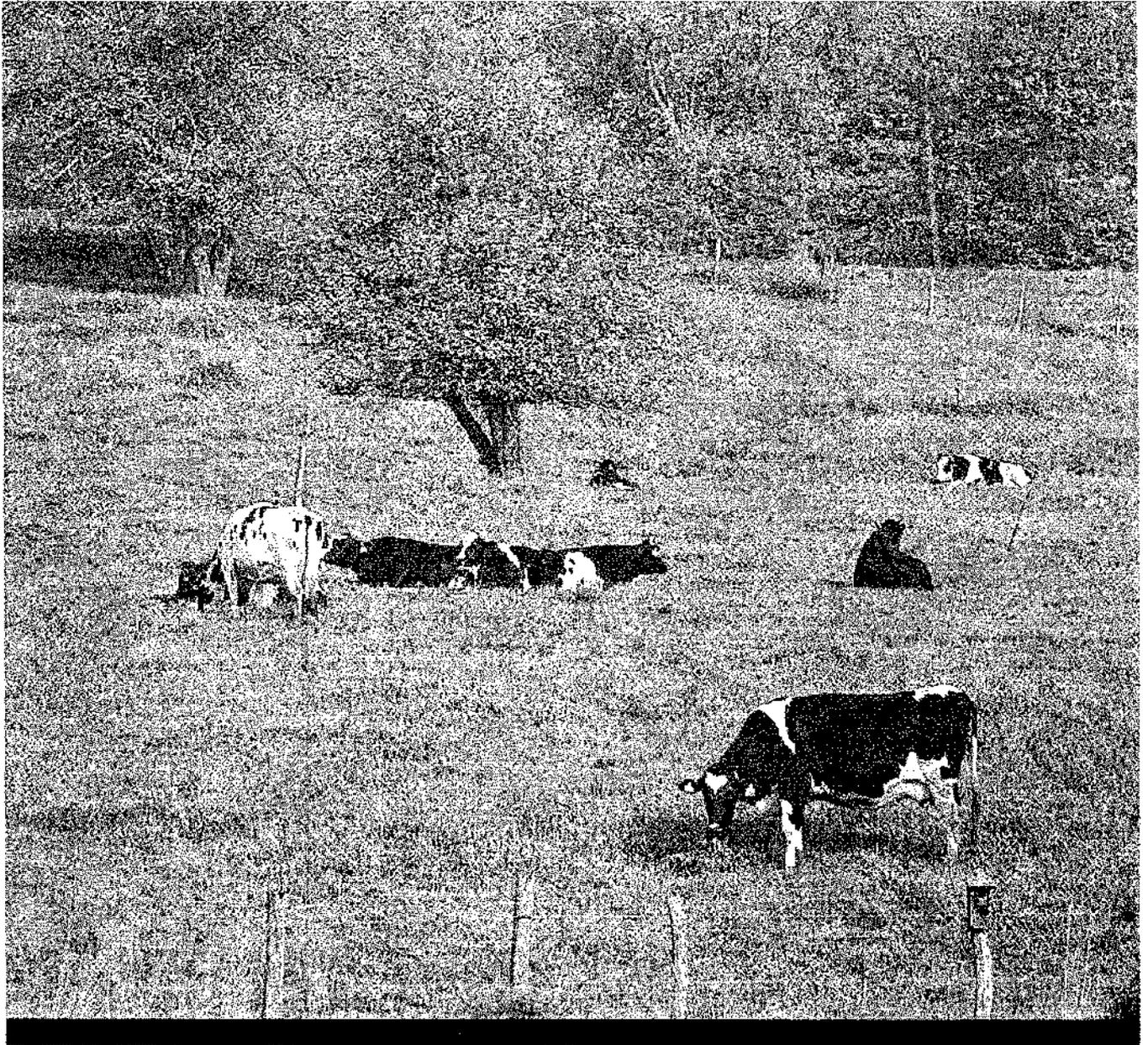

Comprehensive Land Use Plan

*Preserving Agriculture,
Open Space and a Rural Lifestyle*



Final Draft / July 2084

Our Vision

The Town of Northumberland is a community that celebrates its agriculture, open spaces and rural lifestyle.

Our goal is to preserve these special qualities by thoughtfully managing growth, so that we remain a desirable community in which to live and work for generations to come.

Summary of Recommendations

Land Use

- Preserve and encourage agricultural uses within the Town of Northumberland
- Preserve the rural, open-space character of the town
- Provide incentives for the development of clean industry in appropriate areas within the town
- Provide for the limited development of modest commercial areas within the town sufficient to meet the needs of residents
- Encourage single-family development as the preferred density where soils and utilities are adequate
- Allow for the creation of affordable housing within the town
- Allow for solid waste landfills with a valid Permit issued under 6 NYCRR Part 360 to be located in a landfill district only

Environment

- Preserve and protect the unique natural areas and plant and animal communities within the town
- Preserve and protect the water quality of Northumberland's streams, rivers, ponds and wetlands
- Preserve and protect the town's groundwater supplies
- Discourage building on steep slopes to prevent erosion and protect water quality
- Require that densities and development patterns are consistent with soil suitability and the protection of the town's agricultural resources
- Improve the visual quality of the town and protect view sheds and scenic vistas
- Provide for the proper disposal of solid waste which would be confined to facilities located wholly within a landfill district but prohibit the acceptance for disposal of hazardous waste (other than household hazardous waste) in the Town.

Economic

- Encourage the maintenance of jobs and the creation of job opportunities

Historic Resources

- Preserve and protect existing historic sites and structures
- Promote an awareness of the town's historic character

> Community Facilities

- Continue the town's policy of not owning or operating private water supply systems under
- Continue to support town fire and emergency services for town residents; as growth continues, support the future fire and emergency needs of the community
- Support policies that assure sound solid waste disposal practices such as the existing Saratoga County Landfill and Finch Landfill, and the potential joining or consolidation of these landfills provided any resulting facility remains wholly located in the Landfill District
- Enforce the town Leash Law
- Continue funding and supporting the Town of Northumberland, Town of Wilton

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d Village of Schuylerville Youth Commissions

- Consider increasing areas serviced by street lights only through a petition of residents to form a lighting district
- Provide up-to-date information to both the Schuylerville Central School and South Glens Falls School districts regarding rates of growth and development within the town

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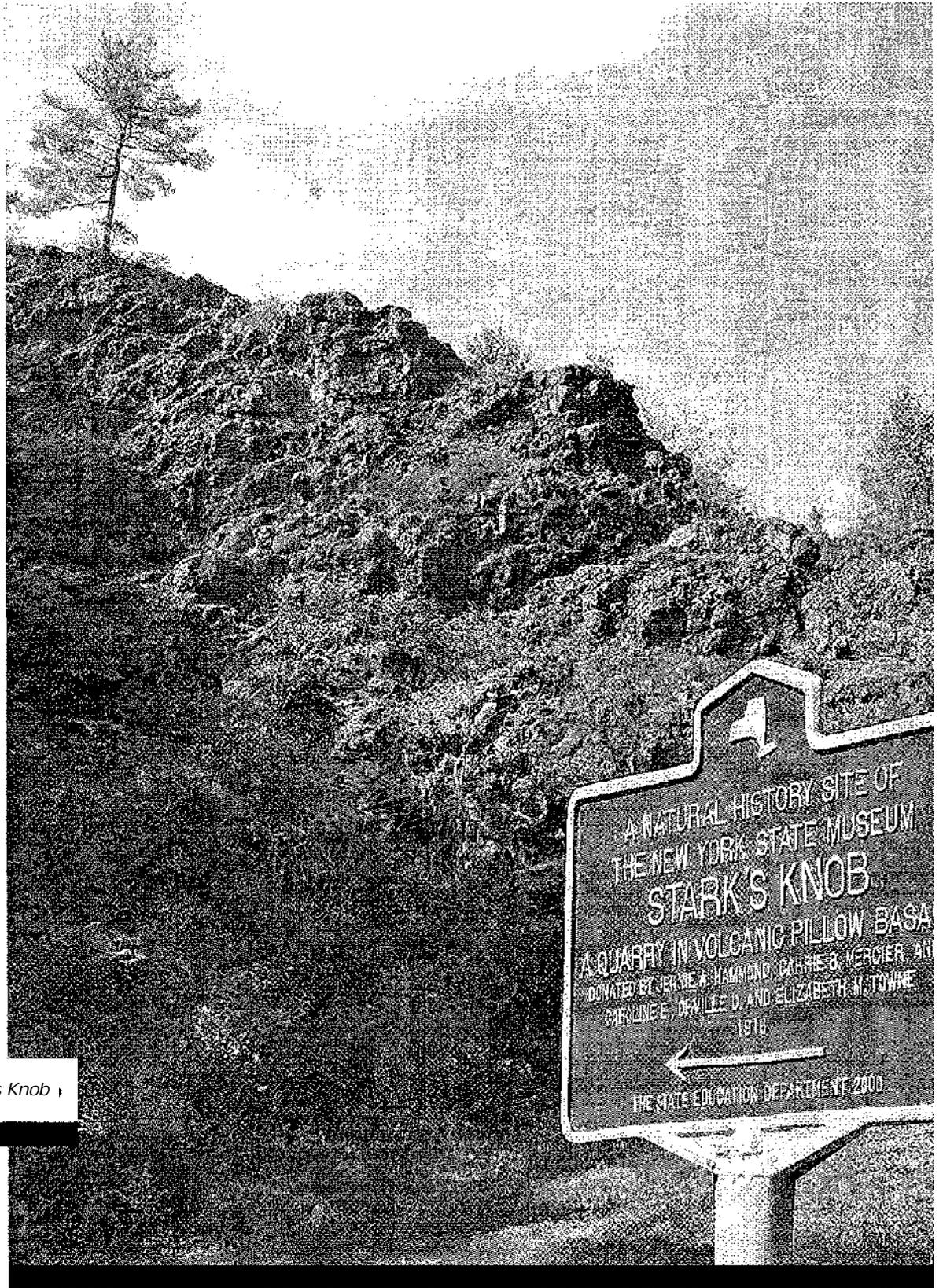
reserve and enhance the functional capacity of roads within the town

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require new roads, whether offered for public dedication or not, to be constructed to the town road standard

- Establish a rural road overlay district to help preserve certain town roadways
- Use access-management along NY 50 and other major roads for new developments
- Provide for linkage between present and future developments
- Continue to maintain and improve town roads; address problem areas previously identified on town, county and state roads

- Expand the scope of recreational opportunities available to town residents



Historic Starks Knob

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