

III. Goals and Objectives

An open space preservation program is typically multi-faceted in that it applies to planning/zoning decision-making, the management of agricultural lands, water resources protection, preservation of wildlife habitat, the identification and retention of historic resources and the management of parks and recreation facilities. This comprehensive approach is reflected in the open space goals and objectives, which were established by the Open Space Committee and presented for review and comment at one of the Committee's public information meetings. The goals and objectives are as follows:

Goal 1: Preserve and enhance the natural and cultural features of the community that form its unique qualities.

Objectives

- Maintain and frequently update the *Open Space Areas* map, as well as the *Natural, Scenic and Historical Features* map, as needed.
- Evaluate properties being earmarked for development using the open space scoring system to determine the merits of maintaining these properties, or portions of these properties, as open space.
- Integrate open space planning into the Town's planning/zoning review process to ensure that open space protection opportunities are considered for all areas of town.
- Pursue options and funding sources for the periodic acquisition of properties and easements.
- Partner with land trusts to secure open space lands and to assist in the stewardship of these lands.

Goal 2: Promote a land use development pattern that is consistent with the carrying capacity of natural resources and the ability to provide services.

Objectives

- Promote conservation subdivision design and/or clustering to preserve open space within housing subdivisions.
- Limit water district and sewer district extensions to the non-rural portions of Glenville.
- Pursue the use of transfer of development rights, where practical, to preserve open spaces in rural areas while allowing for greater density where appropriate.

- Consider alternatives to large lot zoning such as clustering, conservation subdivision design, transfer of development rights and the planned unit development process.

Goal 3: Ensure the quality of the Town of Glenville's water resources.

Objectives

- Pursue options and funding sources for the acquisition of properties in the most critical areas of the aquifer, most notably within the Town of Glenville and Village of Scotia wellhead protection zones and primary recharge zones.
- Protect streams, ponds and wetlands from the impacts of development through the imposition of buffers as part of the subdivision and site plan review procedures, and identify guidelines/standards for these buffer zones.
- Pursue conservation easements or outright acquisitions of parcels or portions of parcels within stream headwater areas and along stream banks.



Muran and Bintz barn on West Glenville Road

Goal 4: Protect and promote agricultural and forestry operations.

Objectives

- Reach out to landowners who may be eligible for agricultural and forestry tax exemptions to make them aware of the open space preservation and monetary benefits of these New York State programs.
- Identify key agricultural lands that would be well-suited for preservation and earmark these lands as “sending areas” for the Town’s pending *Transfer of Development Rights* program.
- Encourage the use of conservation easements for the preservation of forest lands and agricultural operations.
- Use the Town’s website to promote agricultural and forestry operations and preservation, including links to agencies/resources and advertising of farmers’ markets.

Goal 5: Preserve the rural character of western Glenville, which is the portion of Town generally defined as the area west of Sacandaga Road and north of the Mohawk River.

Objectives

- Limit water district and sewer district extensions to the non-rural portions of Glenville.
- Encourage cluster subdivisions and/or conservation subdivision design for new subdivision proposals in western Glenville.
- Consider adoption of higher minimum well yield thresholds as a prerequisite for issuance of building permits for new homes.

Goal 6: Retain forested areas, fields, stream corridors, wetlands and other open spaces in the eastern portion of Glenville, to the maximum extent practical, so as to establish and preserve buffers between developed areas.

Objectives

- Revise the Town’s Subdivision Regulations to eliminate the clear-cutting of housing development sites.
- Apply conservation subdivision design, clustering and other non-traditional housing development patterns in order to preserve buffers on new housing sites.

Goal 7: Provide increased protection for environmentally sensitive areas such as wetlands, flood plains, steep slopes, wildlife habitat areas, unique geological formations, etc.

Objectives

- Promote land use development patterns that direct growth to land without natural resource constraints.
- Protect sensitive areas via “Land Conservation” zoning.

Goal 8: Preserve the character of historical sites and structures throughout the Town.

Objectives

- Build awareness and appreciation of the importance of the Town’s historical heritage.
- Develop an inventory and map of local historic sites and buildings.
- Investigate the merit of establishing historic district(s) within the Town.
- Seek state and national historic registry designation for worthy properties.
- Designate local historic “landmarks” worthy of protection.
- Develop tax incentives and regulations encouraging the preservation of historic properties.



Historic Swart Home on Amsterdam Road

Goal 9: Protect, expand, and/or create active and passive recreational facilities and opportunities.

Objectives

- Preserve and improve public access to the Mohawk riverfront as well as stream corridors throughout the Town.
- Pursue land acquisitions near existing recreation lands, parks and preserves.
- Acquire land and/or develop recreational facilities in and near major housing subdivisions.
- Develop a network of trail systems throughout the Town, with initial focus on establishment of the Glenville portion of the Long Path.
- Continue to support and recognize the heritage values of traditional outdoor recreational activities such as fishing, hunting and trapping, consistent with New York State's Open Space Plan for Region IV.
- With assistance from NYSDEC, the Town should pursue public fishing rights (PFR) along suitable stream corridors.

Goal 10: Identify and protect scenic views as seen from roadsides, parks, preserves and other areas frequented by the public.

Objectives

- Locate development away from viewsheds. If new development can't be directed entirely away from viewsheds, visual impacts should be minimized through appropriate building placement, orientation, height, bulk, style and color selection.

Goal 11: Preserve and enhance key entryways or gateways to Glenville.

Objectives

- Clarify and enforce existing zoning regulations that require identification and ornamentation of the various Town gateways.
- Establish a desired or preferred design/appearance for gateways.
- Seek assistance and/or donations from local entities for landscaping and beautification of gateways and installation of Town entrance signs.

It is recognized that all of the goals and objectives outlined above – even in consideration that there is considerable overlap in subject matter - cannot be immediately achieved in the short-term, regardless of the level of commitment to this Open Space Plan by the Town's citizens and the Glenville Town Board. Open space preservation, by its nature, requires a long term commitment on the part of the Town's citizens and leaders.

What can and should be done immediately is to require that the Town's various review commissions and boards consider the above goals and objectives as part of their decision-making process for review of subdivision, site plan review and variance applications. Further, the Open Space Committee, or some offshoot of the Committee, should remain active in pursuit of the above goals and objectives, in some as yet undetermined capacity.