planning Board and Zoning Board of Appeals should be reported to the Village Board annually so that timely adjustments to the regulations can be made.

How Was This Plan Developed?

The Village Board assigned the task of developing this Comprehensive Plan to the Village of Altamont Comprehensive Planning Committee in May 2005. The Committee met regularly, and with the assistance of a planning consultant, conducted a planning process that included the following steps:

- 1) Obtained significant input** from residents via a planning/visioning workshop, local interviews with organizations, officials, and businesses, a resident survey and public meetings. Interviews and meetings were held with community groups and members including senior citizens, teens, veterans, Village officials and local businesses.
- 2) Prepared background studies** on assets, resources, services, agencies and conditions in the Village. Background studies included land use and population profiles, housing, community facilities and services, transportation, recreation and educational resources, public safety resources, and environmental conditions. A land use analysis was conducted to understand growth patterns and trends. The process also included preparation of a series of new maps showing existing land uses and environmental conditions in Altamont. This information, presented in Appendix H, was used to answer the question "What are the current conditions in Altamont?"
- 3) Defined a set of issues** the plan should address, based on an analysis of the above, and prepared a "Vision Statement" expressing the long-range desires of the community, and established a list of goals to attain that vision. This information, presented in Appendices B, C, and D answers the question "What do we as a community want for ourselves in the future?" The Vision Statement depicts in words what the community is striving to become. The Committee worked to identify issues that should be addressed

by the Plan and for each topic and issue, a goal was established. The goals offer more specific direction in addressing the identified issues, are developed to be consistent with the stated vision, and represent future ideal conditions for the Village. The Strengths, Weaknesses, Opportunities and Threats Analysis (SWOT) as presented in Chapter 3 is a summary of the topics and issues that are addressed in this Plan. This analysis allows identification of features, issues, or elements that:

- a. Should be preserved (**Strengths**)
- b. Should be mitigated or improved (**Weaknesses**)
- c. Should be taken advantage of (**Opportunities**)
- d. Should be addressed before they prevent the Village from attaining its vision and goals (**Threats**)

4) Prepared a set of recommended strategies, policies changes, programs, and action steps to take over the next 10 to 15 years. These are based upon the studies of information and data gathered about the Village, as well as the input of many Village residents. This information answers the question “What does the Village need to do in order to accomplish its vision?” The specific recommendations are a series of action steps and strategies that the Village can take to accomplish each goal. When put into action, these strategies will help Altamont attain its vision.

5) Developed a prioritization of recommendations, as presented in the Comprehensive Plan Executive Summary pamphlet.

6) Presented the draft Plan to the public for comment.

7) Presented a full draft Plan to the Village Board for their consideration and adoption.

8) Assisted the Village Board in implementing the adoption process which included a second public hearing, an environmental review, Albany County Planning Board review, and final adoption of the Plan by a Village resolution.

3. Background and Summary of Public Input

This Comprehensive Plan is founded on public input. It reflects and addresses the hopes, desires, fears, and concerns expressed by Village residents and businesses. The public input is not just one part of the Plan, but a key component used to gain an honest understanding of the needs of the Village. A public input process was developed to answer the following three basic questions:

1. What are the current conditions, needs, and public perceptions of the Village of Altamont?
2. Where does the Village of Altamont want to be in the future?
3. How will the Village of Altamont reach that future state?

Public input collected during 2006 included a planning/visioning workshop, local interviews with organizations, officials, and businesses, a resident survey and public meetings. Interviews and meetings were held with community groups and members including senior citizens, teens, veterans, Village officials, and local business leaders. This information provides a “snapshot” of public opinion at that time. Data related to current conditions, resources, and environmental features were collected and analyzed and are detailed in the Appendices.

This section summarizes public input and analysis of that information.

A. Visioning Workshop

At the Visioning Workshop, participants were asked to identify positive and negative features of Altamont. Each group was asked to list all negative and positive features they could identify, and then as a group they were asked to prioritize these issues. The results of this activity are summarized in Appendix C.

In small working groups, workshop participants were then asked to develop a written vision for the Village. Each group worked to identify specific elements that would make up the vision, and these thoughts and elements were then combined to form an overall Vision Statement. There was much consensus among participants and an overall vision statement was developed through this process.

B. Focus Groups and Interviews

Parallel to the community visioning workshop, business owners and managers were interviewed individually. Overall, businesses felt that services and support from the Village is good, although parking remains a problem for many businesses. Owners see many benefits of having their businesses located in Altamont, including its scenic setting, its strong sense of community, and the opportunity for owners and employees to live and

work in close proximity. Owners also felt that Altamont's unique Village features were important to their businesses, and that new planned senior-oriented developments would have a positive impact on local business. Many did not feel that an organizing effort by the Village or a local business group would help local businesses grow, but there was support for joint marketing efforts. There were general concerns that there is a limited market for business growth in Altamont.

Another focus group explored issues important to senior citizens (see Appendix D for full comments from this group). Most seniors who participated have strong attachments to Altamont and do not plan to move from the Village. Most own their homes, but some would prefer other housing opportunities such as those proposed in the area for future. Those attending the focus group indicated that, for their age group, improving and maintaining Village sidewalks was a high priority need. Transportation also was an important issue for the seniors, who identified existing valuable resources as the Senior Van, Caregivers' volunteer rides, and the CDTA bus. However, the seniors voiced concern that there needs to be more flexibility in these public transportation services to better meet their needs. Another concern raised was the diminishing number of older residents who are involved with their group and the lack of volunteer support for their activities.

A teen focus group was also held to explore issues important to this age group. The session was well-attended and provided significant insight into their needs (see Appendix D for a full list of comments). In general, the teens indicated that there are not enough activities, recreational facilities and programs, and employment opportunities for their age group within the Village. They identified the need for improved and expanded facilities at Bozenkill Park (including sidewalks to the Park), more Village organized sports leagues and programs, more recreational activities after school hours, in the evenings and on weekends, and places in the Village for teens to socialize on a regular basis. They also felt there was a lack of transportation options to nearby retail and recreational opportunities.

C. Strengths, Weaknesses, Opportunities and Threats Facing Altamont

A thorough inventory of the Strengths, Weaknesses, Opportunities and Threats (SWOT) in Altamont formed the basis for the planning process. The Plan and its recommendations are centered on addressing these findings. As the Village of Altamont implements this Plan, it will establish programs, policies, strategies, and action steps that will serve to:

- ☞ Maintain or preserve those features about the Village that are currently strengths;
- ☞ Mitigate or enhance those features that are weaknesses and need improvement;
- ☞ Take advantage of opportunities to address identified issues as they present themselves; and,
- ☞ Prevent threats from inhibiting the Village from reaching its vision and goals.

The Public Planning Process was designed, in part, to identify the strengths, weaknesses, opportunities and threats from the public point of view. At the same time, the Comprehensive Planning Committee worked to complete an inventory and profile of resources in the Village. This effort (see Appendices A and D) resulted in further identification of strengths, weaknesses, opportunities and threats.

All of the information provided from the Public Planning Process was compiled and analyzed, and is presented below in random order. The vision, goals, and recommendations established in this plan address these items.

Strengths

- Small, walkable size of Village
- Mix of demographics in housing and population
- Small responsive government
- Existing services, such as Post Office in downtown
- Country village atmosphere
- Views of the Heldebergs
- Reservoir/water system
- Good location
- Country ambience enhanced by local architecture and history
- Village business center
- Community service organizations
- Altamont Fair
- Beautiful and attractive community
- Village architecture
- Friendliness and strong sense of community
- Historic character
- Central location in region
- Low crime
- Quaint
- Quiet
- Rural
- Elementary school in Village
- Emergency services
- Village public services

Weaknesses

- Need sidewalk expansion and repairs
- Lack of public transportation, especially for teens and seniors.
- Limited public access to information
- Limited mix of Village businesses
- Lack of cohesive business association

- Need for more recreation/park areas and low usage of Bozenkill Park
- Lack of local physician
- Lack of jobs for teens and young adults
- Lack of high-speed internet and Wi-Fi
- Lack of public awareness of Village policies and procedures
- Lack of downtown parking
- Lack of Village grocery store
- Traffic volume, speed and speed enforcement
- Unattractiveness of some businesses
- Too much development in the area
- Stormwater runoff and drainage issues
- Lack of affordable housing
- Street lights and street landscaping
- Some dissatisfaction with the Police Department

Opportunities

- Enhance coordination with Altamont Fair, an underutilized potential asset
- Website enhancement
- Refine standards for mix of commercial/residential property to meet larger number of residents' needs (promoted by some respondents, but not by others)
- Use growing local sense of place as foundation for future efforts
- Strong community volunteer spirit
- Improvements to anchor locations such as the Post Office and Library
- Use rural character, historic architecture and presence of Altamont Fair to strengthen unique community identity.
- Develop economic development plan to promote, expand and retain businesses
- Additional home-based businesses
- Expand or enhance communication technologies
- Expand Bozenkill Park
- Expand pedestrian opportunities

Threats

- Rising traffic speed and volume with limited police coverage
- Loss of street trees over time
- Rising amount of poorly planned growth, particularly adjacent to the Village
- Lack of water infrastructure plan
- Potential property and local infrastructure damage from drainage issues
- Pedestrian crossings becoming unsafe; need for enforcement support
- Light pollution
- Noise pollution
- Water pollution
- Development along Bozenkill Creek

- New residents not becoming active in Village life

4. Vision Statement

Preface

A Vision Statement is an important part of a comprehensive plan. It sets the overall tone for the defined goals and strategies, and sets the direction the plan is to take over the next 10 to 15 years. The Vision Statement reflects the ultimate picture of what a community desires to become in the future. This statement was developed through a visioning process that involved the public in a variety of ways and establishes a shared purpose and set of community values.

The Vision for the Future of Altamont

The Village of Altamont’s vision for the future foresees a captivating community distinguished by a strong sense of place and identity, and a high quality of life. Nestled below the Heldeberg Escarpment, people are drawn to Altamont’s uniqueness and charm. The community retains its significant country village design and character, and strives to protect its beautiful natural and built setting. Altamont recognizes the important role its history and significant period architecture play in the community’s character.

Altamont takes pride in a wide diversity of housing for all ages and incomes, and its homes, commercial, and public structures and properties are well maintained. The Village takes advantage of its unique characteristics to attract and retain a variety of thriving shops, service businesses, and restaurants that cater to both residents and visitors. The architecturally cohesive business district along with the central Village Park, serve as the hub for the community’s commercial, social and recreational activities. Altamont cherishes its heritage while taking full advantage of new technologies and innovations.

Altamont links public and municipal spaces such as tree-lined streets, parks, gardens and sidewalks together in a way that promotes a safe, pedestrian-friendly atmosphere. The local government continues to welcome partnerships with multiple community organizations and proactive citizens, and is open and responsive to the needs of residents and businesses. Community infrastructure is modern, well-maintained, and managed according to plans and standards that reinforce established community values and goals, and long-term fiscal prudence.

The Village is committed to supporting the social, recreational, and educational needs of the community. Superb library, elementary school, and cultural and educational programs continue to exist and thrive. The nature of Altamont encourages outdoor activity and community interaction. Convenient public and alternative forms of transportation will exist and the Village is a model for energy-efficiency and environmental sustainability in its policies.

Altamont is and continues to be a community in the truest sense and works cooperatively to build and reinforce its unique Village character in ways that are environmentally, socially, and economically sound. Altamont remains a safe, caring, active and diverse community.

5. Community Goals, Objectives and Strategies

The overall vision for Altamont will become a reality when the Village implements the actions, programs, and policies included within this Plan over time. The Vision Statement sets a broad tone and direction. To further assist Altamont in moving forward in meeting that vision, different topic-oriented objectives were developed to give more specificity. The Planning Committee generated recommendations for each objective that articulate needed actions, programs and policies to make those goals a reality.

Specifically, the Comprehensive Planning Process followed to establish these statements and recommendations was:

1. To analyze information received from the public and other data collected about the Village.
2. To identify strengths, weaknesses, opportunities and threats in Altamont.
3. To set specific goals to address those features and issues.
 - **Goal:** A goal is a statement that describes a desired future condition. The statement is broad in scope and describes general concepts or actions the community hopes to accomplish. Goals relate directly to the Vision Statement.
4. To refine goals with a set of recommended objectives.
 - **Objective:** An objective is a statement that describes a specific course of action to achieve a goal or address an issue.
5. To establish recommended actions that the Village can implement over the next 10 to 15 years.
 - **Actions:** An action describes a specific effort that will be undertaken to achieve a specific goal or objective.

The goals and recommended strategies identified during the Comprehensive Planning Process are described in the following sections.

- A. Infrastructure and Transportation**
- B. Public Services and Facilities**
- C. Natural Resources**
- D. Economic Development**
- E. Community Character**
- F. Housing**
- G. Parks and Recreation**
- H. Cultural Resources**

A. Infrastructure and Transportation

Goal 1: High quality sewer and water services are maintained to preserve public health.

Objective 1.1: To continue funding and development of adequate water supply and storage facilities, and other infrastructure elements as necessary.

- a. Establish an Advisory Committee of both Village and Town representatives to oversee and determine feasibility and procedures for utility extensions.
- b. Use a Capital Improvement Program (CIP) process for long-term planning and funding for program maintenance and improvements to the wastewater collection and public water distribution systems for the three key needs: 1) maintenance, 2) improvements, and 3) growth.
 - i. A Capital Improvement Plan shows the proposed expansion, upgrading, maintenance and financing of infrastructure projects.

A CIP is a multi-year schedule that lays out a series of Village projects, facilities and large equipment, and their associated costs. Over the five-year period considered by a CIP, the plan shows how the Village will maintain, expand or renovate facilities and services as needed to meet the demands of existing or new population. The information in the plan helps decision-makers improve coordination of services for greater efficiency and assess short-run financing requirements in the context of long-run fiscal needs and constraints.

- c. Computerize facilities for clear graphic representation of infrastructure, planning and budgeting. Keep these data files current.
 - i. Have on-going Geographic Information System (GIS) implementation and maintenance and make this information available to all Village staff and board members.
- d. Continue to monitor wells and reservoir to ensure appropriate chemical treatment and early detection of possible contamination.
- e. Develop a notification process for any infrastructure work the Village will be undertaking and give landowners adequate time to comment and appeal the process.

Objective 1.2: To proactively identify and plan locations that may put future demands on public water systems.

- a. Use the CIP process to plan and program expansion of public utilities, and use the official Village map (see Appendix H) to identify locations that will and will not be served by public water.
- b. Evaluate locations where public water lines exist and ensure that water districts are formed through the Village Board resolution process to serve those areas with defined water district boundaries.
- c. To ensure that growth matches infrastructure capacity, consider initiating an Adequate Public Facilities (APF) regulation.

An APF regulation is a local law that requires detailed information to be provided by an applicant for development, regarding the availability of adequate road to handle peak traffic, sewer, water, schools and other critical facility capacity to serve proposed development. This documentation must be provided prior to initiation of any proposed development within 1200 feet of Village utilities. Such regulations can require developers to wait until the necessary infrastructure is completed to insure safe, accessible development in compliance with health standards. The net effect is typically to keep development more compact and contiguous to existing development, or to cause it to locate in nodes around other service providers. A basic set of APF controls provides that development shall be approved only if the Planning Board analyzes information provided by the developer and makes explicit findings that there is, or will be at the time of actual development:

- i. an adequate supply of water to serve the needs of the project, and adequate capacity to collect and treat wastewater from the project;
- ii. adequate road capacity to handle traffic to and from the project;
- iii. adequate capacity in stormwater drainage to handle stormwater runoff from the project;
- iv. adequate school facilities to handle the growth;
- v. adequate emergency services; and
- vi. adequate utilities (electric power, gas, etc.)

Goal 2: Maintain a high level of traffic safety within the Village.

Objective 2.1: To ensure adequate safety, emergency vehicle access, and efficient traffic management to all parts of the Village.

- a. Seek funding for a traffic study of all streets and intersections to identify locations needing attention and to develop recommendations for solutions.
- b. Evaluate and mitigate any negative or unsafe conditions at major intersections, but especially along Gun Club Road and Main Street, Lincoln Ave., Maple Ave., Lark and Main, Grand Street, Western Ave. and Maple Ave., Main Street and Prospect Terrace, and Bozenkill Road and Maple Ave. Extension.
- c. Use a “toolbox” of traffic control methods or devices that can be implemented to better manage traffic flow and speed limits in the Village, including:
 - i. Institute traffic access management and traffic calming methods for all new development which restrict traffic volume restriction and reduce speed. Mechanisms appropriate to most of the rural roads in Altamont should be consistent with the New York State Department of Transportation Highway Design Manual, Chapter 25 – Traffic Calming, Revision 33, August 31, 1998 or most current version. Traffic calming may not be applicable to every project proposed, therefore individual projects should be assessed to determine if necessary and feasible. For traffic calming techniques to be applied by the Planning Board during the project review process, the Village must ensure that adopted local highway standards incorporate and allow for use of these techniques.
 - ii. Consider the main traffic access management tools for new development, which are:
 - Limit number of curb cuts permitted per commercial parcel and reduce the number of curb cuts along a highway corridor.
 - Allow for use of shared driveways, shared parking lots, and shared commercial access roads.
 - Separate curb cuts and intersections.
 - Align driveways so they are opposite each other or offset at least 125 feet.

iii. Consider the main traffic calming and mitigation measures that are in keeping with the Village character of the Village:

- Speed limits and continuing enforcement
- Signs (standard, vehicle actuated)
- Road narrowings (chicanes, islands, curb build-outs, chokers or neckdowns, footway extensions)
- Reduced intersection radii (important for maintaining rural and pedestrian character)
- Streetscaping such as use of street furniture, lighting, and landscaping, particularly street trees.
- Use of shoulders and sidewalks
- Surface textures (one portion of the roadway has a different texture than others)
- Keep on-street parking with rules for snow plowing
- Modified intersections/channelization and higher visibility crosswalks

d. Investigate safety issues such as road geometry, speed limits, driveway access, intersections and other factors and implement changes as needed, particularly in outlying areas of the Village such as Maple Ave Extension, Bozenkill Road, and Altamont Boulevard.

Objective 2.2: To promote enhanced movement of motor vehicle traffic throughout the Village.

- a. Develop and maintain a consistent, functional road classification system.
- b. Require roads in new subdivisions to be designed in a manner consistent with Village character in terms of sidewalks, streetscape trees, width, curbing, pocket parks, setbacks, signage, etc. (see also Community Character recommendations). These tools also serve to control, slow and manage traffic.
- c. Require roads in new subdivisions to be designed to accommodate future expansion and through connections where appropriate. To facilitate this, develop an official map of all current and future Village streets.
- d. Review required street standards and amend as needed to result in new roads to slow traffic and to be consistent with Village character. Ideas to consider include:

- i. Change road pavement standards so they are narrower. The current requirement of 24' of pavement is too wide for residential streets. Wide streets allow traffic to speed up and result in streetscapes that may not be consistent with neighborhood character.
- ii. Minimize or eliminate use of cul-de-sacs as they are not a traditional street element in Altamont. If they must be used, reduce the "bulb" to 45 or 50' or if larger, there must be a large enough landscaped center. Limit the length of the cul-de-sac to 400 feet instead of the 800.
- iii. For major developments, allow for alley access as a strategy to control traffic and promote traditional community design.

Goal 3: Alternative transportation options in the Village are provided for and supported.

Objective 3.1: To explore and implement options that provide enhanced access to public transportation and alternative forms of transportation in the Village.

- a. Better publicize bus stops and schedules of public transportation within the Village.
- b. Consider establishing a public bikes program.
- c. Establish more bike racks in the Village to promote bike-riding.
- d. Encourage a car pooling system.
- e. Investigate a shuttle van to transport people from the Village to the malls, YMCA and other "hub" locations.

Goal 4: Bicycle and pedestrian facilities in the Village are further improved.

Objective 4.1: To develop a sidewalk program that covers the maintenance, reconstruction and installation of sidewalks in the Village, including materials and dimensional standards.

- a. Develop a Sidewalk Maintenance and Improvement Plan, components that include:
 - i. New concrete sidewalks along Altamont Blvd from Main Street to the Village boundary, Bozenkill Road from Indian Maiden Pass

Western Avenue, Grand St., Lark St., Lincoln Ave. and Maple Ave. Extension.

- ii. Better sidewalk connections to the Altamont Fairgrounds to create a physical link so it becomes a more integral part of the Village.
 - iii. Enhance pedestrian crossings with better markings.
 - iv. Develop a policy on how the Village will accommodate old slate sidewalks.
 - v. Identify funding sources and develop a schedule for maintaining and constructing additional sidewalks in the Village via the CIP process.
- b. Implement the portion of the Guilderland Pathways Master Plan as it relates to Altamont; work with the Town of Guilderland to develop the recommended Town-wide pathway connections, including:
- i. Construct a sidewalk along the length of Gun Club Road to connect both ends of Gun Club Road, and in particular, the sidewalk on Main Street to Bozenkill Park.
 - ii. Reach an agreement with the Fairgrounds to allow public pedestrian/bicycle use of Fairgrounds roadways between Brandle Road and Grand Street when events are not taking place, and between Brandle Road at Arlington Street and the western end of Van Evera Drive at Brandle Woods at all times.
 - iii. Insure public use of sidewalks in Brandle Woods to travel between Van Evera Drive and the path on the Altamont Elementary School grounds.
 - iv. Require bicycle and pedestrian connections between the Village and all new nearby development.
 - v. Work with NYS Department of Transportation (DOT) to develop a shared roadway on Route 146 between Gun Club Road and Armstrong Drive.
 - vi. If abandoned, convert the Delanson-Voorheesville rail line as a multiple use path to connect Altamont to the Heldeberg Hudson Rail Trail. Otherwise, encourage a bike route between the Village and Voorheesville to connect the Village to the Heldeberg-Hudson Trail.

- vii. Open all of Arlington Street (the main Fairgrounds entrance) between Brandle Road and Main Street to public uses.
- c. Work with the Brandle Meadows developer to find appropriate pedestrian connections to the rest of the Village.
- d. Coordinate with other communities and agencies to identify and acquire funds to construct and maintain multi-use trails within the Village and the Heldeberg region, as a draw to the Village.
- e. Explore current and future siting of the Long Path to benefit Altamont recreation and businesses.

B. Public Services and Facilities

Goal 1: Adequate levels of community public services are maintained.

Objective 1.1: To evaluate and plan for long-term provision of quality, efficient public services.

- a. Continue to perform annual budget allocations to fund public services.
- b. Explore methods of cost-sharing, such as equipment sharing, with surrounding municipalities to increase the efficiency by which services are provided, e.g., the current policy of purchasing fuel with the Town of Guilderland.

Objective 1.2: To analyze future developments for their impact on the community.

- a. Establish an annexation policy that includes a set of criteria and procedures to be followed should the Village consider annexation of land into the Village.
- b. Establish a growth and infrastructure policy that limits infrastructure expansions beyond those areas that are currently served by Village services, and thoroughly research the financial advantages and disadvantages of extending these services.

Objective 1.3 Plan for the long-term public safety needs of the Village.

- a. Work with the Police Department to continue to develop a long-range planning document outlining programs and funding needs for the future.

- b. Continue Police Department programs to train officers in effectively building relationships with all Village constituencies.
- c. Continue to ensure properly trained personnel and sufficient equipment for the Police, Fire Department and Altamont Rescue Squad.
- d. Work with the Fire Department and Rescue Squad to support volunteer recruitment and retention.

Goal 2: Altamont’s land use laws are updated, promote an efficient planning review process within the Village, and work to meet the other goals established in this Plan.

Objective 2.1: To update and amend the Village Zoning and Subdivision laws.

- a. Revise the existing Zoning and Subdivision law in accordance with the Comprehensive Plan.
 - i. Ensure the Zoning Code reflects Altamont's Zoning Districts and specific needs as outlined in this plan.
 - ii. Ensure the Zoning Code clarifies definitions and standards for change of land uses; develop definitions for all uses permitted under the Zoning Code; and, provide development standards for all uses subject to special use permits.
- b. Develop a new zoning map that clearly identifies the downtown business core, other business areas, and areas for potential new business development.
- c. Adopt the new land use regulations as a local law rather than as an ordinance.
- d. Add additional Statements of Intent to the policy sections of zoning and subdivision laws to be consistent with the purposes and goals of this Comprehensive Plan.
- e. Formalize a Sketch Plan Review Phase in zoning and subdivision reviews with the Planning Board as a required part of the initial review process.
- f. Change permit review time frames to be consistent with New York State Village Law, e.g., decisions on site plan reviews must be made within 62 days from the public hearing.

- g. Establish a local law allowing the ability for the Planning Board and Zoning Board of Appeals to establish escrow accounts to hire professional staff, as needed, for reviews.
- h. Consider the zoning district designation for the Fairgrounds from “F” (Fairgrounds) to a mapped Planned Unit Development District (PUD) where the minimum parcel size must be 25 or more acres; include in Zoning Code a full set of procedures to administer development within this district and clearly establish standards and objectives for development in this area including:
 - i. connected roads;
 - ii. a Village-like in character, scale, and density;
 - iii. a pedestrian network;
 - iv. allowance for and encouragement of limited mixed use and neighborhood business development that does not conflict with downtown commercial uses;
 - v. proof that adequate water and sewer capacity exists to support the development;
 - vi. allowance for and encouragement of adaptive reuse of existing buildings; and,
 - vii. provision of recreational, park, and green spaces that are consistent with Village patterns.

Objective 2.2: To ensure that residents are well-informed about Village rules and policies.

- a. Develop a map of Altamont and a packet of information about the Village for current residents, new residents, and residents of adjacent areas and distribute through the Village offices.
- b. Develop a zoning and building information packet for residents and new businesses.
- c. Establish a policy that the Building Inspector and Village Attorney should be present at all Planning Board and Zoning Board of Appeals meetings.
- d. Improve communications between local government and the public by:

- i. Distributing a newsletter directly to residents on a routine basis, and
- ii. Enhancing the Village website to include all local laws, forms, plans, maps, procedures, news, events, meetings, etc.
- e. Implement New York State law that requires training for Planning Board and Zoning Board of Appeals members.

C. Natural Resources

Goal 1: Water quality and groundwater recharge areas are protected.

Objective 1.1: To maintain plans to protect the Village wells and reservoir.

- a. Maintain the Wellhead Protection Plan for lands surrounding new and existing wells.
- b. Maintain watershed protection plan for the reservoir.
- c. Enhance understanding and awareness of private and public projects that may impact the Village water sources, work to mitigate those impacts, and prepare public notification procedures.

Objective 1.2: To develop appropriate buffers, development standards, and programs that protect streams and waters entering those streams in coordination with Federal, State and Village standards.

- a. Define setback standards along water courses to maintain a healthy riparian zone of natural vegetation along creek banks.
- b. Define setback standards along the reservoir to maintain a healthy shoreline of natural vegetation.
- c. To the extent possible, limit uncontrolled runoff, overuse of fertilizers, and other waterway contaminants to surface water.
- d. Ensure that development meets Department of Environmental Conservation stormwater discharge regulations and that Village personnel are properly trained on an on-going basis related to these regulations.
- e. Continue to utilize Federal and State floodplain regulations.
- f. Incorporate into zoning and subdivision regulations low-impact development requirements to minimize use of impermeable features.

- g. Ensure drainage, erosion, and sedimentation control measures are established and functioning correctly, including maintenance of recently established NYS DOT roadwork along Main Street and Maple Avenue.
- h. Adhere to the recommendations in the Heldeberg Escarpment Study for protection of water and other natural resources in the Village and surrounding areas.

Goal 2: Noise, air, and light pollution are minimized.

Objective 2.1: To develop appropriate noise and lighting standards in Village zoning and building codes.

- a. Prevent light pollution by developing an outdoor lighting ordinance.
- b. Initiate a noise ordinance including residential, commercial, and vehicular specific regulations.
- c. Comprehensively analyze all actions subject to the State Environmental Quality Review (SEQR) process for impacts on air quality.
- d. Adopt regulations that control outdoor furnaces.
- e. Adopt exhaust regulations that control odor, pollution, and humidity.

Goal 3: Natural resources within the Village such as air quality, streams and stream banks are protected.

Objective 3.1: To enhance environmental review of projects proposed in the Village.

- a. Undertake a comprehensive State Environmental Quality Review Act (SEQRA) process for all actions subject to this law, as all discretionary actions by the Village, including passage of new laws, plans, and approvals, are subject to SEQRA.
- b. Require all Village Planning and Zoning board members to receive training in SEQRA to maximize the effectiveness of this law.
- c. Review and amend all local laws where necessary to strengthen the role and requirements of SEQRA in each review process.
- d. Enforce current streambed maintenance DEC and Army Corps of Engineers policies and laws, and notify residents of same.

- e. Prepare or use existing informational pamphlets on dumping and distribute to the public.

Goal 4: Street trees within the Village are maintained and enhanced as an important component of both the environment and community character.

Objective 4.1: To develop a Street Tree Program that plans for the long-term increase, maintenance and replacement of shade trees.

- a. Initiate a formal Street Tree Program.
- b. Inventory existing trees and their health.
- c. Establish tree replacement policy including an allowable species list.
- d. Require new street trees on all new and major construction roads.
- e. Research municipal and private grant programs available to fund a street tree program.
- f. Explore a tree planting program with the Elementary School.
- g. Develop landscape standards for new development.
- h. Require that all subdivisions plant street trees per an established species list.
- i. Require screening of Village utilities, structures, and equipment.

Goal 5: Sustainability is a guiding factor and the Village ensures that all its programs and policies are based on sustainable principles.

Objective 5.1: To explore and implement where feasible “green” and environmentally sustainable programs in the Village.

- a. Initiate a gray water pilot project for municipal facilities.
- b. Explore and implement ways to make Village facilities more energy efficient.
 - i. Conduct an energy audit of public buildings and take appropriate steps to increase energy efficiency.

- ii. Explore and implement ways to use solar power/wind power for municipal facilities, thereby promoting energy efficiency through its use.
 - iii. Establish zoning and development standards that encourage use of and remove impediments to using solar and green buildings.
 - iv. Encourage and offer incentives for cooperative sharing of residential solar power.
 - v. Recommend Village purchase Green Power as an example to residents.
- c. Explore and implement ways to recycle in the Village.
- d. Explore and implement ways to use geothermal energy sources for municipal facilities.
 - i. Explore the feasibility of solar and geothermal power for municipal facilities.
 - ii. Encourage cooperative sharing of establishing geothermal well fields for residential heating and cooling.
- e. Use green building methods whenever possible for Village facilities.
 - i. Encourage the use of Leadership in Energy and Environmental Design (LEED) standards for new development and redevelopment of buildings and sites in the Village.
 - ii. Utilize environmentally-friendly materials where possible in municipal operations and construction.
- f. Seek grants to fund sustainable programs.
- g. Develop incentives to encourage private landowners to implement green building programs.
 - i. Consider use of a density bonus to developers willing to undertake utilization of green building methods.

D. Economic Development

Goal 1: There is sufficient diversity in retail, service and commercial business to meet the needs of Village residents and daily commuters from the Hilltowns.

Objective 1.1: To identify potential locations for retail and commercial development and ensure they are properly zoned to both encourage those uses and ensure they are compatible with the district or neighborhood.

- a. Revise zoning in the Village to support and encourage downtown business development; develop standards and regulations that allow for a variety of uses but require performance expectations to ensure that they are consistent with the character and economic needs of the community; and establish a site plan review law for commercial uses.
- b. Clearly establish and define the commercial zones throughout the Village.
- c. Establish zoning to allow use of Bed and Breakfasts along Main Street and Maple Avenue.
- d. Enhance the viability of low-impact home-based occupations to promote economic vitality and diversity in the Village; establish new zoning regulations for home occupations that define minor home occupations (requiring no special permits), intermediate home occupations (requiring site plan review and special use permits), and major home occupations (requiring site plan review and special permits with renewal of permits).
- e. Initiate zoning policies that clearly identify the types of uses that will be allowed on Main Street and develop standards to ensure that commercial enterprises are consistent with residential areas; consider establishing a Main Street and Maple Avenue Overlay Zone to accomplish this.

Objective 1.2: To initiate an organized and coordinated economic development program oriented to businesses on Main Street.

- a. Develop a 5-year Economic Development Strategic Plan and incorporate the "Main Street" strategy (see Appendix A). "Main Street" should include the downtown business district including Main Street from Altamont Boulevard to Gun Club Road, Prospect Terrace, and Maple Ave to St. Johns Lutheran Church. The Economic Development Plan should concentrate on programs that meet the needs of residents as outlined in the Comprehensive Plan.
 - i. Develop an organized and aggressive economic development program modeled after the National Trust for Historic Preservation's very successful "Main Street" strategy (see information in Appendix A). The "Main Street" approach is based on four points:

1. Design - improving the areas' image by enhancing its physical appearance;
 2. Organization - building consensus and cooperation among the groups that play roles in the economy of the area;
 3. Promotion - marketing the areas' unique characteristics to shoppers, investors, new businesses, tourists, and others; and
 4. Economic Restructuring - strengthening the existing economic base while diversifying it.
- b. To help guide this program, use the information provided by residents in the Comprehensive Plan Survey.
 - c. Work with available resources from Guilderland, the region and the State to develop this plan.
 - d. As part of the larger economic development program, create an Economic Development Advisory Board; the mission of this Board is to assist the Village with the implementation of the economic development strategies contained herein. The Advisory Board shall make itself available to commercial interests and function as a facilitator of appropriate economic development in the Village.

Objective 1.3: To initiate other economic development programs.

- a. Initiate a business recruitment program that could include: creation of a business recruitment packet of information and maps; forming business recruitment teams to identify, target and recruit businesses to fill voids in the Village market; provision of technical assistance and/or establishing a economic development position that could be shared among Altamont, Guilderland Center, Voorheesville, Knox and Berne to establish Main Street revitalization programs.
- b. Continue to work with the Post Office to ensure their continued presence in downtown, and work with Post Office officials to improve the façade of the building to be more consistent with Village architecture.
- c. Aggressively seek grant funds for loan programs, façade improvement, studies, business retention and recruitment efforts, and other incentive programs that would attract desirable businesses to Altamont.
- d. Consider establishing a Business Improvement District (BID) for the downtown core area.
- e. Consolidate business signs wherever possible.

- f. Initiate a coordinated and cooperative advertising program for local businesses that is based on the Village character.
- g. Through the Economic Development Advisory Committee, work with the county and other communities to identify and cultivate new companies, support incubators, develop entrepreneur networks, and support the implementation of relevant technologies.

Objective 1.4: To work with developers and/or conduct a market and feasibility study to determine what retail and commercial businesses might be suitable for the Village.

- a. Undertake a market analysis to understand the market forces, economic indicators, and other necessary information needed to develop a coordinated economic initiative; seek funding for this program through technical assistance grants; use the market data in combination with public input to proactively market and seek desirable businesses to locate in Altamont, focusing on businesses that people depend on in their daily lives.
- b. Conduct an inventory of available buildings, land and space in the commercial areas.

Objective 1.5: To utilize the unique aesthetic character as an advertising, marketing, and business recruitment asset, recognizing that part of the success of a Village economic development program will be to ensure the maintenance of the unique aesthetic character of Altamont as a whole, and the downtown area in particular.

- a. Explore an on-going grant and façade program to preserve architectural integrity; initiate a façade improvement program; seek grants to fund this program and use the funding as incentives for physical improvements for all of the "Main Street" designated areas.
- b. Enhance the business area streetscape with additional street furniture such as waste receptacles, kiosks, and benches.
- c. Develop design standards for commercial development (see also recommendations related to Community Character).
 - i. New development should reflect local architecture, be compatible with adjacent buildings, and have similar setbacks and scale of building size.

- ii. Revise zoning to establish and reinforce the above.
- d. Establish an annual award recognition program for landowners who participate in building rehabilitation, façade improvement and beautification projects.
- e. Encourage development of low-cost living and working spaces for people involved in the arts and other creative enterprises.

Objective 1.7: To expand or enhance communications technologies available to area businesses and residents to encourage the economic sector.

- a. Under Village leadership, partner with private and other public entities to develop a communication technology infrastructure
- b. Work to establish the Village as its own wireless internet provider by monitoring the state of such technology and, when appropriate technology becomes available, fund the construction of a Village-wide access system.
- c. Consider establishing a committee made up of members with relevant expertise to monitor technological developments and provide an annual feasibility report to the Village Board. When the decision to implement Village-wide access is made, the Board could appoint this subcommittee as an authority to manage construction and operation of the system.

Goal 2: The Village is positioned to take full economic advantage of events and activities taking place locally and regionally.

Objective 2.1: To improve coordination, cooperation, and long-range planning with the Altamont Fair.

- a. Continue to work with the Fair to find ways to better utilize the Fairgrounds off-season and incorporate these strategies into the economic development plans of the Village, e.g., a farmers' market, such as the successful market initiated in the Village in 2006, was recommended in the public planning process as a highly desired activity for the Fairgrounds.
- b. Work with the Fair Board to establish a permanent Village liaison to enhance the on-going relationship between the Village and the Fair.

- c. Foster a cooperative relationship between the Altamont Village and Fair museums; broach the possibility of opening the Fair Museums to the public more frequently.
- d. Work with the Fair Board to enhance the Fair entrances and adjoining Fair properties throughout the Village.
- e. Encourage joint planning and marketing between the Fair and Village businesses for events held at the Fairgrounds.

Objective 2.2: To improve the presence of Altamont as a business and service center to meet the needs of Hilltown communities.

- a. Work to develop new programs and events targeted to regional and local audiences, such as bicycle and other types of races.
- b. Aggressively market services and retail businesses to Hilltown populations, utilizing brochures, posters, and other marketing venues.

Objective 2.3 To implement economic development activities in a regional context.

- a. Coordinate economic development activities, such as the Tech Valley initiative, with the Town of Guilderland and other regional governments and organizations.
 - i. Work closely with the Town of Guilderland’s economic development office, Albany County Industrial Development Authority (IDA), as well as the Capital District Transportation Committee, Albany County, and other agencies.
 - ii. Consider working with the Town of Guilderland to establish a Town-Village working group that discusses and plans for mutual goals and issues, such as the Guilderland Referral Committee.

The Guilderland Referral Committee was set up by a joint Town of Guilderland/Village of Altamont agreement, whose purpose is to review any development in Guilderland proposed within 400 yards of any Village infrastructure or boundary. The Committee has the opportunity to review the proposal and its relationship to the Village, and if the Committee objects to the development, the Town of Guilderland may only accept the proposal via a super majority vote of the Guilderland Town, Planning and Zoning Boards.

Goal 3: The downtown area re-establishes itself as a vital community center and an attraction for business.

Objective 3.1: To strengthen the main streets of Main Street, Maple Avenue, Prospect Boulevard, and Altamont Boulevard as a business and mixed-use area.

- a. Enhance parking downtown.
 - i. Link new parking lots together to allow interconnections between lots and shared use wherever possible.
 - ii. Initiate a parking management program that includes mapping and promotion of existing parking spaces and development of new ones; placing new parking lots behind buildings wherever possible; reducing traffic impacts by minimizing curb cuts and encouraging use of shared driveways; and, encouraging maintaining on-street parking for shoppers, with business owners and employees parking in alternate locations.
 - iii. Consider establishing Village fees for new business development to acquire and construct additional Village public parking, in lieu of requiring developers to construct new on-site parking spaces.
- b. Amend zoning to allow for mixed use structures where appropriate downtown, with apartments located above commercial spaces or in the rear of the building.
- c. Involve future shoppers and their parents in programs to bring children and their families downtown, such as “Gold Card” program that gives discounts for good report cards or a Main Street gift certificate program where one certificate is redeemable at any store in the Main Street area.
- d. Extend the business district to include all lands surrounding Orsini Park and consider improved traffic flow and parking in this area.
- e. Make a physical link between the Main Street business area and the Fairgrounds to increase support of downtown businesses.
- f. Initiate a heritage education program for the children in the elementary school to bring that population closer to the Village and to events, programs, and service/retail opportunities on "Main Street," modeled after the efforts initiated by the Home Front Café; encourage parents to also participate to become more familiar with the Village businesses.

- g. Continue the Volunteer Recognition Program initiated by the Altamont Community Tradition (ACT).
- h. Work with community leaders and businesses to develop a long-range plan for the Village center surrounding Orsini Park, the train station, the Village parking lot, the Post Office, Park Street and Angel Park.
- i. Continue to work with local business owners to establish a business organization such as a chamber of commerce to strengthen the business environment, including increasing hours of operation, aesthetics of the streetscape, joint advertising and marketing, traffic flow, access and parking.

Objective 3.3: To ensure that financial incentives and programs are in place to support economic development programs.

- a. Through staff or volunteer efforts, aggressively take advantage of State and federal funding available for economic development and downtown development programs.

Objective 3.4: To promote the Village as a regional destination for visitors.

- a. Ensure that Albany County tourism brochures and materials list the full range of opportunities related to Altamont in their promotion efforts. Work with county tourism officials and local tourism businesses to maximize the local impact of county marketing efforts.
- b. Work with surrounding communities to create a regional marketing effort based on the creative economy.
- c. Work with surrounding communities to create a regional tourism signage system to provide visitors with easy-to-read and understandable information.
- d. Create and promote safe and well-defined walking and biking routes connecting the Village to the Town and areas and villages.
- e. Initiate a historic structure/self-guided walking tour, possible including permanent markers of points of interest.
- f. Continue the historic marker program in Altamont.

E. Community Character

Goal 1: Continue to improve streetscapes throughout the Village to retain a strong pedestrian atmosphere and ambience that includes street trees, landscaping, street “furniture,” signage, lighting, and other streetscape elements.

Objective 1.1: To continue to maintain and upgrade the Village’s thoroughfares and entrances to ensure they are aesthetically attractive.

- a. Develop and define streetscape design guidelines that detail expectations for sidewalks, street trees, street landscaping, lighting, signage, street furniture (benches, waste receptacles, etc.), as well as street width and building setbacks.
- b. Establish design standards consistent with village style and that have strong connections for pedestrians to entrances of the Village.
- c. Enhance landscaping and signage at the entrances of the Village.
- d. Maintain and reinforce the identifiable line between country and village as this boundary delineates a less dense/agricultural area and denser village area contributing greatly to the character and “small village in the country” atmosphere of Altamont.
- e. Review street standards and amend so new roads are consistent with Village character. In addition to related recommendations found in the Transportation and Infrastructure section, Village standards for sidewalks construction and placement should be included in subdivision and site plan review laws for any new development.

Goal 2: Policies, procedures and programs to maintain the small village/country ambience of the Village are implemented.

Objective 2.1: To strengthen the “village core” concept and ensure all new residential development in the Village is in established village, not suburban style.

- a. Establish zoning for new development that reflects local architecture, is compatible with adjacent buildings, incorporates setbacks, lot sizes scale of building size and other features that are similar to and consistent with “old Altamont.”
- b. Require a mix of housing types, compact design, protection of open spaces to maintain the country/village line, and a system of

interconnected streets and sidewalks should major development occur outside the Village boundary and/or seek connection to Village water lines; utilize the Town of Guilderland Hamlet District Principles and Guidelines for all developments that are annexed to the Village and for any major development connected to the Village water system.

- c. Require new development to be designed with garages as set back from the principal structure if detached, or if attached, developed so they are not the major architectural features of the structure.
- d. Establish a set of design standards for new major subdivisions to limit monotony of houses and lots, using methods such as:
 - i. Requiring a roof overhang on all residential units.
 - ii. Requiring 360-Degree architecture and with no blank walls.
 - iii. Requiring a variety of building sizes, scale, or use of identical floor plans when residential buildings are built based on 3 or 4 models; size and scale variations are important; similar models can be easily altered by requiring variation in orientation of the building, changes in façade color and treatment, rotating roof lines, and varying architectural features.
 - iv. Requiring architectural review within the subdivision process.
 - v. Incorporating significant landscaping strategies to enhance development, including street trees, front yard landscaping, open space landscaping, parking lot landscaping, pocket parks, and use of buffers.
- e. Revise the preliminary layout standards to give more guidance on design and character to ensure that new subdivisions are consistent with the traditional development patterns in Altamont.
- f. Establish regulations, standards, and procedures needed for the Planning Board to review new development proposals for consistency with established development, layout, and design guidelines.

Objective 2.2: To develop illustrated guidelines and design standards for commercial buildings that maintain and enhance the character of the neighborhood in which they are located, including:

- a. Implementation of traffic access management for all commercial development.

- b. Use of linked/shared parking for commercial development wherever possible.
- c. Use of underground utilities where possible.
- d. Use of lighting appropriate to a residential setting, use of period lighting fixtures, and development standards that eliminate glare from commercial properties

Goal 3: Historically significant buildings, sites, and neighborhoods are preserved.

Objective 3.1: To identify historic resources in the Village so they may be considered in future planning.

- a. Prepare an Historic Resources Inventory with a map identifying each location throughout the Village, with responsibility assigned to the proposed Altamont Historic Society (see recommendations related to Cultural Resources).
- b. Pursue grants to assist in preparation of the Historic Resources Inventory and map.
- c. Make the Historic Resources Inventory and map available to both the Planning and Zoning Boards for use in their decision-making.

Objective 3.2: To develop programs, policies, and standards to protect the architecture and historic character of the Village.

- a. Work towards expansion of current State and Federal Register historic districts.
- b. Initiate a local Historic District Law that includes formation of an Historic Commission, consistent with the recommended New York State Model. Establishing this law would make Altamont eligible to become a Certified Local Government, which in turn would enhance historic preservation through eligibility for technical assistance and small grants.
- c. Work to obtain historic-related grants to protect historic resources in the Village.
- d. Initiate a Site Plan Review law that includes review of the historic character of new development and specifically requires the Planning

Board to evaluate proposals for their compatibility with the historic character of the neighborhood; provide clear standards for that review; and set site plan and/or zoning standards that require exterior building design standards for commercial uses to ensure they are consistent with the traditional and historical character of the area.

- e. Use applicable laws that can assist Altamont in protecting historic resources including Section 106 of the National Historic Preservation Act of 1966 which directs federal agencies to consider historic resources in their project planning. New York State has a parallel law for state agencies in Section 14.09 of the State Preservation Act of 1980.
- f. Carefully administer the NYS SEQRA to ensure that the impact on historic character, landscapes, and structures is evaluated for all projects and actions that are subject to SEQRA.
- g. Establish zoning that addresses demolition of existing structures and re-construction of new structures, and set standards so that such actions are consistent with the historic character of adjoining properties.
- h. Provide local incentives to private landowners that preserve and rehabilitate historic structures including:
 - i. education about State and national tax benefits available for historic properties on the National Register of Historic Places;
 - ii an historic recognition program for property owners including awards, certificates, plaques, etc.;
 - iii. local tax incentives; and
 - iv. use of façade easement programs, e.g. where the Village holds an historic easement on a structure to ensure that the historic qualities are preserved permanently.

F. Housing

Goal 1: A range of housing options is available for all income levels within the Village.

Objective 1.1: To develop policies and programs that allow for a variety of housing types and affordability levels in the Village.

- a. Work with and educate developers about housing affordability needs in the Village; research, document and catalogue information and program sources for developer reference.
- b. Review local laws to ensure that they are not overly restrictive and thereby increase housing costs.
- c. Encourage development of senior citizen and assisted-living facilities in the Village:
 - i. Establish zoning that allows for building or renovating of existing structures for senior apartments (with or without support services), in-law apartments (with appropriate controls and standards) and “granny flats” via special use permits (and annual renewal by administrative application).
 - ii. Establish zoning that allows group homes for unrelated senior resident occupants.
 - iii. Establish zoning that allows and encourages the building of Continuing Care Retirement Communities (CCRC) or step-up communities.
 - iv. Consider establishing an “aging in place” program (i.e. growing older without having to move from one's present residence in order to secure necessary support services), with components such as:
 - a) Establishing an advisory committee to formulate an aging in place blueprint.
 - b) Implementing plans for transportation to further accommodate seniors living at home.
 - c) Coordinating and supporting the work of the Community Caregivers and other such agencies.
 - v. Establish a sidewalk policy and schedule that includes access to senior facilities; establish zoning that requires new senior developments to provide sidewalk links as part of the development plan.
- d. Update the zoning and planning regulations to ensure that a diversity of housing types are permitted.
 - i. Working with the Library, Museum and Village staff, create architectural design reference materials for developers (such as

New Urbanist.com) to promote building houses that are consistent with and expand on the architectural heritage of the Village.

- ii. Establish zoning that allows for use of accessory apartments as a specially permitted use.
 - iii. Establish zoning that allows for multi-family units.
 - iv. Establish zoning that allows single family structures to be converted to two-family structures with a special permit, and with stringent controls such as requiring that they be owner-occupied, that there is adequate parking that does not change the character of the neighborhood, that the façade is maintained as a single-family home, and in accordance with the New York State Building Code.
 - v. Encourage mixed use of commercial buildings, with residential spaces above or to the rear of the building and commercial uses below or to the street.
- d. Establish zoning that incorporates affordable housing components, including provisions for:
- i. Development standards that do not add significantly to the cost of development (such as requiring roads that are too wide).
 - ii. Inclusionary zoning provisions for major subdivisions and residential developments, where some percentage of dedicated units or lots that would be sold are maintained at affordable housing levels

Goal 2: Housing and properties are well-maintained in the Village.

Objective 2.1: To increase maintenance and code enforcement activities.

- a. Pursue loan programs to support housing rehabilitation and/or programs for first-time home purchases.
- b. Diligently enforce the New York State Fire and Building Code to ensure property maintenance.

G. Parks and Recreation

Goal 1: Parks in the Village continue to meet the recreational needs of our residents.

Objective 1.1: To continue to support park and recreational programs and facilities at a level sufficient to meet the recreational needs of Village residents.

- a. Appoint an expanded Parks and Recreation Advisory Committee involving teens and senior citizens to ensure their needs, concerns, and interests are taken into consideration.
- b. Initiate a Capital Improvement Program (CIP) process to ensure adequate funding for maintenance of existing park and recreation facilities.
- c. Investigate the need for future park land acquisition and maintenance to keep pace with growth and recreational needs, and secure necessary funding.
 - i. Secure the services of a grantwriter to aggressively pursue and take advantage of all private, State, county and federal aid that may be available.
- d. Periodically evaluate park facilities and recreational programs to ensure they adequately accommodate the recreational needs and desires of Village residents make improvements as necessary.
- e. Develop a village-wide long-term recreation plan.
 - i. Utilize the information collected from the public (written survey, workshop and teen focus group) to establish desired adult and teen programs; include planning for these in the CIP process.
 - ii. Plan additional summer activities such as concerts, talent shows, drama clubs, and community sports teams at Bozenkill Park.
 - iii. Plan additional events at the Orsini Park Gazebo such as concerts and movies.
 - iv. Include the Village Center and Orsini Park in recreational planning to make greater use of available facilities and support the business district.
 - v. Work with the Altamont Fair to identify additional potential, mutually beneficial social and recreation opportunities.
- f. Investigate possibilities for a public restroom for people using Orsini Park.
- g. Find additional ways to allow for public access to the Bozenkill Creek for recreational use.

- h. Consider ways to equip and/or utilize community spaces at Village Hall, the Community Caregivers building and the Crouse building as meeting places for teens.
- i. Work with Guilderland School District staff to provide access for Village residents to use the elementary school gym during off-hours, particularly teens.
- j. Amend zoning and subdivision laws to using New York State Village law provisions to attain recreational lands and/or recreational fees during land use development.
- k. Consider developing an enclosed recreational facility for year-round use.
- l. Improve and add to Bozenkill Park facilities, and enhance usage of the Park:
 - i. with linked sidewalks and paths;
 - ii. by enhancing advertisement of activities and events; and
 - iii. by providing alternative ways for youth to get to the park; and
 - iv. by initiating additional organized activities for youth.

Goal 2: A well-maintained system of sidewalks and trails exist.

Objective 2.1: To physically link residential areas, business areas, parks, gardens and open spaces within the Village, as well as connecting to parks and trails in neighboring communities as identified in the Guilderland Pathways Master Plan.

- a. Work with neighboring communities and appropriate agencies to identify possible trail routes and connections.
- b. Encourage intergovernmental cooperation on parks and recreation issues.
- c. Establish a budget to include in the Capital Improvement Plan (CIP) to accommodate long-term sidewalk construction and maintenance needs within the Village.
- d. Create green space areas throughout the Village to reinforce the linkage described above.
 - i. Identify and map available green spaces along with sidewalk links that could be used for small park and trail development, and work to link these pocket parks with neighborhoods.
 - ii. Consider establishing a foot bridge from E. Schoharie Plank Road to W. Schoharie Plank Road..
 - iii. Consider establishing a foot bridge from Sand St. to the Elementary School.

H. Cultural Resources

Goal 1: There is a diversity of cultural facilities and activities.

Objective 1.1: To support renovation of the Altamont Free Library.

- a. Work with the Altamont Free Library to rehabilitate, restore, and protect the Train Station as a central focus of downtown Altamont, adaptively reusing the building for the Library.
- b. Continue to act as a sponsor for grants that will support the Library.

Objective 1.2: To support and strengthen the functioning of the Altamont Museum and Archives.

- a. Establish an Altamont Historical Society under the direction of the Altamont Historian to provide support and recommend strategies for enhancing the Museum and to serve to preserve and protect the history and historic character of the Village.
- b. Identify additional sources of funding and additional volunteer support to allow expansion of hours of operation and availability of the Museum holdings to the public.
- c. Identify and analyze potential new and increased space for the Museum and Archives.

Objective 1.3: To support and enhance use of the Caregivers Building, the Crouse House and the Post Office by the Altamont community.

- a. Increase physical access to and opportunities for use of these facilities with sidewalk linkages to each.
- b. Form a committee to formulate plans for the Crouse House in cooperation with the Town of Guilderland.

Objective 1.4: To make cultural experiences accessible to the widest possible public by removing economic, physical and other barriers to participation.

- a. Ensure that all public facilities are ADA (Americans with Disability Act) compliant.
- b. Work with community groups and organizations to develop programs that consider the interests and diversity of the entire community.

- c. Develop effective marketing and signage to promote the arts and cultural activities to residents and visitors.

Objective 1.5: To include arts and culture as integral components of land use planning and long-range strategies.

- a. Ensure that site plan, zoning and subdivision review processes pay careful attention on how new development impacts the cultural (including historic) character of Altamont; amend these laws to include this philosophy.
- b. Review land use regulations to identify and remove unnecessary barriers to arts-related activities and enterprises.