

Village of Northville
Local Waterfront Revitalization Plan
– Draft for Review –
June 2023

Subject to change

Pending review and approval by the
New York State Secretary of State



This report has been formatted for two-sided printing.

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GLOSSARY

APA Adirondack Park Agency

CEHA NYS Coastal Erosion Hazard Area

CMP NYS Coastal Management Program

DEC NYS Department of Environmental Conservation

DOS NYS Department of State

ECL NYS Environmental Conservation Law

EPA U.S. Environmental Protection Agency

EPF Environmental Protection Fund Local Waterfront Revitalization Program

FEMA U.S. Federal Emergency Management Agency

FIRM Flood Insurance Rate Map

HRBRRD Hudson River Black River Regulating District

LWRP Local Waterfront Revitalization Program

NDZ Vessel Waste No Discharge Zone

NFIP National Flood Insurance Program

NYCRR New York Code of Rules and Regulations

NYS New York State

OGS NYS Office of General Services

OPRHP NYS Office of Parks, Recreation and Historic Preservation

SCFWH NYS Significant Coastal Fish and Wildlife Habitat

SEQR State Environmental Quality Review

SPDES State Pollution Discharge Elimination System

USACE U.S. Army Corps of Engineers

WAC Waterfront Advisory Committee

WMA Wildlife Management Area

WRA Waterfront Revitalization Area

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Photo: Village of Northville, New York

1 Waterfront Revitalization Boundary (WRA) Boundary

The Waterfront Revitalization Area (WRA) can be thought of as the area that would be directly impacted by and that directly impacts initiatives set forth in the Local Waterfront Revitalization Program. The village of Northville is defined physically and economically by its location on two designated inland waterways including Great Sacandaga Lake and Northville Lake. The community's intimate and inextricable relationship to these waterbodies makes it appropriate to include the entire village in the Waterfront Revitalization Area.

Section Contents

- 1.1 Boundary Description
- 1.2 Boundary Justification

1.1 Boundary Description

The WRA is coterminous with the village of Northville municipal boundary, which is indicated on Map 1. Within the boundary is the village's commercial Main Street area, residential neighborhoods, schools, parks, community facilities, and open space areas. The WRA also includes portions of the surface waters of The Great Sacandaga Lake and the entirety of the smaller Northville Lake, both of which are designated inland waterways per Section 911(4)(a) of NYS Executive Law.

Beginning at a point at the intersection of the centerlines of South Main Street Extension at County Road 113, the boundary follows County Road 113 to the southeast for approximately 1,200 feet and then turns westward extending approximately 2,000 feet into Great Sacandaga Lake. The boundary extends northward through the lake meeting the village land area at Bridge Street. The boundary then extends north through the Sacandaga River for approximately 5,000 feet. It then extends to the northeast until the shoreline and then extends to the southeast for approximately 1,800 feet before then turning to the northeast, ultimately crossing County Road 143. The boundary then follows Ridge Road/County Road 113 to the southeast and terminates at the intersection of County Road 113 and South Main Street Extension, to close on the point of beginning.

Harbor Management Plan (HMP) Study Area

As illustrated in the WRA Boundary Map, the inland boundary of the HMP study area includes all properties fronting on the surface water bodies located within the incorporated Village of Northville. The waterward limits coincide with the WRA boundary and the Village of Northville's corporate limits.

1.2 Boundary Justification

There are several key factors that were considered in selecting the WRA boundary including recreational, economical, and environmental considerations.

In the village of Northville, one is never more than approximately 0.6 miles from either Great Sacandaga Lake or Northville Lake. Virtually every household is within a reasonable walking distance of the water and existing and future waterfront parks and recreation, defined by the Center for City Park Excellence as a half-mile or 10-minute walk. This emerging national standard for walkability to a public park suggests that it is important to consider connection to the water throughout the entire village area.

The village's commercial core and vast majority of homes are located on a peninsula surrounded by Northville Lake to the east and Great Sacandaga Lake to the south and west. The local economy is driven primarily by lake-based tourism with a significant increase in activity at Main Street businesses during the summer. Many residents have been drawn to live in the village because of lake proximity, which also influences real estate values. The presence of water resources that nearly encircle the village has shaped the community identity. Therefore, it is critical to define the WRA as the entire village. This ensures that the LWRP supports the community's lake-based economy, local culture, and sense of place.

The WRA also includes upland areas outside of the peninsula area for environmental reasons in addition to others. The entire WRA is located within the Hunters Creek-Sacandaga River sub-watershed (12-digit HUC level), which are a hierarchical hydrologic unit code (HUC) consisting of 2 additional digits for each level in the hydrologic unit system is used to identify any hydrologic area, each hydrologic unit is assigned a 2-digit to 12-digit number that uniquely identifies each of the six levels of classification within six two-digit fields.¹ All land use activities within the WRA impact or have the potential to impact the water quality of Northville Lake, which is fed by Hunters Creek, or Great Sacandaga Lake. This is especially important to consider given the existing unprotected public and private undeveloped land resources outside of the village center and peninsula portion of the community. Future development of, or other land uses changes to, existing forestlands could potentially impact water quality in the two lakes. Proposals for new development will be evaluated by the Fulton County Planning Board for increased stormwater runoff, sedimentation, or other impacts to water resources from changing the currently forested upland areas at the outskirts of the WRA.

¹ <https://nas.er.usgs.gov/hucs.aspx>

Map 1: Proposed Waterfront Revitalization Area (WRA) Boundary

Village of Northville Local Waterfront Revitalization Program



0 500 1,000 2,000 Feet

Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Date: 7/31/2019



This map was prepared with funding provided by the New York State Department of State under Title 11 of the Environmental Protection Fund

Legend

 Proposed Waterfront Revitalization Area (WRA) Boundary



Photo: Kayaking on Northville Lake

2 Inventory and Analysis

The Inventory and Analysis provides a description and maps of existing natural and built resources and conditions within the Waterfront Revitalization Area (WRA) and Harbor Management Plan (HMP) area. It includes a thorough analysis of waterfront issues, opportunities, and constraints to economic development and resource protection needs. It also provides an assessment of the vulnerable resources and potential risks associated with storms, flooding, and the effects of climate change.

SECTION CONTENTS

- 2.1 Regional & Community Characteristics
- 2.2 Existing Land & Water Use Patterns
- 2.3 Natural Resources & Environmental Assessment
- 2.4 Public Access, Recreation, Scenic & Historic Resources
- 2.5 Analysis

2.1 Regional & Community Characteristics

Overview of Community

The Village of Northville is situated within the north-eastern portion of Fulton County, which lies within the Mohawk Valley Regional Economic Development Council. The Town of Edinburg borders Northville three miles to the east. The City of Gloversville is 15 miles to the south west. The Town of Broadalbin is 11 miles to the south, across the Great Sacandaga Lake. The City of Albany is approximately 45 miles to the southeast, the City of Saratoga Springs is approximately 20 miles to the east, and the City of Syracuse lies roughly 100 miles west. Route 30 is the major roadway that provides access to the Village of Northville; the Village lies just 20 miles north of Interstate 90 and 22 miles west of Interstate 87.

A quaint, Adirondack village located along the shores of the Great Sacandaga and Northville Lakes, is rich in natural resources and beauty

The boundary of the WRA is consistent with the boundary for the Village.

History and Development

“The site of the village was first settled around 1786, but areas south of the village were settled around 1762. The village was once on high ground next to the Sacandaga River valley. When the Sacandaga Reservoir was flooded in 1930, that valley became an arm of the Great Sacandaga Lake.

Northville was incorporated in 1873, setting itself off from the Town of Northampton. The Conklingville Dam, finished in 1929, brought about the expansion of the Great Sacandaga Lake to the edge of the village.”¹

Demographic Overview

Population

The WRA is home to a population of 1,195 residents as of the 2017 U.S Census Bureau 5-year ACS estimates, representing a 5.3% increase or (60 residents) since 2010. The village has been experiencing a short-term population increase compared to the slight decline that Fulton County has experienced during this period.²

Age

The village population is relatively young with a median age of 32.8 compared to 43.4 countywide. The village population has also been getting younger as a whole faster than the county. From 2010 to 2017, the median age in the village decreased by 30.2% compared to a 3.3% increase in the county. Supporting this trend, there was a significant increase in the number of residents between the ages 5 and 19. There

¹ Village of Northville Website

² U.S Census Bureau 2017 American Community Survey

was a total increase of 88 residents or a 40.5% increase from 2010-2017. Further supporting this trend is the apparent decrease in the number of residents aged 65 and over. The number of village residents 65 and over decreased by 109 (36.0%) from 2010-2017. This data suggests that both the senior population is moving out and that younger residents starting families with children are increasingly settling within the village.²

Race

The village has a fairly homogenous racial composition but has seen some negligible fluctuations to its diversity within recent years. As of 2017, approximately 99.6% (or 1,190) residents of Northville are of white or Caucasian descent. This is a 6.9% (or 77 resident) increase from 2010. Approximately 0.3% (or four) of Northville residents are black or African American, this is a four-resident increase from 2010. In 2010 the Census data reported that approximately 1.4% (or 16) residents were of Latino or Hispanic descent, this is a 16-resident decrease as 2017 Census data shows no Latino or Hispanic residents.² This data suggests that with the Village's population increase, racial minority groups are moving into and out of Northville. The changes in diversity may become an important asset to build around in the future in terms of dining, cultural opportunities, etc. as it may reinvigorate the economy and add to the villages neighborly character if it can accommodate and attract more racial groups/minorities.

Table 1: Northville WRA Demographics

Population		
Population 2017	Population 2010	% Change
1,195	1,135	5.3%
Age		
Median Age 2017	Median Age 2010	% Change
32.8	42.7	30.2%
Race		
White	Black	Hispanic/Latino
99.6%	0.3%	N/A

Source: U.S Census Bureau 2017 ACS 5-year Estimates

Housing

As of 2017 there were 642 housing units in the WRA, of which 72.0% (or 462) are occupied units. Of these 462 units, 60.4% are owner-occupied, leaving the remaining 39.6% as renter-occupied. Between 2010 and 2017 there was a significant decrease in the housing stock of the village at 10.7%. Most (71.9%) of the housing units in the WRA are found to be 1-unit detached buildings.²

The owner vs. renter occupancy fairly split, a typical standard to achieve stability is 60% owner, 40% renter. The theory holds that owners tend to be more invested in their community and thereby more in community improvement. This might mean that Northville should look to continue or maintain the existing levels of homeownership as it is at an optimal level. The Village could also see a reduction in its vacant units. These factors would positively contribute to the vitality within the WRA in terms of population density, diversity, and economic opportunity.

Economic and Employment

Income levels in the Village and WRA are slightly above Fulton County's. In 2017, the median household income in the Village was \$50,064 compared to \$48,033 countywide. Approximately 12.5% of all families within the Village live at or below the poverty level, this is concurrent to national and state rates of 12-15%.

Tourism is the major driver of the economy within the WRA. The village's location on Great Sacandaga Lake helps it attract tourists from around the region, especially during the summer months. These tourists support the village's local businesses including specialty shops, restaurants, retail stores, markets, and others. There are also a number of businesses that cater to the local population providing everyday needs.

As of 2017, the WRA was home to 43 privately-owned businesses. Many of these businesses are found on Northville's Main Street, which is a small walkable downtown center area. Several businesses are also located on Bridge Street between Main Street and the bridge connecting the village to the well-traveled NYS Route 30. The village's commercial properties account for over 68% of the municipality's total assessed valuation – a relatively high proportion compared to Fulton County, which highlights the positive impact of tourism on the community.¹

The workforce characteristics of the WRA indicate that most Village residents work in the educational, health and social services group (31.5%). Many also work in tourism-based sectors including retail trade (16.8%) and arts, entertainment, and recreation, and accommodation and food services (14.2%).² Of the portion of the population within the labor force, approximately 93.5% are employed with 6.5% being unemployed. This is slightly higher yet still comparative to national and state trends at 3.5-4%.

2.2 Existing Plans, Projects, and Initiatives

The Village of Northville and Fulton County have completed a number of studies and plans that were reviewed to identify community goals, priorities, trends, and needs. In order to better understand the existing conditions of the Waterfront Revitalization Area, the Waterfront Advisory Committee reviewed existing plans and ordinances for the Village of Northville and the surrounding region. The understanding of these past initiatives will aid in the development of a new plan for the project area which will best serve the needs of the city and its residents.

Village of Northville Comprehensive Plan (2017)

The Village of Northville adopted a comprehensive plan in October of 2017 that presents a vision, goals, and recommendations for the community. The plan has direct relevance to the LWRP and is incorporated by reference throughout the document. The plan identifies numerous opportunities and issues including park and recreation needs, wastewater infrastructure priorities, housing needs (including for seniors, young couples and families, and professionals), sidewalks and walkability, and streetscape landscaping issues among others. The LWRP does address and support many of these development opportunities presented. The Comprehensive Plan also adopts the recommendations of

the Town of Northampton and Village of Northville Hamlet Economic Development Plan, discussed further below.

Town of Northampton and Village of Northville Hamlet Economic Development Plan (2014)

The economic development plan was a collaboration between the town of Northampton, village of Northville, the Northampton Community Collaboration Council, Fulton County, and the New York State Adirondack Park Agency. The plan includes an analysis of industries and businesses and identifies specific redevelopment opportunities and priority development sites. A total of fifteen (15) priority development sites were located within the WRA. These sites are incorporated into the inventory and analysis of vacant and underutilized sites. Redevelopment ideas for these sites also informed proposed projects in the LWRP.

Upper Hudson River Watershed Revitalization Plan (2020)

The Upper Hudson River Watershed Coalition (UHRWC) together with an advisory committee of local officials and water quality professionals and the Town of Horicon led the development of the watershed revitalization plan. The UHRWC is comprised of representatives from the Soil and Water Conservation Districts (SWCDs) of the seven counties in the watershed: Essex, Fulton, Hamilton, Saratoga, Rensselaer, Warren, and Washington, along with one representative from each of the represented regional planning boards. The Upper Hudson River Watershed spans seven counties with varying water quality concerns as the basin encompasses forested areas, agricultural lands, and large cities. The plan identifies six priority issues affecting water quality: stormwater, agriculture, erosion, invasive species, water and wastewater and aquatic organism passage. Projects within the Village of Northville were identified in the areas of erosion, water and watershed management, and aquatic organism passage. Redevelopment ideas for these sites also informed proposed projects in the LWRP.

Fulton County All Hazards Mitigation Plan

The Fulton County All Hazard Mitigation Plan is currently being updated by the Fulton County Emergency Management Office in partnership with SUNY Albany.

2.3 Existing Land and Water Use Patterns and Public Access

Existing Land and Water Uses

Land Use

As illustrated in *Map 2: Existing Land Use*, the peninsula portion of the Village of Northville contains the greatest density of development within the WRA with larger lots and lower patterns of density found to the east of Northville Lake.

Property tax data was obtained from the Fulton County Planning Department for the Village of Northville containing property classification codes for each property in the WRA. The distribution of land uses is shown in Table 2.

Table 2: WRA Land Uses

WRA Land Uses			
Land Use Classification	Number of Properties	Acres	Percent (by acreage)
Single-Family Residential	359	254.0	43.6%
Vacant	103	137.9	23.7%
Community Services	20	75.8	13.0%
Other Residential	52	61.0	10.5%
Parks/Open Space	5	17.2	2.9%
2-3 Unit Residential	50	15.7	2.7%
Commercial	35	14.8	2.5%
Apartments	13	3.3	0.6%
Parking	9	2.0	0.3%
Public Services	3	1.1	0.2%
Industrial	1	0.3	0.1%
Total	650	583	100.0%

Source: Fulton County Tax Parcel Data; Elan

Active Industrial and Commercial Sites

Commercial uses are concentrated on Main Street and Bridge Street, which are the two main thoroughfares in the Village. The commercial “core” is focused around the intersection of these two corridors. Commercial property accounts for a small overall portion of the WRA at approximately 15 acres. There is a single active industrial property in the WRA accounting for only 0.3 acres.

Underutilized, Abandoned or Deteriorated Sites

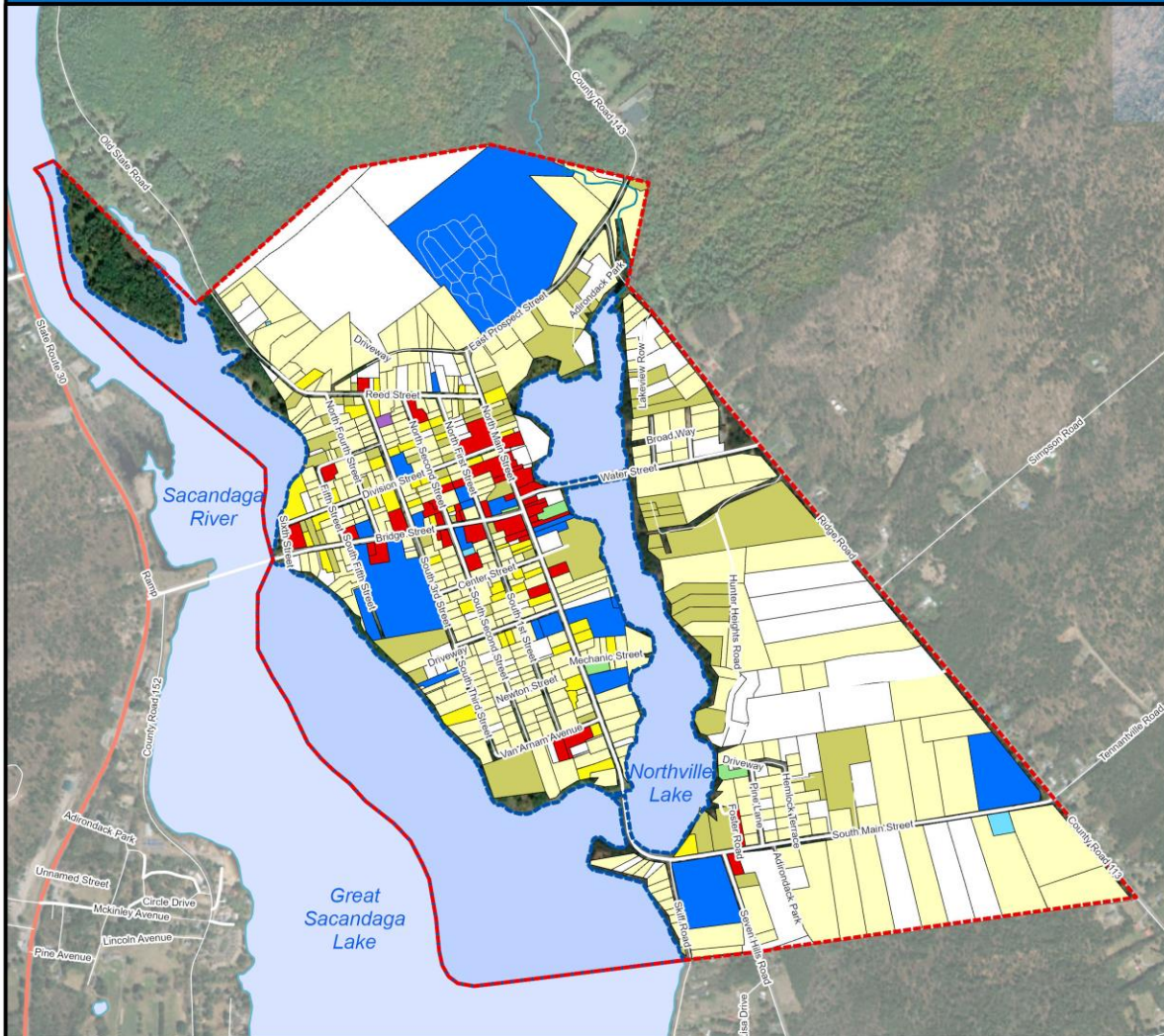
The Village of Northville contains 103 vacant parcels. These parcels occupy 137.9 acres or 23.7% of the WRA’s land uses. 209 of the vacant parcels are residential, 56 are commercial, 24 industrial, and the remaining 30 are vacant with impervious lots. Although many of these properties are currently unproductive and untenanted, they pose great opportunities and potential for redevelopment.

Presented to the public through open house surveying, was a project that encourages underutilized property renovations. The Village Comprehensive Plan, the Town of Northampton, and Village of Northville Hamlet Economic Development Plan identified the following five properties as Priority Development Sites:

1. Former Bank Building on Main Street
2. Old Hotel on Main Street
3. Old Glove Shop
4. Former Service Station at the Corner of Bridge and South First Street
5. Water Street Causeway

Map 2: Existing Land and Water Uses

Village of Northville Local Waterfront Revitalization Program



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Date: 1/30/2023



This map was prepared with funding provided by the New York State Department of State under Title 11 of the Environmental Protection Fund

Legend

Proposed Waterfront Revitalization Area (WRA) Boundary

Proposed Harbor Management Plan (HMP) Study Area

Land Use Classification

- Single Family Residential
- 2-3 Unit Residential
- Other Residential
- Commercial
- Public Services
- Community Services
- Parks and Open Space
- Industrial
- Vacant

Action steps identified in the Village Comprehensive Plan include to encourage redevelopment of these sites include:

1. Establish a public/private partnership with existing and/or future property owner(s).
2. Provide tax break incentives based upon specific criteria to be identified.
3. If appropriate, assist in the demolition of the existing buildings potentially through the utilization of the Fulton County Demolition Team.
4. Assist with the submission of potential grant funding opportunities.
5. Assist with the development and distribution of a Request for Proposal to potential business investors to create the alternate vision identified.
6. Undertake new streetscape improvements that would benefit the construction of a new building on the property.

Residential

Residential land accounts for approximately 56% of the land area of the WRA including 474 residential properties. Single-family homes comprise the vast majority of residential properties with 359 single-family properties accounting for 254 acres. Most of these homes are concentrated in neighborhoods in the peninsula area of the WRA within walking distance to local businesses and both lakes.

Water-Dependent and Water-Enhanced Uses

As defined by State of New York Executive Law (19 NYCRR 600.2), “water-dependent use means a business or other activity which can only be conducted in, on, over, or adjacent to a water body because such activity requires direct access to that water body, and which involves, as an integral part of such activity, the use of the water.”

Water-enhanced use means are a, “use or activity which does not require a location on or adjacent to coastal waters, but whose location on the waterfront adds to public enjoyment and use of the water’s edge, if properly designed and sited. Water-enhanced uses are primarily recreational, cultural, retail or entertainment uses.”

Water-dependent uses in the Northville WRA are minimal due to the largely private residential nature of the shoreline. The only identified water-dependent use is a privately-owned marina operated by Inn at the Bridge, a bed and breakfast located on Bridge Street. Nightly or seasonal boat slip rents are available and courtesy dock spaces are provided for the businesses’ bakery and bar customers.

Similarly, there are few water-enhanced uses in the WRA.³ Waterfront Park, despite its name, is not *dependent* on its location on Northville Lake because it does not provide direct access to the lake or activities related to the lake. However, it does benefit from its location by providing an enhanced experience for users of the park and is therefore a water-enhanced use.

³ Defined as “(ai) Water-enhanced use means a use or activity which does not require a location adjacent to coastal waters, but whose location on the waterfront adds to the public use and enjoyment of the water’s edge. Water-enhanced uses are primarily recreational, cultural, retail, or entertainment uses. 19 NYCRR 600.2 “

During initial public engagement opportunities and open house surveying, residents have expressed the desire for quality-of-life improvements to the park. Examples of such improvements provided include: public restrooms, covered pavilion, tennis/pickle ball courts, food truck/vendor facilities area, public art, fire pits, lighting, and seating. Becoming a premier lakefront destination will not be possible without improving upon the current water-dependent and water-enhanced uses that the village offers. The WRA is a prime location for water-based uses and recreational activities that would bring new tourists to the area as well as year-round residents that support new and existing businesses. The village has developed ideas to promote and enhance the water-based offerings within the WRA, included new public parks along the waterfront, improvements to the existing waterfront park, public boat docks, and a snowmobile route along the waterfront for the winter months.

Surface Waters and Surface Water Uses

Surface waterways in the Northville WRA are used primarily for recreation. The Great Sacandaga and Northville Lakes are popular destinations for fishing, boating, swimming, and winter recreation activities.

Motorized Boating

Great Sacandaga Lake is a popular destination for recreational motor boating. There are at least 12 marinas located on the lake, however none within the WRA. Access is provided via a number of public and private boat launches. New York State Department of Environmental Conservation operates four boat launches around the lake including the Sacandaga River State Boat Launch directly west of the WRA and the shared Town/Village beach. Implementing a boat launch within the WRA would bring benefits to the local economy as users would be inclined to stay in the village longer and visit the local shops and restaurants.

While comprehensive boating use data is not available, the Adirondack Watershed Institute Stewardship Program provides data that provides insights into the popularity of the lake for boating. In 2017, the program inspected 13,039 total boats (94% of which were motorized) entering Great Sacandaga Lake at the state's four boat launches between May 26th and October 9th. The total number of visitors was tallied at 28,779.⁴

The Village of Northville regulates motorized boating uses on Northville Lake. Per village municipal law 106-2 the speed limit for mechanically propelled vessels is limited to five (5) miles per hour. Additionally, the village prohibits water skis, surfboards, or any vessel from towing a person (such as tubing).

Based on the current surface water uses there is an opportunity to expand the current offerings as the residents of Northville have indicated that there are currently not enough surface water uses and would like to see more. Not only would enhancing surface water uses for the residents be beneficial it would also go a long way in making the village more appealing to tourists looking for to enjoy an authentic Adirondack experience.

⁴ https://www.adkwatershed.org/sites/default/files/great_sacandaga_lake_2017.pdf

Non-Motorized Boating

Non-motorized boating, such as canoeing, kayaking, sailing, and stand up paddle boarding, is allowed on both Great Sacandaga Lake and Northville Lake. On Great Sacandaga Lake, non-motorized boats accounted for eight percent (8%) of all boats observed at four public boat launches during the 2017 boating season. While a relatively small proportion, the total number of non-motorized boat launches observed was nearly 1,070.⁵ There are no formal “cartop” boat launch access points in the WRA and residents and visitors in Northville wishing to participate in non-motorized recreation must generally leave the village to do so. Informal access points for putting in small non-motorized craft include Wilcox Lake Wild Forest in the northern portion of the WRA along the Sacandaga River and directly adjacent to the Bridge Street bridge.

Non-motorized boating on Northville Lake is primarily enjoyed by residents and seasonal property owners with direct access to the lake. The lake is lacking in public access; however, a small parking area with a ramp to the lake is located at the northern end of the Main Street Dam/Spillway and is used occasionally for launching non-motorized craft. The community has emphasized the desire for additional non-motorized boat access. The lack of public access points severely limits residents’ ability to fully utilize the waterfront possible. It also limits the tourism in the WRA as the village wants to be an Adirondack tourist destination and without quality public access points tourism growth will be limited. The proposed northern park, enhanced shared beach, and boat launch projects from Open House 1 and 2 have illustrated the development of increased boating access with positive feedback and support.

Fishing

Public fishing is a popular activity among residents and visitors of Northville. Within both the Sacandaga and Northville Lake. During initial site visits, individuals could be seen fishing from kayaks, the shores along private residences, as well as along the banks of both Water St. and S Main St. During community surveying, residents expressed concerns with projects and developing sites to be ‘more comfortable’ for individuals and families who are fishing. Additionally, the proposal of a dredging feasibility study was met with some approval and comments regarding the protection of Northville Lake’s ecosystem.

Great Sacandaga Lake offers a variety of fishing opportunities for many different species. According to the DEC, the following species can be found in the lake: Largemouth Bass, Smallmouth Bass, Yellow Perch, Brown Bullhead, Northern Pike, Walleye, Redbreast Sunfish, Rock Bass, Brown Trout, Rainbow Trout, Channel Catfish, Common Carp, and Black Crappie.

The lake is actively stocked with fish. The DEC stocks 12,000 rainbow trout into the lake each year and the Great Sacandaga Fish Federation stocks two-year-old brown and rainbow trout. Ice fishing is permitted on Great Sacandaga Lake, making it a year-round destination for recreational fishing.

Swimming

There are currently no public swimming access points within the WRA. However, the Northville Beach, located outside of the WRA boundary, is open daily in the afternoon from late June through Labor Day. There is a fee to use the beach. Residents expressed concern that the beach can be difficult to access if you don’t have a car and you must possess a permit to access the beach. After initial feedback, a

proposed project has targeted enhancing the shared beach including improvements to clearing land and increasing general access. During the second open house, the project received ample support.

Considering that the only current public swimming option is outside of the village and is only accessible by car, the village plans to explore the addition of public swimming areas within the WRA. The addition of public swimming areas within the WRA would give residents and tourists the opportunity to enjoy swimming opportunities within walking distance to the commercial district. Multiple proposed projects include enhancements to the current waterfront to make the waterfront more accessible for swimming and other water-dependent uses.

Winter Recreation

In 2012, the SUNY Potsdam Institute for Applied Research performed an analysis of what the snowmobile industry contributes to the New York State economy. The result of the analysis identified that the snowmobile industry contributes nearly \$860 million to the economy on a yearly basis.

When frozen, the Great Sacandaga Lake and Northville Lake provide open snowmobiling and trails are accessible around the lakes. The Great Sacandaga Lake has seen an increasing number of snowmobilers during winter months that have had adequate snowfall accumulations. Businesses located directly on the shoreline or within easy access of the Great Sacandaga Lake have benefitted the most from the snowmobile industry while Village businesses have benefitted the least. Snowmobile access into the Village is not ideal given the fact that the Village is located at an elevated position above the Great Sacandaga and Northville Lakes. Combine this elevated position with the fact that the majority if not all land is under private ownership, locating a safe and desired access point into the Village has proven to be difficult.

The Great Sacandaga and Northville Lakes are also popular destinations for ice fishing during the winter months. The village has indicated a desire to establish a designated snowmobile route that connects the Great Sacandaga Lake with Northville Lake and the central business district. Implementing this trail would boost tourism within the WRA as well as help grow the local economy.

Non-Recreational Uses

The Great Sacandaga Lake is maintained by the Conklingville Dam where an active hydroelectric plant generates power. This facility is well outside of the WRA, approximately 14 miles northeast.

Agriculture Uses and Agriculture Lands

Agricultural lands are not present within the Northville Waterfront Revitalization Area and therefore, are not a priority.

Ownership Patterns

As illustrated on *Map 3: Land Ownership*, most of the land within the WRA is in private ownership. Approximately 13% of the land area (40.8 acres) is publicly owned. While the village of Northville owns 10 properties in the WRA, they account for less than five acres. New York State owned land is the largest

component and includes the New York State Department of Environmental Conservation administrative offices and a tract of the Wilcox Lake Wild Forest. The Town of Northampton and Northville Central School District also own property within the WRA.

Table 3: WRA Land Ownership

WRA Land Ownership			
Owner Type	Number of Properties	Acres	Percent (by acreage)
Private	634	542.4	93.0%
Public	16	40.8	7.0%
Public - Village of Northville	7	2.9	0.5%
Public - State of New York	2	22.5	3.9%
Public - Town of Northampton	3	2.4	0.4%
Public - Northville Central School District	1	11.2	1.9%
Total	650	583.1	100%

Source: Fulton County Tax Parcel Data; Elan

Community Services

Community services accounts for over 13% of land use in the WRA and represents religious, health, government, and other community uses. The Northville Central School is the largest of these properties at over 11 acres. Prospect Hill Cemetery located in the northern portion of the WRA is another notable property with a size of approximately 40 acres.

Public Services

There are three public parks in the WRA including the Waterfront Park located on Northville Lake directly adjacent to the Main Street commercial area. Other parks include The Village Green is located at the intersection of Bridge and Main Street Park located at the intersection of South Main and Mechanic Streets.

New York State Forest Preserve

The WRA includes an approximately 15-acre tract of New York State Forest Preserve Land. This area includes a peninsula within the Sacandaga River at the northwestern corner of the WRA that is part of the Wilcox Lake Wild Forest.

Map 3: Land Ownership

Village of Northville Local Waterfront Revitalization Program



Service Layer Credits: World Imagery: New York State, Maxar

Date: 1/30/2023



This map was prepared with funding provided by the New York State Department of State under Title 11 of the Environmental Protection Fund

Legend

- Proposed Waterfront Revitalization Area
- Proposed Harbor Management Plan (HMP) Study Area

Public Property

- Northville Central School District
- Village of Northville
- State of New York
- Town of Northampton

Public Properties Key

1. Waterfront Park
2. Main Street Park
(owned by Northville Fireman's Association)
3. Town/Village Offices
4. NYSDEC Region 5 Offices
5. Public Library
6. Northville Central School
7. Wilcox Lake Wild Forest
8. Water Utility
9. Vacant Land
10. Village Green
11. Public Parking
12. Village Police Department and Town Court

Underwater Land Ownership

The Great Sacandaga Lake in the Village of Northville is administered by the Hudson River Black River Regulation District. There are no sovereign lands underwater.

Hazards to Navigation

There are no known underwater hazards to navigation within the WRA on the Great Sacandaga Lake and Northville Lake. No navigable pathway that exists between the lakes.

Water levels on the Great Sacandaga Lake fluctuate throughout the seasons and are depended on the frequency of rain events. Water levels the lower (740ft to 752ft) from the late fall into the early spring and the lowest from February to March. The lake levels are in a medium range (752ft to 762ft) in mid-spring and mid-fall. The levels are the highest (762ft to 771ft) from the late spring to the early fall. The water levels in the lake are controlled by the Conklingville Dam located on the Sacandaga River at Conklingville and is operated by the Hudson River Black River Regulating District.

Low water levels can persist into the late spring and summer months when boating and water based recreation is at its highest, posing a threat to users as it causes boats to become grounded. Navigation is reduced in areas closer to shore and the launching and docking of boats becomes more difficult.

Hazardous Waste

Hazardous waste is currently not present within the Village of Northville and therefore, not a priority.

Limits to Development

Not present and not a priority.

Port and Small Harbor Development

Not present and not a priority.

Shoreline Land Uses and Ownership

The shoreline within the WRA is highly privatized with few publicly owned properties on either Great Sacandaga Lake or Northville Lake. On Great Sacandaga Lake only two publicly-owned parcels have direct access to the lake: Northville Central School and the Village of Northville Public Library. Neither has significant shoreline lengths and potential public access to the lake via these properties is hindered by steep slopes. Most of the privately-owned land along Great Sacandaga Lake in the WRA is residential; however, there are five properties classified as “Vacant Residential.”

Improving public access to both waterways is an important goal for the village and based on public input an important goal for the public. Increasing public access would not only bring more people to the WRA, but it would also encourage economic developments and other water-enhanced businesses to open and thrive in the WRA.

Public land directly situated on Northville Lake includes Waterfront Park near the intersection of Water Street and North Main Street. Despite being situated directly on the Lake, there is no public access to the lake due to the steep shoreline slope. Other publicly-owned properties on Northville Lake offer little opportunity for public access and include a small portion along the rear of the Town of Northampton office property on Main Street and a small portion of the rear of the Fire Department (quasi-public ownership). Both properties have small shoreline lengths and are limited by steep slopes. Similar to the Great Sacandaga Lake shoreline, most properties on Northville Lake are residential; however, several Main Street commercial properties abut the lake.

Despite the privatized nature of the shoreline, there may be opportunities within the right-of-way of village owned streets. Two of these areas, located at either end of the spillway on South Main Street, have previously been identified as potential opportunities for public access to Northville Lake via new public park areas. The Water Street Causeway has also been identified as another potential public access point to the lake. More specifically, through public participation via open house surveying, there has been interest expressed by the residents and community for increased safety and public access opportunities along the lake's causeway.

The Hudson River-Black River Regulating District provides access permits to allow nearby landowners access to state land between the high flow line and the original New York State property line. The permits are temporary provisional and revocable⁵. They issue approximately 4,586 non-commercial permits to residents either adjoining or within one mile of state-owned land, 54 commercial permits for businesses around the waterfront, and 90 special permits for non-profits, schools, local governments, or churches⁶.

Public Services and Facilities

Water Supply

The Village of Northville draws its water from a ground water source, specifically a set of wells located on Wilcox Lake Wild Forest Lands. The Village provides water through 553 service connections to a population of approximately 1,140 people. The total water pumped in 2017 was 32,110,000 gallons. The average daily demand was 89,973 gallons. The single highest day was 356,000 gallons. The Village has two storage tanks with a combined storage capacity of 680,000 gallons to meet consumer demand and provide adequate fire protection. Much of the distribution system is made up of 4", 6" and 8" cast iron mains. There are also some 6" and 8" asbestos mains in the distribution system. The water has been tested for asbestos and none has been detected. The distribution system is flushed twice a year.

As for water quality, all municipal water entering the system from the filtration and treatment process was of sanitary quality, and there were no significant levels of or detectable contaminants.⁷

⁵ Great Sacandaga Lake Access Permit System: <https://hrbrd.ny.gov/gsl-permit-system/>

⁶ Great Sacandaga Lake Access Permit System: <https://hrbrd.ny.gov/gsl-permit-system/>

⁷ Village of Northville Annual Drinking Water Quality Report for 2017

Waste Water Disposal

There is no municipal sewer system in the WRA. All properties are required to utilize private septic systems. According to the Village's Comprehensive Plan, the majority of residential properties within the village have adequate on-site septic systems that meet the needs of existing one (1) and two (2) family units. However, the Comprehensive Plan states that residential and/or commercial development requiring greater density may find it difficult to incorporate an on-site septic system. As a result, the lack of a municipal wastewater collection and treatment system restricts the village's ability to develop higher density commercial and residential uses.

The Comprehensive Plan recommends developing sewer and water facilities necessary to accommodate dense commercial development. A survey conducted for the Comprehensive Plan indicated that of survey participants willing to express an opinion, approximately 60% are in favor of pursuing the development of a village owned and operated sewer system.

The LWRP recommends a project dedicated toward the exploration of incorporating a municipal sewer. Through the proposed project, the Village would partner with Fulton County to explore incorporating a municipal sewer the length of Bridge Street and extending North to South along Main Street.

Solid Waste Disposal

The Village has its solid waste collection organized by the City's Public Works Department and operated by Fulton County's Department of Solid Waste (DSW). There are established recycle and waste pickup schedules for the community.

Transportation Systems

State Route 30, several arterial roadways and routes connect residents to the interstate highways of I-90 and I-87. Commercial airports and passenger train services are within an hour's driving distance in Albany (Albany International Airport & Albany-Rensselaer Train Station) and Amsterdam (Amsterdam Amtrak Station). As for pedestrian and bicycle access, the City's existing infrastructure and sidewalks seem adequate to the demand quantitatively. A majority of main roadways feature sidewalks along their paths, primarily in the downtown corridor, yet outside of the downtown region sidewalk accessibility varies. The streets within the Village have no designated bike lanes. As for parking, many of the Village's retailers and businesses have their own designated lots. There are ample designated street side parking spots along main and residential roadways.

Zoning and Use Regulations

In 1995 the Village of Northville adopted a zoning ordinance and map based on the Village Master Plan. The Village's zoning ordinance was enacted to fulfill the following purposes: Encourage future real property development & land use in an orderly & thoughtful manner, preserve the bucolic nature of the community, avoid unwanted congestion or overdevelopment, remove incompatible land uses, preserve property values, maintain the vitality of the business district, and preserve public vistas. The zoning ordinance was adopted by the Board of Trustees and was administered and enforced by the Village Board. The responsibility of enforcement fell under the Code Enforcement Officer appointed by the

Board. Permits and certificates can be granted by the Code Enforcement Officer under compliance with the zoning provisions and directions of the Zoning Board of Appeals. The Board of Appeals has the authority to interpret the provisions and determinations made by the Code Enforcement Officer, as well as issue use or area variances, and special permits.⁸

In 2020, the Village updated its zoning ordinance. As illustrated in Map 4: Zoning Map and Table 4, the revised zoning ordinance includes six zoning districts and a Planned Development District (PDD) Overlay. The zoning districts within the village will allow for water-dependent uses such as marinas and water-enhanced uses such as waterfront restaurants. When the village updated its zoning law it, they did so with intent of allowing waterfront uses that would enhance the local economy and make the village a destination for Adirondack tourists.

Table 4: Zoning Districts

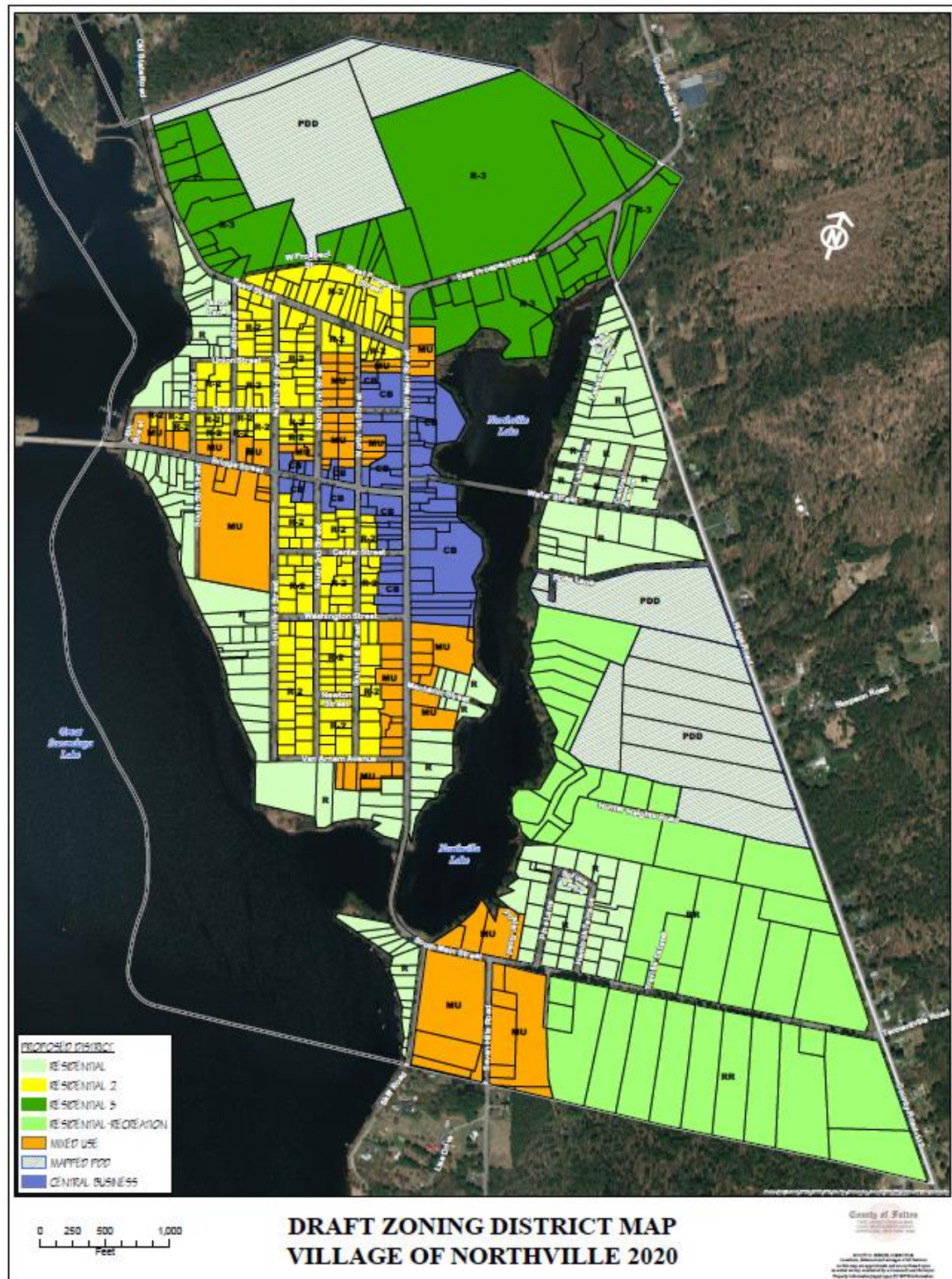
Zoning District	District Intent
Residential Recreation (RR)	The purpose of the Residential-Recreation (RR) district is to recognize the lack of soil suitability for development at a traditional village scale and therefore, maintain the forested, rural residential setting.
Residential (R)	The purpose of the Residential (R) District is to maintain residential areas that are less densely settled and scaled for larger lot sizes often located adjacent to the lakes where shoreline protection is considered.
Residential 2 (R-2))	The purpose of the Residential (R-2) District is to maintain the Village's more densely settled residential areas that provide a variety of housing options while preserving the historic scale and character of the Village.
Residential 3 (R-3)	The purpose of the Residential (R-3) District is to maintain residential areas that are less densely settled, while providing for new development opportunities scaled for larger lot sizes and a variety of housing options.
Mixed Use (MU)	The purpose of the Mixed-Use (MU) District is to provide for a variety of residential uses and some retail and service uses at a higher density which is protective of the existing development pattern, walkable scale and traditional residential character of the neighborhoods and gateway corridors.
Central Business (CB)	The purpose of the Central Business (CB) District is to provide for a vibrant mix of compatible uses in the Village central business area of Main and Bridge Streets with development considerations that preserve the traditional aesthetic character of the Village and promote an interactive, walkable environment for residents and visitors.

*Other uses subject to acquisition of special permit and site plan approval from the Planning Board

Source: Village of Northville Zoning Code 2020

⁸ Village of Northville Zoning Code 1995

Map 4: Draft Zoning Map



Public Access Areas and Publicly Owned Waterfront Lands

There are several parks and recreation facilities located in and around the WRA that are described below and shown on *Map 5: Parks and Recreation Sites and Facilities*.

Northville Central School

The Northville Central School serves as the middle and high school for students educated from grades Pre-K through 6th grade at the Edinburg Common School. The school's property extends toward the northern shore of Lake Sacandaga, and the school grounds include a baseball diamond, varsity soccer field, modified soccer field, three tennis courts, and one outdoor basketball court. The outdoor sporting and recreation fields are accessible to the public. The school also has an indoor gymnasium that includes a basketball court and locker rooms as well as a playground area with modern playground facilities.

Waterfront Park

Waterfront Park is composed of two parcels totaling 1.16 acres behind commercial buildings on Main Street and directly adjacent to Northville Lake. The parcels are owned by the Village of Northville. The Park has parking for approximately 20 vehicles and features a gazebo and amphitheater that are used for outdoor events. Waterfront Park was designated as the starting point to the 900-year old Northville Placid Trail in 2014 and a new trail registration kiosk was installed. Events held in the park include a farmer's market, Sacandaga Valley Arts Network (SVAN) concerts, Northville-Placid trail "Trail Days" celebration and the 4th of July "Doin's" celebration. The village maintains 300 feet of waterfront through Special Permit #14706 issued by the Hudson River Black River Regulation District. The Park itself does not offer direct waterfront access due to its steep slopes, therefore boating or fishing access from this location is not easily accommodated. Public input from open house proposed projects have demonstrated interest in increasing the waterfront access near or at this location.

Village Green

The Village Green is a publicly accessible linear park owned by the Village of Northville. It is located at the intersection of Bridge and Main Streets in the heart of the community. The Park has several benches and an information kiosk.

Main Street Park

Main Street Park is directly next to the joint Village and Town offices. The 0.6-acre public park is owned by Northville Fireman's Association and contains several picnic tables, a small gazebo, and some playground equipment. The Village of Northville Comprehensive Plan identified the park as an underutilized asset with recommendations to explore new recreational uses including tennis, pickleball, and/or bocce ball courts. The Comprehensive Plan also suggests exploring utilizing additional adjacent land behind the Town/Village Hall that once was utilized as a community garden. The park is not located along any of the waterfronts.

Village Beach

The beach, located outside of the Waterfront Revitalization Area boundary, is still important to recognize as a significant recreation asset. The beach is jointly- maintained and operated by the Village of Northville and the Town of Northampton. It is open to the public from late June until late August with lifeguards on duty from 1:00PM to 6:00PM. A no-cost permit is required for using the beach and can be obtained at the Town Offices in Northville. Approximately 40 vehicles can be accommodated at the beach. The beach is the closest public swimming location for residents but it is not easily accessible by walking. The beach was identified in the Village of Northville Comprehensive Plan as being an underutilized asset. New improvements were recommended to make it a more attractive recreational resource, including creating a connection between the beach to the adjacent boat launch managed by New York State.

Great Sacandaga Lake – Northville Boat Launch

Also located outside of the WRA but an important recreational and economic asset, the state boat launch off Route 30 has a hard surface ramp and parking for 60 cars and trailers. Many boaters that utilize this launch patronize local businesses in Northville.

Wilcox Lake Wild Forest

Wilcox Lake Wild Forest is part of a large tract of New York State Forest Preserve. Wild Forest is defined by the state as:

...an area where the resources permit a somewhat higher degree of human use than in wilderness, primitive or canoe areas, while retaining an essentially wild character. A wild forest area is further defined as an area that frequently lacks the sense of remoteness of wilderness, primitive or canoe areas and that permits a wide variety of outdoor recreation.

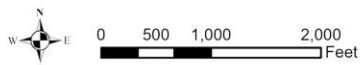
Wild Forest areas are generally managed to provide opportunities for a greater variety of recreational activities and a higher intensity of recreational use compared to wilderness areas. A portion of Wilcox Lake Wild Forest, a 125,000 acre Adirondack Forest Preserve, is located in the WRA.

Northville-Placid Trail and Trailhead

In 2014, the trailhead for the Northville-Placid Trail was relocated to the Northville Waterfront Park. The Northville-Placid Trail is a 138-mile trek running from the village to Lake Placid, NY. The first portion of the trail includes an approximately 3.5-mile road walk through Northville before entering the woods at the Collins Gifford Valley Road trailhead. There are official campsites along the trail and end-to-end hikers typically require about 10 days to complete the journey, before terminating in Lake Placid, NY.

Map 5: Parks & Recreation Sites and Facilities

Village of Northville Local Waterfront Revitalization Program



Service Layer Credits: World Imagery: New York State, Maxar

Date: 1/30/2023



This map was prepared with funding provided by the New York State Department of State under Title 11 of the Environmental Protection Fund

Legend

- Proposed Waterfront Revitalization Area
- Proposed Harbor Management Area (HMA)
- ★ Northville-Placid Trailhead
- Northville-Placid Trail
- Public Parks and Recreation Sites and Facilities

Map Key

1. Waterfront Park
2. Main Street Park
3. Northville Central School
4. Wilcox Lake Wild Forest (NYS)
5. Village Green

Parks and Recreation Needs

While there are several park and recreation assets in the WRA, there are unmet recreational needs and opportunities including new recreational amenities and improvements to existing assets. A community survey conducted as part of the village's Comprehensive Plan found that:

- 24% selected more social/recreational opportunities as what they would like to change in the village the most
- 60% felt the village should spend money to expand Waterfront Park
- 62% felt the village should invest in new playgrounds not on school property
- 75% felt the village should add new athletic courts and fields not on school property
- Another 75% also felt the village should promote/develop a snowmobile route in the Village to access businesses
- Of those that had an opinion, 64% agreed that new municipal access (docks) to the Northville Lake should be established.

Many of the comprehensive plan survey results and comments are still relevant to the LWRP, there is clear desire and support for changes in the Village's parks and recreation. Obtained from the Village's first public open house, residents expressed additional recreational needs, assets, and issues. Notable opportunities and concerns expressed by the residents include:

Recreational Infrastructure

- Walkways on both the spillway and Water Street
- Recreation facility for all ages with tennis, pickleball, bocce, volleyball, horseshoes and/or racquetball courts
- Play equipment for children, splash pad, climbing
- Dog Park and water access for dogs

Improved Accessibility

- Better lake access to village for boat traffic to park and walk into town, boat access near bridge
- Better access for kayaks to the little lake, access stairs, and dock
- Dockage on Great Sacandaga Lake to bring people to the village
- More accessible facilities for disabled visitors, benches, etc.
- Fishing pier at spillway on either or both sides

Issues

- Spillway and Water Street – dangerous for people walking, biking, fishing, & driving along them
- Lack of public access to lakes and docks
- Village of Northville not easily accessible by pedestrians or bicyclists

2.4 Natural Resources

Topography and Geology

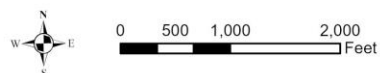
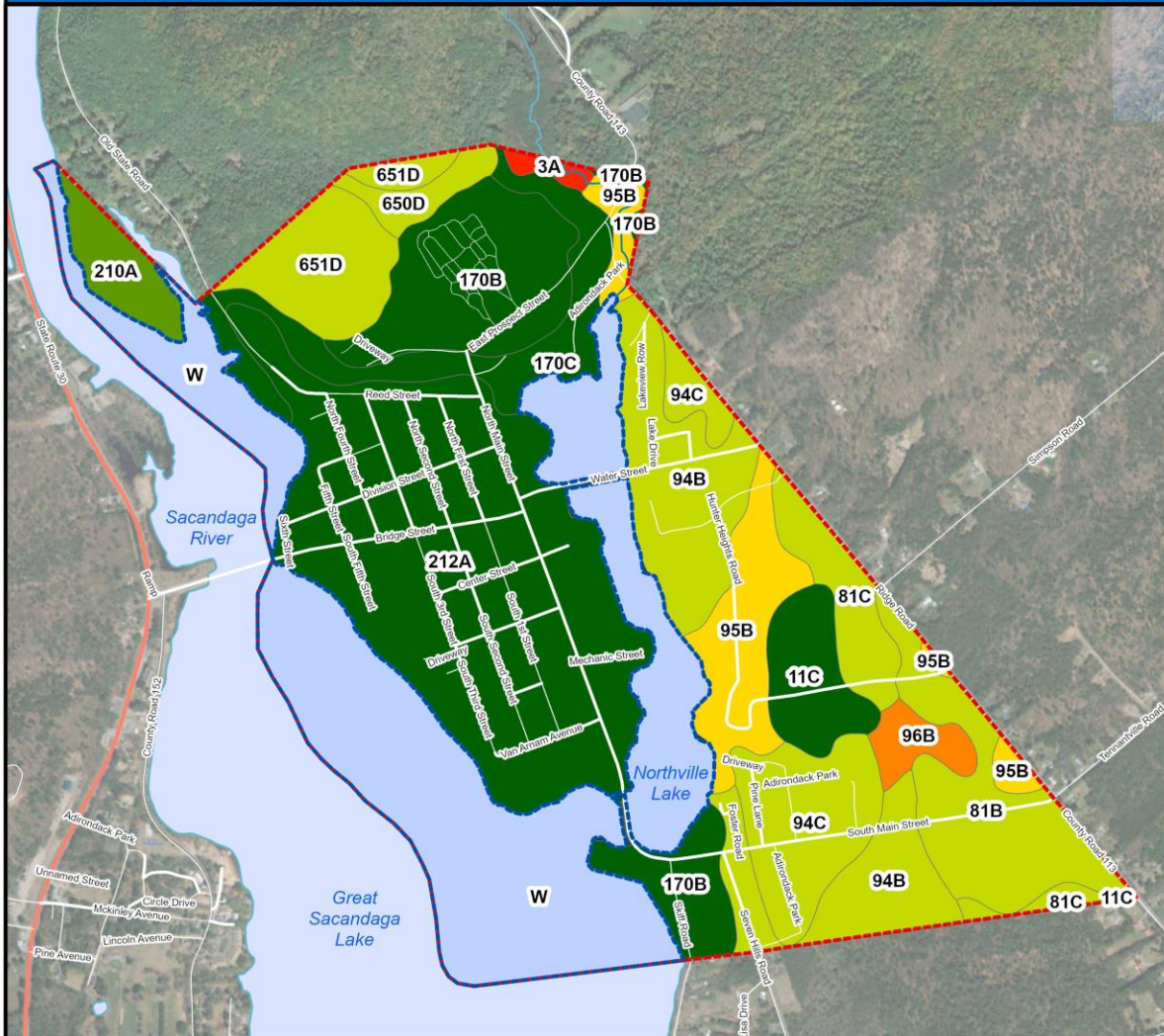
The upland topography of the LWRP WRA varies by subregions. A majority of the downtown core and urban land lies on primarily flat to gradual sloping lands. Regions along the northern corridor and eastern edge (along Northville Lake and Ridge Rd.) of the WRA have steeper upward slopes. Overall, the majority of the Village's urban spaces lie within a fairly flat region and is surrounded by more gradient lands. The steepness of the shorelines along both lakes are quite notable, they act as passive flood control but also severely limit public waterfront access. Since steep slopes are not necessarily prominent within the village core and are primarily exclusive to the water's edge and northern village boundaries, there should be limited or negligible impacts to future developments when regarding site topography.

Soils are important to consider as soil type can indicate development restrictions where they are poorly drained. There are fourteen (14) unique soil types found within the WRA. *Map 7: Soils* indicates the drainage class of soils in the WRA. Drainage class, according to the United State Department of Agriculture, refers to "the frequency and duration of wet periods in conditions similar to those under which the soil formed."

The most developed portion of the WRA (peninsula area) has soils classified as "Excessively drained" that indicates water is removed very rapidly. There is also a substantial amount of "well drained" soils in the WRA where water is "removed from the soil readily but not rapidly." There are only limited areas where soils are classified with lower drainage classes.

Map 7: Soils

Village of Northville Local Waterfront Revitalization Program



Service Layer Credits: World Imagery: New York State, Maxar

Date: 1/30/2023



This map was prepared with funding provided by the New York State Department of State under Title 11 of the Environmental Protection Fund

Legend

- Proposed Waterfront Revitalization Area
- Proposed Harbor Management Area (HMA)

Soil Drainage Class

- Excessively drained
- Somewhat excessively drained
- Well drained

- Moderately well drained
- Somewhat poorly drained
- Poorly drained

Water Resources and Water Quality

Surface and Groundwater Resources

Surface waters in the Northville WRA include the Great Sacandaga Lake, Northville Lake, and Hunters Creek.

Wetlands

State

The WRA includes three New York State regulated wetlands, as identified in *Map 8: Wetlands*, which includes wetlands data created and provided by the New York State Adirondack Park Agency (APA). Under the Adirondack Park Agency Act and the Freshwater Wetlands Act, an APA permit must be obtained for the following activities involving wetlands in the Adirondack Park:

1. Draining, dredging, or excavating a wetland;
2. Placing fill, including soil, stone, sand, gravel, mud, trash, structures, pilings, roads, or any other obstruction or substance, into a wetland;
3. Clearcutting more than three acres;
4. Releasing any form of pollution into a wetland, including pesticides and sewage effluent or other liquid waste;
5. Installing any sewage drainage field or seepage pit or any sewer outfall in or within 100 feet of a wetland;
6. Undertaking any other activity within or outside of a wetland that substantially impairs the functions served by or the benefits derived from the wetland, including the diversion of surface or subsurface drainage or natural water flow that adversely affects the natural hydrological regime of or substantially increases erosion of or siltation or sedimentation into the wetland; or
7. Creating by subdivision any lot that contains wetlands and any lot adjoining a lot that contains wetlands, as well as all land use and development related to these subdivision lots, unless the Agency issues a letter finding that:
 - All lot boundaries will be located at least 200 feet from all wetlands;
 - All new roads providing access to more than one lot will be located at least 50 feet from all wetlands;
 - All non-wetland areas of the wetland subdivision lots will be accessible by road without crossing or causing adverse impacts to wetlands; and
 - Any lot containing a lawfully existing principal building will also contain its associated water supply, wastewater treatment system, and an adequate replacement site for the on-site wastewater treatment system that is located at least 100 feet from all wetlands.⁹

⁹ Adirondack Park Agency, *Freshwater Wetlands*. Revised February 28, 2019.

When a regulated activity is proposed, a wetland biologist will determine the value rating for the wetland. Stricter standards will apply for activities in high value wetlands.

The Village of Northville does not directly address wetlands or wetland protection in its zoning ordinance, due to the Adirondack Park Agency's own regulations.

Map 8: Wetlands is provided on the following page.

Map 8: Wetlands

Village of Northville Local Waterfront Revitalization Program



Service Layer Credits: World Imagery: New York State, Maxar

Date: 1/30/2023



This map was prepared with funding provided by the New York State Department of State under Title 11 of the Environmental Protection Fund

Legend

- Proposed Waterfront Revitalization Area
- Proposed Harbor Management Area (HMA)
- Rivers and Streams
- NYS Regulated Wetlands
- Hydric Soils
- Water Bodies

National Wetland Inventory

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Riverine

Federal

The US Fish and Wildlife Service has regulated wetlands within the WRA, inclusive of freshwater forested/shrub wetland and a freshwater pond. The freshwater forested/shrub wetlands are characterized by mature woody vegetation and surface waters present for extended periods during the growing season but absent by the end of the season. These wetlands have been created or modified by a man-made barrier or dam, obstructing the flow of water. The freshwater pond has surface waters persisting throughout the growing season and when water is absent, the water table is at or very near the land surface. These wetlands are the location for beaver habitat where dams may increase the size of existing wetlands or create small impoundments.

The Great Sacandaga Lake and Northville Lake as a Lacustrine System which includes wetlands and deepwater habitats that are situated in a topographic depression or a dammed river channel, lack trees, shrubs, persistent emergents, and emergent mosses or lichens, and a total area of at least 20 acres. Similar habitats totaling less than 20 acres are also included in the Lacustrine System if an active wave-formed or bedrock shoreline feature makes up all or part of the boundary, or if the water depth in the deepest part of the basin equals or exceeds 8.2 ft at low water. Lacustrine waters may be tidal or nontidal, but ocean-derived salinity is always less than 0.5 ppt.

Watersheds and Subwatersheds

The Village of Northville is located in the Upper Hudson River Watershed. The Hudson River is 315 miles long, beginning at Lake Tear of the Clouds on Mount Marcy (New York State's highest peak) and flows south to Atlantic Ocean and New York Harbor. The river is divided into two (an upper and lower) watersheds at the Federal Dam in Troy. The upper watershed consists of 162 miles of the river, in addition to approximately 7,140 miles of other freshwater rivers and streams, and 229 significant lakes, ponds, and reservoirs. The watershed is made up of a diverse range of habitat and development types, from the mountains and woodlands in the Adirondacks, agricultural lands, and cities and towns within the Capital District.

Approximately 290,000 people live in the Upper Hudson River Watershed. A majority of this populous is located in the lower half along the Hudson River and Adirondack Northway (I 87) Corridor; the largest population centers being the cities of Troy, Saratoga Springs and Glens Falls, and the surrounding towns of Clifton Park, Halfmoon, Wilton, and Queensbury. Rural populations are located primarily in along the eastern and western sides of the river in Rensselaer, Washington, and Saratoga counties. Within the Adirondack Park, hamlets are located within larger towns in Essex and Hamilton counties.

The Village of Northville is located in the Middle Sacandaga River subwatershed, part of the Sacandaga Sub-Basin. Water quality issues present throughout the subwatershed include erosion, water and wastewater, invasive species and aquatic organism passage.

Water Quality

The Great Sacandaga and Northville Lake are Class B waterbodies, with best uses being swimming, boating, and recreational activities.

The NYS DEC conducted water quality sampling during the 2018 season for the Great Sacandaga Lake. The lake is mesoligotrophic, as there is moderate water clarity, algae levels (chlorophyll a), and low nutrient (phosphorus) levels. Soluble nutrients in the lake include nitrogen and phosphorus; nitrogen levels are low, but the presence of phosphorus indicates a high potential for algae growth.

The Great Sacandaga Lake generally has higher water clarity, and lower chlorophyll a, phosphorus, calcium, and chloride levels than other regional lakes. Also, the lake generally has favorable recreational use assessments, and less extensive aquatic plant coverage. The water quality indicates a low susceptibility to harmful algal blooms (HAB). The open water algal community in the lake is typically comprised of low to intermediate cyanobacteria levels, with algae levels low to intermediate. Toxin levels are consistently below recreational levels of concern.

The Great Sacandaga Lake has a public water supply stressed by a high frequency of algae levels above the criteria for potable water use, as well as deepwater metals and other contaminants. Aesthetics and habitat appear to be good. There is a fish consumption advisory for Sacandaga Lake for smallmouth bass and all other fish due to atmospheric mercury.

Fish and Wildlife Habitats and Natural Protective Features

NYS Significant Coastal Fish and Wildlife Habitats

There is no evidence of NYS Significant Coastal Fish and Wildlife Habitats within the WRA. However, the WRA does contain locally important fish and wildlife habitats, as well as important bird areas.

Locally Important Fish and Wildlife Habitats

Fishing and wildlife are significant natural assets to the Village of Northville's Adirondack charm and local activity. Any project or development should and can protect these valuable resources. Specific fish species that can be found in the Great Sacandaga Lake include Largemouth Bass, Smallmouth Bass, Yellow Perch, Brown Bullhead, Northern Pike, Walleye, Redbreast Sunfish, Rock Bass, Brown Trout, Rainbow Trout, Channel Catfish, Common Carp, and Black Crappie. The DEC and the Great Sacandaga Fish Federation stocks the lake each year rainbow trout and brown trout. Northville Lake includes the fish species of Rainbow Trout, Yellow Perch, and Pumpkinseed.

Important Bird Areas

A common species in the Village of Northville is the chimney swift, migratory birds that travel approximately 7,000 miles from the Amazon jungle to the north country of New York State. The swifts return to Northville at the same time each year where they roost 100-year-old freestanding brick chimney that was once part of the Hubbell Glove Factory in the heart of the Village. In 2012, the chimney was torn down due it being structurally unsound and the chimney swifts stopped coming to the Village.

Rare or Endangered Species or Natural Communities

According to the NYS DEC, there are no rare flora, fauna, or wildlife in or near the Village of Northville. Additionally, the area surrounding Northville does not contain any significant natural communities.

Invasive Species Issues

Spiny waterflea, a predatory zooplankton, is known to be present in the Great Sacandaga Lake. Generally, aquatic invasive species (AIS) are already present in the lake due to the amount of public access, particularly boating, and accounts for the moderate to high vulnerability for new invasive species.

There are no invasive plants reported within the lake.

Natural Protective Features

Not present and not a priority.

Visual and Air Quality

Important Waterfront Views and Visual Quality

Much of the waterfront within the WRA is either forested or privately-owned lands. There are areas of public access, mainly the Waterfront Park on South Main Street. Primary public views of the waterfront occur at the bridges entering the Village at the south, east and west.

Scenic Areas of Statewide Significance (SASS)

There are no Scenic Areas of Statewide Significance (SASS) present in the Northville WRA.

Air Quality Maintenance Areas

Not present and not a priority.

2.5 Flooding and Erosion

Flood Hazard and Flood Prone Areas

The Village is classified as being within Zone C and X flood areas. These zones are areas of minimal flood hazard as they are above the 500-year flood level. Zone C may have ponding and local drainage problems that don't warrant detailed study or designation as base floodplain. Zone X is the area determined to be outside the 500-year flood and protected by levee from 100-year flood.

Coastal Erosion Hazard Areas (CEHA)

Coastal Erosion Hazard Areas are not present in the Northville WRA and not a priority.

Impacts of Climate Change

The Adirondack Park is a transitional zone between the temperate deciduous forests of the Appalachian Mountains and the boreal spruce-fir forest of Canada. As temperatures increase, this transition zone will shift into Canada with predictions projecting that the Adirondack Park's climate could resemble that of present day Virginia by the end of the century.

Water resources will be impacted as an increase in temperature can bring about a decrease in the size of wetlands, while fluctuating precipitation patterns causes flash flooding or prolonged droughts. Higher water levels will endanger the structural integrity and function of dams, alter stream flow, and increase sedimentation and runoff. Shrinking wetlands reduce suitable breeding habitat for migratory birds, amphibians, reptiles, and mammals. Temperature fluctuations could affect population levels of Coldwater aquatic species, as they are vulnerable during spawning and mating; brook, brown, and rainbow trout could drastically decline or be lost.

Shorter warmer winters will limit outdoor recreational activities, primarily in the winters months through a decrease in snow pack, which will threaten local economic centered around activities such as snowmobiling and skiing.

The Fulton County Office of Emergency Management notes that severe weather events, including storms with heavy wind and precipitation, are expected to become increasingly common for the region.¹⁰ This is consistent with climate change patterns and projections for the Northeastern United States that anticipate more extreme weather and temperatures (min and max) including increased precipitation in the spring and winter.¹¹

Fulton County is currently updating its All Hazards Mitigation Plan to capture changes to its local risk profile and create a dynamic web-based plan (<https://fulton.mitigateny.org/>) designed to facilitate periodic updates. Hazards with a high likelihood of future occurrence in Northville are wind, flood, coldwave, drought, and storms including hails and ice storms. Hazards currently classified as medium or high impact include floods, storms, and wind (including from tornados).¹²

¹⁰ <https://www.leaderherald.com/news/local-news/2019/08/thunderstorms-drop-more-than-two-inches-of-rainfall/>

¹¹ U.S. Climate Extremes Index (CEI) 1910-2019, Available from the National Oceanic and Atmospheric Administration's National Climate Data Center <https://www.ncdc.noaa.gov/extremes/cei/> ; 2014 National Climate Assessment. U.S. Global Change Research Program available from <https://nca2014.globalchange.gov/report>; and Responding to Climate Change in New York (ClimAID) Report (2011, 2014), New York State Energy Research and Development Authority available from <https://www.nyserda.ny.gov/climaid>

¹² Data as of February 2021. Subject to change as the Fulton County AHMP is finalized and updated. <https://fulton.mitigateny.org/hazards>

2.6 Historic & Cultural Resources

State and National Registers of Historic Places

Northville Historic District was developed between 1819 and 1933. The district includes over 170 contributing buildings in approximately 85+ acres of land. It is located around the central business district of the Village. The district features a variety of older housing stock and significant architectural styles. The district was added to the National Register of Historic places on May 7, 2014.

The National Register of Historic Places is the official list of the Nation's historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966, the National Park Service's National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources from destruction or impairment. Listing of private property on the National Register does not prohibit under Federal law or regulation any actions which may otherwise be taken by the property owner with respect to the property.

There National Registry designation includes four distinct regulations or actions:

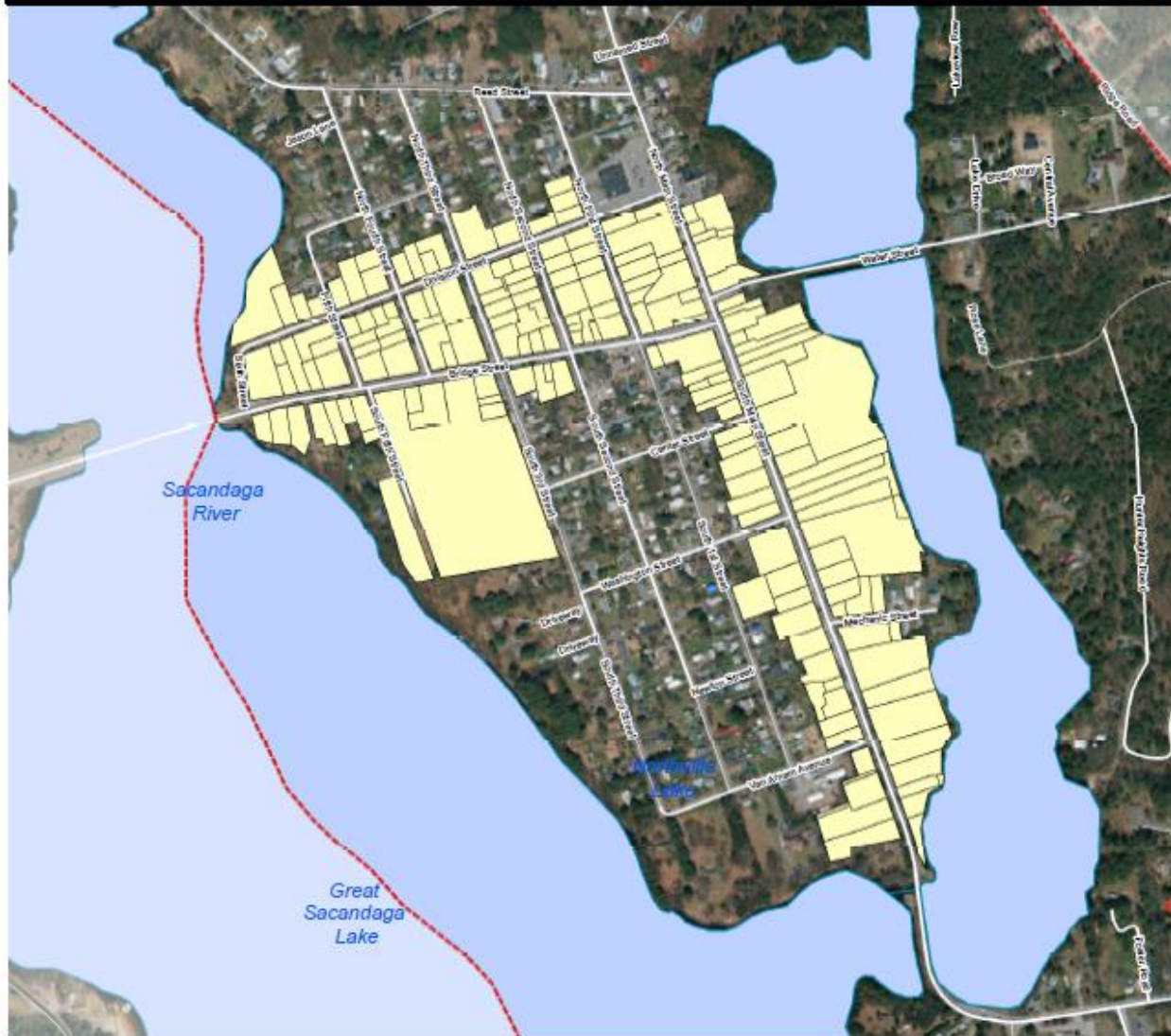
- Federal agencies undertaking a project having an effect on a listed or eligible property must provide the Advisory Council on Historic Preservation a reasonable opportunity to comment pursuant to section 106 of the National Historic Preservation Act of 1966, as amended.
- Listing in the National Register also makes property owners eligible to be considered for Federal grants-in-aid for historic preservation.
- If a property is listed in the National Register, certain provisions of the Tax Reform Act of 1976 as amended by the Revenue Act of 1978 and the Tax Treatment Extension Act of 1980 may apply. These provisions encourage the preservation of depreciable historic structures by allowing favorable tax treatments for rehabilitation, and discourage destruction of historic buildings by eliminating certain otherwise available Federal tax provisions both for demolition of historic structures and for new construction on the site of demolished historic buildings.
- If a property contains surface coal resources and is listed in the National Register, certain provisions of the Surface Mining and Control Act of 1977 require consideration of a property's historic values in the determination on issuance of a surface coal mining permit.

The Village has been encouraged by the State Historic Preservation Office (SHPO) to potentially designate the entire village under a historic district. The Village's current zoning doesn't present the existing nationally registered district as an overlay or provide special protections beyond the national register's regulations.

The historic district and the buildings or sites do not have significant tourism or visitation draw, as there is no definitive attraction, but the historic structures certainly contribute to the Village's overall charm and culture.

Map 6: Historic and Cultural Features

Village of Northville Local Waterfront Revitalization Program



0 255 510 1,020 Feet

Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Date: 7/31/2019



This map was prepared with funding provided by the New York State Department of State under Title 11 of the Environmental Protection Fund

Legend



Proposed Waterfront Revitalization Area



Northville Historic District

Adirondack Park Land Use Classification Regulations

The entire WRA is located within the Adirondack State Park. Therefore, special state regulations apply including the State Land Master Plan as administered by the New York State Adirondack Park Agency (APA). The plan classifies all private land into six (6) classifications. The classification system is designed to “channel growth into the areas where it can best be supported and to minimize the spread of development in areas less suited to sustain such growth.”

The WRA is almost entirely classified as “Hamlet,” which is the least restrictive land use classification. The general description of the purpose of Hamlet-classified land according to the Adirondack Land Use and Development Plan is:

These are the growth and service centers of the Park where the Agency encourages development. Intentionally, the Agency has very limited permit requirements in hamlet areas. Activities there requiring an Agency permit are erecting buildings or structures over 40 feet in height, projects involving more than 100 lots, sites or units, projects involving wetlands, airports, watershed management projects, and certain expansions of buildings and uses. Hamlet boundaries usually go well beyond established settlements to provide room for future expansion.

While other classifications have regulated density maximums (buildings per square mile) and average lot sizes, Hamlet-classified land has no state-established density limit and average lot size.

In addition to Hamlet-classified land, the WRA also contains a limited amount of “Pending Classification” land along the shoreline of Great Sacandaga Lake and Northville Lake where Hudson River-Black River Regulation District has regulatory jurisdiction (see section 2.6.4 for details). It should also be noted that NYS DEC’s Region 5 offices in Northville are classified as “State Administrative.”

The Adirondack Park Agency also has jurisdiction over certain types of projects in Hamlet areas. Projects meeting certain criteria require either a Class A regional project permit or Class B regional project permit from the APA. Hamlet projects requiring permits include:

- Residential projects with 100 or more lots (Class A permit)
- Tourist accommodations with 100 or more units (Class A permit)
- Commercial or private airport (Class A permit)
- Projects or structures over 40 ft. in height (Class A permit)

Additionally, permits are required for a variety of activities in or near wetlands (see section 2.7.2).

Minimum Lot Widths and Setbacks		
Land Use Type	Min. Lot width (ft.)	Min. Structure Setback (ft.)
Hamlet	50	50
Moderate Intensity Use	100	50
Low Intensity Use	125	75
Rural Use	150	75
Resource Management	200	100
Industrial	NA	NA

The APA imposes shoreline setbacks and lot width regulations on all structures¹³ greater than 100 square feet in size, except docks and boathouses. In addition, sewage disposal systems, the minimum setback from any

water body or wetland is 100 feet, measured from the leach field or other absorption components to the closest point on the shoreline or wetland.

Many Adirondack rivers are subject to special regulations and permit requirements adopted under the New York State Wild, Scenic and Recreational Rivers System Act. These regulations apply in addition to those set forth in the APA Act. Agency regulations apply to the designated rivers and lands adjoining them, generally up to 1/4 mile from the edge of the river. In the case of Northville, the Sacandaga River falls under the jurisdiction of these regulatory policies. The river regulations seek to protect water quality and aesthetics by:

- establishing a 100-foot buffer strip along rivers in which vegetative cutting is highly restricted;
- establishing minimum lot widths and building setbacks (larger than those in the APA Act);
- requiring an Agency rivers project permit for nearly all subdivisions, single family dwellings and mobile homes in river areas;
- restricting motor boating and motorized activities on and adjacent to wild and scenic rivers;
- regulating bridge and road building;
- prohibiting structures (such as dams) and activities (such as dredging) which would alter the river's natural flow;
- allowing continuation of lawfully existing nonconforming uses, but requiring permits or variances for expansion or change in use.
- prohibiting certain "noncompatible" uses; and
- prohibiting new structures in Wild River areas

The restrictions may be reduced only if a variance or Agency permit is received.

Outside of the aforementioned regulations, the APA does not specify surface water restrictions.

¹³ "Structures" include buildings, sheds, fences, tanks, etc. – APA, NY

2.6 Analysis

Summary and Strengths

The Northville Waterfront Revitalization Area (WRA) has a rich Adirondack history and waterfront identity. The village's location on Great Sacandaga and Northville Lakes attract tourists from around the region, especially during the summer months. These tourists support the village's local businesses including specialty shops, restaurants, retail stores, markets, and others. There are also a number of businesses that cater to the local population providing everyday needs.

The WRA has a small, stable population (1,195 as on 2017) of working professionals. The workforce is comprised of a mix of residents who work in the education, health and social services sector and tourism-based sectors including retail trade, arts, entertainment, and recreation, and accommodation and food services.

Almost 50% percent of the land in the WRA is residential, with an optimal balance between renter- and owner-occupied properties. These properties include a large number of seasonal and recreational homes near the waterfront. An additional 24% of land in the WRA is vacant, presenting an opportunity for further development that is compatible with water-dependent and water-enhanced uses.

Complimentary plans and initiatives, including the 2020 Zoning Ordinance Update, 2017 Comprehensive Plan, and 2014 Town of Northampton and Village of Northville Hamlet Economic Development Plan have laid the groundwork for a successful LWRP.

Challenges

The inventory and public engagement process revealed some challenges and areas for further development and improvement within the WRA.

Because of its location at the northern end of the Great Sacandaga Lake, Northville's economy is largely driven by recreation tourism. The spillway, located between the Great Sacandaga and Hunter Lakes, is a popular destination for tourists and residents alike. This area has a large amount of vehicular traffic (particularly in the summer tourist season) which, combined with the narrowness of the roadway, creates safety concerns for pedestrians and bicyclists, including those on their way to the village center and the boaters and fisherman who frequent the areas north and south of the spillway.

Regarding water uses, public infrastructure and public access to the Great Sacandaga and Northville Lakes waterfront are underdeveloped. Waterfront Park is the only public recreation area located along the waterfront. Due to steep slopes, the park does not provide access to swimming or have a boat launch.

Northville Lake (aka Hunter Lake or Little Lake) is a popular destination for residents and visitors seeking a quiet, tranquil spot for fishing, boating (kayak, canoe, row boat and paddle board) and passive recreation activities, including picnicking and birdwatching. Currently, informal parking takes place

between the roadway and guide rail north of South Main Street / Skiff Road intersection creating a potentially dangerous situation. The site, which includes an unofficial boating and fishing access point, is very popular but lacks amenities for safe recreation.

The environmental health of Northville Lake is also becoming a concern. Over time, sediment build up has reduced water depths from several feet to a few inches in areas. This is detrimental to the health of the lake, aquatic plants and animals, and negatively impacts the village's tourism economy.

Opportunities

Opportunities exist in the Northville WRA to leverage the Village's rich history, abundance of natural resources, and outdoor recreation opportunities to spur tourism, attract asset-based businesses to the area, grow the second home market, and establish Northville as a safe, peaceful place to live, work and play while continuing to protect scenic and natural resources.

These opportunities fall into three categories:

1. Public Access, Recreation and Tourism
2. Infrastructure
3. Economic Development

Public Access, Recreation and Tourism

Northville links the Mohawk Valley with the Adirondack North Country and its economy is based largely around recreational tourism. The Village could explore opportunities to enhance public safety, recreation opportunities and access to the waterfront. This could be achieved through improvements and expansion of public access points, infrastructure, and facilities along the waterfront.

A new public park located along the southern end of Northville Lake could provide safe access for car top boaters (small water crafts easily transported via cars) and fisherman. A second park along the western shore of Northville Lake that spans both sides of South Main Street could provide a safe place for informal picnicking with waterfront, fishing and boating access to Northville Lake.

Upgrades to the existing Waterfront Park could enhance the public space and extend the outdoor recreation season. One of the concerns identified by the community was the need for public restrooms, enhanced facilities and recreation programming at the park.

The community also identified an opportunity to create a linear park located adjacent to Waterfront Park and Main Street that could support water-dependent businesses including boat rentals (canoes, kayaks, small rowboats and stand-up paddleboards) and fishing and bait supplies.

Infrastructure

An opportunity exists to create a safe, pedestrian walkway across the Hunter Creek Dam at the spillway. The need for this infrastructure enhancements was identified in the Comprehensive Plan, the 2014

Hamlet Economic Development Plan, and again by the community during the LWRP public engagement process.

The spillway, which runs along South Main St., serves as the primary public access to Northville Lake. While this area is a great resource to the village and provides an attractive gateway to the downtown, it has been a pedestrian safety concern within the village for decades. This section of roadway, which is maintained by the village, is only 22-feet wide with guiderails on either side. It poses major safety concerns for residents and visitors traversing the spillway as there is no shoulder, sidewalk or other delineated area forcing people to walk or ride along the edge of the road, directly in a car's path.

Another high priority opportunity identified by the community was to address the environmental condition of Northville Lake. The Village of Northville could conduct a dredging feasibility study to identify next steps for remove excess silt from the lake, which will increase recreation opportunities for residents and visitors, ensure that future generation can enjoy one the area's greatest natural resources, and create a more sustainable economy within Northville, Fulton County and the region.

Economic Development

An opportunity exists for the village to enhance promotion of area attractions including businesses and natural resources. Through a targeted branding and marketing strategy, the Village could promote existing historic and natural resources including the Northville Historic District, Great Sacandaga Lake, Northville Lake, forested areas, and linkages to existing recreation trails. These efforts would continue to build Northville's reputation as an authentic Adirondack destination for year-round outdoor recreation.

The Village can also build on their reputation as an authentic Adirondack, walkable village by working with SHPO to expand the existing historic district, adopting a Complete Streets policy, and designing and implementing streetscape and gateway enhancements, as well as wayfinding and directional signage would enhance the visitor experience and resident's quality of life.

Finally, opportunities exist to attract the next generation of entrepreneurs and residents to the area by continuing to be a business-friendly community and providing shared work space for second home owners and visitors.

By pursuing long-term investments in the Waterfront Revitalization Area, the Village of Northville can solidify its reputation as a great place to live, work, and visit for current and future generations.



Photo: The Great Sacandaga Lake

3 Local Waterfront Revitalization Policies

This section of the Local Waterfront Revitalization Program (LWRP) presents the 44 New York State Coastal Policies that shall apply to the Village of Northville. The policies outlined within, allow for the coordination between both local government and State agencies when regarding inland waterway resources within the Northville’s Waterfront Revitalization Area (WRA).

The State Coastal Policies are legal statements, enforceable through NYS and Local Laws and a local process to review project proposals for consistency with these laws. These policies manage and support the most efficient and beneficial uses of waterfront resources. More specifically, the policies aid governmental agencies in the regulation and prevention of water resource impairment, while also encouraging a balance between both economic development and land/water preservation.

SECTION CONTENTS

- 3.1 Local Responsibility
- 3.2 Policies

3.1 Local Responsibility

The village of Northville is responsible for implementing the policies set forth for its specific WRA boundaries. Both State and local government actions shall be consistent to the maximum extent possible with the policies and procedures outlined in the Northville LWRP.

3.2 Policies

This section includes the State Coastal Policies and an indication of which policies are applicable within the village of Northville Waterfront Revitalization Area (WRA) described in Section 1 of this LWRP. Following the policy statements are explanations of the policies, including any local refinements necessary to relate to the Northville WRA.

These policies are organized and grouped under eleven headings:

- Development Policies (1-6)
- Fish and Wildlife Policies (7-10)
- Flooding and Erosion Hazards Policies (11-17)
- General Policy (18)
- Public Access Policies (19-20)
- Recreation Policies (21-22)
- Historic and Scenic Resources Policies (23-25)
- Agricultural Lands Policies (26)
- Energy and Ice Management Policies (27-29)
- Water and Air Resources Policies (30-43)
- Wetlands Policies (44)

POLICY 1: RESTORE, REVITALIZE, AND REDEVELOP DETERIORATED AND UNDERUTILIZED WATERFRONT AREAS FOR COMMERCIAL, INDUSTRIAL, CULTURAL, RECREATIONAL, AND OTHER COMPATIBLE USES.

Explanation of Policy

State and local agencies must ensure that their actions further the revitalization of urban waterfront areas. The transfer and purchase of property; the construction of a new office building, highway or park; the provision of tax incentives to businesses; and establishment of enterprise zones, are all examples of governmental means for spurring economic growth. When any such action or similar action is proposed, it must be analyzed to determine if the action would contribute to or adversely affect a waterfront revitalization effort.

It must be recognized that revitalization of once dynamic waterfront areas is one of the most effective means of encouraging economic growth in the State, without consuming valuable open space outside of these waterfront areas. Waterfront redevelopment is also one of the most effective means of rejuvenating or at least stabilizing residential and commercial districts adjacent to the redevelopment area.

In responding to this policy, several other policies must be considered: (1) Uses requiring a location abutting the waterfront must be given priority in any redevelopment effort. (Refer to Policy 2 for the means to effectuate this priority); (2) As explained in Policy 5, one reason for revitalizing previously dynamic waterfront areas is that the costs for providing basic services to such areas is frequently less than providing new services to areas not previously developed; (3) The likelihood for successfully simplifying permit procedures and easing certain requirements (Policy 6) will be increased if a discrete area and not the entire urban waterfront is the focus for this effort. In turn, ease in obtaining permits should increase developers' interest to invest in these areas. Further, once this concentrated effort has succeeded, stabilization and revitalization of surrounding areas is more likely to occur.

Local governments through waterfront revitalization programs have the primary responsibility for implementing this policy. Though local waterfront revitalization programs need not be limited to redevelopment, local governments are urged to identify areas as suitable for redevelopment, and establish and enforce redevelopment programs.

1. When a State or local action is proposed to take place in an urban waterfront area regarded as suitable for redevelopment, the following guidelines will be used:
 - a. Priority should be given to uses which are dependent on a location adjacent to the water;
 - b. The action should enhance existing and anticipated uses. For example, a new highway should be designed and constructed so as to serve the potential access needs for desirable industrial development;
 - c. The action should serve as a catalyst to private investment in the area;
 - d. The action should improve the deteriorated condition of a site and, at a minimum, must not cause further deterioration. For example, a building could not be abandoned without protecting it against vandalism and/or structural decline;
 - e. The action must lead to development which is compatible with the character of the area, with consideration given to scale, architectural style, density, and intensity of use;
 - f. The action should have the potential to improve the existing economic base of the community and, at a minimum, must not jeopardize this base. For example, waterfront development meant to serve consumer needs would be inappropriate in an area where no increased consumer demands were expected and existing development is already meeting demand;
 - g. The action should improve adjacent and upland views of the water, and, at a minimum, must not affect these views in an insensitive manner;
 - h. The action should have the potential to improve the potential for multiple uses of the site.
2. If a State or local action is proposed to take place outside of a given deteriorated, underutilized urban waterfront area suitable for redevelopment, and is either within the relevant community or

adjacent waterfront communities, the agency proposing the action must first determine if it is feasible to take the action within the deteriorated, underutilized urban waterfront area in question. If such an action is feasible, the agency should give strong consideration to taking the action in that area. If not feasible, the agency must take the appropriate steps to ensure that the action does not cause further deterioration of that area.

POLICY 2: FACILITATE THE SITING OF WATER DEPENDENT USES AND FACILITIES ON OR ADJACENT TO INLAND WATERWAYS.

Explanation of Policy

There is a finite amount of waterfront space suitable for development purposes. Consequently, while the demand for any given piece of property will fluctuate in response to varying economic and social conditions, on a statewide basis, the only reasonable expectation is that long-term demand for waterfront space will intensify.

The traditional method of land allocation, i.e., the real estate market, with or without local land use controls, offers little assurance that uses which require waterfront sites will, in fact, have access to the State's inland waterways. To ensure that such "water-dependent" uses can continue to be accommodated within the State, State agencies will avoid undertaking, funding, or approving non water dependent uses when such uses would preempt the reasonably foreseeable development of water dependent uses; furthermore, agencies will utilize appropriate existing programs to encourage water dependent activities.

Water dependent activities shall not be considered a private nuisance, provided such activities were commenced prior to the surrounding activities and have not been determined to be the cause of conditions dangerous to life or health and any disturbance to enjoyment of land and water has not materially increased.

A water dependent use is an activity which can only be conducted on, in, over or adjacent to a water body because such activity requires direct access to that water body, and which involves, as an integral part of such activity, the use of the water.

The following uses and facilities are considered as water-dependent:

1. Uses which depend on the utilization of resources found in inland waterways (for example: fishing, mining of sand and gravel, aquaculture activities);
2. Recreational activities which depend on access to inland waterways (for example: swimming, fishing, boating, wildlife viewing);
3. Uses involved in the waterway/land transfer of goods (for example: docks, loading areas, pipelines, short-term storage facilities);
4. Structures needed for navigational purposes (for example: dams, locks, lighthouses);

5. Flood and erosion protection structures (for example: breakwaters, bulkheads);
6. Facilities needed to store and service boats and ships (for example: marinas, boat repair, boat construction yards);
7. Uses requiring large quantities of water for processing and cooling purposes (for example: hydroelectric power plants, fish processing plants, pumped storage power plants);
8. Uses that rely heavily on the waterborne transportation of raw materials or products which are difficult to transport on land, thereby making it critical that a site near to shipping facilities be obtained (for example: coal export facilities, cement plants, quarries);
9. Uses which operate under such severe time constraints that proximity to shipping facilities become critical (for example: firms processing perishable foods);
10. Scientific/educational activities which, by their nature, require access to inland waterways (for example: certain meteorological and scientific activities);
11. Support facilities which are necessary for the successful functioning of permitted water-dependent uses (for example: parking lots, snack bars, first aid stations, short-term storage facilities). Though these uses must be near the given water dependent use they should, as much as possible, be sited inland from the water dependent use rather than on the shore.

In addition to water dependent uses, those uses which are enhanced by a waterfront location should be encouraged to locate along the shore, though not at the expense of water dependent uses. A water-enhanced use is defined as a use or activity which does not require a location adjacent to or over coastal waters, but whose location on land adjacent to the shore adds to the public use and enjoyment of the water's edge. Water enhanced uses are primarily recreational, cultural, retail, or entertainment uses. A restaurant which uses good site design to take advantage of a waterfront view is an example of a water enhanced use.

If there is no immediate demand for a water dependent use in a given area but a future demand is reasonably foreseeable, temporary non-water dependent uses should be considered preferable to a non-water dependent or enhanced use which involves an irreversible or nearly irreversible commitment of land. Parking lots, passive recreational facilities, outdoor storage areas, and non-permanent structures are uses or facilities which would likely be considered as "temporary" non-water dependent uses.

In the actual choice of sites where water-dependent uses will be encouraged and facilitated, the following guidelines should be used:

1. Competition for space - competition for space, or the potential for it, should be indicated before any given site is promoted for water dependent uses. The intent is to match water dependent uses with suitable locations and thereby reduce any conflicts between competing uses that might arise. Not just any site suitable for development should be

chosen as a water dependent use area. The choice of a site should be made with some meaningful impact on the real estate market anticipated. The anticipated impact could either be one of increased protection to existing water dependent activities or else the encouragement of water dependent development.

2. In-place facilities and services - most water dependent uses, if they are to function effectively, will require basic public facilities and services. In selecting appropriate areas for water-dependent uses, consideration should be given to the following factors:
 - a. The availability of public sewers, public water lines and adequate power supply;
 - b. Access to the area for trucks and rail, if heavy industry is to be accommodated; and
 - c. Access to public transportation, if a high number of person trips are to be generated.
3. Access to navigational channels - if commercial shipping, commercial fishing, or recreational boating are planned, the locality should consider setting aside a site, within a sheltered harbor, from which access to adequately sized navigation channels would be assured.
4. Compatibility with adjacent uses and the protection of other inland waterway resources – water dependent uses should be located so that they enhance, or at least do not detract from, the surrounding community. Consideration should also be given to such factors as the protection of nearby residential areas from odors, noise and traffic. Affirmative approaches should also be employed so that water dependent uses and adjacent uses can serve to complement one another. For example, a recreation-oriented water dependent use area could be sited in an area already oriented towards tourism. Clearly, a marina, fishing pier or swimming area would enhance, and in turn be enhanced by, nearby restaurants, motels and other non-water oriented tourist activities. Water dependent uses must also be sited so as to avoid adverse impacts on the significant inland waterway resources.
5. Preference to underutilized sites: The promotion of water-dependent uses should serve to foster development as a result of the capital programming, permit expediting and other State and local actions that will be used to promote the site. Nowhere is such a stimulus needed more than in those portions of the State's waterfront areas which are currently underutilized.
6. Providing for expansion - a primary objective of the policy is to create a process by which water dependent uses can be accommodated well into the future. State agencies and localities should therefore give consideration to long-term space needs and, where practicable, accommodate future demand by identifying more land than is needed in the near future.

In promoting water dependent uses, the following kinds of actions will be considered:

1. Favored treatment to water dependent use areas with respect to capital programming. Particular priority should be given to the construction and maintenance of port or harbor facilities, roads, railroad facilities, and public transportation within areas suitable for water dependent uses.
2. When areas suitable for water dependent uses are publicly owned, favored leasing arrangements should be given to water dependent uses.
3. Where possible, consideration should be given to providing water dependent uses with property tax abatements, loan guarantees, or loans at below market rates.
4. State and local planning and economic development agencies should actively promote water dependent uses. In addition, a list of sites available for non-water dependent uses should be maintained in order to assist developers seeking alternative sites for their proposed projects.
5. Local and State agencies should work together to streamline permitting procedures that may be burdensome to water dependent uses. This effort should begin for specific uses in a particular area.
6. Local land use controls, especially the use of zoning districts exclusively for waterfront uses, can be an effective tool of local government in assuring adequate space for the development of water dependent uses.

POLICY 3: FURTHER DEVELOP THE STATE'S MAJOR PORTS OF ALBANY, BUFFALO, NEW YORK, OGDENSBURG, AND OSWEGO AS CENTERS OF COMMERCE AND INDUSTRY, AND ENCOURAGE THE SITING, IN THESE PORT AREAS, INCLUDING THOSE UNDER THE JURISDICTION OF STATE PUBLIC AUTHORITIES, OF LAND USE AND DEVELOPMENT WHICH IS ESSENTIAL TO, OR IN SUPPORT OF, THE WATERBORNE TRANSPORTATION OF CARGO AND PEOPLE.

This policy is not applicable to the Village of Northville as the Village is not located within or along any of the noted State major port areas.

POLICY 4: STRENGTHEN THE ECONOMIC BASE OF SMALLER HARBOR AREAS BY ENCOURAGING THE DEVELOPMENT AND ENHANCEMENT OF THOSE TRADITIONAL USES AND ACTIVITIES WHICH HAVE PROVIDED SUCH AREAS WITH THEIR UNIQUE MARITIME IDENTITY.

This policy is not applicable to the Village of Northville as it does not possess any harbor areas.

POLICY 5: ENCOURAGE THE LOCATION OF DEVELOPMENT IN AREAS WHERE PUBLIC SERVICES AND FACILITIES ESSENTIAL TO SUCH DEVELOPMENT ARE ADEQUATE.

Explanation of Policy

By its construction, taxing, funding and regulatory powers, government has become a dominant force in shaping the course of development. Through these government actions, development, particularly large-scale development, in the shorefront area will be encouraged to locate within, contiguous to, or in close proximity to, existing areas of concentrated development where infrastructure and public services are adequate, where topography, geology, and other environmental conditions are suitable for and able to accommodate development.

The above policy is intended to accomplish the following:

- strengthen existing residential, industrial and commercial centers;
- foster an orderly pattern of growth where outward expansion is occurring;
- increase the productivity of existing public services and moderate the need to provide new public services in outlying areas;
- preserve open space in sufficient amounts and where desirable
- foster energy conservation by encouraging proximity between home, work, and leisure activities.

For any action that would result in large scale development or an action which would facilitate or serve future development, a determination shall be made as to whether the action is within, contiguous to, or in close proximity to an area of concentrated development where infrastructure and public services are adequate. The following guidelines shall be used in making that determination:

1. Cities, built-up suburban towns and villages, and rural villages in the shorefront area are generally areas of concentrated development where infrastructure and public services are adequate.
2. Other locations in the shorefront area may also be suitable for development, if three or more of the following conditions prevail:
 - a. Population density of the area surrounding or adjacent to the proposed site exceeds 1,000 persons per square mile;
 - b. Fewer than 50% of the buildable sites (i.e., sites meeting lot area requirements under existing local zoning regulations) within one mile radius of the proposed site are vacant;
 - c. Proposed site is served by or is near to public or private sewer and water lines;
 - d. Public transportation service is available within one mile of the proposed site; and
 - e. A significant concentration of commercial and/or industrial activity is within one-half mile of the proposed site.
3. The following points shall be considered in assessing the adequacy of an area's infrastructure and public services:
 - a. Streets and highways serving the proposed site can safely accommodate the peak traffic generated by the proposed land development;
 - b. Development's water needs (consumptive and firefighting) can be met by the existing water supply system;
 - c. Sewage disposal system can accommodate the wastes generated by the development;
 - d. Energy needs of the proposed land development can be accommodated by existing utility systems;

- e. Stormwater runoff from the proposed site can be accommodated by on-site and/or off-site facilities; and
- f. Schools, police and fire protection, and health and social services are adequate to meet the needs of the population expected to live, work, shop, or conduct business in the area as a result of the development.

It is recognized that certain forms of development may and/or should occur at locations which are not within or near areas of concentrated development. Thus, this development policy does not apply to the following types of development projects and activities.

- 1. Economic activities which depend upon sites at or near locations where natural resources are present, e.g., lumber industry, quarries.
- 2. Development which, by its nature, is enhanced by a non-urbanized setting, e.g., a resort complex, campgrounds, second home developments.
- 3. Development which is designed to be a self-contained activity, e.g., a small college, an academic or religious retreat.
- 4. Water dependent uses with site requirements not compatible with this policy or when alternative sites are not available.
- 5. Development which because of its isolated location and small scale has little or no potential to generate and/or encourage further land development.
- 6. Uses and/or activities which because of public safety consideration should be located away from populous areas.
- 7. Rehabilitation or restoration of existing structures and facilities.
- 8. Development projects which are essential to the construction and/or operation of the above uses and activities.

In certain urban areas where development is encouraged by this policy, the condition of existing public water and sewage infrastructure may necessitate improvements. Those State and federal agencies charged with allocating funds for investments in water and sewer facilities should give high priority to the needs of such urban areas so that full advantage may be taken of the rich array of their other infrastructure components in promoting waterfront revitalization.

POLICY 6: EXPEDITE PERMIT PROCEDURES IN ORDER TO FACILITATE THE SITING OF DEVELOPMENT ACTIVITIES AT SUITABLE LOCATIONS.

Explanation of Policy

For specific types of development activities, and in areas suitable for such development, State agencies and local governments participating in the Waterfront Revitalization of Coastal Areas and Inland

Waterways Program will make every effort to coordinate and synchronize existing permit procedures and regulatory programs, as long as the integrity of the regulations' objectives is not jeopardized. These procedures and programs will be coordinated within each agency. Also, efforts will be made to ensure that each agency's procedures are synchronized with other agencies' procedures at each level of government. Finally, regulatory programs and procedures will be coordinated and synchronized between levels of government, and if necessary, legislative and/or programmatic changes will be recommended.

When proposing new regulations, an agency will determine the feasibility of incorporating the regulations within existing procedures, if this reduces the burden on a particular type of development and does not jeopardize the integrity of the regulations' objectives.

POLICY 7: SIGNIFICANT FISH AND WILDLIFE HABITATS WILL BE PROTECTED, PRESERVED, AND WHERE PRACTICAL, RESTORED SO AS TO MAINTAIN THEIR VIABILITY AS HABITATS.

The Village of Northville is not a designated Significant Coastal Fish and Wildlife Habitats (SCFWH) by the New York State Department of Environmental Conservation (DEC), and therefore this policy does not apply.

POLICY 8: PROTECT FISH AND WILDLIFE RESOURCES IN THE WATERFRONT REVITALIZATION AREA FROM THE INTRODUCTION OF HAZARDOUS WASTES AND OTHER POLLUTANTS WHICH BIO-ACCUMULATE IN THE FOOD CHAIN OR WHICH CAUSE SIGNIFICANT SUBLETHAL OR LETHAL EFFECT ON THOSE RESOURCES.

Explanation of Policy

Hazardous wastes are unwanted by-products of manufacturing processes and are generally characterized as being flammable, corrosive, reactive, or toxic. More specifically, hazardous waste is defined in Environmental Conservation Law [§27-0901(3)] as "waste or combination of wastes which because of its quantity, concentration, or physical, chemical or infectious characteristics may: (1) cause, or significantly contribute to, an increase in mortality or an increase in serious irreversible, or incapacitating reversible illness; or (2) pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported, or otherwise managed." A list of hazardous wastes (NYCRR Part 371).

The handling (storage, transport, treatment and disposal) of the materials included on this list is being strictly regulated in New York State to prevent their entry or introduction into the environment, particularly into the State's air, land and waters. Such controls should effectively minimize possible contamination of and bio-accumulation in the State's fish and wildlife resources at levels that cause mortality or create physiological and behavioral disorders.

Other pollutants are those conventional wastes generated from point and non-point sources and not identified as hazardous wastes but controlled through other State laws.

Within the Northville WRA, all solid or liquid wastes shall only be discharged in strict accordance to the standards approved by the Village of Northville, Fulton County, State of New York or other duly-

empowered agencies. The Village regulates discharge of wastes into any significant waterbody (Greater Sacandaga Lake and Northville Lake), public/private sewage systems, or village lands. This is to prevent and mitigate the infiltration of hazardous materials into the environmental and sensitive public or natural resources.

POLICY 9: EXPAND RECREATIONAL USE OF FISH AND WILDLIFE RESOURCES IN THE WATERFRONT REVITALIZATION AREA BY INCREASING ACCESS TO EXISTING RESOURCES, SUPPLEMENTING EXISTING STOCKS, AND DEVELOPING NEW RESOURCES.

Explanation of Policy

Recreational uses of fish and wildlife resources include consumptive uses such as fishing and hunting, and non-consumptive uses such as wildlife photography, bird watching, and nature study.

Any efforts to increase recreational use of these resources will be made in a manner which ensures the protection of fish and wildlife resources the waterfront revitalization area and which takes into consideration other activities dependent on these resources. Also, such efforts must be done in accordance with existing State law and in keeping with sound management considerations. Such considerations include biology of the species, carrying capacity of the resources, public demand, costs and available technology.

The following additional guidelines should be considered by State and local agencies as they determine the consistency of their proposed action with the above policy:

1. Consideration should be made by local and State agencies as to whether an action will impede existing or future utilization of the State's recreational fish and wildlife resources.
2. Efforts to increase access to recreational fish and wildlife resources should not lead to overutilization of that resource or cause impairment of the habitat. Sometimes such impairment can be more subtle than actual physical damage to the habitat. For example, increased human presence can deter animals from using the habitat area.
3. The impacts of increasing access to recreational fish and wildlife resources should be determined on a case-by-case basis, consulting the significant habitat narrative (see Policy 7) and/or conferring with a trained fish and wildlife biologist.
4. Any public or private sector initiatives to supplement existing stocks (e.g., stocking a stream with fish reared in a hatchery) or develop new resources (e.g., creating private fee-hunting or fee-fishing facilities) must be done in accord with existing State law.

The Village of Northville continues to promote public accessibility along the lakeshores and waterfront through maintaining and physically improving existing public spaces and assets (i.e. Parks). The Village encourages the development of and expansion of recreational opportunities such as; marinas, docks, piers, and public lands (wherever/whenever feasible) for both fishing and wildlife

observation/interaction. Efforts to increase the viability of the Northville Lake depend on the dredging and maintenance of the waterbody.

POLICY 10: FURTHER DEVELOP COMMERCIAL FINFISH, SHELLFISH, AND CRUSTACEAN RESOURCES IN THE INLAND WATERWAY BY ENCOURAGING THE CONSTRUCTION OF NEW, OR IMPROVEMENT OF EXISTING ON-SHORE COMMERCIAL FISHING FACILITIES, INCREASING MARKETING OF THE STATE'S SEAFOOD PRODUCTS, MAINTAINING ADEQUATE STOCKS, AND EXPANDING AQUACULTURE FACILITIES.

As stated, this policy is not applicable to the Village as Northville does not possess any commercial fishing activities. However, the Village is open to future improvements and developments that cater toward aquaculture opportunities and commercial fishing charters.

POLICY 11: BUILDINGS AND OTHER STRUCTURES WILL BE SITED IN THE WATERFRONT REVITALIZATION AREA SO AS TO MINIMIZE DAMAGE TO PROPERTY AND THE ENDANGERING OF HUMAN LIVES CAUSED BY FLOODING AND EROSION.

Explanation of Policy

On waterfront lands identified as coastal erosion hazard areas, buildings and similar structures shall be set back from the shoreline a distance sufficient to minimize damage from erosion unless no reasonable prudent alternative site is available as in the case of piers, docks, and other structures necessary to gain access to coastal waters to be able to function. The extent of the setback will be calculated, taking into account the rate at which land is receding due to erosion and the protection provided by existing erosion protection structures, as well as by natural protective features such as beaches, sandbars, spits, shoals, barrier islands, bay barriers, nearshore areas, bluffs, and wetlands. The only new structure allowed in coastal erosion hazard areas is a moveable structure as defined in 6 NYCRR Part 505.2(x). Prior to its construction, an erosion hazard areas permit must be approved for the structure. Existing non-conforming structures located in coastal erosion hazard areas may be only minimally enlarged.

In high risk areas identified as being subject to high velocity waters caused by hurricanes or other events - walled and roofed buildings or fuel storage tanks shall be sited landward of mean high tide, and no mobile home shall be sited in such area. In areas identified as floodways, no mobile homes shall be sited other than in existing mobile home parks.

Where human lives may be endangered by major storms, all necessary emergency preparedness measures should be taken, including disaster preparedness planning.

POLICY 12: ACTIVITIES OR DEVELOPMENT IN THE WATERFRONT REVITALIZATION AREA WILL BE UNDERTAKEN SO AS TO MINIMIZE DAMAGE TO NATURAL RESOURCES AND PROPERTY FROM FLOODING AND EROSION BY PROTECTING NATURAL PROTECTIVE FEATURES INCLUDING BEACHES, DUNES, BARRIER ISLANDS AND BLUFFS.

This policy is not applicable to the Village of Northville as the Village does not contain any natural protective features such as beaches, dunes, barrier islands, or bluffs.

POLICY 13: THE CONSTRUCTION OR RECONSTRUCTION OF EROSION PROTECTION STRUCTURES SHALL BE UNDERTAKEN ONLY IF THEY HAVE A REASONABLE PROBABILITY OF CONTROLLING EROSION FOR AT LEAST THIRTY YEARS AS DEMONSTRATED IN DESIGN AND CONSTRUCTION STANDARDS AND/OR ASSURED MAINTENANCE OR REPLACEMENT PROGRAMS.

Explanation of Policy

Erosion protection structures are widely used throughout the State's waterfront areas. However, because of improper design, construction and maintenance standards, many fail to give the protection which they are presumed to provide. As a result, development is sited in areas where it is subject to damage or loss due to erosion. This policy will help ensure the reduction of such damage or loss.

POLICY 14: ACTIVITIES AND DEVELOPMENT, INCLUDING THE CONSTRUCTION OR RECONSTRUCTION OF EROSION PROTECTION STRUCTURES, SHALL BE UNDERTAKEN SO THAT THERE WILL BE NO MEASURABLE INCREASE IN EROSION OR FLOODING AT THE SITE OF SUCH ACTIVITIES OR DEVELOPMENT, OR AT OTHER LOCATIONS.

Explanation of Policy

Erosion and flooding are processes which occur naturally. However, by our actions, humans can increase the severity and adverse effects of those processes, causing damage to, or loss of property, and endangering human lives. Those actions include: the use of erosion protection structures such as groins, or the use of impermeable docks which block the littoral transport of sediment to adjacent shorelands, thus increasing their rate of recession; the failure to observe proper drainage or land restoration practices, thereby causing runoff and the erosion and weakening of shorelands; and the placing of structures in identified floodways so that the base flood level is increased causing damage to otherwise hazard-free areas.

The procedures and standards in development are subject to special permitting and review under Hudson River-Black River Regulating District provisions, or other duly-empowered agencies and flood/erosion policies. The Hudson River-Black River Regulating District shall conform to the necessary policies and requirements that adequately assess the activities and developments along the Village's shoreline regions. All construction activities will prioritize the mitigation of any possible adverse effects to flooding and erosion control.

POLICY 15: MINING, EXCAVATION OR DREDGING IN INLAND WATERWAYS SHALL NOT SIGNIFICANTLY INTERFERE WITH THE NATURAL INLAND WATERWAY PROCESSES WHICH SUPPLY BEACH MATERIALS TO LAND ADJACENT TO SUCH WATERS AND SHALL BE UNDERTAKEN IN A MANNER WHICH WILL NOT CAUSE AN INCREASE IN EROSION OF SUCH LAND.

Explanation of Policy

Inland Waterway processes, including the movement of beach materials by water, and any mining, excavation or dredging in nearshore or offshore waters which changes the supply and net flow of such materials can deprive shorelands of their natural regenerative powers. Such mining, excavation and dredging should be accomplished in a manner so as not to cause a reduction of supply, and thus an

increase of erosion, to such shorelands. Offshore mining is a future alternative option to land mining for sand and gravel deposits which are needed to support building and other industries.

The village has plans to complete a dredging of Northville Lake in the near future.

POLICY 16: PUBLIC FUNDS SHALL ONLY BE USED FOR EROSION PROTECTIVE STRUCTURES WHERE NECESSARY TO PROTECT HUMAN LIFE, AND NEW DEVELOPMENT WHICH REQUIRES A LOCATION WITHIN OR ADJACENT TO AN EROSION HAZARD AREA TO BE ABLE TO FUNCTION, OR EXISTING DEVELOPMENT; AND ONLY WHERE THE PUBLIC BENEFITS OUTWEIGH THE LONG TERM MONETARY AND OTHER COSTS INCLUDING THE POTENTIAL FOR INCREASING EROSION AND ADVERSE EFFECTS ON NATURAL PROTECTIVE FEATURES.

Explanation of Policy

Public funds are used for a variety of purposes on the State's shorelines. This policy recognizes the public need for the protection of human life and existing investment in development or new development which requires a location in proximity to the shorefront area or in adjacent waters to be able to function. However, it also recognizes the adverse impacts of such activities and development on the rate of erosion and on natural protective features and requires that careful analysis be made of such benefits and long-term costs prior to expending public funds.

POLICY 17: NON-STRUCTURAL MEASURES TO MINIMIZE DAMAGE TO NATURAL RESOURCES AND PROPERTY FROM FLOODING AND EROSION SHALL BE USED WHENEVER POSSIBLE.

Explanation of Policy

1. This policy recognizes both the potential adverse impacts of flooding and erosion upon development and upon natural protective features in the inland waterway or coastal area, as well as the costs of protection against those hazards which structural measures entail.
2. "Non-structural measures" shall include, but not be limited to: (1) within coastal erosion hazard areas identified under Section 0104 of Coastal Erosion Hazard Areas law (Environmental Conservation Law Article 34), and subject to the permit requirements on all regulated activities and development established under that law, (a) the use of minimum setbacks as provided for in Section 0108 of Environmental Conservation Law Article 34; and (b) the strengthening of coastal landforms by the planting of appropriate vegetation on dunes and bluffs, the installation of sand fencing on dunes, the reshaping of bluffs to achieve an appropriate angle of repose so as to reduce the potential for slumping and to permit the planting of stabilizing vegetation, and the installation of drainage systems on bluffs to reduce runoff and internal seepage of waters which erode or weaken the landforms; and (2) within identified flood hazard areas, (a) the avoidance of risk or damage from flooding by the siting of buildings outside the hazard area, and (b) the flood-proofing of buildings or their elevation above the base flood level.
3. This policy shall apply to the planning, siting, and design of proposed activities and development, including measures to protect existing activities and development. To ascertain consistency with the policy, it must be determined if any one, or a combination of, non-

structural measures would afford the degree of protection appropriate both to the character and purpose of the activity or development, and to the hazard. If non-structural measures are determined to offer sufficient protection, then consistency with the policy would require the use of such measures, whenever possible.

4. In determining whether or not non-structural measures to protect against erosion or flooding will afford the degree of protection appropriate, an analysis, and if necessary, other materials such as plans or sketches of the activity or development, of the site and of the alternative protection measures should be prepared to allow an assessment to be made.

POLICY 18: TO SAFEGUARD THE VITAL ECONOMIC, SOCIAL AND ENVIRONMENTAL INTERESTS OF THE STATE AND OF ITS CITIZENS, PROPOSED MAJOR ACTIONS IN THE WATERFRONT REVITALIZATION AREA MUST GIVE FULL CONSIDERATION TO THOSE INTERESTS, AND TO THE SAFEGUARDS WHICH THE STATE HAS ESTABLISHED TO PROTECT VALUABLE INLAND WATERWAY RESOURCE AREAS.

Explanation of Policy

Proposed major actions may be undertaken in the waterfront revitalization area if they will not significantly impair valuable inland waterway resources, thus frustrating the achievement of the purposes of the safeguards which the State has established to protect those waters and resources. Proposed actions must take into account the social, cultural, economic and environmental interests of the State and its citizens in such matters that would affect natural resources, water levels and flows, shoreline damage, hydro-electric power generation, and recreation.

POLICY 19: PROTECT, MAINTAIN, AND INCREASE THE LEVEL AND TYPES OF ACCESS TO PUBLIC WATER RELATED RECREATION RESOURCES AND FACILITIES.

Explanation of Policy

This policy calls for achieving balance among the following factors: the level of access to a resource or facility, the capacity of a resource or facility, and the protection of natural resources. The imbalance among these factors is the most significant in the State's urban areas. Because this is often due to access-related problems, priority will be given to improving physical access to existing and potential shorefront recreation sites within the heavily populated urban shorefront areas of the State and to increasing the ability of urban residents to get to shorefront recreation areas by improved public transportation. The particular water related recreation resources and facilities which will receive priority for improved access are public beaches, boating facilities, fishing areas and waterfront parks. In addition, because of the greater competition for waterfront locations within urban areas, the Waterfront Revitalization of Coastal Areas and Inland Waterways Program will encourage mixed use areas and multiple use of facilities to improve access. Specific sites requiring access improvements and the relative priority the program will accord to each will be identified in the Public Access Planning Process.

The following guidelines will be used in determining the consistency of a proposed action with this policy:

1. The existing access from adjacent or proximate public lands or facilities to public water related recreation resources and facilities shall not be reduced, nor shall the possibility of increasing access in the future from adjacent or proximate public lands or facilities to public water related recreation resources and facilities be eliminated, unless in the latter case, estimates of future use of these resources and facilities are too low to justify maintaining or providing increased public access, or unless such actions are found to be necessary by the public body having jurisdiction over such access as the result of a reasonable justification of the need to meet system-wide objectives.

The following is an explanation of the terms used in the above guidelines:

- a) Access - the ability and right of the public to reach and use public inland waterway lands and waters.
- b) Public water related recreation resources or facilities - all public lands or facilities that are suitable for passive or active recreation that requires either water or a waterfront location or is enhanced by a waterfront location.
- c) Public lands or facilities - lands or facilities held by State or local government in fee simple or less-than-fee simple ownership and to which the public has access or could have access, including underwater lands and the foreshore.
- d) A reduction in the existing level of public access - includes, but is not limited to, the following:
 - (1) The number of parking spaces at a public water-related recreation resource or facility is significantly reduced.
 - (2) The service level of public transportation to a public water-related recreation resource or facility is significantly reduced during peak season use and such reduction cannot be reasonably justified in terms of meeting system-wide objectives.
 - (3) Pedestrian access is diminished or eliminated because of hazardous crossings required at new or altered transportation facilities, electric power transmission lines, or similar linear facilities.
 - (4) There are substantial increases in the following: already existing special fares (not to include regular fares in any instance) of public transportation to a public water-related recreation resource or facility; and/or admission fees to such a resource or facility except where the public body having jurisdiction over such fares determines that such substantial fare increases are necessary and an analysis shows that such increases will significantly reduce usage by individuals or families and incomes below the State government established poverty level.

- e) An elimination of the possibility of increasing public access in the future includes, but is not limited to, the following:
 - (1) Construction of public facilities which physically prevent the provision, except at great expense, of convenient public access to public water-related recreation resources and facilities
 - (2) Sale, lease, or other transfer of public lands that could provide public access to a public water-related recreation resource or facility
 - (3) Construction of private facilities which physically prevent the provision of convenient public access to public water-related recreation resources or facilities from public lands and facilities
- 2. Any proposed project to increase public access to public water-related recreation resources and facilities shall be analyzed according to the following factors:
 - a) The level of access to be provided should be in accord with estimated public use. If not, the proposed level of access to be provided shall be deemed inconsistent with the policy.
 - b) The level of access to be provided shall not cause a degree of use which would exceed the physical capability of the resource or facility. If this were determined to be the case, the proposed level of access to be provided shall be deemed inconsistent with the policy.
- 3. The State will not undertake or fund any project which increases access to a water-related resource or facility that is not open to all members of the public.
- 4. In their plans and programs for increasing public access to public water-related resources and facilities, State agencies shall give priority in the following order to projects located: within the boundaries of the Federal-Aid Metropolitan Urban Area and served by public transportation, within the boundaries of the Federal-Aid Metropolitan urban area but not served by public transportation; outside the defined Urban Area boundary and served by public transportation; and outside the defined Urban Area boundary but not served by public transportation.

POLICY 20: ACCESS TO THE PUBLICLY-OWNED FORESHORE AND TO LANDS IMMEDIATELY ADJACENT TO THE FORESHORE OR THE WATER'S EDGE THAT ARE PUBLICLY-OWNED SHALL BE PROVIDED AND IT SHALL BE PROVIDED IN A MANNER COMPATIBLE WITH ADJOINING USES.

Explanation of Policy

In inland waterway areas where there are little or no recreation facilities providing specific water-related recreational activities, access to the publicly-owned lands along the inland waterway at large should be provided for numerous activities and pursuits which require only minimal facilities for their enjoyment. Such access would provide for walking along a beach or a city waterfront or to a vantage

point from which to view the seashore. Similar activities requiring access would include bicycling, bird watching, photography, nature study, beachcombing, fishing and hunting.

For those activities, there are several methods of providing access which will receive priority attention from the Waterfront Revitalization of Coastal Areas and Inland Waterways Program. These include: the development of a waterfront trails system; the provision of access across transportation facilities to the waterfront; the improvement of access to waterfronts in urban areas; and the promotion of mixed and multi-use development.

While such publicly-owned lands referenced in the policy shall be retained in public ownership, traditional sales of easements on lands underwater to adjacent onshore property owners are consistent with this policy, provided such easements do not substantially interfere with continued public use of the public lands on which the easement is granted. Also, public use of such publicly-owned underwater lands and lands immediately adjacent to the shore shall be discouraged where such use would be inappropriate for reasons of public safety, military security, or the protection of fragile inland waterway resources.

The regulation of projects and structures, proposed to be constructed in or over lands underwater, is necessary to responsibly manage such lands, to protect vital assets held in the name of the people of the State, to guarantee common law and sovereign rights, and to ensure that waterfront owners' reasonable exercise of riparian rights and access to navigable waters shall be consistent with the public interest in reasonable use and responsible management of waterways and such public lands for the purposes of navigation, commerce, fishing, bathing, recreation, environmental and aesthetic protection, and access to the navigable waters and lands underwater of the State.

The following guidelines will be used in determining the consistency of a proposed action with this policy:

1. Existing access from adjacent or proximate public lands or facilities to existing public inland waterway lands and/or waters shall not be reduced, nor shall the possibility of increasing access in the future from adjacent or nearby public lands or facilities to public inland waterway lands and/or waters be eliminated, unless such actions are demonstrated to be of overriding regional or Statewide public benefit or, in the latter case, estimates of future use of these lands and waters are too low to justify maintaining or providing increased access.

The following is an explanation of the terms used in the above guidelines:

- a) (See definitions under first policy of "access", and "public lands or facilities").
- b) A reduction in the existing or anticipated level of public access - includes, but is not limited, to the following:
 - (1) Pedestrian access is diminished or eliminated because of hazardous crossings required at new or altered transportation facilities, electric power transmission lines, or similar linear facilities.

- (2) Pedestrian access is diminished or blocked completely by public or private development.
- c) An elimination of the possibility of increasing public access in the future - includes, but is not limited to, the following:
 - (1) Construction of public facilities which physically prevent the provision, except at great expense, of convenient public access to public inland waterway lands and /or waters
 - (2) Sale, lease, or other conveyance of public lands that could provide public access to public inland waterway lands and/or waters
 - (3) Construction of private facilities which physically prevent the provision of convenient public access to public inland waterway lands and/or waters from public lands and facilities
- 2. The existing level of public access within public inland waterway lands or waters shall not be reduced or eliminated.
 - a) A reduction or elimination in the existing level of public access - includes, but is not limited to, the following:
 - (1) Access is reduced or eliminated because of hazardous crossings required at new or altered transportation facilities, electric power transmission lines, or similar linear facilities
 - (2) Access is reduced or blocked completely by any public developments
- 3. Public access from the nearest public roadway to the shoreline and along the inland waterway shall be provided by new land use or development, except where (a) it is inconsistent with public safety, military security, or the protection of identified fragile inland waterway resources; (b) adequate access exists within one-half mile; or (c) agriculture would be adversely affected. Such access shall not be required to be open to public use until a public agency or private association agrees to accept responsibility for maintenance and liability of the access way.
- 4. The State will not undertake or directly fund any project which increases access to a water-related resource or facility that is not open to all members of the public.
- 5. In their plans and programs for increasing public access, State agencies shall give priority in the following order to projects located: within the boundaries of the Federal-Aid Metropolitan Urban Area and served by public transportation; within the Federal-Aid Metropolitan Urban Area but not served by public transportation; outside the defined Urban Area boundary and served by public transportation; and outside the defined Urban Area boundary but not served by public transportation.
- 6. Proposals for increased public access to inland waterway lands and waters shall be analyzed according to the following factors:

- a) The level of access to be provided should be in accord with estimated public use. If not, the proposed level of access to be provided shall be deemed inconsistent with the policy.
- b) The level of access to be provided shall not cause a degree of use which would exceed the physical capability of the inland waterway lands or waters. If this were determined to be the case, the proposed level of access to be provided shall be deemed inconsistent with the policy.

7. In making any grant, lease, permit, or other conveyance of land now or formerly underwater, there shall be reserved such interests or attached such conditions to preserve the public interest in the use of state-owned lands underwater and waterways for navigation, commerce, fishing, bathing, recreation, environmental protection, and access to the navigable waters of the state. In particular, the granting of publicly owned underwater or formerly underwater lands to private entities will be limited to exceptional circumstances only.

POLICY 21: WATER DEPENDENT AND WATER ENHANCED RECREATION WILL BE ENCOURAGED AND FACILITATED, AND WILL BE GIVEN PRIORITY OVER NON-WATER-RELATED USES ALONG THE SHOREFRONT.

Explanation of Policy

Water-related recreation includes such obviously water dependent activities as boating, swimming, and fishing as well as certain activities which are enhanced by a shorefront location and increase the general public's access to the shorefront such as pedestrian and bicycle trails, picnic areas, scenic overlooks and passive recreation areas that take advantage of coastal scenery.

Provided the development of water-related recreation is consistent with the preservation and enhancement of such important waterfront revitalization area resources as fish and wildlife habitats, aesthetically significant areas, historic and cultural resources, agriculture and significant mineral and fossil deposits, and provided demand exists, water-related recreation development is to be increased and such uses shall have a higher priority than any non-water dependent uses, including non-water-related recreation uses. In addition, water dependent recreation uses shall have a higher priority over water-enhanced recreation use. Determining a priority among water-dependent uses will require a case by case analysis.

Among priority areas for increasing water-related recreation opportunities are those areas where access to the recreation opportunities of the shorefront can be provided by new or existing public transportation services and those areas where the use of the shore is severely restricted by highways, railroads, industry, or other forms of existing intensive land use or development. The Department of State, working with the Office of Parks, Recreation, and Historic Preservation and with local governments, will identify communities whose use of the shore has been so restricted and those sites shoreward of such developments which are suitable for recreation and can be made accessible. Priority shall be given to recreational development of such lands.

The siting or design of new public development in a manner which would result in a barrier to the recreational use of a major portion of a community's shore should be avoided as much as practicable.

Among the types of water dependent recreation, provision of adequate boating services to meet future demand is to be encouraged by this Program. The siting of boating facilities must be consistent with preservation and enhancement of other inland waterway resources and with their capacity to accommodate demand. The provision of new public boating facilities is essential in meeting this demand, but such public actions should avoid competition with private boating development. Boating facilities will, as appropriate, include parking, park-like surroundings, toilet facilities, and pumpout facilities. Harbors of Refuge are particularly needed along Lake Erie and Lake Ontario. There is a need for a better positional pattern of boating facilities to correct problems of overused, insufficient, or improperly sited facilities.

Water-related off-road recreational vehicle use is an acceptable activity; provided no adverse environmental impacts occur. Where adverse environmental impact will occur, mitigating measures will be implemented, where practicable to minimize such adverse impacts. If acceptable mitigation is not practicable, prohibition of the use by off-road recreational vehicles will be posted and enforced. Ground water contamination presents a threat to Fire Island National Seashore water resources.

POLICY 22: DEVELOPMENT WHEN LOCATED ADJACENT TO THE SHORE WILL PROVIDE FOR WATER-RELATED RECREATION WHENEVER SUCH USE IS COMPATIBLE WITH REASONABLY ANTICIPATED DEMAND FOR SUCH ACTIVITIES, AND IS COMPATIBLE WITH THE PRIMARY PURPOSE OF THE DEVELOPMENT.

Explanation of Policy

Many developments present practical opportunities for providing recreation facilities as an additional use of the site or facility. Therefore, whenever developments are located adjacent to the shore they should to the fullest extent permitted by existing law provide for some form of water-related recreation use unless there are compelling reasons why any form of such recreation would not be compatible with the development, or a reasonable demand for public use cannot be foreseen.

The types of development which can generally provide water-related recreation as a multiple use include, but are not limited to:

- parks
- highways
- power plants
- utility transmission rights of way
- sewage treatment facilities
- mental health facilities*
- hospitals*
- prisons*
- schools, universities*
- military facilities*
- nature preserves*
- large residential subdivisions (50 units)

- shopping centers
- office buildings

** The types of recreation uses likely to be compatible with these facilities are limited to the more passive forms, such as trails or fishing access. In some cases, land areas not directly or immediately needed by the facility could be used for recreation.*

Prior to taking action relative to any development, State agencies should consult with the State Office of Parks, Recreation, and Historic Preservation, and if there is an approved local waterfront program, with the municipality in which the development is to locate, to determine appropriate recreation uses. The agency should provide OPRHP and the municipality with the opportunity to participate in project planning.

Appropriate recreational uses which do not require any substantial additional construction shall be provided at the expense of the project sponsor provided the cost does not exceed 2% of total project cost.

In determining whether compelling reasons exist which would make inadvisable recreation as a multiple use, safety considerations should reflect a recognition that some risk is acceptable in the use of recreation facilities.

Whenever a proposed development would be consistent with LWRP policies and the development could, through the provision of recreation and other multiple uses, significantly increase public use of the shore, then such development should be encouraged to locate adjacent to the shore (this situation would generally only apply within the more developed portions of urban areas).

POLICY 23: PROTECT, ENHANCE AND RESTORE STRUCTURES, DISTRICTS, AREAS OR SITES THAT ARE OF SIGNIFICANCE IN THE HISTORY, ARCHITECTURE, ARCHAEOLOGY OR CULTURE OF THE STATE, ITS COMMUNITIES, OR THE NATION.

Explanation of Policy

Among the most valuable of the State's man-made resources are those structures or areas which are of historic, archaeological, or cultural significance. The protection of these structures must involve a recognition of their importance by all agencies and the ability to identify and describe them. Protection must include concern not just with specific sites but with areas of significance, and with the area around specific sites. The policy is not to be construed as a passive mandate but must include active efforts, when appropriate, to restore or revitalize through adaptive reuse. While the program is concerned with the preservation of all such resources within the waterfront revitalization area boundary, it will actively promote the preservation of historic and cultural resources which have a waterfront relationship.

The structures, districts, areas or sites that are of significance in the history, architecture, archaeology or culture of the State, its communities, or the Nation comprise the following resources:

- (a) A resource, which is in a federal or State park established, among other reasons, to protect and preserve the resource

(b) A resource on, nominated to be on, or determined eligible to be on the National or State Registers of Historic Places

(c) A resource on or nominated to be on the State Nature and Historic Preserve Trust

(d) An archaeological resource which is on the State Department of Education's inventory of archaeological sites

(e) A local landmark, park, or locally designated historic district which is located within the boundary of an approved local waterfront revitalization program

(f) A resource that is a significant component of an Urban Cultural Park

All practicable means to protect structures, districts, areas or sites that are of significance in the history, architecture, archaeology or culture of the State, its communities or the Nation shall be deemed to include the consideration and adoption of any techniques, measures, or controls to prevent a significant adverse change to such significant structures, districts, areas or sites. A significant adverse change includes but is not limited to:

1. Alteration of or addition to one or more of the architectural, structural, ornamental or functional features of a building, structure, or site that is a recognized historic, cultural, or archaeological resource, or component thereof. Such features are defined as encompassing the style and general arrangement of the exterior of a structure and any original or historically significant interior features including type, color and texture of building materials, entry ways and doors, fenestration, lighting fixtures, roofing, sculpture and carving, steps, rails, fencing, windows, vents and other openings, grillwork, signs, canopies, and other appurtenant fixtures and, in addition, all buildings, structures, outbuildings, walks, fences, steps, topographical features, earthworks, paving and signs located on the designated resource property. (To the extent they are relevant, the Secretary of the Interior's "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" shall be adhered to.)
2. Demolition or removal in full or part of a building, structure, or earthworks that is a recognized historic, cultural, or archaeological resource or component thereof, to include all those features described in (a) above plus any other appurtenant fixtures associated with a building, structure or earthwork.
3. All proposed actions within 500 feet of the perimeter of the property boundary of the historic, architectural, cultural, or archaeological resource and all actions within an historic district that would be incompatible with the objective of preserving the quality and integrity of the resource. Primary considerations to be used in making judgment about compatibility should focus on the visual and location relationship between the proposed action and the special character of the historic, cultural, or archaeological resource. Compatibility between the proposed action and the resource means that the general appearance of the resource should be reflected in the architectural style, design material, scale, proportion, composition, mass, line, color, texture, detail, setback,

landscaping and related items of the proposed actions. With historic districts, this would include infrastructure improvements or changes, such as street and sidewalk paving, street furniture and lighting.

This policy shall not be construed to prevent the construction, reconstruction, alteration, or demolition of any building, structure, earthworks, or component thereof of a recognized historic, cultural or archaeological resource which has been officially certified as being imminently dangerous to life or public health. Nor shall the policy be construed to prevent the ordinary maintenance, repair, or proper restoration according to the U.S. Department of Interior's "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" of any building, structure, site or earthwork, or component thereof of a recognized historic, cultural or archaeological resource which does not involve a significant adverse change to the resource, as defined above.

POLICY 24: PREVENT IMPAIRMENT OF SCENIC RESOURCES OF STATEWIDE SIGNIFICANCE.

The Village of Northville does not possess any Scenic Areas of Statewide Significance (SASS).

POLICY 25: PROTECT, RESTORE OR ENHANCE NATURAL AND MAN-MADE RESOURCES WHICH ARE NOT IDENTIFIED AS BEING OF STATEWIDE SIGNIFICANCE, BUT WHICH CONTRIBUTE TO THE OVERALL SCENIC QUALITY OF THE WATERFRONT REVITALIZATION AREA.

Explanation of Policy

When considering a proposed action which would not affect a scenic resource of statewide significance, agencies shall ensure that the action would be undertaken so as to protect, restore or enhance the overall scenic quality of the waterfront revitalization area. Activities which could impair or further degrade scenic quality are the same as those cited under the previous policy, i.e., modification of natural landforms, removal of vegetation, etc. However, the effects of these activities would not be considered as serious for the general waterfront revitalization area as for significant scenic areas.

The siting and design guidelines listed under the previous policy should be considered for proposed actions in the general waterfront revitalization area. More emphasis may need to be placed on removal of existing elements, especially those which degrade, and on addition of new elements or other changes which enhance. Removal of vegetation at key points to improve visual access to inland waterways is one such change which might be expected to enhance scenic quality.

POLICY 26: CONSERVE AND PROTECT AGRICULTURAL LANDS IN THE WATERFRONT REVITALIZATION AREA.

This policy is not applicable to Northville as the Village does not contain any agricultural lands within its boundaries.

POLICY 27: DECISIONS ON THE SITING AND CONSTRUCTION OF MAJOR ENERGY FACILITIES IN THE SHOREFRONT AREA WILL BE BASED ON PUBLIC ENERGY NEEDS, COMPATIBILITY OF SUCH FACILITIES WITH THE ENVIRONMENT, AND THE FACILITY'S NEED FOR A SHOREFRONT LOCATION.

Explanation of Policy

New York’s overall annual energy demand has begun to flatten over time, in part due to the success of State and utility energy efficiency programs. However, peak load (the highest amount of energy consumption in a given year) has continued to increase at a more rapid pace.¹ Renewable power sources—hydro, solar, wind, and other carbon-free solutions—also continue to grow as a share of the total energy produced in the State.² Significant investments in the billions of dollars are needed to replace New York’s aging electric transmission and distribution infrastructure just to meet currently projected energy demand.³ To respond to these significant shifts in the State’s energy infrastructure, State energy policies are being designed to maintain energy system reliability during peak load in ways that improve the grid’s overall system efficiency, from both energy transmission and capital investment perspectives.⁴

The New York State energy planning process provides a comprehensive framework for improving the State’s energy system, addressing issues such as environmental impacts, resiliency, and affordability.⁵ Key areas of focus for New York’s energy planning and implementation policies include integration of renewable energy generation; local energy generation that can foster both economic prosperity and environmental stewardship; seeking innovative energy solutions across the State’s public facilities and operations; increasing energy efficiency; and decreasing greenhouse gas emissions.⁶ New York’s energy policy is also central to how the State responds to the challenges presented by a changing climate. New York State’s energy planning recognizes that extreme weather events demand more resilient energy infrastructure, and that climate change presents both challenges and opportunities to lead and innovate.⁷

A determination of public need for energy is the first step in the process for siting new facilities. The directives for determining this need are contained primarily in Article 6 of the New York State Energy Law. That Article requires the preparation of a State Energy Plan. With respect to transmission lines and the siting of major electric generating facilities, Articles 7 and 10 of the State’s Public Service Law require additional forecasts and establish the basis for determining the compatibility of these facilities with the environment and the necessity for providing additional electric capacity. The policies derived from the siting regulations under these Articles are entirely consistent with the general coastal zone policies derived from other laws, particularly the regulations promulgated pursuant to the Waterfront Revitalization of Coastal Areas and Inland Waterways Law. That law is used for the purposes of ensuring consistency with the Coastal Management Program.

The Department of State will present testimony for the record during relevant certification proceedings under Articles 7 and 10 of the Public Service Law when appropriate; and use the State SEQR and DOS regulations to ensure that decisions regarding other proposed energy facilities (not subject to Articles 7 and 10 of the Public Service Law) that would affect the shorefront area are consistent with the LWRP policies.

POLICY 28: ICE MANAGEMENT PRACTICES SHALL NOT INTERFERE WITH THE PRODUCTION OF HYDROELECTRIC POWER, DAMAGE SIGNIFICANT FISH AND WILDLIFE AND THEIR HABITATS, OR INCREASE SHORELINE EROSION OR FLOODING.

Explanation of Policy

Prior to undertaking actions required for ice management, an assessment must be made of the potential effects of such actions upon the production of hydro-electric power, fish and wildlife and their habitats as will be identified in the Coastal Area Maps, flood levels and damage, rates of shoreline erosion damage, and upon natural protective features.

Following such an examination, adequate methods of avoidance or mitigation of such potential effects must be utilized if the proposed action is to be implemented.

POLICY 29: THE DEVELOPMENT OF OFFSHORE USES AND RESOURCES, INCLUDING RENEWABLE ENERGY RESOURCES, SHALL ACCOMMODATE NEW YORK'S LONG-STANDING OCEAN AND GREAT LAKES INDUSTRIES, SUCH AS COMMERCIAL AND RECREATIONAL FISHING AND MARITIME COMMERCE, AND THE ECOLOGICAL FUNCTIONS OF HABITATS IMPORTANT TO NEW YORK.

[This policy is not applicable to Northville as the Village is not located along the ocean or Great Lakes to accommodate such industries and commerce.](#)

POLICY 30: MUNICIPAL, INDUSTRIAL, AND COMMERCIAL DISCHARGE OF POLLUTANTS, INCLUDING BUT NOT LIMITED TO, TOXIC AND HAZARDOUS SUBSTANCES, INTO THE INLAND WATERWAYS WILL CONFORM TO STATE AND NATIONAL WATER QUALITY STANDARDS.

Explanation of Policy

Municipal, industrial and commercial discharges include not only "end-of-the pipe" discharges into surface and groundwater but also plant site runoff, leaching, spillages, sludge and other waste disposal, and drainage from raw material storage sites. Also, the regulated industrial discharges are both those which directly empty into receiving inland waterways and those which pass through the municipal treatment systems before reaching the State's waterways.

POLICY 31: STATE POLICIES AND MANAGEMENT OBJECTIVES OF APPROVED LOCAL WATERFRONT REVITALIZATION PROGRAMS WILL BE CONSIDERED WHILE REVIEWING INLAND WATERWAY WATER CLASSIFICATIONS AND WHILE MODIFYING WATER QUALITY STANDARDS; HOWEVER, THOSE WATERS ALREADY OVERBURDENED WITH CONTAMINANTS WILL BE RECOGNIZED AS BEING A DEVELOPMENT CONSTRAINT.

Explanation of Policy

Pursuant to the Federal Clean Water Act of 1977 (PL 95-217) the State has classified its coastal and other waters in accordance with considerations of best usage in the interest of the public and has adopted water quality standards for each class of waters. These classifications and standards are reviewable at least every three years for possible revision or amendment. Local Waterfront Revitalization Programs and State LWRP policies shall be factored into the review process for inland waterways. However, such consideration shall not affect any water pollution control requirement established by the State pursuant to the federal Clean Water Act.

The State has identified certain stream segments as being either "water quality limiting" or "effluent limiting." Waters not meeting State standards and which would not be expected to meet these

standards even after applying "best practicable treatment" to effluent discharges are classified as "water quality limiting". Those segments meeting standards or those expected to meet them after application of "best practicable treatment" are classified as "effluent limiting," and all new waste discharges must receive "best practicable treatment." However, along stream segments classified as "water quality limiting", waste treatment beyond "best practicable treatment" would be required, and costs of applying such additional treatment may be prohibitive for new development.

POLICY 32: ENCOURAGE THE USE OF ALTERNATIVE OR INNOVATIVE SANITARY WASTE SYSTEMS IN SMALL COMMUNITIES WHERE THE COSTS OF CONVENTIONAL FACILITIES ARE UNREASONABLY HIGH, GIVEN THE SIZE OF THE EXISTING TAX BASE OF THESE COMMUNITIES.

Explanation of Policy

Alternative systems include individual septic tanks and other subsurface disposal systems, dual systems, small systems serving clusters of households or commercial users, and pressure or vacuum sewers. These types of systems are often more cost effective in smaller, less densely populated communities and for which conventional facilities are too expensive.

The Village of Northville currently lacks a municipal wastewater collection and treatment system, which restricts the municipality's ability to develop a higher density of commercial and residential uses. The Village utilizes traditional private septic systems and shall consider alternative or innovative sanitary waste systems including, but not limited to, Packaged Wastewater Treatment Plants (PWWTP).

POLICY 33: BEST MANAGEMENT PRACTICES WILL BE USED TO ENSURE THE CONTROL OF STORMWATER RUNOFF AND COMBINED SEWER OVERFLOWS DRAINING INTO INLAND WATERWAYS.

Explanation of Policy

Best management practices include both structural and non-structural methods of preventing or mitigating pollution caused by the discharge of stormwater runoff and combined sewer overflows. At present, structural approaches to controlling stormwater runoff (e.g., construction of retention basins) and combined sewer overflows (e.g., replacement of combined system with separate sanitary and stormwater collection systems) are not economically feasible. Proposed amendments to the Clean Water Act, however, will authorize funding to address combined sewer overflows in areas where they create severe water quality impacts. Until funding for such projects becomes available, non-structural approaches (e.g., improved street cleaning, reduced use of road salt) will be encouraged.

POLICY 34: DISCHARGE OF WASTE MATERIALS INTO THE INLAND WATERWAYS FROM VESSELS SUBJECT TO STATE JURISDICTION WILL BE LIMITED SO AS TO PROTECT SIGNIFICANT FISH AND WILDLIFE HABITATS, RECREATIONAL AREAS AND WATER SUPPLY AREAS.

Explanation of Policy

All untreated sanitary waste from vessels is prohibited from being discharged into the State's inland waterways. Where inland waterway resources or activities require greater protection than afforded by

this requirement the State may designate vessel waste no discharge zones. Within these no discharge zones the discharge of all vessel waste whether treated or not is prohibited. A determination from EPA that an adequate number of vessel waste pump-out stations exists is necessary before the State can designate a no discharge zone. The State prepared a Clean Vessel Act Plan which identifies the State's waters for which no discharge zones are needed and the number of vessel waste pump outs required to obtain the determination from EPA. The discharge of other wastes from vessels is limited by State law.

POLICY 35: DREDGING AND FILLING IN INLAND WATERWAYS AND DISPOSAL OF DREDGED MATERIAL WILL BE UNDERTAKEN IN A MANNER THAT MEETS EXISTING STATE DREDGING PERMIT REQUIREMENTS, AND PROTECTS SIGNIFICANT FISH AND WILDLIFE HABITATS, SCENIC RESOURCES, NATURAL PROTECTIVE FEATURES, IMPORTANT AGRICULTURAL LANDS, AND WETLANDS.

Explanation of Policy

Dredging, filling, and dredge material disposal are activities that are needed for waterfront revitalization and development, such as maintaining navigation channels at sufficient depths, pollutant removal, and other management needs. Such projects, however, may adversely affect water quality, fish and wildlife habitats, wetlands, and other important inland waterway resources. Often these adverse effects can be minimized through careful design and timing of the dredging or filling activities, proper siting of dredged material disposal sites, and the beneficial use of dredged material. Such projects shall only be permitted if they satisfactorily demonstrate that these anticipated adverse effects have been reduced to levels which satisfy State permit standards set forth in regulations developed pursuant to Environmental Conservation Law, (Articles 15, 24, 25, and 34), and are consistent with policies pertaining to the protection and use of inland waterway resources (LWRP policies 7, 15, 19, 20, 24, 26, and 44).

Potential adverse effects shall be carefully mitigated or prevented. New York State Environmental Conservation Law, Hudson River Black River Regulating District, and State Coastal Policies regulate the permitting of dredging activities, including the excavation and placement of fill. These activities must be conscious of the siting of the dredged spoils.

POLICY 36: ACTIVITIES RELATED TO THE SHIPMENT AND STORAGE OF PETROLEUM AND OTHER HAZARDOUS MATERIALS WILL BE CONDUCTED IN A MANNER THAT WILL PREVENT OR AT LEAST MINIMIZE SPILLS INTO INLAND WATERWAYS; ALL PRACTICABLE EFFORTS WILL BE UNDERTAKEN TO EXPEDITE THE CLEANUP OF SUCH DISCHARGES; AND RESTITUTION FOR DAMAGES WILL BE REQUIRED WHEN THESE SPILLS OCCUR.

Explanation of Policy

See Policy 39 for definition of hazardous materials.

POLICY 37: BEST MANAGEMENT PRACTICES WILL BE UTILIZED TO MINIMIZE THE NON-POINT DISCHARGE OF EXCESS NUTRIENTS, ORGANICS AND ERODED SOILS INTO INLAND WATERWAYS.

Explanation of Policy

Best management practices used to reduce these sources of pollution could include, but are not limited to, encouraging organic farming and pest management principles, soil erosion control practices, and surface drainage control techniques.

POLICY 38: THE QUALITY AND QUANTITY OF SURFACE WATER AND GROUNDWATER SUPPLIES, WILL BE CONSERVED AND PROTECTED, PARTICULARLY WHERE SUCH WATERS CONSTITUTE THE PRIMARY OR SOLE SOURCE OF WATER SUPPLY.

Explanation of Policy

Surface and groundwater are the principal sources of drinking water in the State, and therefore must be protected. Since Long Island's groundwater supply has been designated a "primary source aquifer," all actions must be reviewed relative to their impacts on Long Island's groundwater aquifers.

POLICY 39: THE TRANSPORT, STORAGE, TREATMENT AND DISPOSAL OF SOLID WASTES, PARTICULARLY HAZARDOUS WASTES, WITHIN WATERFRONT REVITALIZATION AREAS WILL BE CONDUCTED IN SUCH A MANNER SO AS TO PROTECT GROUNDWATER AND SURFACE WATER SUPPLIES, SIGNIFICANT FISH AND WILDLIFE HABITATS, RECREATION AREAS, IMPORTANT AGRICULTURAL LAND, AND SCENIC RESOURCES.

Explanation of Policy

The definitions of terms "solid wastes" and "solid waste management facilities" are taken from the New York's Solid Waste Management Act (Environmental Conservation Law, Article 27). Solid wastes include sludge from air or water pollution control facilities, demolition and construction debris and industrial and commercial wastes.

Hazardous wastes are unwanted byproducts of manufacturing processes and are generally characterized as being flammable, corrosive, reactive, or toxic. More specifically, hazardous waste is defined in Environmental Conservation Law (Section 27-0901[3]), as "waste or combination of wastes which because of its quantity, concentration, or physical, chemical or infectious characteristics may: 1) cause, or significantly contribute to an increase in mortality or an increase in serious irreversible, or incapacitating reversible illness; or 2) pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, disposed, transported or otherwise managed." A list of hazardous wastes (NYCRR Part 366) will be adopted by DEC within 6 months after EPA formally adopts its list (currently contained in 6 NYCRR Part 371).

Examples of solid waste management facilities include resource recovery facilities, sanitary landfills and solid waste reduction facilities. Although a fundamental problem associated with the disposal and treatment of solid wastes is the contamination of water resources, other related problems may include: filling of wetlands and littoral areas, atmospheric loading, and degradation of scenic resources.

POLICY 40: EFFLUENT DISCHARGED FROM MAJOR STEAM ELECTRIC GENERATING AND INDUSTRIAL FACILITIES INTO INLAND WATERWAYS WILL NOT BE UNDULY INJURIOUS TO FISH AND WILDLIFE AND SHALL CONFORM TO STATE WATER QUALITY STANDARDS.

Explanation of Policy

The State Board on Electric Generation Siting and the Environment must consider a number of factors when reviewing a proposed site for facility construction. One of these factors is that the facility shall “not discharge any effluent that will be unduly injurious to the propagation and protection of fish and wildlife, the industrial development of the State, the public health, and public enjoyment of the receiving waters.” The effect of thermal discharges on water quality and aquatic organisms is considered by the siting board when evaluating any applicant's request to construct a new steam electric generating facility.

POLICY 41: LAND USE OR DEVELOPMENT IN THE WATERFRONT REVITALIZATION AREA WILL NOT CAUSE NATIONAL OR STATE AIR QUALITY STANDARDS TO BE VIOLATED.

Explanation of Policy

New York's Waterfront Revitalization of Coastal Areas and Inland Waterways Program incorporates the air quality policies and programs developed for the State by the Department of Environmental Conservation pursuant to the Clean Air Act and State laws on air quality. The requirements of the Clean Air Act are the minimum air quality control requirements applicable within the waterfront revitalization area.

To the extent possible, the State Implementation Plan will be consistent with waterfront revitalization area lands and water use policies. Conversely, waterfront management guidelines and program decisions with regard to land and water use and any recommendations with regard to specific sites for major new or expanded industrial, energy, transportation, or commercial facilities will reflect an assessment of their compliance with the air quality requirements of the State Implementation Plan.

The Department of Environmental Conservation will allocate substantial resources to develop a regulatory and management program to identify and eliminate toxic discharges into the atmosphere. The State's Waterfront Revitalization of Coastal Areas and Inland Waterways Program will assist in coordinating major toxic control programming efforts in the inland waterway regions and in supporting research on the multi-media nature of toxics and their economic and environmental effects on inland waterway resources.

POLICY 42: WATERFRONT REVITALIZATION PROGRAM POLICIES WILL BE CONSIDERED IF THE STATE RECLASSIFIES LAND AREAS PURSUANT TO THE PREVENTION OF SIGNIFICANT DETERIORATION REGULATIONS OF THE FEDERAL CLEAN AIR ACT.

Explanation of Policy

The policies of the State and local coastal and inland waterway management programs concerning proposed land and water uses and the protection and preservation of special management areas will be taken into account prior to any action to change prevention of significant deterioration land classifications in inland waterways or adjacent areas. In addition, the Department of State will provide the Department of Environmental Conservation with recommendations for proposed prevention of

significant deterioration land classification designations based upon the Waterfront Revitalization of Coastal Areas and Inland Waterways Program and LWRP policies.

POLICY 43: LAND USE OR DEVELOPMENT IN THE WATERFRONT REVITALIZATION AREA MUST NOT CAUSE THE GENERATION OF SIGNIFICANT AMOUNTS OF ACID RAIN PRECURSORS: NITRATES AND SULFATES.

Explanation of Policy

The Waterfront Revitalization of Coastal Areas and Inland Waterways Program incorporates the State's policies on acid rain. As such, the Waterfront Revitalization of Coastal Areas and Inland Waterways Program will assist in the State's efforts to control acid rain. These efforts to control acid rain will enhance the continued viability of inland waterway fisheries, wildlife, agricultural, scenic and water resources.

POLICY 44: PRESERVE AND PROTECT FRESHWATER WETLANDS AND PRESERVE THE BENEFITS DERIVED FROM THESE AREAS.

Explanation of Policy

Freshwater wetlands include marshes, swamps, bogs, and flats supporting aquatic and semiaquatic vegetation and other wetlands so defined in the NYS Freshwater Wetlands Act and the NYS Protection of Waters Act (Water Resources Law, Environmental Conservation Law Article 15).

¹ 2015 New York State Energy Plan, Vol. 1, p. 27.

² 2015 New York State Energy Plan, Vol. 1, p. 10.

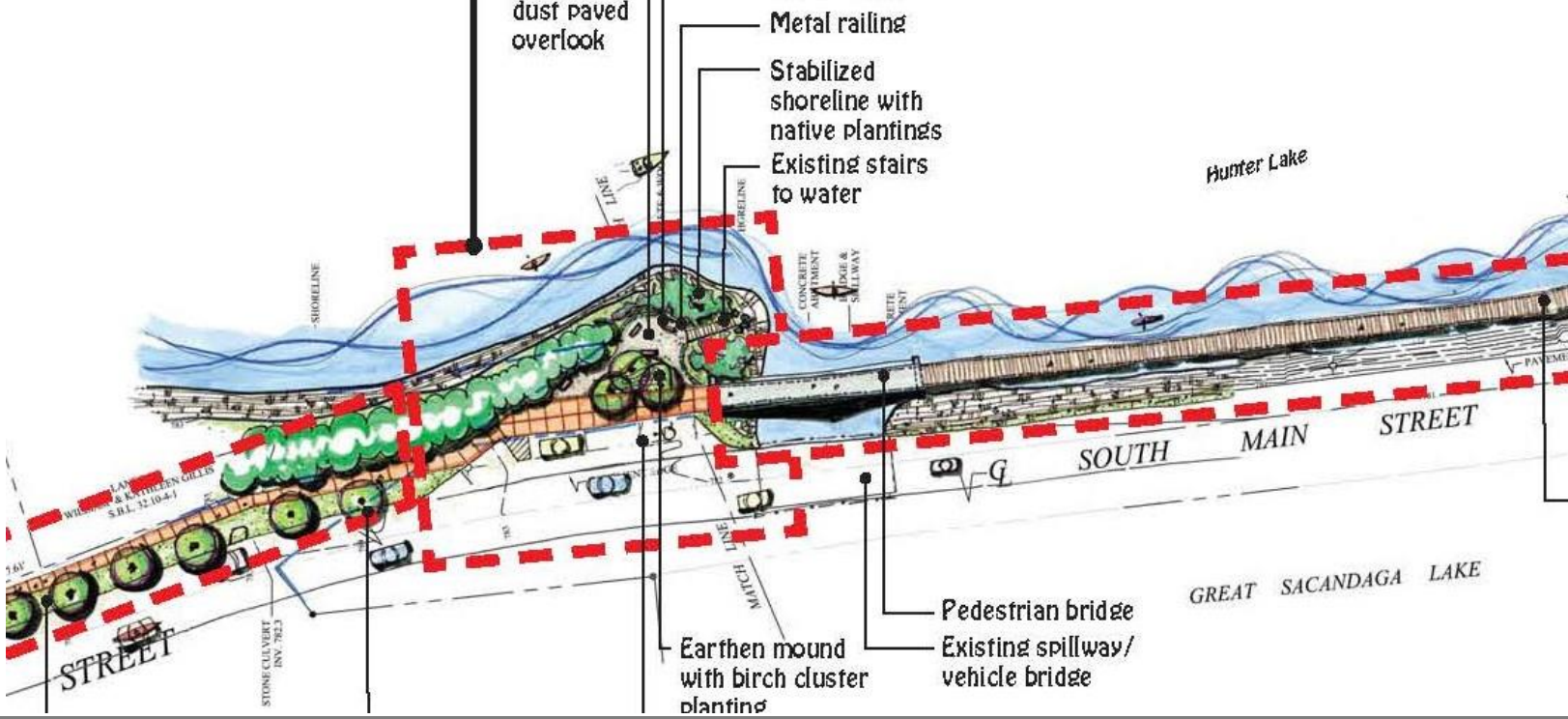
³ 2015 New York State Energy Plan, Vol. 1, pp. 25-26

⁴ 2015 New York State Energy Plan, Vol. 1, p. 27.

⁵ 9 2015 New York State Energy Plan, Vol. 1, p. 9.

⁶ 2015 New York State Energy Plan, Vol. 1, p. 7; 2015 New York State Energy Plan, Vol. 1, p. 11.

⁷ 2015 New York State Energy Plan, Vol. 1, p. 17.



Village of Northville, New York

4 Proposed Land and Water Uses and Proposed Projects

This section provides an explanation of proposed land and water uses for the Waterfront Revitalization Area (WRA) accompanied by a list of potential projects.

Section Contents

4.1 Proposed Land Uses

4.2 Proposed Water Uses

4.3 Proposed Projects

4.1 Proposed Land Uses

Future land uses will be an extension of current land uses, as illustrated in *Map 3: Existing Land Use*. No new land uses are proposed for the implementation of this LWRP. However, opportunities to expand water-enhanced uses on existing public and private lands will be pursued where feasible.

The Village of Northville aims to increase the acreage in the Waterfront Revitalization Area (WRA) that is used for community and public services. The Village will seek to acquire vacant and underutilized land near water resources and existing public facilities. The land would be converted into community use land with recreational opportunities and public access for water-dependent and water-enhanced uses.

For all other land uses in the WRA, the Village intends to encourage the preservation of existing uses. Any changes to future land use will be informed by the Village's zoning code.

4.2 Proposed Water Uses

Water uses will continue to focus on recreation, including boating and fishing. No new water uses are proposed for this LWRP. However, opportunities to expand water-dependent uses on existing public and private lands will be pursued during the implementation of the LWRP.

4.3 Proposed Projects

The following projects have been identified through a series of Waterfront Advisory Committee meetings, a public open house, focus group meetings, and the completion of Section II: Inventory and Analysis and Section III: Policies of the Northville LWRP.

The following projects seek to restore and revitalize underutilized waterfront sites, improve existing public recreation facilities and provide additional public access to the waterfront area, link public sites along the waterfront, and enhance the Village's economy. This list has been prioritized and additional details regarding implementation are provided in *Appendix C: Implementation Matrix*.

Project have been categorized into the following three policy areas:

- Public Access, Recreation and Tourism
- Infrastructure
- Economic Development

Policy Area 1: Public Access, Recreation and Tourism

Access to parks, open space, and recreational areas enhances the livability of a community and contributes to the well-being of its residents. The projects identified in this section are designed to create additional opportunities for visual and physical access to Northville's waterfront, which will expand recreation opportunities for visitors and residents alike and increase the potential to grow recreation-based businesses within the Village.

The goals of the Public Access, Recreation and Tourism priority area are to:

- Enhance existing and develop new waterfront parks to provide greater public access to the Great Sacandaga and Northville Lakes.
- Establish the Village of Northville as a regionally recognized destination for year-round outdoor activities.

Recommendations

- 1A. Create a new park (Southern Park) along the southern shore of Northville Lake to enhance public access and water-dependent uses.

PROJECT DESCRIPTION: Some of the greatest natural resources in the Village of Northville are the Great Sacandaga and Northville Lakes. Creating additional opportunities for visual and physical access to these natural assets will expand recreation opportunities for residents and visitors, and increases the potential to grow water-based businesses within the Village.

The new Southern Park will serve as the access point to Northville Lake for car top boaters (small water crafts easily transported via cars) and fisherman. Currently, informal parking takes place between the roadway and guide rail north of South Main Street / Skiff Road intersection creating a potentially dangerous situation.

The site also, which includes an unofficial boating and fishing access point, is very popular but lacks amenities for safe recreation. The proposed project includes the design and construction of:

- Handicapped accessible seasonal floating dock and gangway for fishing;
- Handicapped accessible car-top boat launch for kayak/canoe;
- Formalized asphalt paved parking area and designated pedestrian crosswalk at Skiff Road;
- Stabilized waterfront embankment;
- Concrete paved waterfront handicapped accessible overlook with handrail; and,
- Lawn space for informal picnicking with waterfront access.

It has been noted that many visitors and residents use the proposed project area as part of a larger walking / biking loop along South Main Street, Water Street and Route 149. The proposed project will enhance opportunities for residents and visitors to be healthier, safer and lead more active lifestyles while providing social and recreational interactions as well as provide exposure to the natural resources of the region.

PROJECT LOCATION: The project will be located along South Main Street, generally between Van Arnam Avenue and Skiff Rd in Northville, NY.

CONCEPTUAL DESIGN:



Date: July, 2015



SOUTH MAIN STREET WATERFRONT PARK (SOUTH) CONCEPT EXISTING CONDITIONS PHOTOGRAPHS AND SITE PLAN (CFA Application 2015) Village of Northville, New York



LWRP POLICIES: 1, 2, 5, 9, 18, 19, 20, 21, 22

COST ESTIMATE FOR IMPLEMENTING THE PROJECT: \$275,000.

POTENTIAL FUNDING SOURCES: NYSDOS LWRP, NYDOS EPF, NYSDOT, Federal TAP

BENEFITS: Public benefits include new and enhanced public access to Northville Lake for recreation purposes and resources for citizens with disabilities where none are currently available.

The Southern Park will also contribute to the revitalization of downtown Northville by creating a public facility in close proximity to the downtown business district. This project will enhance recreational opportunities by providing formal and safe access to Northville Lake with a boat launch site for recreational fishing and enjoyment of the lakefront.

While people using the Southern Park will most likely be from the local area, there are also benefits to the state as a whole. This project will contribute to the Adirondacks' reputation as a

recreation destination through the scenic enjoyment of Hunter Lake and through enhanced fishing and boating opportunities. By helping to enhance the village with the new recreational amenity, the project will help improve quality of life for residents, making them more likely to stay.

TIMEFRAME: The estimated project timeframe is 18 months.

REGULATORY REQUIREMENTS:

- HR BR Regulating District
- County Planning
- NYS DEC-Jurisdictional Determination
- NYS OPRHP-Jurisdictional Determination
- Adirondack Park Agency-Jurisdictional Determination
- SEQRA

- 1B. Create a new park (Northern Park) along the western shore of Northville Lake that spans both sides of South Main Street.

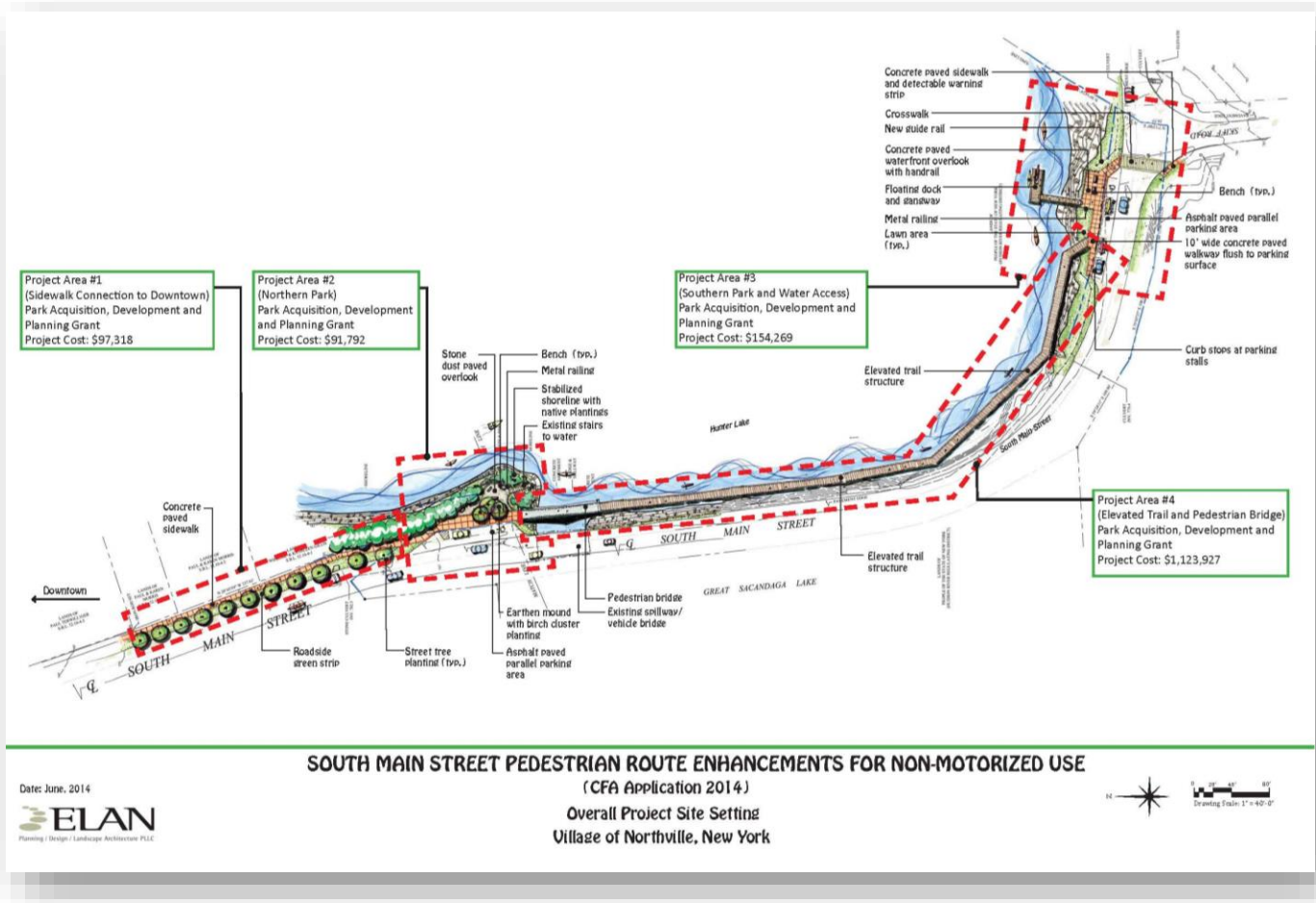
PROJECT DESCRIPTION: The Village of Northville is located on a peninsula and is accessed on three sides via bridges. The bridge at the southern end of the Village is located on an earthen dam and spillway with a two-lane road. The areas at the north and south of the spillway are used as an ad hoc access point to Northville Lake for car top boaters and fisherman while pedestrians and bicyclists use the narrow roadway to cross into the village core.

This recommendation is to construct a park at northern end of the dam extension to allow enhanced fishing access. Improvements call for a picnic area and green space, waterfront overlook, water access point, a bicycle rack and a parking area at the 0.07-acre site.

The proposed project would include lawn space for informal picnicking with waterfront access, fishing access to Hunter Lake and a handicapped accessible car-top boat launch and bicycle racks. It has been noted that many visitors and residents use the proposed project area as part of a larger walking / biking loop along South Main Street, Water Street and Route 149

PROJECT LOCATION: South Main Street

CONCEPTUAL DESIGN:



LWRP POLICIES: 1, 2, 5, 9, 18, 19, 20, 21, 22

COST ESTIMATE FOR IMPLEMENTING THE PROJECT: \$100,000

POTENTIAL FUNDING SOURCES: NYSDOS LWRP, NYDOS EPF

BENEFITS: The proposed project will enhance opportunities for residents and visitors to be healthier, safer and lead more active lifestyles while providing social and recreational interactions. This project will also provide exposure to the natural resources of the region.

TIMEFRAME: The estimated project timeframe is 18 months.

REGULATORY REQUIREMENTS:

- Hudson River Black River Regulating District (HRBRD) – Work Permit

- APA – A variance will be required
- USACE – Permit Required
- NYSDEC – 2 permits required – Dam Safety and Excavation & Fill
- OPRHP- agency coordination ongoing

2. Upgrade facilities at Waterfront Park.

PROJECT DESCRIPTION: Waterfront Park is a 1.16-acre municipally-owned recreation area located behind commercial buildings near the intersection of Bridge and Main Streets, and the shores of Northville Lake. The Park includes a 20' x 20' Adirondack style gazebo that overlooks Northville Lake and a 25' x 30' amphitheater both custom built and in rustic Adirondack architecture. parking lot that will accommodate approximately 20 vehicles.

The park provides residents and visitors with a scenic view of Northville Lake. As described in the Comprehensive Plan, a paved walking path winds throughout the property along a decorative stone wall overlooking the water. In 2014, the Village installed a new sidewalk and decorative lighting along the park entrance to address pedestrian safety concerns. During the same year, Waterfront Park was officially designated as the starting point to the 90-year old Northville-Placid Trail. A new trail registration kiosk and designated parking spaces were created. In honor of the designation, the Village contracted with Mr. William Coffey, a local artisan for the construction of a new archway at the entrance to the Park.

Waterfront Park hosts a variety of recreation and cultural activities throughout the year, including a Farmers Market, Sacandaga Valley Arts Network (SVAN) Hudson River Black River Regulating concerts, Northville-Placid trail "Trail Days" celebration and the 4th of July Doin's celebration. to name a few.

It is of note that while it is not currently being utilized, the Village maintains 300 feet of waterfront through a Special Permit #14706 issued by the District.

During the Open House, one of the priority concerns identified by the community was the lack of public restrooms. Development of a park enhancement plan for Waterfront Park would



include plans for a public restroom, as well as design and installation of public art, tennis courts/pickle ball, covered pavilion, food truck/vendor facilities area, and fire pits, lighting and seating for snowmobilers.

PROJECT LOCATION: Waterfront Park, located behind commercial buildings near the intersection of Bridge and Main Streets.

CONCEPTUAL DESIGN: Not applicable

LWRP POLICIES: 1, 2, 5, 9, 18, 19, 20, 21, 22

COST ESTIMATE FOR IMPLEMENTING THE PROJECT: Cost estimates would be prepared as part of Park Enhancement Plan.

POTENTIAL FUNDING SOURCES: NYSDOS LWRP, NYDOS EPF

BENEFITS: Improve quality of life for residents, increase tourism opportunities, advance economic development.

TIMEFRAME: Estimated six months to Park Enhancement Plan, including public participation. Implementation schedule provided as part of plan.

REGULATORY REQUIREMENTS: Not applicable

3. Identify potential locations and develop public boat docks featuring ADA compliant connection options on the Great Sacandaga and Northville Lakes.

PROJECT DESCRIPTION: The need to connect users of the Great Sacandaga Lake to the Village via enhanced public boat access was identified in the 2014 Town of Northampton and Village of Northville Hamlet Economic Development Plan. Community members also expressed a desire during the LWRP Community Open House to expand public boating options.



The Great Sacandaga Lake, a popular tourist and recreation destination, provides motor boating, sail boating, fishing and swimming opportunities for the region. The Village's economy would benefit from public facilities that would allow visitors to dock their boats and then visit the Village's downtown commercial services and businesses.

This project proposes that the Village conduct a study to identify potential locations and develop public boat docks featuring ADA compliant connection options to the Great Sacandaga Lake.

PROJECT LOCATION: Throughout the WRA

CONCEPTUAL DESIGN: Not applicable

LWRP POLICIES: 1, 2, 5, 9, 18, 19, 20, 21, 22

COST ESTIMATE FOR IMPLEMENTING THE PROJECT: Undetermined

POTENTIAL FUNDING SOURCES: NYSDOS LWRP, NYDOS EPF

BENEFITS: Improve quality of life for residents, increase tourism opportunities, advance economic development.

TIMEFRAME: Immediate (<1 year)

REGULATORY REQUIREMENTS: HRBRRD, APA, DEC

4. Work with the Town of Northampton, Hudson River Black River Regulating District, NYS DOT and NYS DEC to improve and expand the shared beach.

PROJECT DESCRIPTION: The Village, in partnership with the Town of Northampton, operates and maintains a municipal beach located near NYS Route 30 north. The shared beach, which is open to the public from late June through late August, features 350 feet of sandy beach front and a gravel parking area that can accommodate approximately forty vehicles.

The Village recognizes that the site is located outside of the Northville WRA boundary, but because the municipal beach is an integral part of the community, the project has been included in the LWRP.

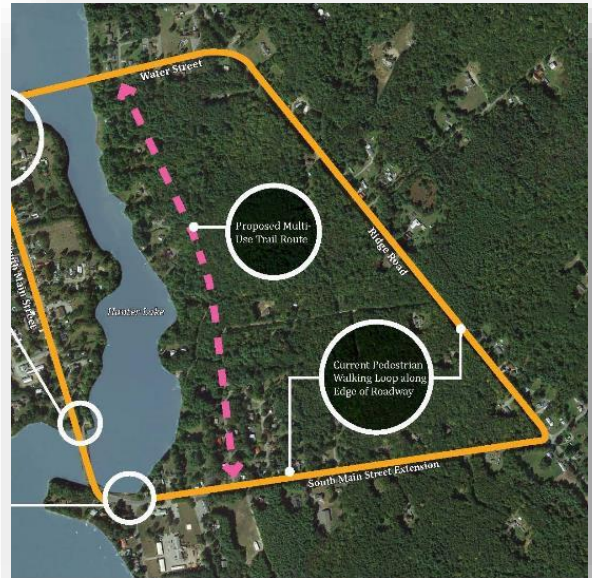
The recommendation to improve and expand the shared beach was identified in the Village's Comprehensive Plan. To date, some of these improvements have been made but the beach is still underutilized. It is recommended that the Village partner with the Town to revisit the proposed enhancement and develop a new design to increase visitation.

5. Explore easement agreements with landowners to develop a walking loop around Northville Lake.

PROJECT DESCRIPTION: The Village would explore easement agreements in collaboration with landowners to develop a walking loop around Northville Lake. The Northville Lake Walking Loop, a multi-use trail route, would connect Water Street to the South Main Street Extension.

The proposed walking loop would connect to a larger walking / biking loop along South Main Street, Water Street and Ridge Road.

The proposed project will enhance opportunities for residents and visitors to be healthier, safer and lead more active lifestyles while providing social and recreational interactions. This project will also provide exposure to the natural resources of the region.



6. Identify vacant and/or underutilized waterfront properties that could provide future public access, and protect and maintain existing public access points.

PROJECT DESCRIPTION: As recommended in the Northville Comprehensive Plan, the Village would explore the potential of vacant and/or underutilized waterfront properties that could provide future public access, and protect and maintain existing public access points. This project would create additional opportunities for visual and physical access to Northville's waterfront, expand recreation opportunities for visitors and residents, and increase the potential to grow recreation-based businesses in the Village.

The Village Comprehensive Plan identified the following six potential alternatives to enhance public access from Great Sacandaga Lake to Northville (see map provided).



Village actions could include working with property owners when redeveloping a site to encourage enhanced physical or visual public access to the waterfront.

- **Alternative 1** would provide public docks and access to the lake from the existing Village Park area and includes an expansion of existing dock structures at Inn at the Bridge to allow for more short term, transient docking.
- **Alternative 2** would provide access directly to Northville Lake from the municipal offices. This alternative involves parcels of land on the south side of the Bridge Street bridge (across from Alternative 1).
- **Alternative 3** would provide public access on the northern portion of Northville Lake. This alternative involves the use of a shoreline parcel currently owned by the Northville Central School.
- **Alternative 4** would provide access to Northville Lake from the southern end of the Village and would involve parcels adjacent to the causeway at the southern end of the Village.
- **Alternative 5** would institutionalize existing informal access at the southern end of the Village. This alternative involves incorporating shoreline access into land occupied by the library.
- **Alternative 6** would locate docks on a vacant parcel across the causeway from the Village.

7. Explore transportation options to connect visitors from the waterfront and other local tourist destinations to the central business district.

PROJECT DESCRIPTION: The Village, in partnership with the Town, would incorporate seasonal public transportation, such as a shuttle, trolley, pedicab or solar-powered trackless train, from the waterfront to the central business district. During the public engagement process, stakeholders, residents and business owners identified a need to connect visitors to commercial and retail services in the downtown to enhance economic development. The need for a shuttle was also identified in the Village's Comprehensive Plan.



Photos: Waterfront Electric Shuttle; Solar-powered Little Train in Geneva, Switzerland

Designated stops could include the shared beach, Waterfront Park in the Village, as well as designated stops within the Town (Northampton Beach State Campground), with hop-on/hop-off options, which would help reduce parking issues. The trolley could either be Village/Town operated or privately operated.

8. Update wayfinding and directional signage to reinforce connections between historic, cultural and recreational resources, and facilitate enhanced public access between the waterfront and downtown.

The village should update its wayfinding signage to reinforce connections to and from water and recreational resources and facilitate enhanced public access to the waterfront. Wayfinding signage is a community asset that connects visitors to key destinations while improving the attractiveness of a place. The signage could indicate walk time rather than distance. High traffic areas including intersections and downtown would be prioritized.

Goal 2

Establish the Village of Northville as a regionally recognized destination for year-round outdoor activities.

Recommendations

9. Establish a designated snowmobile route to create access from the Great Sacandaga Lake to Northville Lake to the central business district.

PROJECT DESCRIPTION: The Village of Northville would establish a designated snowmobile route to create access from the Great Sacandaga Lake to Northville Lake to the central business district.

The Great Sacandaga Lake has seen an increasing number of snowmobilers during winter months that have had adequate snowfall accumulations. Businesses located directly on the shoreline or within easy access of the Great Sacandaga Lake have benefitted the most from the snowmobile industry while Village businesses have benefitted the least. Snowmobile access into the Village is not ideal given the fact that the Village is located at an elevated position above the Great Sacandaga and Northville Lakes. Combine this elevated position with the fact that the majority if not all land is under private ownership, locating a safe and desired access point into the Village has proven to be difficult.

The Village of Northville Comprehensive Plan recognizes the need to actively pursue the development and regulation of a designated snowmobile route. The proposed project would include development of a safe route, wayfinding directional signage, regulatory signs, public parking for snowmobiles, potential fuel station access, and formalized right-of-way easements with private landowners. (See Map ED-8 Snowmobile Areas).

CONCEPTUAL DESIGN:



PROJECT LOCATION: Waterfront Revitalization Area (WRA)

LWRP POLICIES: 1, 2, 5, 9, 18, 19, 20, 21, 22

COST ESTIMATE FOR IMPLEMENTING THE PROJECT: Undetermined

POTENTIAL FUNDING SOURCES: NYS OPRHP, NYS EPF, NYS LWRP

BENEFITS: Project will extend tourism recreation season, Trail will connect snowmobilers to businesses in CBD, enhance economic development, Quality of life benefit for residents – access to Sacandaga from Little Lake.

TIMEFRAME: Immediate (<1 year)

REGULATORY REQUIREMENTS: Not applicable

Policy Area 2: Infrastructure

The LWRP will focus on improvement of physical infrastructure which will support tourism, and downtown redevelopment, and recreation. With the execution of the plans to be envisioned by the LWRP, increased economic activity and resultant job creation will follow.

The goals of the proposed Infrastructure projects are to:

- Restore, protect and enhance the natural beauty, scenic views and environmental resources of the Coxsackie WRA.
- Expand and enhance multi-modal linkages between the waterfront, the historic Reed Street business district, and existing neighborhoods.

Recommendations

10. Conduct a Dredging Feasibility Study for Northville Lake.

PROJECT DESCRIPTION: The Village of Northville would conduct a dredging feasibility study to restore the environmental condition of Northville Lake. Northville is located in Fulton County between the Great Sacandaga Lake to the west and Northville Lake to the east. The village links the Mohawk Valley with the Adirondack Park and North Country region. There is no manufacturing or light industry remaining in the village so the local economy has transitioned to be based largely around recreation tourism. Northville Lake (also known as Hunter Lake or Little Lake) is a popular destination for residents and visitors seeking a quiet, tranquil spot for fishing, boating (kayak, canoe, row boat and paddle board) and passive recreation activities, including picnicking and birdwatching.

Over time, sediment build up has reduced water depths from several feet to a few inches in areas. This is detrimental to the health of the lake, aquatic plants and animals, and the local economy.

This project would:

- Identify origins of sediment and mechanisms of transport;
- Identify where sediment accumulation is detrimental to recreational use/substrate for prolific aquatic life;
- Identify stakeholders' concerns;
- Identify the amount of buildup and its rate of depositions;
- Recommend technologies for sediment removal/dewatering;
- Identify permit requirements; and,
- Provide cost estimates.

PROJECT LOCATION: Northville Lake

CONCEPTUAL DESIGN: Not applicable

LWRP POLICIES: 1, 2, 5, 9, 18, 19, 20, 21, 22

COST ESTIMATE FOR IMPLEMENTING THE PROJECT: \$110,000

POTENTIAL FUNDING SOURCES: NYSDOS LWRP, NYDOS EPF

BENEFITS: Restoring the environmental condition of Northville Lake will increase recreation opportunities for residents and visitors, ensure that future generation can enjoy one the area's greatest natural resources, and create a more sustainable economy within Northville, Fulton County and the region.

TIMEFRAME: The estimated project timeline to prepare the feasibility study is 13 months.

REGULATORY REQUIREMENTS: Not applicable

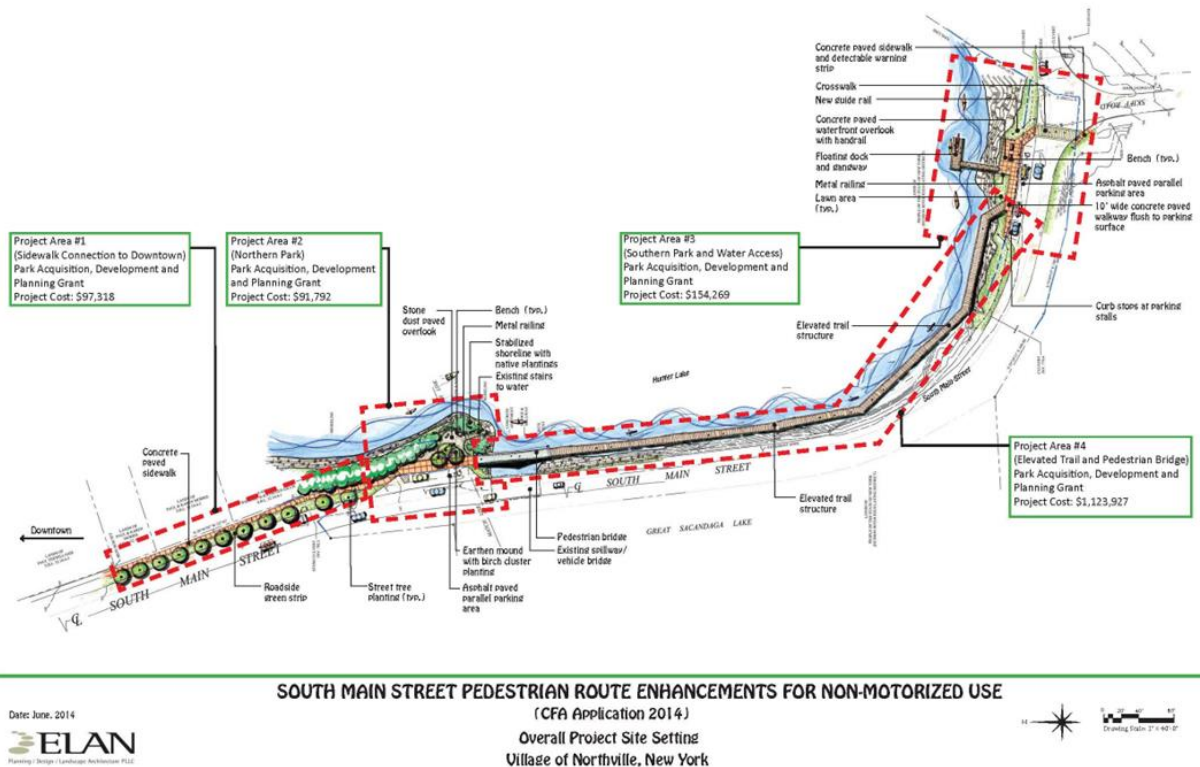
11. Construct the Hunter Creek Dam Pedestrian Way, a multi-use pedestrian trail with separate walking/biking area, across the spillway.

PROJECT DESCRIPTION: The Village of Northville would prepare final design, construction documents and permits for the Hunter Creek Dam Pedestrian Way project. This project, which was ranked the most important priority during the public engagement process, supports necessary transportation and safety improvements along South Main St. where it crosses the spillway at Hunter Creek Dam.

Because of its location at the northern end of the Great Sacandaga Lake, Northville's economy is largely driven by recreation tourism. The spillway, located between the Great Sacandaga and Northville Lakes (also known as Hunter Lake or Little Lake), is a popular destination for tourists and residents alike. This area has a large amount of vehicular traffic (particularly in the summer tourist season) which, combined with the narrowness of the roadway, creates safety concerns for pedestrians and bicyclists, including those on their way to the village center and the boaters and fisherman who frequent the areas north and south of the spillway.

PROJECT LOCATION: Hunter Creek Dam

CONCEPTUAL DESIGN:



LWRP POLICIES: 1, 9, 19, 20, 21

COST ESTIMATE FOR IMPLEMENTING THE PROJECT: \$175,000

POTENTIAL FUNDING SOURCES: NYSDOS LWRP, NYDOS EPF, NYSDOT, Federal TAP

BENEFITS: This project will enhance public safety and the village's tourism economy by fostering easier pedestrian and cycling access between the waterfront and downtown, which in turn will spur private investment in the community.

TIMEFRAME: The estimated project timeline to prepare final design, construction documents and permits for the Hunter Creek Dam Pedestrian Way is 18 months.

REGULATORY REQUIREMENTS: This project is anticipated to require reviews, approvals and permits from the following public entities: NYS Environmental Quality Reviews (SEQR), NYS DEC, NYS DOT, SHPO, the Adirondack Park Agency (APA), Hudson River-Black-River Regulating District, and U.S. Army Corps of Engineers.

12. Design and implement pedestrian improvements along Water Street as part of the creation of a linear park.

PROJECT DESCRIPTION: The Village would design a linear park adjacent to the Water Street causeway, which bisects Northville Lake into north and south ends. This project, which was identified in the Village's Comprehensive Plan and the Adirondack Park Land Use and Development Plan-designated Hamlet areas in the Town of Northampton and Village of Northville, focuses on the Water Street causeway that allows for the flow of water and access to the north and south ends of Northville Lake. The site currently provides opportunities for fishing along the grassed bank and bridge and wildlife viewing.

A new linear park would provide safe, pedestrian access to the lake and support year-round recreation activities including fishing, boating, biking, wildlife viewing, swimming ice skating, ice fishing, cross country skiing and limited snowmobiling.

The park design could include an interior bike lane for safe bicycling, bank stabilization areas to enhance waterfront access, and a designated fishing float to provide a unique angling experience.

PROJECT LOCATION: Water Street

CONCEPTUAL DESIGN:



Source: Hamlet Economic Development Plan

As illustrated above, the proposed Water Street linear park's strategic location adjacent to Waterfront Park and Main Street would support water-dependent businesses including boat rentals (canoes, kayaks, small rowboats and stand-up paddleboards) and fishing and bait supplies.

LWRP POLICIES: 1, 19, 20, 21, 41, 43

COST ESTIMATE FOR IMPLEMENTING THE PROJECT: Grant to determine costs.

POTENTIAL FUNDING SOURCES: NYSDOS LWRP, NYDOS EPF, NYSDOT, Federal TAP

BENEFITS: By providing more physical connections and opportunities for multi-modal transportation, the Complete Streets Policy would encourage broader use of recreational resources such as the FJ&G Rail Trail and Trail Station Park. The policy would contribute to the attractiveness, accessibility, and sustainability of the WRA and to residents' quality of life. Potential co-benefits of the policies include improved air quality; improved public access to scenic and water resources; and increased safety for motorists, bicyclists, and pedestrians.

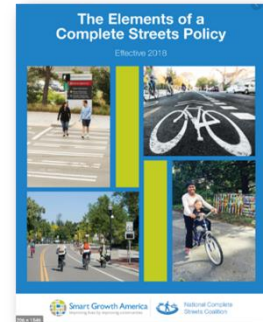
TIMEFRAME: Immediate (<1 year)

REGULATORY REQUIREMENTS: This project is anticipated to require reviews, approvals and permits from the following public entities: NYS Environmental Quality Reviews (SEQR), NYS DEC,

NYS DOT, SHPO, the Adirondack Park Agency (APA), Hudson River-Black-River Regulating District, and U.S. Army Corps of Engineers.

13. Develop and adopt a Complete Streets policy.

PROJECT DESCRIPTION: The Village of Northville would adopt and implement a Complete Streets Policy. “Complete Streets” are streets for everyone. A Complete Streets program encourages a community to take into consideration the safety needs of all users including motorists, pedestrians, bicyclists, those with mobility impairments, the elderly, and transit riders when improvements are made to local roadways. The policy would help to expand opportunities for public access and recreation including for water-enhanced uses.



The policy would connect water and recreational resources to neighborhoods and the central business district through pedestrian and bicycle infrastructure improvements on Village streets and trails. It would incorporate sustainability, accessibility, and safe routes to school principles.

PROJECT LOCATION: Waterfront Revitalization Area (WRA)

CONCEPTUAL DESIGN: Not applicable

LWRP POLICIES: 1, 19, 20, 21, 41, 43

COST ESTIMATE FOR IMPLEMENTING THE PROJECT: \$1,000

POTENTIAL FUNDING SOURCES: NYS DOT, Transportation Alternatives Program (TAP) Set-Aside

BENEFITS: By providing more physical connections and opportunities for multi-modal transportation, the Complete Streets Policy would encourage broader use of recreational resources such as the FJ&G Rail Trail and Trail Station Park. The policy would contribute to the attractiveness, accessibility, and sustainability of the WRA and to residents’ quality of life. Potential co-benefits of the policies include improved air quality; improved public access to scenic and water resources; and increased safety for motorists, bicyclists, and pedestrians.

TIMEFRAME: Short term (1-3 years)

REGULATORY REQUIREMENTS: Local legislation

Policy Area 3: Economic Development

Like many communities located in the Adirondack Park, Northville’s economy is primarily driven by tourism. The Village is dependent on its restaurants, retail, and commercial businesses to not only offer an authentic Adirondack experience to visitors, but also to provide jobs for residents and generate the sales tax revenues, which partially support critical public services and maintain the Village’s

infrastructure. To remain sustainable, downtown businesses must cater to the needs of residents as well as tourists during the entirety of the year, not just the summer months.

The goals of the proposed Economic Development projects are to:

- Attract and retain a diverse mix of year-round businesses, retail shops and restaurants that support both residents and visitors.
- Create opportunities for entrepreneurs seeking to establish a business in the Village of Northville.
- Enhance the organizational capacity of the central business district.
- Preserve and promote the Village's cultural heritage and historic assets.

Recommendations

14. Develop and implement a Marketing Plan that includes a four-season marketing/branding strategy.

PROJECT DESCRIPTION: The Village of Northville would create and implement a Marketing Plan that promotes Northville as a year-round outdoor recreation destination and a welcoming community to live, work and play. The plan would identify strategies to promote Northville's identity as hub for Northville-Placid Trail and leverage the natural, cultural and historic resources to attract tourists, new businesses and residents.

It is well known and understood that the Village of Northville relies on tourism as a major economic generator. The central business district features interesting shops, restaurants, and businesses, and a municipal park that provides opportunities for recreation, scenic views, and activities to suit a variety of interests.

It is also understood that many similar villages and towns throughout the Adirondack Park also rely on those same tourist dollars to offset the "lean times" throughout the year. It is crucial that the Village of Northville formulate an aggressive year-round electronic marketing campaign in order to stand out from, what are essentially, competitors.

PROJECT LOCATION: Waterfront Revitalization Area (WRA)

CONCEPTUAL DESIGN: Not applicable

LWRP POLICIES: 1, 18, 23, 25

COST ESTIMATE FOR IMPLEMENTING THE PROJECT: Not determined yet

POTENTIAL FUNDING SOURCES: NYS DOS, Market NY

BENEFITS: Increase year-round tourism, enhance economic development opportunities for local businesses

TIMEFRAME: Immediate (<1 year)

REGULATORY REQUIREMENTS: Not applicable

15. Encourage redevelopment/renovation of commercial properties along the central business district.

PROJECT DESCRIPTION: To encourage redevelopment/renovation of commercial properties in the Village's downtown, and ultimately increasing occupancy rates, Northville should maintain regular contact with property owners and real estate professionals to understand market issues related to vacant properties and help minimize barriers to development. Specifically, the Village could support the distribution of information related to sites and locations capable of accommodating targeted activity and/or tenants. Available properties could also be inventoried and listed on the Village's websites as well as in industry databases, along with a list of available incentives.

The Village Comprehensive Plan and the Town of Northampton and Village of Northville Hamlet Economic Development Plan identified the following five properties as Priority Development Sites:

1. Former Bank Building on Main Street
2. Old Hotel on Main Street
3. Old Glove Shop at 109 N 2nd Street
4. Former Service Station at the Corner of Bridge and South First Street
5. Water Street Causeway

Action steps identified in the Village Comprehensive Plan include to encourage redevelopment of these sites include:

1. Establish a public/private partnership with existing and/or future property owner(s).
2. Provide tax break incentives based upon specific criteria to be identified.
3. If appropriate, assist in the demolition of the existing buildings potentially through the utilization of the Fulton County Demolition Team.
4. Assist with the submission of potential grant funding opportunities.
5. Assist with the development and distribution of a Request for Proposal to potential business investors to create the alternate vision identified.
6. Undertake new streetscape improvements that would benefit the construction of a new building on the property.

16. Continue to be a business-friendly community.

PROJECT DESCRIPTION: The Village of Northville will continue to be a business-friendly community in order to attract and retain businesses. In an extremely competitive environment,

the community with the procedures and policies that are perceived to be the most accommodating to businesses will ultimately have a significant advantage.

To be a business-friendly community, the Village should consider the following actions steps:

- Streamline the zoning and permitting processes to make it easier to open a business in Northville.
- Create a Village Business Welcome Kit that includes contact information for Village Hall departments, existing local and regional economic development programs, contact information for local business associations, such as the Chamber, and financing resources.
- Create a permit and license application system that allows for online applications together with online issuance of permits/licenses, as appropriate.
- Continue efforts to streamline the zoning and permitting processes to make it easier to open a business in Northville.

17. **Develop a comprehensive Streetscape Enhancement Plan to attract business, residents and tourists.**

PROJECT DESCRIPTION: One way to attract and retain businesses, residents and tourists to Northville is to focus on the Village's physical environment. Streetscape enhancements are intended to transform streets and intersections into special places for residents and visitors to interact and make the community a more attractive and safe place to live work and play. This project would allow the Village to create a plan to enhance existing streetscapes throughout the Northville WRA.

Recommended enhancements could include the planting of street trees, flowers and landscaping, public art, pedestrian-scale lighting, benches, and bike racks, as well as well-defined edges and exciting gateways within the public right-of-way. The plan would seek to advance the goals of the Northville Comprehensive Plan, and LWRP by seeking to improve connections between waterfront areas, neighborhoods, and the Downtown; improve safety and accessibility by providing opportunities for alternative transportation; and reconnect the downtown with recreational and natural resources.

PROJECT LOCATION: Waterfront Revitalization Area (WRA)

CONCEPTUAL DESIGN: Not applicable

LWRP POLICIES: 1, 18

COST ESTIMATE FOR IMPLEMENTING THE PROJECT: Undetermined

POTENTIAL FUNDING SOURCES: NYS DOS LWRP

BENEFITS: Attract and retain residents, businesses and tourists, public investment spurs private investment

TIMEFRAME: Immediate (<1 year)

REGULATORY REQUIREMENTS: Not applicable

18. Design and implement gateway enhancements.

PROJECT DESCRIPTION: Gateways are often the “front door” or first impression visitors have of a community. By making public investments in gateway enhancements and creating an inviting aesthetic environment, visitors, citizens and businesses will feel more confident about investing in a community that visibly demonstrates a commitment to the area.

The Village would design and implement gateway enhancements at Bridge and Route 30, Ridge Road and Main Street, and the Spillway along South Main Street to create an attractive and welcoming environment for Northville residents and visitors.

Gateway enhancements could include:

- District Gateway and Wayfinding Signage
- Pedestrian-Scale Lighting
- Improved Sidewalks and Reduced Curb Cuts
- Street Trees and Landscaping
- Enhanced Crosswalks
- Public Spaces
- Street Furniture (Benches, Trash/Recycling Bins, Planters, Tables, etc.)



PROJECT LOCATION: Village gateways

CONCEPTUAL DESIGN: Not applicable

LWRP POLICIES: 1, 19, 20, 21, 41, 43

COST ESTIMATE FOR IMPLEMENTING THE PROJECT: Not determined yet.

POTENTIAL FUNDING SOURCES: NYS LWRP

BENEFITS: Gateways act as a community’s front door. They represent the first impression improvement of physical infrastructure which will support tourism, and downtown redevelopment, and recreation. With the execution of the gateway enhancements, increased economic activity and resultant job creation will follow.

TIMEFRAME: Immediate (<1 year)

REGULATORY REQUIREMENTS: TBD

19. Partner with Fulton County to explore incorporating municipal sewer the length of Bridge and extending North and South along Main Street.

PROJECT DESCRIPTION: The Village of Northville does not own a municipal wastewater collection and treatment system. Rather, all developed and to be developed properties located within the Village rely on private septic systems.

The Village would partner with Fulton County to explore incorporating municipal sewer the length of Bridge and extending North and South along Main Street.

The Village’s Comprehensive Plan and the Hamlet Economic Development Plan identified the need to ensure adequate public infrastructure, particularly sewer and water, is available for accommodation facility development:

“Develop sewer and water facilities necessary to accommodate walkable, relatively dense commercial development. 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. Residential and/or commercial development having a greater density may find it difficult to incorporate an on-site septic system. Also, the lack of a municipal wastewater collection and treatment system restricts the Village’s ability to develop a higher density of commercial and residential uses.”

20. Conduct a business incubator feasibility study.

PROJECT DESCRIPTION: The Village would conduct a Business Incubator Feasibility Study with the goal of fostering an entrepreneurial culture, creating jobs, and accelerating the growth of new and existing businesses.

The feasibility study would:

1. Provide a greater understanding of the market for an incubator.
2. Identify potential tenants.
3. Evaluate alternatives (focus, features, location, and size) for the incubator.
4. Identify potential needs of tenants.
5. Generate financial projections (development and operations) for the various incubator alternatives.

21. Support private entities interested in developing shared workspace.

PROJECT DESCRIPTION: The Village would encourage private entities to create additional co-working spaces and/or makerspaces within the Village to provide work space for people who work from home-based businesses and/or who would like to collaborate with others.

“Shared” or “co-working” space are terms used to describe communal workspaces where independent business professionals, entrepreneurs, freelancers, and startups can rent workspace by the day or monthly. Similarly, a makerspace (also known as a hackerspace) is a physical location where people can gather to share resources, network, and work on projects.

Makerspaces, which provide tools and space in a community environment like a library or community center, are typically associated with technical fields such as engineering, computer science, and graphic design.

22. Consider establishing a Downtown Business Association (DBA) to encourage a cohesive central business district.

PROJECT DESCRIPTION: The Village would work with private and public-sector partners to encourage the formation of a Downtown Business Association (DBA). DBAs are typically membership-driven, not-for-profit organizations whose mission is to promote their communities' downtowns as dynamic places to live, work and do business.

A downtown business association can improve local capacity to organize downtown businesses, establish sufficient resources to manage events and marketing, coordinate on behalf of existing merchants, and advocate for strategic investments in the downtown.

PROJECT LOCATION: Waterfront Revitalization Area (WRA)

CONCEPTUAL DESIGN: Not applicable

LWRP POLICIES: 18

COST ESTIMATE FOR IMPLEMENTING THE PROJECT: Undetermined

POTENTIAL FUNDING SOURCES: LWRP

BENEFITS: Encourage business development and expand business' capacity

TIMEFRAME: Immediate (<1 year)

REGULATORY REQUIREMENTS: Not applicable

23. Continue to work with the NYS State Historic Preservation Office (SHPO) to expand the boundaries of the Village's historic district.

PROJECT DESCRIPTION: The Village would continue to work with the NYS State Historic Preservation Office (SHPO) to expand the boundaries of the Village's historic district and increase awareness of local historic resources, strategies for making historic buildings more sustainable, and the availability of historic homeowner tax credits through public education.



Northville's historic resources contribute to a sense of overall stability and pride within the Village and serve as an important attraction for visitors, potential residents, and businesses. The Village's status as a historic district also provides a means to leverage state and federal tax credits for rehabilitation projects.

The current historic district forms an L-shape, following Main Street from the southern terminus of the peninsula north to Bridge and Division streets; it then follows Bridge and Division streets to the western terminus of the peninsula. The expanded boundary would follow municipal boundaries, encompassing the entire village.

24. Establish a Northville Historic District walking tour to attract cultural heritage tourists to the Village.

PROJECT DESCRIPTION: Northville is known as an authentic Adirondack community with historic charm. The Village of Northville would establish additional historic walking tours to attract cultural tourists to the Village. These tours will be designed to introduce, share knowledge and educate people with accurate information about historic sites and structures through traditional walking tour maps, and by making them available electronically through the use of an app using a phone's GPS to pinpoint the users' location.



25. Participate in the NYS OPRHP Certified Local Government (CLG) program.



PROJECT DESCRIPTION: The Certified Local Government (CLG) Program encourages municipalities to enact laws that provide for local review of development proposals that impact historic buildings.

By becoming a CLG, the Village of Northville would be eligible for grant monies for property research and education about historic preservation.

Project Name	Approximate Cost	Implementation Timeframe
Create a new park (Southern Park) along the southern shore of Northville Lake to enhance public access and water-dependent uses.	\$275,000	Less than 2 years
Create a new park (Northern Park) along the western shore of Northville Lake that spans both sides of the spillway.	\$100,000	Less than 2 years
Upgrade facilities at Waterfront Park.	Undetermined	3-5 years
Identify potential locations and develop public boat docks featuring ADA compliant connection options on the Great Sacandaga and Northville Lakes.	Undetermined	Less than 2 years
Continue to work with the Town of Northampton, Hudson River Black River Regulating District (HR-BRRD), NYS DOT and NYS DEC to improve and expand the shared beach.	Undetermined	Ongoing
Explore easement agreements in collaboration with landowners to develop a walking loop around Northville Lake.	Undetermined	3-5 years
Identify vacant and/or underutilized waterfront properties that could provide future public access and protect and maintain existing public access points.	Undetermined	Ongoing
Explore transportation options to connect visitors from the waterfront to the central business district.	Undetermined	1-3 years
Establish a designated snowmobile route to create access from the Great Sacandaga Lake to Northville Lake to the central business district.	Undetermined	Less than 2 years
Update wayfinding and directional signage to reinforce connections between historic, cultural and recreational resources, and facilitate enhanced public access between the waterfront and downtown.	Undetermined	Less than 2 years
Construct a multi-use pedestrian trail with separate walking/biking area across the spillway.	\$175,000	Less than 2 years
Implement pedestrian improvements along Water Street as part of the creation of a linear park.	Undetermined	Less than 2 years
Support development of a Complete Streets plan for the Village.	\$1,000	1-3 years
Conduct a Dredging Feasibility Study for Northville Lake.	\$110,000	Less than 2 years
Develop and implement a Marketing Plan that includes a four-season marketing/branding strategy.	Undetermined	Less than 2 years
Encourage redevelopment/renovation of underutilized properties along the central business district.	Undetermined	3-5 years
Continue to be a business-friendly community.	Undetermined	Ongoing
Develop a comprehensive Streetscape Enhancement Plan to attract business, residents and tourists.	Undetermined	Less than 2 years

Design and implement gateway enhancements.	\$60,000	Less than 2 years
Partner with Fulton County to explore incorporating municipal sewer the length of Bridge and extending North and South along Main Street.	Undetermined	3-5 years
Conduct a business incubator feasibility study.	Undetermined	3-5 years
Support private entities interested in developing shared workspace.	Undetermined	3-5 years
Consider establishing a Downtown Business Association (DBA) to encourage a cohesive central business district.	Undetermined	Less than 2 years
Continue to work with the NYS State Historic Preservation Office (SHPO) to expand the boundaries of the Village's historic district and increase awareness of local historic resources, strategies for making historic buildings more sustainable, and the availability of historic homeowner tax credits through public education.	Undetermined	Ongoing
Establish additional Northville Historic District walking tours to attract cultural heritage tourists to the Village.	Undetermined	More than 5 years
Participate in the NYS OPRHP Certified Local Government (CLG) program.	Undetermined	3-5 years



Photo: Northville 5-10-25 Cent Store

5 Local Implementation Techniques

This section of the Northville Local Waterfront Revitalization Plan (LWRP) details local laws and regulations that are necessary or recommended to support the implementation of the LWRP.

SECTION CONTENTS
5.1 Necessary Local Laws and Regulations
5.2 Other Public and Private Actions
5.3 Local Management Structure
5.4 Financial Resources
5.5 Summary Chart of Legislation and Actions

This section of the LWRP sets out laws and sections of the village code that relate to the LWRP Policies, and other village actions necessary to support the LWRP policies and implementation strategies. Means by which to implement the LWRP include:

- The enforcement of existing laws and regulations supporting the LWRP;
- Other Public and Private Actions Necessary to Implement the LWRP;
- Identifying a Local Management Structure Implementing the Approved LWRP;
- Guidelines for Notification and Review of State and Federal Agency Actions;
- Establishment of local review regulations that evaluate proposed projects for consistency with the LWRP policies; and
- Identification of financial resources available to fund projects and programs of the LWRP.

5.1 Necessary Local Laws and Regulations

Local laws and regulations are the basic means of enforcing provisions of the LWRP. The enforcement of these laws and regulations helps assure the long-term beneficial use of the waterfront.

Existing Laws and Regulations Necessary for Implementing the LWRP

5.1.1 Zoning and Subdivision Law – Chapter 170

The Village of Northville has a Zoning and Subdivision Law, updated in 2020, that regulates land use under a combination of traditional zoning provisions.

It is the intent of the Village of Northville on behalf of its residents and landowners to encourage a future that maintains the community's quaint and historic character, and walkable scale. The Village's commercial area will provide residents and visitors with a wide variety of essential goods and services as well as a mix of residential uses above commercial establishments. Residential neighborhoods will be diverse in character with a variety of housing options for all ages, incomes, and tenure. Natural resources, scenic vistas and outdoor recreation will be preserved as critical assets for residents and the Village's tourism economy.

This Zoning Law is intended to implement the Vision of the Village of Northville Comprehensive Plan establishing the Village's tourism-based economy, natural resources, year-round outdoor recreational opportunities, housing for all ages and incomes, low tax rates, educational and cultural resources and excellent emergency services which will continue to make Northville an attractive place to raise a family, visit and do business.

There are six zoning districts included within the Northville WRA:

Residential Recreation (RR) – The purpose of the Residential-Recreation (RR) district is to recognize the lack of soil suitability for development at a traditional village scale and therefore, maintain the forested, rural residential setting.

Residential (R) - The purpose of the Residential (R) District is to maintain residential areas that are less densely settled and scaled for larger lot sizes often located adjacent to the lakes where shoreline protection is considered.

Residential 2 (R-2) - The purpose of the Residential (R-2) District is to maintain the Village's more densely settled residential areas that provide a variety of housing options while preserving the historic scale and character of the Village.

Residential 3 (R-3) - The purpose of the Residential (R-3) District is to maintain residential areas that are less densely settled, while providing for new development opportunities scaled for larger lot sizes and a variety of housing options.

Mixed Use (MU) - The purpose of the Mixed-Use (MU) District is to provide for a variety of residential uses and some retail and service uses at a higher density which is protective of the existing development pattern, walkable scale and traditional residential character of the neighborhoods and gateway corridors.

Central Business (CB)- The purpose of the Central Business (CB) District is to provide for a vibrant mix of compatible uses in the Village central business area of Main and Bridge Streets with development considerations that preserve the traditional aesthetic character of the Village and promote an interactive, walkable environment for residents and visitors.

Generally, each zoning ordinance can be characterized as cumulative, meaning that uses permitted in one district are permitted in subsequent districts. More details are provided in Section II of the LWRP (See Map 4: Zoning).

The zoning ordinance also includes a **Planned Development District (PDD) Overlay**. Its purpose and intent is to delineate areas of the Village that may be appropriate for a specific project or development where creative planning and design would be necessary. PDDs allow development matched to the unique characteristics of the site and allow innovative development techniques that might not otherwise be possible through strict application of standard use, area, bulk and density specifications.

To administer the code, the Village established a Zoning Board of Appeals (ZBA) and a Planning Board. The ZBA has appellate jurisdiction (i.e., variance requests and appeals) for all matters pertaining to the zoning ordinance and the Planning Board has jurisdiction for all matters pursuant to Site Plan Review, Special Permits, and Subdivisions.

5.1.2 Site Plan Review and Special Use Permits

The purpose of the Village's Site Plan Review process is to allow the proper integration into the community of those uses listed as requiring site plan review which have been determined to be suitable within a zoning district only on certain conditions and only at appropriate locations. Because of their characteristics or the special characteristics of the area in which they are to be located, these uses require special consideration so that they may be properly located and planned with respect to:

- A. The objectives of the zoning chapter.
- B. Their effect on surrounding properties.
- C. The ability of the village to accommodate the growth resulting from the proposed use without undue, adverse effect on the village its citizens and taxpayers.
- D. The protection of health, safety and general welfare of the village and its citizens.
- E. The objectives of the Village's Comprehensive Plan.

The Village's site plan review process is very strong and many key factors are considered when reviewing a proposed development including natural resources, historic sites, site development characteristics, and government considerations (i.e., fiscal impacts).

Site Plan approval by the Planning Board is required for all new permitted land use activities listed on Schedule A: Permitted Uses and their accessory uses and structures, except for the following uses and activities which are exempt from Site Plan approval:

- (1) Construction of seasonal or four-season single-family dwellings and two-family dwellings and their ordinary accessory structures.
- (2) Placement of individual manufactured homes (excludes manufactured home parks).
- (3) Construction of agricultural structures with a gross floor area of less than ten thousand (10,000) square feet.
- (4) Ordinary landscaping or grading that is not conducted in connection with land use reviewable under the provisions of this Law.
- (5) Ordinary repair or maintenance or interior alterations to existing structures or uses.

The Planning Board also has the ability to conduct further review for uses requiring a Special Use Permit. In their review, they are to consider the following:

- A. The proposed building or use complies with all zoning district, overlay districts and other specific requirements of this Law, and will be consistent with the purposes of this Law and of the zoning district in which it is located.
- B. If the property is in a residential district, it will have no greater overall off-site impact than would full development of the property with uses permitted by right, considering relevant environmental, social and economic impacts.

- C. The proposed building or use shall not substantially impact the nature and character of the surrounding neighborhood, historic district or corridor in which it is located. In determining substantial impact, the Planning Board shall consider the location and size of the proposed use, the nature and intensity of the operations involved in or conducted in connection with the proposed use, the size of the site in relation to the proposed use and the location of the site with respect to streets giving access to the proposed use.
- D. The proposed building or use will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities and other matters affecting the public health, safety and general welfare.
- E. Operations in connection with the proposed use shall not be more objectionable to nearby properties by reason of noise, fumes, vibration or flashing lights than would be the operations of any permitted use not requiring a special use permit.
- F. The proposed building or use shall be served adequately by essential public facilities and services, such as highways, streets, parking spaces, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools.
- G. The proposed building or use shall not cause significant traffic congestion, impair pedestrian safety, or overload existing roads, considering their current width, surfacing, and condition, and any improvements proposed to be made to them by the applicant.
- H. The proposed building or use shall not have an adverse impact on adjacent historic resources as formally recognized by the Village Historic District and the New York State and Federal Registers of Historic Places.
- I. The use will not conflict in any way with the Village of Northville Comprehensive Plan and other adopted Village plans.

5.1.3 Chapter 134 Environmental Quality Review Law

The Village shall comply with the provisions of the New York State Environmental Quality Review Act under Article 8 of the Environmental Conservation Law and its implementing regulations as codified in Title 6, Part 617 of the New York Codes, Rules and Regulations. Upon receipt of any complete application, the Village or any officer, department or board of the Village shall initiate the New York State Environmental Quality Review process by issuing a determination of significance.

5.1.4 Local Building Permit Regulations

Pursuant to Chapter 95 of Code of the Village of Northville, §95-6, building permits are required from the Code Enforcement Department for the erection, construction, re-construction, enlargement, alteration, replacement, demolition, or removal of any building or structure.

New Laws and Regulations Necessary for Implementing the LWRP

Local LWRP Waterfront Consistency Law

Actions to be directly undertaken, funded, or permitted within the Northville WRA must be consistent with the policies set forth in the Village of Northville LWRP. The Northville Waterfront Consistency

Review Law provides the framework for the Village of Northville to consider policies and purposes contained in the LWRP when reviewing actions, and to assure that such actions are consistent with the intent of the LWRP. A Waterfront Assessment Form is part of the law and helps in assessing the impact of an action on the waterfront. The Waterfront Consistency Review Law and Waterfront Assessment Form can be found in *Appendix A*.

Amendments to Zoning Laws

The Village recently adopted a revised zoning and subdivision law. Any future changes to the zoning law in the Village will be formulated or amended to ensure consistency with the LWRP and the HMP. These zoning laws would potentially include regulations related to siting and site plan review, integrating green infrastructure practices, flooding and erosion control, protecting natural and scenic resources, and preserving cultural and historic resources.

Laws to Implement Harbor Management Plan

There are currently no new water uses proposed by the LWRP or HMP. Should new water uses be proposed in the future for the harbor area, a local law or ordinance would be adopted to support these uses. The law could be a standalone law or could be adopted as an amendment to an existing law or groups of laws (e.g., zoning ordinances).

5.2 Other Public and Private Actions

The Village of Northville will partner with several public and private entities to implement the policies and projects described in this LWRP.

- Adirondack Park Agency
- Community Collaboration Council
- Empire State Development
- Fulton County
- Fulton County Center for Regional Growth (FCCRG)
- Fulton County Industrial Development Authority
- Fulton County Planning Department
- Fulton County Soil and Water Conservation District
- Fulton Montgomery Regional Chamber of Commerce
- Hudson River-Black River Regulating District
- New York 211 Helpline
- NYS Department of Environmental Conservation (DEC)
- NYS Department of Health (DOH)
- NYS Department of State (DOS)
- NYS Department of Transportation (DOT)
- NYS Division of Homeland Security & Emergency Services (DHSES)
- NYS Environmental Facilities Corporation (NYSEFC)
- NYS Office of Parks, Recreation & Historic Preservation (OPRHP)

- NYS Volunteer Organizations Active in Disaster (VOAD)
- Northville-Lake Placid Chapter of the ADK
- Northville Northampton Historical Society
- Northville Volunteer Fire Department
- Town of North Hampton
- US Army Corps of Engineers
- US Department of Agriculture

5.3 Local Management Structure

Local Management Structure for Implementing the Approved LWRP

All State actions proposed within the Village of Northville WRA shall be reviewed for consistency with the policies of the LWRP and HMP, and in accordance with the guidelines established by the New York State Department of State. A number of Village agencies or local officials are responsible for management and coordination of the LWRP and are directly involved in ensuring that consistency reviews are completed for projects within the WRA. These agencies or officials, with their responsibilities are:

Village Planning Board - The Village Planning Board shall be responsible for coordinating review of actions in the village's waterfront area for consistency with the LWRP, and will advise, assist and make consistency recommendations for other village agencies in the implementation of the LWRP, its policies and projects, including physical, legislative, regulatory, administrative, and other actions included in the program.

Mayor - The Mayor of the Village of Northville will provide support for the Local Waterfront Revitalization Program and the Harbor Management Plan. The Mayor, with support of the Village Board, will apply for funding to implement projects and programs identified in the LWRP and HMP.

Village Clerk - Correspondence, communications, and record keeping for Village government actions pertaining to the implementation of the LWRP and HMP will be the responsibility of the Village Clerk. Applicants can obtain waterfront assessment forms from the Village Clerk's office.

Village Board - The Village Board will prepare, or cause to prepare, applications for funding from State, Federal, or other sources to finance projects under the LWRP.

Code Enforcement Officer - The Code Enforcement Officer will be issue summonses for violations of the Village of Northville Waterfront Consistency Review Law.

Guidelines for Notification and Review of State Agency Actions Where Local Waterfront Revitalization Programs are in Effect

I. Purpose of Guidelines

- A. The Waterfront Revitalization of Waterfront Areas and Inland Waterways Act (the Act) (Article 42 of the Executive Law) and the Department of State's regulations (19 NYCRR Part 600) require certain state agency actions identified by the Secretary of State to be consistent to the maximum extent practicable with the policies and purposes of the approved Village of Northville Local Waterfront Revitalization Programs (LWRP). These guidelines are intended to assist state agencies in meeting that statutory consistency obligation.
- B. The Act also requires that state agencies provide timely notice to the Village of Northville whenever an identified action will occur within an area covered by the Village of Northville LWRP. These guidelines describe a process for complying with this notification requirement. They also provide procedures to assist local governments in carrying out their review responsibilities in a timely manner.
- C. The Secretary of State is required by the Act to confer with state agencies and the Village of Northville when notified by the Village that a proposed state agency action may conflict with the policies and purposes of its approved LWRP. These guidelines establish a procedure for resolving such conflicts.

II. Definitions

- A. Action means:
 - 1. A "Type 1" or "Unlisted" action as defined by the State Environmental Quality Review Act (SEQRA);
 - 2. Occurring within the boundaries of the approved Northville LWRP; and
 - 3. Being taken pursuant to a state agency program or activity that has been identified by the Secretary of State as likely to affect the policies and purposes of the Village of Northville LWRP.
- B. Consistent to the maximum extent practicable means that an action will not substantially hinder the achievement of any of the policies and purposes of the approved Village of Northville LWRP and, whenever practicable, will advance one or more of such policies. If an action will substantially hinder any of the policies or purposes of the approved Village of Northville LWRP, then the action must be one:

1. For which no reasonable alternatives exist that would avoid or overcome any substantial hindrance;
 2. That will minimize all adverse effects on the policies or purposes of the Village of Northville LWRP to the maximum extent practicable; and
 3. That will result in an overriding regional or statewide public benefit.
- C. Local Waterfront Revitalization Program or LWRP means the Village of Northville LWRP locally adopted by the Village of Northville and approved by the Secretary of State pursuant to Executive Law, Article 42; which program contains policies on the management of land, water and man-made resources, proposed land uses and specific projects that are essential to program implementation.
- D. Municipal chief executive officer is the Mayor of Northville.
- E. Local Government is the Northville Village Board.
- F. Local program/LWRP coordinator is the Village Planning Board, who is responsible for the preliminary review of proposed actions within the waterfront area for consistency with the approved LWRP and consistency recommendations for the final determination of consistency that will be made by the Northville Village Board.

III. Notification Procedure

- A. When a state agency is considering an action as described above in Definitions, the state agency shall notify the Village of Northville.
- B. Notification of a proposed action by a state agency:
1. Shall fully describe the nature and location of the action;
 2. Shall be accomplished by use of existing state agency notification procedures, or through an alternative procedure agreed upon by the state agency and Village Board;
 3. Should be provided to the Village Planning Board as early in the planning stages of the action as possible, but in any event at least thirty (30) days prior to the agency's decision on the action. The timely filing of a copy of a completed Waterfront Assessment Form (WAF) with the Village Mayor should be considered adequate notification of a proposed action.

- C. If the proposed action will require the preparation of a draft environmental impact statement (EIS), the filing of this draft EIS with the Village Clerk can serve as the state agency's notification to the Village of Northville.

IV. Local Government Review Procedure

- A. Upon receipt of notification from a state agency, the Village will be responsible for evaluating a proposed action against the policies and purposes of its approved LWRP. Upon request of the Planning Board, the state agency should promptly provide the Village Board with whatever additional information is available that will assist the Village of Northville in evaluating the proposed action.
- B. If the Village cannot identify any conflicts between the proposed action and the applicable policies and purposes of its approved LWRP, it should inform the state agency in writing of its finding. Upon receipt of the Village of Northville's finding, the state agency may proceed with its consideration of the proposed action in accordance with 19 NYCRR Part 600.
- C. If the Village of Northville does not notify the state agency in writing of its finding within the established review period, the state agency may then presume that the proposed action does not conflict with the policies and purposes of the approved Village of Northville LWRP.
- D. If the Village Board notifies the state agency in writing that the proposed action does conflict with the policies and/or purposes of its approved LWRP, the state agency shall not proceed with its consideration of, or decision on, the proposed action as long as the Resolution of Conflicts procedure established in item below shall apply. The Village of Northville shall forward a copy of the identified conflicts to the Secretary of State at the time when the state agency is notified. In notifying the state agency, the Village Board shall identify the specific policies and purposes of the LWRP with which the proposed action conflicts.

V. Resolution of Conflicts

- A. The following procedure applies whenever the Village of Northville has notified the Secretary of State and state agency that a proposed action conflicts with the policies and purposes of its approved LWRP:
 - 1. Upon receipt of notification from the Village Board that a proposed action conflicts with its approved LWRP, the state agency should contact the Planning Board to discuss the content of the identified conflicts and the means for resolving them. A meeting of state agency and Village of Northville representatives may be necessary to discuss and resolve the identified conflicts. This discussion should take place within 30 days of the receipt of a conflict notification from the Village Board.
 - 2. If the discussion between the Village of Northville representatives and the state agency results in the resolution of the identified conflicts, then, within seven (7) days of the

discussion, the Village Board shall notify the state agency in writing, with a copy forwarded to the Secretary of State, that all of the identified conflicts have been resolved. The state agency can then proceed with its consideration of the proposed action in accordance with 19 NYCRR Part 600.

3. If the consultation between the Village of Northville representatives and the state agency does not lead to the resolution of the identified conflicts, either party may request, in writing, the assistance of the Secretary of State to resolve any or all of the identified conflicts. This request must be received by the Secretary within fifteen (15) days following the discussion between the Village of Northville and the state agency. The party requesting the assistance of the Secretary of State shall forward a copy of their request to the other party.
4. Within thirty (30) days following the receipt of a request for assistance, the Secretary or a Department of State official or employee designated by the Secretary, will discuss the identified conflicts and circumstances preventing their resolution with appropriate representatives from the state agency and the Village of Northville.
5. If agreement among all parties cannot be reached during this discussion, the Secretary shall, within fifteen (15) days, notify both parties of his/her findings and recommendations.
6. The state agency shall not proceed with its consideration of, or decision on, the proposed action as long as the foregoing Resolution of Conflicts procedures shall apply.

Procedural Guidelines for Coordinating NYS Department of State (DOS) and LWRP Consistency Review of Federal Agency Actions

I. Direct Federal Agency Activities

- A. After acknowledging the receipt of a consistency determination and supporting documentation from a federal agency, DOS will forward copies of the determination and other descriptive information on the proposed federal activities to the program coordinator and other interested parties.
- B. This notification will indicate the date by which all comments and recommendations must be submitted to DOS and will identify the Department's principal reviewer for the proposed federal activity.
- C. The review period will be about twenty-five (25) days. If comments and recommendations are not received by the date indicated in the notification, DOS will presume that the municipality has "no opinion" on the consistency of the proposed federal activity with the LWRP policies.

- D. If DOS does not fully concur with and/or has any questions on the comments and recommendations submitted by the municipality, DOS will contact the municipality to discuss any differences of opinion or questions prior to agreeing or disagreeing with the federal agency's consistency determination on the proposed federal activity.
- E. A copy of DOS' "concurrence" or "objection" letter to the federal agency will be forwarded to the local program coordinator.

II. Activities Requiring Federal Licenses, Permits, and Other Regulatory Approvals

- A. DOS will acknowledge the receipt of an applicant's consistency certification and application materials. At that time, DOS will forward a copy of the submitted documentation to the local program coordinator and will identify the Department's principal reviewer for the proposed federal activity.
- B. Within thirty (30) days of receiving such information, the local program coordinator will contact the principal reviewer for DOS to discuss: (a) the need to request additional information for review purposes; and (b) any possible problems pertaining to the consistency of a proposed federal activity with the LWRP policies.
- C. When DOS and the local program coordinator agree that additional information is necessary, DOS will request the applicant to provide the information. A copy of this information will be provided to the local program coordinator upon receipt.
- D. Within thirty (30) days of receiving the requested information or discussing possible problems of a proposed federal activity with the principal reviewer for DOS, whichever is later, the local program coordinator will notify DOS of the reasons why a proposed federal activity may be inconsistent or consistent with the LWRP policies.
- E. After the notification, the local program coordinator will submit the municipality's written comments and recommendations on a proposed federal activity to DOS before or at the conclusion of the official public comment period. If such comments and recommendations are not forwarded to DOS by the end of the public comment period, DOS will presume that the municipality has "no opinion" on the consistency of the proposed federal activity with the LWRP policies.
- F. If DOS does not fully concur with and/or has any questions on the comments and recommendations submitted by the municipality on a proposed federal activity, DOS will contact the local program coordinator to discuss any differences of opinion prior to issuing a letter of "concurrence" or "objection" to the applicant.
- G. A copy of DOS' "concurrence" or "objection" letter to the applicant will be forwarded to the local program coordinator.

III. Federal Financial Assistance to State and Local Governments

- A. Upon receiving notification of a proposed federal financial assistance, DOS will request information on the federal financial assistance from the applicant for consistency review purposes. As appropriate, DOS will also request the applicant to provide a copy of the application documentation to the local program coordinator. A copy of this letter will be forwarded to the local program coordinator and will serve as notification that the proposed federal financial assistance may be subject to review.
- B. DOS will acknowledge the receipt of the requested information and provide a copy of this acknowledgement to the local program coordinator. DOS may, at this time, request the applicant to submit additional information for review purposes.
- C. The review period will conclude thirty (30) days after the date on DOS' letter of acknowledgement or the receipt of requested additional information, whichever is later. The review period may be extended for major federal financial assistance.
- D. The local program coordinator must submit the municipality's comments and recommendations on the proposed federal financial assistance to DOS within twenty days (or other time agreed to by DOS and the local program coordinator) from the start of the review period. If comments and recommendations are not received within this period, DOS will presume that the municipality has "no opinion" on the consistency of the proposed federal financial assistance with the LWRP policies.
- E. If DOS does not fully concur with and/or has any questions on the comments and recommendations submitted by the municipality, DOS will contact the local program coordinator to discuss any differences of opinion or questions prior to notifying the applicant of DOS' consistency decision.
- F. A copy of DOS' consistency decision letter to the applicant will be forwarded to the local program coordinator.

5.4 Financial Resources

The implementation of the projects set forth in this Local Waterfront Revitalization Program will require a combination of public and private funds. Table 5 on the following pages identifies a general timeline for the projects to be completed and approximate budgets. The approximate budgets are categorized into three levels: Low (\$30,000 or less), Medium (\$30,000 - \$200,000), and High (\$200,000 or greater). Public funding resources are broken into the following three entities:

Local Government Funding Sources to Implement the LWRP

An obligation of Village funds may be necessary for completion of proposed improvements including the development and enhancement of parks, streetscape and infrastructure improvements, and marketing and planning.

Fulton County – The Village of Northville will coordinate with County Departments and agencies to implement the LWRP including efforts related to planning, water quality, watershed protection, soil and water conservation, historic and cultural preservation, community education and outreach, and emergency services,

Fulton County Center for Regional Growth (FCCRG) – provides businesses with technical assistance and education regarding the application of grants and identifying financial resources for business creation or expansion.

State Funding Sources to Implement the LWRP

Northville will seek state funding for the implementation of the LWRP where additional support is needed beyond private and local funding.

NYS Department of Environmental Conservation (DEC) – Provides funding programs for environmental protection including projects that improve water quality, public health, and natural habitats. Grant programs for municipalities and not-for-profits include:

Water Quality Improvement Project (WQIP) Program- Reimbursement grant program for projects that reduce polluted runoff, improve water quality and restore habitat.

Environmental Justice Community Impact Grant Program - Provides community-based organizations with funding for environmental and public health concerns.

NYS DEC/EFC Wastewater Infrastructure Engineering Planning Grant (EPG) – Provides funding for the preparation of an engineering report including planning activities to determine the scope of water quality issues, evaluation of alternatives, and the recommendation of a capital improvement project.

Climate Smart Communities (CSC) Grant Program - Provides 50/50 matching grants to cities, towns, villages and counties of the State of New York and boroughs of New York City for eligible climate adaptation and mitigation projects.

Nonpoint Source Implementation Grants Program - Provides grants for up to fifty percent (50%) of the cost of eligible nonpoint source water pollution assessment, planning and abatement projects.

NYS Department of State (DOS)- Provides assistance through the **Brownfield Opportunity Areas (BOA) Program** for communities to undertake activities resulting in neighborhood revitalization strategies for areas affected by brownfields or economic distress. The program enables communities to assemble effective strategies to return dormant sites and areas back to productive uses. In addition, pursuant to Title 11 of the Environmental Protection Act, the DOS administers grants from the **New York State Environmental Protection Fund (EPF)** for the implementation of Local Waterfront Revitalization

Programs. Occasionally, grants from the EPF are available through DEC for the prevention and control of invasive species.

[NYS Office of Parks, Recreation and Historic Preservation \(OPRHP\)](#) - Administers grants from the **New York State Environmental Protection Fund (EPF)** for park, recreation and historic preservation projects, pursuant to Title 9 of the Environmental Protection Act.

[NYS Empire State Development Corporation \(ESD\)](#) - Program grants and loans are available as incentives to attract commercial development and may be applicable to brownfields development. The Economic Development Fund is the primary funding program. Also funding for Feasibility Studies for economic development projects.

[NYS Environmental Facilities Corporation](#) – Supports projects that utilize unique stormwater infrastructure design and create cutting-edge green technologies through the Green Infrastructure Grant Program (GIGP).

[The State Revolving Fund Program](#) - One of the largest environmental infrastructure financing programs in the nation. Three primary loans are available through EFC: Bond-Funded Loans, Financial Hardship Loans (including interest-free, long-term) and Interest-Free Short-Term (up to two years).

Federal Funding Sources to Implement the LWRP

Federal funding may be leveraged for LWRP projects including efforts to improve infrastructure, amenities, and resilience.

[Clean Water State Revolving Fund for Water Pollution Control](#) – Federal-to-state financing is available to respond to non-point source pollution projects. Non-point source refers to water pollution from diffuse sources that are not directly related to a piped discharge. Examples include remediation of contamination from leaking underground storage tanks or collection and treatment of road runoff, and water body restoration such as stream bank stabilization, drainage erosion and sediment control, and fertilizer/pesticide control.

[Federal Emergency Management Agency](#) – Helps communities implement hazard mitigation measures following a Presidential major disaster declaration through the **Hazard Mitigation Grant Program**, administered by the NYS Office of Emergency Management.

[U.S Department of Agriculture \(USDA\)](#) – Rural Development assistance program provides loans, grants, and loan guarantees for housing, community facilities, business guarantees, and public utilities and services. Under the Rural Utilities Service program, funds are available to public entities and nonprofit corporations to build, repair, and improve public water and waste water collection and treatment systems.

[NYS and U.S. Departments of Transportation \(DOT\)](#) - Grants and loans may be available pursuant to the **DOT Transportation Alternatives Program (TAP)**, formerly ISTEA (Industrial Access Program Chap 54 of

Laws of 1985-appropriations bill); the **Highway Safety Improvement Program**, which can be used for road safety improvements including cycling and/or pedestrian trails development.

U.S. Department of Commerce Economic Development Administration (USEDA) – Provides grants to assist with economic development projects.

U.S. Department of Housing and Urban Development (HUD) - Provides direct funding through the **Community Development Block Grant (CDBG)** for activities that support the reuse of industrial sites. CDBG funds are used for grants, loans, loan guarantees and technical assistance activities. Formally a Federal program, New York State has been administering the program since 2000.

U.S. Department of the Interior – Allocates funding to States through the **Land and Water Conservation Fund** for land acquisition and development of outdoor recreation.

5.5 Summary Chart of Legislation and other Actions Implementing the LWRP Policies

Table 5. Local Laws Implementing LWRP Policies

Policy Number	Category	Implementing Legislation
1, 2, 3, 4, 5, 6	Development	1,2
7,8,9,10	Fish & Wildlife	1,2
11,12,13,14,15,16,17	Flooding & Erosion	3
18	General	3
19, 20	Public Access	1,2,3
21, 22	Recreation	1,2
23, 24, 25	Historic Resource & Visual Quality	2, 3
26	Agricultural Lands	N/A
27, 28, 29	Energy & Ice Management	3
30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44	Water & Air Resources	3

- 1 – Town of Northampton and Village of Northville Hamlet Economic Development Plan
- 2 – Village of Northville Comprehensive Plan
- 3 - Village of Northville Zoning and Subdivision Law



Photo: Northville Lake

6 State Actions and Programs Likely to Affect Implementation

State actions will affect and be affected by implementation of the LWRP. Under State Law and the U.S. Coastal Zone Management Act, certain State actions within or affecting the local waterfront revitalization area must be consistent, or consistent to the maximum extent practicable, with the enforceable policies and purposes of the LWRP. This consistency requirement makes the LWRP a unique, intergovernmental mechanism for setting policy and making decisions, and helps to prevent detrimental actions from occurring and future options from being needlessly foreclosed. At the same time, the active participation of State agencies is also likely to be necessary to implement specific provisions of the LWRP.

SECTION CONTENTS

- 6.1 State Actions and Programs Which Should Be Undertaken in a Manner Consistent With the LWRP
- 6.2 Boundary Justification

6.1 State Actions and Programs Which Should Be Undertaken in a Manner Consistent With the LWRP

Pursuant to the State Waterfront Revitalization of Coastal Areas and Inland Waterways Act (Executive Law, Article 42), the Secretary of State notifies affected State agencies of those agency actions and programs that are to be undertaken in a manner consistent with approved LWRPs. The following list of State actions and programs is that list. The State Waterfront Revitalization of Coastal Areas and Inland Waterways Act requires that an LWRP identifies those elements of the program that can be implemented by the local government, unaided, and those that can only be implemented with the aid of other levels of government or other agencies. Such statement shall include those permit, license, certification or approval programs; grant, loan subsidy or other funding assistance programs; facilities construction, and planning programs that may affect the achievement of the LWRP.

OFFICE FOR THE AGING

- 1.00 Funding and/or approval programs for the establishment of new or expanded facilities providing various services for the elderly.

DEPARTMENT OF AGRICULTURE AND MARKETS

- 1.00 Agricultural Districts Program
- 2.00 Rural Development Program
- 3.00 Farm Worker Services Program
- 4.00 Permit and approval programs:
 - 4.01 Custom Slaughters/Processor Permit
 - 4.02 Processing Plant License
 - 4.03 Refrigerated Warehouse and/or Locker Plant License
- 5.00 Farmland Protection Implementation Grant
- 6.00 Agricultural Nonpoint Source Abatement and Control Program

DIVISION OF ALCOHOLIC BEVERAGE CONTROL/ STATE LIQUOR AUTHORITY

- 1.00 Permit and Approval Programs:
 - 1.01 Ball Park - Stadium License
 - 1.02 Bottle Club License
 - 1.03 Bottling Permits
 - 1.04 Brewer's Licenses and Permits
 - 1.05 Brewer's Retail Beer License
 - 1.06 Catering Establishment Liquor License

- 1.07 Cider Producer's and Wholesaler's Licenses
- 1.08 Club Beer, Liquor, and Wine Licenses
- 1.09 Distiller's Licenses
- 1.10 Drug Store, Eating Place, and Grocery Store Beer Licenses
- 1.11 Farm Winery and Winery Licenses
- 1.12 Hotel Beer, Wine, and Liquor Licenses
- 1.13 Industrial Alcohol Manufacturer's Permits
- 1.14 Liquor Store License
- 1.15 On-Premises Liquor Licenses
- 1.16 Plenary Permit (Miscellaneous-Annual)
- 1.17 Summer Beer and Liquor Licenses
- 1.18 Tavern/Restaurant and Restaurant Wine Licenses
- 1.19 Vessel Beer and Liquor Licenses
- 1.20 Warehouse Permit
- 1.21 Wine Store License
- 1.22 Winter Beer and Liquor Licenses
- 1.23 Wholesale Beer, Wine, and Liquor Licenses

OFFICE OF ALCOHOLISM AND SUBSTANCE ABUSE SERVICES

- 1.00 Facilities, construction, rehabilitation, expansion, or demolition or the funding of such activities.
- 2.00 Permit and approval programs:
 - 2.01 Certificate of approval (Substance Abuse Services Program)
- 3.00 Permit and approval:
 - 3.01 Letter Approval for Certificate of Need
 - 3.02 Operating Certificate (Alcoholism Facility)
 - 3.03 Operating Certificate (Community Residence)
 - 3.04 Operating Certificate (Outpatient Facility)
 - 3.05 Operating Certificate (Sobering-Up Station)

COUNCIL ON THE ARTS

- 1.00 Facilities construction, rehabilitation, expansion, or demolition or the funding of such activities.
- 2.00 Architecture and environmental arts program.

OFFICE OF CHILDREN AND FAMILY SERVICES

- 1.00 Facilities construction, rehabilitation, expansion, or demolition or the funding of such activities.
- 2.00 Homeless Housing and Assistance Program.
- 3.00 Permit and approval programs:
 - 3.01 Certificate of Incorporation (Adult Residential Care Facilities)
 - 3.02 Operating Certificate (Children's Services)
 - 3.03 Operating Certificate (Enriched Housing Program)
 - 3.04 Operating Certificate (Home for Adults)
 - 3.05 Operating Certificate (Proprietary Home)
 - 3.06 Operating Certificate (Public Home)
 - 3.07 Operating Certificate (Special Care Home)
 - 3.08 Permit to Operate a Day Care Center

DEPARTMENT OF CORRECTIONS AND COMMUNITY SUPERVISION

- 1.0 Facilities construction, rehabilitation, expansion, or demolition or the funding of such activities.

DORMITORY AUTHORITY OF THE STATE OF NEW YORK

- 1.00 Financing of higher education and health care facilities.
- 2.00 Planning and design services assistance program.

EDUCATION DEPARTMENT

- 1.00 Facilities construction, rehabilitation, expansion, demolition or the funding of such activities.
- 2.00 Permit and approval programs:
 - 2.01 Certification of Incorporation (Regents Charter)
 - 2.02 Private Business School Registration
 - 2.03 Private School License
 - 2.04 Registered Manufacturer of Drugs and/or Devices
 - 2.05 Registered Pharmacy Certificate
 - 2.06 Registered Wholesale of Drugs and/or Devices
 - 2.07 Registered Wholesaler-Repacker of Drugs and/or Devices
 - 2.08 Storekeeper's Certificate
- 3.00 Administration of Article 5, Section 233 of the Educational Law regarding the removal of archaeological and paleontological objects under the waters of the State.

OFFICE OF EMERGENCY MANAGEMENT

- hazard identification,
- loss prevention, planning, training, operational response to emergencies,
- technical support, and disaster recovery assistance.

EMPIRE STATE DEVELOPMENT/ EMPIRE STATE DEVELOPMENT CORPORATION

- 1.00 Preparation or revision of statewide or specific plans to address State economic development needs.
- 2.00 Allocation of the state tax-free bonding reserve.

ENERGY RESEARCH AND DEVELOPMENT AUTHORITY

- 1.00 Issuance of revenue bonds to finance pollution abatement modifications in power-generation facilities and various energy projects.
- 2.00 New Construction Program – provide assistance to incorporate energy-efficiency measures into the design, construction and operation of new and substantially renovated buildings.
- 3.00 Existing Facilities Program – offers incentives for a variety of energy projects

DEPARTMENT OF ENVIRONMENTAL CONSERVATION

- 1.00 Acquisition, disposition, lease, grant of easement, and other activities related to the management of lands under the jurisdiction of the Department.
- 2.00 Classification of Waters Program; classification of land areas under the Clean Air Act.
- 3.00 Facilities construction, rehabilitation, expansion, or demolition or the funding of such activities.
- 4.00 Financial assistance/grant programs:
 - 4.01 Capital projects for limiting air pollution
 - 4.02 Cleanup of toxic waste dumps
 - 4.03 Flood control, beach erosion, and other water resource projects
 - 4.04 Operating aid to municipal wastewater treatment facilities
 - 4.05 Resource recovery and solid waste management capital projects
 - 4.06 Wastewater treatment facilities
- 6.00 Implementation of the Environmental Quality Bond Act of 1972, including:
 - (a) Water Quality Improvement Projects
 - (b) Land Preservation and Improvement Projects including Wetland Preservation and Restoration Projects, Unique Area Preservation Projects, Metropolitan Parks Projects, Open Space Preservation Projects, and Waterways Projects.

7.00 Marine Finfish and Shellfish Programs

9.00 Permit and approval programs

Air Resources

9.01 Certificate of Approval for Air Pollution Episode Action Plan

9.02 Certificate of Compliance for Tax Relief – Air Pollution Control Facility

9.03 Certificate to Operate: Stationary Combustion Installation; Incinerator; process, exhaust or Ventilation System

9.04 Permit for Burial of Radioactive Material

9.05 Permit for Discharge of Radioactive Material to Sanitary Sewer

9.06 Permit for Restricted Burning

9.07 Permit to Construct; a Stationary Combustion Installation; Incinerator; Indirect Source of Air Contamination; Process, Exhaust or Ventilation System

Construction Management

9.08 Approval of Plans and Specifications for Wastewater Treatment Facilities

Fish and Wildlife

9.09 Certificate to Possess and Sell Hatchery Trout in New York State

9.10 Commercial Inland Fisheries Licenses

9.11 Fishing Preserve License

9.12 Fur Breeder's License

9.13 Game Dealer's License

9.14 Licenses to breed Domestic Game Animals

9.15 License to Possess and Sell Live Game

9.16 Permit to Import, Transport and/or Export under Section 184.1 (11-0511)

9.17 Permit to Raise and Sell trout

9.18 Private Bass Hatchery Permit

9.19 Shooting Preserve Licenses

9.20 Taxidermy License

9.21 Permit – Article 15, (Protection of Water) – Dredge and Deposit Material in a Waterway

9.22 Permit – Article 15, (Protection of Water) – Stream Bed or Bank Disturbances

9.23 Permit – Article 24, (Freshwater Wetlands)

Hazardous Substances

9.24 Permit to Use Chemicals for the Control or Elimination of Aquatic Insects

9.25 Permit to Use Chemicals for the Control or Elimination of Aquatic Vegetation

9.26 Permit to Use Chemicals for the Control or Elimination of Undesirable Fish

Lands and Forest

- 9.27 Certificate of Environmental Safety (Liquid Natural Gas/Liquid Petroleum Gas)
- 9.28 Floating Object Permit
- 9.29 Marine Regatta Permit
- 9.30 Navigation Aid Permit

Marine Resources

- 9.31 Digger's Permit (Shellfish)
- 9.32 License of Menhaden Fishing Vessel
- 9.33 License for Non-Resident Food Fishing Vessel
- 9.34 Non-Resident Lobster Permit
- 9.35 Marine Hatchery and/or Off Bottom Culture Shellfish Permits
- 9.36 Permits to Take Blue Claw Crabs
- 9.37 Permit to Use Pond or Trap Net
- 9.38 Resident Commercial Lobster Permit
- 9.39 Shellfish Bed Permit
- 9.40 Shellfish Shipper's Permits
- 9.41 Special Permit to Take Surf Clams from Waters other than the Atlantic Ocean
- 9.42 Permit – Article 25, (Tidal Wetlands)

Mineral Resources

- 9.43 Mining Permit
- 9.44 Permit to Plug and Abandon (a non-commercial, oil, gas or solution mining well)
- 9.45 Underground Storage Permit (Gas)
- 9.46 Well Drilling Permit (Oil, Gas and Solution Salt Mining)

Solid Wastes

- 9.47 Permit to Construct and/or operate a Solid Waste Management Facility
- 9.48 Septic Tank Cleaner and Industrial Waste Collector Permit

Water Resources

- 9.49 Approval of Plans for Wastewater Disposal Systems
- 9.50 Certificate of Approval of Realty Subdivision Plans
- 9.51 Certificate of Compliance (Industrial Wastewater Treatment Facility)
- 9.52 Letters of Certification for Major Onshore Petroleum Facility Oil Spill Prevention and Control Plan

- 9.53 Permit Article 36, (Construction in Flood Hazard Areas)
- 9.54 Permit for State Agency Activities for Development in Coastal Erosion Hazards Areas
- 9.55 Permit for State Agency Activities for Development in Coastal Erosion Hazards Areas
- 9.56 State Pollutant Discharge Elimination System (SPDES) Permit
- 9.57 Approval – Drainage Improvement District
- 9.58 Approval – Water (Diversion for Power)
- 9.59 Approval of Well System and Permit to Operate
- 9.60 Permit – Article 15, (Protection of Water) – Dam
- 9.61 Permit – Article 15, Title 15 (Water Supply)
- 9.62 River Improvement District Permits
- 9.63 River Regulatory District approvals
- 9.64 Well Drilling Certificate of Registration
- 9.65 401 Water Quality Certification
- 10.00 Preparation and revision of Air Pollution State Implementation Plan.
- 11.00 Preparation and revision of Continuous Executive Program Plan.
- 12.00 Preparation and revision of Statewide Environmental Plan.
- 13.00 Protection of Natural and Man-made Beauty Program.
- 14.00 Urban Fisheries Program.
- 15.00 Urban Forestry Program.
- 16.00 Urban Wildlife Program.

ENVIRONMENTAL FACILITIES CORPORATION

- 1.0 Financing program for pollution control facilities for industrial firms and small businesses.

DEPARTMENT OF FINANCIAL SERVICES (DEPARTMENT OF BANKING)

- 1.00 Permit and approval programs:
 - 1.01 Authorization Certificate (Bank Branch)
 - 1.02 Authorization Certificate (Bank Change of Location)
 - 1.03 Authorization Certificate (Bank Charter)
 - 1.04 Authorization Certificate (Credit Union Change of Location)
 - 1.05 Authorization Certificate (Credit Union Charter)
 - 1.06 Authorization Certificate (Credit Union Station)
 - 1.07 Authorization Certificate (Foreign Banking Corporation Change of Location)

- 1.08 Authorization Certificate (Foreign Banking Corp. Public Accommodations Office)
- 1.09 Authorization Certificate (Investment Company Branch)
- 1.10 Authorization Certificate (Investment Company Change of Location)
- 1.11 Authorization Certificate (Investment Company Charter)
- 1.12 Authorization Certificate (Licensed Lender Change of Location)
- 1.13 Authorization Certificate (Mutual Trust Company Charter)
- 1.14 Authorization Certificate (Private Banker Charter)
- 1.15 Authorization Certificate (Public Accommodation Office – Banks)
- 1.16 Authorization Certificate (Safe Deposit Company Branch)
- 1.17 Authorization Certificate (Safe Deposit Company Change of Location)
- 1.18 Authorization Certificate (Safe Deposit Company Charter)
- 1.19 Authorization Certificate (Savings Bank Charter)
- 1.20 Authorization Certificate (Savings Bank DeNovo Branch Office)
- 1.21 Authorization Certificate (Savings Bank Public Accommodations Office)
- 1.22 Authorization Certificate (Savings and Loan Association Branch)
- 1.23 Authorization Certificate (Savings and Loan Association Change of Location)
- 1.24 Authorization Certificate (Savings and Loan Association Charter)
- 1.25 Authorization Certificate (Subsidiary Trust Company Charter)
- 1.26 Authorization Certificate (Trust Company Branch)
- 1.27 Authorization Certificate (Trust Company – Change of Location)
- 1.28 Authorization Certificate (Trust Company Charter)
- 1.29 Authorization Certificate (Trust Company Public Accommodations Office)
- 1.30 Authorization to Establish a Life Insurance Agency
- 1.31 License as a Licensed Lender
- 1.32 License for a Foreign Banking Corporation Branch

OFFICE OF GENERAL SERVICES

- 1.00 Administration of the Public Lands Law for acquisition and disposition of lands, grants of land and grants of easement of land under water, issuance of licenses for removal of materials from lands under water, and oil and gas leases for exploration and development.
- 2.00 Administration of Article 4 B, Public Buildings Law, in regard to the protection and management of State historic and cultural properties and State uses of buildings of historic, architectural or cultural significance.
- 3.00 Facilities construction, rehabilitation, expansion, or demolition.

- 4.00 Administration of Article 5, Section 233, Subsection 5 of the Education Law on removal of archaeological and paleontological objects under the waters of the State.
- 5.00 Administration of Article 3, Section 32 of the Navigation Law regarding location of structures in or on navigable waters.
- 6.00 Section 334 of the State Real Estate Law regarding subdivision of waterfront properties on navigable waters to include the location of riparian lines.

DEPARTMENT OF HEALTH

- 1.00 Facilities construction, rehabilitation, expansion, or demolition or the funding of such activities.
- 2.00 Permit and approval programs:
 - 2.01 Approval of Completed Works for Public Water Supply Improvements
 - 2.02 Approval of Plans for Public Water Supply Improvements.
 - 2.03 Certificate of Need (Health Related Facility except Hospitals)
 - 2.04 Certificate of Need (Hospitals)
 - 2.05 Operating Certificate (Diagnostic and Treatment Center)
 - 2.06 Operating Certificate (Health Related Facility)
 - 2.07 Operating Certificate (Hospice)
 - 2.08 Operating Certificate (Hospital)
 - 2.09 Operating Certificate (Nursing Home)
 - 2.10 Shared Health Facility Registration Certificate

DIVISION OF HOMES AND COMMUNITY RENEWAL and its subsidiaries and affiliates

- 1.00 Facilities construction, rehabilitation, expansion, or demolition or the funding of such activities.
- 2.00 Financial assistance/grant programs:
 - 2.01 Federal Housing Assistance Payments Programs (Section 8 Programs)
 - 2.02 Housing Development Fund Programs
 - 2.03 Neighborhood Preservation Companies Program
 - 2.04 Public Housing Programs
 - 2.05 Rural Initiatives Grant Program
 - 2.06 Rural Preservation Companies Program
 - 2.07 Rural Rental Assistance Program
 - 2.08 Special Needs Demonstration Projects
 - 2.09 Urban Initiatives Grant Program
 - 2.10 Urban Renewal Programs

- 3.00 Preparation and implementation of plans to address housing and community renewal needs.

OFFICE OF MENTAL HEALTH

- 1.00 Facilities construction, rehabilitation, expansion, or demolition or the funding of such activities.
- 2.00 Permit and approval programs:
 - 2.01 Operating Certificate (Community Residence)
 - 2.02 Operating Certificate (Family Care Homes)
 - 2.03 Operating Certificate (Inpatient Facility)
 - 2.04 Operating Certificate (Outpatient Facility)

DIVISION OF MILITARY AND NAVAL AFFAIRS

- 1.0 Preparation and implementation of the State Disaster Preparedness Plan.

NATURAL HERITAGE TRUST

- 1.0 Funding program for natural heritage institutions.

OFFICE OF PARKS, RECREATION, AND HISTORIC PRESERVATION (including Regional State Park Commission)

- 1.00 Acquisition, disposition, lease, grant of easement, or other activities related to the management of land under the jurisdiction of the Office.
- 2.00 Facilities construction, rehabilitation, expansion, or demolition or the funding of such activities.
- 3.00 Funding program for recreational boating, safety, and enforcement.
- 4.00 Funding program for State and local historic preservation projects.
- 5.00 Land and Water Conservation Fund programs.
- 6.00 Nomination of properties to the Federal and/or State Register of Historic Places.
- 7.00 Permit and approval programs:
 - 7.01 Floating Objects Permit
 - 7.02 Marine Regatta Permit
 - 7.03 Navigation Aide Permit
 - 7.04 Posting of Signs Outside State Parks
- 8.00 Preparation and revision of the Statewide Comprehensive Outdoor Recreation Plan and the Statewide Comprehensive Historic Preservation Plan and other plans for public access, recreation, historic preservation or related purposes.
- 9.00 Recreation services program.

- 10.00 Urban Cultural Parks Program.
- 11.00 Planning, construction, rehabilitation, expansion, demolition or the funding of such activities and/or projects funded through the Environmental Protection Fund (Environmental Protection Act of 1993) or Clean Water/Clean Air Bond Act of 1996.

OFFICE FOR PEOPLE WITH DEVELOPMENTAL DISABILITIES

- 1.00 Facilities construction, rehabilitation, expansion, or demolition or the funding of such activities.
- 2.00 Permit and approval programs:
 - 2.01 Establishment and Construction Prior Approval
 - 2.02 Operating Certificate Community Residence
 - 2.03 Outpatient Facility Operating Certificate

POWER AUTHORITY OF THE STATE OF NEW YORK

- 1.00 Acquisition, disposition, lease, grant of easement, and other activities related to the management of land under the jurisdiction of the Authority.
- 2.00 Facilities construction, rehabilitation, expansion, or demolition.

ROCHESTER-GENESEE REGIONAL TRANSPORTATION AUTHORITY (regional agency)

- 1.00 Acquisition, disposition, lease, grant of easement and other activities related to the management of land under the jurisdiction of the Authority.
- 2.00 Facilities construction, rehabilitation, expansion, or demolition or the funding of such activities.
- 3.00 Increases in special fares for transportation services to public water-related recreation resources.

NEW YORK STATE SCIENCE AND TECHNOLOGY FOUNDATION

- 1.00 Corporation for Innovation Development Program.
- 2.00 Center for Advanced Technology Program.

DEPARTMENT OF STATE

- 1.00 Appalachian Regional Development Program.
- 2.00 Coastal Management Program.
 - 2.10 Planning, construction, rehabilitation, expansion, demolition or the funding of such activities and/or projects funded through the Environmental Protection Fund (Environmental Protection Act of 1993) or Clean Water/Clean Air Bond Act of 1996.
- 3.00 Community Services Block Grant Program.

- 4.00 Permit and approval programs:
 - 4.01 Billiard Room License
 - 4.02 Cemetery Operator
 - 4.03 Uniform Fire Prevention and Building Code

STATE UNIVERSITY CONSTRUCTION FUND

- 1.0 Facilities construction, rehabilitation, expansion, or demolition or the funding of such activities.

STATE UNIVERSITY OF NEW YORK

- 1.00 Acquisition, disposition, lease, grant of easement, and other activities related to the management of land under the jurisdiction of the University.
- 2.00 Facilities construction, rehabilitation, expansion, or demolition or the funding of such activities.

DEPARTMENT OF TRANSPORTATION

- 1.00 Acquisition, disposition, lease, grant of easement, and other activities related to the management of land under the jurisdiction of the Department.
- 2.00 Construction, rehabilitation, expansion, or demolition of facilities, including but not limited to:
 - (a) Highways and parkways
 - (b) Bridges on the State highways system
 - (c) Highway and parkway maintenance facilities
 - (d) Rail facilities
- 3.00 Financial assistance/grant programs:
 - 3.01 Funding programs for construction/reconstruction and reconditioning/preservation of municipal streets and highways (excluding routine maintenance and minor rehabilitation)
 - 3.02 Funding programs for development of the ports of Albany, Buffalo, Oswego, Ogdensburg and New York
 - 3.03 Funding programs for rehabilitation and replacement of municipal bridges
 - 3.04 Subsidies program for marginal branch lines abandoned by Conrail
 - 3.05 Subsidies program for passenger rail service
- 4.00 Permits and approval programs:
 - 4.01 Approval of applications for airport improvements (construction projects)
 - 4.02 Approval of municipal applications for Section 18 Rural and Small Urban Transit Assistance Grants (construction projects)

- 4.03 Approval of municipal or regional transportation authority applications for funds for design, construction and rehabilitation of omnibus maintenance and storage facilities
- 4.04 Approval of municipal or regional transportation authority applications for funds for design and construction of rapid transit facilities
- 4.05 Certificate of Convenience and Necessity to Operate a Railroad
- 4.06 Highway Work Permits
- 4.07 License to Operate Major Petroleum Facilities
- 4.08 Outdoor Advertising Permit (for off premises advertising signs adjacent to interstate and primary highway)
- 4.09 Real Property Division Permit for Use of State Owned Property
- 5.00 Preparation or revision of the Statewide Master Plan for Transportation and sub-area or special plans and studies related to the transportation needs of the State.
- 6.00 Water Operation and Maintenance Program Activities related to the containment of petroleum spills and development of an emergency oil spill control network.

DIVISION OF YOUTH

- 1.0 Facilities construction, rehabilitation, expansion, or demolition or the funding for approval of such activities.

6.2 State Actions and Programs Likely to Affect Implementation

Part 6.2 provides a more focused and descriptive list of the immediately preceding Part 6.1 listing under this LWRP Section 6, entitled “State Actions and Programs Likely to Affect Implementation”. It is recognized that a State agency’s ability to undertake these listed actions is subject to a variety of factors and considerations; that the consistency provisions of the approved LWRP may not apply; and, that the consistency requirements cannot be used to require a State agency to undertake an action it could not undertake pursuant to other provisions of law. Reference should be made to Section 2, Section 4, and Section 5, which discuss local goals, proposed projects, and local implementation techniques, including State assistance needed to implement the approved LWRP.

I. State Actions and Programs

CANAL CORPORATION

- Provision of approvals and permits for development activities, and the acquisition, disposition, lease, grant of easements or other activities on Canal Corporation lands.

DEPARTMENT OF ENVIRONMENTAL CONSERVATION

- Funding assistance with planning studies and/or design and construction of projects targeted to control the erosion of steep slopes in the Village’s waterfront area.

- Review and approval for septic system installation and replacement in areas without public septic systems of the waterfront, within Northville.
- Implement and administer Article 24 of the State's Environmental Conservation Law for Northville WAR wetlands areas.
- Map, adopt, and administer the State's Section 505 Coastal Erosion Control legislation.
- Technical assistance, review, and approval of park improvements.
- Technical assistance, review, and approval of public access improvements within the Village's waterfront areas.

DIVISION OF HOMES AND COMMUNITY RENEWAL

- Funding and technical assistance with revitalization efforts in the Northville WRA.

ENVIRONMENTAL FACILITIES CORPORATION

- Funding assistance for the planning, design and construction of sewer extensions or other improvement projects within the Northville WRA.

DEPARTMENT OF STATE

- Funding and technical assistance for LWRP implementation of various planning, design and construction projects, as outlined in Section IV of this Program.
- Funding assistance through the Environmental Protection Fund for park development and improvements.
- Funding and technical assistance through the Brownfield Opportunity Area Program for properties within the Northville WRA.

NEW YORK STATE ENERGY RESEARCH AND DEVELOPMENT AUTHORITY

- Funding and technical assistance with energy efficiency studies and projects.

NEW YORK STATE DEPARTMENT OF TRANSPORTATION

- Provide improvements to South Main Street which will improve circulation and access for pedestrians and bicyclists.
- Provide traffic calming improvements to the South Main Street.

EMPIRE STATE DEVELOPMENT CORPORATION

- Assistance is needed for the preparation of economic feasibility studies for the reuse of various deteriorated and unutilized structures, with the siting or improvement of public facilities and with revitalization efforts within downtown Northville.

OFFICE OF GENERAL SERVICES

- Prior to any development occurring in the water or on the immediate waterfront, OGS will be contacted for a determination of the State's interest in underwater or formerly underwater lands and for authorization to use and occupy such lands.

OFFICE OF PARKS, RECREATION, AND HISTORIC PRESERVATION

- Funding assistance for the planning, design and construction of expansion or improvement projects within the Northville WRA.

- Funding approval under programs such as the Land and Water Conservation Fund and the Clean Water / Environmental Protection Fund for development of or improvements to waterfront parkland.
- Funding is also needed for the development of the easements.
- Provide funding assistance to the Village of Northville for the planning, development, construction, major renovation, or expansion of existing and planned recreational facilities located in or adjacent to waterfront area.

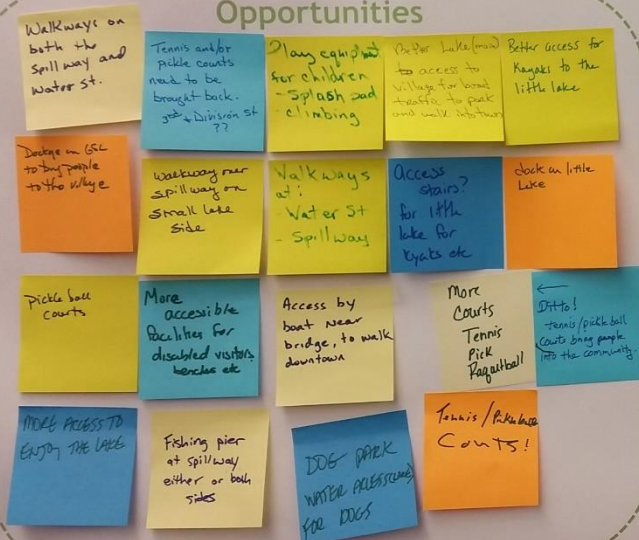
Opportunities & Issues



Parks, Recreation, & Public Access

Does the village have an adequate number of parks? Are improvements to parks needed? Is there enough public waterfront access to Northville Lake and Great Sacandaga Lake? What types of parks and recreation offerings is Northville missing?

Opportunities



Issues



Photo: Northville LWRP Open House

7

Local Commitment and Consultation with other Affected Federal, State, Regional and Local Agencies

This section of the LWRP describes the efforts undertaken by the community throughout the preparation of the LWRP to involve various stakeholders using techniques such as Waterfront Advisory Committee (WAC) meetings, focus groups, stakeholder interviews, public community meetings, public information meetings, public hearings, and/or meetings with any other federal, State, regional and/or municipal agencies.

SECTION CONTENTS

7.1 Waterfront Advisory Committee (WAC)

7.2 Local Consultation

7.3 Regional Consultation

7.1 Waterfront Advisory Committee

A Waterfront Advisory Committee (WAC) was created to inform the direction of the Northville LWRP. The WAC is comprised of representatives from the Village Board, Village Zoning Board of Appeals, Village Department of Public Works, Town of Northampton, Fulton County, the Northville Central School District, Fulton County, Adirondack Park Agency, as well as local residents. The WAC met on a regular basis to identify the Waterfront Revitalization Area (WRA) boundary, develop a vision statement, assist with preparation and facilitation of the Public Open House, review draft work products, and provide input on the direction and recommendations for the LWRP.

Members of the Northville WAC include:

- Steve Collins, Village Trustee
- Jim Conkling, Community Activist
- Leslie Ford, Northville Central School Superintendent
- Lauren Grittsavage, Zoning Board of Appeals
- Jim Groff, Supervisor, Town of Northampton
- Scott Henze, Fulton County Planning Department
- John Hodgson, Hudson River-Black River Regulating District
- Dan Kelleher, Adirondack Park Agency
- Dan Reidell, Northville Department of Public Works
- John Spaeth, Mayor, Village of Northville

The Northville Waterfront Advisory Committee met on the following dates:

- Project Initiation Meeting, January 25, 2019
- WAC Meeting #1: March 11, 2019
- WAC Meeting #2: May 6, 2019
- WAC Meeting #3: July 15, 2019
- WAC Meeting #4: November 4, 2019
- WAC Meeting #5: November 10, 2020
- WAC Meeting #6: May 19, 2021



7.2 Local Consultation

In addition to regular WAC meetings, the Village also launched a project website, hosted two Public Open Houses, engaged students attending Northville Central Schools and members of the Sacandaga Senior Citizens organization to discuss their vision for the community and identify potential projects.

Project Website

A project website was created that links to the Village's website. The intent of the website was to share draft report materials, gather community input, and to announce project meetings and updates.

The project website can be accessed at: <https://www.northvillelwrp.com/>

Open House #1

The first Open House was held on May 23, 2019 from 3:30 to 7:30 p.m. at the Northville Central School Media Center. This informal event provided information about the program and sought public input on issues related to economic development, environmental issues, parks and recreation, and public access to the waterfront. As part of the interactive event, attendees were also asked to identify their vision for Northville in three to five words. Key phrases provided by the community included:

- Safe, walkable village
- A place where all could live, work and play
- Safe and usable spillway (sidewalk, parking)
- Maintain small village charm
- Develop Northville to be a destination
- Gateway to the Adirondacks
- Vibrant and unique locally owned businesses
- Lake access for residents
- Existing businesses and encourages entrepreneurs and start-ups.



Open House attendees were also asked to identify issues and opportunities as they relate to the following three topic areas: Parks, Recreation & Public Access, Business and Infrastructure, and Natural & Scenic Resources.

Key opportunities identified by the public include:

- Safe bike path and walkway for all by spillway
- More access to enjoy the lake
- Docks on Great Sacandaga Lake to bring visitors to the village
- Access stairs for Little Lake for kayaks
- Enhanced recreation amenities in the parks
- Water Street linear park
- Snowmobile access to gas and dining
- Support small business start-up

Some of the biggest issues identified by the public include:

- Spillway area is unsafe for walking and biking
- Little public access to lake
- Little Lake's quality is declining
- Empty buildings on Main Street
- Limited access to village for snowmobilers in winter
- Amenities, lack of village sewer
- Hotel

A full summary of Open House #1 participant responses is provided in *Appendix D*.

Youth Engagement

Students from the Northville Central School system provided input as part of the first Open House. Several classes attended the event, and students from Grade 5 made a public presentation to the project team that identified the following potential projects:

- A Town Welcome Center located near the Spillway
- Build a bike path/sidewalk on the Little lake side of the bridge that includes fishing piers
- Build dock areas and establish canoe/kayak rentals along the sandy area of Little Lake
- Develop area to be comfortable (sunbathe, etc.) on the Sacandaga side
- Paddleboats/sailboat rentals
- Boat launch (for non-motorized boats)
- Stairs/Wheelchair access to water area
- More parking space near the Spillway area
- Docks for rentals
- Develop a comfortable waterfront area (benches)
- Fishing gear rental and bait sales near developed waterfront areas of both Little Lake and Sacandaga



- Kayaks, rentals on Little Lake
- Bike rentals for all ages
- Kiosks near Waterfront Park
- Bike trails
- Lake Tours/Village Tours (History)
- Bike parking areas



Senior Citizen Engagement

Senior citizens were also engaged in the planning process. Mayor John Spaeth was the guest speaker at the Sacandaga Senior Citizens' luncheon, where he provided an overview of the LWRP program and provided attendees with an opportunity to ask questions and provide feedback.

Open House #2

To ensure safety of community members during the Covid-19 pandemic, the second open house was held virtually using a survey-based platform. The virtual open house, which was held from February 1 to 19, 2021, garnered a total of 346 responses.

The purpose of the Open House was to present the draft Vision Statement and potential project ideas to the community. Participants rated each project and provided in-depth feedback that helped gauge levels of community support. They were also given an opportunity to provide additional project ideas.

Based on positive community feedback, the highest rated project was development of a safe pedestrian walkway over the spillway.

A complete summary of Open House results is provided in *Appendix E*.

Village Board of Trustees

The Village Board reviewed the draft LWRP and was responsible for the final review and adoption of this important policy document for the Village.

7.3 Regional Consultation

In addition to local public engagement, the WAC consulted with regional organizations, including the Fulton County Planning Department, and the Adirondack Park Agency, during the development of the LWRP.

NORTHVILLE LWRP VIRTUAL OPEN HOUSE

The Village is preparing a Local Waterfront Revitalization Program (LWRP).
The purpose of the virtual open house is to find out what types of waterfront
& economic development projects are most important to you.

**Get
Involved,
Share
Your Ideas**

**To take part in the
virtual open house, visit:**

<https://www.surveymonkey.com/r/NorthvilleLWRP>

The open house will be available online from
February 1 to February 19, 2021

HELP PLAN NORTHVILLE'S WATERFRONT

State Agency/Organization Consultation

New York State Agencies and public benefit corporations, including the New York State Department of State (DOS), Adirondack Park Agency (APA), and Hudson River-Black River Regulating District (HRBRD), were actively involved in the development of the Northville LWRP.

The DOS is the primary sponsor of the Northville LWRP and has provided oversight, direction, and technical assistance throughout the duration of the project. Representatives from both the APA and HRBRD served on the Advisory Committee and provided guidance throughout the planning process regarding impact of policies, projects and implementation.