Volume I
1972
Please Return

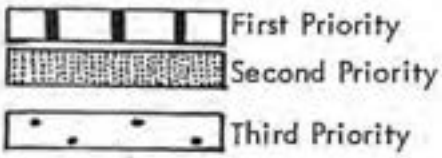
a comprehensive plan 1970

EASTON, N.Y.

COMPREHENSIVE PLAN, 1970

EASTON, NEW YORK

ERRATA SHEET - 1, MARCH 1971

Section I	Page 12	Item #72, Line 5 should read: "Later that day Gates had Wilkinson write Fellows . . ." instead of "Later that day Gates and Wilkinson write Fellows . . .".
Section I	Page 21	Land Preservation Priority Map, Legend: Land Preservation Priority should read:  First Priority Second Priority Third Priority
Section II	Page 19	Third reference should read: "Feuer, R. and G. A. Johnsgard, Washington County Soils, Soil Association Leaflet 6: New York State College of Agriculture at Cornell University (1956)"
Section II	Page 23	Causes of Blight, Line 5 should read: "Physical obsolescence is a ..." instead of: "Physical absolescence is a . .".
Section II	Page 36	Forestry, Line 6 should read: "The density of the forestry area should be no greater than one house per ten acres, . . ." instead of: "The density of the forestry area should be no greater than one house per five acres, . . .".
Section II	Page 36	Rural Residential, First paragraph, should read in its entirety: "The rural residential area generally contains good soils for urban development and is suitable for septic tank development. For the most part the rural residential area is outside the prime agricultural areas. A density of three acres is recommended." (Additional clauses and sentences in this original paragraph are intended to be deleted).
Section II	Page 47	Proposed Land Use Map - Easement delineated in southwestern portion of the town should start at the Hudson River as is shown on map, but should follow north branch of brook (Kidney Creek), crossing Route 40 just north of southern intersection of Route 40 and Fryer Road, crossing Valley Falls Road and following north branch of brook to the source and continuing to Beadle Hill Road at the intersection of Lees Crossing Road.

ERRATA SHEET - 1, (Continued)

EASTON, NEW YORK

Section III	Page 15	Paragraph 2, line 2 should read: " . . . . according to the New York State Department of Commerce, Capital District, Business Fact Book, 1968 edition (p. 2)".
Section III	Page 51	Population Distribution Map should have additional information: In North Easton (intersection of Wells Road and Vly Summit Road with Route 40) population should be shown as: 44 Persons 30 Persons - of school age (5 to 19 years) 5 Retired persons or couples Barker's Grove: Subtract: 7 Persons 6 Persons - of school age (5 to 19 years)
Section IV	Page 1	Fourth line from bottom of page should read: "Route 40, Route 29 and 372 not only carry their volumes of travel through Easton but also . . . ".
Section V	Page 25	Water Supply, Line 8 of paragraph should read: ". . . . in the 3, 10, and 20-acre zones, ... ".
Section V	Page 26	Paragraph 5, Line 1 should read: "The rural areas of town, which include the 3, 10, and 20-acre zones, ... ".
Section V	Page 32	Existing and Proposed Community Facilities Map: "Hoosick School District" should read: "Hoosic Valley School District".

c (4

COMPREHENSIVE PLAN

FOR

THE TOWN OF EASTON, NEW YORK

1970

HANS KLUNDER ASSOCIATES, INC., CONSULTANTS

10 Allen Street Hanover, New Hampshire

Waring Blackburn - Hans K. Klunder

Planners In Charge

The preparation of this report was financially aided through a federal grant from the Department of Housing and Urban Development under the Urban Planning Assistance Program authorized by Section 701 of the Housing Act of 1954, as amended, and through a grant from the New York State Office of Planning Coordination.

COMPREHENSIVE PLAN

FOR

THE TOWN OF EASTON, NEW YORK

1970

MUNICIPAL OFFICIALS

John F. Slocum, Supervisor

Justices of Peace	Councilmen
Frank E. Moy	Herbert E. Roberts
Ralph H. Briggs	Ronald D. Dixson

R. Gordon Wright, Supervisor *
William T. Sherin, Supervisor **
William B. Skiff, Councilman ***

Shirley K. DeFoe, Town Clerk
Earline M. Houser, Town Historian
Harold C. Snell, Superintendent of Highways
John W. Visser, Building Inspector

Planning Board

George C. Houser, Jr., Chairman

Dr. Lewis G. Bassett, Secretary	Dr. Philip H. Peters, Jr.
Robert H. Booth	Norman W. Allen
A. Allen Hand	David Vanderzee

* Term ended 1967
** Term ended 1969
*** Term ended 1969

HANS KLUNDER ASSOCIATES, INC., CONSULTANTS

10 Allen Street Hanover, New Hampshire

COMPREHENSIVE PLAN

FOR

THE TOWN OF EASTON, NEW YORK

TABLE OF CONTENTS

HANS KLUNDER ASSOCIATES, INC.
CONSULTANTS · NEW ENGLAND AND NEW YORK
10 Allen Street Hanover, New Hampshire 03755 (603) 643-3183

April, 1970

To the Supervisor, Town Board, Planning Board, and Citizens of Easton:

During our study it became evident that the Town of Easton is a community which still reflects rural charm. The town can retain that charm, and resist too hasty development, if it chooses to do so.

This report shows how Easton can take advantage of its present position and protect its future. This will require professional and public support for the town board and the town planning board. It will also require continued planning, and planning measures such as zoning and subdivision regulations, to help the town determine its own destiny. Without such measures the town could fall prey to haphazard, opportunistic development, which could ruin some of Easton's most important assets.

This plan can serve as a guideline for the next twenty years. It is up to the citizens, through their support for the planning board and plan implementation measures, to guide the town's development for the good of the general public.

Respectfully submitted,

Hans K. Klunder
Hans Klunder Associates, Inc.

HISTORY

HISTORIC BACKGROUND

Easton was once the home of the Horicon Indians, an Algonquin tribe, but at the time of the arrival of the white man it had become the hunting ground of the Iroquois tribes. In 1683 Cornelius Van Dyke, Jan Jansen Bleecker, Peter Phillipsen Schuyler, and Johannes Wendell, all of Albany, purchased from the Mohawk Indians their Saratoga hunting grounds. On November 4, 1684 Governor Dongan granted the first patent in this area - "The Old Saraghtogha Patent" - to these purchasers and others. The Saratoga Patent was confirmed and issued on October 23, 1708, and by that time a few others had purchased interests.

Some historians maintain that the site of the first Fort Saraghtogha, built in 1709 and the first settlement in Washington County was in Easton, south of the Battenkill near the Hudson River. The first undisputed historical record of settlement states that Killian de Ridder came to Easton around 1730 and purchased from the original patentees a grant of land that included much of what is now Easton. Although the de Ridder family was in Easton well into the present century, it is doubtful that Killian settled on his land until at least the 1770's, for Easton was crossed many times by armies during Queen Anne's, King George's, and the French and Indian wars. During the temporary lull preceding the Revolutionary War a number of Dutch families settled along the Hudson River, and Quakers settled in the southeast part of town.

The Revolutionary War again upset the settlement of the land. The armies of both sides passed through Easton. The town was crossed by Burgoyne's troops on the way to Bennington. Colonel Baum Road is said to have been part of the route they took. The point where the British crossed the Hudson River in 1777, the site of a Hessian encampment, and an American gun emplacement are all located in northwest Easton. Off General Fellows Road are the remains of breastworks constructed to prevent Burgoyne's retreat to the north or movement to the east across the Hudson River. The Quakers, although inconvenienced by the conflicts, were never forced to leave their land. An explanation of their ability to survive this war may be seen in the authenticated story of "Fierce Feathers". The Quakers were holding a meeting in a log house, on a site near the present First Friends Meeting House, when a group of Indians (Burgoyne's allies) approached the house with the intent of killing all those who were there. However, the Indians' noisy approach failed to disturb the meditations of the Quakers. The calm of the Quakers diverted the Indians from their original plan and after the meeting was over the Quakers motioned for the Indians to come and join them in the house. Truly impressed by the Quaker attitude, the Indians left them unharmed and hung a white feather over the door as a symbol to further raiding parties that the meeting house and those within should not be harmed.

The cessation of the war and a greater security in the legitimacy of titles to land stimulated the growth of the community. On March 3, 1789 the "East Town" of the Saratoga District was established by the legislature as the Town of Easton; in 1791 Easton became part of Washington County. The number of Quakers and Dutch settlers increased, the additional families generally settling in the same vicinity as the original groups had. Another early group of settlers were the Rhode Island Baptists, who started farms in the northern part of town. Early in the nineteenth century Easton inherited a substantial number of displaced

Massachusetts sea captains and whalers; the list of their names implies that Easton was probably one of the leading inland communities that attracted "old salts".

The main economic activity of the town during the pre-Civil War years was, and still is, farming. The early agriculture was flax farming. Much was raised for the family's subsistence. With the age of transportation, the opening of the West, and the increasing importance of urbanized industrial centers, the Easton farms had to adjust to the competition by raising special products, particularly potatoes and apples. When Maine claimed the market for potatoes and Upstate New York the market for apples, dairying became Easton's primary agricultural activity. Dairying has enjoyed relative stability as an agricultural product; Easton is situated near large urban consumers and the dairy product is such that this proximity is a vital economic factor.

In 1860 the town's population was 3,083, twice what it is today. All the arable land was under cultivation; the average size farm in Washington County in 1860 was 116 acres or less than half the average farm size in Easton today. The growing number of farmers created a need for services and a number of industries and several village centers sprang up in Easton. There were grist mills, including one on Ensign Brook at the Crandall farm, and John Gale's Mill at Middle Falls on the Easton side of the Battenkill. Ferries across the Hudson were operated by local farmers, including the Sarles Ferry, the Powers-Briggs Ferry and the Wright-Hogan Ferry. A number of town centers - Crandalls Corners, Barker's Grove, Bang All, Starbucks Corners, Beadle Hill, South Easton, Archdale - grew to serve the farmers. In these centers were general stores, blacksmith shops, inns, post offices, and schools. Marshall's Seminary was built in 1863 for teaching secondary subjects. The social activities were those typical in all towns of that period of history. Two particularly active associations were the Temperance League and the Anti-Slavery Association.

The Civil War had a cataclysmic effect on the development of many farm communities. Most of the young men went away to war and left the farm to the care of their aging parents. When the war was over many young men didn't come back, either because they couldn't or wouldn't. And if they did come back to their home towns the call of America's "come to the cities" and "go West, young man" was stronger than the "stay here, young man" of their patriarchal fathers. Many farms, particularly in the eastern United States, had a dubious future; the life of a farm generally lasted only as long as the life of the aging farmer. Although Easton lost almost 50 percent of its population between 1860 and 1960, it managed to remain as a viable agricultural community. Sharing equal culpability with the Civil War for depletion of the population must be the fact that Easton did not diversify its economic base.

The last century has shown that Easton's failure to develop industry and shopping facilities may have been a blessing in disguise. Having no other income alternatives, people remained in farming. Having decided to stay in farming, they adopted new methods of agriculture that insured their survival, whereas other farms in the county have returned to forest. Because the farms have survived, the aspect of Easton has remained relatively unchanged from what it was a century ago. The open fields, uncluttered land and well kept homes - many of which are old - makes Easton an extremely attractive town. In the last decade Easton has

experienced a substantial population increase. And this increase may be traced to Easton's attractiveness; the quality of the town's atmosphere has survived because people did not develop the land for residential and other uses and now many people wish to live in Easton because it is attractive. Inadvertently too many people can destroy the very thing they have come to enjoy. Easton's problem in the future will be to hold on to its assets, provide for planned and controlled development and meet the growing pressures from adjacent urbanized areas.

Historic Sites, Structures, and Areas

Architecture is often a reflection of history, for in architecture may be found an expression not only of the architect or owner but of the age in which they lived. While individual homes are important, areas of similar or related architectural styles are also important and deserve perhaps more attention than an isolated site. Also, the setting is inexorably wed to a site's historic and architectural value. In Easton there are architecturally important structures ranging from pre-Revolutionary to Victorian. A cursory, and not all inclusive, survey of the community's historic sites revealed 93 sites, structures, or areas of significant historic and/or architectural value. Some of these structures, with pictures, were recorded on historic inventory forms and given to the town historian as a sample for recording historic information. (Those so recorded are noted by "form" in the following discussion.) The 53 structures, discussed briefly below, several scenic areas, historic sites, cemeteries, and those houses which were recorded during the door-to-door survey as being built before 1850 are located on the Historic Sites, Structures, and Areas map included in this report. Numbers indicated on the map correspond to the structures or sites numbered in the report discussion below. As is the case with all maps in this report, the locations are approximate; while an effort has been made to insure reasonably accuracy it is acknowledged that some inadvertent errors may occur. Any corrections or additions should be submitted to the town historian or to the planning board.

Structures

In order to rate these structures from a limited over view of many of Easton's historic buildings, a somewhat arbitrary value has been assigned to them - of value to the state, major value to the town, moderate value to the town, threatened by deterioration. A more detailed rating should be applied when all structures have been inventoried by the town.

1. Garret Van Schaick House, presently owned by Ronald Dixson. Route 40 and Waite Road - Early 19th century. Frame. Moderate value to town.

2. Old School House, Cook Hollow Road. c. 1850. One room frame. Moderate value to town.

4. House (Schreijack), Route 40 opposite Grove Road. Early 19th century. Flush boarding. Tracery on porch. Victorian touches. French windows ground floor. Rear "L" and barn. Moderate value to town (Form).

5. House (Hotaling), Grove Road. c. 1840. Gothic Revival. Double gables. Important in that it is part of a group of buildings of the same period. Moderate value to town.

6. House & Barn (Merrill), Grove Road. c. 1840. Two story frame house. Important in that it is part of a group of related buildings. Moderate value to town.

7. The First Friends Meeting House, Meeting House Road. Built 1787. Frame. Gable end front. Shuttered windows. Interesting paneled door. Porch added later. Scene of "Fierce Feathers" legend. Adjacent graveyard blends well. Is a site of value to the state and major value to the town. (Form)

8. House & Barns (Van Diver), Grove Road. c. 1840. Two story frame. Stands four square. Important because it is in an area of related buildings. Moderate value to town.

9. House (Lowe), Corner Grove and Meeting House Roads. c. 1830. Standard frame colonial house with pseudo Georgian trim added. Interesting cornice. Important as part of a group. Major value to town. (Form)

10. Major Barker Farm House and Barns, presently owned by D. Eldredge. Off Route 40. c. 1790. Two story clapboard. Near mill dam. Barn with verticle boards. Once had grist mill. Hidden room inside central chimney; speculated that it was used for hiding slaves or for protection against Indians. Has gun holes. Major value to the town.

11. Cottage (Carter), Meeting House Road. Barker's Grove area. c. 1860. Victorian frame, four gables, carpenters Gothic trim. Side and front portico, front recessed. Gothic window in front gable. French windows below. Important as one of a group of buildings. Major value to town. (Form)

12. House & Barn, presently owned by Dr. A. Gifford, Meeting House Road, Barker's Grove area. c. 1840. Two story Greek Revival. Flush boarding. One story portico on front. Moderate value to the town.

13. J. Birmingham Barn and Blacksmith Shop, presently owned by Dr. A. Gifford, Meeting House Road, Barker's Grove area. c. 1850. Two story red frame. Cupola. Sliding doors at front. Windows with original panes. Now deteriorating. Should be preserved before it is too late. Of major value to the town and surrounding area. (Form)

14. Tavern, presently owned by Ralph Hill, Meeting House Road, Barker's Grove area. c. 1820's. Federal elements. Two story frame. Later porch added. Windows original. Beginning to deteriorate. Should be saved. Ballroom second floor. Important as part of an area. Major value to town. (Form)

15. Old Store and Post Office, presently owned by Ralph Hill, Meeting House Road, Barker's Grove area. c. 1840. Two story frame. Gable end front. Attached columns. Greek Revival features. Unoccupied and beginning to deteriorate. Should be revitalized for it is part of a good group of related buildings.

16. Hoxie House, Ives Hill Road. c. 1774. One story clapboard. Alterations from original. Home of one of the first Easton Quaker settlers and site of first Quaker meetings in Easton. Excellent southern view. Exceptional setting. Major value to the town.

17. Zephaniah Eddy House, presently owned by Donald Scott, Scott Road. c. 1845. Greek Revival. Two story frame house. Fluted Doric columned portico and full entablature. Wings on both sides. Well married to its setting. Moderate value to town. (Form)

20. House (S. Smith), Ives Hill Road, Early 19th century. Clapboard. Spectacular southern view. Exceptional setting. Moderate value to town.

21. House (Sisson), Brayton and Valley Falls Roads. c. 1845. Greek Revival. Frame. Recessed door. Doric pilasters. Gable end in front contains Doric entablature with sunburst worked in wood. Exceptional view looking westward. Moderate value to town. (Form)

22. Ebenizer Deuel House, presently owned by Raymond Johnson, Route 40 opposite Fryer Road. c. 1845. Greek Revival. Two story clapboard with sunburst in the pediment. Moderate value to town.

23. House and Corn Crib (Hunisak), Fryer Road. c. 1850. Greek Revival features. One and one half story clapboard. Four gables. Moderate value to town.

24. (Batty) Farm House, Fryer Road. c. 1840. Greek Revival. Two story clapboard with sunburst in the pediment. Moderate value to town.

25. House and Barns (Marcellus), Off River Road opposite Crandalls Corners Road. Early 19th century. One and one half story clapboard. Altered. Fair condition. Moderate value to town.

26. English Family Farmhouse, presently owned by Hayes Brothers, Route 54. c. 1845. Two story clapboard with Greek Revival elements. Considerably deteriorated.

27. De Ridder Homestead, River Road north of Route 29. Built c. 1790. Brick. Southern wing oldest part. Eyebrow windows. Some original brick. One story. Alteration of roof to be seen near roof line. Northern part built later. Two story brick in Federal style with Greek Revival features - probably c. 1840. De Ridder's descendants of first settler in Easton, Killian De Ridder, who came around 1730. Reputedly this house was an underground railway station. May be of major value to town. (Form)

29. Slade House, site of original Peter Becker Farmhouse, presently owned by Morris Dixson, Off River Road, south of Fryer Brook. c. 1830. Greek Revival. Red brick. Beautiful view across the Hudson River. Home of author John P. Becker, author of "Remembrances of the American Revolution". Major value to town because of setting and construction. (Form)

30. The North Friends Meeting House, Route 40 north of Burton Road. 1838. One story brick. Shuttered windows. Porch along the facade. Built to provide meeting place for Quakers in North Easton when congregation was large. Now is only used occasionally. Major value to town.

31. Flatley House, Off River Road, south of Flatley Brook. c. 1800. One and one half story frame with Gambrel roof. Some additions and alterations. Good view of the Hudson River. Moderate value to town. (Form)

32. Farmhouse (Migdal), on The Intervale. 1830. Brick. Moderate value to town.

33. House (Jandek), Off River Road above Cheese Factory Road. c. 1810. One story frame salt box. Unpainted, unoccupied, in need of repair. Could be of major value to the town if renovated. (Form)

34. Phineas Wells River Tavern, presently owned by W. J. Nulty, River Road. Early 19th century. Two story clapboard in Federal style. Hipped roof. Interesting work in entrance sideslights. Moderate value to town. (Form)

35. Van Buren House and Graveyard, presently owned by H. Monroe, River Road. Early 19th century. One and one half story frame. Moderate value to town.

37. Farmhouse (Hillman Brothers), Route 40. c. 1870. Victorian clapboard. Moderate value to town.

38. Folger Farmhouse (Houser), Off Route 40. A pre-Revolutionary frame farmhouse in ruins. Could be of major value to town if restored.

39. House (Hill), River Road, North of Ensign Brook. c. 1830. Clapboard farmhouse. One and one half stories. Moderate value to town.

40. Slocum Farmhouse, presently owned by A. Slocum, Off Route 40. c. 1820. Clapboard. Eyebrow windows. Has a door which leads into a linter where one could be safely hidden. Moderate value to town.

42. Ensign House (F. Moy), Sarles Ferry Road. c. 1840. Two story frame. Greek Revival features. Addition of rear ell. Well preserved features, most original windows. Good setting. Moderate value to town. (Form)

43. House (T. Hajos), Sarles Ferry Road. c. 1820. Two story graduated clapboard. In the Federal style. Attractive front entrance. Tri-part window above entrance. Later added wing. Moderate value to town. (Form)

45. The Inn, presently owned by Philip Peters, Corner of Route 40 and Vly Summit Road. 1790. Two story clapboard. Two story pillared portico flush with roof line, Doric columns. Windows are 12/12 and shuttered. Rear ell, attached garage added later. Once known as Swain's Tavern. Town records kept there for a time. Major value to the town, in itself and as part of North Easton area. (Form)

46. House, George Corliss Birthplace, presently owned by Philip Peters, Route 40 (North Easton). Early 19th century (pre 1817). One and a half story clapboard. Original a Dutch style farmhouse, one story with eyebrow windows preserved in southern wing. Later (c. 1840) Greek Revival addition of center section upper story and northern wing. Birthplace (June 2, 1817) of George H. Corliss, inventor of improvements on the Corliss steam engine. Important as part of the related structures of North Easton area. Major value to the town and possibly the state. (Form)

47. Early Post Office (Welling), Route 40 North Easton. Possibly 1787. Two story, white clapboard house. Irregular window spacing. French windows on ground floor and portico added. c. 1840. Roof revised and altered c. 1900. Once a post office and general store kept by Gale Brothers. Major value to the town because it is in group of architecturally related structures. (Form)

48. House (Wells), Vly Summit Road near Route 40, early 19th century. Essentially Dutch, one and one half story clapboard. Wing on west. Some later additions and alterations. Of major value to the town in that it is part of the North Easton group. (Form)

49. The United Methodist Church, Route 40, North Easton. 1849. One story clapboard. Greek Revival style. Columned bell tower. Of major value to the town because it is part of North Easton group. (Form)

50. House (Bassett), Route 40 above Waite Road. Early 19th century. Two story clapboard. Moderate value to town.

52. F. M. Toby's General Store, presently owned by H. McEachron. Corner Wilbur Avenue and Route 40. From early 19th century. Two story clapboard. Store was on ground floor, not visible from front of house. Moderate value to town. (Form)

54. Farmhouse (Riley), On The Intervale. Early 19th century. Brick. Moderate value to town.

55. Wright Farmhouse, Wright and River Roads. c. 1830's. Greek Revival style. Two story clapboard with excellent entrance. Moderate value to town. (Form)

56. House, River Road just north of southern line. Early 18th. House could be one of oldest in town. Salt box shape but it has two end chimneys rather than the traditional center one. Also altered with new siding, replaced windows and roofing. Could be of major value. Should be researched. (Form)

57. House (Zuckerman), River Road south of Route 54 intersection. c. 1880. Victorian brick with cupola and stone trim. Value in that it is a unique example of brick Victorian within the town and that it is well married to its rural setting and to the river. (Form)

59. Colonel Andrew Thompson Farmhouse, Center Falls and McCormack Roads. Early 19th century. Two story frame. Deteriorating. Moderate value to town.

60. House (Pearson Brothers), Meeting House and Cook Hollow Road. c. 1788. One story clapboard farmhouse, with large end chimneys. Window panes changed, door changed, front porch added. Date is from owner. Could be of major value to town if date is accurate. (Form)

61. House (William Connors, Jr.), Cook Hollow Road. c. 1820. Federal style house. Clapboard. Two stories. Recessed hooded door with fan lights and side lights. House is in lovely rural setting. Moderate value to town. (Form)

62. House (Sherin), Route 40, North Easton. Built 1840. Excellent Greek Revival house. Frame, two story. Portico with Doric columns, sunburst in gable end front. Six Doric pilasters on facade. Important in that the house is part of the North Easton complex. Major value to town. (Form)

65. House (McEachron), Wilbur Avenue. c. 1830. One story clapboard with pilaster corners. Vacant. Threatened by deterioration.

Areas

18. Barker's Grove Area, On Meeting House Road. A group of several buildings representing architectural periods of Federal, Greek Revival and Victorian. One of the loveliest areas in Easton, this hamlet is threatened by abandonment. Three of seven structures are unoccopied and one is deteriorating. The revitalization of this center would be valuable to the community. Perhaps some of the unoccupied buildings could be converted to public use.

18 A. Easton - on Grove Road. Complement to the Barker's Grove area. A group of related structures in good condition. c. 1830's 1840's, with some unrelated structures. An area that is good but without the unity of style that is to be found in other areas. Good rural hamlet atmosphere.

19. South Easton. A crossroads hamlet at the corner of Beadle Hill and Ives Hill Road. There are only a few structures that are well integrated with each other and the landscape. A rural atmosphere worth preserving.

36. North Easton. This hamlet on either side of Route 40 was once known as Starbuck's Corners after Nathaniel Starbuck, a Quaker who came to Easton around 1760. The area contains an inn, old post office (now a residence), the town hall and library, a church and several old houses. The structures go well with the setting, the only discordant element being the highway. This is the focal point of today's Easton and is well worth preserving in its present character for future generations.

Sites

3. Site of Marshall's Seminary. Built by Easton citizens in 1863 to meet the need of an institution for advanced learning in the town. Was both a day and boarding school; instruction was given in English, higher mathematics, natural philosophy, drawing, and Latin. Acquired by Quakers in 1868. Burned in 1873 and restored in 1874. Became the Easton Union School 1900 - 1906. Abandoned and razed early in the 20th century.

28. De Ridder Cemetery. Near corner of River Road and Route 29.

41. Site of Sarles Ferry (Van Buren-Becker-Sarle-Pierce Ferry). Continuously operated from Martin Van Buren's time before the Saratoga battles to 1910 when it was discontinued by Albert Pierce.

44. Dutch Reformed Church Cemetery - from early 19th century.

51. General Fellows Breastworks, 1777. A series of breastworks constructed during the Battle of Saratoga to prevent Burgoyne's movement to the east or retreat to the north.

One historian states that around the end of September 1777 General John Fellows was ordered to take a position on the heights across from Saratoga (Schuylerville), that the Americans were amazingly quick in erecting these works, and that they were held in awe by the British. The trenches also show considerable skill in their placement. Burgoyne's map of the positions of his and the American troops at and near Saratoga at the time of the surrender notes that Fellows had 3,000 troops on these heights opposite Saratoga.

The area around the entrenchments is now wooded and private property. While some trenches have been destroyed, many remain undisturbed. Their location as mapped is only approximate. It is recommended that the area be resurveyed, and the location of the entrenchments be precisely mapped before further encroachments occur on the area.

53. Van Schaick-Smith-Briggs-Powers-Ensign Ferry Site - a rope ferry from Easton across the Hudson River.

58. Site of the Dutch Reformed Church. The early river Dutch of this area worshipped at the Dutch Reformed Church on the flats of Old Saratoga until this church was built, during the years 1803 - 1805; first pastor was Philip Duryea. This building was repaired in 1845, and some years later torn down to make room for a new church. After use of this Reformed Church was discontinued, it was purchased by the town and converted to a highway department garage. The site is located just north of the present highway department building which was constructed after the former church building burned in 1949. Adjoining cemetery (No. 44).

64. Site of Grandma Moses' Birthplace - Anna May Robertson, well known Americana artist, was born in a shack, now gone, behind the William Skiff farm in Easton.

66. Hessian Route (Colonel Baum Road) Aug. 13, 1777. "Baum's forces, on their way to Bennington, left the Hudson near the mouth of the Battenkill, and crossed the town in a generally southeast course." D.A.R. Marker indicated on map.

67. Site of the American Bridge of Boats, 1777. River crossing of the eastern supply line supporting the American Army entrenched in the Bemis Heights area during September and October 1777. Men and supplies moved over this bridge from Schaghticoke where American provisions, particularly cattle, were kept and where troops from Massachusetts and New England assembled to move forward to the battle (Battle of Saratoga).

68. Willard Mountain. Stephen Willard, in 1777, from the highest peak of Willard Mountain is reputed to have reconnoitered the British position with a spy-glass and to have given smoke and flame signals to the colonial troops on the high ground above Stillwater showing the progress of Baum's ill-fated march toward the colonial supplies at Bennington.

69. Site of Corduroy Road, "which according to tradition was laid by the British Army commanded by General Lord Burgoyne in the year 1777. Remnants of this road were discovered four feet below the present surface of the ground in a fine state of preservation on and parallel with the shore of a small island in the Battenkill that was near the west shore of the stream. It was discovered in excavating for the west abutment of the bridge over the Battenkill on the extension of the Greenwich and Johnsonville Railway on November 6th, 1901 at a point 1,000 feet east of the Big Falls. Local tradition states that a portion of the British Army forded the Kill near this point, on its march to Saratoga and that the corduroy was laid to enable the heavy artillery to pass over the swampy ground." Should be researched.

70. Site of Fort Saraghtoga. "1709 - General Francis Nicholson, formerly lieutenant-governor of New York, was appointed commander of the expedition to Montreal by acting-governor Ingoldsby. The four provinces of Connecticut, New York, New Jersey, and Pennsylvania furnished fifteen hundred men, besides several independent companies from New York. These were joined by about a hundred Mohawks. About the first of June, the pioneers and artificers, escorted by 300 men, under Peter Schuyler, now a colonel, set forth from Albany. This detachment built the first permanent fortification in Washington County, a stockade called 'Fort Saraghtoga', situated on the east side of the Hudson, a little below the mouth of the Battenkill, in the present Town of Easton. They built other stockades at Stillwater and Fort Miller Falls, and constructed a road from the Battenkill up the east side of the Hudson to the 'great carrying-place' at Fort Edward.

"Fort Saraghtoga was kept up as the northernmost protection of the Hudson River settlements after this, Queen Anne's War, which ended in 1713. Through to 1731, Fort Saraghtoga was kept up, even though Fort Ann was left in ruins and no defenses were erected at the head of Lake Champlain or Lake George. There is hardly a question that this was the first settlement in Washington County.

"By 1745 this was the only fortified post on the upper Hudson owned by the colony of New York. In 1745 Colonel Philip Schuyler, uncle of the general, and Major Collins were employed to strengthen Fort Saraghtoga by building six block-houses, which they accordingly did. In November of 1745 the fort was attacked and burned to the ground by three hundred Indians and as many French."

Location on map is approximate; should be researched.

71. Site of Fort Clinton. "In the winter of 1746, the Colonial Assembly, at the request of the Schuyler family, voted a hundred and fifty pounds, about three hundred and seventy-five dollars, to build a fort in place of Fort Saraghtoga. The new fortress was built, in the spring of 1746, on a hill a considerable distance east of the site of Fort Saraghtoga, and not far from the present road from Schuylerville to Galesville. The new fort was much larger than the old one, being a hundred and fifty feet long by a hundred and forty feet wide, with six wooden redoubts for barracks. It was armed with six twelve-pound and six eighteen-pound cannons, and received the name of Fort Clinton, in honor of George Clinton (father of Sir Henry Clinton, the British commander in the Revolution), who was then governor of the province. The locality of Fort Clinton has often been mistaken for that of Fort Saraghtoga, and much confusion has been caused in consequence. The English continued to hold Fort Clinton during the summer of 1747; but in the fall, probably near the last of October, the guns and stores were removed, the garrison withdrawn, and the fort burned, by order of Governor Clinton, his avowed reason being that the Assembly did not vote enough money to keep it up. Both of these forts were called 'Sarastau' by the French."

"All traces of Fort Clinton, as well as of Fort Saraghtoga, have long since been obliterated; but judging from the topography of the country, from the description given by the French partisan, St. Luc (La Corne de St. Luc), and by the traditions handed down among the settlers, we conclude that Fort Clinton was on a wide plateau, which forms the top of an extensive bluff bordering Battenkill, and about a half mile south of Galesville, or Middle Falls. Taking the road from Galesville to Schuylerville, and at the second three-corners entering the field to the right, the antiquarian is believed to stand on the site of Fort Clinton".

Location on map is approximate; this should be immediately further researched before area is scarred by development. Presumed location is within a proposed medium density residential area.

72. Fording Point - General Fellows troops, October 10, 1777. On October 8th, the day after the battle of Bemis Heights, General Fellows, doubtless on orders from Gates, left the entrenchments located on the heights across from Saratoga, took his troops across the Hudson and began to "throw up works" north of Fish Creek, where the British later took their position. Later that day Gates had Wilkinson write Fellows, strongly suggesting but not ordering his retreat before the retreating British forces. He (Fellows) did recross the river on the morning of the 10th and took up his old position on the heights to the east across the river. The retreating British saw Fellows' troops recrossing the river at the ford located just north of the present bridge on the Greenwich-Schuylerville Road.

73. Site of De Ridder Ferry - Probably first used during the French and Indian War. It was called the Horse Ferry because its boat was large enough to carry a team and its load. Used until 1837 when replaced by a toll bridge.

74. Site of Peter Becker Ferry - Used until 1803.

75. Site of Hogan-Wright Ferry.

76. Site of the First Methodist Church in Easton. "The Methodist Episcopal church of Easton was originally organized near Crandalls Corners at an early day, and in 1835 the society left that point as a worshipping place and erected a church near North Easton. (This church was replaced by a larger and better structure in 1850.)" The old church building in Crandalls Corners "was finally purchased by Warren Crandall, who repaired it thoroughly in 1868, when it was dedicated as a union church."

77. Site of First Baptist Church.

78. First store in Easton - Kept by Garrett Lansing at North Easton in 1794.

79. First grist mill in Easton - Built by John Gale, in 1810, at Galesville.

80. First woolen mill. Built at Galesville in the summer of 1846 by Gale, Rogers, and Reynolds.

81. First foundry. Established by Walden Eddy in 1832.

82. First flax mills.

83. First knitting mill. Established in 1862 by a stock company.

84. First paper mill. Established in 1863 by Ballou and Craig.

85. Cheese factory - Established in May 1874 by Job H. Wilbur and John Pratt.

86. Cheese factory - North Easton.

87. Cheese factory - South Cambridge Road.

88. Indian Flint Quarry - Quarry from which Indians of this territory obtained their supplies of flint, and where they manufactured arrowheads.

89. Site of early flax mill.

90. Site of the British Bridge of Boats, 1777. Bridge across the Hudson to the British bridgehead established on the east bank opposite the Great Ravine and the Great Redoubt (Battle of Saratoga).

92. Site of Van Rensselaer Schuyler House - Site of the early Dutch partially brick home of Van Rensselaer Schuyler (youngest son of General Philip Schuyler - commander of Continental Army of Northern New York until August 1777). Date of construction unknown to this writer, but records remain showing items purchased by Van Rensselaer Schuyler at store across the Hudson in Bemis Heights in 1790. Architectural style similar to early Dutch homes south of Albany (see Dutch Houses in the Hudson Valley before 1776, by Helen Reynolds). Significant in that this structure and the early Dutch home (also used as river tavern) built in 1732 located south of the Easton town line near the Stillwater bridge were each built in two different but predominant Dutch styles; this was said to be the only place on the upper Hudson where two such early Dutch houses were to be found as close together. House was reputed to have contained slave quarters and to have been a station on the Underground Railroad in the Civil War period. Building was demolished without investigation in 1967 during site preparation for the abortive Niagara Mohawk Nuclear Power Plant project. Excellent illustration of the need for greater protection of historic resources as well as the need for legislation imposing severe restrictions on site preparations in similar situations; structure should have been preserved intact until such time as project had received all required approvals - relocation of the structure could have been required if the project had been approved.

93. Site of knoll at the southern extremity of which was located the Van Rensselaer Schuyler House (No. 92). This knoll was reputed to have been an early Indian campground, as well as an American Army outpost during the Battle of Saratoga in 1777. From the top of this knoll American scouts are said to have observed the movements of the British approaching from the north on the road near the west bank of the Hudson and to have relayed the information to the army entrenched at Bemis Heights. It was also reputed to have been the location of an outpost established to protect from British forays the vital American supply line situated immediately to the south. Archeological confirmation of these traditional accounts is not now possible since the knoll was leveled in 1967 during site preparation for the abortive Niagara Mohawk Nuclear Power Plant project.

Other Sites Not Numbered But Located in Easton

Site of Indian Graveyard - Located on the north side of Old Schuylerville Road approximately 300 feet east of the River Road intersection. Graveyard, also containing many Indian artifacts, was discovered during the excavations for the residence recently constructed there, and was authenticated by the State. (Not indicated on map.)

Site of American Battery (Battle of Saratoga). "In addition to the Furnival Battery (located at Clark's Mills) the Colonial Forces had a second one, according to Burgoyne's State of the Expedition, located (in Easton) about 75 yards east of the juncture of the two roads which came up from the river to the east and at that point about 3/5 of a mile south of the Battenkill. This cannot be definitely located. (The German records mention three batteries on the east of the Hudson)." This location (or locations) should be immediately researched before the area is scarred by development, since presumed location is within a proposed medium density residential area. (Not indicated on map.)

Underground Railroad - During the early 19th century, perhaps due to the Quaker influence, several Easton homes were stations on the underground railroad giving aid and shelter to runaway slaves. Among those residences reputed to have been stations were the De Ridder Homestead (no. 27), the home of Job and Esther Wilbur presently owned by A. Batchelder, the Garret Van Schaick House with a false attic (no. 1), the Major Barker House (no. 10), the Slocum Farmhouse (no. 40), and the Van Rensselaer Schuyler House (no. 92).

Cemeteries and Graveyards - There are approximately 50 cemeteries and farm graveyards throughout the town most of which are located on private property. The approximate locations of many of these are indicated on the map (not numbered). Additional locations or corrections should be submitted to the town historian or to the planning board so that a more complete listing may be on file. All construction or other activities undertaken near these graveyards should be carried out in such a manner that these sites will be preserved intact and in no way disturbed or destroyed.

Scenic Areas

91. Dionondahowa Falls (Big Falls) - "On the Battenkill are three falls, - the first at Greenwich; the second at Galesville, forty feet high; the third, half a mile below and west of Galesville, known as 'Dionondahowa Falls'. The last is worthy of note, the stream falling seventy-five feet within a distance of three hundred. For forty or fifty rods above the falls the stream runs in a gently-descending rapid,

curving to the right, and descending more rapidly as it nears the falls. It then suddenly narrows its channel, inclines to the left between rough walls of slate-rock, and falls over four successive terraces, each narrower and higher than the preceding. The waters, now of creamy foam, here gather together, and entering a rocky gorge hurl themselves madly over the brink into the 'Devil's Caldron'. Now lashed to fury, beaten to spray, dashed hither and thither with resistless force, they sullenly pour forth over another fall of twelve or fifteen feet, and turning to the right flow through a dark ravine between high rocky banks on their way to the Hudson. The scenery at this point is beautiful and picturesque, and may well repay the tourist for a trip to view this wonderful manifestation of the power and masterly skill of Nature's great Architect."

Part of Easton's historic charm must be measured in consideration of the setting. The atmosphere is essentially what it was a century ago. Some magnificent views are afforded from:

Hoag Road - western view.

Wood Road - western and southern views.

Ives Hill Road - southern view.

Becker Road - western view.

Mountain Road - western view.

Louse Hill Road - northern and southern views.

Beadle Hill Road - eastern and western views.

River Road (Route 113) - western views.

Also the Battenkill and the Hudson River provide some scenic areas.

These views are indicated on Historic Sites, Structures, and Areas map by the symbol:

Tools for the Preservation and Enhancement of Historic Sites and Areas

Because Easton has had relatively little development many of its historic structures remain. Because the owners care, many of these structures are in good condition. In order to insure that Easton is able to retain these historic assets in the future the various methods of historic preservation which are available at the private, local, state and federal level are discussed below.

Private Citizens and Organizations

Much of the responsibility of historic preservation is undertaken by private individuals or groups. The private individual can maintain and restore historic properties at his own expense. Group organizations can establish historic societies and commissions, compile inventories and records of historic assets, generate public interest, and practice private preservation. These individuals may also act as liaison members to local and state agencies.

Town and Village

The town and village governments may support historic preservation and restoration in several ways. They may stimulate public interest in various historic projects. The local government may adopt zoning enabling legislation, create historic districts, offer due compensation through direct payment or tax limitation or remission when the zoning is so restrictive as to constitute the taking of property, and adopt codes and ordinances controlling the conditions within historic areas. (See Town Law, Article 4, Section 64, Subdivision 17-a; and Village Law, Article VI-A, Section 175). The local government's most important responsibility in historic preservation is to act as the local public agency in application for state and federal assistance in historic preservation projects, and as a liaison between the community and state agencies.

State

The State of New York has recently adopted several programs which will aid historic preservation. In 1966 the enactment of legislation established the New York State Historic Trust. The Trust has developed suggested methods for the recognition, preservation, restoration and use of historic sites. The Trust is conducting a state-wide inventory of sites, and may also accept gifts of historic sites or funds for historic site preservation. The Trust may also offer 50-50 matching grants to local public agencies towards the cost of preserving and restoring architecturally and historically important public buildings. The Hudson River Valley Commission is conducting a regional planning study for the Hudson River Valley. In June of 1965 the Legislature established the Hudson River Valley Scenic and Historic Corridor, a strip a mile wide on either side of the river. The Commission was directed to study scenic and historic areas within this corridor and to make detailed preservation recommendations.

Federal

The following pieces of Federal legislation will be of significant value to historic preservation:

PUBLIC LAW 89-665

(National Historic Preservation Act)

In addition to giving explicit sanction to an accelerated Federal effort in historic preservation, this measure:

(a) gives strong official encouragement to the vital role of private efforts,

(b) authorizes matching grants to the states for comprehensive surveys and for programs of acquisition and development of significant properties appearing on a National Register to be expanded and maintained by the Secretary of the Interior,

(c) authorizes matching grants to the National Trust for Historic Preservation,

and

(d) establishes a 17-member National Advisory Council on Historic Preservation (six Cabinet members, the Chairman of the National Trust and ten Presidential appointees) which, inter alia, will receive and review reports about the effect on any property listed on the national register, of any Federal or Federally assisted project from the responsible agency head.

To carry out the matching grant program, $2,000,000 is authorized for Fiscal Year 1967 and $10,000,000 for each of the three succeeding fiscal years. Most of the $2,000,000 authorized for Fiscal Year 1967 is expected to go to the National Trust.

PI 89-665 allows the Trust to spend matching funds received from the Federal Government to meet the traditional Trust responsibilities.

PUBLIC LAW 89-754

(The Demonstration Cities and Metropolitan Development Act of 1966)

Title I - Comprehensive City Demonstration

Section 103. (b) In implementing this title, the Secretary shall... (3) encourage city demonstration agencies to (A) enhance neighborhoods by applying a high standard of design, (B) maintain, as appropriate, natural and historic sites and distinctive neighborhood characteristics...(Emphasis added)

Title VI - Preservation of Historic Structures

Urban Renewal

Title VI amends the urban renewal law to provide recognition of historic and architectural preservation in urban renewal plans and to authorize preservation activities and planning therefor as eligible project costs.

A local public agency (LPA) could, as part of an urban renewal project, relocate historically or architecturally significant structures within or outside the project, whether or not the structures were owned by the LPA. An LPA could also acquire and restore properties of historic or architectural significance.

Title VI also amends the urban renewal law to authorize local grant-in-aid credit for certain expenditures by localities and other public bodies for historic and architectural preservation.

701 Program Expansion

Moreover, the Secretary of Housing and Urban Development is authorized to make up to a two-thirds grant to assist a city to make a survey of properties of historic or architectural value.

Grant Program

The Secretary would also be authorized to make matching grants to states and local public bodies for the acquisition, restoration and improvement of areas, sites and structures of historic or architectural value in urban areas. Properties will be judged eligible for inclusion in the program in accordance with criteria comparable to those of the National Register. This requirement will take effect, however, only 3 years after the date of enactment.

Demonstration Grant Authority

Special 90 percent grants would be authorized for historic preservation demonstration projects which have special value in developing and demonstrating new and improved methods and material.

Grants to the National Trust

A separate program of grants would be authorized to the National Trust for Historic Preservation for restoration of structures of historic or architectural value. These grants could not exceed $90,000 per structure; they could provide help only for properties the Trust had accepted and would maintain for historic purposes. While not limited to 50 percent of project cost, the grants could not be used for requisition or maintenance.

Bibliography

An Appraisal of Outdoor Recreational Potential in Washington County, New York, 1968, Soil Conservation Service, U.S.D.A.

Gill, Islay V. H., The Greenwich Community of 1850, 1953, The Greenwich Journal.

The History and Biography of Washington County and the Town of Queensbury, N. Y., 1894, Gresham Publishing Company, New York, N. Y.

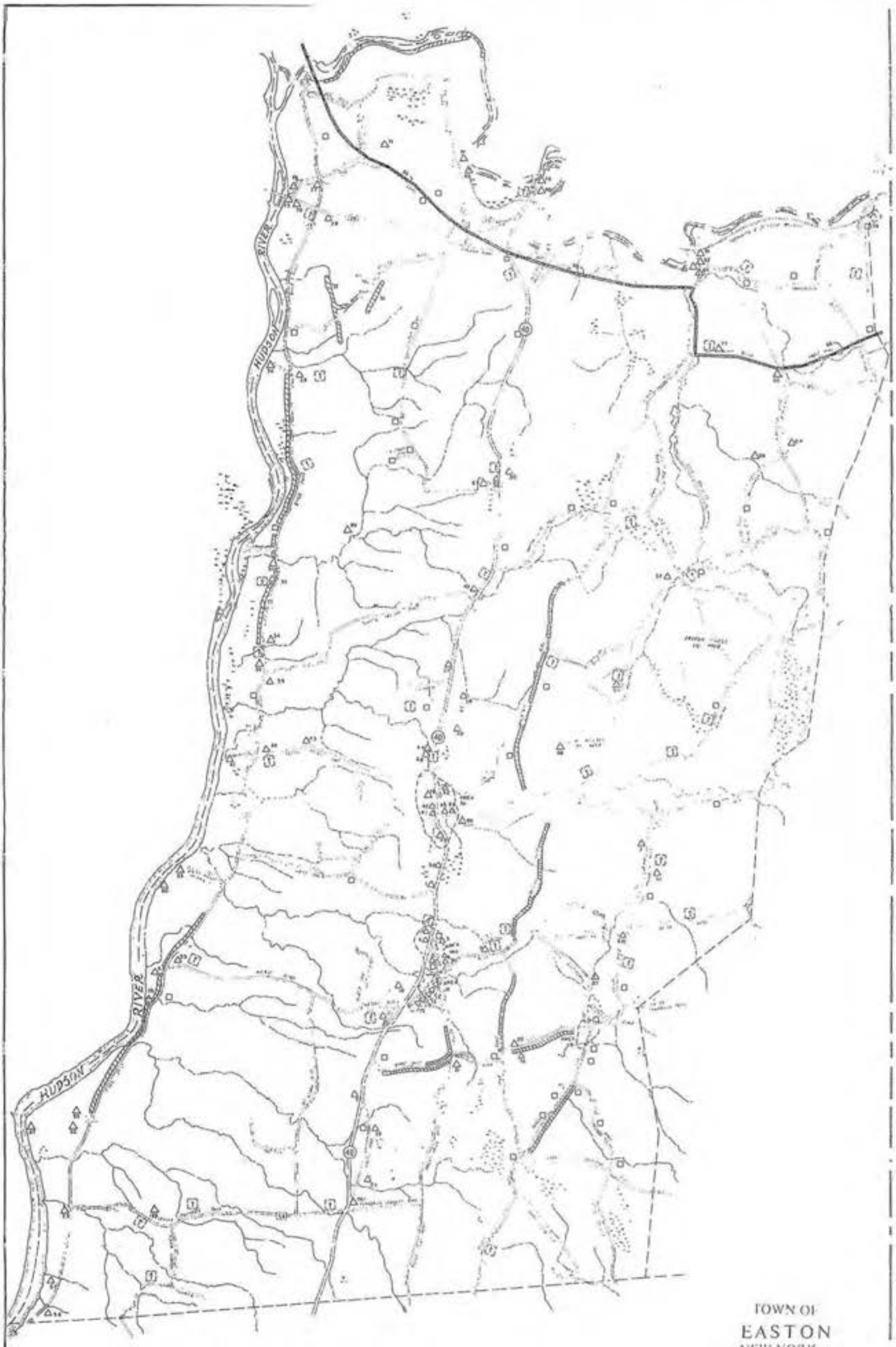
History of Washington County, New York, Everts & Ensign, 1878, J. B. Lippincott & Company, Philadelphia, Pa.

The History of Washington County, New York, "Some Chapters on the History of the Town of Easton, New York", 1959, Washington County Historical Society.

Welling, Jane B., They Were Here Too, Volume I and Volume II, 1964 & 1965, Washington County Historical Society.

The Hudson River Valley Commission. Unpublished notes on historic structures in Easton, New York, and maps.

Earline M. Houser, Town Historian, Easton, New York.
Notes, references, and source materials.



HISTORIC SITES, STRUCTURES, AND AREAS

L E G E N D

△ 1-93 RECORDED IN HISTORIC SITES REPORT (NUMBERS CORRESPOND)

□ RECORDED DURING DOOR TO-DOOR SURVEY AS CONSTRUCTED BEFORE 1850

[†] CHURCH CEMETERIES AND MANY EARLY FARM GRAVEYARDS

SCENIC VIEWS

HESSIAN ROUTE

TOWN OF

EASTON

NEW YORK

EASTON PLANNING BOARD

1968

SCALE:

HANS KLUNDER ASSOCIATES, INC.
PLANNING CONSULTANTS

N

LEGEND

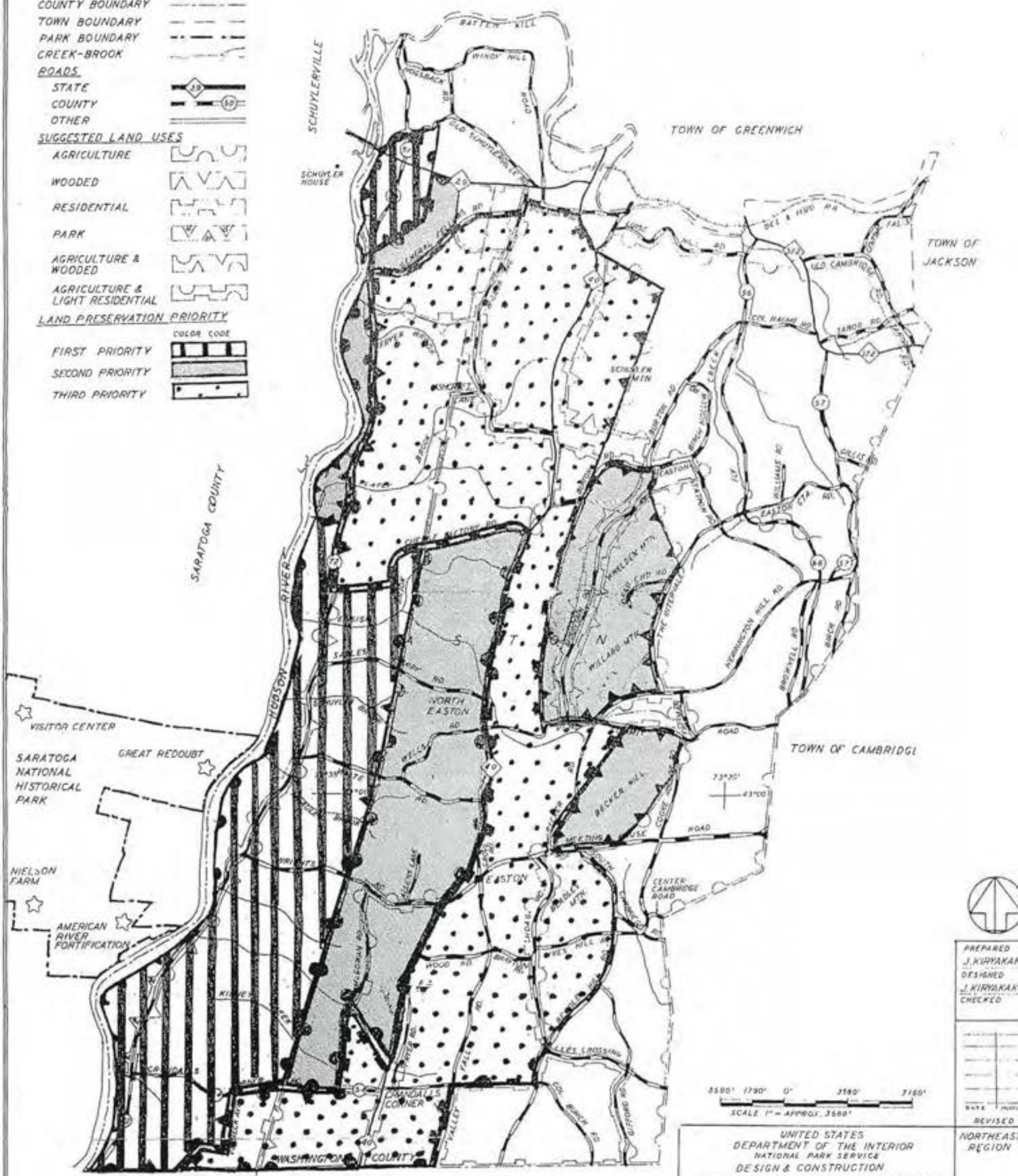
HIGH TRANSMITTION LINE — P —
COUNTY BOUNDARY
TOWN BOUNDARY
PARK BOUNDARY
CREEK-BROOK

ROADS
- STATE (29)
- COUNTY (50)
- OTHER

SUGGESTED LAND USES
- AGRICULTURE
- WOODED
- RESIDENTIAL
- PARK
- AGRICULTURE & WOODED
- AGRICULTURE & LIGHT RESIDENTIAL

LAND PRESERVATION PRIORITY

COLOR CODE
- FIRST PRIORITY
- SECOND PRIORITY
- THIRD PRIORITY



PREPARED J. KIRYAKAKIS
DESIGNED J. KIRYAKAKIS
CHECKED

3590' 1790' 0' 3580' 7160'
SCALE 1" = APPROX. 3580'

DATE INITIALS
REVISED

UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
DESIGN & CONSTRUCTION
PHILADELPHIA PLANNING & SERVICE CENTER

NORTHEAST REGION

SUGGESTED LAND USE-TOWN OF EASTON
WASHINGTON COUNTY
SARATOGA NATIONAL HISTORICAL PARK NY

DRAWING NO. 374 41,000
SHEET NO. A/28/67

SECTION II

LAND USE

EXISTING LAND USE

The study of existing land use is a basic factor in the formulation of a comprehensive plan. Closely related to the existing land use is the study of soils and subsoil conditions, topographic features, existing building conditions and environmental conditions (neighborhood analysis) and historic areas. These elements, plus studies of economic base and population, community facilities, and transportation, must all be analyzed and related to one another prior to formulating plans for future development. The study of existing land use patterns, however, is basic because what is present today will have a large influence on what the future development will be.

The existing land use pattern of Easton has its roots in the history of the early days of Easton. As a broad generalization, the present land use pattern in Easton is not too different from what it was one hundred years ago. Unlike some communities in upper New York State and most communities in New England, agriculture continues to be the most important land use. In New England many smaller communities are over 80 percent woodland, whereas in Easton only 42 percent is forest and almost 70 percent is in open fields for farmland. This is a significant testimonial to the value of agricultural land in Easton and to the skill of the farmers. By any reasonable criteria Easton is the most important agricultural town in Washington County. In many areas it outperforms agricultural towns located in northwest New York State which are often considered to be the large agricultural producers.

In 1860 there were approximately twice the number of people that there are today. Easton was then a prosperous agricultural town but many more people were needed to produce a unit of output. At that time the average farm size for Washington County was 116 acres or less than half what it is in Easton today. In support of the agricultural economy a number of small centers developed which are still in evidence today. These centers contained general stores,blacksmith shops, post offices and schools. Some of the names are familiar, others are not: Crandalls Corners, Barker's Grove, Bang All, Starbuck's Corners, Beadle Hill, South Easton, and Archdale. Houses remain in these centers but the post offices and blacksmith shops, stores and schools are either gone, vacant or converted to other uses. The automobile eliminates the need for small isolated town centers and a modern technology cannot be supplied in or supported by these centers. More details on the town history may be found in the section on historic sites, structures and areas.

Common to Easton in the past and today is the visual impression a visitor gets when seeing Easton for the first time. The feeling is one of beauty and contrasts, with its rolling hills, a core of steeper hills running north and south, the many tributaries of the Hudson flowing west, the well kept fields and the wooded low and high lands. In the prime agricultural areas which encompass a high percentage of the town, the feeling is one of vitality. To a visitor from New England today the contrast is startling between the rich farm land of Easton and the dying or dead agricultural lands of much of New England. Even 100 years ago the difference must have been observable.

Easton is not without signs of agricultural decline, but they are limited and a minor part of the agricultural picture. Compared to the visual signs of agricultural decline in many sections of Washington County, Easton is indeed fortunate.

Description of Existing Land Use Pattern

Agriculture

The basic elements of the existing land use pattern may be readily noted by examining the existing land use map or aerial photographs of the town. The major feature is the predominance of open land used for agriculture. Sixty-nine and four tenths percent of the town is in farm land.

To better understand the importance of agriculture in Easton today and its potential tomorrow, it would be well to examine a statewide study prepared under the direction of H. E. Conklin and J. V. B. Rice of the New York State College of Agriculture. As a result of the study, a statewide map was prepared which was published by the Commission on Preservation of Agricultural Land in New York State. This map was an economic rating of farms by general areas. The Washington County Extension Service, Agricultural Division, in Hudson Falls published a similar map entitled Agricultural Land Use Map of Washington County, New York. The New York State Office of Planning Coordination has more recently published a statewide map similar to the above which was financed partially by a grant from U.S. H.U.D. The following is an interpretation of the map taken from the work of Messrs. Conklin and Rice.

The study divided areas into four classifications. Easton has three of the four classifications. The purpose of classifications was to rate areas as to how farms have responded to the new technology and how they expect to respond in the future. The classifications are necessarily general and it is possible to find exceptions within each designated area, though each farm was rated individually. It is important to emphasize that the study is not a substitute for individual farm appraisals but that areas were drawn as near as possible to include farms of comparable response qualities. In the process of the study each farm was actually rated but to be comprehensible the results necessarily had to be summarized. A key to understanding the map in the words of the authors is that "... the percentage of farms that will respond enough to new farming methods to provide farmers an opportunity to make a satisfactory living, pay indebtedness and save for retirement increases from the red, to yellow, to the green areas".

The basic unit measured is the farm so that woodland, swamp and other isolated uses are included within these classifications. The map follows the estimated approximate location of farm boundaries as construed from aerial photographs. In cases of non-continuous farms, the farm headquarters were put into the class judged most applicable to the unit as a whole.

The first area, in white, indicates lands which are not currently in farming, have never been in farming or which are obsolete for farming and from which most farming has disappeared. About 15 percent of the town's area falls in this classification. The major areas include the prime farm land bought by Niagara Mohawk, Willard Mountain and the area to the immediate north, and the area just south of the Batten Kill.

The prime area (green) occupies almost 60 percent of the Town of Easton. Although the map is generalized and covers flood lands and forests, as well as other types of uses, it is safe to say that a large percentage of the green area is devoted to actual agricultural production. This means that a sizeable percentage (41.3 percent) of the whole town is prime agricultural land which is, and will continue to be, devoted to agricultural production. The prime land extends in a wide strip running north and south from just north of Old Schuylerville Road to the southern town line and in the northeastern section of the town. In these areas are farms which are well adapted to technological innovations and as a result the opportunities for making satisfactory farm income are excellent, and are expected to further increase. Generally, the larger farms are located in this area (large farm size is or has become a prerequisite for economical operation). For the most part the soils respond well to modern methods of farming. The fields are such that the use of large machinery is feasible and the growing season is sufficiently long to mature corn for silage nine out of ten years. Most dairy farms have substantial herds, and barns which have been rebuilt within the last ten or fifteen years. In these areas continued investment can expect to be profitable well into the future.

The next classification down from the prime areas is shown in yellow. These areas occupy about one-quarter of the town. These areas are in commercial agriculture, but are being used less intensively than the prime land. These areas are likely to respond to the new technology in a manner providing the farmer with option of continuing, but such an option is less attractive when compared to non-farm employment. Generally, capital improvements are being made but at a slower rate than in the prime lands. The majority of units in this classification will be out of commercial agriculture after the present generation retires.

In the statewide and county studies, a classification (red) was shown which is lower than the prime (green) and secondary (yellow) classifications, but is not applicable in Easton. These areas consist of farms which are obsolete for farming under modern conditions, and which are expected to become clearly obsolete within the next decade or two. Some stagnant units are already out of agriculture and farmers are generally finding it difficult to compete. Sixteen and a half percent of Washington County is in this classification.

The above information from the Cornell study provides valuable insights into the significance of agricultural land use within Easton. Almost 70 percent of the land is now under cultivation, but the potential exists for approximately 55 percent to economically remain so twenty years from now. This means that it is realistic to conclude that agriculture is not only the most significant element in the existing land use pattern, but that it could be planned as a major element for the future, given proper implementation devices. In other words, although it will not be an easy job to preserve agriculture, it is not economically infeasible or unrealistic to do so if this is the desire of the majority of the town residents.

Forest Lands

Forest lands are scattered throughout the town and occupy 22.4 percent of the town's area. The largest concentration of forest land is just east of Route 40 in the northern part of town. This is in the vicinity of Schuyler Mountain. This pattern of forest land starts with some interruption on the lower lands south to Whelden Mountain and then to Willard Mountain.

Generally, the areas of steep topography are covered with woodland. Areas of the lowlands likewise are covered with woodland. The woodlands generally follow and spread out from the stream beds. In both cases (the highlands and lowlands) the woodlands are a leftover use from agriculture. The woodlands are those areas which are generally not suited for intensive farming. Now that the 1968 aerial photographs have become available, it is possible to examine the changes that have occurred since 1960.

Residential Use

Most of the residential uses not directly related to farming are found in the old town centers established about one hundred years ago; notably, Crandalls Corners, Easton and North Easton. The most heavily built up area within the town is of only indirect concern in the planning program, inasmuch as it is located in the Village of Greenwich. Recent subdivision activity has occurred off Route 29. One of these was built several years ago and a second is now under construction. Scattered around the town are isolated cases of new construction. Other than the concentration off Route 29, major subdivisions have fortunately not yet occurred. It is fortunate that the town board has approved subdivision regulations before more growth appears. Scattered single family houses and subdivisions currently do not intrude significantly on to the prime agricultural land, but as their numbers increase they will begin to interfere with agricultural operations. Currently residences occupy 0.5 percent of the land area. Mobilehomes are not extensive in Easton and are scattered. With the passage of the local law regulating mobilehomes, new mobilehomes will be limited to mobilehome parks. Trailers are of mostly a seasonal nature and are located along the Hudson.

Commercial Uses

Commercial uses are scattered rather than centrally located. Most, however, are located along Route 29 or Route 40. The pattern of commercial uses is considerably different from that of one hundred years ago when there were several small town centers with commercial, educational and public facilities. Two businesses of seasonal significance to the town are located at Willard Mountain. These are the Willard Mountain ski area and the Easton Valley ski area. Including the ski areas, over one-quarter of the businesses are directly related to recreation activities. About one-quarter of the commercial uses are directly related to agriculture, while a larger number are indirectly related.

Public Uses

Several of the public buildings are located in North Easton or the immediate vicinity: Burton Hall, and just to the north, the public works garage. The library is also located in North Easton but is considered semi-public. The town's gravel pit and sanitary landfill are located in the northwestern section of town. One fire station is located in Easton Center, while the other is located just outside the Village of Greenwich off Route 372. One public use is located within the limits of the Village of Greenwich. This is used for voting purposes.

Semi-Public

Semi-public uses are limited to the Easton Library, the Quaker Church built in 1787, the North Friends Meeting House built in 1838, the Methodist Church, the Easton Rural Cemetery, the Battenkill Country Club, the Washington County Fair Grounds, and the Stillwater Rod and Gun Club. Both the newer Meeting House and library are located on Route 40, with the library located in North Easton. The Easton Rural Cemetery is located on Meeting House Road adjacent to the First Friends Meeting House. The fairgrounds, located off Route 29, are a major recreation oriented enterprise in Easton. The Rod and Gun Club grounds, located on the Hudson off Route 113 near Waite Road, is frequently used for public gatherings.

The industrial firms are New York Materials, Batten Kill Stone, The Fort Miller Co., Greenwich and Johnsonville Railroad, Greenwich Machine Tool, Carlson Optics, Niagara Mohawk, and Hollingsworth and Vose, Inc. Hollingsworth and Vose have their offices located in Greenwich while the plant is located in Easton. The Niagara Mohawk site accounts for most of the industrial land area. The site at one time consisted of prime agricultural land. It is critically located on the Hudson River and is the main view visitors get of Easton from the Saratoga National Park. The work has now been halted and former prime agricultural land is now dormant. It is still speculation at this moment as to what will happen at this site.

Recreation

The two major recreational facilities are Willard Mountain ski area and Easton Valley ski area. Willard Mountain is a family type ski area and appears to be doing a large business. It has made Easton an attractive place for the winter sports enthusiasts. Future plans call for doubling the size of the facility, adding a restaurant and subdivision activities. Easton Valley ski area consisting of restaurant, bar, motel, and ski facility is now closed and in bankruptcy. While in operation, however, it appeared to be less a family type area and attracted young people interested in nightclub entertainment and socializing. The town should take the initiative in an effort to reopen the area so that the use of a valuable facility will not be lost and to ensure that the enterprise will be a desirable one for Easton. The town has a major recreation asset in the Hudson River, the Battenkill and the natural beauty of the rolling hills and open fields. These make Easton a desirable place for agriculture, recreational second home dwellings and year around homes.

Presently, along the banks of the Hudson River, there are a number of seasonal homes. Many of these are either shacks, travel trailers or school buses or other undesirable living arrangements. For the most part they are clustered in the area between Sarles Ferry Road and Waite Road and between Wright Road and the southern town line. It is anticipated that many of the trailers will disappear within one year with the passing of the local law regulating mobilehomes. The shacks could be eliminated through other regulations which will be suggested through the planning program. Presently these seasonal dwellings are not an asset to the town. As the Hudson River becomes cleaned up, the shores of the Hudson will become more and more in demand for housing and appropriate areas must be set aside and development must be appropriately planned and controlled.

Effect of Public Utility Easements on The Land Use Pattern

purchased corridor

Presently Easton has one major north-south high voltage line. The present ~~easement~~ goes through prime agricultural land, disrupting farming operations throughout the length of the town. Since Easton is presently a predominantly agricultural community, the negative effect of power corridors and easements has been both an aesthetic one and a hindrance to farming operations not yet significantly affecting land development patterns. Should the power station be developed, a number of additional easements can be expected. Power plants of similar generating capacities are likely to have five or six easements spreading out from the plant. Easements could easily use up several hundred acres of prime farm land and disrupt thousands of other acres; property values could be depressed over a wide area. Plans for easements are presently unknown with the abandonment of the power project.

If agricultural land in Easton is to be preserved and if Easton is to be saved from the visual pollution that has occurred elsewhere in New York State, the following points should be considered by every interested citizen and official:

1. The damages sustained when easements traverse prime agricultural land must be studied so that farmers are adequately compensated for the disruptive effects of utility easements.

2. Power companies must be more sensitive to aesthetics and agriculture when locating new rights-of-way for power lines.

3. All utilities, governments, and regulatory agencies must develop a more receptive attitude toward the placement of all utilities, including high voltage lines underground. There needs to be reconsideration of the economics of overhead vs. underground lines. Not only must the cost in expense of dollars and cents be weighed, but the social cost of continuing to place lines overhead must be weighed. These will include not only visual considerations adjacent to property owners but also the effect that overhead lines would have on, for example, the tourist and recreation industry. The cost of visual pollution must be quantified and considered just as much as other costs. A government subsidized project of undergrounding should be undertaken to accurately determine both the initial and maintenance cost of underground lines. Maryland has recently required all utilities to be underground within a given time period except in rugged terrain.

4. Basic research and experimentation needs to be done to find other means of bringing down the cost of underground high voltage transmission.

5. Large-scale use of direct current high voltage transmission, made possible with the development in Sweden of a new type of mercury arc valve, should be initiated which would allow two to ten times as much power to be transmitted long distances underground as is possible using A. C. with the same size cable, since no "charging" current is produced. Large blocks of power may be economically transmitted underground using this method.

6. New multi-purpose transportation systems must be developed to cut down the amount of land used by roads and utilities.

TABLE I

AGRICULTURAL CLASSIFICATION

OF WASHINGTON COUNTY AND EASTON, NEW YORK

Classification	% of Total Washington County	% of Total Easton
Non-Agricultural (white)	27.9	14.6
Prime Agricultural (green)	25.6	59.6
Second Category (yellow)	30.0	25.8
Lowest Category (red)	16.5	-

Source: Agricultural Land Use Map of Washington County prepared by Washington County Extension Service, Agricultural Division.

TABLE II

ACREAGES - EXISTING LAND USE

TOWN OF EASTON, NEW YORK

Use		No.	Acres	Percent
Residences	@ 1/2 A.	426	213	.5
Trailers	@ 1/4 A.	16	4	-**
Seasonal Residences	@ 1/4 A.	46	12	-
Commercial and Industry		18	950*	2.4
Commercial Accommodations		2	10	-
Public and Semi-Public		13	31	-
Swamp			578	1.4
Lakes, Ponds, Rivers			896	2.2
Farm Land			27,612	68.9
Woodland			8,866	22.2
Power Lines (100' R/O/W) -	12.4 miles		151	.4
Roads (40' R/O/W) -	163.4 miles		795	2.0
Total			40,122	100.0

* Includes abandoned Atomic Power Plant site
** A dash (-) indicates less than .1 percent

Source: Hans Klunder Associates, Inc. 1967 Door-to-Door Survey.

PHYSIOGRAPHIC AND GEOLOGIC STUDY

The materials at or near the earth's surface, along with certain geographical, cultural, and economic considerations, determine the uses for which an area is best suited. For these reasons, a knowledge of the surficial materials, their properties and distribution, is essential as a basis for a rational town plan. This report describes the surficial materials in Easton, emphasizing those properties which are most critical in land use planning. The distribution of these materials and the slope classification are shown on the accompanying maps.

While reading this report and studying the maps, it must be kept in mind that the information presented here is generalized. The surficial materials fall naturally into several groups, but it is important to remember that wide variations in composition and properties can exist within a given map unit. The map is accurate in its general aspects, but because of the small mapping scale and because of natural variations within geologic units, field checks of properties may be required, and are recommended where detailed knowledge of particular properties is critical.

Topography and Boundaries

Easton is bound on the north by Greenwich, on the east by Cambridge, on the south by Schagticoke (Rensselaer County), and on the west by the Hudson River. The town is about eleven miles in north-south extent by six miles east to west. Its area is 62.7 square miles. Elevations range from about 90 feet above sea level where the Hudson River leaves the town to 1415 feet on Willard Mountain. Topographically, Easton can be divided readily into three areas: 1.) a highly dissected plain covering most of the area from the Hudson River east to Route 40, which drains westward to the Hudson by myriad small streams; 2.) an undissected plain in the north between Middle Falls and the Hudson; and 3.) an area of relatively rugged hills and low mountains covering roughly the eastern half of town, and draining by small streams directly to the Hudson and to Fly Creek and Wampecack Creek.

For slope classification purposes the town is divided into three classes: 1.) areas with slopes less than 3 percent (on which special measures may be called for to assure adequate drainage); 2.) areas with slopes between 3 percent and 15 percent; and 3.) areas with slopes greater than 15 percent (on which conventional construction is usually not attempted). Table III gives the areal breakdown for the various slope classes:

TABLE III

Slopes	Area (sq. mi.)	Percent of Total Area
Less than 3%	9.0	14.4
3% to 15%	40.2	64.1
Over 15%	13.5	21.5

Climate

Easton lies in a region with a humid continental climate, with a wide temperature range, heavy winter snowfall, and a moderately heavy total annual precipitation. Mean annual precipitation in the town is about 38 inches; about 16 inches of this runs off, and the remaining 22 inches is returned to the atmosphere by evaporation and plant use. The average annual evaporation of lakes and ponds in the area is about 24 inches. Precipitation is fairly evenly distributed through the year, but is usually heaviest in late spring and winter. Snowfall averages about 68 inches per year.

Mean annual temperature is about 46° F; average monthly temperatures range from 19° F. in January to 68° F. in August. The growing season averages 150 days, with an average date of last killing frost of May 7th and that of earliest killing frost of October 5th.

Bedrock Geology

The bedrock of Easton consists of many different kinds of sedimentary rocks, deposited during what geologists call early Paleozoic times (450 to 600 million years ago). Due to extensive crustal movements and faulting since their deposition in ancient seas, the structural relationships among these rocks are somewhat complicated.

Starting at the Hudson River on the west, black shales of the Snake Hill formation are present at depth in a two-mile wide band extending from the southern to the northern boundary of the town. The easternmost edge of these rocks lies just west of Route 40. A tongue of limestones is adjacent to the shales in the north, extending about three and one half miles southward from Middle Falls on both sides of Route 40; this tongue is about one half mile wide. The remainder of the town is underlain by heterogeneous series of slightly metamorphosed sedimentary rocks, including shales, limestones, sandstones, and slates, and known as the Normanskill formation and Taconic sequence.

The surface of the bedrock in Easton is irregular, its present configuration being largely due to the varying resistances of the different rock types to erosion by great continental glaciers, which last receded from the region some 10,000 years ago. The relatively weak Snake Hill shales underlie the lowlands on the west, while the Taconic and Normanskill rocks are found beneath the hilly areas. The bedrock surface is at or close to the surface in the central and eastern parts of town, but is reported as deep as 185 feet in a well near Schuyler Brook, about one mile east of the Hudson River. The average depth to bedrock in 25 wells drilled in Easton is 50 feet.

Surficial Deposits and Soils

The physical properties of soils and geologic materials found in Easton serve as the basis for differentiating the map units shown on the accompanying land capability map. Soils form from underlying materials, which in the present area can be divided into bedrock, tills, outwash, lake clays, and alluvium.

Tills were deposited directly by glaciers which covered the area up until about 10,000 years ago. These deposits, not subjected to the action of flowing water, consist of mixtures of materials ranging in size from clay to boulders. Tills cover most of the hilly eastern half of the town. The thickness of this material ranges from a few inches to a few tens of feet.

Outwash is also formed from glacial action; however, unlike till, it has been retransported by glacial meltwater, which has sorted and stratified the materials to varying degrees. These deposits consist largely of sand and gravel. In Easton, outwash is found in scattered patches along the west edge of the till-covered areas, along lower Fly Creek and its tributary valleys where glacial streams formerly flowed, and in a large deposit between Middle Falls and the Hudson. This latter deposit was the delta of Battenkill when it emptied into glacial Lake Albany, which occupied a portion of the present Hudson Valley toward the end of glacial times. The outwash is in general younger than the till, and overlies it in many places. Outwash thickness is from a few tens of feet to perhaps as much as 150 feet. The delta deposit west of Middle Falls is reported to be about 100 feet thick.

Thick sequences of clays and silts were deposited in Lake Albany, and are now exposed along the western margin of the town. The 300-foot contour is approximately the eastern boundary of these materials, and their average thickness is between 150 and 175 feet. In some places the clays are overlain by one to four feet of sand.

Alluvial materials are the deposits of present-day streams, and make up their flood plains. They are generally silts and fine sands, but coarse sands and gravels occur in places. Along the Hudson River, these deposits are probably several tens of feet thick.

Marsh, muck, and peat deposits are saturated organic-rich materials formed in depressions. They occur in small patches in the hilly areas and more extensive deposits in the eastern (Fly Swamp) and northern sections of town.

For land-use planning, the various types of surficial deposits are further classified according to drainage characteristics, depth to seasonal high water table, and depth to bedrock. In addition, lake clays overlain by sand are differentiated from those without a sand layer. This classification determines the map units used as legend of the Subsoil Condition map included in this report. The important characteristic of each unit for general non-agricultural usage are summarized in Table IV, following:

TABLE IV

SUBSOIL CHARACTERISTICS

Deposit Type	Depth to Bedrock	Depth to Seasonal High Water Table	Permeability	Surface Drainage	Suitability for Septic Tanks	Sand & Gravel	Remarks
Alluvium I	5+	0	High	Good	Unsatisfactory	Fair Gravel	Problems from seasonal flooding but good surface drainage
Alluvium II	5+	0	High	Poor - Moderate	Unsatisfactory	Fair. Sand and gravel	Problems from seasonal flooding
Outwash I	5+	5+	High (Droughty)	Good	Satisfactory Increased problems with increase in slope	Good Gravel & Sand	Some areas very erosive Irrigation usually required
Outwash II	5+	4	High	Poor	Moderately Satisfactory	Good to fair Gravel and sand	SHWT - May erect. Problems for septic systems. Dug ponds are feasible in some units
Till I	5+	5+	Low	Good	Moderately Satisfactory to unsat. on slopes	-	Low permeability limits Effectiveness of septic systems
Till II	0 - 2	0 - 2	Low	Good	Unsat. (bedrock near surface)	-	Bedrock near surface limits use
Till III	5+	4	Low	Moderate	Unsat. SHWT & low permeability	-	
Clay	5+	4	Low	Moderate	Unsatisfactory	-	Low permeability limits septic system use - poor general construction sites
Sand/ Clay	5+	4	Low With Depth	Moderate	Unsatisfactory	-	Low permeability limits septic system use - poor general construction sites
Muck & Peat	Variable Unit Not Generally Suited For Most Uses, Except For Wild Life Areas, etc.						

Groundwater

Virtually all the bedrock formations of Easton will yield at least small amounts of water to wells. In Washington County, yields from wells in the Snake Hill shales range from one to 70 gallons per minute (gpm), and average about 8 gpm. However, in Easton, yields are only 2 to 6 gpm from these rocks; these low yields are probably due to the fact that the Snake Hill formation here is overlain predominantly by very slowly permeable lake clays, which allow little water to percolate to the underlying rocks. In these shales, water is held in and moves through narrow, roughly planar joints or cleavage planes. These openings tend to close at depth due to overburden pressure, and records show a trend of increasing yields with depth down to about 300 feet, but no increase beyond that. In the county, 95 percent of the wells with yields of 10 gpm or more are less than 160 feet deep. These facts indicate that if a particular well does not encounter a suitable supply within 300 feet of the surface, the chances of striking one at greater depth is poor. The total range of well depths in these rocks in Washington County is from 40 to 400 feet, with an average of 125 feet. About 16 percent of the reported wells in Snake Hill shale (none of them in Easton) yield water which is highly mineralized (more than 500 parts per million dissolved solids) or has a high content of hydrogen sulfide. Residents report that many Easton wells yield water containing a considerable amount of hydrogen sulfide; though unpalatable, most are used for drinking purposes, however.

Limestone bedrock is present beneath only a small part of Easton, but records for Washington County as a whole suggest that it has the highest average yield of all the bedrock types and is second only to unconsolidated sand and gravel (outwash) in this respect. The average yield of reported wells in these rocks is about 13 gpm; about 50 percent of the wells yield less than 10 gpm, and one well reported 2000 gpm. (This value is not included in the average.) Water in these limestones occurs in rather widely spaced planar joints, and wells with the highest yields intersect several of these planes. Unfortunately, the distribution of these joints is irregular and difficult to predict, as is the yield from a given well. The average depth of wells in limestones in the county is 186 feet, and the range is from 42 to 990 feet. The latter well and another at 860 feet both yielded 2 gpm or less. Water from these rocks is generally of acceptable quality for drinking, but is quite hard and is high in dissolved solids.

The Taconic and Normanskill rocks, which underlie the eastern two-thirds of the town, are reliable sources of small amounts of groundwater. Average yield in Washington County is 9 gpm, and the reported range is 0 to 40 gpm. Only one of the 145 reporting wells was indicated as dry. Wells in these rocks average about 140 feet deep and range from 40 to 590 feet. Water from these formations tends to be somewhat hard and high in dissolved solids; a few percent of the reporting wells indicated mineral or hydrogen sulfide concentrations greater than those acceptable for drinking water.

Outwash deposits are potentially the most productive aquifers in Easton. The isolated deposits among the clays in the southern part of town and along the margin between the clay and till areas will generally yield ample supplies for domestic and farm use (up to 10 gpm). Higher yields may be obtainable from the more extensive outwash deposits in the valleys in the northeastern part of town, but no well records are available from this area. The delta

deposits are thought to be the best source of groundwater in the town. These deposits are about 100 feet thick, most of which is apparently saturated, and the materials have a high permeability. At least one well in this deposit was reported to be artesian. The highest reported yield was 30 gpm, but higher yields are undoubtedly obtainable with proper well construction and screening. The present water supply for the Village of Schuylerville is a spring located at the base of the large outwash deposit east of Route 113 near the junction of Routes 29 and 113.

The tills in Easton, where of sufficient thickness (at least 10 feet), are widely used as sources of groundwater for domestic and stock use. An average yield of 1 to 2 gpm can be expected from these materials. Large-diameter dug wells are best for extracting water from the tills.

Lake clays cannot be relied on for groundwater supplies, due to their low permeabilities. However, the presence of relatively impermeable clays beneath more permeable material, such as at the base of the delta deposit near the Hudson River, has led to the formation of springs at the contact between the two types of materials. A yield of greater than 150 gpm is reported from one spring of this type.

Alluvial materials in Easton are generally fine-grained, and hence have rather low permeabilities. Thus they are of limited use for groundwater supplies. However, if significant deposits of coarse materials are located along the Hudson, very large yields of groundwater could doubtless be obtained therefrom. Protection from surface-water contamination is needed for wells developed in alluvium. It should be noted also that the present water supply for the Village of Greenwich is obtained from wells driven in alluvial material located within the Town of Easton and within the Greenwich Village limits just off Railroad Road. Water quality from surficial deposits in Easton is generally satisfactory.

Agricultural Considerations

Soils

The criteria selected for developing the Subsoil Condition map included in this report were not based on an agricultural classification of soils, although there is some overlap. It does provide the planner with the necessary information for selecting areas for non-agricultural land development, an important factor in agricultural areas, since it prevents the undisciplined growth of urban areas into the prime farming regions.

Table V is provided to show the agricultural capability of the more geologically classified units. The specific soil classes referred to in Table V are further explained later.

TABLE V

AGRICULTURAL CAPABILITY OF GEOLOGICAL MATERIAL TYPES

Alluvium #1	Includes soils with some limitations that reduce the choice of plants or require moderate conservation practices (Class II soils).
Alluvium #2	Some same as #1 and others that require additional conservation practice - along smaller streams several areas with extreme limitations (usually restricted to woodland or specially managed pasture). (Class II, III & VII.)
Outwash #1	Consists of soils with severe limitations that reduce the choice of plants and/or require special conservation practice. (Class III, IV & VII.)
Outwash #2	Includes soils with limited to severe limitations on choice of plants, moderate to special conservation practices are required. (Class II & III.)
Till #1	Includes soils with some limitations to soils with extreme limitations that are generally suited to woodland and wildlife, or specially managed pasture. (Class II & VI.)
Till #2	Similar to Till I. (Class II & VII.)
Till #3	Soils with severe to very severe limitations that may require special conservation practices with careful management. (Class III & IV.)
Clay	Consists of the better soil classes similar to sand over clay areas. (Class I, III & IV in steep areas.)
Sand Over Clay	Includes soils with similar capability to Outwash #2. (Class I, II & III.)

The soil classes referred to in Table V are the standard classes used in the U. S. Department of Agriculture Classification of soils which show in a general way how suitable the soils are for most kinds of farming based on: (1.) limitations of the soil, (2.) the risk of damage when they are used, and (3.) the way they respond to treatment. A detailed explanation of the agricultural capability of each of the eight soil classes will be found in Table VI. It should be noted that Class I through Class IV soils are generally acceptable for cultivation using the standard management and conservation practices used by farmers at present; these classes are in such use generally in the U. S. at this time. Class I soil is found very infrequently in agricultural use today in the East since this is alluvial deposit found at stream edges much of which has been diverted to non-agricultural use (the need for general agricultural land use controls is shown by this past history of the passage of the very best agricultural land to non-agricultural use in the absence of controls); the scarcity of Class I soil in Easton should not be regarded as a lack of agricultural capability, therefore. Soils classed V through VII

are in agricultural use for pasture or woodland. While some pasture land and woodland are needed by farmers in conjunction with the tillable land, a farm with too great a percentage of soils classed V through VII will probably cease to be economic yet planners must not, therefore, divert all such land from agricultural use; a grouping of agricultural land into large blocks containing a greater proportion of land classed I through IV would be advisable, yet economic and other factors must also be taken into account.

A cross-reference table showing the actual soil series which are included in each map unit of the Subsoil Condition map and which are described in Table IV, appears below:

The U. S. Department of Agriculture soil series included in each Subsoil Condition map unit are listed below:

Alluvium 1: Hadley

Alluvium 2: Alluvial land, Limerick, Podunk, Saco, Winooski

Outwash 1: Burdick, Colonie, Copake, Otisville, Windsor

Outwash 2: Atherton, Braceville, Fredon, Halsey, Hero, Red Hook, Sudbury, Walpole

Till 1: Cossayuna, Dutchess

Till 2: Benson, Cossayuna (steep), Nassau

Till 3: Albia, Brayton, Burnham, Sun, Troy

Clay: Covington, Hartland, Hudson, Livingston, Madalin, Rhineback, Wallington, Williamson

Sand Over Clay: Elmwood, Melrose, Swanton

TABLE VI

AGRICULTURAL CAPABILITY OF SOILS

SOILS CLASSIFICATION *

Class 1	Soils with few limitations that restrict their use.
Class 2	Soils with some limitations that reduce the choice of plants or require moderate conservation practices.
Class 3	Soils with severe limitations that reduce the choice of plants, or require special conservation practices, or both.
Class 4	Soils with very severe limitations that restrict the choice of plants, require special conservation practices with careful management, or both.
Class 5	Soils with limitations impractical to remove without major reclamation. Use limited largely to pasture, woodland, or wildlife.
Class 6	Soils with very severe limitations that make them generally unsuited for cultivation. Generally suited to pasture, woodland, or wildlife.
Class 7	Soils with extreme limitations. Restricted to woodland, wildlife, or specially managed pasture.
Class 8	Soils and land forms that are suited only for wildlife, recreation, water supply, or aesthetic purposes.

* Source: U.S.D.A. Soil Conservation Service

Soils mapping of the entire Town of Easton was recently completed by the U.S.D.A. Soil Conservation Service and the map is now available, though as yet unpublished. This is more detailed than those published in this report, and reference to this map would be useful should identification of actual soils at a given site become necessary. Keys giving both agricultural and non-agricultural interpretations of the map are also available.

From the number of studies already completed for Easton it is apparent that actual characteristics of the soils only play a secondary role in determining ultimate land usage. This is particularly apparent from the 1968 survey of Washington County Extension Service, Agriculture Division, in which areas mapped as prime agricultural land transect all of the soils found in Easton. These soils represent a wide range of potentials from marginal pasture land to the most productive farm land. This points out that there are several other less tangible factors that determine the agricultural potential such as:

(1) Past and future investment of capital available to be put into the land
(2) Tax structure
(3) Degree or quality of farm technology and management

Apparently the most important consideration is the development of an environment that encourages good farmers with good resources (technological and economic) to continue farming in Easton.

Water

One of the recent technological advances in agriculture is the development of relatively low cost portable high pressure irrigation equipment. The use of such equipment is increasing rapidly where an adequate supply of water is available; several systems were in use in Washington County in 1969, two of which were in Easton. While these were used principally for irrigating fruit and vegetable crops, new technology and urban pressures are forcing all farmers-including dairymen and general crop farmers - to use their land more intensively. Corn, hay, and pasture yields can be increased with irrigation in most areas of New York even in years of normal rainfall. It is predicted by Cornell that as crop production costs rise the use of irrigation by dairymen will become widespread.

The New York State Commission for the Preservation of Agricultural Land has taken this into account in its recommendations, and has classified the New York State Barge Canal System as a major irrigation water source. Since Easton is bordered by the Barge Canal (Hudson River) on its entire western edge and since the areas to remain in agriculture in Easton as recommended in this report are not far removed either in distance or in lift from the Hudson (or the Battenkill), the use of these waters for irrigation by farmers or groups of farmers (perhaps forming pumping cooperatives) may become economically feasible or perhaps even an economic necessity to Easton's agriculture of the future. The pollution control programs will increase irrigation use possibilities further. While a more detailed irrigation study is beyond the scope of this report, several recommendations are indicated particularly in view of the amount of viable prime agricultural land in the town and recommended in this report to remain in that use. Irrigation from individual farm ponds, which are easily built in some areas of the town, is possible but it is unlikely that they could be constructed with sufficient capacity to supply more than one farm. Therefore these recommendations are made with respect to the larger water sources in particular.

It is recommended that the New York State Water Resources Commission be advised of the possible future need of water for irrigation so that this may be taken into account in any future use allocations. A clarification of rights of farmers to withdraw water should also be made in cooperation with the Water Resources Commission, the New York State Agricultural Resources Commission, or other appropriate agencies. When farmers indicate interest, an economic feasibility study should be made to accurately determine costs and net returns of a specific irrigation project proposal; this might be financed by an F.H.A. or other agency loan. F.H.A. and other agencies have funds available for low interest loans for construction of such projects, should they be determined feasible by an economic feasibility study.

References

Cushman, R. V., The Groundwater Resources of Washington County, New York: New York State Water Power and Control Commission Bulletin GW-33 (1953)

Cushman, R. V., The Groundwater Resources of Rensselaer County, New York: New York State Water Power and Control Commission Bulletin GW-21 (1950)

Feuer, R. and G. A. Johnsgard, Washington County Soils, Soil Association Leaflet 6: New York State College of Agriculture at Cornell University (1956)"

Knox, C. E. and T. J. Nordenson, Average Annual Runoff and Precipitation in the New England - New York area: U. S. Geological Survey Hydrologic Investigations Atlas HA-7 (1955)

University of the State of New York, Geologic Map of New York: Map and Chart Series No. 5 (1961)

U. S. Soil Conservation Service, Preliminary Soils Data for Washington County, New York (1967)

Washington County Extension Service, Agricultural Division, Agricultural Land Use Map of Washington County, New York: Hudson Falls, New York (1968)

A Report to Gov. Nelson A. Rockefeller from the Commission on the Preservation of Agricultural Land, Preserving Agricultural Land in New York State (1968)

NEIGHBORHOOD ANALYSIS

The purpose of the neighborhood analysis is to study the nature, extent and causes of blight on a small-area basis so that steps can be undertaken to eliminate and prevent blight. The neighborhood analysis is one of the seven elements that make up the workable program for community improvement. A workable program for community improvement is a federal requirement for many programs of the Department of Housing and Urban Development. Some of these programs are:

Section $221D_3$ below market interest rate loans for rental projects to non-profit, limited dividend, or cooperative groups and to certain public bodies or agencies.

Loans to local housing authorities to help finance construction of public housing, and annual contributions to permit their operation.

Urban renewal programs.

General neighborhood renewal planning.

Community renewal planning and others.

Although many of the programs named here are urban oriented, the Department of Housing and Urban Development is likely to make the workable program a prerequisite for many new programs in the future. Therefore, to keep the doors open for future federal financing it is desirable to provide the community with a neighborhood analysis at the time of preparation of a comprehensive plan. (It should be noted that since this report was originally written a Workable Program requires a neighborhood analysis.)

People have many concepts of what constitutes a neighborhood. Some people even dispute the validity of the neighborhood concept. Clarence Perry was one of the original proponents of the neighborhood concept and believes that it contains six principles:

1. Major arterials and through traffic routes should not pass through a residential neighborhood, but instead should provide the boundaries of the neighborhood.

2. Interior street patterns should be designed and constructed so as to encourage a quiet, safe, low volume traffic movement in the neighborhood.

3. The population of the neighborhood should be that which is necessary to support its elementary school and the radius of the neighborhood should not exceed one-quarter mile.

4. The neighborhood focal point should be the elementary school, centrally located on a common, along with other institutions that have service areas coinciding with the neighborhood boundaries.

5. Parks and recreation space should be provided to meet the needs of the neighborhood.

6. Shopping areas should be sited preferably at major street intersections at the edge of the neighborhood.

More recently the American Public Health Association in "Planning the Neighborhood" states that a neighborhood is "the area within which residents may all share common services, social activities, and facilities required in the vicinity of the dwelling". The committee who wrote "Planning the Neighborhood" believes that a neighborhood is the area which embraces all the public facilities and conditions required by the average family for its comfort and proper development within the vicinity of the dwelling.

In Easton we see that none of these principles apply. In the technical sense, Easton does not have neighborhoods. For the purposes of this study six identifiable areas are outlined which the Planning Board considered to be "neighborhoods" or "areas". They obviously are not neighborhoods in the sense discussed above, but they are clusters of houses or other land uses which are more than just agriculture. Some of these areas are readily identifiable by Easton residents and have the long association of history with them. These are Crandalls Corners, Easton, and North Easton. Route 40/Route 29 and the northwest corner also reflect land use patterns that generally have been in existence for a long time, while the Beadle Hill/Ives Hill Road area reflects a more recent set of developments.

Like the workable program, the neighborhood analysis contains seven basic elements. For each neighborhood, each of the seven elements will be discussed where applicable. In many cases this will mean repetition. For the areas not covered by neighborhoods, i.e., the rest of the town, each applicable section will also be discussed. These sections are:

Delineation of Neighborhood
General Characteristics of Neighborhood
Location and Extent of Existing and Potential Blight
Characteristics of Families
Adequacy of Community Facilities and Services
Causes of Blight
Identification of the Steps Needed to Eliminate and Prevent Blight

The door-to-door survey forms the basis of the information used in the neighborhood analysis. The survey team rated each principal building and noted any environmental deficiencies. Principal buildings were rated on a scale of one to five. A rating of one was excellent; two, good; three, fair; four, deteriorating; and five, dilapidated. Ratings one through three are considered standard buildings. Only ratings of three, four, and five are shown on the neighborhood analysis map. These rated houses are indicated in order to show existing problem areas and possible problem areas.

Route 40/ Route 29, Neighborhood 1

Delineation of Neighborhood

The Route 40 and 29 neighborhood is the most extensive commercial and industrial area in Easton. It contains a variety of conflicting uses and contains some of Easton's most serious environmental problems. The area runs from the Greenwich town line south to the Real Western Store, the eastern boundary is partially formed by the Battenkill and the western boundary by the power lines.

General Characteristics of Neighborhood

In the door-to-door survey there were no primary buildings which were rated as sub-standard, either deteriorating or dilapidated. There are a number of conflicting uses which present anything but a pleasing entrance into Easton as one approaches from the north. When crossing over the Battenkill the entrance to the country club on the right is overshadowed by a transformer station owned by Niagara Mohawk. On the left is the New York Materials blacktop plant which contains open storage. Although the buildings and structures do not appear to be in poor condition, the general appearance is one of unsightliness. Further down the road on the left is Batten Kill Stone. On the other side of the street at the intersection of Route 29 there are several mobilehomes, the Corners Restaurant and Roe's Bowl. Across from Roe's Bowl to the south lies Greenwich Machine Tool in a new building. To the west is an old building in marginal condition. Traveling west on Route 29 one sees Geelan's Roadside Stand and Green Villa Motel; on the right, the Washington County fairgrounds are located. Hand's Roadside Stand, Baker's Welding Service, and a State Department of Transportation garage are located in this area. Also in this vicinity is the Fort Miller Co., Inc., with its large amount of open storage, which appears completely out of place in Easton.

Scattered in and among all these uses are single family homes. Many of these homes have been built relatively recently and are modest in appearance, with many of them located in the so-called Havard Petteys' Development.

Location and Extend of Existing and Potential Blight

Although this area cannot be considered blighted, there are definite environmental problems. The potential for blight does exist, primarily through environmental problems deriving from the conflicting land uses. Houses and commercial uses are mixed indiscriminately while commercial and industrial uses are intruding on prime agricultural land. The lack of public water and sewerage is apt to be a problem if development continues in the haphazard manner that it has in the past. Some of the older uses could very likely fall into disrepair and become unsightly in the near future, such as the motel, which for all practical purposes may be considered already obsolete. Junk also seems to be a problem for many of the residents.

Characteristics of Families

If any generalities can be applied to the residents, it would appear that most of the heads of the households in this area have a high school education or less. The wives seem to be more highly educated than their husbands. The husbands work either as craftsmen, foremen or operators, the wives work, and the family size is larger than average - usually around four.

Adequacy of Community Facilities and Services

There are no public facilities located in this neighborhood with the exception of the Washington County Highway Department Garage. There are no water or sewer services. The lack of public water supply presents some problem with fire protection, as does the remoteness from this area of the two Easton fire companies. The Middle Falls Volunteer Fire Department does serve this area, however.

Causes of Blight

Although, in a strict sense, blight does not exist in the form of dilapidated buildings, there are certainly blighting influences and environmental problems. These result from the scattering of commercial and industrial uses along Routes 29 and 40 and their adverse influence on nearby agricultural and residential uses. In many ways the situation is that of the early stages of strip commercial development. Physical obsolescence is a potential blighting influence. Operational, economic and physical obsolescence are also factors contributing to environmental problems. Though it is not existent in any large measure at the present, it is likely to be in the future, particularly as regards the mobilehomes, possibly the prefabricated building for Greenwich Machine and Tool, the Geelan's Green Villa Motel, and the fairgrounds.

Identification of Steps Needed to Eliminate and Prevent Blight

The town has already taken several significant steps needed to eliminate and prevent blight. The strict local law regulating mobilehomes is one step and the preparation of a comprehensive plan is another. Subdivision regulations, zoning, a building code and a housing code, in that order of priority, are needed steps to eliminate and prevent blight. Of course, before zoning can be effectuated, a basic plan must be prepared on which to base the zoning. The Planning Board should be thinking of what types of development should be taking place in different areas of this neighborhood.

The Northwestern Neighborhood, Neighborhood 2

Delineation of Neighborhood

This neighborhood is bound by Route 29 on the south, the Hudson River on the west, a line roughly parallel to Route 113 on the east, and a line about 2000 feet south of Clarks Mills on the north. There was some question as to whether to include the area up to the

falls, namely Clarks Mills and the Hollingsworth and Vose Plant. It was decided that this area was more of a unit without the mill.

General Characteristics of Neighborhood

The only non-residential use in this neighborhood is the Some Place Else Restaurant. This restaurant was just recently taken over by a new manager and the new management is quite successful. As previously stated, this area is related to the first neighborhood discussion in that it is near the Route 40 and 29 area of mixed commercial, residential and industrial uses. For example, just outside of the first neighborhood but not included in the second neighborhood is the Greenwich Auto Body Shop. This neighborhood is predominantly residential with only one active farm recorded in the door-to-door survey though there is good agricultural land.

Existing and Potential Blight

One house was recorded as deteriorating and one house vacant. One house was recorded as historic (see No. 27 of historic study). Generally, this area cannot be described in extremes, either good or bad. It does appear to be a likely candidate for future growth. One new house and the Some Place Else Restaurant are current signs of this possible trend. This area could also easily become a hodgepodge.

Characteristics of Families Affected by Poor Housing

The family affected by poor housing in this area is characterized by a larger than average family size with the head of the household in the craftsman-foreman category.

Adequacy of Community Facilities and Services

There are no public facilities or services in this area and from an economic point of view it would be difficult to justify such services. The Schuylerville Water Company has a very small utility building but it does not serve the area.

Causes of Blight

The causes of blight in this neighborhood appear to stem from individual circumstances and attitudes on the part of those affected by poor housing. It may be either economic or lack of pride.

Identification of Steps Needed to Eliminate and Prevent Blight

Perhaps an educational program or clean-up, fix-up program would be helpful in elimination of current problems. In the longer run measures to prevent blight include subdivision regulations, a building code, a housing code and zoning.

North Easton, Neighborhood 3

Delineation of Neighborhood

The North Easton neighborhood extends on either side of Route 40 from an area just north of the town garage south to Waite Road. It includes several farms on Mountain Road and on the west the area extends approximately 1500 feet back from Route 40.

General Characteristics of Neighborhood

North Easton contains some of the best kept, most historic and most interesting houses in Easton.

Existing and Potential Blight

Only two buildings were rated as deteriorating, while many of the houses were rated as good or excellent. This area contains several public and semi-public uses, including the public works garage near the northern boundary of the neighborhood, Burton Hall in the center of the neighborhood, the library which is owned and operated by the Easton Library Association, and the Methodist Church. These clusters of uses form a very attractive nucleus for the town center. Geographically it is almost in the center of town. Probably the most serious problems facing this area are: 1.) keeping it attractive and 2.) Route 40. Route 40 through North Easton, and particularly the built up portion, is quite wide with adequate parking lanes. Much of the time traffic is quite light, but during certain times of the weekend it is practically bumper-to-bumper. This heavy traffic is certainly an adverse influence on the houses in this area although they do not show noticeable signs of this influence. Speed, of course, is a hazard and many residents would like the speed limit reduced through the village. Currently the speed limit drops from 55 to 50 through the village, but lowering the speed limit for this short distance and little amount is not likely to have any significant effect on the speeds people drive. The speed limit, therefore, should be further reduced. During the planning proposal stage of the comprehensive planning program ways and means should be explored of re-routing traffic around the village if this can be done without destroying prime agricultural land. There are two houses rated as deteriorating in this neighborhood. One of them is on Church Lane, the other on Vly Summit Road. One of them, on Vly Summit Road, is vacant; the other, on Church Lane, has a junked automobile by it. Church Lane is also an environmental problem due to its poor condition, but apparently it is a private road and the people have no means of repairing it.

Characteristics of Families Affected by Poor Housing

This section is not applicable, since one of the deteriorating houses is vacant and the owner of the other deteriorating house refused to answer many of the questions in the door-to-door survey.

Adequacy of Community Facilities and Services

This area of town contains the most extensive public and private facilities and services in Easton. The library is located in this area, as is Burton Hall, while the town garage and the fire station are close by. No water and sewer facilities are available though these services might become a need in the future and can perhaps be justified economically. The only play field in Easton open to the public is located in this neighborhood off Vly Summit Road.

Causes of Blight

There are only two deteriorating houses. The cause of one must be traced to individual circumstances and attitudes, while the cause of the deterioration of the vacant house must be traced to an uninterested owner or one lacking sufficient resources to rehabilitate the house.

Identification of Steps Needed to Eliminate Blight and Prevent Future Blight

The previously mentioned protective measures are the most relevant means to prevent blight. Some consideration should also be given to relocation of Route 40. Ways and means should be explored to repair Church Lane.

Barker's Grove (Easton), Neighborhood 4

Delineation of Neighborhood

Barker's Grove runs from the North Easton neighborhood on the north down to Scott Road on the south. It extends just past the intersection of Meeting House Road and Becker Road in the east and stops just short of Allen's Lane on the west.

General Characteristics of Neighborhood

Barker's Grove is a very attractive area. It contains considerably more houses than North Easton, more variety, and a much larger spread in the ratings given the buildings during the door-to-door survey. Barker's Grove has many buildings rated either good or excellent in the survey, but it also contains several rated either as deteriorating or dilapidated. One of these, the former Darrow house has recently been bought and hopefully will be restored. This house is discussed in the historic survey under No. 10. Fortunately, many of the houses are located either on Meeting House Road or Valley Falls Road and not on Route 40.

Location and Extent of Existing and Potential Blight

This area does have environmental problems in that there are several locations with junk scattered around. There are several non-residential uses within this neighborhood. These include the Friends Meeting House, the Easton Market, and Norman Allen Farm Machinery. The commercial uses are fortunately removed from the residential area and are not incompatible although the number and kind of signs on the Easton Market appear a little overdone.

Characteristics of Families Affected by Poor Housing

No information was obtained on those families living in houses rated either as deteriorating or dilapidated. Other buildings so rated are, or until recently have been, vacant.

Adequacy of Community Facilities and Services

This area is served by the volunteer fire department and for that reason undoubtedly has the best fire protection of any area within Easton. No public water or sewerage exists, however. These two services might be justified and will be investigated in the planning program.

Causes of Blight

The causes of blight may be traced to the vacant buildings and to the individual circumstances or attitudes of the respective owners. In some cases the general economic problems in Washington County may be the reason.

Identification of Steps Needed to Eliminate and Prevent Blight

Other than perhaps a junk law and housing code, measures for this area should be preventive, namely subdivision regulations, zoning, and a building code. Efforts should be continued to clean up junk that can be seen from the road.

Crandalls Corners, Neighborhood 5

Delineation of Neighborhood

The Crandalls Corners area is the smallest neighborhood. It is centered around the intersection of Crandalls Corners Road and Route 40. It extends from the other side of McGowan Road on the west to approximately 1500 feet east of Route 40 on the east. It includes part of Fryer Road with the boundary running about 2000 feet north of Crandalls Corners to the north and about 750 feet to the south.

General Characteristics of Neighborhood

Houses in Crandalls Corners are generally modest and in fairly good repair. Rivenburgh's Garage on Route 40 sells gas and diesel fuel, does welding, and repairs machinery. This is in poor condition with junk and junked vehicles in the yard.

Location and Extent of Existing and Potential Blight

Rivenburgh's appears in poor condition in the front but very good condition in the rear with a new barn.

Characteristics of Families Affected by Poor Housing

The characteristics of families affected by poor housing are unknown, inasmuch as they did not answer the questionnaire.

Adequacy of Community Facilities and Services

There are no community facilities and services in this area, such as water, sewer or public buildings. Such services would be hard to justify economically.

Causes of Blight

The causes of blight in this case are physical obsolescence for the commercial building (Rivenburgh's Garage), and individual attitudes and circumstances in the case of residential structures.

Identification of Steps Needed to Eliminate and Prevent Blight

The codes and ordinances mentioned above in other sections are applicable for this area.

Beadle Hill Road and Ives Hill Road (South Easton), Neighborhood 6

Delineation of Neighborhood

This neighborhood centers on the intersection of Ives Hill Road with Beadle Hill Road, extending one half mile both easterly and westerly on Ives Hill Road. It also extends northerly about two thousand feet on South Cambridge Road and to the intersection of Center Cambridge Road and Cooke Hollow Road, and southerly about a mile on Beadle Hill Road and including about one thousand feet of Gifford Road.

General Characteristics of Neighborhood

Houses in this next-to-smallest neighborhood are clustered primarily around the intersections of Ives Hill Road, Beadle Hill Road and South Cambridge Road. Ives Hill Road is quite steep and this might present somewhat of a problem in the winter time.

Location and Extent of Existing and Potential Blight

Only one deteriorating building was recorded in this neighborhood with an approximately equal number of excellent, good and fair houses. Several out-buildings were noted that needed repair or painting and one Quonset hut building is likely to deteriorate in the future, but generally the appearance of this community is quite attractive. The house rated in deteriorating condition is an old farmhouse that has the potential of being restored and becoming very nice.

Characteristics of Families Affected by Poor Housing

No information is available on the family living in the deteriorated house, inasmuch as they refused to answer any questions on the door-to-door survey.

Adequacy of Community Facilities and Services

There are no public facilities or services in this area other than the fire protection provided by the volunteer fire department in Easton.

Causes of Blight

As already indicated, the case of the one deteriorating house must be traced to individual circumstances and attitudes.

Identification of Steps Needed to Eliminate and Prevent Blight

The preventive measures mentioned in the other sections are applicable to this neighborhood, i.e., subdivision regulations, a building code, a housing code and zoning.

The Remainder of the Town

Location and Extent of Blight

The Delineation of Neighborhoods and Building Conditions Map shows not only the location and extent of blight within a particular neighborhood, but the scattered blight throughout the town. In analyzing the problems of the rest of the community outside of the neighborhoods, several areas of concern should be mentioned.

The first concern is the seasonal dwellings along the Hudson River. These are concentrated primarily in three areas: just south of Route 54, just north of the Niagara Mohawk abandoned atomic plant site, and opposite Sarles Ferry Road. These areas contain old buses, trailers, tents, and shacks. For the most part these seasonal uses along the Hudson River are not an asset to the town but a considerable detriment. Water supply and sanitation appear to be a serious problem. From both the Hudson and the River Road these uses, with the exception of perhaps several colorful tents, are unattractive. In terms of town revenue, many of these uses are removed around assessment time so that they contribute no taxes to the town.

The second problem area is that land around the Niagara Mohawk site where the atomic plant was to be constructed. Niagara Mohawk began excavation before approvals for their nuclear power plant were obtained, and the remains, although interesting from an engineering point of view, leave prime farmland scarred and give an unsightly appearance to the entire area which is seen from the River Road as well as from the Hudson River and the Saratoga National Historical Park.

Plans for the site are up in the air at this time. Niagara Mohawk has only indicated that they are studying the ecology of the river and do not plan to dispose of the site at this time.

Scattered junk is the third problem. The problem is considerably less than in most communities.

Scattered deteriorating and dilapidated housing is also a problem. Again, this problem is not as serious as it might be and is somewhat relative to high standard of buildings in most of Easton. Scattered mobilehomes are also a problem in that their inherent characteristics are likely to be a depreciating factor on nearby houses. When located in an agricultural zone, mobilehomes are an intrusion on agricultural lands just like single family houses.

A last area, outside the control of the town, is the condition of some of the housing in that part of the village of Greenwich which is located in Easton. This problem should be analyzed in the Greenwich planning program when it is undertaken.

Characteristics of Families Affected by Poor Housing

The characteristics of families affected by poor, year around housing may be summarized as either an older person living alone, an older couple, or families in which the head of the household has a high school education or less, works as either a laborer, operator, or craftsman, and has a large family. Often the women have more education than their husbands. Some of the deteriorating and dilapidated houses are vacant so this section is not applicable. The seasonal residents were not asked any family charcteristics, although the few seasonal residents who were contacted were asked where their permanent residence was. Those responding seemed to be primarily from the Albany-Troy area, Schenectady, or lower New York State.

Adequacy of Community Facilities and Services

Overall, in view of the large size of the town and the relatively small population, most services seem adequate. Certainly a higher level of services might be desirable, such as water supply and possibly sewerage service in certain areas, but overall for the entire town, this is out of the question.

Easton does lack an elementary school. The possibility of Easton having its own elementary school should be explored later. An elementary school would not only provide for the education of these students, but would provide a focal point, a place of identity, and a source of pride for town residents. The town does not have a post office, and in view of recent talked-about cutbacks in postal service, this does not seem likely. This possibility should, however, at least be explored. A post office would add to the pride of the town. Burton Hall, the town hall, is in need of some repairs which will be discussed in the community facilities report.

Causes of Blight

The causes of blight basically may be traced to two areas - first, to individual attitudes, circumstances, or decisions which permit houses to deteriorate, junk to remain in yards, influence people to live in isolated mobilehomes, or put up a seasonal dwelling along the Hudson. The second cause of blight is the lack of adequate protective measures to control actions which may be detrimental to the town. In some cases, both in individual neighborhoods and in the rest of the town, individual circumstances which lead to a deteriorating house may be because of the decline of agriculture and Washington County's economy generally. Possibly certain people were no longer able to make a living in agriculture so they either remained as marginal farmers or turned to low paying non-agricultural jobs.

Identification of Steps Needed to Eliminate and Prevent Blight

Again, regulatory and protective measures appear to be the best means for preventing blight and other uses which are contrary to the goals of the town.

The development of the comprehensive plan is one of the first steps establishing the process necessary to enact protective measures. Protective measures to consider in order of priority are subdivision regulations, zoning, building code and housing code. As separate items, a junk ordinance and billboard ordinance are also important, although they may be covered under zoning.

In addition to protective measures, consideration should be given to the following: low or middle income housing, such as $221D_3$; housing for the elderly; rent supplementation program; providing additional community facilities, such as a new elementary school; an educational program for town residents on planning and community development; recreational programs; a recreational center in conjunction with the elementary school; a clean-up, fix-up program; and a child day care center to permit mothers to work or at least get out of the house occasionally. Many of these programs, except for housing, are not directly related to blight. In the long run they might be helpful to those families who are affected by poor housing and who want to help themselves.

Should the abandoned atomic plant site remain idle for some time, the usable agricultural land should be leased and used for farming to improve the general appearance of the area and retard the growth of scrub brush. Unfortunately little can be done to improve the appearance of the area (now unusable as agricultural land) which was excavated and graded in preliminary site preparation short of further major regrading and landscaping. The long range solution is to find an alternative use for this latter area which is compatible with the basic elements of this comprehensive plan.

Housing historically has been a problem for farm workers and the lack of decent, low cost housing may perhaps be one of the reasons for the scarcity of farm help. A federally or state assisted housing program could perhaps serve several functions.

Mobilehomes are a way of life for increasing numbers of Americans. This fact has been recognized and planned for during the development of the comprehensive plan. A high quality mobilehome park, properly located, should be encouraged.

PROPOSED LAND USE

Community Goals

The formation of community goals is a basic part of the planning process. A goal may be defined as a fundamental or basic purpose requiring application of efforts and energies over a long period of time. The formulation of goals is not only basic in planning, but it is basic to the survival of all individuals and institutions. Without goals, activities become meaningless and confused.

Goals must be explicit enough to be readily understood and meaningful to government officials and citizens so that they may be used as a basis for policies and for carrying out specific objectives and plans. They must also of necessity be general. In the broadest sense a town goal is to provide for the well-being of the town's citizens and users of existing and future facilities, but it is too broad to help a planning board.

Goals have several functions in planning. First, they give direction to those responsible for planning. The planning board must be responsive to the needs and wishes of citizens. Secondly, they help to define and stratify priorities. Formulating goals can help separate the essential from the non-essential. The third function that a goal performs is bridging gaps of understanding between diverse groups. People can often agree upon a goal, but it is sometimes difficult to agree on specific actions unless the specific goal is known. Some of Easton's goals are mentioned below. The list is not all inclusive but is designed to start the necessary thinking about community goals and was used by the consultant in the formulation of the proposed land use plan.

1. A basic and overriding goal for the entire planning program has been the retention and preservation of prime agricultural areas so that farming may continue on the existing prime farms for many years to come. In the simplest terms, the goal is to preserve prime agricultural lands and farms.

2. Preserve the rural, small town atmosphere.

3. Preserve historical assets.

4. Create a focal point and sense of identity for the town residents. This should include recreational facilities, community facilities and commercial activities.

5. Provide for the orderly growth of the town's population in areas, outside of prime agricultural areas, which are dense enough to provide adequate community services and facilities.

6. Provide for an area within the town in which employment opportunities may take place.

7. Preserve the major part of the Hudson as an asset, permitting only agricultural and related functions except for a small area to capitalize on the Hudson's recreational potential.

8. Provide for the development of recreational areas.

General Considerations for Developing a Land Use Plan

There are a number of inputs to a land use plan. Many of these inputs have been discussed in the inventory and analysis phase. These include inventory of existing land uses, the soils and their capabilities, community facilities, transportation, the feasibility of utilities, population both existing and future, and the town's economy. For Easton just these inputs were not enough. Further facts were needed such as the location of prime farms, the location and extent of woodland, topography and slopes, the capabilities of the soils for both agricultural and urban development purposes, the views from the Saratoga National Park, access to major population centers, the demand for particular housing types, etc. Since the major goal of the town's planning program is preservation of agricultural lands, considerable time was spent gathering data on agricultural activities, including a trip to Cornell, several meetings with local agricultural experts in Washington County and discussions with those involved in agriculture.

It was necessary to make a basic determination that (1) it was feasible for agriculture to continue in Easton, and (2) to determine where these areas were so that the majority of them might be preserved in the future, with growth channeled into other areas that were unlikely to remain in agriculture.

The Town Board, the citizens, and particularly the farmers of Easton are faced with a very basic policy decision. Do they want to meet the goals mentioned above and keep prime agricultural areas in agriculture; or do they want to keep the door open in the hope of someday becoming real estate speculators? The two are incompatible, although it is difficult to convince people of this. Looking at the facts, however, the second alternative does not present a very lucrative outlook for the farmer. Based on the anticipated population growth in Easton in the next twenty years, it is obvious that not everyone can play the role of the real estate speculator and win at the game of "Russian roulette". The demand for house lots is not that great. The population projection for the year 1990 indicated an increase of population for the town, excluding the Village of Greenwich, of 1,294 people. At a gross density of one acre per lot, assuming three persons to a household, only 432 acres would be consumed - less than two average sized farms. Assuming again three people to each household, and five acres per lot, only 2,150 acres would be consumed - less than five percent of the total area of Easton. Obviously there is plenty of room for growth in Easton as well as agriculture, provided that they are separated and each located in its proper place. Should the projected population increase of approximately 1,300 people be scattered in the prime agricultural areas at some point in the future, they would interfere with agricultural activities. This would lead to the eventual decline of farm morale, investment, productivity and income. This has been documented in many previous studies. A key to the acceptance of the land use plan, and ultimately a zoning ordinance which is based on the land use plan, is that incompatible uses must be separated and certain areas must be set aside for intense development,

and other areas just for agricultural production. If this is done, the value of farm land and the income derived from the farm land can be far greater than without this separation of conflicting uses.

The land use plan and the zoning ordinance which is based on the land use plan are often objected to by farmers with the phrase, "Nobody is going to tell me what to do with my land". This is understandable, but it must also be understood that if town goals are to be met, and if people's property is to be protected against the indiscriminate use of the land by one's neighbor, planning and zoning are necessary. Improper land use can take away the value of one's property, where zoning is unlikely to do so in a sparsely developed town such as Easton. The proposed land use plan as conceived and a zoning ordinance as it might be implemented will not take away from the value of one's property, but will protect and in the long run add value to one's property. When an individual becomes a member of a society, he must live by the rules of the society; when he does so, he gives up certain rights, but he gets back many more rights and protections in return. This is true also with planning and the tools of planning implementation.

The Land Use Plan

After considering the town goals, the inputs, and the rationale of town planning, the town was divided into eight areas. Each of these areas is discussed below indicating the general purpose and objective of the areas, the general density where applicable, and the general location.

These eight areas consist of agriculture, forestry, rural residential, medium density residential, town center, industrial, public and semi-public.

Agricultural

The agricultural area contains the majority of the prime farms and farmlands in Easton. In the agricultural area, the farms and farmlands should be protected against incompatible uses which might destroy the favorable agricultural environment, attitudes and investments. In this district the principal permitted use should be farming and related agricultural purposes. Other types of activities should be permitted only in special instances where they could not interfere with the planned agricultural activities and where they could not better be accommodated in other areas of the town. Agriculture should be given priority over all other uses and there should be no legal basis of complaint from a non-farmer about spreading manure, spraying, liming, crop dusting, night operations, or other annoyances. An ideal density for this area would reflect the average or medium farm size of 200 to 250 acres. However, this is not a realistic control. Therefore, a minimum of 20 acres is suggested for houses which are not related to farm production.

Forestry activities with selective cutting methods are recommended in the area, on lands which can no longer be worked economically or which have already gone out of agricultural production.

The agricultural area is the major land user in town, reflecting Easton's position as a basically rural agricultural town. Very generally the agricultural areas run down the center of the town from just south of Route 29 almost to the Rensselaer County line. It also includes certain lands west of the River Road and part of the northeast corner of town.

Forestry

The forestry area contains soils, slopes and farms that on the whole are not desirable for continued agricultural use, are already out of agricultural production, or never were in agricultural use. Generally the soils are not desirable for urban type development or septic tanks. Much of the forestry land is of steep topography. The forestry area should permit very low density residential development, forestry and agricultural activities, and related non-intensive uses. The density of the forestry area should be no greater than one house per ten acres, so that the density does not become a burden to the town where it is undesirable and infeasible to have concentrations of people.

The forestry areas are generally located in the eastern part of the town, around Willard Mountain and to its south and east, the hill north of Willard Mountain, the forested strip overlooking the Hudson just east of the River Road, and the area south of Crandalls Corners Road and west of Verbeck Avenue.

Rural Residential

The rural residential area generally contains good soils for urban development and is suitable for septic tank development. For the most part the rural residential area is outside the prime agricultural areas. ~~Use of septic tanks is feasible; however, a sliding scale of density is suggested so that there will be economic incentive for developers to put in adequate public water and sewage disposal facilities. If public water and sewer are available, a density of about three-fourths of an acre is suggested. If no utilities are provided~~ A density of three acres is recommended. ~~An acre and a half would be appropriate if either water or sewer but not both were provided.~~

There are three rural residential areas. The first area is in the general area of Beadle Hill, Ives Hill Road and South Cambridge Road. The second area is along Mountain Road and part of Vly Summit Road. The third rural residential area is in the northern part of the town between the forestry area and the medium density area along the Battenkill.

Medium Density Residential

The medium density residential area generally both contains the best soils for urban development and is near existing concentration of urban development which could be served by public utilities. The purpose of the medium density area is to house the majority of Easton's non-farm population in relatively compact areas where they can be adequately served by public utilities. By concentrating the population into a medium density area, future population growth can be channeled into areas where it will not interfere with the prime agricultural

areas. Density should range from approximately one-third of an acre to one and one-half acres, depending on the level of utilities provided.

The medium density area is located in the northern part of the town where it has relatively good access to the Northway through Route 29 and where it is located near the existing concentration of population in Greenwich, where suburban type development has already begun.

Town Center

The original concept of the town center was that it should be a multi-purpose area, designed to function as the focal point of the community, containing the majority of the town's commercial uses and public functions, including the recreation center and perhaps a school, should the demand warrant it. The area was proposed just east of Route 40 between Hegeman Bridge Road and the Battenkill. Route 29 and Route 40 are designated to go through this area so that the potential demand for commercial use should be quite good. The town center would contain commercial, recreational, governmental, and perhaps educational functions. The recreational and educational facilities could be developed in conjunction with the Town and Village of Greenwich. With good access to Greenwich it would be possible, for example, to build joint facilities at considerable savings to all municipalities involved. The recreational section could be developed on both sides of the Battenkill and not have to wait until the construction of a new Route 40 due to the access to Greenwich via the existing Hegeman Bridge. The concept has been modified by a policy decision that the cultural center should be located in the vicinity of Easton and North Easton where the largest concentration of population exists instead of locating it where the largest concentration will be in the future. The commercial area will remain in the same location.

Public

Several categories of public use are proposed. The first includes the town center areas already discussed. The town should consider acquiring all the land for the commercial Town Center either directly or through an authority and sell or lease space for commercial enterprises. This way, everyone in the town benefits from any value that might accrue to the land. Thirty and preferably fifty acres should be acquired for active and passive recreation in the central portion of town. This site should also be suitable for an elementary school should the need arise.

The next area includes the breastworks. This might be acquired either by the state or the federal government as an historic site and recreation area.

The fourth major area includes the area along the Battenkill in the northern part of the town. Part of this area has appropriately been designated by the state as a recreation study area and includes the scenic Dionondahowa Falls. This public area could provide fishing access to the Battenkill, picnic areas and other recreation activities, both active and passive. Some of the area along the Battenkill was once developed and frequently used as a recreation area but now has become abandoned and almost totally inaccessible.

At least fifty acres of land should also be acquired on the Hudson. The area west of Route 113 and south of Sarles Ferry Road is suggested, as is the abandoned atomic plant site owned by Niagara Mohawk. Also suggested is an area west of Route 113 north of Cheese Factory Road lying on both sides of Flatly Brook.

It is proposed to acquire easements along several of the major stream beds to preserve the drainage ways. Along those stream beds where it would not be disruptive to agricultural production, it is proposed that pathways be developed. More detailed discussion of some of the public areas will be included in the recreation study.

Semi-Public

Three areas are designated as semi-public: the Stillwater Rod and Gun Club, the Battenkill Country Club, and the Washington County Fairgrounds. These reflect existing uses and no other semi-public uses are specifically designated. Designation of other existing semi-public uses would be out of scale with proposed generalized land use plan and additional semi-public uses would be speculation.

Industrial

The area proposed for industrial use is located on both sides of Route 29 and includes the area of the fairgrounds. Although the fairgrounds is considered more a semi-public use, it should not be considered incompatible with industrial development. This area is the most desirable location for industrial development in the town. New York State Route 29 provides good access to the Northway, and facilitates maximum travel to and from the area with minimum use of town roads (holding down highway maintenance costs to the town). Ancillary commercial and residential growth may be accommodated in the nearby commercial and medium density residential areas. Public water and sewer is expected to be available here well ahead of any other area in the town. Electric power is now available with a minimum of line construction; a new substation located on one edge of the area has recently been completed by Niagara Mohawk. The area will also provide a location of good visibility for the firms wishing to locate in Easton.

EXISTING LAND USE

TOWN OF

EASTON

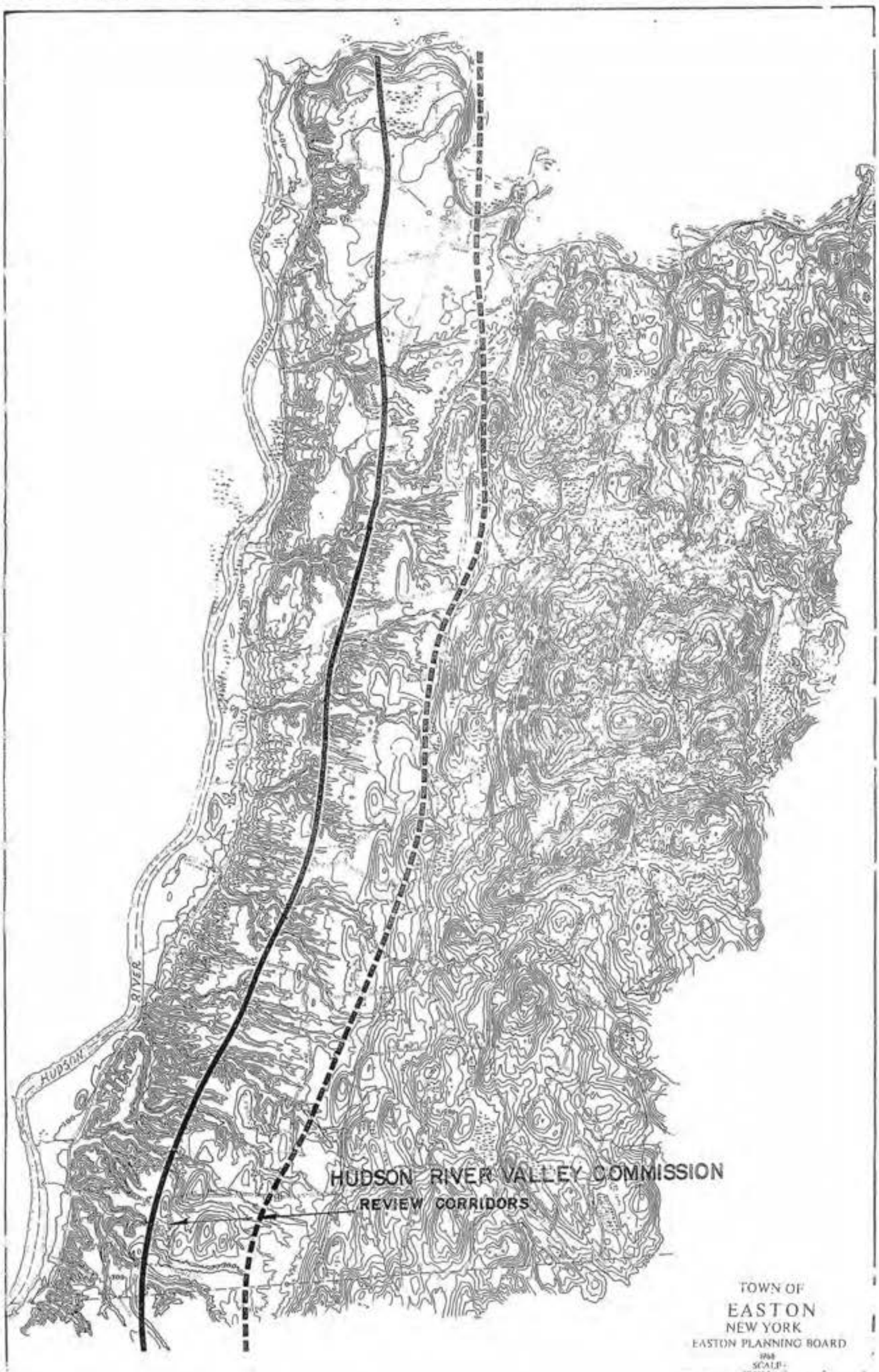
NEW YORK

EASTON PLANNING BOARD

1968

SCALE:

HANS KLUNDER ASSOCIATES, INC.
PLANNING CONSULTANTS



TOWN OF
EASTON
NEW YORK
EASTON PLANNING BOARD
1968
SCALE:

HANS R. LEUNDER ASSOCIATES, INC.
PLANNING CONSULTANTS

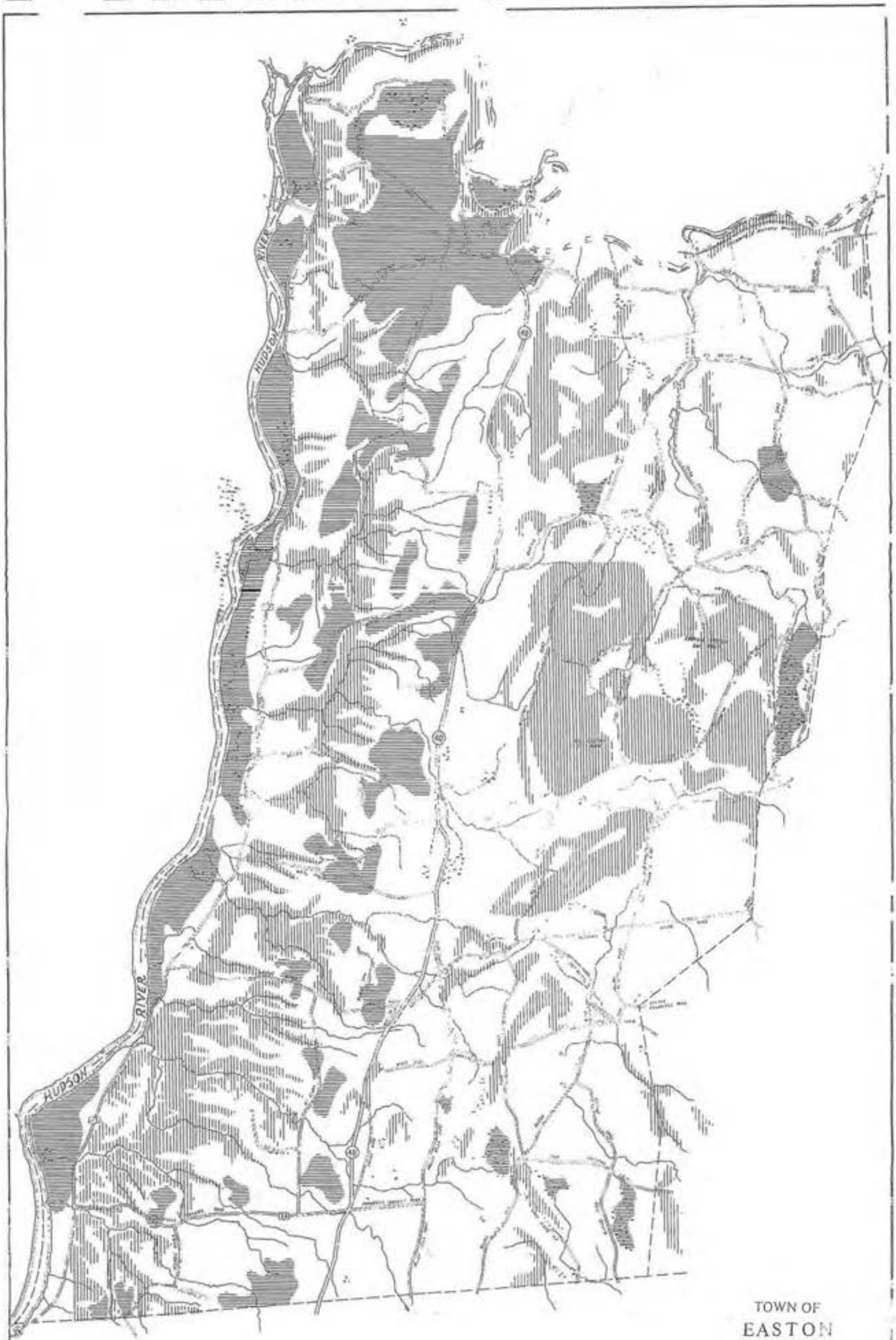
TOWN OF
EASTON
NEW YORK
EASTON PLANNING BOARD
1968
SCALE:

HANS KLUNDER ASSOCIATES, INC.
PLANNING CONSULTANTS

SUBSOIL CONDITION

LEGEND

- ALLUVIUM I
- ALLUVIUM II
- OUTWASH I
- OUTWASH II
- TILL I
- TILL II
- TILL III
- CLAY
- SAND - CLAY
- MUCK - PEAT



TOWN OF

EASTON

NEW YORK

EASTON PLANNING BOARD

1964

SCALE:

HANS KLUNDER ASSOCIATES, INC.
PLANNING CONSULTANTS

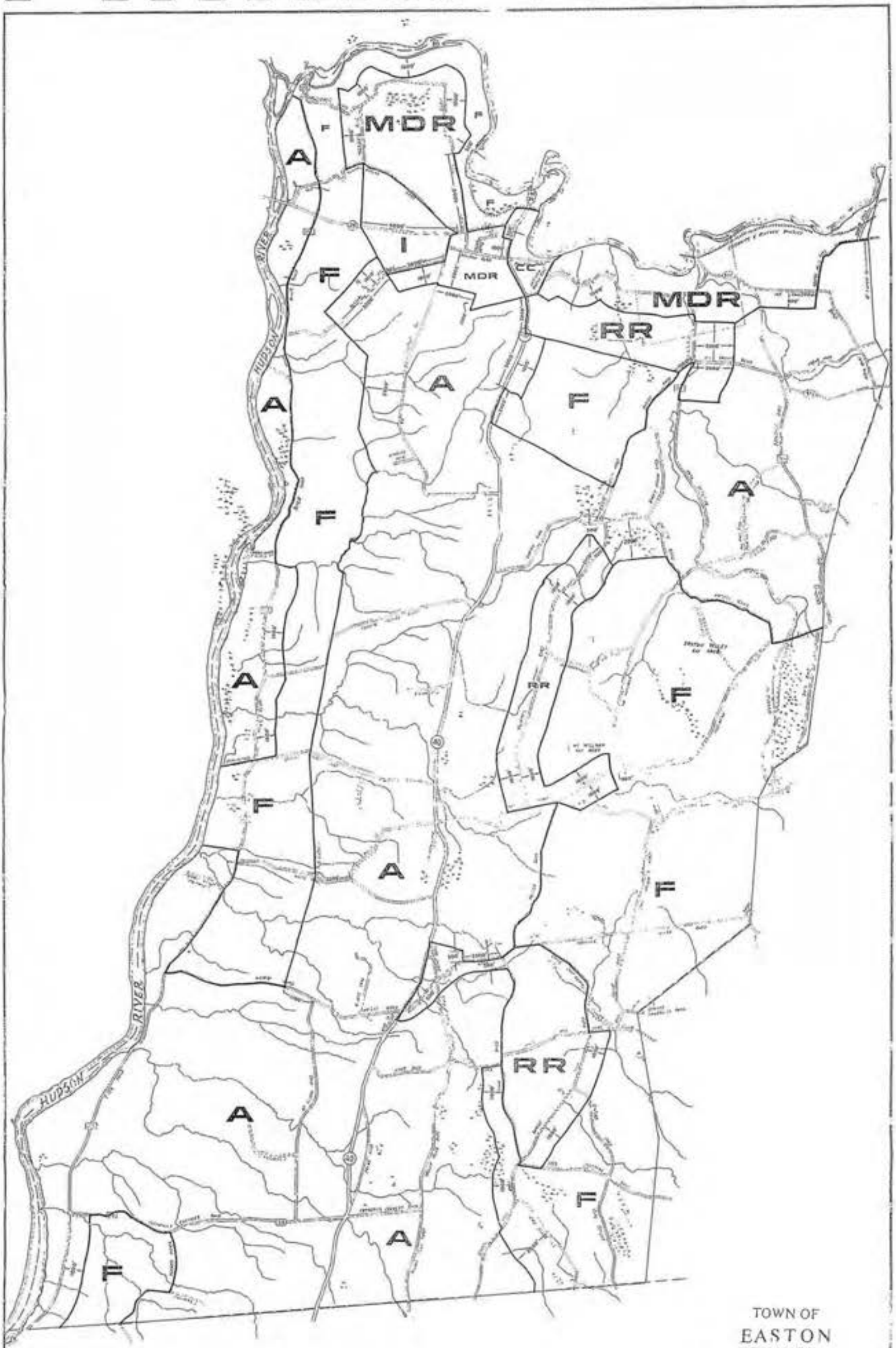
SLOPE CLASSIFICATION

LEGEND

SLOPE IS LESS THAN 5%

SLOPE IS 5% TO 15%

SLOPE IS GREATER THAN 15%



ZONING MAP

LEGEND

- **A** AGRICULTURE
- **F** FORESTRY
- **RR** RURAL RESIDENTIAL
- **MDR** MEDIUM DENSITY RESIDENTIAL
- **CC** COMMERCIAL CENTER
- **I** INDUSTRIAL

TOWN OF
EASTON
NEW YORK
EASTON PLANNING BOARD

HANS KLUNDER ASSOCIATES, INC.
PLANNING CONSULTANTS

TOWN OF

EASTON

NEW YORK

EASTON PLANNING BOARD

1968

SCALE -

HANS KLUNDER ASSOCIATES, INC.
PLANNING CONSULTANTS

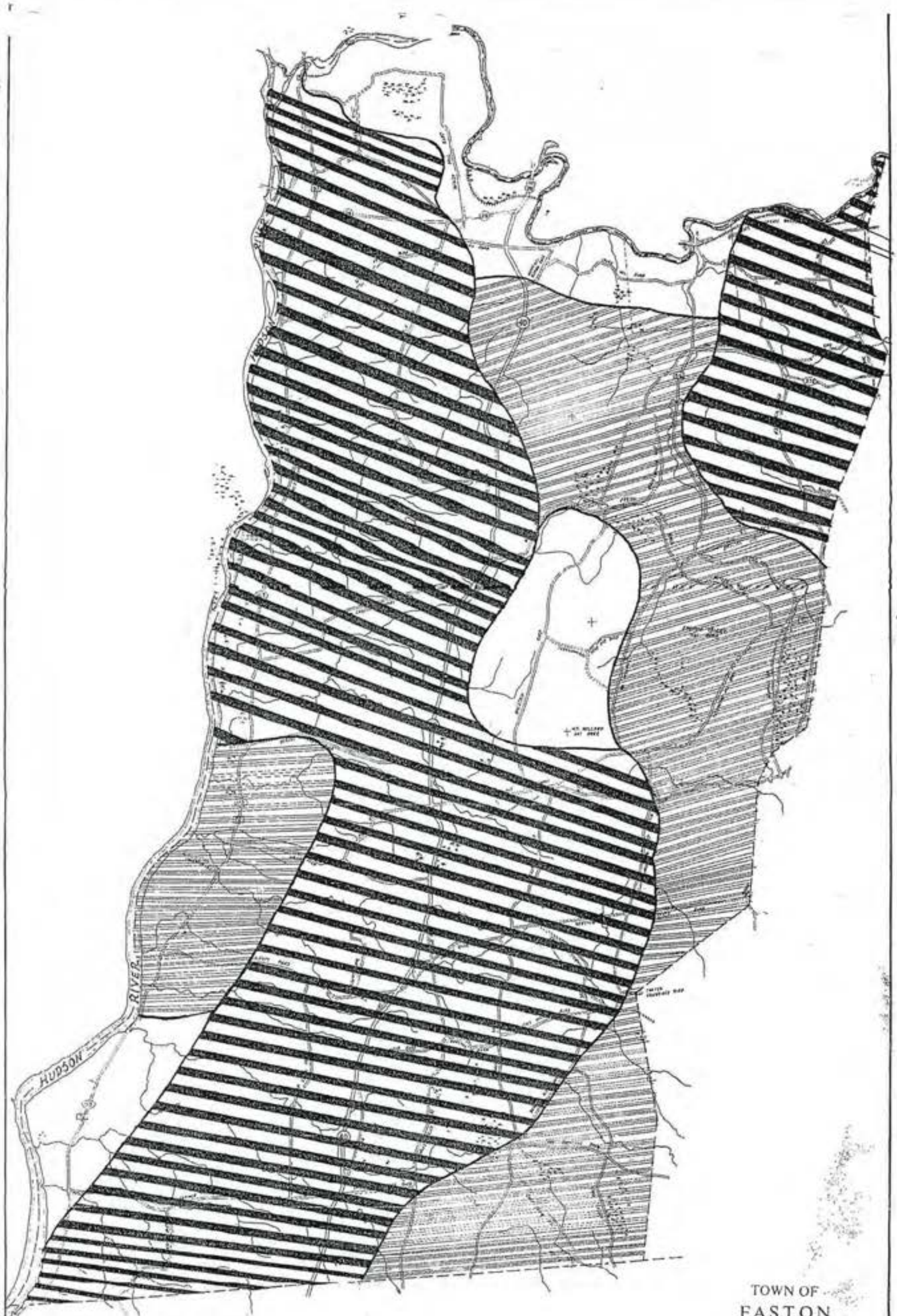
The preparation of this map for the New York State Office of Planning Coordination was financially aided through a Federal Grant from the U.S. Department of Housing and Urban Development and in part by the State of New York under the Urban Planning Assistance Program authorized by Section 701 of the Housing Act of 1954, as amended.

AGRICULTURAL CAPABILITY OF SOILS

L E G E N D

- GRAVEL PITS


HUDSON RIVER
HUDSON RIVER
FARM SIZE
ACREAGE UNKNOWN
0 To 200 Acres
201 To 400 Acres
401 To 600 Acres
601 To 800 Acres
801 Acres and Up
INACTIVE FARMS
TOWN OF
EASTON
NEW YORK
EASTON PLANNING BOARD
1968
SCALE
HANS KLEINDER ASSOCIATES, INC.
PLANNING CONSULTANTS
N



AGRICULTURAL LAND USE

LEGEND

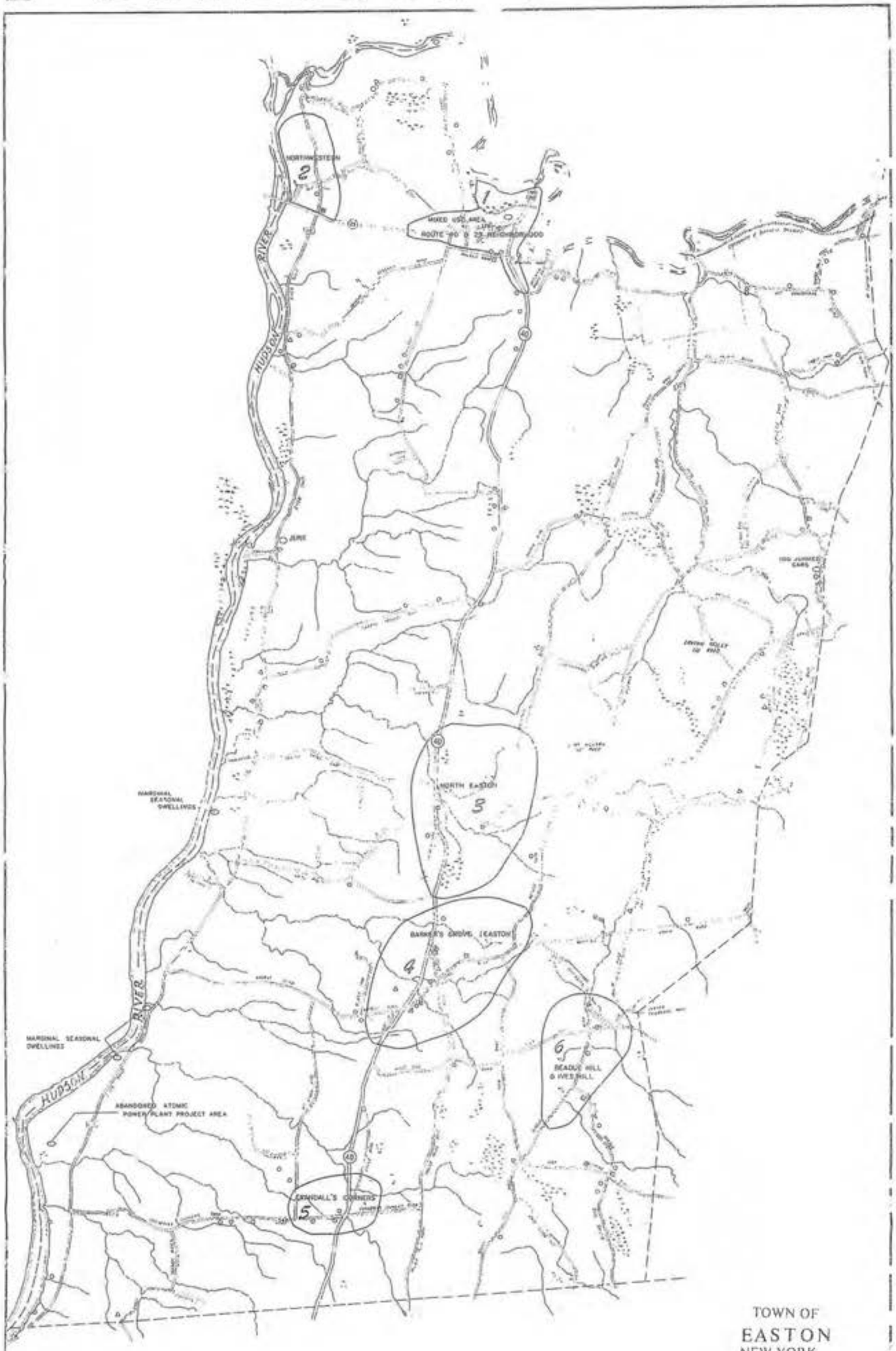
PRIME AGRICULTURAL LAND - WILL STAY IN AGRICULTURE FOR THE FORSEEABLE FUTURE (MOST INTENSIVE)

NOW IN COMMERCIAL AGRICULTURE BUT BEING USED LESS INTENSIVELY THAN IN UNITS, MAJORITY OF UNITS WILL BE OUT OF AGRICULTURE (COMMERCIALLY) AFTER THE PRESENT GENERATION RETIRES. (LESS INTENSIVE)

TOWN OF
EASTON
NEW YORK
EASTON PLANNING BOARD
1968
SCALE

HANS KLUNDER ASSOCIATES, INC.
PLANNING CONSULTANTS

The preparation of this map was financed in part through a Federal Grant from the U.S. Department of Housing and Urban Development and in part by the State of New York under the Urban Planning Assistance Program authorized by Section 701 of the Housing Act of 1954, as amended.



NEIGHBORHOOD DELINEATION & BUILDING CONDITIONS

TOWN OF
EASTON
NEW YORK
EASTON PLANNING BOARD
1968
SCALE-

HANS KLUNDER ASSOCIATES, INC.
PLANNING CONSULTANTS

LEGEND

- FAIR
- DETERIORATING
- DILAPIDATED
- ENVIRONMENTAL PROBLEMS.

NOTE: GOOD & EXCELLENT NOT SHOWN

N

TOWN OF
EASTON
NEW YORK
EASTON PLANNING BOARD
1968
SCALE:

HANS KLUNDER ASSOCIATES, INC.
PLANNING CONSULTANTS

PROPOSED LAND USE

LEGEND

- AGRICULTURE
- FORESTRY
- RURAL RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- COMMERCIAL CENTER
- INDUSTRIAL
- PUBLIC
- SEMI-PUBLIC
- EASEMENT

N

ECONOMIC BASE AND POPULATION STUDY

ECONOMIC BASE STUDY

The economic base study is well named - the economic forces which shape the community are basic to its structure and its size. To understand a community's health and future size, its economy must be appraised.

Regional and State-Wide Environment

New York and the Northeastern United States are relatively prosperous and economically mature; however, they lack a vigor for rapid economic growth. Some isolated locations actually exhibit declines. The closest metropolitan area to Easton, Albany-Schenectady-Troy, lost many jobs to other areas between the 1950 and 1960 census periods. Some areas are undergoing rapid growth. Either situation presents challenges to local planners. A basic understanding of the changing importance of economic activities is presented in the following tables.

TABLE I

CHANGES EXHIBITED BETWEEN THE 1950 AND 1960
CENSUS IN NEW YORK STATE LABOR FORCE AND EMPLOYMENT

	1960 *	1950 *	% Change
Population	16,782	14,830	13
14 years and over	12,388	11,651	6
Employment	6,599	5,944	11
Men	4,330	4,099	6
Women	2,269	1,845	23
Employment by Industry			
Agriculture	117	173	- 32
Construction	322	310	4
Manufacturing	1,886	1,774	6
Transportation	317	347	- 9
Communications	106	87	21
Utilities & Sanitary Services	86	88	- 2
Wholesale Trade	287	289	- 1
Retail Trade	915	952	- 4
Finance, Insurance & Real Estate	409	337	22
Services	1,475	1,210	22
Public Administration	314	271	16

* Figures in thousands

Source: U. S. Census 1950 and 1960

The above table shows that between the 1950 and 1960 census on a state-wide basis, transportation and trade are declining in their relative importance. Farming, much smaller, is also undergoing declines in importance as an employer. The most significant increases came from the government area, from service industries, finance, insurance and real estate, and communications. Notice manufacturing showed no particular dynamism. Somewhat similar changes are likely to occur when the 1970 census is published.

The growing importance of government and services should be noted as they represent an area of potentially increasing economic influence in the Easton area.

It should be noted that some areas can differ widely from the state's trends, but we must examine the framework within which all New York areas operate.

Because of Easton's unique position at the meeting place of three counties, Rensselaer, Washington and Saratoga, the following table was prepared to show the economic changes at the local level in terms of employment, one of the basic measures of economic activity, between the last two census periods.

The largest declines occurred in agriculture, which we know is losing its traditional "hired hand"; in the railroad industry which lost substantially to its competitor, trucks, during this period; and in apparel and textile manufacturing. The major increases came in certain types of manufacturing and retail trade. The finance, insurance and real estate group showed significant gains. Public Administration, probably because of the proximity of the center of state government in Albany, showed a substantial increase. The largest growth was exhibited by the "Medical and Other Professional Services" group.

More will be said for Easton's potential in various industries. The statistics below are presented to give a summary of the major economic industries and their recent trends in the region and area.

TABLE II

CHANGES IN EMPLOYMENT BY INDUSTRY BETWEEN 1950 and 1960
(Positive numbers are increases, negative numbers are declines)

Industry	Rensselaer	Saratoga	Washington	Total 3 Cty. Area
Agriculture	- 799	- 547	- 923	- 2,269
Forestry and Fisheries	- 2	- 18	- 12	- 32
Mining	- 3	- 4	- 181	- 188
Contract Construction	87	159	33	279
Food and Prod. Manufacturing	205	167	- 6	366
Textile and Mill Prod. Mfg.	- 559	- 768	- 407	- 1,734
Apparel Mfg.	- 918	342	59	- 517
Lumber, Wood Prod. Mfg.	- 9	17	65	73
Printing and Pub. Mfg.	459	142	50	651
Chemical and Allied Prod. Mfg.	193	195	130	518
Elec. & Other Machinery Mfg.	- 663	691	640	668
Motor Vehicle and Equipment Mfg.	7	42	3	52
Other Transport Mfg.	- 101	- 267	- 28	- 396
Other and Miscellaneous Mfg.	894	225	108	1,227
Rail and Rail Express	- 1,125	- 575	- 280	- 1,980
Trucking and Warehousing	129	90	28	247
Other Transport	- 205	- 108	- 33	- 346
Communications	- 69	55	0	- 14
Utilities and Sanitary Services	- 142	- 71	- 36	- 249
Wholesale Trade	- 29	- 33	38	- 24
Food Stores	- 280	- 2	22	- 256
Eating and Drinking Places	87	117	46	250
Other Retail Trade	179	335	152	666
Finance, Insurance and Real Estate	211	229	123	563
Hotels and Other Personal Services	- 148	- 183	- 54	- 385
Private Households	4	3	57	64
Business and Repair Services	- 47	153	- 175	- 69
Entertainment and Recreational Services	- 57	6	- 19	- 70
Medical and Other Professional Services	2,363	1,513	625	4,501
Public Administration	473	198	106	777
Armed Forces	35	356	- 21	370
Unreported	993	613	- 56	1,550
Total	1,163	3,076	54	4,293

Source: U. S. Department of Commerce, Growth Patterns in Employment by County, 1940-1950 and 1950-1960, Vol. 2

The Local History of Agriculture

A number of settlers that came to the area of Easton as early as 1745 withdrew that same year to more protected areas after an Indian battle destroyed a fort that had been built. Around 1760 the settlers returned to the Easton area.

Before the War of 1812 reference is found to the county's production of flax and wool. The flax was grown mostly in small family plots, but during the War of 1812 as prices of flax rose, it became an important industry in the county, especially in the southern part[2] where Easton must have had a local boom from the production of this crop.

In this period, after the Revolution, the Town of Easton became known as "one of the richest and most fertile of all this section".[3]

The Transactions of the New York State Agricultural Society in 1848 published this earliest description of the county's agriculture:

> "The agricultural products of this county are rye, oats, Indian corn, buckwheat, barley, peas, beans, flax, wool, beef, pork, carrots and potatoes. Wheat is also raised, but not generally, in consequence of the destruction of the crop by the wheat midge and the Hessian fly. The present year has, however, been unusually favorable for this crop....The information received at our annual meeting on the 14th instant, shows an increased yield, as compared with last year.
>
> "Wheat produces more, and will average 14 bushels per acre; rye one-third more, average 12 bushels per acre; oats, one-quarter more, average 45 bushels; buckwheat, one-half less, average 12 bushels; corn about the same, 30 bushels average; potatoes, one-quarter more, 100 bushels average; hay, one-fifth more, and three-quarter tons average; carrots one-quarter more, average 250 bushels.
>
> "....Much attention has been given in this county to the fattening of pork; pains are taken to obtain the best breeds, and care used in feeding. Our pork always commands the highest price in market. The present prices are from $6 to $6.50 per hundred pounds ....Beef is also raised somewhat extensively, and is sold on foot, principally for the Boston market....

1. J. H. French, Historical and Statistical Gazetteer of New York State, R. P. Smith, 1860, p. 681.
2. William Stone, Washington County, Its History to the Close of the 19th Century. N. Y. History Company, 1901, p. 325.
3. History of Washington County, Everts and Ensign, Philadelphia, Pa., 1878, p. 290.

"The crop of apples the present year is very small; full three-quarters less than last year. This is owing in part to the exhaustion of the trees by the unusual crops of last year, and in part to the late frosts in the spring....(There is) an increased attention to the planting of young orchards, and raising good fruit.

"Wool is one of the principal staples of this county; according to the census of 1845, this is the second wool growing county in the state. The present year has been a dull one to the wool grower; there is no demand for the finer qualities, and the demand for inferior grades has been limited."

This preceding description was written 120 years ago. Ten years later, in 1858, an agricultural census of the county made the following table possible. Column 3 puts production on a per-family basis so areas of surplus which would be cash crops can be seen more easily.

TABLE III

AGRICULTURE, 1858, EASTON AND WASHINGTON COUNTIES[4]

	Town of Easton	Washington Cty.	Inventory or Output per Easton Family
Acres of Land	30,994 1/4	333,030 3/4	
Unimproved Land	6,936 1/2	143,554 3/4	
Value of Real Estate	1,366,962	12,766,947	
Personal Property	223,330	3,209,222	
Total Property	1,590,292	15,976,169	
Population, Male	1,482	22,539	
Population, Female	1,530	21,866	
No. of Dwellings	559	7,875	1
No. of Families	614	8,741	
No. of School Districts	19	240	
Horses	1,030	11,707	2
Working Oxen and Calves	1,668	21,721	3
Cows	1,577	18,689	3
Sheep	1,050	11,325	2
Swine	3,028	30,305	5
Bushels of Winter Grain	26,848	130,354	44
Bushels of Spring Grain	183,364	1,484,742 1/4	300
Tons of Hay	5,813 1/2	69,881	10
Bushels of Potatoes	46,905	767,285	76
Bushels of Apples	14,501	189,103	24
Pounds of Butter	137,864	1,625,138	224
Pounds of Cheese	42,176	634,491	69
Domestic Clothes (yds)	1,535	6,298 1/2	3

4. J. H. French, Historical and Statistical Gazatteer of N. Y. State, P. 687. Column 3, the consultant's calculation.

In 1858 therefore, Easton's cash crops were at least partially in the area of grains, and somewhat from potatoes and apples and some dairy products. While upstate New York was generally a dairying and orchard fruit producing area, Easton must have had more alternatives open to it because the land was fertile. Remember also that before 1860 the Kansas, Nebraska and Minnesota territories were not yet productive, nor served with adequate rail transport. As these major grain producing areas became cultivated and served with modern capital, it would probably become increasingly harder to compete by producing grains rather than other products.

The actual shift to more intensive dairying was noticeable 100 years ago when the following description of the county's agriculture and crops was published in the Transactions of the State Agricultural Society.

> "Very large bulks....of three staple crops, potatoes, hay and wool as well as the products of the dairy, yet go abroad for a market.
>
> "....Both the winter and spring varieties (wheat) gave us a fair yield and the quality of grain, good; this crop is receiving more attention than formerly.
>
> "A large breadth was sown to rye; yield and quality inferior. An extraordinary and unexpected demand for straw for manufacturing fortunately encourages the cultivation of this crop.
>
> "More corn was planted than usual, but a cold and backward season reduced the yield fully one-fourth below an average.
>
> "Potatoes, particularly the later varieties, did remarkably well producing the usual yield of 1,000,000 bushels; but the rot, and the amount and high price of labor necessary to grow them, and the extreme low returns from them in market, will materially influence farmers to attempt less with this crop in future; and we think the general interests of agriculture will be benefitted by the change.
>
> "Oats in quality and quantity have not given as good returns for ten years preceding. The amount of crop is nearly double the usual annual average.
>
> "Barley and beans not very largely cultivated; the latter coming into store in prime condition, will be more extensively grown in the coming year. About one-half the usual amount of buckwheat was sown; the yield was satisfactory.
>
> "Grass and hay never were better. The latter was secured in the finest order, making at least twenty-five percent additional to an average crop. The valleys of the Hudson and of Wood Creek furnish large quantities for exportation.
>
> "Growing of wool is decidedly on the decrease. Many large flocks of the finest grades of sheep are completely broken up.

"Dairying is looked upon by farmers with more favor than formerly; extensive tracts of country are being secured to that interest. Cheese factories are in operation during their season in nearly all our towns. This branch of husbandry is now more remunerative than any other department of agriculture....[5]

"Rearing and fattening swine is but a small item of business compared with what it formerly was. Fattening beef and mutton is on the increase, and will be still more largely carried on as farmers give up the, at present too expensive, growing of potatoes for the hardy grains.

"Eggs and poultry form an important item among producing interests and the business is destined to extend.

"A very considerable and profitable trade in raising and training of horses has grown up in the county, adding much to its material wealth. Other industrial and agricultural pursuits are prospering within our borders; but these details suffice to show that we, at least, hold the keys to material prosperity".

Some other historical references to agricultural production are found; including an 1881 newspaper clipping filed in the office of the Washington County Historian, which says that Easton is famous for its large and fine (apple) orchards; but generally the trend toward dairying noticed by the writer above, 100 years ago, probably intensified up to the present time which sees Washington County as one of the nation's leading dairying counties, and Easton, the County's leading dairying town.

A recent summary of Easton's agriculture was prepared by L. G. Nuffer, the county's agricultural agent. It is included here so that the town's leaders can share the benefits of his analysis.

5. Underlining added by the consultant.

"A PROFILE OF AGRICULTURE - TOWNSHIP OF EASTON"

Washington County, N. Y. - Feb. 1967 - L. G. Nuffer
Cooperative Extension Agent

Easton Township lies in the southwestern corner of Washington County. Its total land area comprises 40,122 acres of which approximately 29,401 acres are in farms. It is the most important single township in Washington County as to total land in farms and total agricultural output.

Its soils are well adapted to agriculture with the eastern half of the town being predominately slate loams such as Troy-Cossayuna, and its western half composed of silty-clay loam soils such as Rhinebeck and Hudson. There is also a lesser area of highly productive river bottom soils along the Hudson and an area of well drained sands and gravels in the northwestern corner of the township.

Due to their excellent soils resources, farm owners in Easton tend to have larger herds, produce more milk, and have higher gross incomes than the average dairy farm in the county.

TABLE IV

NUMBER OF FARMS, LAND USE, AND FARMS BY ECONOMIC CLASS

Washington County

Item	1954	1959	1964	% Change 1964 from 1954	% Change 1964 from 1959
Number of Farms[1]					
Total number of farms					
New definition	-	1,625	1,369	-	- 16
Old definition	2,043	1,691	-	-	-
Number of farms by categories[2]					
Commercial	1,689	1,231	1,090	- 35	- 11
Part-time	130	220	202	+ 55	- 8
Part-retirement	-	125	76	-	- 39
Abnormal	-	1	1	-	0
Land Use					
Land area in acres	535,680	535,680	535,680	0	0
Acres in farms	373,461	351,043	327,581	- 12	- 7
Percent of land in farms	70	66	61	- 13	- 8
Acres of:					
Cropland harvested	123,263	121,722	113,453	- 8	- 7
Cropland in pasture	35,936	35,598	49,170	+ 37	+ 38
Other cropland	13,694	9,031	11,646	- 15	+ 29
Woodland pastured	30,422	22,918	23,472	- 23	+ 2
Woodland not pastured	59,273	58,498	56,851	- 4	- 3
Improved pasture	6,534	6,599	7,240	+ 11	+ 10
Other pasture	90,358	80,504	55,830	- 38	- 31
Other land	20,515	22,772	17,158	- 16	- 25
Irrigated land in farms	82	333	517	+ 530	+ 55
Cropland farmed on contour	746	960	1,144	+ 53	+ 19
Number of Farms by Economic Class[3]					
Value of products sold[4]					
Class I - $40,000 and over	31	28	67	+ 116	+ 139
Class II - $20,000 to $39,999	307	113	218	- 29	+ 93
Class III - $10,000 to $19,999	590	448	365	- 38	- 19
Class IV - $5,000 to $9,999	495	315	239	- 52	- 24
Class V - $2,500 to $4,999	176	256	131	- 26	- 49
Class VI - $50 to $2,499	90	71	70	- 22	- 1

Footnotes on following page - III - 10

FOOTNOTES TO TABLE IV

1. For definition see page 9 of Source
2. For definitions see page 3 of Source
3. Estimates based on sample of approximately 20 percent of all farms
4. For 1954, the value of products sold by classes was less (i.e., Class I - $25,000 and over; Class VI - less than $1,200)

NA Not Available

Source: C. A. Bratton, 1964 Census of Agriculture, Washington County, New York State College of Agriculture, P.2.

TABLE V

LIVESTOCK AND POULTRY, EQUIPMENT AND FACILITIES, FARM EXPENDITURES

Washington County

Item	1954	1959	1964	% Change 1964 from 1954	% Change 1964 from 1959
Livestock Numbers					
Milk cows	33,648	32,497	34,195	+ 2	+ 5
Heifers and heifer calves	22,764	20,370	19,985	- 12	- 2
Beef cows	633	493	950	+ 50	+ 93
Hogs and pigs	1,956	1,777	1,637	- 16	- 8
Sheep and lambs	4,066	3,472	3,442	- 15	- 1
Broilers	58,587	3,600	#	-	-
Chickens 4 months old & over	281,974	226,380	278,606	- 1	+ 23
Hens & pullets of laying age	NA	NA	215,168	NA	NA
Turkeys	51,041	18,014	7,701	- 85	- 57
Equipment and Facilities					
Number of:					
Tractors	2,703	2,645	2,896	+ 7	+ 9
Trucks	1,116	980	1,019	- 9	+ 4
Automobiles	2,477	1,717	1,823	- 26	+ 6
Grain combines	206	187	176	- 15	- 6
Corn pickers	70	141	100	+ 43	- 29
Pick-up balers	638	862	944	+ 48	+ 10
Field forage harvesters	306	544	669	+ 119	+ 23
Hay conditioners	NA	NA	657	NA	NA
Farms reporting:					
Bulk milk tanks	NA	388	639	NA	+ 65
Percent of farms reporting:					
Telephones	87	88	94	+ 8	+ 7
Home freezers	47	63	81	+ 72	+ 29
Television sets	66	NA	93	+ 41	NA
Regular hired workers: (150 days +)					
Farms reporting	347	392	366	+ 5	- 7
Number of persons	514	542	613	+ 19	+ 13
Specified Farm Expenditures					
Average expense per farm reporting:					
Feed	$2,294	$2,637	$5,058	+ 120	+ 92
Hired labor	$1,080	$1,543	$1,925	+ 78	+ 25
Machine hire	$193	$226	$272	+ 41	+ 20
Gas and oil	$334	$414	$557	+ 67	+ 35
Fertilizers	$212	NA	$627	+ 196	NA

Footnotes on following page - III - 12

FOOTNOTES TO TABLE V

NA Not Available
Data withheld to avoid disclosure of information for individual farms

Source: C. A. Bratton, 1964 Census of Agriculture, Washington County New York State College of Agriculture p. 5.

TABLE VI

LAND IN FARMS & CROPLAND HARVESTED

Washington County

	Total Land in Farms, Acres					Cropland Harvested
				% Change 1964 from		
	1954	1959	1964	1954	1959	1964
						Acres
Argyle	26,812	28,702	26,116	- 3	- 9	10,037
Cambridge	21,057	17,732	17,748	- 16	0	6,282
Dresden, Fort Ann & Putnam	49,024	41,544	40,456	- 17	- 3	10,901
Easton	33,681	31,187	29,401	- 13	- 6	11,643
Fort Edward & Kingsbury	36,054	33,296	28,559	- 21	- 14	12,537
Granville	28,535	26,963	24,763	- 13	- 8	7,849
Greenwich	20,815	22,083	19,400	- 7	- 12	7,079
Hampton & Whitehall	38,715	37,573	32,698	- 16	- 13	10,298
Hartford	22,910	22,922	23,089	+ 1	+ 1	9,294
Hebron	26,620	26,066	26,513	- 1	+ 2	8,608
Jackson & White Creek	40,776	37,901	35,729	- 12	- 6	12,315
Salem	28,462	25,074	23,109	- 19	- 8	6,610
County Total	373,461	351,043	327,581	- 12	- 7	113,453

Source: C. A. Bratton, 1964 Census of Agriculture, Washington County New York State College of Agriculture p. 10.

TABLE VII

MILK COWS, FARMS REPORTING AND NUMBER
Washington County

Towns	Farms Reporting Milk Cows			Number of Milk Cows		
	1959	1964	% Change 1964 from 1959	1959	1964	% Change 1964 from 1959
Argyle	146	101	- 31	3,005	3,176	+ 6
Cambridge	95	73	- 23	1,706	1,701	0
Dresden, Fort Ann & Putnam	126	94	- 25	2,578	2,834	+ 10
Easton	120	87	- 28	3,019	3,130	+ 4
Fort Edward & Kingsbury	143	108	- 24	4,108	4,500	+ 10
Granville	101	85	- 16	2,421	2,370	- 2
Greenwich	89	74	- 17	2,275	2,459	+ 8
Hampton & Whitehall	93	80	- 14	2,667	2,888	+ 8
Hartford	89	76	- 15	2,463	2,798	+ 14
Hebron	106	88	- 17	2,556	2,648	+ 4
Jackson & White Creek	147	126	- 14	3,425	3,514	+ 3
Salem	94	60	- 36	2,274	2,177	- 4
County Total	1,349	1,052	- 22	32,497	34,195	+ 5

Source: C. A. Bratton 1964 Census of Agriculture, Washington County
New York State College of Agriculture p. 12.

The preceding tables are the latest available data which has been summarized by townships in Washington County. The 1964 County Census shows the following:

TABLE VIII

CENSUS OF AGRICULTURE

	Washington County		Easton Township	
	1959	1964	1959	1964
No. of Commercial Farms	1,231	1,090	135 *	131 *
No. of Farms with $10,000 or more sales	589	650	67 *	81 *
Farm Products sold (thousands $)	15,160	18,814	1,533 *	2,100 *
Sales per Farm (thousands $)	9.6	13.7	10.5 *	15.0 *
No. Milk Cows	32,497	34,195	3,019	3,130
Milk Sold (thousands of lbs.)	255,392	315,184	24,200	29,700

* Estimated by author by interpolation of associated data.

Source: Census of Agriculture 1959 & 1964

The 1964 Census shows the following trends in Washington County.

Agriculture:-

1. There are now fewer farm operators than previously.

2. Farms are becoming larger as measured by acres, cows, and products sold.

3. Total agricultural output (both units of farm products and dollar sales) is increasing. The increase of 65 million pounds of milk sold per year (comparing 1964 to 1959) sets Washington County apart from most other agricultural counties. It indicates a strong tendency for further intensification of agriculture within the County. Past history gives a strong indication that the township of Easton will intensify its agriculture as fast or slightly faster than the rest of the County barring unforeseen land use alternatives.

Washington County Agriculture Compared to Surrounding Area

Recent data shows that Washington County is the most important agricultural county in the Capital District, having about one-third of the agricultural product sales for the seven county area of Albany, Rensselaer, Saratoga, Schenectady, Schoharie, Warren and Washington (1959-Washington County $15 million sales compared to $48 million for the total seven counties including Washington.)

Washington County also ranks high in the state. We rank 16th in the state in number of commercial farms, 10th in acres of land in farms, 10th in number of milk cows, and 8th in acres of hay. The above rankings are according to 1964 data.

In addition Washington County is rated among the 100 top dairy counties in the nation according to the New York State Department of Commerce, Capital District, Business Fact Book, 1968 edition (p. 2)".

To appraise agriculture fully, in the Easton area, the consultant has prepared the following data and information, in addition to Mr. Nuffer's material above.

TABLE IX

FARMS AND LAND IN FARMS WITHIN EASTON

	1954	1959	1964	% Change 1959-64
Number of farms	180	146	116	- 21%
Land in Farms (thousands of acres)	33.7	31.2	29.4	- 6%
Acres per Farm	187	214	253	+ 18%

Source: C. A. Bratton: Ibid.

Between 1960 and 1967, the number of dairy farms in the state decreased 34 percent. During this same period the number of milk cows decreased 14 percent, while the cows per farm increased 31 percent. There is a growing number of farms in that group which sells over $10,000 worth of goods each year, and declines in that number which sells less.

In 1959, Washington County's gross agricultural sales were $15.2 million, in 1964 they were $18.8 million and a recent estimate for 1967 was $23.8 million. Easton's sales are approximately 10 percent of the county's.

In 1959 a ranking of the nation's 3,072 counties by 55 selected agricultural items showed Washington County in the first 100 counties for the following items (1) milk cows on farm (2) quantity of whole milk sold, (3) value of sales of whole milk, (4) value of dairy products sold, (5) land from which hay was cut, by acres.

TABLE X

SELECTED DATA ON EASTON FROM THE 1964 CENSUS OF AGRICULTURE [2]

Product	Farms Reporting	Acres
Vegetables for Sale	3	27
Sweet Corn	2	N.A.
Alfalfa & Mixtures	94	4,499
Clover, Timothy & Mixtures	57	2,150
Grains for Hay	14	287
Other Hay	16	417
All Hay	-	7,353
Grass Silage	10	283
Wheat	12	211
Oats	68	1,030
Potatoes	4	7
Corn for Silage	81	2,131
Corn, Grain	30	394
Corn, All	89	2,639
Apple Trees	6	2,442(trees)
Hens & Pullets	24	16,628(head)
Sheep & Lambs	5	306(head)
Hogs & Pigs	4	335(head)
Cattle & Calves	110	5,912(head)
Milk Cows	87	3,130(head)

2 Data sheets supplied by New York State Department of Commerce.

N.A. = Not Available

TABLE XI

RESULTS FROM AGRICULTURAL SURVEY[3]

EASTON, NEW YORK

Do you own this farm: 76 Total acres owned 18,777 acres
Average acres per farm 246 acres, median 200 acres

Do you rent this farm from others: 18 Total rented 2,471 acres
Average acres per farm 137 acres, median 75 acres

Do you rent acres to others: 11 Total rented 1,576 acres
Average acres per farm 143 acres, median 100 acres

How long has this property been operated as a farm?
Before 1900 - 76, 1900-1920 - 2, 1960 - Now 1

How long has this farm been in the possession of the owner or family:
Average years per farm 50, median 34 years

How many dwellings on the farm properties? 103

Number of farm buildings on properties: Barns 121, Silos 76, Sheds 39, Other 24

Do you employ people outside the family: Yes 20, No 53

If yes how many employees do you have? Full time - 17, Part time 23, Seasonal 32

Size of operation. Number of milkers 2,326, Average 42, Median 37

Poultry	57,203	Average	7,150	Median	300
Heifers	209	Average	35	Median	30
Beef	494	Average	62	Median	60
Young Stock	235	Average	48	Median	50
Angus	15				
Horses	107				
Sheep	35				

Tons of fertilizer purchased annually. Total 881 Tons, Average 18 Tons Median 9 Tons

In last 10 years amount of land:

Purchased	849	Average	85	Median	40
Sold	270	Average	45	Median	17

Number of farms whose production, in the past ten years:
Has increased 53 Decreased 8 Not Changed 7

[3] Hans Klunder Associates, Inc. 1967 Door-to-Door Survey

Note: Since reports were not received from all Easton farms in this survey, figures from 1964 Census of Agriculture, Washington County, C. A. Bratton, found on preceding pages should be considered more reliable.

TABLE XI (Continued)

Number of significant changes in type 19, size 2, 10 in form of farm operation.

Number planning to make changes in farm. Yes 22, No 45[1]

Number planning to make changes in farm plant. Yes 21, No 23[2].

What land improvements have you made in last 10 years and what do you anticipate in the future?

	Accomplished	Anticipate
Tile	26	6
Hedgerow	30	9
Ponds	30	7
Ditches	22	4

Would you recommend agriculture as a future vocation for your children? Yes 38, No 25.

Estimate of total goods and services for farm purchased annually.
Thousands $ Total $628.75 Average $15.71 Median $10.00

Estimate of approximate value annually purchased locally (25 mile radius)
Thousands $ Total $483 Average $17.88 Median $10.00
(A number replied 100% but gave no figure)

Would leave farming if offered comparable employment or profit. Yes 18, No 47.

Number owning	bunk feeder	20	Silo unloader	28
	barn cleaner	52	Bulk Tank	45

Average age of farm operator. 48 years[3]
Median age of farm operator. 49 years

1. Refers to farm operation.
2. Refers to physical plant.
3. The New York State average age of farm operator was 51.2 years in 1964, and is estimated (by interpolation of associated data) to be 51.5 years in 1969.

The Multiplier Effect of Agriculture By L. G. Nuffer, Cooperative Extension Agent

The dairy industry in the Town of Easton is a dynamic force which spreads far beyond the farm sector. Indeed the farm receipts and the farm operators and laborers involved in the on-farm sector of the industry represent approximately only 25 percent of the manpower and capital accountable to the total agricultural industry of the township.

The estimated 2.4 million dollars of farm receipts in the town for 1967 is almost all money brought in from outside the area. Milk checks from the Massachusetts, Rhode Island, Connecticut and New York markets make up the bulk of the income. The average dairyman spends 80 percent of his farm receipts back in the area for farm operating supplies. The other 20 percent in the above categories, except for savings, goes back into local trade channels.

Typically the large expenditures on Easton dairy farms are feed, labor, seed, fertilizer, and taxes. The farm dollars expended for these services and others are recycled again into the local economy through wholesale purchases, trade service demands, employees of agri-business firms and their consequent demands for services. Thus it is estimated that one dollar of farm receipts generates an additional 2 to 2 1/2 dollars in trade. To interpret this in total it can be estimated that the 2.4 million dollars in farm receipts in Easton for the year 1967 generated over 8 million dollars in expenditures for all trades and services within a 25 mile radius of the township.

Additional Comments by Consultant:

In the above paragraph it was explained that for every dollar of farm receipts an additional 2 to 2 1/2 dollars were generated in local trade in this area, that is 3 to 3 1/2 dollars total trade result for each dollar of gross farm receipts. Applying mathematical terms we can say, therefore, that farm receipts have a multiplier factor of 3.0 to 3.5. From inter-industry analyses made in California, Pennsylvania, Iowa, Long Island, the Appalachia region, and the MIDNY region of New York State, it is evident that the value of the multiplier factor varies from area to area; studies made in areas with local conditions similar to those found in Washington County showed that a multiplier factor approaching 3.5 was valid, and that by comparison industrial payroll yielded a multiplier factor of only 1.3. That is, the average industrial worker was found to spend in the first instance a much larger proportion of his income for items originating out of the area, thus considerably reducing the regeneration effect which is so valuable to the local economy; each payroll dollar had only $1.30 total impact locally. (It was also found that, in contrast to agriculture, industry purchased most of its supplies out of the area so that local income from that source was also at a minimum.) In general terms it can be said, then, that one dollar in agricultural receipts is about as valuable to the local economy as three dollars of industrial payroll.

In planning for local development, therefore, the town should bear in mind that for a healthy total local economy a viable agriculture is highly advantageous, and considerable care should be exercised for its protection. All new residential, commercial, and industrial activity should, therefore, be developed in locations not detrimental to the agricultural industry.

Commercial agriculture is in the process of adapting to new methods recently developed; in Easton the changeover to loose housing, mechanical feeding, and parlor milking has already been adopted by a higher percentage of the commercial dairymen than in other similar areas of the Northeast. To make these changes requires considerable capital outlay; current statewide estimates set this changeover cost at an average of $100,000 per farm. The last several years has seen yearly increasing amounts of new capital investment in Easton agriculture. This is expected to continue and to accelerate, with most labor and supplies for this new construction being purchased locally. One estimate of the total capital investment in agricultural plant in Easton in 1968 was set at 7 million dollars. With the additional capital expected to be invested in Easton agriculture in the next decade, agriculture will constitute an even greater share of the Easton tax base.

Agriculture in New York State as a whole produces $1 billion worth of goods, which in turn accounts for $800 million in sales of goods and services to produce these goods. Another $2.5 billion of value is added by firms and their employees who process, package, transport, and sell these agricultural products. Each farmer produces enough food per man to feed an additional 46 persons and initiates a chain of events that creates three jobs off the farm for every worker on the farm.

Types of Land Uses Which Discourage Agriculture

Most types of land uses not directly related to agriculture tend to ultimately discourage agriculture when located in close proximity to farms or when located in large enough numbers to significantly affect land values. Highways which provide good access to large urban areas and open farm lands for non-agricultural uses can also have adverse effects.

Two points, however, should be stressed. First, probably the most common and critical problem is the infiltration of residential land uses into an agricultural area. Often families who move to a farming area do not realize that there are smells, flies, noise, night operations, dust, and other annoyances associated with farming. If residents institute proceedings to stop these annoyances then the farmer will ultimately be forced to curtail his operations.

The second major point is closely associated with the first. Urban penetration has blighted agriculture way beyond its physical occupancy. The scattered influx of new uses into an agricultural area will lead to a change in attitude of the farmer which ultimately leads to the discouragement of agriculture. He will see a different way of life moving in around him and begin to wonder if it will be possible for agriculture to long survive in his area. He will decrease his investments hoping to go into the real estate business on a part time basis to supplement his income. Selling off frontage for lots is the most common and tragic mistake. Reduction in the amount of new capital investment and failure to keep pace with the new technological advancements in agriculture are natural consequences of the farmer's uncertainty about the future, but are fatal to farming as a business since net returns grow steadily smaller. Experience has shown that it is almost impossible for the average farmer to catch up (should he later change his mind and desire to do so) after having once fallen behind in this process. Most often the farmer is consequently forced out of business because of the resulting diminishing returns long before there is demand

for his own farm for other land uses. Frequently farm lands thus idled remain unused for many years before being put to other uses, creating economic problems for the owners and the local communities.

It should be noted here also that many of the new residents in an agricultural area have moved there from more urban communities because they wish to live in relative isolation where they can enjoy the picturesque views of the open fields and croplands. Yet, these fields and croplands will not long remain open and picturesque if the farmer ceases to work them. Therefore, these new residents do desire that the farmers continue to operate so that the open spaces of the community will remain scenic. It is ironic, then, that these same new residents may, if not properly guided in their choice of building sites, inadvertently destroy the very desirability which initially drew them to the community. Non-farm residents, then, share with the farmer a common need for land use controls so that new development may take place without impairing agricultural operations.

Implementation of land use controls do require that some rights be relinquished by every property owner so that each may pursue his chosen way of life in the manner in which he desires. The choices are not easy but they cannot have their cake and eat it too.

Factors Determining the Viability of Agriculture By L. G. Nuffer, Cooperative Extension Agent

The agricultural industry in Easton has expanded in recent years as measured by units of farm products sold, farm income, and demand for agricultural services. In spite of this the commercial farmers in Easton have seen fit to give up 400 to 500 acres each year to non-farm purposes between the years 1954 and 1964 (see Table IX).

The transfer of agricultural land of low productivity to non-farm residences and recreation development is certainly a healthy trend and materially adds to the total economy of the area. However, if the viability of a major industry in an area is a concern of the residents of the area, they may wish to take steps to protect the industry. The section in this report titled "The Multiplier Effect of Agriculture" illustrates that economic farm units cannot live in isolation. Washington County dairymen enjoy better milk markets partly because of nearness to large centers of population but recent expansion of the New England markets indicate that buyers are most interested in dairy areas with a concentration of large dairies. This interest stems from the fact that bulk pick-up of milk in large over-the-road tankers is more economical in concentrated dairy areas. Another associated factor is milk quality. Even though some small dairymen who produce top quality milk would argue this point, there is a trend that larger dairies have better, more modern milking equipment, are more apt to have a milking parlor, and consequently produce higher quality milk.

Agricultural services for machinery repair and purchases, and the procurement of a variety of feed, seed, and fertilizer at competitive prices is of prime importance to the dairy farmer. New plants and services such as the Agway Bee-Line Store in Greenwich, the Kerr-McGee Fertilizer plant in Salem, the recent purchase of two farm machinery agencies by outside young and optimistic proprietors has added materially to the competitive edge that

Washington County farmers have over their fellow dairymen in Rensselaer or Saratoga Counties where the dairy industry has started to decline due to urban pressures.

Counties such as Warren, Essex, Saratoga, and Rensselaer have not experienced this optimism by farm service institutions. The cause and effect in this phenomenon is difficult to separate but the apparent isolation of farm units in an area interspersed with non-farm ownership certainly creates an air of pessimism among both farmers and farm service agencies at some point in the land-use shift, so that a snowballing effect is started in the decline of the industry.

Additional Comments By Consultant:

The question as to why agriculture has declined rapidly in these areas but has not done so in Easton suggests that the interaction of many factors affects the viability of agriculture. Climate and weather are satisfactory for raising forage crops and vary little in this region. While soil conditions should be adequate to raise good corn and alfalfa, and a good percentage of such soils should be contained in each farm unit, good management has been found to overcome shortcomings in soil quality. Size of the farm units for economical operation with maximum output per man and income per man as well as the size of a contiguous agricultural community seem to be important factors. Large tracts of land or fields large enough to utilize modern farm equipment are necessary; slope has not been a major factor if individual fields do not include severe or rapid changes in slope. Location of the agricultural community in proximity to good markets is important; transportation costs may also exercise some influence here. Management is a major factor and Washington County farmers in general are particularly good managers. Familiarity with and rapid adaptation to new technology is very important in today's competitive commercial agriculture; the speed at which new methods are adopted is a function of education. Therefore the importance of a strong and vital County Extension Service, availability of regular quality farm radio programs and vocational agriculture courses in the local schools should not be underestimated. These in part help to create an esprit de corps or high morale, which appears to be an absolute necessity to viability; farmers with high morale or confidence in the future will not indulge in "real-estate roulette", which will always blight agriculture and eventually wipe it out. Likewise farmers with high morale are willing to make the heavy capital investments necessary to adapt to continually changing technology. Adequate sources of capital readily available are also most important; private bankers and governmental agencies have played an important role in the viability of Washington County agriculture. Good agricultural supporting services readily available (including bulk fertilizer and lime spreading) are also very important.

Prompt availability of parts and nearby repair services are necessary to cut down-times and crop losses due to breakdowns; farm service agencies and dealers have made heavy commitments in the area and are in the position to provide excellent service. Age of farm operators is also a factor of viability; Easton's average farm operator age (48) is considerably below the state average because of the higher incidence of young men going into farming - this is due, at least in part, to the high morale of the farm community and to the excellent vo-ag courses in the local school districts.

Roads in an agricultural area, though graveled surface, must be adequate for use by bulk milk, feed, and fertilizer trucks to supply transportation needs. Of major importance to its agricultural viability has been the fact that although roads were adequate for the transportation of agricultural products and supplies Easton has enjoyed a sheltered position relatively free from modern highways which increase traffic congestion and bring all types of non-agricultural demands for land use including residential development and industry (industry itself brings residential development); under the pressures of urban development land values rise, usually pricing it out of the market for agricultural use. Scattered residential development impairs agricultural operations (because of the incompatibility of non-farm oriented residents with the odors, noise, night operations, dust, lime spreading, spraying, etc.), increases both town and school taxes (because of the increased demand on those services), and reduces the morale of the agricultural community. Easton has been relatively free of this type of urban pressure.

To be successful farmers must produce at high efficiency and at least cost because of the national policy of "cheap food". However, the farmer must make purchases of supplies and equipment in a relatively high-cost market as compared to the prices received for product. Therefore, working with a slim margin at best,every possible economy or means of increasing production per man becomes an important factor, i.e. many small factors each making a small contribution collectively add up to success or failure. Easton's agriculture has enjoyed the correct balance of those factors..

While this has not been an all-inclusive treatment of the subject of agricultural viability, it is sufficient to indicate the direction toward which Easton must move in the future if the town is to retain for the good of all its citizens a strong commercial agriculture contributing to the economic health of the area. Areas of large contiguous blocks of going farms should be set aside which are exclusively for agriculture or within which it is made public policy that agriculture has priority over all other uses. Non-farm residential development should be prohibited from these areas, and the demand for new residences resulting from urban sprawl should be encouraged to locate in new subdivisions outside of the agricultural areas and where the basic requirements for residential development can best be met; scatter development should be discouraged. Roads in the agricultural areas should be improved only to a standard sufficient to meet the needs of farmers; major highway improvement or location of major arterials in the area should be discouraged. All types of public participation programs and publicity should be encouraged which will reinforce farmer morale and public pride in the agricultural community; the attraction of farmer buyers to those farms that do go on the market should be encouraged (thus keeping agricultural zones as nearly exclusively in farms as possible). Activities of land speculators should be discouraged in the town. When a particular area of residential development grows to a sufficient density to warrant the installation of a public sewer system, this should be constructed; residential demand for prime farm land may be reduced in this way.

Suggested methods of implementation are contained throughout this report; zoning is a key tool in the process, yet farmers traditionally are opposed to zoning since this has frequently been drawn up favoring urban development at the expense of agriculture. One authority has suggested that in the absence of zoning, Easton should require through a sewer ordinance that all residences be connected to a public sewer system. Construction of public

sewers would then be the controlling factor in development. Whatever means are used, indiscriminate scatter development must be prevented if commercial agriculture is to survive in Easton as urban sprawl continues.

Employment Characteristics

The 1960 census identified 618 employed persons in the Town of Easton. Such a small labor force would normally preclude any large industrial development that would depend heavily upon available labor. It must be recognized, however, that the five towns which share a common border with Easton - Schaghticoke, Cambridge, Jackson, Greenwich and Stillwater - had an additional 5,883 employed residents in the same census. This fact shows us that there might be some labor market pool available in the Easton area for economic expansion, but one large local employer does not seem to be able to find it.

The 1960 census indicated that the town had a labor force participation rate similar to all of upstate New York. It was 55.4 percent of the total population 14 years and over in Easton while it was 55.1 percent for the upstate region. Only 29.9 percent of the females of this age group worked in Easton, while 33.3 percent of the upstate region's female work force population was employed. Because of the heavy concentration in agriculture in Easton the proportion of self-employed was higher[1], while the proportion of private and government wage and salary workers was smaller than the upstate portion of New York state.

The recent door-to-door survey of the community[2] identified the family farm as one of the major places of employment for community residents. Many jobs were provided to Easton and nearby residents by Hollingsworth and Vose, Inc. (paper mill) and Some Place Else (restaurant). A significant number of jobs were available on a part time basis at the Willard Mountain ski area.

The door-to-door survey also ascertained the following places of work of Easton residents and their skills, (Tables XII and XIII). The 1960 census also showed skills of the workforce and industries in which these residents worked. Using census definitions and figures one is able to make comparisons with the whole county and upstate New York and to ascertain differences in community structure (Table XIV).

1. Selfemployed includes farmers.
2. Survey done by Hans Klunder Associates, Inc. for the preparation of the Master Plan of the community.

TABLE XII

EASTON WORKERS BY PLACE OF EMPLOYMENT, 1967
(Identified in Door-to-Door Survey)

Place	Male	Female	Total	%*
At home (Easton)	107	201	308	36.9
Easton (other than at home)	41	2	43	10.9
Greenwich	20	25	45	11.4
Cambridge	3	2	5	1.3
Argyle	2	3	5	1.3
Mechanicville	5	2	7	1.8
Glens Falls and Vicinity	8	1	9	2.3
Saratoga	6	2	8	2.0
Albany	13	5	18	4.5
Schenectady	4	-	4	1.0
Troy	9	6	15	3.8
Other	67	23	90	22.8
Total	285	272	557	100.0

* Percentage distribution is made after 162 homemakers are removed from "at home" grouping and total.

Source: Hans Klunder Associates, Inc. Door-to-Door Survey

TABLE XIII

EASTON WORKERS BY SKILL, 1967*
(Identified in Door-to-Door Survey)

Skill Area	Male	Female	Total	%
Professional	23	22	45	13.2
Farmer - manager	86	1	87	25.5
Manager	14	-	14	4.1
Craftsman - Foreman	41	3	44	12.9
Operator	18	8	26	7.6
Clerical - Office	12	23	35	10.3
Sales	10	1	11	3.2
Service	4	5	9	2.6
Farm Laborer	7	1	8	2.4
Laborer	46	16	62	18.2
Total	261	80	341	100.0

* An additional 19 students and 162 homemakers were identified in the survey.
Source: Hans Klunder Associates, Inc. Door-to-Door Survey

TABLE XIV

PERCENTAGE DISTRIBUTION OF LABOR FORCE, 1960

By Occupation Group	Easton (618)	Washington County (17,205)	Upstate New York (2,226,822)
Professional, Technical	9.7	9.5	12.7
Farmers, Farm Managers	24.3	8.0	2.6
Official, Proprietors, Non-Farm	3.6	6.5	7.5
Clerical Workers	8.2	11.0	14.7
Sales Workers	2.2	5.3	7.0
Craftsmen, Foremen	6.9	12.0	14.5
Operatives	23.4	26.2	19.8
Service Workers Private House	1.5	2.5	1.7
Service Workers - Other	6.6	7.4	8.7
Laborers & Farm Foremen	10.8	8.8	5.8
By Industry Group			
Manufacturing	28.1	34.4	34.1
(Durable)	(4.4)	(12.5)	(21.4)
(Non-Durable)	(23.7)	(22.0)	(12.7)
Wholesale Trade	.7	2.3	2.7
RetailTrade	9.5	13.3	14.1
Agriculture	32.3	12.3	4.6
Mining	.0	.9	.3
Construction	5.1	5.7	5.5
Business Repair Service	.0	1.0	1.9
Personal Services	2.2	4.4	4.6
(Hospital)	(4.4)	(1.7)	(3.3)
(Education)	(6.8)	(5.7)	(6.1)
Entertainment	N.A.	.3	.6
Finance, Insurance, Real Estate	N.A.	3.0	3.2
Transport, Communication & Utility	1.5	5.2	6.2
Public Administration	1.5	4.4	4.7
Not Reported	5.1 *	2.2	3.9

* Includes Finance, Insurance, Real Estate and Entertainment

Source: U. S. Census and New York State Dept. of Commerce, Business Fact Book, 1963 Capitol District, pp. 14-17.

TABLE XV

EASTON WORKERS BY INDUSTRY, 1967 *
(From Door-to-Door Survey)

Industry	Male	Female	Total	%
Agriculture	98	3	101	30.9
Construction	17	-	17	5.2
Manufacturing	67	15	82	25.1
Transportation	6	-	6	1.8
Utilities	7	2	9	2.8
Wholesale & Retail Trade	8	8	16	4.9
Repair & Business Services	13	3	16	4.9
Personal Services	4	1	5	1.5
Finance & Insurance	4	4	8	2.4
Entertainment & Recreation	2	-	2	.6
Professional Services	8	11	19	5.8
Public Services	20	26	46	14.1
Total	254	73	327	100.0

* An additional 3 military personnel, 97 retired and 11 unemployed identified in the survey.

Source: Hans Klunder Associates, Inc. Door-to-Door Survey

Analysis of Tables XII to XV

The preceding tables tell us among other things the following germane facts:

1. Outside of homemakers, over half of the town's labor force worked out of town.

2. One quarter of the employed population are skilled in agricultural pursuits.

3. A large number also have industrial - oriented skills and occupations; - craftsmen, operatives and laborers.

4. The employed labor force, as measured in the 1960 census, showed concentrations in the lower skilled areas - laborers and operatives; and less concentration in some higher skilled areas - professional; craftsmen, officials.

5. A significant number, (during the 1960 census) while lower than the upstate average, were employed in manufacturing - 28%. This group together with agriculture and the professional service industries (including education and hospitals) accounted for three-quarters of all employed residents in 1960.

6. Few (almost none) are employed full-time in recreation and entertainment.

Principal Economic Activities

Of course, agriculture is the primary economic activity of the community. The consultant could not identify one other town in the capital district of New York State, which had over 600 residents employed during the 1960 census which was as committed to agriculture as Easton. The preceding tables show this, plus the other principal economic activities of the town's residents. Some economic activity cannot be adequately appreciated solely from a study of employment characteristics of the town residents. There is some in-commuting which cannot be estimated accurately. Seasonal employment (in ski areas, etc.) is also difficult to assess from these tables. No estimates are made as to the quality of the jobs.

The consultant's door-to-door survey of business showed the following:

TABLE XVI

1967 EMPLOYMENT BY EASTON BUSINESS FIRMS

	Male	Female	Total
Full Time	147	28	175
Part Time	7	8	15
Seasonal	10	-	10
Weekends	48	-	48
Less than 3 months	8	1	9

Source: Hans Klunder Associates, Inc. Door-to-Door Survey

All of the businesses interviewed, except one in each case, felt that their location in the town was advantageous and felt that the market for their commodity had increased. Most felt their business had been improving.

There are several industrial plants. A significant number of the above full-time employees work at Hollingsworth & Vose off Route 113 as well as at the Fort Miller Company.

Recreation is a sizeable economic activity in Easton. The county fairgrounds are used annually in the town and two ski areas, Willard Mountain and Easton Valley are located within its borders, near the middle of the community. A substantial number are employed during the ski season on a part-time basis. This type job is important for low-income people, the youth of the community and young families in need of extra income. Battenkill Country Club is an important recreational asset.

Little retail trade is carried on within Easton. Nearby Greenwich serves as the major retail center for most Easton residents although Mechanicville, Schuylerville, Glens Falls, Troy and some other locations are frequented often by Easton shoppers. The following table indicates the shopping characteristics that were ascertained during the 1967 door-to-door survey. Notice that in all types of purchases except clothing (which ran a close third) and in hospital service, Greenwich was the largest supplier for Easton residents.

TABLE XVII

SHOPPING CHARACTERISTICS OF EASTON RESIDENTS
(The location of various types of purchases)

Type of Purchase	Easton	Green-wich	Mechan-icville	Schuy-lerville	Sara-toga	Glens Falls	Albany	Troy	Catalog	Other *
Food	4	171	57	50	4	5	6	21	-	37
Clothing	2	62	33	9	12	66	35	68	15	30
Furniture & Appliances	1	103	21	16	8	33	24	33	4	20
Automobiles	1	106	34	9	15	25	8	29	-	44
Repair Service	24	106	12	15	6	2	-	4	-	30
Doctor (Family)	-	181	11	12	5	-	1	15	1	67
Hospital	-	-	-	-	19	17	22	53	-	148
Banking	-	175	12	25	4	1	10	19	-	53
Insurance	14	130	7	16	13	8	17	25	-	80
Building Supplies & Hardware	3	144	15	46	-	2	2	6	-	58
Farm Supplies	6	57	4	8	-	-	-	2	-	33

* Cambridge and Schaghticoke account for a sizeable amount of the Other.

Source: Hans Klunder Associates, Inc. Door-to-Door Survey

The "Minimum Critical Mass" of Agriculture

"Minimum Critical Mass" refers to the size below which something cannot be regenerated. This concept is important since there is concern about the disappearance of suppliers of farm equipment and supplies as agriculture continues its decline. The fear is that agriculture might decline to a point at which it could no longer support the necessary supporting services, thereby making it impossible for agriculture to continue profitably.

The consultant studied the problem in one county where the decline was very much more advanced than in Easton's area. This county was under extreme pressures of suburbanization. Only one dairy farm remained in the county and a number of vegetable farms. The county agent felt that the farms disappeared before the services did. He felt that as long as there was a need for agricultural services they would be available, but at higher cost.

Another county agent, whose county spread from twenty to forty miles west of New York City told the consultant that he felt any farmer worth his salt would find an answer to the problem. One farmer in his area was buying carload lots in conjunction with a few of his neighbors; even though they could still buy locally. He felt that lack of agricultural services was not a problem. Competition to supply farmers was so keen that while orders and feed rooms might have to be adjusted to accommodate at least two-ton deliveries, there would be no trouble being serviced. This same agent pointed out that they had an Agway which in their case did not stock feed so it could service farmers with feed, but poorly. Other sources seemed to be available though. The agent did point out that apparently a neighboring Agway made deliveries in his area, a distance of about 30 miles. The agent also felt that the farmer disappeared before agricultural services did, though for machinery parts needed quickly, the farmer might have to travel some distance. This, however, was an exceptional case and did not present a serious problem.

It is an axiom of economics that resources do not disappear, but rather become more expensive. So the consultant feels that the ancillary services of agriculture will, in some cases become more expensive or time consuming to buy, but at the same time perhaps farmers who are increasing their scale of operations will have the opportunity to answer this problem by cost-cutting quantity purchases, like carload lots, in some cases. The consultant feels that this rising cost of services (or "time in acquiring" them - in many cases a more adequate description) will not be a major factor in forcing the farmer out of business in Easton in the near future. The consultant feels the loss of services would tend to be gradual, rather than occurring abruptly at some "less than critical mass" and would tend to follow the decline in farming and not precede it.

In the Easton area now there seems to be a regionalization of services. The large agricultural dealers, who service a large area, are growing. Smaller dealers are on a decline. It must be pointed out that Armour's nearby bulk storage facility at Stillwater is one piece of evidence of health of local agricultural services. The disappearance of the small dealer is a phenomenon not peculiar to agriculture. The decline of the small grocery, the small dry goods shop and the small agricultural machinery dealer is part of a general shift to larger retail

operations. Remember that the increased investment in capital equipment per farm has something to say for the vitality of the demand for certain farm supplies even in the face of a declining number of farms. And the local regionalization of suppliers makes for larger markets for these suppliers. So while the suppliers may be more distant it is felt their future can be depended upon more assuredly than could that of the smaller dealer, with a smaller inventory, though more easily reached.

Rather than thinking of a minimum number of farms necessary to support ancillary agricultural services it might be better to think of a regionalization of these services. In some cases these services may still be near to us and serving a larger region. In some cases the dealers may be larger, with larger inventories and stock of replacement parts and in some cases may be distant, but still fairly available to their customers.

Generally the phenomenon of diminishing agricultural services will not be a major factor curtailing farming, but the services do become increasingly expensive to procure the greater the distance that they are located from the farm. So, while there may not be a specific "less than critical mass" (a point at which the agricultural community becomes so small that supporting services cease to be available), it is clear that the greater the total of agricultural operations in an area can remain the greater the likelihood that the supporting services will continue to be located nearby. Since nearby services are generally cheaper to obtain and cut crop losses due to breakdowns (by reducing downtimes), it is clear that for least cost operation the size of the agricultural community must remain large enough, in a given area, to retain the necessary supporting services nearby.

The Generating Facility Proposal

In the late summer of 1966 the Niagara Mohawk Power Corporation announced a proposal to build a nuclear generating facility in Easton at a site on which it had taken option; this site was later enlarged to include approximately 950 acres. In the ensuing months site preparation, excavation, and preliminary construction were undertaken despite the fact that Niagara Mohawk had neither applied for nor received the required construction or operating approvals. Construction was halted, and some months later, in August 1968, abandonment of the project was announced after the project was found to be infeasible.

In 1969 the New York State Atomic and Space Development Authority proposed location of an experimental "breeder" reactor at the same site. This facility, to have been sponsored by a combine of private utilities and governmental agencies, would have been largely publicly owned. This project was also abandoned.

The impact of the proposed facilities on the town's land use pattern and economy were studied and discussed. In assessing the economic benefits of actual construction, the consultant feels that the impact would produce some short term gains in employment and related service establishments, but the enduring long-term gain to the town is questionable. It appears that regional long-term gains might have been at the expense of the town, because of the town's inability to cope with the speculative growth and random land use pattern that could

have resulted without proper land use controls. The immediate tax revenue gain of a large scale non-residential project could be offset by the secondary impact of additional residential and commercial development resulting from the project. School, highway, and other service costs would be appreciably increased. In addition, a large non-agriculturally related project would have a long-range depressive effect on the town's basic agricultural economy, which stimulates annually over $8 million in cash business in the area, an amount which is increasing yearly. This depressive effect on the agricultural economy coupled with the resulting loss of some tax base, increased service costs, and the sharing of tax revenue with other towns in the county would diminish any short term increase in tax revenue derived from such a project. It is recommended that a cost-benefit analysis be made of any future land use proposals for this site which are not specifically provided for in this comprehensive plan so that the net long-term gain (or loss) to the town can be more accurately determined. Reasons for the abandonment of the projects were based upon technological and environmental considerations as well as aesthetic incompatibility with the surrounding environment. Details relative to the proposed projects may be found in the minutes and records of the planning board.

Nature of future alternative use of the site is a matter of conjecture at this time. The area unspoiled by the preliminary construction has now been leased for agricultural purposes for the next seven years with options for renewal. It is the recommendation of the consultant that only land uses suggested in this comprehensive plan or compatible with the basic precepts contained herein be established at this site. However, should a power plant ultimately be constructed here specific details of the proposal should be closely examined by the planning board and other responsible review agencies to assure in the public interest that no aspect of the project would have an adverse effect upon the area. Reference to Considerations Affecting Steam Power Plant Site Selection, published December, 1968 by the Energy Policy Staff - Executive Office of the President, Washington, D. C., would be found useful.

Early disposition of the site is not now expected; Easton planners will have the unknown variable on their hands for some time.

Economic Potential

Over one-quarter of Easton's businesses are directly related to recreation activities. Generally recreation, as an industry, is a "growth" area of our economy. In Washington County, between 1958 and 1963 (the last two census-of-business years) amusement recreation services grew from $303,000 to $880,000. During this same period, however, the hotels, motels, tourist courts and camps segment of Washington County business, while growing from 25 to 32 establishments, had receipts which declined from $902,000 to $836,000[1].

[1] Census of Business, 1963

A recent study of outdoor recreation revealed these attractions, in order of priority, which draw people to outdoor recreation are:

1.) Water, for various activities.
2.) A combination of open lands and wooded areas.
3.) Horses and other animals. [1]

The Hudson River, of course, falls into item number one and is one of Easton's major potential recreational resources. There are a number of seasonal homes there now and as the water is improved this area should be in more demand. Plans should be made now to provide for orderly development of this land. The Hudson River Valley Commission has recommended the cluster principle; housing set back from the river's shore, and requiring roadway access to the river at frequent intervals. This preserves the landscape and provides preserved river use for all. [2] Also recommended was legislation to control billboards and junkyards along the riverfront. [3]

Recently the local Soil Conservation Service offices have been preparing appraisals of recreation potentials in their respective areas. Such a study has just been prepared for Washington County. Various groups rated different types of outdoor recreation for the county as follows:

TABLE XVIII

POTENTIAL RATINGS OF VARIOUS TYPES OF RECREATION *
(For Washington County)

Type of Recreation	Potential Rating
Vacation cabins, cottages and homesites	High
Picnic and field sports areas	Medium
Camping grounds	High
Fishing	High
Golf courses	Medium
Hunting areas	High
Natural, scenic and historic areas	High
Riding stables	High
Shooting preserves	Medium
Vacation farms and ranches	High
Water sports areas	Medium
Winter sports areas	High

* Anderson, An Appraisal of Potential Outdoor Recreational Development in Washington County, New York. The entire study should be consulted by those interested in recreation planning.

1 Cornell University, Land, Water, People and Economic Growth, "Commercial Outdoor Recreation", Grimwood & Partain, p. 29.
2 Hudson River Valley Commission, The Hudson, 1966, p. 56-57.
3 Ibid, p. 61.

The published thinking of these various committees was reviewed by the consultant to ascertain if it would apply to Easton. While it is not easy to separate various parts of the county, it could be said that the group which rated the camping areas felt that the potential for this type of activity was better in the northern part of the county. The groups working on fishing and water sports felt that if the Hudson River were "cleaned up" it would be a great advantage for these types of recreation. The winter sports group considered winter sports other-than-skiing, so it cannot be said if the winter sports potential rating applies strictly to Easton, which has the only serious ski area in the county.

The study did point out that: "It was not contemplated to be an economic appraisal of a given recreational enterprise. So many factors enter into the economics of successfully operating such a business, that it was felt these committees would not delve into the problems of economics at the present time". The consultant points out, though, that many of these groups were composed of experienced business people in their particular recreation fields and that some serious effort was given to weighing market potential.

The consultant would like to point out that Easton's future potential in the golf course area might be better than the "medium" rating due to its location in the county, although a lot may depend on competition of nearby courses which have not been assessed. There may also be other variations as the ratings were given to the entire county and were value judgements which can be open to question. They are one of the best indications available, though.

Much of the potential economic development in recreation and in other areas is dependent upon individual entrepreneurship and management. For instance, the future plans of individual entrepreneurs engaged in the ski or other future business in Easton can have significant impact on taxes, employment, the need for services and the demand for other business services. It may also depend on local regulations, roads and zoning. That is why it is very speculative to speak of recreation potential or any economic potential in an area as small as a town. These potentials must be thought of only in the most general terms. Individuals can prove general statements wrong though in some cases.

The ski industry has grown very substantially in the northeast and has also been subject to the pressures of competition and the same uncertainties of weather as agriculture. The consultant feels that generally the development of a major ski area should be coupled with large scale subdivisions of land to insure the project's profitability. A major profit area of such projects seems to be subdivision. Because of the problem of competition in this industry there should be no prevention of this type of development but it could be guided properly by a well-informed planning board. Since it is possible to appraise the potential only in the most general terms, recreation has "good potential" in the opinion of the consultant. The major recreational resources are the Hudson River and the ski area, but other resources like the bucolic beauty of the countryside and other streams are important. One goal for cleaning the Hudson River was set at 1972. The economic potential is related to its cleanliness.

The Hudson River Valley Commission in its 1966 report on the Hudson lists the area near the mouth of the Battenkill, as a "Recreation Study area" (number 42). This is an area which may bear some specific study for its future recreation potential. This same study maps out part

of a "tourway" going through Easton and other towns, which may in the future, if effected properly, draw some additional tourists to and through the town. (A recent letter from the Hudson River Valley Commission to the town historian indicates that the "tourway" will be located in Easton along the River Road, County Route 113, its entire length and along New York Route 29). Mentioned as needed in the same report was a comprehensive study of potential tourist demands for services, food and accommodations for subregional areas of the Hudson, in conjunction, supposedly, with this proposed "tourway". From such a study, public officials and private investors might secure information on which to base plans and investments. The Office of Planning Coordination of New York State was also recently working on both a "Winter Sports Opportunities Study" and a "Recreational Study" both of which should soon be available to planning groups.

If Table II is referred to, it will be noted that between 1950 and 1960, in the three-county area surrounding Easton, the following occurred in recreation-type employment:

1.) Eating and drinking places employed 250 more people.
2.) Hotels and other personal services accounted for a decline of 385 workers.
3.) Employment in entertainment and recreational services dropped by 70 people.

It must also be understood that because of its seasonal nature, the jobs in recreation businesses may be of lower quality than some other industries. More important, it is not a large employer. In major recreation areas, like nearby Warren County and Saratoga County, it employed directly 1 percent or less than 1 percent of their labor force during the 1960 census. Too much, in terms of employment, should not be expected of the recreation industry; community income, yes, but not good jobs.

The potential of agriculture in the community is influenced by two counter-balancing forces. First, agriculture in general is now suffering a major decline in number of operating units and in the number of people engaged in the industry. Second, Easton has a substantial number of farms which are invested heavily enough and managed well enough to insure continued operation. A recent study indicates that Easton has a large, if not the largest, area proportion of any town in the county in such "heavily invested" farms. The patterns indicated in Table IX should continue - fewer farms, less land in farms, but more acres per farm. Also output per farm should rise, the proportions of farms selling over $10,000 should rise and the investment per farm, output per man, but not income per man, should rise. The agriculture which the consultant expects to continue for some time in Easton should be an economically healthier agriculture, given the same national farm policy of the immediate past.

The potential the community has for a residential area is directly related to its population growth which will be forecast on the basis of this economic analysis and be presented in the next section. It must be mentioned, however, that the potential for residential growth is definitely there and will play a role in the future economy of Easton.

In terms of industrial development, Easton has less potential than some other areas; there is a small labor pool. It is not ideally situated in relation to major, modern transportation systems. There are no important raw materials produced in the community. (Raw materials are

available for cement manufacture, but this is a competitive industry and its raw materials are fairly abundant in the Hudson River Valley.) The Hudson River no longer has significant locational advantage for industry. Many community services are absent. Some other communities which have suffered employment declines have available plants and aggressively seek new industry. Growth in new industrial facilities has in most cases been concentrated in fair proximity to more urbanized areas. This does not preclude development. Less expensive land which is available does attract industry and individual decisions which are variable are involved. Generally, though, Easton has no major advantages for additional industry presently.

The major type of manufacturing employment in Washington County has been in paper making. Whether or not the local plant will expand facilities is another individual decision which cannot be forecast. Generally only a few new paper making facilities are expected to open in the Hudson River Valley [1].

On a state-wide basis the industries providing steady job growth between 1950 and 1964 have been:

1.) Services
2.) Wholesale and Retail Trade
3.) Government
4.) Finance, Insurance and Real Estate
5.) Contract Construction [2]

This, of course, can vary from place to place. Table II of this report is a good indicator of industries which have shown good growth locally, between 1950 and 1960. Many of these trends will continue and show possible areas of potential economic development for our town and area. Of special notice should be the professional services industries and public administration which provided substantial numbers of new jobs.

The Demand for Land

In light of the previous comments it can be seen why no major demand can be expected in Easton for industrial land. Actually industrial sites are in fairly good supply in the Hudson River Valley. Some of them include certain desirable features, like railroad sidings, proximity to Thruway interchanges, adjacent gas lines, etc.

One of the dominant features of the Hudson River Valley as a dairying region is its proximity to major milk markets. But farming has been under such severe economic pressure that even here the exodus from farming continues, though at a much less rapid rate. The consultant believes that there will not be a balance between the supply of farms and the demand

1 Hudson River Valley Commission, Industrial Trends in the Hudson River Valley.
2 New York State Dept. of Labor, Change Employment Patterns in N. Y. State. Manufacturing as a whole did not in this period show significant growth, but certain types did.

for farms (as such) any more in the immediate future than there has been in the immediate past. Neighbors will absorb nearby farm properties as some expand and some demand will exist for farms, as farms, but it will not be sufficient to absorb the supply. Within Easton a decrease in the amount of land used in farms can be expected. However, over half of the land in Easton can still be feasibly cultivated farmland twenty years from now, so agriculture still has an important role to play in this community.

Of course there will be demand for land for other purposes, including residential use. The following table demonstrates that the one growing segment of Washington County's population is the rural non-farm (residential) segment.

TABLE XIX *

WASHINGTON COUNTY DISTRIBUTION OF POPULATION BY RESIDENCE

	Number		
Residence	1940	1950	1960
Total	46,726	47,144	48,476
Urban	18,298	18,316	18,220
Rural	28,428	28,828	30,256
Rural - farm	12,491	10,566	6,364
Rural - non-farm	15,937	18,262	23,892

* Cornell University, The People of Washington County, New York

Recreational property will be a definite area of demand. First, as the Hudson River's water quality is improved by current purification efforts, there will be more demand for riverside recreational property. Now is the time to insure public access to the river and more aesthetic cluster development along the Hudson (on both sides). Second, future plans of one major ski operator call for expansion, addition of facilities and subdivision. Availability of these sites and perhaps advertising will, of course, increase demand. There may also be an overflow of demand for land and sites to areas near the ski slopes. Third, Professor Howard Conklin of Cornell University recently forecast that 80 percent of land leaving agriculture today will be used for family residential - recreational purposes. These country second homes are in growing demand. All three areas of recreation property demand will be assisted in their growth by the growing proportion of families which have income over $10,000 per annum.

Conclusions

The consultant feels that Easton's economic potential exists in a combination of agri-cultural-recreation-residential.

Without the atomic power plant industrial development will be slim at best and with it, still not come easy.

POPULATION STUDY

Easton's greatest resource is its people. Any worthwhile plan must serve the needs of this resource.

The purpose of town planning is to serve the needs of both current and future residents by developing guidelines for the future growth and development of a town in accordance with local community goals. A population study as presented here is one of the key steps in this planning process.

Existing population characteristics must be studied and estimates must be made as to what the future population will be ten to twenty years hence. It is the future population estimates which give the planner some idea as to how much land should be set aside for various uses, how much the roads will be used, and what will be needed in the way of community facilities.

Population Characteristics

The following table (#XX), shows the characteristics of the town's population as ascertained during the 1967 door-to-door survey of the community.

The percentage of males in the community seems larger proportionally than the females. This is usually the case in rural, agricultural areas. The consultant, in making his forecast, felt that a more balanced situation would result in the future, as inward migration structured the population closer to that of the county's. The unbalanced male-female ratio has been coming into closer proportion, measured between the 1940 and the 1960 census.

The propensity to migrate is strongest among the young. The rural-urban migration of males is greatest in the 25 - 29 age group. Young groups with small children are also most likely to move into Easton as the semi-suburbanization of the town progresses. These variabilities in population age structure were considered by the consultant when the population was forecast. Also taken into consideration was outward migration of college students, fertility ratios and mortality rates for different age groups.

Population Distribution

The map of current population distribution in Easton shows a scatterization of population. It is difficult, if not impossible, to forecast future distribution but some potential growth areas can be suggested. (1) The area around Greenwich, (2) the Hudson River front, (perhaps very heavily oriented toward seasonal development), (3) areas adjacent to, or near ski facilities (also seasonal), (4) areas readily reached by car from Troy, Saratoga Springs, and other nearby urbanizing areas, and (5) areas served by better roads.

There is a tendency for population in the county to locate in rural areas, rather than in towns and villages. Table XXI indicates that urban areas are relatively stable, growth-wise, in the county, while rural (suburban) areas have increased their population.

TABLE XX

POPULATION

1967

Age	Male	Female	Age	Male	Female
- 1	9	7	16	16	14
1	3	6	17	14	10
2	12	17	18	15	7
3	5	13	19	12	11
4	16	23	20 - 24	37	33
5	9	14	25 - 29	35	24
6	16	12	30 - 34	23	31
7	20	13	35 - 39	38	40
8	15	15	40 - 44	36	24
9	16	12	45 - 49	29	37
10	17	11	50 - 54	31	21
11	14	19	55 - 59	34	16
12	18	10	60 - 64	27	14
13	15	11	65+	52	69
14	22				
15	21		Total	627	551
			Grand Total		1,178

Total year-around population not including the area within the Greenwich Village limits: 1,556 *

* Figure arrived at by dividing 1,178 by 293 (total number of year around dwelling units) equalling an average of 4.02 people per family, and multiplying the number of incomplete interviews, 71, and refused to answer, 23, by 4.02 for an additional 378 people. The age groupings only report those people accounted for, not the 378 not enumerated.

Source: Hans Klunder Associates, Inc. 1967 door-to-door survey.

TABLE XXI

WASHINGTON COUNTY DISTRIBUTION OF POPULATION

Residence	1940	1950	1960
	Number		
Urban	18,298	18,316	18,220
Rural ("Surburban")	28,428	28,828	30,256
Rural - farm	(12,491)	(10,566)	(6,364)
Rural - nonfarm	(15,937)	(18,262)	(23,892)
Total	46,726	47,144	48,476
	Percent		
Urban	39.2	38.9	37.6
Rural ("Suburban")	60.8	61.1	62.4
Rural - farm	(26.7)	(22.4)	(13.1)
Rural - nonfarm	(34.1)	(38.7)	(49.3)
Total	100.0	100.0	100.0

Source: U. S. Census of Population

It is an axiom that population growth follows highways, not river or rail. So in a sense the future population growth in Easton is dependent upon future use and development of highways serving Easton and its vicinity.

The Department of Transportation has been consulted to obtain the most recent information available relative to proposed highway construction which could have an effect on Easton's population growth. Relevant projects include:

Arterial from Waterford to Mechanicville (low priority).
North-south arterial in Troy (high priority).
Mechanicville to Route 40 south of Schaghticoke. (About ready for construction, though it depends on Knott Street extension.)

There are other factors which were too unpredictable to take into account in our forecast. Future regulations (zoning, etc.), new roads (yet unplanned), an economic decline or many other unforeseeable factors could change the anticipated growth.

A nuclear reactor will not affect the population significantly.

Forecasting population growth is a precarious arena even for experts. It is an arena for disagreement. During the summer of 1968 the Office of Planning Coordination was preparing town-by-town population projections. At the time, the following estimates and projection for the Town of Easton had been prepared.

TABLE XXII

ONE STATE OFFICE'S 1968 POPULATION PROJECTION FOR EASTON *

1960	1,681
1965	1,654
1970	1,602
1975	1,569
1980	1,542
1985	1,547
1990	1,562

* All future reference in this portion of the report refers to Easton in the entirety, including that portion of Greenwich Village which is in Easton.

The consultant does not agree with the above projections, and has reason to disagree. First, our community survey showed that there are quite a few more residents in the town now than the Office of Planning Coordination forecast for 1970. Second, a study of the Hudson River Valley Commission's riverside population forecasts to 1990 for all counties surrounding Easton lead us to believe that our anticipated growth rate for Easton is more realistic. Third, a study of nearby growth rates for the 1950-1960 period (following Table XXIII) leads us to believe that Easton can anticipate a period of growth in its future unrivaled in its twentieth century history.

We feel that Easton's future will grow like this:

Year	People
1970	1,960
1975	2,130
1980	2,315
1985	2,545
1990	2,850

TABLE XXIII

SELECTED POPULATION INCREASES 1950-1960[1]

Area	1950	1960	% Increase
Washington County	47,144	48,476	2.8
Easton	1,659	1,681	1.3
(Greenwich Village part)	(334)	(322)	(-3.6)
Cambridge	1,567	1,610	2.7
Fort Edward	6,213	6,523	5.0
Greenwich	3,811	3,969	4.1
(Greenwich Village part)	(1,878)	(1,941)	(3.4)
Jackson	857	795	-7.2
White Creek	2,120	2,365	11.6
Saratoga County	74,869	89,096	19.0
Half Moon	2,836	4,120	45.3
Northumberland	1,263	1,353	7.1
Saratoga	3,225	3,515	9.0
Stillwater	4,055	4,416	8.9
Rensselaer County	132,607	142,585	7.5
Brunswick	3,037	5,967	50.9
Grafton	964	1,009	4.7
Pittstown	2,666	2,973	11.5
Schaghticoke	4,019	5,269	31.1

Source: U. S. Census, 1950-1960 figures

[1] Some nearby cases of notable growth include Brunswick in Rensselaer County and Clifton Park in Saratoga County. The latter grew from 3,281 in 1950 to 6,068 in 1964 and is now probably over 10,000. We should guard against the thinking that Easton will be such a notable exception until concrete reasons for such exception exist ; aggressive subdivision, new highways, abundant nearby job openings, etc.

As Easton develops, its growth is expected to increase slightly in rate. Now it is growing at about 18 percent per decade while in 1990 this will increase to a little over 20 percent. The consultant also feels that the percent of people in Easton, of Washington County, will grow from approximately 4 percent now to around 5 1/4 percent in 1990. If some residents expect more in terms of growth it must be understood that the general metropolitan area on which Easton borders - the Albany-Schenectady-Troy S.M.S.A.- has not been known for its dynamic growth.

Table XXIV gives the consultant's detailed forecast of population characteristics for Easton. An appendix table compares characteristics in Easton and nearby areas for 1940 and 1960.

TABLE XXIV

FUTURE EASTON RESIDENTS BY AGE & SEX

	1970			1975		
Age Group	Male	Female	Total	Male	Female	Total
0 - 4	92	87	179	104	99	203
5 - 14	230	234	464	216	216	432
15 - 24	161	146	307	185	183	368
25 - 34	99	93	192	140	134	274
35 - 44	97	99	196	92	88	180
45 - 54	107	110	217	110	114	224
55 - 64	92	87	179	101	102	203
65+	104	122	226	113	133	246
Total	982	978	1,960	1,061	1,069	2,130
	1980			1985		
0 - 4	125	119	244	149	139	288
5 - 14	216	218	434	247	248	495
15 - 24	194	191	385	181	174	355
25 - 34	185	175	360	214	220	434
35 - 44	111	96	207	156	133	289
45 - 54	94	104	198	89	90	179
55 - 64	104	113	217	102	113	215
65+	124	146	270	134	156	290
Total	1,153	1,162	2,315	1,272	1,273	2,545

TABLE XXIV (Continued)

FUTURE EASTON RESIDENTS BY AGE & SEX

	1990		
Age Group	Male	Female	Total
0 - 4	161	152	313
5 - 14	296	298	594
15 - 24	184	177	361
25 - 34	238	244	482
35 - 44	214	178	392
45 - 54	104	98	202
55 - 64	87	103	190
65+	143	173	316
Total	1,427	1,423	2,850

TABLE XXV

POPULATION APPENDIX

% Distribution of Population, Easton & Selected Areas: 1940 & 1960 By Sex

Male Distribution By Age Group

Year	Area	0 - 4	5-14	15-24	25-34	35-44	45-54	55-64	65+
1940	Easton	6.65	14.91	19.10	12.34	10.94	13.95	11.05	11.05
1940	Washington County	7.57	15.23	17.02	16.09	12.97	11.96	9.78	9.39
1940	Schaghticoke	6.35	15.92	16.75	12.93	14.34	13.63	9.58	10.52
1940	Rensselaer County	6.43	15.28	15.94	14.68	14.75	14.03	10.00	8.88
1960	Easton	9.85	20.74	14.02	9.73	12.75	11.36	9.27	12.28
1960	Washington County	11.21	20.06	15.16	10.93	11.86	11.05	8.92	10.80
1960	Schaghticoke	12.39	22.69	9.47	10.83	14.39	11.55	9.32	9.36
1960	Rensselaer County	10.85	19.37	14.24	11.49	12.67	11.73	9.70	9.94

Female Distribution by Age Group

1940	Easton	8.56	18.05	14.89	10.94	13.97	12.12	8.83	12.65
1940	Washington County	7.84	16.77	15.81	13.28	12.65	12.36	10.40	10.89
1940	Schaghticoke	6.22	16.45	14.57	12.63	13.34	14.57	10.36	11.85
1940	Rensselaer County	5.75	13.81	15.70	14.68	14.74	13.73	10.63	10.96
1960	Easton	11.87	20.05	12.71	12.84	13.57	9.90	9.17	9.90
1960	Washington County	11.31	19.12	11.94	11.35	12.56	10.56	9.84	13.32
1960	Schaghticoke	11.22	22.10	10.42	12.36	12.86	11.37	9.28	10.38
1960	Rensselaer County	10.03	17.80	12.37	11.41	13.14	11.99	10.18	13.09

Methodology

1. The forecast of total population was an extrapolation of the 1960 to 1967 growth rate, based on the 1960 census and the 1967 door-to-door survey. Preceding census data seemed meaningless because there is a turning point or concave curve in the trend line between the 1940 and 1960 census. This forecast was confirmed by the riverfront population forecast of the Hudson River Valley Commission for Rensselaer, Washington and Saratoga Counties. Easton centers on this area and Easton's 1985 percentage growth for this extrapolation is an average of the three counties' riverfront population growth.

The rate of growth was increased slightly in the later periods, or the extrapolation was curved slightly upward, to adjust for what the consultant felt would be an increasing rate of suburbanization. This increase was slight - rising from approximately an 18 percent decennial growth rate to approximately a 20 percent decennial growth rate near the end of the extrapolation (1990).

2. The distribution of the age groups, amongst sex was first adjusted by:

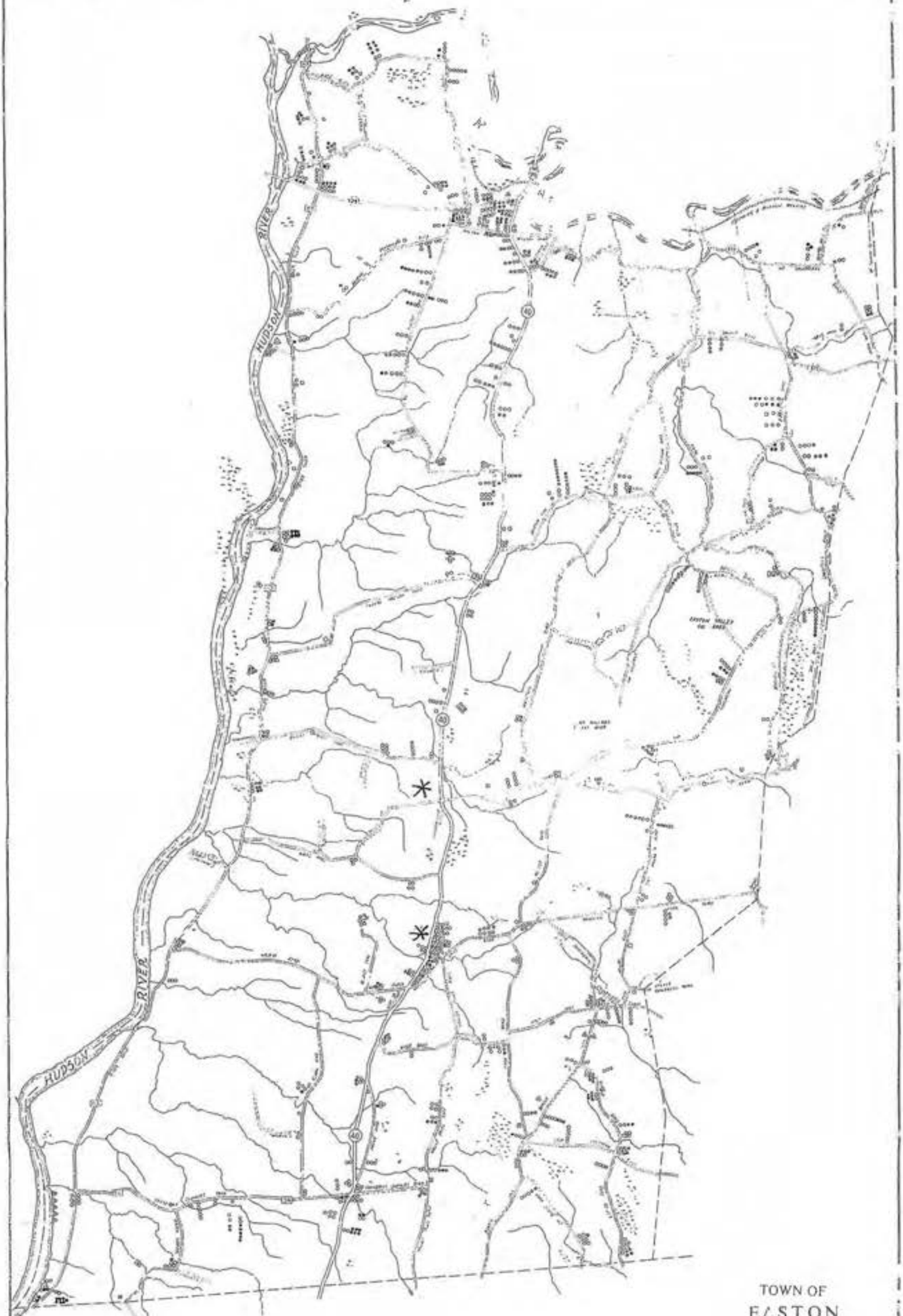
$$\frac{\leqq \text{PT (Year X)}}{\leqq \text{PC (Year X)}}$$

Where $\leqq$ PC was the most recent total Office of Planning Coordination county forecast and $\leqq$ PT was the consultant's forecast for the town, this factor was then applied to all age groups for both sexes. It was calculated for five year periods beginning in 1970. This results in a crude approximation of population characteristics for the town, derived from Office of Planning Coordination characteristics of the county (which incorporates estimates of fertility, migration of college students, etc. in a highly sophisticated computerized forecast).

This crude estimate was adjusted by a variability factor to adjust the characteristics of the population to approximate those unique characteristics a community would exhibit in the area, which was under the pressure of inward migration.

3. The above extrapolation was corroborated by studying nearby growth patterns of the 1950 to 1960 period. It must be understood that very nearby Saratoga towns did not surpass a 10 percent growth. And all of Saratoga County exhibited a dynamic 19 percent growth for the period. (See Table XXIII). There is no strong reason to believe that Easton will exhibit growth like towns which are closer than Easton to metropolitan areas - like Brunswick, Schaghticoke, Half-Moon, etc. There will be some modifying influence due to the decline of agriculture and the lack of extreme dynamism in the nearby metropolitan area. But the current approximate pattern of an 18 percent decennial growth is expected to continue in the immediate future. This is relatively vigorous growth. It can be modified, however, by future individual decisions to provide more jobs nearby or to subdivide locally on a large scale. These decisions are impossible to forecast or to accommodate in a forecast. Therefore there is a built-in error factor in small region forecasts which modify their value. For purposes of planning this current forecast must be assumed valid until additional data becomes available in the future.

4. It was assumed that the growth pattern between 1960 and 1967 would indicate such current trends as increases in rural housing, ease of commuting with use of current regional highway systems, general economic growth of the area, etc. It is also assumed that the 1967 survey and those statistical adjustments applied to the results to make it comparable to the 1960 census were accurate. It was also considered more valid to use this present decennial growth rate (18 percent) for estimating growth rate than any other, either lower or higher, which occurred in nearby communities (Table XXIII).



TOWN OF
EASTON
NEW YORK
EASTON PLANNING BOARD
1966
SCALE -

HANS KLUNDER ASSOCIATES, INC.
PLANNING CONSULTANTS

POPULATION DISTRIBUTION

LEGEND

- ONE PERSON
- ONE PERSON - of school age (5 to 18 years)
- SEASONAL RESIDENTS - number indicates how many
- RETIRED PERSON or COUPLE - (1 or 2)

* See Errata Sheet - 1, for correct data.

SECTION IV

STREETS AND HIGHWAYS

EXISTING STREETS AND HIGHWAYS

The highway network is one of the most extensive and most costly of the public activities, often vying with the schools for the largest piece of the town budget. It is also that public activity with which nearly every person must come in contact, and also the one he is most ready to criticize if he feels criticism is due. Also, because it controls the direction and ease with which people may travel and gain access to different locations, the highway network becomes a vital factor in shaping and limiting development. It is therefore necessary in any meaningful planning to consider the highways in terms of safety of the citizens and of the economy of the town.

To develop a useful transportation plan, it is necessary to review and analyze the existing conditions and problems to be found in Easton's roads. Through such understanding it will then be possible to discern planning needs and to develop planning objectives. With the objectives in mind, the establishment of standards and the setting up of regulations for street construction would make it possible to propose a plan that can serve the future needs of Easton. In the broader sense the objective would be to serve Easton's future with the best possible network of streets and highways and also to ensure freedom from undesirable and substandard private street construction with the frustrations and added maintenance expense which such construction would impose if it should be accepted into the town system.

Transportation Relationships

If one looks at an ordinary oil company road map, one sees Easton and North Easton on Route 40 in the center of a long open stretch between Route 67 at Schaghticoke and Route 29 which connects Schuylerville with Greenwich. To the west on Route 29 lies Saratoga and south on Route 40 is Troy and the capital region. Only through a system of town roads does Easton have a connection to the east.

According to the New York State Commission on the Preservation of Agricultural Land, much of Easton is comprised of some of the best agricultural land in the state. It is the opinion of this State Commission that all such agricultural land should be preserved from non-agricultural development and that its removal from agriculture would be a damage to the state. In Easton we find certain pressures that tend to run contrary to this recommendation, both of which are related to the rather close proximity to the capital area. One of these pressures is for summer residence. In Easton this type of use is generally concentrated in the southern end of town; one grouping along the Hudson River and the other in the vicinity of South Cambridge and Beadle Hill Roads. A second element is now appearing in the ski areas. These bring afternoon and weekend traffic from the more urbanized centers and also bring pressures for the development of seasonal dwellings for skiing and, it can be expected, for summer residence as well.

Route 40, Route 29 and 372 not only carry their volumes of travel through ~~Eason~~ Easton but also serve to bring some of this ski oriented traffic. Most of it appears to be coming northward on Route 40. This carries certain implications for Easton's highway maintenance and for its selection of roads for improvement.

The Greenwich and Johnsonville Railroad (a subsidiary of the Delaware and Hudson) passes through the northern part of Easton providing freight service to the various mills of the area; passenger service has been discontinued for many years, however.

The nearest airport of note is at Schuylerville, although any commercial air transportation must be done through the capital area terminal. Water transportation affecting Easton seems to be limited to pleasure boats connected with the seasonal residents, but can be expected to increase due to the increasing use of the New York State Barge Canal (Hudson River) by pleasure craft.

Existing Conditions

In April, 1968, the consultant traveled all the roads in Easton in company with the highway superintendent, Mr. Harold C. Snell. The specific intent was to review the condition of the roads and any bad effects of winter and spring breakup, to become acquainted with the problems found in maintaining Easton's roads and the materials used in the maintenance, and to evaluate each road in accordance with the service that it is expected to render or the demands which may be placed on it.

It is noted that Easton has a minimum of state highways within its borders. Of these New York Route 40 is a very good facility and was fairly recently subjected to considerable improvement. Since the function of this route is largely to carry traffic swiftly through Easton, the consultant is concerned that additional turn-offs be minimized so as to continue the route's ability to facilitate the easy flow of traffic. The other state highway which is quite a good facility is New York Route 29, coming from Schuylerville and intersecting Route 40. New York Route 372 is a lesser but adequate facility.

The county routes in Easton clearly serve the purposes of traffic originating outside of Easton itself. Route 113 along the Hudson River and Route 54 between Route 113 and Route 40 serve the area of summer residences along the river, as well as provide a scenic highway near the river. The consultant feels that these scenic possibilities should be enhanced. The other part of the county road system, Route 74 and 74 A, form a connection between Greenwich and Route 67 via South Cambridge. It is this route, as well as Route 40, that serve the purposes of the seasonal residents in the South Cambridge Road area. This route also serves to bring some traffic to the ski area. It is the consultant's opinion that the county highway system should now be extended to serve the ski traffic by adding the Harrington Hill Road, connecting between Archdale Road and Vly Summit Road, inasmuch as this route now carries traffic that originates outside of Easton with the ski areas as a specific destination. The county highway system is specifically concerned with volume traffic that circulates through and between towns; it is regionally oriented. On this basis it is recommended that Easton make representations to the Washington County Highway Engineer to have this section of road added to the county system.

The accompanying map showing conditions of the highways will show rather readily where emphasis needs to be placed. The consultant finds the overall condition of Easton's roads to be quite good. The program of putting in posts beside the road with highly reflective paint to make them show clearly at night is commendable and the consultant recommends the

furtherance of this program. The consultant noted several occasions of insufficient shoulder, a most outstanding example being on Old Schuylerville Road in the vicinity of the private gravel operation. The consultant is concerned about the using of shale as a base material, but the mixing of some of the fine gravel from the town pits, or even better the coarser gravel of the commercial pit, into the shale in the base would improve its quality.

Hazards

On the state system the only hazard noted was a minor one relating to the intersection of Routes 40 and 29. The signing and the approaches to this intersection do not give the stranger clear information as to what he is coming to and the decision he has to make. This results in hesitations and turning on the far corner of the triangle. This is something that could be easily improved by the New York Department of Transportation, and it is recommended that Easton make representations to the department - along with constructive suggestions - to achieve such improvement.

Although no other specific traffic hazards were evident at the time of the survey, the consultant anticipates a considerable traffic problem in relation to the movement of skiers, especially at the end of the skiing day. This particularly affects the intersection of the Intervale Road and Harrington Hill Road. Most of this traffic appears to be turning westward toward Route 40 and the intersection, though much improved, is still insufficient to handle this traffic most efficiently. There will also be difficulties in the two sharp angles on this road near North Easton, especially in winter driving after a person is tired from skiing. Some means of improving the alignments through this area is needed.

Parking hardly seems to be a problem in Easton inasmuch as there is so little need for parking. Even with the modest collection of commercial establishments in Easton, parking space is readily available. The one location where parking may become a problem is in the ski areas. These areas provide parking, but there is always the possibility of an added crowd bringing a demand for more parking than is available. Though the actual use of such parking space is not to be encouraged, it would be in the interest of the town to produce shoulders of sufficient width that parking on these shoulders could be accomplished during these periods of overload. How much of this kind of space could be provided is a question of feasibility with minimum cost and depends upon the roadside topography in the vicinity of the areas. In any event, shoulders of sufficient width to accommodate pedestrians, break-downs and the like are necessary for the safety of collector highways carrying recreation traffic. Of similar necessity, however, is the effective encouragement of the private firms generating this traffic to produce sufficient additional parking to accommodate projected loads.

There were certain other hazard spots noted on the map with explanations. It is recommended that these be given immediate attention if such has not already been done.

Planning Considerations

The consultant observes certain other planning needs in addition to those relating to the ski traffic. One of these is imposed by the projected extension northward of the Taconic Parkway. At some time hence, as yet uncertain, this parkway will reach a point where it will be producing traffic on Routes 372 and 29, thereby increasing an east-west flow through the northern end of Easton. This could bring pressure for highway oriented commercial establishments or industrial development along this route. Easton should start considering its desired course in response to that time.

The large number of unpaved roads in Easton is not considered by the consultant to be a deficiency. In fact, there can be certain advantages in unpaved roads when pursuing a policy of preserving agricultural land for agricultural purposes since unpaved roads discourage most non-agriculturally related traffic (thereby reducing non-agricultural demand for land use), reduce total traffic and congestion, and produce lower traffic speeds. With a sufficient base and with a surface capable of handling the trucks and other agricultural traffic, their best function can be easily served without the necessity and expense of construction for high speed vehicular movement. Studies show that overall cost, including maintenance, of well-constructed unpaved roads is less than that of hard surfaced highways in an agricultural community. Bulk milk and feed trucks must travel these roads daily which precludes posting or closing each spring; bulk fertilizer and lime trucks, and bulk feed trucks weighing as much as 20 tons gross also must travel these roads. Hard surfaces can be broken up even after as little as one year's service, necessitating high cost repair. Farmers should not be required to support in taxes the cost of a hard surfaced road system which is not suited to their use and further increases urban pressures. The principal needs for good roads in an agricultural area are a sound base, bridges adequate to carry the loads, low banks and adequate width between cartway edges and fences to pile snow; full two lane width is not a necessity. Therefore, construction standards and typical sections should be assigned to the routes in support of the land use and development plan of the town. Supplementing the physical characteristics with access restrictions or regulations geared to the type of land use to be served by the road can help to avoid many undesired, and even costly, land use conflicts. Future Erwin Plan road priorities, in particular, should be set by the town board only after consultation with the planning board to ensure compatibility with the comprehensive plan.

It is important for Easton to make some basic decisions as to what kind and how much development of a non-agricultural nature it feels might be desirable and what specific kinds may be undesirable. These decisions need to be made in order for a transportation plan to be developed that will support the implementation of these decisions. Highways can support the land use plan by being so planned and constructed as to facilitate the desired development and to discourage undesired development by the type and quality of service the highways give to specific locations. Easton is in a good position to make such decisions and to act on them effectively.

PROPOSED STREETS AND HIGHWAYS

The town goal for transportation should be to enhance the movement of people and goods with the minimum of conflict and a maximum of safety within the ability of the town to pay. The capital and operating costs for both user and local government must be reasonable, planned, and programmed. For roads that are more than local in nature, the county and the state must be relied upon to provide facilities. The goal of enhancing the movement of people and providing safety must be tempered with other local goals and objectives, such as retaining prime farm land, preservation of old historic roads, preservation of tree-lined roads, and preservation of historic houses or clusters of houses. In order to achieve these goals, roads must be classified as to their function and purpose and built to the appropriate standard, depending on what duties they should perform.

Proposals

Major Thoroughfares

There are two major thoroughfares in Easton - Route 40 and Route 29. The southern portion of Route 40 (from the Route 67 intersection to a point just above North Easton) has been reconstructed to a high standard, and the state proposes in the next six to ten years to improve it to just south of its junction with Route 29. This project as proposed would consist of widening, straightening, rebuilding and resurfacing the road. This project, when carried out, must be done with a great deal of care so that it will not destroy or depreciate the adjacent farmhouses and businesses presently located near the road. In some cases this will involve bringing in the shoulder and providing curbs, widening on just one side of the road to preserve a farmhouse, and in some cases actual relocation of the road. Since most of this portion of Route 40 lies in prime agricultural land, a minimum of additional land should be utilized for the highway. The consultant explored the possibility of providing a major relocation for much of the length of Route 40 and found it not a desirable solution.

While considerations of safety indicate that some improvement of that portion of Route 40 between North Easton and Route 29 will be necessary in the near future, there is some question as to the proper timing of complete reconstruction as planned by the state. As has been outlined in other sections of this report highways play an important part in development. The development patterns of the Town of Easton could be better controlled and the major precepts of the comprehensive plan more easily implemented if traffic on Route 40 were held to a minimum. It is the consultant's understanding that most recent traffic counts indicate that major expenditures on this section of Route 40 cannot be justified at this time. The proposed reconstruction is predicated upon estimated increased demands that may be made on this highway after completion of the Troy arterial and related highways. While resurfacing only, at an early date is advisable, it is the consultant's recommendation that major reconstruction of Route 40 be undertaken only after the actual traffic volume has increased to a level at which considerations of safety require the same; reconstruction in anticipation of increased traffic volume is not recommended.

When reconstruction is undertaken an absolute minimum right-of-way would be 66 feet, but more often 80 feet or more is reasonable. Except in tight areas, the cartway should be 12 feet and there should be a 9 to 10 foot paved shoulder. As previously stated, where these standards will pose problems for existing houses or impair existing aesthetic qualities, the right-of-way or shoulder should be reduced in order to preserve desirable features. Relocating houses is another alternative. In agricultural land a minimum of right-of-way should be considered.

On the upper end of Route 40 there appear to be two viable alternatives. The first would consist of extending Route 40 straight just below Hegeman Bridge Road across the Battenkill, connecting with Route 40 north of the junction between Route 40 and Route 29 in Greenwich. This route would fit in well with the original town center concept but would take some agricultural land and part of the race track. The second alternative would use the existing Route 40 right-of-way and would take off from Route 40 just past its intersection with Route 29 in Easton by the railroad, and would meet up with existing Route 40 at the junction of Routes 29 and 40 by the Ford Agency and race track. This route would be disruptive to the quarry operation. Subject to the review of the Greenwich Planning Boards and further detailed studies, the consultant recommends the first alternative and has shown this on the map.

Studies done in the late summer and fall of 1968 indicate a major demand for east-west travel, using Route 372 from the east and 29 through the Town and Village of Greenwich. There appears to be a major traffic demand for a new connection or a by-pass route around the Village of Greenwich. Several alternatives were considered, including a route north of Greenwich, but it appears that the best route would be through the Town of Easton. It is recommended that this road start about three-eighths of a mile west of Wilbur Avenue, swing southeast below Bulson Road, cross the new Route 40 in the area designated as the town center, cross Hegeman Bridge Road staying south of Louse Hill Road until the bend in the road, where it would then cut over and stay between Louse Hill Road and the Battenkill. It would meet Route 372 at the junction of county Routes 74 and 372.

Route 372 would be improved in location, or with minor changes in location, to Cambridge. Alternatives were explored to bring new location of 372 further south, but these appeared unrealistic at this time. This east-west solution is far from ideal in that it would be desirable to have improvements extend further east and further west. In the west particularly it is unfortunate that the route could not swing to the north, making a direct connection with the relocated part of Route 29 in Schuylerville near the high school. This would eliminate bringing traffic directly through the Village of Schuylerville and the necessity of turning movements on and off Main Street. Unfortunately, this was not considered at the time the new bridge over the Hudson was built. It appears that it will be twenty or thirty years before another new bridge could be justified. The standards for Route 29, or 29-372 as it may be designated, should be similar to those for Route 40. Sample standards are provided at the end of this report.

Secondary Thoroughfares

The secondary thoroughfare system consists of routes that carry traffic of more than townwide significance. These are routes that either are on the county system or should be on the county system. Currently there are four existing county roads which should be considered secondary thoroughfares. These include Route 113, the River Road; Route 74, Railroad Road; Route 74a, Archdale Road; and Route 54, Crandalls Corners Road. Several additional roads should be placed on the county system due to their importance as significant traffic carriers. The town should request that the following be placed on the county system: Harrington Hill Road, due to its importance in serving the skiway and connecting with Routes 74 and 74a; Vly Summit Road near the corner of Harrington Hill Road to Route 74, since Vly Summit Road is a major road that carries a fair amount of traffic east and west to considerably beyond the town boundaries. Vly Summit Road also carries large numbers of skiers. In order to avoid the center of North Easton and the steep hill and sharp turns that currently exist on Vly Summit Road, west of Harrington Hill Road, it is recommended that the county build a new road from Route 40 at a point just south of the intersection with Waite Road to the intersection of Vly Summit and Harrington Hill Roads. This road would provide a major improvement in access to the Willard Mountain and Easton Valley ski areas. This road would use a small part of the northern end of Becker Road.

Collector Roads

Collector roads serve the function of collecting traffic from private or service roads and bringing them to secondary or major thoroughfares. Collector roads are the responsibility of the town to maintain. These roads should have a minimum right-of-way of at least 66 feet with 12-foot cartways and at least a 3-foot shoulder. In more built-up places, the cartway should be 15 feet with curbs.

Roads designated as collectors include: Old Schuylerville Road between Route 29 and Hogsback Road, Hogsback Road, Wilbur Avenue between Route 29 and Bulson Road, Bulson Road, Hegeman Bridge Road between Bulson Road and the Battenkill, Meeting House Road between Route 40 and South Cambridge Road, South Cambridge Road between Meeting House Road and Beadle Hill Road, Cook Hollow Road, Center Cambridge Road between Cook Hollow Road and Ives Hill Road at the South Cambridge Road intersection, Ives Hill Road between South Cambridge Road and Beadle Hill Road, Beadle Hill Road from South Cambridge Road to Lees Crossing Road, and Crandalls Corners Road east of Route 40. One new collector road should be built. This consists of an extension of Crandalls Corners Road eastward connecting to Beadle Hill Road near the Lees Crossing Road intersection, and should be built as the Beadle Hill rural residential area is developed. This extension would facilitate the direct movement of traffic from Route 40 to the Beadle Hill Area, reducing travel and maintenance on the longer,more northerly roads.

Service Roads

Service roads consist of the remaining roads in the Town of Easton. These existing roads should be built or rebuilt to the rural road standards and may be either paved or

unpaved. The priorities for paving should be established in support of the implementation of the comprehensive plan as suggested earlier. The consultant recommends that those roads that are paved, may remain paved, but that no additional rural service roads be paved unless the traffic gets significantly above 100 vehicles per day. Experience has found that a gravel road with a good base is much cheaper to maintain in good condition than a paved road with a poor base or only a thin coat of surface treatment. The consultant therefore recommends that these rural service roads be brought up to a standard of at least 24 inches of gravel and treated only with calcium chloride to keep down dust. Easton cannot afford to pave all of its roads, and particularly cannot afford to do a poor job of constructing with a light surface treatment, because in a very short time they will be in very poor condition without expensive continuous maintenance.

The second major type of service road in Easton is the road that will be used for new subdivisions. It is particularly important that these new roads be built to a high standard in order to relieve the town from any burden in maintaining them in the future. Many communities that did not insist on high original standards are paying a high price for maintenance or rebuilding of streets that were originally poorly constructed. Easton cannot afford to subsidize developers. Curbs should be provided as well as adequate gutters and drainage. This is particularly important in flat areas with low runoff or where erosion might be a problem. In areas with less than 8 percent grade a rolled curb is feasible and economical. A pavement width of 24 feet is minimal and should be widened to 26, 28, 30 or 32 feet in cases where additional traffic warrants it. The longer the road, the more traffic generated and therefore, the wider the road should be. In addition, if on-street parking is to be permitted, the width should be 30 feet for subdivisions containing single family dwellings and 32 feet for those with multi-family units.

Relationship of Major Thoroughfare Plan to Surrounding Communities and Larger Highway Network, Both Existing and Proposed

The proposed major thoroughfare plan has been developed in consultation with the New York State Department of Transportation. The consultant and the state developed several proposals separately and then met and as a result of the meeting the consultant came up with his final proposal based on one of the alternatives. Surprisingly, plans of the consultant and the Department of Transportation were not unalike, although in some of the proposals the consultant had considered more drastic changes such as a new bridge across the Hudson. Larger regional influences have also been considered.

The proposed east-west route satisfies a major desire for east-west travel between Cambridge and points east, and Schuylerville, Saratoga Springs and points west and south. This east-west proposal has priority over the proposed construction of a new bridge over the Battenkill on Route 40, since a large percentage of the traffic now using Route 29 and Route 40 is actually east-west travel. In the short run, construction of the by-pass will relieve the pressure to build a new bridge over the Battenkill. In suggesting the alignment as shown on the thoroughfare plan map, the consultant considered other alternatives, such as routing a by-pass north of Greenwich, and considered a different alignment for Route 29 over the Hudson. This latter alignment, however, would have been superior in that it

would also have routed traffic around the Village of Schuylerville and eliminated several jogs in existing Route 29, but would require a new bridge which could not be justified at this time. The proposed improvement to Route 40 anticipates increased demands that may be placed on Route 40 as the arterial system in Troy is completed and makes Easton considerably closer time-wise to the Albany-Troy Standard Metropolitan Statistical Area.

Additional county routes were suggested in recognition of the regional nature of the ski areas and the east-west and inter-town movement now existing on Vly Summit Road and Harrington Hill Road. In developing the plan the consultant considered the proposals for major routes in other areas, both metropolitan and rural. The consultant also recognizes the possibility of a slight decrease in demand for the proposed east-west facility should a major east-west route be built through Whitehall from Amsterdam, New York, to Calais, Maine, but feels the east-west improvement is needed in the Easton-Greenwich area regardless.

Priority for Local Improvement Projects

The following list of improvements is provided to aid the planning board and town officials in developing future capital improvements programs, and specifically a street improvements program. Establishing the order of priority, the consultant considered what has already been budgeted, the estimated amount of traffic on the road, the type of road, and the nature of the improvement. Improvements needed for the state highway system and the county system are not mentioned unless it is a local road which should be taken over by the county. Minor repairs which fall under the category of normal maintenance are not included. Order of priority:

Intervale Road - This is currently scheduled for rebuilding in the summer of 1969.
Harrington Hill Road - Either county or town should repair the bad slope on this road.
Vly Summit Road - The narrow spot should be widened.
Bulson Road - Bulson Road should be rebuilt and eventually paved.
Ives Hill Road and Cook Hollow Road - Provide a gravel base for these roads where they are designated as collectors.
Tabor Road - Rebuild the curve which is banked the wrong way.
Louse Hill Road - Provide gravel base.

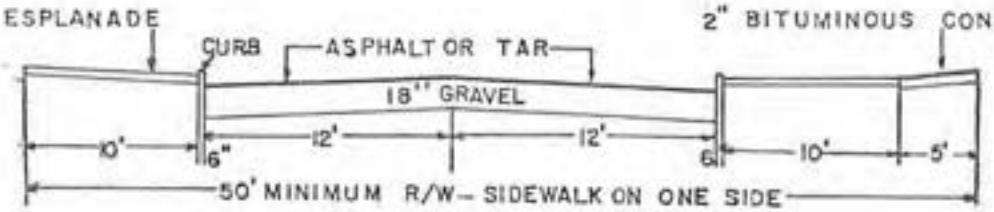
The above improvements constitute a majority of the major improvements which should be provided by the town in the next several years. There are a number of other problem areas listed on the highway conditions map which should be corrected. Most of these are minor in nature and should be evaluated and either repaired as normal maintenance or added to this priority listing. Priorities for the county include rebuilding the bridge on the River Road and fixing the adjacent area of erosion, constructing a new connector to the skiway from the area of Waite Road to Harrington Hill Road, and generally upgrading Vly Summit Road with its steep grades and sharp turns.

The state priority would be for an east-west connection between Routes 372 and 29 as discussed above, followed by some improvement to Route 40, and, finally, a new bridge relocation and reconstruction of Route 40. In terms of safety, Route 40 should probably be resurfaced before the new east-west connection is built, but demand and the need to eliminate congestion in Greenwich would call for construction of the east-west connection first.

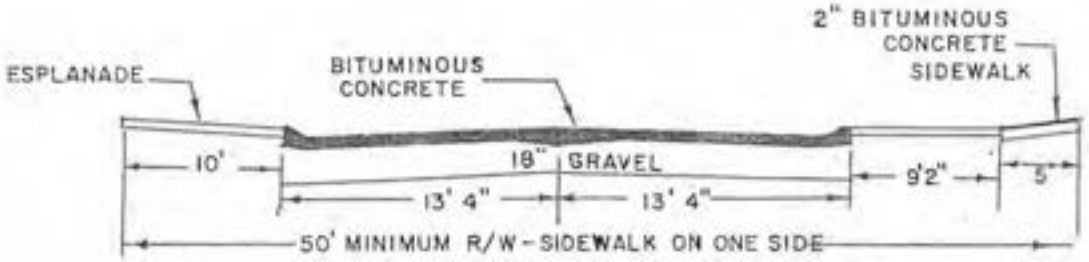
In all highway reconstruction (or maintenance) by either the state, county, or town, every effort should be made to preserve the trees which line many of the roads in Easton and which add greatly to the scenic resources of the town as well as to increase adjacent property values. In addition, preservation of agricultural land, old historic roads, cemeteries, stone walls, and historic houses or sites should be given similar consideration.

MINIMUM REQUIREMENTS FOR STREET CONSTRUCTION

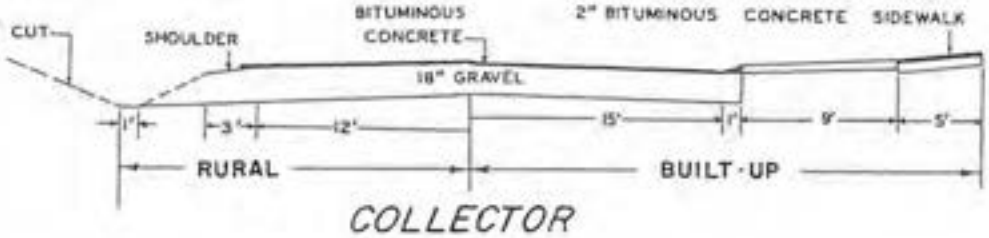
EASTON, NEW YORK



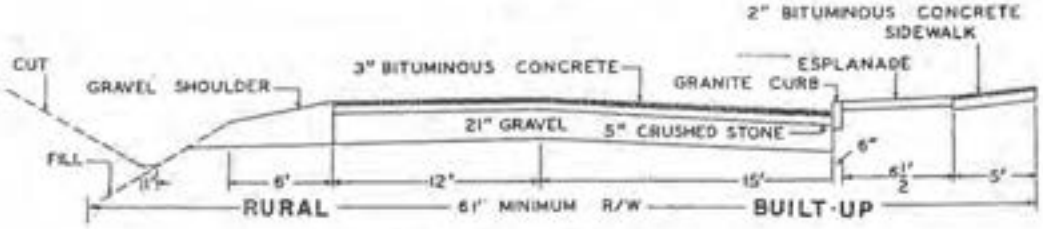
SERVICE



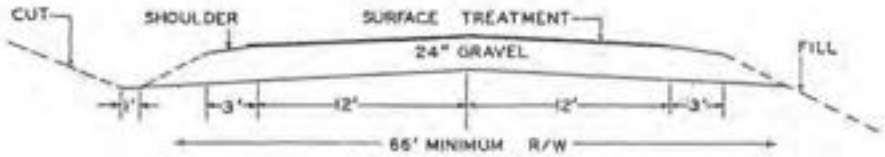
SERVICE · OPTIONAL



COLLECTOR

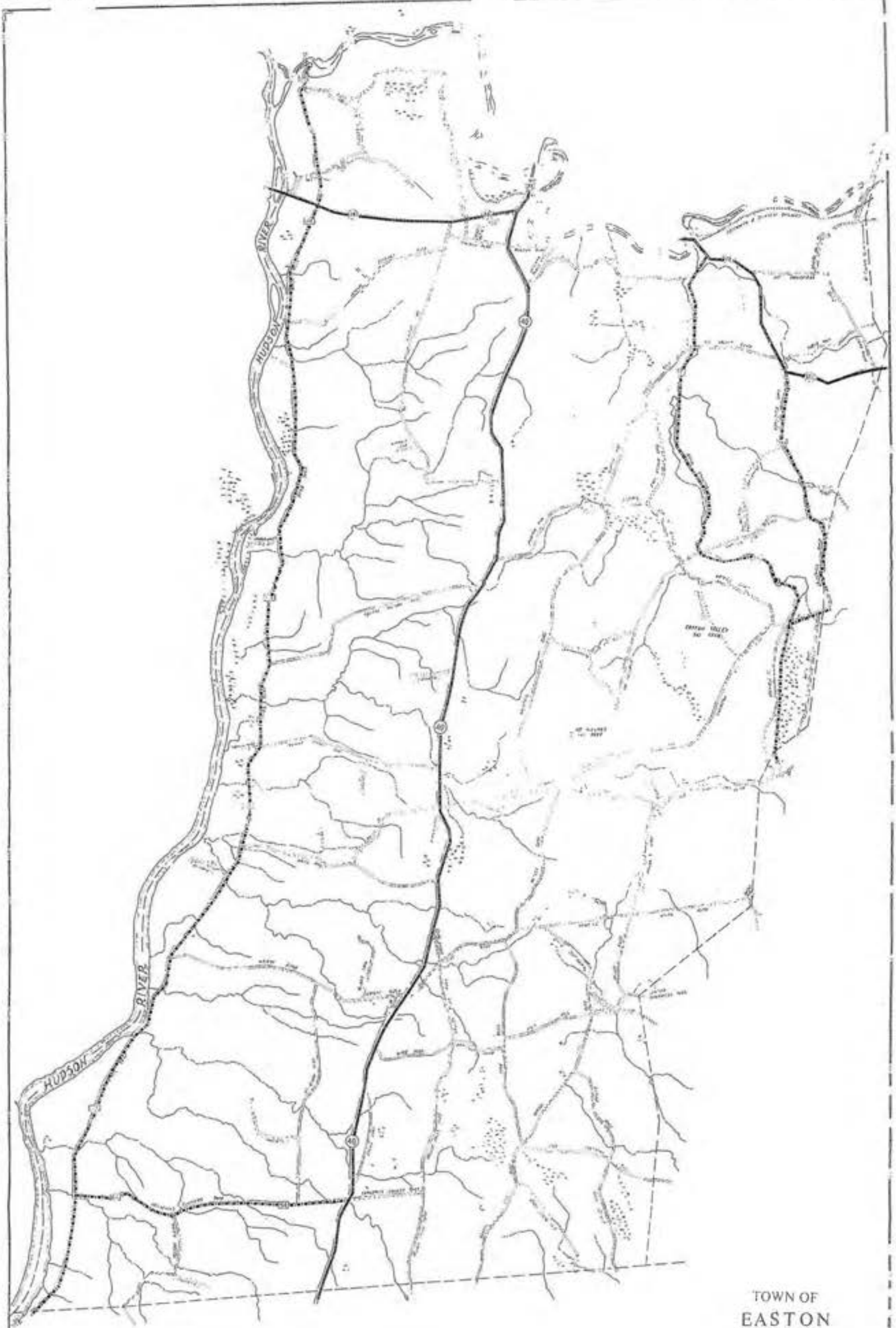


MAJOR THOROUGHFARE



RURAL

PREPARED IN PART UNDER THE URBAN PLANNING GRANT FROM THE HHFA SECTION 701 OF THE HOUSING ACT OF 1954 AS AMENDED



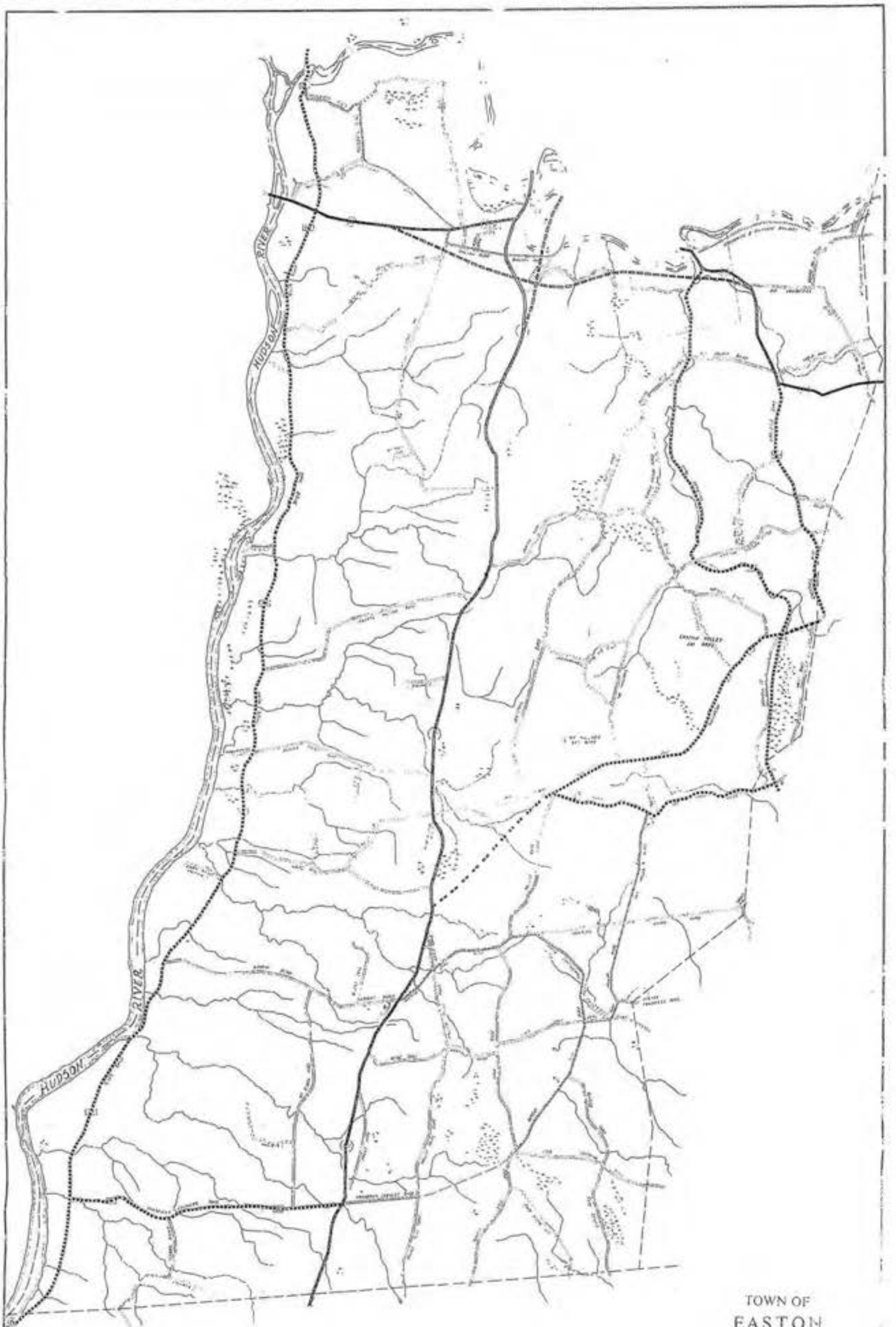
EXISTING
HIGHWAY CLASSIFICATIONS

STATE
COUNTY
NONE TOWN

TOWN OF
EASTON
NEW YORK
EASTON PLANNING BOARD
1968
SCALE:

HANS KLUNDER ASSOCIATES, INC.
PLANNING CONSULTANTS

N



TOWN OF
EASTON
NEW YORK
EASTON PLANNING BOARD

SCALE:

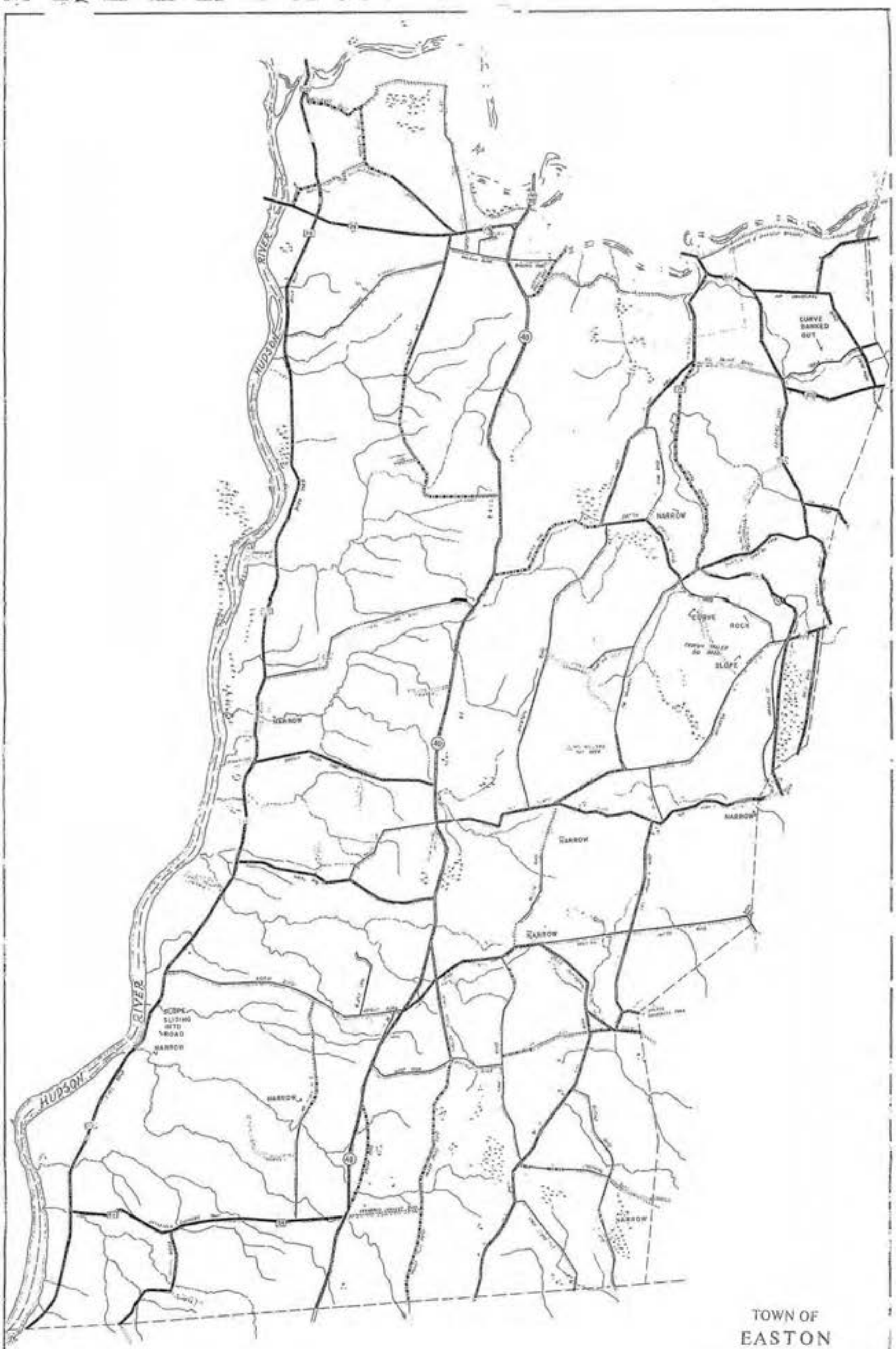
HANS KLUNDER ASSOCIATES, INC.
PLANNING CONSULTANTS

HIGHWAY CLASSIFICATION

LEGEND

PROPOSED EXISTING

- MAJOR THOROUGHFARE
- SECONDARY THOROUGHFARE
- COLLECTOR STREETS
- SERVICE ROADS - (all other roadways).


HUDSON RIVER
HUDSON RIVER
CURVE BANKED OUT
NARROW
CURVE
ROCK
SLOPE
NARROW
NARROW
NARROW
NARROW
NARROW
SLOPE SLIDING INTO ROAD
NARROW
NARROW
40
40
EXISTING
HIGHWAY CONDITIONS
LEGEND
PAVED
GOOD
FAIR
POOR
UNPAVED
GRAVEL
DIRT
PROBLEM SPOTS
NARROW
SLOPE
CURVE
ROCK
TOWN OF
EASTON
NEW YORK
EASTON PLANNING BOARD
SCALE
HANS KLUNDER ASSOCIATES, INC.
PLANNING CONSULTANTS
N

SECTION V

PUBLIC FACILITIES AND UTILITIES

PUBLIC LANDS AND BUILDINGS

UTILITIES STUDY

PUBLIC FACILITIES AND UTILITIES (Cont'd.)

UTILITIES STUDY (Cont'd.)

PUBLIC LANDS AND BUILDINGS

Existing Facilities

Public buildings often set the standard for private construction in a community. Public buildings may enhance a community's aesthetic characteristics and provide a strong focus and sense of identity for a community; their influence may be neutral; or they may be a negative factor. In Easton the overall effect is primarily neutral, bordering on the negative.

The purpose of the community facility study is to inventory the existing public buildings and to make recommendations to satisfy future needs. The discussion of the five school districts serving Easton will also be undertaken. Unlike the community facilities section of the neighborhood analysis study which deals with the adequacy of facilities and services existing at the present time, this report must consider adequacy ten to twenty years hence.

Town Hall Number Two

Town Hall Number Two is located on Route 372 in the Village of Greenwich on Eddy Street and Barber Avenue. It is a clapboard building about 24 by 20 feet. It has one room, a toilet, a heating unit in the main room, storage shelves, several tables and chairs, and a voting machine.

The main purpose of this building is to serve as a voting place for one of the districts that Easton administers. The building is adequate for its single function and a more elaborate building could not be justified. There might be some problem of overcrowding during election day with people standing outside, but this is not a major problem. Over the long run, election districts will probably be consolidated or redistricted and the building will no longer be needed.

Burton Hall

Burton Hall is a white clapboard structure located in North Easton on Route 40. It was built in 1901. In recent years, until October 1968, it was used primarily for public meetings, planning board meetings, and as a meeting hall for semi-public groups. Recently the town clerk and town board functions have been located in Burton Hall. The Juctices of the Peace also have an office in Burton Hall.

Burton Hall's dimensions overall are approximately 35 by 60 feet. On the first floor in the center of the building is an entryway approximately 9 by 18 feet. To the right is the Town Clerk's office. This room is about 15 by 13 feet. Just beyond this room are stairs leading upstairs. To the right of the entryway is the kitchen. The kitchen contains a sink, two stoves and two refrigerators.

The main room is about 35 feet square with a shallow 13-foot stage to the rear. Behind the stage is a narrow room for storage. Rest rooms are located on either side of the stage.

Upstairs there is a meeting room about 20 by 30 feet and a small locked room for storage. A smaller room is also available for storage. There is also storage space above the main meeting room. There are windows upstairs but they are located partly below the level of the floor. Ventilation is not good and the upstairs can get unbearably warm in the summer.

Burton Hall from the outside fits in well with the other buildings in North Easton. It appears well maintained from the outside but is not an overly attractive building. On the inside, except for sanding and varnishing the floors and painting, little has been done to maintain or change the building in the last 50 years. The floors have now reached the point where it would be difficult to sand further; the walls likewise have reached their limit. The lighting fixtures are old and inefficient. The general impression on the inside of Burton Hall is a somewhat dreary one.

Improvements have recently been made to Burton Hall. The Town Clerk's office (located in the old coat room) has been painted, and radiant heat and tile have been installed. Upstairs a meeting room has been fixed up which also serves as an office for the Justices of the Peace. The floor and stairs have been refinished, radiant heat, lighting, and acoustical tile installed, and the room painted. Air conditioning, carpeting, and curtains would be desirable for both the clerk's office and the justice's room.

For the main room in Burton Hall, painting and new lighting is recommended. Carpeting is suggested for the floor. Carpeting would provide cheaper maintenance, would help the very poor acoustics, and would lessen the drabness of the hall. Care should be taken to keep the improvements from destroying the character of the building both interior and exterior.

The suggestions for Burton Hall initially sound quite extensive, but in view of the number of years when maintenance will be quite minimal, they are not so great. These improvements should extend Burton Hall's usefulness approximately another ten years. Beyond this period, more drastic steps appear to be in order as discussed under recommendations.

Town Garage

The town garage is on Route 40 to the north of Sarles Ferry Road. It is a large building about 100 feet long and 35 feet deep. There are four bays on the southern side and two bays on the north, separated by an office. Behind the office is a water closet and a storage room. The northern bays have a cement floor, while the southern bays are dirt. The town garage is a large building but not large enough to meet the future needs of Easton. Presently much of the equipment is scattered throughout the yard, apparently due to the lack of adequate storage space; additional parking area is now being used directly across Route 40 opposite the town garage.

The general location of the garage is good as far as accessibility to the whole town is concerned, but it is too close to the main road. It should have been located farther back from the road or in a wooded area so it could not be seen from the road. The building was built several years ago; it is not an attractive building and is a detraction in an otherwise very nice area. The problem of open storage of equipment and material further detracts from the surrounding environment. A prefabricated building is recommended for storage of equipment now

located outside. This should be erected behind and below the town garage; particular care should be exercised in locating this additional facility so that neither the building nor the entrance approaches will encroach upon the cemetery located there which has been designated as a town historic site elsewhere in this report. A landscaping and clean-up program should also be undertaken. White siding, as put on part of Fire Station No. 1, would not be expensive and would add considerably to the attractiveness of the building.

Volunteer Fire Station No. 1

This is located in the northern part of Barker's Grove by the intersection of Route 40 and Grove Road. The basic construction of the station is cinder block, with wood siding on part of the structure. It is approximately 30 feet wide, including a 3-foot shed on the side, and 48 feet deep. The depth provides adequate room for the present equipment which consists of a 1968 Chevrolet tanker and an International pumper. The Chevrolet, incidentally, is a new chassis with an old body. A pumper on a trailer is used behind the tanker. A simple rack is used for the drying of hoses. The rear has a stairway leading to the second floor. There is a regular, oil-fired furnace with forced hot air. There is a covered entranceway on the northern side of the building leading to the second floor, as well as an entranceway with an open porch to the rear. The second floor consists of a meeting room and kitchen. The kitchen appears well equipped and apparently could feed 100 people. The meeting room has a low ceiling for a public building, but generally appears adequate for the functions of the fire department.

The station appears functionally quite adequate for a town the size of Easton. The major recommendation for this station is some general basic landscaping and the completion of putting on the outside siding.

Volunteer Fire Company No. 2

Volunteer Fire Company No. 2 is located on Route 74a just off Route 372. It is approximately 60 feet long and 27 feet deep. It is also of cinder block construction. It has two bays housing a recent International tank truck and a recent International pumper. In addition, it contains a meeting room and a store room for newspapers. It does not appear that the meeting room is used very often. The general appearance of the building is somewhat marginal and is not as attractive as Station No. 1. This station should be painted and the land surrounding both stations should be cleaned up and landscaped. Consideration should also be given to putting new siding on the building.

It is accepted practice to replace first line equipment every 20 years and to retain the old equipment as reserve equipment for an additional 10 years. With Easton's current fire stations, this policy is not possible. It must be pointed out, however, that Easton has better fire stations than most communities of less than 2,000 people, so this does not appear to be too serious. The problem of aesthetics can be minimized to a large degree by cleaning up, landscaping including planting, installation of new siding, and painting where appropriate. If a new fire station is required for one reason or another, it is strongly recommended that an architect be retained and the standards in Municipal Fire Administration, published by the International City Managers' Association, be followed. Current literature on the subject would also be helpful, such as Fire

Engineering magazine, Firemen magazine and their booklet Fire Station Design, and literature and standards of the Board of Fire Underwriters (now the American Insurance Association). These comments are intended primarily for future reference except for the suggestions of an immediate nature to improve the well-functioning station.

Easton Library

The Easton library is located on Route 40 opposite Burton Hall. The library is not a public library in the sense that it is owned by the town, but is a non-profit corporation run by a board of seven trustees. The library was incorporated in 1879 and is a member of the Southern Adirondack Library System. Through this system any Easton resident may borrow books from the larger system. The building itself was constructed several years ago. Additional space is available in the basement and old magazines and books are stored there. However, should Easton's population continue to grow, additional space will probably be needed. In 1967 the number of volumes in Easton's library was as follows:

Adult fiction	1,903
Adult non-fiction	2,087
Juvenile fiction	1,052
Juvenile non-fiction	544

These numbers of volumes, plus the periodicals and the resources of the Southern Adirondack Library System and the system's reference library in the Crandall Library in Glens Falls are a significant resource for the Town of Easton.

In terms of the minimum space standards of the American Library Association, the present building is too small. The total square footage of the library is approximately 1,150 square feet including the basement, while the standard calls for 2,000 square feet. The number of volumes is also below the minimum 10,000 recommended, so that space is presently not pressing.

In the next 20 years as population increases, as the volume grows, and as the demand increases, a new library will be needed. Suggestions for this facility are spelled out in the recommendations section of this report. The design should be large enough to accommodate the estimated population twenty years in advance of the construction date. An architect should be consulted in drawing up the specifications and plans.

GUIDELINES FOR DETERMINING MINIMUM SPACE REQUIREMENTS *

POPULATION SERVED	SHELVING SPACE (a)			READER SPACE	STAFF WORK SPACE	ESTIMATED ADDITIONAL SPACE NEEDED (c)	TOTAL FLOOR SPACE
	SIZE OF BOOK COLLECTION	LINEAR FEET OF SHELVING (b)	AMOUNT OF FLOOR SPACE				
Under 2,499	10,000 vol.	1,300 linear ft.	1,000 sq. ft.	Min. 400 sq. ft. for 13 seats, at 30 sq. ft. per reader space	300 sq. ft.	300 sq. ft.	2,000 sq. ft.
2,500-4,999	10,000 vol. plus 3 books per capita for pop. over 3,500	1,300 linear ft. Add 1 ft. of shelving for every 8 bks. over 10,000	1,000 sq. ft. Add 1 sq. ft. for every 10 bks. over 10,000	Min. 500 sq. ft. for 16 seats. Add 5 seats per M. over 3,500 pop. served, at 30 sq. ft. per reader space	300 sq. ft.	700 sq. ft.	2,500 sq. ft. or 0.7 sq. ft. per capita, whichever is greater
5,000-9,999	15,000 vol. plus 2 books per capita for pop. over 5,000	1,875 linear ft. Add 1 ft. of shelving for every 8 bks. over 15,000	1,500 sq. ft. Add 1 sq. ft. for every 10 bks. over 15,000	Min. 700 sq. ft. for 23 seats. Add 4 seats per M. over 5,000 pop. served, at 30 sq. ft. per reader space	500 sq. ft. Add 150 sq. ft. for each full time staff member over 3	1,000 sq. ft.	3,500 sq. ft. or 0.7 sq. ft. per capita, whichever is greater
10,000-24,999	20,000 vol. plus 2 books per capita for pop. over 10,000	2,500 linear ft. Add 1 ft. of shelving for every 8 bks. over 20,000	2,000 sq. ft. Add 1 sq. ft. for every 10 bks. over 20,000	Min. 1,200 sq. ft. for 40 seats. Add 4 seats per M. over 10,000 pop. served, at 30 sq. ft. per reader space	1,000 sq. ft. Add 150 sq. ft. for each full time staff member over 7	1,800 sq. ft.	7,000 sq. ft. or 0.7 sq. ft. per capita, whichever is greater
25,000-49,999	50,000 vol. plus 2 books per capita for pop. over 25,000	6,300 linear ft. Add 1 ft. of shelving for every 8 bks. over 50,000	5,000 sq. ft. Add 1 sq. ft. for every 10 bks. over 50,000	Min. 2,250 sq. ft. for 75 seats. Add 3 seats per M. over 25,000 pop. served, at 30 sq. ft. per reader space.	1,500 sq. ft. Add 150 sq. ft. for each full time staff member over 13	5,250 sq. ft.	15,000 sq. ft. or 0.6 sq. ft. per capita, whichever is greater

(a) See Section III-G. Libraries in systems need only to provide shelving for basic collection plus number of books on loan from resource center at ANY ONE TIME.

(b) A standard library shelf equals 3 linear feet.

(c) Space for circulation desk, heating and cooling equipment, multipurpose room, stairways, janitors' supplies, toilets, etc., as required by community needs and the program of library services.

* Source: American Library Association (Public Library Division)
50 East Huron Street
Chicago 11, Illinois

Evaluation of the Significance of the Five Public School Districts

The Town of Easton is served by five school districts. A map showing the boundaries within the Town of Easton of the five districts is included in this report. These consist of Cambridge, Greenwich, Hoosic Valley, Schuylerville and Stillwater. A statistical profile is outlined at the end of this section. The enrollment of these districts in 1964 ran from 920 in Stillwater to 1,436 in Schuylerville. The majority of Easton's children (around 80 to 90 percent) attend the Greenwich schools. The centralization of school districts in New York began in the 1920's and came to Easton in earnest around 1944. As an historical aside, there were 19 districts in Easton and 240 in Washington County 120 years ago.

A qualitative analysis of each of the districts serving Easton is beyond the scope of this comprehensive plan. The consultant checked with the State Education Department and found that evaluations had not been done for the five districts. All but Stillwater had requested this evaluation service which is done by teams of experts from the state and by local people. If per pupil expenditure is any criterion, which it may not be, Stillwater and Greenwich are the two leaders.

The Greenwich school district currently operates three schools. This year (1968-69) the division runs K-3 in the elementary school, 4-8 in the intermediate school, and 9-12 in the high school. Next year with the completion of the addition to the high school, the grades will run K-3, 4-6, and 7-12. The seventh and eighth grade will have a separate new wing of the high school.

The elementary school was built in 1955, while the intermediate was built in 1927 and the high school in 1965. The addition to the high school now under construction consists of 12 classrooms, a new auditorium, and two new shops, including one for agriculture. When the addition is completed, the two newer schools should be adequate for at least five or six years, or until the next surge in school-age population. The intermediate school, although structurally sound, is in need of replacement or renovation. Renovation has already begun this year on the heating system and more is planned for next year.

The curriculum appears broad and comprehensive for a district one-quarter the recommended district size of 6,000 students. There are three groupings of students: honors, regents, and school diploma. Special classes are run with the aid of the Board of Cooperative Educational Services.

Although the number of districts has been reduced in Easton, the town is divided into five districts which are a dis-unifying factor to the town and town residents. Easton has no school to call its own and therefore does not have the sense of identity that it should. The lack of a post office compounds this. In many ways towns are obsolete, but until this governmental unit and its responsibilities are replaced with something better, a town identity is needed. Certainly it is needed if a comprehensive plan is to be implemented.

Discussions with the Bureau of School District Organization indicated that there was little or no chance to change current district boundaries so that all Easton students would go to one

school. It is likely, however, that some of the districts serving Easton would be consolidated into one district, notably Cambridge and Greenwich.

The possibility of Easton having a small elementary school if the school population grew enough was checked with several educators and this appears to be a definite possibility. An elementary school in Easton would provide the sense of identity that Easton now lacks and would be a unifying factor and source of pride even though it did not serve 100 percent of Easton.

TABLE I

STATISTICAL COMPARISON OF FIVE DISTRICTS SERVING EASTON

District & Year	Kindergarten 1/2 Day	Kindergarten Full Day	1	2	3	4	5	6	7	8	9	10	11	12	Ungraded	Total
Cambridge 1964-1965		101	123	113	99	100	95	83	82	98	69	72	78	79	12	1,204
Greenwich 1964-1965	131		131	130	135	103	134	121	115	102	97	80	75	69		1,423
1968-1969 *	111		124	112	141	117	122	117	103	117	160	114	76	81	34	1,529
Hoosic Valley 1964-1965	115		127	125	94	97	109	103	90	98	90	80	72	61	7	1,268
Schuylerville 1964-1965		119	131	131	136	99	122	98	113	93	103	101	77	87	26	1,436
Stillwater 1964-1965		74	82	76	78	91	74	78	81	67	75	63	59	69	3	970

TABLE II

AVERAGE DAILY ATTENDANCE

	Kindergarten Half Day	Kindergarten Full Day & Grades 1 - 6	Grades 7 - 12	Grades K - 12	Weighted Average Daily Attendance
Cambridge 1964-1965		689	449	1,136	1,266
Greenwich 1964-1965	117	703	504	1,324	1,422
Hoosic Valley 1964-1965	105	622	462	1,189	1,269
Schuylerville 1964-1965		800	549	1,349	1,509
Stillwater 1964-1965		523	390	913	1,024

* Obtained from District Principal. Source: Annual Educational Summary, New York State University, State Educational Department, Bureau of Statistical Services.

TABLE III

GENERAL FUND REVENUES

FIVE EASTON SCHOOL DISTRICTS

District & Year	Property & Related Taxes	Tuition	Revenues from Other Districts	Other Rev. from local Sources	Transfers from Other Funds	Revenues from State Sources	Revenues from Federal Sources	Total Revenues
Cambridge 1964-1965	$147,504			$6,313	$31,414	$714,405	$2,292	$901,929
Greenwich 1964-1965	207,107	$666	$100	4,366	34,508	842,159	4,509	1,093,415
Hoosic Valley 1964-1965	209,268	225		6,831		642,498	11,450	870,271
Schuylerville 1964-1965	207,742	578		11,562		823,067	430	1,043,379
Stillwater 1964-1965	175,015			6,015	814	575,967	8,531	766,342

TABLE IV

REAL PROPERTY VALUATION AND TAX LEVY

Name of School District	Amount			Per Pupil		
	Assessed Valuation	Full Valuation	Property Tax	Assessed Valuation	Full Valuation	Property Tax
Cambridge 1964-1965	$5,436,488	$15,368,378	$147,504	$4,294.22	$12,139.31	$116.51
Greenwich 1964-1965	5,873,975	15,974,440	207,107	4,130.78	11,233.78	145.64
Hoosic Valley 1964-1965	5,217,522	18,360,681	209,268	4,111.52	14,468.62	164.91
Schuylerville 1964-1965	4,659,493	17,041,684	207,742	3,091.90	11,308.34	137.84
Stillwater 1964-1965	2,449,605	12,347,402	175,015	2,392.19	12,058.01	170.91

TABLE V

EXPENDITURES BY MAJOR CATEGORY IN PUBLIC SCHOOLS

District & Year	Undistributed Expenses	Debt Service	Inter Fund Transfers	Total Expenditures	Approved Operating Expenditures
Cambridge 1964-1965	$98,027	$124,753	$23,984	$895,055	$661,754
Greenwich 1964-1965	108,270	133,782	55,000	1,062,299	774,470
Hoosic Valley 1964-1965	93,191	109,550	10,100	867,658	649,397
Schuylerville 1964-1965	125,301	88,755		987,871	783,968
Stillwater 1964-1965	82,846	56,412	7,000	758,306	606,405

TABLE VI

EXPENDITURES PER PUPIL IN WEIGHTED AVERAGE DAILY ATTENDANCE

District & Year	BOARD OF EDUCATION	CENTRAL ADMINISTRATION	INSTRUCTION REGULAR DAY SCH	INSTRUCTION SPECIAL SCHOOLS	COMMUNITY SERVICES	TRANSPORTATION	OPERATION AND MAINT OF PLANT	UNDISTRIBUTED EXPENSES	DEBT SERVICE	INTERFUND TRANSFERS	NON BUDGETARY EXPENSES	TOTAL EXPENDITURES	APPROVED OPERATING EXPENSES
Cambridge 1964-1965	$6.41	$18.05	$384.00	$.40		$51.27	$51.92	$77.43	$98.54	$18.94		$706.99	$522.71
Greenwich 1964-1965	9.06	19.88	393.55	2.41	$2.11	47.89	63.23	76.13	94.08	38.67		747.04	544.63
Hoosic Valley 1964-1965	6.81	31.84	360.00	.33	.39	57.36	59.45	73.43	86.32	7.95		683.73	511.73
Schuylerville 1964-1965	5.13	24.70	391.66	.59	.55	39.84	50.98	83.14	58.89			655.52	520.21
Stillwater 1964-1965	3.96	37.20	437.10	3.66	1.17	43.98	70.61	80.90	55.09	6.84		740.53	592.19

Recreation

Easton is primarily an agricultural community. The population is scattered and most of the local recreation activities are of an "unorganized" and "independent" nature. The forests and fields provide abundant opportunity for individual recreation. Easton does have a number of developed recreation areas but these are of a regional rather than purely local nature and the greatest number of users come from outside of Easton.

Within Easton are two ski areas which have made the town a growing winter recreation area. The Willard Mountain ski area, located off Vly Summit Road and The Intervale, is a family type ski area. In the future there are plans to expand these facilities and encourage housing development near the area. The Easton Valley Ski area, located between Harrington Hill Road and The Intervale has a ski facility with motel, restaurant and bar and was more geared to attracting the overnight skier. Easton Valley is now closed and in bankruptcy.

There are no schools within Easton. The only playground is located in North Easton off Vly Summit Road. This land is privately owned and was donated for a play area. This area, although of reasonable size, is inaccessible to the majority of Easton children except by car; this is not a fault of the location of the playground but is due rather to the scattered population. The Youth Committee is at this writing considering the purchase of land near Barker's Grove off Route 40. Development proposals include ball fields, picnic tables, and, eventually, a swimming pool. While the consultant agrees that this kind of project would be extremely beneficial to the town, the Barker's Grove location may not be the best site for such a facility over the long run. An alternate location will be discussed below under recreation proposals.

Other recreation areas in Easton include the country club located along the Battenkill off Route 40; the Washington County Fair Grounds off Route 29; a camping ground off Route 40; the Rod and Gun Club between Route 113 and the Hudson.

Recommendations

Proposed School

At some time in the future when the population growth can support it, an elementary school should be built in Easton. It is recommended that the school be built as part of a governmental service center. It should be located in the Greenwich District in the area designated for "intensive" development.

In conjunction with the school, new town offices, meeting rooms, combination gym, auditorium, cafeteria, air conditioned vault, and library could be constructed. If these facilities were built as part of a unit, there could be many economies, not only in construction costs, but in utilizing these new facilities to the utmost.

One wing, for example, could contain the library. Part of it would be run as a school library, the other part by the present library staff. Another wing would contain offices for the school and the town. They could share secretarial services, duplicating equipment, the vault,

etc. Next to the offices could be several meeting rooms. During the day they would be used for teachers' conferences and the teachers' lounge and at night they could be used as meeting rooms for the planning board or town board. Similarly, the combination auditorium, gym, and cafeteria could be used at night. There would be a savings on janitorial and maintenance services.

Such a proposed arrangement would not be simple to execute, but the economics involved, the level of services provided, and the pride that such a facility could instill are quite important.

Proposed Recreation Areas

The recommendations for additional areas for Recreation in Easton are made primarily with two goals in mind: to preserve relatively large areas of scenic and recreation value now, while the cost is relatively low, in expectation of future demands; to use recreation as a means of drawing the community together - an "interaction focal point".

Several proposed public areas are recommended, some of which have been delineated on the land use map.

The large area bordering the Battenkill has been suggested because of this stream's scenic beauty, the Dionondahowa Falls, and the future fishing potential. A portion of this area has already been designated by the Hudson River Valley Commission as a recreation study area. The public land would not only serve as a buffer strip between the stream and development but would open up many of the views that are presently inaccessible to the public. A series of pathways along the stream flowing to the Battenkill in the northeastern part of town would serve as connectors to the public recreation area from the proposed development areas. The "Statewide Comprehensive Outdoor Recreation Plan" developed for New York State by the Conservation Department suggests that the protection of the Battenkill would be desirable.

A second public area has been recommended off General Fellows Road. This area would include the historically important General Fellows' breastworks that are now protected by woods, but might, at some future date, be destroyed by development.

Several alternatives exist for locations of public areas on the Hudson, which should be acquired in anticipation of increased demands for water-oriented recreation resulting from future water pollution control, and in view of the increased use of pleasure boats. One site located between the River Road and the Hudson, above Cheese Factory Road, has been recommended. This area would be developed for boat launching, picnicking, outdoor recreation, and, when the river is unpolluted, swimming. A pathway following Flatly Brook, the stream running through the public area, would connect the proposed residential area off Mountain Road and the Willard Mountain Ski Area. Also suggested is the area west of Route 113 south of Sarles Ferry Road and above the Stillwater Rod and Gun Club. The abandoned atomic plant site owned by Niagara Mohawk is also recommended. Historically this area was primarily wooded and was the location of the American Bridge of Boats in 1777. A pathway or trail for hiking or riding could extend from a park located there to Route 40, following the north branch of Kidney Creek; this

trail could be extended to the Beadle Hill residential area as that area is developed. Boat launching, picnicking, and other outdoor or water-oriented recreation facilities could also be developed here and would be ideally situated to serve the southern part of Easton, particularly the Beadle Hill residential area.

Some streams have been marked with 50-foot easements on either side. Primarily these streams run to or through areas of potential future development. The easements will insure undeveloped drainageways and also provide linking walkways to various parts of town. The pathways, most of which follow the streams, could be developed in a number of ways; some for just walking, some with surfaces for horseback riding, some with hard surface for bicycles. In the winter the trails could be used by snowmobiles. These pathways could be developed by a community action group or in conjunction with some other municipal project such as the laying of sewer lines.

The Youth Committee project was discussed above. An alternative site for such a recreation area is suggested opposite the proposed town center on the other side of the Battenkill in Greenwich. There are several advantages in this alternative. First of all the recreation area would be a two community effort; there would be more funds available for immediate building and more facilities available through these funds. Secondly, the Greenwich location would be accessible to the greatest future concentration of population in the two communities. Thirdly, the scenic value of the Battenkill would provide an important addition to the recreation area and the recreation area will be an important complement to the proposed community center on the opposite side of the Battenkill.

The Department of the Interior had several suggestions as to the future development of land in Easton. Those recommendations pertaining to proposed park or recreation areas have been considered and are included in this report. Additional suggestions were made in the interest of maintaining the excellent environmental quality of the Saratoga National Historical Park. Areas of Easton are viewed prominently from the Park and now present an excellent scene which is considered to add substantively to the aesthetic quality and historical significance of the Park. A map was submitted showing the areas viewed from the Park rated in three priority groups together with suggested land uses; a copy of the map is included in this report. Suggested uses for the critical or first priority areas are agricultural or wooded; in second or third priority areas agricultural, residential, or light residential uses are suggested. Although these restrictions appear a bit strict, they are, with slight modification, consistent with the development desires of the town. The land use plan takes these recommendations into consideration.

There are several methods for acquiring open space and a number of Federal programs are available to aid in financing a project. Briefly these include:

Methods for Acquiring Open Space

1. Outright Ownership

Outright ownership is the most common way of providing recreation lands and open space. There are two principal methods for obtaining outright ownership of land for these purposes. The first is by donation. Many fine parks and recreation areas have been established through donations by private individuals, either to conservation commissions or similar semi-public trusts, or to communities. Donations are usually made by large landholders who are concerned with conservation or who want to express their appreciation to the community in some lasting way. Donations have obvious advantages for both the donor and the community. For the community, it means that there is no cost involved. For the individual, it means that his wishes for furthering conservation are fulfilled, or it might mean that during his lifetime he can retain the use of his land and pay no tax.

The second and most common method of achieving outright ownership of open space and recreation lands is through eminent domain. States, local governments, and the federal government have been using eminent domain for over a hundred years.

The third method of achieving outright ownership is through negotiation. This has certain advantages from a public relations point of view, but often costs are considerably higher than they would be through eminent domain. The community, however, that has used the power of eminent domain and does not hesitate to use it when necessary often is successful at negotiation.

2. Less Than Fee Title Acquisition

Acquisition by fee title and outright ownership is the basic method for acquiring and retaining open space. Acquisition of rights of less than full ownership, however, has many advantages. Often these are called easements or development rights.

Scenic easements are used primarily as a device to prohibit or limit development. This may involve acquiring the right to keep the brush cleared and trees cut in a particular area and prohibit the development of billboards or other structures along a particularly scenic corridor. The title to the land remains with the property owner and he may use his land for other than development purposes except for certain specified rights. These, of course, would vary on a case-to-case basis.

Rights-of-way offer another means of acquiring open space. A right-of-way to a lake, for example, permits the public to boat on a lake whose waters may not otherwise be open to the public. Rights-of-way used for utility lines can also offer opportunities for open space development by linking various recreation purposes under high tension lines. Playgrounds could be built and even ball fields established. Old rights-of-way such as those used by railroad, aqueducts, and old street rights-of-way offer one of the best sources for developing pathways. In some cases such as roads, the public already owns the right-of-way so no acquisition cost is involved.

A third variation of acquiring less than fee title was also mentioned under Section 1. This is the purchase and lease back arrangement or life estate. In this situation the purchasing body acquires the property, imposes certain restrictions, and leases it back to the original owner for his or her lifetime. Less than fee title acquisition is authorized under New York's General Municipal Laws Section 247.

3. Regulations to Preserve Open Space

Zoning

There are many variations of zoning. Basically, zoning is an exercise of the police power to control the use and intensity of land development. One approach to zoning is to zone the land for large lots. The idea is that development will be discouraged, or if development does take place, there would be large amounts of open space on each individual house lot. What this has meant in many areas is that the entire town is covered with large lot development and there is no public open space or usable open space for the public. Through cluster development or density zoning, the overall density of a given area may remain the same but lot sizes may be reduced if the left over land is put into permanent open space. This concept has gained popular acceptance in the west and in some of the more progressive communities in the east. It has many advantages in that a developer's cost is lower, he has fewer streets and utilities to put in, common open space is available which otherwise would be cut up into individual lots, and the town cost for maintenance will be less. Besides these functional advantages, the aesthetics are much greater. Variation in density is necessary to implement this concept. Development should be restricted to low density in areas that have poor soils, steep slopes, poor access or are prime agricultural areas. In agricultural areas the zoning should be such that "agriculture would have priority over other uses". Other areas should permit relatively high density if the soils are good and if public services are available.

Subdivision Regulations

Through the planning board's insistence on a high level of design quality in new subdivisions and cooperation from the developers, it is possible to provide amenities through open space and recreation areas which far surpass those available in the current built-up area. Through the use of cluster development, as mentioned above, this is particularly feasible. Using this procedure, a developer can often provide a superior development at a lower cost, and at the same time provide a subdivision with adequate open space and recreation areas. Subdivision regulations, even for conventional subdivisions, can often require a developer to donate a certain percentage of his land as open space or, in lieu of this, a cash payment to a recreation fund. This procedure of cluster development is permitted under Section 281 of the Town Law.

4. Tax Policies

Tax policies have not been widely used in this country to achieve planning ends, and in places where it has been tried, it has not been particularly successful. Tax policies can be a two-edged tool. In cases where intense, compact, orderly development is desired, land

should be taxed for as much as possible. Where the objective is to preserve open space, it should be taxed at a lower rate. Currently there is a bill in the legislature to give preferential treatment to agricultural lands but experience indicates that this is not effective unless there is a roll-back provision when the land ceases to be agricultural. It should be pointed out, however, that tax policies alone usually are not too successful. They have to be worked in conjunction with the other tools mentioned above or with the careful timing of water and sewer extensions and other public capital expenditures.

Improvement in tax assessment techniques would be useful. The State Board of Equalization and Assessment reports that approximately 95 percent of New York state farms are over assessed. In view of this the Commission for the Preservation of Agricultural Land suggested the following as a major recommendation: "The real property tax law should be amended to improve arrangements and procedures for assessing real property throughout the state, but no legislation should be passed to provide for statewide present use taxation of any type of property". However, it should be noted that the Commission also recommended that: "Legislation should be considered that would provide for the creation by the State of Prime Agricultural Districts in which (a) procedures for the exercise of the right of eminent domain would be modified, (b) present-use taxation of farms would be permitted, and (c) local ordinances restricting farming activities would be prohibited."

Acquisition of land through tax delinquency is another potential source of open space. Such acquisition involves little or no cost to the town and sometimes can bring significant rewards. The Conservation Commission and Planning Board should review each parcel acquired through tax delinquency to evaluate the potential to the town. Those that can be used by the town should be retained and others should be disposed of.

Open Space Programs

There are many ways of implementing the recommendations of this report. To be successful, they require efforts from both the public and private sectors. For the most part they are financial means.

Conservation Commission

The conservation commission is a device that can be used to acquire and manage properties. A conservation commission should play a major role in the planning, acquisition and management of open space and should promote all the previously mentioned devices as well as others which seem applicable.

Neighborhood Facilities

This is a program sponsored by the Department of Housing and Urban Development which makes grants to help establish multi-purpose neighborhood centers offering community health, recreational and social services. Grants will cover two-thirds of the cost of development, or three-quarters in the case of communities located in redevelopment areas. Eligibility requirements are that the neighborhood facility is needed to carry out a program of health, recreation

and social or similar community services; is consistent with comprehensive planning for the development of the area; and is so located that it is available to a significant portion of low or moderate income families.

Open Space Grants

The Department of Housing and Urban Development offers 50 percent matching funds to public bodies which acquire and develop open space for permanent public use. In the case of demonstration projects, 90 percent of the cost may be covered. A prerequisite of the program requires that these grants be made only where assistance is needed in carrying out a unified, officially coordinated, area-wide development program that meets the criteria established by the Secretary of HUD.

New York State

New York allows up to 25 percent of the cost of acquisition under "The Park and Recreation Acquisition Act of 1960". This can be combined with federal grants.

Outdoor Recreation Assistance

The Bureau of Outdoor Recreation in the Department of the Interior appears to be the most likely resource for carrying out Easton's recreation program. This program is administered by individual states. Projects must be in accordance with the state plan and priorities.

The financial assistance available through this program provides 50 percent matching grants for all kinds of outdoor recreation areas and facilities. The basic requirements of the program are:

1. That projects be in areas where a large concentration of people live.
2. That projects must be available for use by the general public.
3. That development of basic, rather than elaborate, facilities be favored.
4. That projects furnish a broad range of outdoor recreation uses and experiences.

Outdoor Recreation and Open Space Technical Assistance

Technical assistance for recreation is provided not only through private consulting firms such as Hans Klunder Associates, Inc. but through public agencies such as Office of Planning Coordination. The Bureau of Outdoor Recreation also provides information of a technical nature for recreation. This may be obtained from the Bureau of Outdoor Recreation, Department of Interior, Washington, D. C. 20240. A number of pamphlets and publications are available such as Federal Assistance in Outdoor Recreation, A Directory of Private Organizations Providing Assistance on Outdoor Recreation to Individuals, Organizations and Private Groups and A Directory of Federal and State Agencies Concerned With Outdoor Recreation. A publication on easements is The Role of Easements in New York's Open Space Planning available through the Department of Agricultural Economics at Cornell. The Office of Economic Opportunity provides a catalog of federal assistance programs

which summarize all federal aid programs. The capital improvements program will provide further details for implementation.

UTILITIES STUDY

Sewers

Existing Facilities

The construction of homes in Easton has remained well dispersed and this in part accounts for the lack of municipal sewers and sewage treatment on a collective basis. The many areas of well drained soil, abundance of land and high cost of municipal sewerage are factors which have probably contributed to the absence of public sewers. The need for public sewers in Easton is not urgent, but the planning board should recognize that some planning for future sewers is in order now. Eventually nearly all municipalities reach a stage of development when sanitary sewers become the only economical and satisfactory means of conveying large quantities of domestic sewage and industrial and commercial wastes away from the place of business and home activity to a point where they can be properly treated or pumped to another community for treatment. Easton has not quite reached the stage where sanitary sewers are absolutely necessary; but certain other aspects of the town plan should be done with municipal sewers in mind because in certain areas, even where the drainage is suitable for septic tanks and leach fields, the cost of periodic refurbishing of old tile field systems, annual maintenance and initial construction cost will go a long way toward defraying the cost of new municipal sewerage and sewage treatment. The soil and groundwater supplies are better protected too, when the sewage is conveyed through watertight pipes to a treatment facility and finally discharged to a large surface water stream.

Future Sewerage

Although sewerage is not needed immediately, some plans regarding a sewerage concept should be made now in an attempt to prevent ill-conceived, haphazard and short sighted planning from dominating the direction of sewerage planning. Short range planning may result in a higher cost in the long run if it does not coincide with the ultimate plan. Since the sewerable area of Easton lies in the vicinity west of Greenwich Village (between the village and Schuylerville), it makes sense to think in terms of using one or both water pollution control facilities of these two villages to treat Easton's sewage. The concept of area treatment has some merit because it usually is beneficial to both parties from an economic standpoint, and will probably be favored by the state water pollution control agency because it lessens the number of plants to control and will most likely result in less money for state grant participation. The federal government has openly favored the concept of regional sewage treatment, essentially for the same reasons stated above, economy and efficiency of operation.

The sewer map shows a concept of sewers, with sewage flow direction arrows, that could reasonably serve the commercial, industrial and some residential zones. The future

location of the sewage treatment plant for Greenwich Village is not known because engineering studies have not been performed. It is presumed that the Greenwich plant would be constructed on one of the plateaus west of the village with an effluent discharge directly into the Battenkill. A plant in the plateau vicinity would lend itself to serving Easton's proposed commercial area and, of course, a portion of the medium density residential area in the Easton portion of the village. However, it appears that a pumping station would be necessary to convey the sewage from the proposed commercial area to a future Greenwich Village plant, if it were to be constructed as suggested above. The proposed commercial center and industrial zone could be served by gravity if the sewage is directed westward as suggested on the plan shown leading toward Schuylerville. Schuylerville has a primary plant in operation, and has undergone preliminary engineering for additions and improvements to increase the service area and upgrade their treatment. The Town of Easton should consider pumping the raw sewage from the area described above to the Schuylerville system for treatment. Accordingly, Schuylerville officials should be contacted to discuss this possibility for the future. The sewage volume from Easton would be relatively small when compared to the volume produced in the Schuylerville area, but some consideration in design of the Schuylerville plant should be made now so that this area concept could be effected when the need arises in the relatively near future. Easton could construct a treatment plant where the pumping station is shown (vicinity) but that should only occur if the two communities cannot agree on a contract for Schuylerville to treat Easton's sewage.

Easton would not be permitted to discharge raw sewage to any waters of the state according to New York State water pollution control laws. Hence, when sewers are constructed, they must be connected to an acceptable and approved treatment works.

The federal and state governments offer substantial grants-in-aid for construction of sewage works. Your design engineers would assist the governing body in making the appropriate applications at the opportune time. Usually the applications are made some time during final planning (development of plans and specifications) and subsequent to a favorable bond vote.

Rural Sewage Treatment

Even in the medium density areas the need for immediate sewage disposal will occur from time to time as the area is subjected to home building. Should water service be provided, the inducement to build so as to connect onto the available municipal water will be strong. Initially, since the soil is of a sandy, well drained type, septic tanks and tile fields should be the means of treating the domestic sewage. Commercial and industrial enterprises of the low water-using type should be the only kind accepted initially, so that they too can adequately dispose of their domestic and minor industrial wastes underground. When sewers serve the area, then a more liberal attitude can be adopted whereby the larger volume, liquid waste producing plants can be assured of adequate sewerage and waste treatment by a municipal plant.

The rural parts of town should continue to install septic tanks and leach fields for home sewage disposal. An ordinance should be adopted and enforced which will regulate the design and construction of the home sewage disposal unit, as well as sewage disposal from commercial and industrial sites. Cesspools, seepage pits or open lagoons for private sewage treatment

should not be permitted. Adoption of an effective ordinance to control subsurface disposal of sewage will not only reasonably preserve the type of environment which the town seeks, but will more adequately disperse the sewage for more favorable underground treatment. Groundwater supplies are less apt to become polluted by rural sewage disposal when proper measures are taken to treat the waste in a properly designed and constructed septic tank and tile field. This is an important consideration where many of the rural water supplies will be provided from springs and wells on the same property.

Following is a table offering New York State's recommended septic tank sizes and leach field design. The septic tank size is based on the potential number of bedrooms in the dwelling to be served. Following is an excerpt from the state's "Standard for Waste Treatment Works, Bulletin I, Part III", published by the State Health Department. The booklet should be obtained by the planning board for their use, but for convenience and interest, the size basis is entered here:

"SEPTIC TANK CAPACITIES

Liquid Capacity of Septic Tank in Gallons

Number of Bedrooms (a)	Without Garbage Grinder (b)	With Garbage Grinder (c)
2 or less	500	750
3	600	900
4	750	1,000

(a) Consider an expansion attic as additional bedroom space and design accordingly.
(b) Add 150 gallons capacity for each bedroom over 4.
(c) Add 250 gallons capacity for each bedroom over 4."

The tile field (sometimes referred to as leach field) is the most important part of the rural sewage disposal system. Soil must be inspected for its suitability to absorb septic tank effluent, and the groundwater should be checked for a possible high water table. An excavation seven feet deep should be made. The bottom of the tile field should be kept at least four feet above the water table (however, New York State recommends a two-foot minimum) and five feet should exist between ledge and the trench bottom. If the above conditions are satisfied, percolation tests should be performed at several points (at least three) in the proposed tile field vicinity to determine the soil's ability to absorb water. The procedure noted below is also taken from the New York "Standards for Waste Treatment Works":

"Dig a hole

"(a) Dig a hole with vertical sides, having an eight inch diameter or 12 inches square. If a tile trench field is being considered, the depth of the percolation test hole should be six inches below the trench bottom or approximately 30 inches below the final ground surface. If a seepage pit or cesspool is under consideration, then percolation tests should be run at

one-half the depth and at the full estimated depth of the seepage pit. In order to facilitate the running of the test, a large excavation should be made for the upper portion of the hole with the actual test hole in the bottom. It has been found desirable to place small stones in the bottom of the test hole, to reduce scouring and silting action.

"(b) Fill the test hole with water and allow it to completely seep away. This is known as pre-soaking and must be done several hours before the test and again at the time of the test. After the water has seeped away, remove any loose soil that has fallen from the sides of the hole.

"(c) Pour clean water into the hole, with as little splashing as possible, to a depth of six inches.

"(d) Observe and record the time in minutes required for the water to drop one inch (from the six-inch to the five-inch mark).

"(e) Repeat the test (a minimum of three times) until the time for the water to drop one inch for two successive tests gives approximately equal results. The last test will then be taken as the stabilized rate of percolation and the time recorded for this test will be the design basis for determining the square footage of leaching or absorption area required for a subsurface leaching system. For example, assume the following rates were obtained in running a test (see (d) above):

Run No.	Time in minutes
1	15
2	20
3	24
4	26
5	30
6	30

The stabilized rate of percolation would then be taken as 30 minutes."

The tile field consists of trenches, not more than 100 feet in length, preferably less, with widths varying from two to three feet and with depths from 18 to 30 inches. Trenches are usually spaced 8 to 10 feet apart (center to center) with a minimum of five feet between trench sides. The field must not be constructed nearer than 10 feet to the property line, and its location should be on a downslope at least 100 feet away from any active spring or well.

Considering 150 gallons per bedroom, a tile field for a three bedroom home should be designed for 450 gallons per day. Knowing the obtained percolation rate and estimated daily sewage flow, the following table, which is again taken from the New York "Standards for Waste Treatment Works" can be used to determine the tile field size.

TABLE VII

TILE FIELDS

LINEAL FEET OF TRENCH ABSORPTION AREA REQUIRED

BASED ON SOIL TESTS

Time for 1" Fall in Min.	Sewage Application in gal./sq. ft./day	Trench	Lineal Feet of Trench Reauired			
			300 gpd.	450 gpd	600 gpd	1000 gpd
			2 B.R.	3 B.R.	4 B.R.	
0 - 5	2.4	24" width	63	94	125	209
6 - 7	2.0	24" width	75	112	150	250
8 - 10	1.7	36" width	59	88	118	196
11 - 15	1.3	36" width	77	116	154	256
16 - 20	1.0	36" width	100	150	200	333
21 - 30	0.8	36" width	125	188	250	417
31 - 45	0.6	36" width	167	250	334	555
46 - 60	0.4	36" width	250	375	500	834

gpd. - estimated sewage flow in gallons per day.
B.R. - number of bedrooms under consideration.

Hence a three-bedroom home (450 gpd) on land with a sustained percolation rate of 20 minutes per inch, with a proposed trench width of 36 inches, would require 188 feet of total trench length. The tile trench layout will depend on the terrain, slope of the land and lot configuration, but generally a distribution box with from 4 to 5 outlets would be used, and the length of tile trench divided up about equally.

It would be desirable to require that a design of each proposed tile field be submitted to the planning board for review and approval prior to construction. This procedure can be rather time consuming both for the builder and the planning board members, especially during the construction season, but it is the only means of providing reasonable assurance that adequate rural sewage treatment facilities will be installed. It is not only a protection to the general public who live in the surrounding environment, but it also serves as some assurance to the owner of the home that his system will function properly. The building inspector could perform this function. It is important to have properly designed works, but it is more important to have the works constructed as designed.

Where the percolation test exceeds 60 minutes per inch, the soil should not be used for subsurface disposal of wastes. If a sizeable stream is nearby, an approved sewage treatment plant might be permitted by the state with an effluent discharge to the stream. However, this is to be discouraged except in an area such as a ski development where it is natural to expect that fairly sizeable lodges will be constructed where soil is notoriously poor for seepage. Generally, when low percolation soil is located, it is better in the long run to look for and construct on other land where the soil will absorb the sewage without creating a nuisance or health hazard.

In situations where the use of approved sewage treatment plants is indicated and effluent is to be discharged to a stream which subsequently flows through agricultural land, the effect which such discharge (or the accumulative effect of several such discharges) might have on the agricultural uses of the stream should be taken into account in addition to the State Health Department approval. Virtually all small streams and brooks flowing through agricultural land in Easton feed small ponds or water-holes and are used generally for pasture watering of livestock. While effluent may be declared safe bacterially, there is some possibility that the stream might be rendered unpalatable for livestock particularly in the low flow periods falling in the warmer months when livestock are at pasture. Should such streams be used as irrigation water sources, or should there be a possibility of such future use, the effect of any chemical content of the effluent on crops subsequently irrigated with water pumped directly or indirectly from the stream should also be taken into account. It is recommended, therefore, that plans for installation of such treatment plants be submitted to the planning board for review and its approval required (perhaps after a public hearing) in addition to State Health Department approval. Procedures could be included in a rural sewage disposal ordinance recommended later.

Conclusions and Recommendations

1. There are no municipal or private sewerage systems in the Town of Easton. Accordingly, sewage treatment on a community basis is non-existent.

2. Except for the muck and clay areas of town, there are vast areas which appear suitable for rural sewage disposal systems, as long as the proposed densities are adhered to and the New York guides for tile field design and installation are followed.

3. Initially, the medium density areas should be served by rural sewage disposal units. But eventually, a municipal sewerage system should serve the majority of this area, especially in the vicinity of the industrial and commercial zones. As this medium density area is settled, attention should be focused on the advantage and possibility of installing a sewerage system to collect and convey the wastes to sewage treatment in Schuylerville and/or Greenwich Village.

4. A rural sewage disposal ordinance should be adopted, using in part the New York State Standards for Waste Treatment Works. This should include a plan submission, review, approval, inspection provisions and the establishment of fines for violations.

5. Short range or small cluster sewer and sewage treatment systems should be discouraged generally, except in ski resort areas where soil is notoriously poor for subsurface sewage disposal facilities. All systems which are designed to produce an effluent to a water course of the state must be approved by the state prior to construction; planning board approval should also be required by the rural sewage disposal ordinance.

6. Within the next five years an engineer should be engaged to develop a preliminary engineering report on sewerage needs for the medium density zones.

7. In order to serve the outlying areas any appreciable distance beyond the suggested sewer layout, sewage pumping stations, with force mains and gravity sewers will be necessary due to the flat and rolling nature of the surrounding terrain. Since that phase of construction would be beyond the "future" layout shown, the planner will not attempt to show those pumping facilities under this plan.

Water Supply

Community growth and expansion are controlled by the availability of suitable water for domestic and commercial purposes. A community water system does not exist in Easton. Should a modern water system be constructed in the proposed medium density, commercial and industrial zones, the area would become desirable to those who are seeking favorable lots on which to build homes and establish businesses. The proposed density of one-half acre per house lots does not lend itself to service by individual rural water systems because of the possibility of cross contamination from the subsurface sewage disposal systems. Where lots are larger, as in the 3, 10 and 20-acre zones, both sewerage and water can usually be satisfactorily provided without much danger of pollution of the water supply; that is, if proper construction practice is followed for both facilities. Accordingly, Easton will be faced with the possible need of a water system before a sewerage system is imminent and with the installation of a water system, often the availability of plenty of water makes sewerage all the more necessary.

Proposed Water Works

The planner, at this point, must impress upon the planning board the need for moving ahead with engineering studies geared toward providing adequate water service from a public water system to the proposed medium density, industrial and commercial areas. These areas are situated on some well drained soil which should be able to receive sewage from properly designed and properly constructed individual sewage disposal systems. The entire area need not be served all at once. As the system is installed, the lots that are served will be sold and built upon first, and thus the expansion rate and location can be controlled to a degree.

The area of prime consideration for municipal water is the medium density area west of the Village of Greenwich. Areas to be served will be shown in two stages, initial and future, with the future area being served gradually by expanding the initial stage. Priorities for the future stage construction must be established by the planning board and governing body at some future time when expansion is considered. It would be difficult and perhaps unwise to predict at this time where this expansion beyond the initial stage will take place.

The source would most likely be the purchase of water from the Greenwich system or the development of Easton's own municipal water supply, hopefully from gravel wells along the Battenkill. Heavy outwash deposits of fine gravel and sand exist south of the Battenkill, west of and within the Village of Greenwich. It is possible that test well borings in that vicinity just described would indicate favorable groundwater bearing soil. Existing wells for Greenwich

lie just upstream beside Fly Creek. Any engineering study should also consider the possible purchase of water from the Greenwich system and, assuming the village would be willing to sell water to Easton, a careful cost comparison and analysis should be made to determine what the most satisfactory means of providing water would be. The advantage in having a system with a separate source would be twofold. The two systems (Easton and Greenwich Village) could be inter-connected, and should one of the sources fail either temporarily or permanently, the remaining well could be used to serve both communities with water.

Municipal water systems are desirable where areas of from medium to high density are being encouraged. A municipal system is also usually more reliable from a quality and quantity standpoint, when compared to individual water systems. It usually offers fire protection by providing great volumes of water under pressure for use by the fire department. Industry and commercial businesses also desire fire flow protection for sprinkler systems which can be connected to the municipal water works.

A few grants are being offered by the federal government's Department of Housing and Urban Development and the Farmer's Home Administration. The grants from HUD usually amount to 50 percent of the construction and land costs, with the engineering and administrative costs and the remaining 50 percent being paid for by the community. The FHA awards grants to qualifying communities with populations of under 5,500 when the community is considered non-urbanizing, and if the annual water rates will be excessive.

Engineering loans are available through HUD under Section 702. At present there is about a 14 month delay after HUD's receipt of the application due to a lack of funds. However, if local financing is not available, the HUD loan program is the logical method of financing the necessary engineering for water supply. The HUD loan is interest free and repayable only when construction of the project commences.

The rural areas of town, which include the 3, 10 and 20-acre zones, should continue to be served on an individual basis. Most satisfactory will be the drilled well, which penetrates through a relatively impervious layer of consolidated or semi-consolidated soil to a suitable water bearing strata. A few springs can continue to be developed as adequate water sources, but they should be protected from surface run-off and contamination from animals and birds. Groundwater favorability is generally good for private homes throughout most of Easton, but there cannot be any guarantee of water for any area until a hole is drilled, water is pumped in sufficient quantity, and the quality has been checked for chemical, physical and bacteriological analysis.

Proposed Water System

For the purpose of developing an estimate as to cost, it will be assumed that a municipal type well and pumping station can be constructed essentially as shown on the water utility map. Should water from the Greenwich system be available through Middle Falls, the connection to that system would tend to offset the cost of a well and pumping station. Thus the cost of a system as proposed would not change appreciably even with Greenwich supplying the water.

The solid lines represent proposed water lines of at least eight inches in diameter, and possibly larger for some lines. Sizing of pipes must be left to the engineer, as this is a hydraulic consideration, but the town plan should influence the engineer's thinking regarding the anticipated flows, based on the demand of the initial and future areas to be served.

The estimated cost of the system shown on the related water utility map is indicated below:

19,000 feet of large diameter water mains	@ $10.00	$190,000
10 gate valves	@ 250.00	2,500
20 hydrants	@ 550.00	11,000
Pumping station and gravel well		50,000
Storage - 500,000 gallon reservoir (not elevated)		65,000
		$318,500
Contingency 10%		32,000
Engineering, Administrative and Legal costs - 20%		70,000
Total estimated project cost		$420,500

This proposed project, of course, could be trimmed back to suit local funding desires. Should an FHA grant be secured through the federal Department of Agriculture, the local share would, based on a full 50 percent grant, be reduced to $210,000. A system of this magnitude would need the full backing and credit of the town for bonding in order to work. As customers connect on, a substantial connection fee should be charged to help defray the capital costs. Five hundred to a thousand dollars would be appropriate fees to consider establishing for this purpose in order to reduce the bond. In order to maintain some flexibility in bond retirement, the consultant recommends that the bonds be sold on the open market, as opposed to FHA purchase and issuance of their loan.

A competent operator should be engaged to oversee the system. This may have to be on a part time basis initially. Perhaps full time employment could be arranged with the person who is engaged to administer the sewage disposal review and inspection, provided that the same person can become licensed to operate a municipal water system. An ordinance to regulate and control the use of water, house connections, and new lines for development should be adopted. The state health department can most likely provide a suggested model ordinance acceptable to the state and to Easton.

Water rates can be established on the basis of meters or a flat annual fee. Meters are usually more acceptable because they tend to help control water use, and are an equitable means of arriving at the water fee. Costs of operation and annual ammortization will determine the amount of income needed to balance the budget. A rate schedule is then adopted which will derive the needed income. The town board would have authority to regulate rates and seek policy changes when necessary. A separate board or commission is not recommended.

Conclusions and Recommendations

1. Easton does not own or operate any municipal water system.

2. The medium density areas west of Greenwich Village in the Town of Easton should be served by a municipal water system. This system need not serve the entire area initially, but should be designed and constructed with eventual service to the entire medium density area west.

3. The rural parts of town should continue to be served on an individual basis except in special cases where a ski development exists or is planned. In such case it is conceivable that small private water distribution systems would be built, after being first approved by the State Health Department, the planning board, and the local Water Commission.

4. The proposed water system shown on the water utility map shows a likely distribution system, but the source must be confirmed before the well can be located or the system is connected to the Greenwich works. A sanitary engineering firm should be engaged to conduct a groundwater study and to develop a preliminary plan for a water system essentially as shown on the map. Construction of the system shown will serve as an excellent expansion base for future development in the area set aside in Easton for rapid growth.

Refuse Disposal

Existing Facilities

Refuse disposal is a municipal responsibility. Today's extensive use of expendable cartons, containers and material have compounded the solid waste disposal problem, thus requiring more attention to the proper treatment and disposal of this waste. Adequate refuse disposal is necessary in order to discourage persons from establishing their own private dumps. Water and air pollution, rat and fly control, forest fire protection, dust control, traffic control, haul distance, location, and available fill material are among the important considerations in the operation of a refuse disposal facility. Open dumps are unsightly, a nuisance to maintain, harbor flies, rats and other vermin, may be a health hazard to those who frequent them, and can seriously pollute portions of the air, land and waters of New York State.

The three most common means of refuse disposal in the United States are the open dump, incineration, and the sanitary landfill. The sanitary landfill is fast becoming the most suitable from an operation and solid waste control standpoint. Burning, and thus air pollution, is minimized as the refuse is compacted and buried with soil. Accordingly it is kept away from vermin and flies, and if properly maintained, is not unsightly to the casual viewer.

Other relatively uncommon means of solid waste disposal are: dumping at sea, composting, and by contract for disposal to another town's legal refuse place. These are special and rare methods and relatively unimportant to Easton at this point.

The present method of refuse disposal for Easton is by sanitary landfill. The site is situated in the northwest portion of town just off the General Fellows Road. The town purchased the site, in part, to develop its gravel potential.

Dumping hours are on Friday from 2:00 to 4:00 p.m. and on Saturday from 9:00 a.m. to 3:00 p.m. The compactable refuse is compacted and covered following the weekend dumping hours. A strong effort should be made to insure that the refuse is compacted and covered immediately following the dump's closing hours. It is important that the refuse not remain exposed to flies and vermin. The refuse at Easton's landfill is segregated, which is necessary for the proper operation of any landfill. Car bodies, trees and stumps, old refrigerators and washing machines, etc., tires, and rubble from torn down buildings are among the separate items noted.

Easton is fortunate to find as suitable a site as they now operate. Although the soil is not the most desirable for compaction and cover of refuse, it will do and the state and town should be proud of this operation.

Following are some suggested operational guidelines, some of which have already been adopted by Easton. They are not all "musts", but if followed generally, will assure that the operation runs smoothly.

Operational Considerations

A landfill operation, to be successful, should be guided by the following general rules:

1. A snow fence, or other similar type fence should surround the working areas. This provision will help keep blowing papers from escaping to nearby private property, helps to remind people of the site limits, and adds to the appearance of the area.

2. An attendant should be at the site during the open hours. He could also serve as tractor operator when cover and compaction are necessary at the day's end.

3. The landfill should be open at least sometime during Friday and Saturday. An evening or two during the summer months is also desirable. However, experience and demand will help determine which days and which evenings it should be kept open.

4. Each day's rubbish should be covered with six to eight inches of compacted soil to discourage fly and animal attraction to the garbage. After a complete trench or section has been filled, a two-foot layer of soil should be placed and compacted to permanently seal the cell. A site layout plan should be maintained up to date as the operation progresses. This will aid in plotting future areas for use.

5. A small shed and attached hut should be included to house equipment and provide shelter for the attendant during inclement weather.

6. It is desirable to include water service to the landfill site as an added control of fire, to wet down dusty areas, and improve compaction. In many instances municipal water service will not be available; however, even a private supply would be beneficial for extinguishing small fires, controlling dust, and for the operator's convenience. A water tank, elevated slightly, can be kept full during warm months for fire and dust control. This would appear to suit Easton since water is not otherwise available.

7. Special dumping areas should be designated by signs to control refuse dumping. For instance, tree stumps and old lumber should be maintained at one location for it may be necessary to burn them; old refrigerators, car bodies and similar items should be dumped at a separate point at the site; stones, waste soil, old plaster and concrete materials should be placed at another point; and general household trash and garbage should be directed to the main fill and compaction area. Poisons and harmful chemicals should be disposed of in accord with the state recommendations and should not be received at the landfill site on a regular basis. Dead animals can be buried at the landfill if sufficient land area exists. However, any extra work required by the operator should be paid for by the person responsible for the waste. Ashes should be kept separate by discharging them into an excavated ditch as they contain live coals which tend to start fires. Segregation of refuse (large pieces) should be handled with a common sense approach.

8. Out-of-town residents should not be accommodated unless they are temporarily renting within the town. Unless the operator knows everyone in the town some means of easy identification should be provided. Bumper tags could be bought and issued when tax bills are sent. A biennial change of color would serve to replace lost or deteriorated tags. However, in a community the size of Easton an occasional check of the automobile operator's license would no doubt be sufficient.

9. The active dumping area should be restricted to 20 or 30 feet in width to minimize the effort of cover and compaction. Signs and fences help to direct people to the proper disposal points.

10. A slope of at least 0.5 percent should be maintained on the driving area to enhance drainage and reduce the mud problem where vehicular travel occurs.

11. The general public should not be allowed to search the area for salvage material. They tend to become a nuisance and hindrance to normal landfill operation and may be injured by hazardous material. Occasionally, however, the salvage privilege is granted the operator as a job incentive.

12. The area should be planned, mapped and staked out to insure that an organized, controlled and lasting operation is maintained.

Conclusions

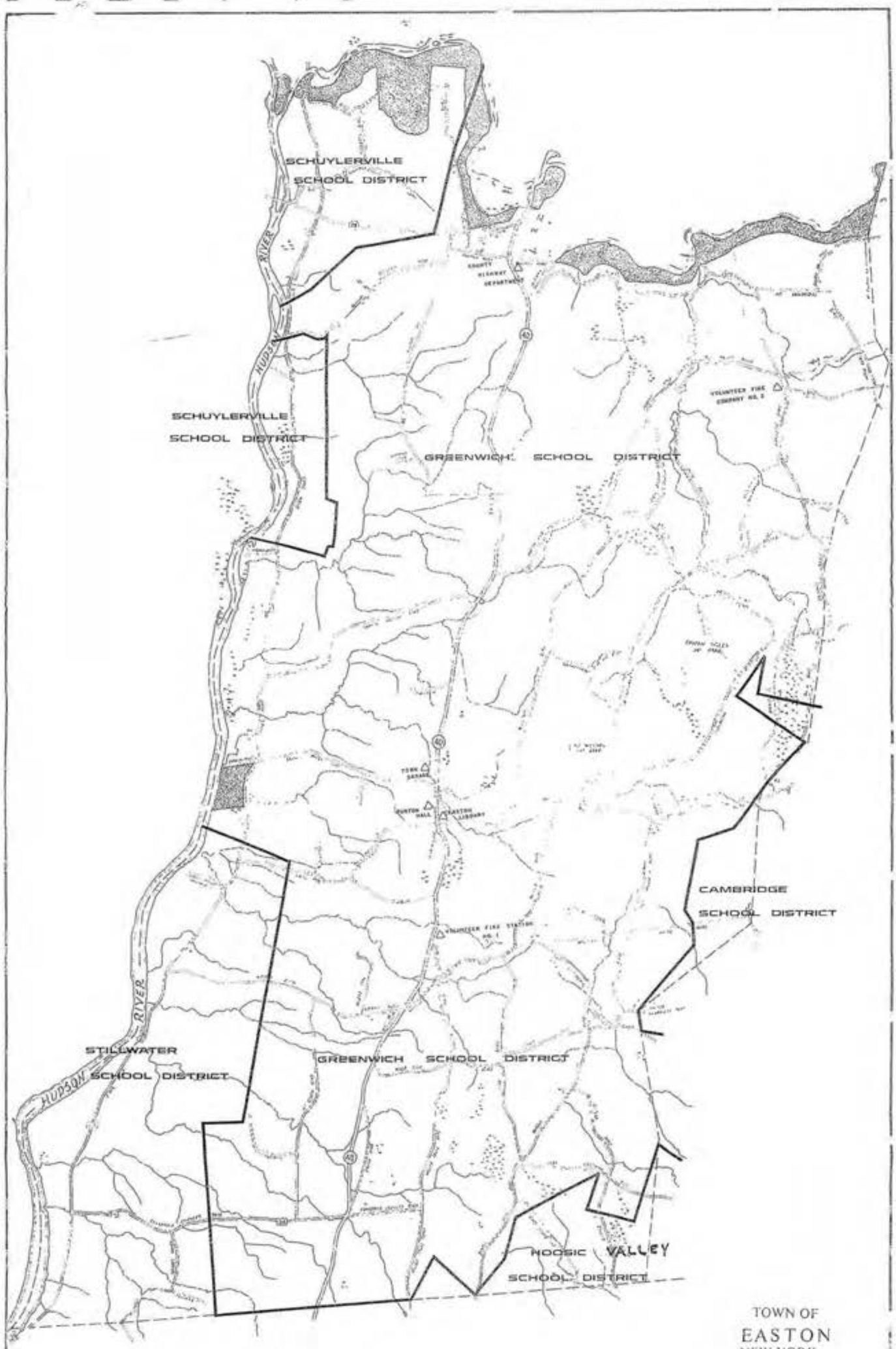
1. Easton has a satisfactory sanitary landfill.

2. The location of the landfill is not central, but as the town expands in population, the population center will be nearer the landfill for use by a larger percentage of the townspeople.

3. Burning should be kept to a minimum and only performed by the operator under authorization from the governing body. Only the absolutely necessary material, such as diseased elms and building rubble, should be burned. Frequency of burning should be held at a minimum.

4. The site should not be considered as a potential site for future development such as for buildings. The most one should hope for in the future use of a landfill site would be for a park or picnic area. However, there appears to be an abundance of land available for this passive form of recreation other than old, filled-in sanitary landfills.

5. It is recommended that the operation continue essentially as it is, with perhaps compaction and cover of the compactable refuse taking place immediately following Saturday's closing hour.



EXISTING AND PROPOSED
COMMUNITY FACILITIES

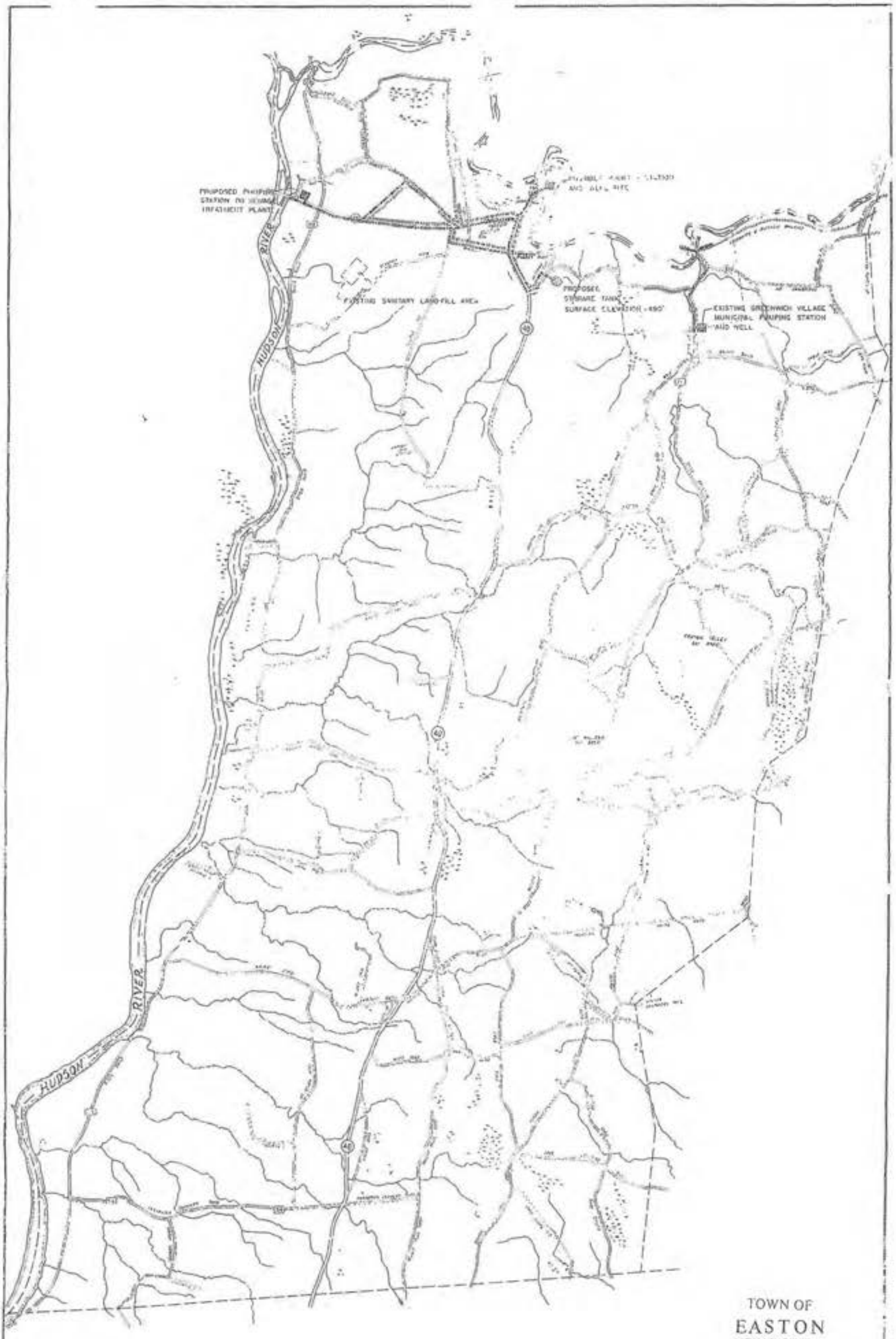
LEGEND

△ EXISTING PUBLIC BUILDINGS

PROPOSED PUBLIC LANDS

TOWN OF
EASTON
NEW YORK
EASTON PLANNING BOARD
1968
SCALE:

HANS KEUNDER ASSOCIATES, INC.
PLANNING CONSULTANTS



SEWER AND WATER

LEGEND

- EXISTING WATER LINES
- PROPOSED WATER LINES - INITIAL PHASE
- FUTURE WATER LINES - FUTURE PHASES
- AREAS TO CONSIDER FOR GROUND-WATER EXPLORATION
- FUTURE SEWER LINES WITH DIRECTION OF FLOW

TOWN OF

EASTON

NEW YORK

EASTON PLANNING BOARD

1968

STAFF

HANS KLUNDER ASSOCIATES, INC.
PLANNING CONSULTANTS

N

IMPLEMENTATION

CAPITAL IMPROVEMENTS PROGRAM

In the past, a unified program for planning of capital improvements has not been too necessary in the Town of Easton as it has been mainly a rural, farming community. To meet these limited capital improvements needs the town has done the necessary planning for each thing, as the improvement of the highway system under the Erwin Plan and planning purchases of highway equipment. Additionally, the fire districts have provided facilities for fire equipment and the various school districts have made provisions for school facilities. As is customary in most small towns, the town has a town hall and helps support the local library.

With improved highway transportation and the in-migration of people from the Capital District, if Easton is to have some measure of control over its future, it must use the various means available to it. One of these is planning for capital improvements and carrying out the plans to encourage or retard development according to the desires of the community, instead of just following the pressures from within and without.

The Capital Improvements Process

In theory a capital improvements program is good, but unless it is utilized by the community, no benefit can be received from it however good it may be in theory. In utilizing this program, four steps are necessary to provide for the orderly physical development of the community:

1. Planning what is needed for the community in the future and the type of community desired.

2. Programming the necessary improvements.

3. Budgeting so that funds are available for these necessary improvements.

4. Implementing the budget with the needed action for the construction and/or acquisition of facility.

The first step, planning, has initially been accomplished by the previous sections of this comprehensive plan. At later dates some sections, and perhaps the whole comprehensive plan, will need updating and this updating should be reflected in future capital improvements programs.

This section concerns itself with the second and third steps, programming and budgeting. The fourth step can be accomplished only by the recommendations of the town planning board and action by the town board. As is being done in this section, the town planning board should continue to prepare a capital improvements program for the community. This capital improvements program is not a one-shot deal but should be reviewed and updated each year to forecast the needs of the town for the next one or two decades. As part of this program the planning board should prepare a capital budget for the community which should be in conformity with the capital improvements program. This capital budget should be for a six-year period, updated annually, with very specific details for the first year. Ideas alone are not acceptable. It is

necessary to have the supporting fiscal data to make this a meaningful program. This capital improvements budget should be recommended to the town board so that they can review the capital improvements program and consider the implications of the capital improvements budget on the operating budget and finally, adopt annually an integrated budget for both capital and operating purposes.

The final step is the responsibility of the locally elected town board. As part of this final step, after the money has been appropriated, the actual implementation falls specifically on the supervisor. This is the responsibility for actually seeing that engineering plans are prepared, land acquired, and the necessary construction completed so that the needed facilities are available for the desired uses.

The Town of Easton is no different from other communities in that the continued success of this program must depend on the residents clearly understanding the purposes and results of carrying out the objectives of the plan. It is a high priority for all members of the official family of Easton (the supervisor, town board and planning board members, and other town organizations such as the Youth Committee) to see that all information is not only available to the public but is brought to their attention. This does not mean half-hearted attempts, but utilization of all information channels and making it immediately available by newspapers, radio, special reports, and public meetings.

Each one of these steps is vital in the planning process and they are all inter-dependent on each other in order for the community to get the type and kind of capital plant it needs and desires. Easton needs to continue the planning and implementation it is already doing in the area of highways, but more importantly it needs now, when pressure on land is a little less, to acquire the necessary land that it will need in the future. These lands should be acquired and the necessary improvements made in an orderly process to avoid emergency action - acquiring too little, too late, and at a premium price.

The comprehensive plan is a plan of action - not something just to contemplate - in order to provide for the development of the town for the next two decades. Summarized below are what should be accomplished within the community in the next two decades in order to have the desired type and quality of environment that the comprehensive plan envisions.

Acquisition of Land

In a community such as Easton providing enough public land for the use of today's and tomorrow's citizens is one of the most critical needs. The land area of Easton is a fixed amount and as the pressure increases for land by the steadily growing population, land is going to be more and more difficult to obtain and more expensive. For this reason a regular program for land acquisition is recommended, with regular annual appropriations into a reserve for this purpose and expenditures made out of this reserve to acquire the recommended lands, through outright ownership and also by less than fee title acquisition as explained in a previous section on public lands and buildings.

It is not recommended that in all cases Easton purchase this land with local funds only, but as in the previously cited section, that Easton utilize other funds that are available from the federal and state governments.

This acquisition program can be developed into two phases. The first phase is land that should be acquired within the next five to ten years and the second phase includes land that should be acquired in the second decade. However, the town should remain flexible on this so that if certain land comes on the market ahead of when it is scheduled to be acquired, the town can take advantage of the situation.

Phase I

1. Acquire an active and passive recreation area of at least 30 to 50 acres in the southern portion of the town.

2. Obtain at least one waterfront site of 50 acres or more on the Hudson River. Several possible sites have been recommended in the Public Lands and Buildings section of this report.

3. Expand the present sanitary landfill area on General Fellows Road to approximately 50 acres so that in the future this can be redeveloped into an active and passive recreation area for those people now living in the northwest section of the community and those who will be in the future.

4. Provide an active and passive recreation area for those people in the northeast portion of the community near the junction of State Route 372 and County Route 74. A possible site for this is the peninsula north of the railroad track just above the junction of these roads.

Phase II

Phase II is acquiring the additional land recommended for public uses in this report or shown for such uses on the proposed land use map. This is mainly a strip of land along the Battenkill and easements along three other major brooks emptying into the Hudson. In this program probably the most critical part is the purchase of the land at the confluence of the Battenkill and the Hudson River, the purchase of the land in the little peninsula just northerly of the proposed commercial center, and the acquiring of the easements at the mouth of the three creeks.

Highways and Roads

Three agencies have the responsibility for maintaining the road system within the town of Easton and each has to make its contribution if the road system twenty years from now is going to be adequate.

1. The State of New York. The state, as in all communities in New York, is responsible for the major thoroughfare system. In Easton this consists of State Routes 40, 29 and 372. One need, which is already in the planning stage by the state, is some improvement of Route 40 northerly from North Easton. The other need in the state system is a major one, the actual relocation and building of new routes, mainly to give better east-west traffic access not only to the northerly portion of Easton but to the other communities in the area. These are covered in detail in the highway transportation section.

2. Washington County. Washington County is responsible for the secondary thoroughfare system in the community. This is primarily links between various settlements in the county and linking these up with adjoining county systems. Presently these include County Routes 54, 74, 74a, and 113. Generally the existing county roads are in good condition for the purpose for which they are designed. There are, however, several minor deficiencies on the county system that should and probably will be upgraded by the county as funds permit. Some of these are, as shown on the existing highway conditions map, a couple of narrow road areas and a slope sliding into the road on County Route 113, and a bad intersection of County Route 74 and Easton Station road. In addition to this a major change is recommended to the county system in that the county should provide secondary thoroughfares to serve the ski areas in Easton by making Vly Summit Road and Harrington Hill Road a part of the county system from their intersection easterly to Route 74, and constructing a new county road from the intersection of these two roads westerly to intersect Route 40 south of the intersection of Waite Road. When they do this, it will also mean major reconstruction and paving on the Harrington Hill Road.

3. Town of Easton. Through local funds and state funds as a result of the Erwin Bill, the town has already started an improvement program of local roads serving as collector streets and service roads. As recommended in the transportation plan section of this report, this program should be continued with the following suggested priorities:

a. Rebuilding of Intervale Road, as already scheduled for the summer of 1969.

b. Eliminate bad slope on Harrington Hill Road if this does not become a part of the county system.

c. Widen the narrow area on Vly Summit Road if it does not become a part of the county system.

d. Rebuild and pave Bulson Road.

e. Rebuild and pave Ives Hill Road and Cook Hollow Road, portions of which are designated as collector streets.

f. Improve a bad curve on Tabor Road.

g. Gravel Louse Hill Road.

Storm Drainage

Many towns and cities find that expenditures for storm drainage have to become an important part of their capital improvements program. Easton is at the point now where it can prevent this by having adequate subdivision regulations and enforcing them, and in other areas not allow natural drainage areas to become blocked. This can be partly achieved under the land acquisition program by getting the necessary easements along major brooks, but further efforts are needed through the vigilance of the local officials in protecting natural drainage and not allowing it to be illegally blocked so as to cause problems to existing roads and thus at some future date requiring artificial means of taking care of surface run-off.

Public Buildings

This program does not foresee construction of new public buildings within the planning period, as the present public buildings appear to be structurally in good condition and can meet the needs of the community for several years to come. Furthermore, it is much more important to acquire the necessary land that Easton is going to need in the future and to put the road system into good condition. This does not mean that nothing should be done to public buildings. A major start has already been made with improved heating and facilities for the town clerk in Burton Hall. Additional improvement to the main hall is desirable but should be done gradually out of the operating budget of the community. A new library or addition is not recommended in the immediate future as other areas (land acquisition) have higher priority. In order to have the library serve the community for the next twenty years, some slight alterations should be made so that the best utilization of space can be obtained; even with this some crowding will occur. The public works garage is a comparatively new facility and is in good structural condition. However, to improve the overall attractiveness of the community, consideration should be given to some landscaping around this building and an improved facade. Similar minor improvements should be made to the two fire stations, as these facilities should be an asset to the community and not detract from the overall appearance of the community.

Development of Outdoor Recreation Facilities

It appears that there is much public support for outdoor recreation facilities in Easton. Therefore, it may be feasible that the town, as has been suggested by the Youth Committee, provide the necessary materials and utilize volunteer labor to develop land acquired under the land acquisition program for active recreational uses such as a swimming pool, ball fields, and improved access to the Hudson River. This program should be coordinated with the Youth Committee to obtain maximum benefit and the town should make regular annual appropriations so that gradually these areas can be improved for the use of the people of Easton.

Utilities - Water and Sewer

Presently these utilities are not available to the people of Easton. As discussed in the utilities section of this plan, the need for some public water and sewer service is becoming evident in the northerly portion of the town which presently has a higher density of population and some industrial and commercial development. In the future this trend to increasing density

will continue. The local share, after making provisions for state and federal aid for water and sewer, in both capital costs and operating costs should be met by users' fees rather than being reflected in the general budget of the community. For this reason, it will not affect the tax bills of the residents of the town, but will be billed to those receiving the benefits, just as people presently receive bills for their use of electricity.

Highway Equipment

The town should continue its program of owning its essential highway equipment and should have a program of providing funds for the replacement of this equipment so that it can be maintained in reasonably good condition. In a sense, highway equipment should be considered emergency equipment. For instance, if your plowing units are in poor condition and break down frequently, the roads do not get plowed and sanded with dispatch and it can mean a definite economic loss to the people of the community. If the people are unable to get to their places of employment or are late, they may be docked on their pay check. Those in farming and in business who are unable to receive the goods or market their products promptly can also suffer monetary loss.

Six-Year Capital Budget

We have previously discussed the need for public investments in a capital improvements program over the period - two decades - envisioned by this comprehensive plan. In order to implement it we need to study over a shorter range period - in this case, six years - what the community should do and what funds it should provide for public improvements.

Public Works Equipment

This program is designed so that by 1975 the town will be buying its public works equipment from reserves instead of issuing short term obligations and paying interest on this borrowed money. Table I below shows a suggested schedule of appropriations into a public works equipment reserve account and the obligations the town presently has for equipment which will have to be paid back over the next five years. A continued appropriation of $12,000 per year starting in 1975 should insure that Easton has sufficient funds for the purchase of the necessary public works equipment, unless inflation affects the cost of such equipment. If this occurs the annual appropriation to the reserve account will have to be increased accordingly.

TABLE I

FINANCING PUBLIC WORKS EQUIPMENT

Year	Repayment of Existing Obligations (not including interest)	Proposed Appropriation to Revenue Fund for Equipment Replacement	Total
1970	$10,600	$3,400	$14,000
1971	8,600	5,400	14,000
1972	8,600	5,400	14,000
1973	5,600	8,400	14,000
1974	5,600	8,400	14,000
1975	0	12,000	12,000

Highway Improvement Program

A continuation of the present highway improvement program is recommended utilizing the approximately $12,000 a year received from the State under the Erwin Program and the $5,000 presently being raised by the town.

Acquisition of Land

In 1972 a land acquisition reserve fund should be established with an annual appropriation in 1972, 1973, and 1974 of $4,000. In 1975 and later years this should be increased to an annual appropriation of $6,000 into this reserve account.

Improvement of Recreation Areas

An annual appropriation for improvements to recreation areas is recommended to commence in 1971 with an appropriation of $400. This should increase to $1,500 per year by 1975. This modest annual appropriation for materials and utilization of volunteer labor will make a significant contribution toward making the various proposed recreation areas attractive to the residents of the community. The amount recommended for this purpose is predicated on lesser interest costs as short-term obligations are repaid by the town.

EASTON, NEW YORK
Municipality

PROJECT NO. 1
PRIORITY NO. _____

SIX-YEAR CAPITAL PROGRAM
INDIVIDUAL PROJECT ESTIMATE

1. Department Public Works 2. Division _____
3. Project Title Equipment Replacement
4. Location _____
5. Description Replace equipment for Public Works as needed.

6. Purpose and Justification A regular replacement program reduces the unit operating cost as worn out, out-moded equipment is more expensive to operate and maintain.

7. Status of Plans: *(check)*

- [X] Plans not needed
- [ ] Nothing done on plans
- [ ] Preliminary estimate received
- [ ] Surveys completed
- [ ] Work on plans scheduled
- [ ] Sketch plans in preparation
- [ ] Sketch plans completed
- [ ] Detail plans in preparation
- [ ] Detail plans completed

8. Estimated Cost:

Engineering	$
Site Acquisition	
Construction	
Other ( )	
Total	$

9. Proposed Method of Construction:
[ ] Contract [ ] Force Account

10. Estimated Project Expenditures by Years: Replace

19 70	$
19 71	8,000 Dump Truck
19 72	2,000 Pick-up
19 73	8,000 Dump Truck
19 74	
19 75	24,000 Front End Loader
Later	
Total	$ 42,000

11. Proposed Method of Financing:

Obligations	$
Current Revenues	
Assessments	
Service Charges	
State and Federal Aid	
Reserves	42,000
Other	
Total	$ 42,000

12. If Obligations are to be Issued, State:
Type _____
Period of Years /from _____ to _____

13. Effect the Project will have on Operating and Maintenance Expenses for First Three-Years of Operation: *(plus or minus)*

19 ___	(+ or -)	$ None
19 ___	(+ or -)	
19 ___	(+ or -)	

Submitted by _____ Date _____

Planning Board Action _____ Date _____

Governing Board Action _____ Date _____

NOTE: Furnish as much of the information requested, as is available at the time of preparation. Attach maps and other supporting data that will aid in evaluating the project.

EXHIBIT A

EASTON, NEW YORK
Municipality

PROJECT NO. 2
PRIORITY NO. _____

SIX-YEAR CAPITAL PROGRAM
INDIVIDUAL PROJECT ESTIMATE

1. Department Highway 2. Division _____
3. Project Title Highway Improvement Program
4. Location Town Road
5. Description Continue present program of improving town roads.

6. Purpose and Justification Utilizing available State Aid (Erwin Plan) and local funds to have regular program of improving town ways so that eventually these roads approach the standards established by this comprehensive plan.

7. Status of Plans: *(check)*

- ☐ Plans not needed
- ☐ Nothing done on plans
- ☐ Preliminary estimate received
- ☐ Surveys completed
- ☐ Work on plans scheduled
- ☐ Sketch plans in preparation
- ☐ Sketch plans completed
- ☐ Detail plans in preparation
- ☐ Detail plans completed

8. Estimated Cost:

Engineering	$ _____
Site Acquisition	_____
Construction	17,100
Other ( )	_____
Total	$ 17,100

9. Proposed Method of Construction:
☐ Contract ☐ Force Account

10. Estimated Project Expenditures by Years:

19 70	$ 17,100
19 71	17,100
19 72	17,100
19 73	17,100
19 74	17,100
19 75	17,100
Later	_____
Total	$ 102,600

11. Proposed Method of Financing:

	Per Year	6 Years
Obligations	$	
Current Revenues	5,100	30,600
Assessments		
Service Charges		
State and Federal Aid	12,000	72,000
Reserves		
Other		
Total	$ 17,100	102,600

12. If Obligations are to be Issued, State:
Type _____
Period of Years *from* _____ *to* _____

13. Effect the Project will have on Operating and Maintenance Expenses for First Three-Years of Operation: *(plus or minus)*
19 ___ (+ or -) $ _____
19 ___ (+ or -) _____
19 ___ (+ or -) _____

Submitted by _____ Date _____
Planning Board Action _____ Date _____
Governing Board Action _____ Date _____

NOTE: Furnish as much of the information requested, as is available at the time of preparation. Attach maps and other supporting data that will aid in evaluating the project.

Exhibit A

EASTON, NEW YORK
Municipality

PROJECT NO. 3
PRIORITY NO. _____

SIX-YEAR CAPITAL PROGRAM
INDIVIDUAL PROJECT ESTIMATE

1. Department Recreation 2. Division _____
3. Project Title Improvement of Recreation Areas
4. Location Town Recreation Area
5. Description Improve the recommended recreation area by the town furnishing materials and using volunteer labor.

6. Purpose and Justification To provide the desired outdoor recreation facilities for the community

7. Status of Plans: *(check)*

- ☐ Plans not needed
- ☐ Nothing done on plans
- ☐ Preliminary estimate received
- ☐ Surveys completed
- ☐ Work on plans scheduled
- ☐ Sketch plans in preparation
- ☐ Sketch plans completed
- ☐ Detail plans in preparation
- ☐ Detail plans completed

8. Estimated Cost:

Engineering	$ _____
Site Acquisition	_____
Construction	_____
Other ( )	_____
Total	$ _____

9. Proposed Method of Construction:
☐ Contract ☐ Force Account

10. Estimated Project Expenditures by Years:

19 70	$ _____
19 71	400
19 72	700
19 73	1,000
19 74	1,200
19 75	1,500
Later 76-89	21,000
Total	$ 25,800

11. Proposed Method of Financing:

	6 Years	20 Years
Obligations	$ 4,800	25,800
Current Revenues	–	
Assessments	–	
Service Charges		
State and Federal Aid		
Reserves		
Other		
Total	$ 4,800	25,800

12. If Obligations are to be Issued, State:
Type _____
Period of Years *from* _____ *to* _____

13. Effect the Project will have on Operating and Maintenance Expenses for First Three-Years of Operation: (*plus or minus*)

19 ___	(+ or -)	$ _____
19 ___	(+ or -)	_____
19 ___	(+ or -)	_____

Submitted by _____ Date _____

Planning Board Action _____ Date _____

Governing Board Action _____ Date _____

NOTE: Furnish as much of the information requested, as is available at the time of preparation. Attach maps and other supporting data that will aid in evaluating the project.

EXHIBIT B
Page No. ____

Easton, New York
Municipality

TENTATIVE SIX-YEAR CAPITAL PROGRAM - 1970 - 1975

Project No.	Description of Proj.	Estimated Change in Annual Operating Costs	Total Estimated Cost 20 Years	Cost of Work Completed in Prior Years	Cost Scheduled 6-Year Period	RECOMMENDED AND SCHEDULED FOR SIX-YEAR PERIOD 1970	1971	1972	1973	1974	1975	Cost to Complete After 1975
1	2	3	4	5	6	7	8	9	10	11	12	13
1	SOURCE					METHOD OF FINANCING						
2	OTHER THAN FROM MUNICIPAL MONEYS											
3	Assessments											
4	Federal											
5	State		$240,000		$72,000	$12,000	$12,000	$12,000	$12,000	$12,000	$12,000	$168,000
6.	Total Other Than Municipal Moneys				72,000	12,000	12,000	12,000	12,000	12,000		$168,000
7	SELF-SUSTAINING											
8	Self-sustaining Operating Revenue											
9	Self-sustaining Loans											
10	Total Self-sustaining											
11	RESERVES		182,000		42,000		8,000	2,000	8,000		24,000	140,000
12	TAX SUPPORTED											
13	Tax Supported Operating Revenue		127,800		35,400	5,100	5,500	5,800	6,100	6,300	6,700	92,400
14	Tax Supported Loans											
15	Total Munic. Moneys Total Credits											
16	Grand Total		$549,800		$149,400	$17,100	$25,500	$19,800	$26,100	$18,300	$42,700	$400,400

a - Assessments
c - Tax supported operating revenue
f - Federal aid
n - Self-sustaining loans
r - Self-sustaining operating revenue
s - State aid
x - Reserves
z - Tax supported loans
y - Other credits

EXHIBIT B
Page No. ____

EASTON, NEW YORK
Municipality

TENTATIVE SIX-YEAR CAPITAL PROGRAM - 1970 - 1975

Project No.	Description of Proj.	Estimated Change in Annual Operating Costs	Total Estimated Cost 20 Years	Cost of Work Completed in Prior Years	Cost Scheduled 6-Year Period	RECOMMENDED AND SCHEDULED FOR SIX-YEAR PERIOD						Cost to Complete After 1975
						1970	1971	1972	1973	1974	1975	
1	2	3	4	5	6	7	8	9	10	11	12	13
	PUBLIC WORKS											
1	Equipment		$182,000		$42,000 x		$8,000 x	$2,000	$8,000 x		$24,000	$140,000
2	Highway Improvement Program		342,000		102,600	($5,100 c (12,000 s	5,100 c 12,000 s	5,100 c 12,000 s	5,100 c 12,000 s	$5,100 c 12,000 s	5,100 c 12,000 s	239,400
	RECREATION											
3	Improvements of Recreation Areas		25,800		4,800	-	400 c	700 c	1,000 c	1,200 c	1,500 c	21,000
			$549,800		$149,400	$17,100	$25,500	$19,800	$26,100	$18,300	$42,600	$400,400

a - Assessments
c - Tax supported operating revenue
f - Federal aid
n - Self-sustaining loans
r - Self-sustaining operating revenue
s - State aid
x - Reserves
z - Tax supported loans
y - Other credits

Effect on Tax Rate

This program will increase the tax rate in 1970 by approximately 3 mills. However, over half of this amount will be an increase due to the additional bonded indebtedness repayments for equipment starting in 1970. The remaining increase is for the $3,400 for the reserve fund for equipment replacement. This total of $7,250 accounts for the approximately 3 mill tax increase, based on an evaluation of $2,400,000. In 1972, with the proposed establishment of the land acquisition reserve fund there will be an additional increase of approximately 1 1/2 mills in the tax rate caused by the capital improvements program. The increased annual appropriation to this reserve in 1975 will cause no additional increase in the tax rate as the amount appropriated for equipment purposes (see Table 1, page VI - 7) will be reduced by a similar amount in that year.

CONTINUING PLANNING

Legislative Plan Implementation

A community, which is a creature of the state under enabling legislation, does have the opportunity to adopt appropriate protective codes and ordinances which will implement the guidelines of the comprehensive plan. The Town of Easton in the past has adopted ordinances commensurate with the protection of the community's environment; specifically these include the subdivision regulation, which is a regulation administered by the Planning Board and concerned with the development of the land, and a mobilehome park regulation which, as the title indicates, deals with the provision of a sound and attractive environment for mobilehome dwellers in the community.

Probably the most significant tool that a community has at its disposal under state enabling legislation is the zoning ordinance. This is an ordinance that can protect a community and its environment by controlling the use of the land in accordance with the local zoning law. In essence, the zoning ordinance suggested for the Town of Easton reflects much of the present community's character and at the same time recognizes the need for development in light of potential growth.

If the Town of Easton is in favor of adopting the protective covenants under the zoning enabling legislation, then the town board should designate the planning board as the Zoning Commission, and the planning board in that capacity should then submit the preliminary zoning ordinance and map presented as part of the comprehensive plan document to the town board, and should submit this suggested ordinance to public hearings in order to incorporate the citizens' desires and to accomplish a truly protective ordinance in the community's interest.

The final zoning ordinance with zoning map is then prepared by the planning board, acting in the capacity of the Zoning Commission. After a public hearing, they transmit it to the town board. After due public hearing, the town board then should publish the ordinance in a paper of general circulation in the Town of Easton and, after a subsequent public hearing, adopt the ordinance. Should there be additional major changes as a result of such a hearing, which hopefully is avoided because of the hearings of the planning board, then an additional hearing should be held subsequent to these changes after notification of these changes in a newspaper of general circulation for Easton.

Once the ordinance has become a legal document for the Town of Easton, it should then be submitted to the Washington County Planning Board for incorporation in their planning activities. It should also be submitted to the Hudson River Valley Commission for their records. This is suggested, not to submit it ex post facto, but because the consultant has already coordinated planning efforts with the Hudson River Valley Commission and Washington County. Normally, and especially when major changes are being made in such an ordinance, review should be sought by the Washington County Planning Board and by the Hudson River Valley Commission. At this point, it is felt that since review has been held by both bodies relative to the comprehensive plan for Easton, that submittal to these two agencies can be made after the adoption by the town board of the Town of Easton.

Zoning

The zoning ordinance suggested for the Town of Easton is going to be a valid tool for community protection only if it is appropriately enforced. The enforcement of community ordinances is as essential as the ordinances themselves. Without enforcement the ordinance could be quite meaningless. It is therefore important that the applicability of ordinances be geared not only to the comprehensive plan but also to the community's ability to enforce ordinances recommended for adoption.

Because of the Town of Easton's rural nature on one hand and certain sections of urbanization on the other, it is urged that appropriate measures be adopted. The zoning ordinance suggested for the Town of Easton, in essence, divides the community into six zoning districts as outlined on the zoning map. These are the agricultural district, the forestry district, rural residential district, medium density residential district, a commercial center district, and industrial district. The following tables are submitted for identification of use activities and clarification of intent of area densities and minimum requirements. In addition to these tables the zoning ordinance includes general definitions of terms used in the ordinance, general regulations as they apply to home occupation, to site plan review, to planned unit developments and to parking, and spells out specifically the means of administering this local law.

1. "A" Agriculture

The agricultural district contains the majority of prime farms and farm lands in Easton which require protection against incompatible uses which might destroy the favorable agricultural environment, attitudes, and investments which make Easton an outstanding agricultural community. The principal permitted use is farming and related agricultural activities. Other types of uses are permitted only in special instances where they cannot interfere with the agricultural activities or where they cannot be better accommodated in other areas of the town.

		Minimum Lot Size		Minimum Area	Minimum Yard Dimensions in Feet			
		Area in	Width in	Per Family In Acres		Each Side Yard		
Permitted Uses	Special Permit	Acres	Feet	(Net Density)	Front	One Side Yard	Two Side Yards	Rear
1. Agriculture including sale of produce raised on premises 2. Forestry 3. Nurseries, greenhouses 4. Accessory uses 5. Home occupations 6. Essential services 7. Tenant house	1. Single family dwellings 2. Recreational facilities and recreational bldgs. 3. Other public uses 4. Camping areas 5. Removal of fill, gravel, stone or loam 6. Commercial business designed primarily to serve agriculture 7. Temporary sawmill 8. Cemeteries 9. Water recreation and water storage other than for fire protection or agricultural purposes 10. Summer camps and retreats 11. Churches 12. Public and semi-public buildings and uses 13. Essential service buildings 14. Golf course, tennis court	20	500	20	50	100	200	100

2. "F" Forestry

The forestry area contains soils, slopes, and farms that on the whole are not as desirable for continued agricultural use, that are already out of agricultural production, or that never were in agricultural use. In addition, the forestry area contains generally less desirable soils for urban development than the rural residential and medium density areas. The primary permitted uses therefore, designate these areas for forest land where forest management practices are carried out, agricultural production where in operation, single family homes at a density not to exceed 10 acres per house, outdoor recreational activities, and other very low density and intensity uses which are desirable for rural uses. The primary purpose of this district is to prevent premature development of land, to retain areas for non-intensive uses, to prevent intensive development where it would be a burden to the town and to retain open spaces.

		Minimum Lot Size		Minimum Area	Minimum Yard Dimensions in Feet			
		Area in	Width in	Per Family in Acres		Each Side Yard		
Permitted Uses	Special Permit	Acres	Feet	(Net Density) *	Front	One Side Yard	Two Side Yards	Rear
1. Forestry 2. Agriculture 3. Single family dwelling 4. Public and private recreational facilities 5. Nurseries, greenhouses 6. Accessory uses 7. Home occupations 8. Essential services	1. Company areas 2. Mobilehome and/or trailer park 3. Removal of fill, gravel, stone or loam 4. Commercial or professional business designed primarily to serve agriculture 5. Temporary sawmill 6. Cemeteries 7. Water recreation and water storage other than fire protection or agricultural purposes 8. Summer camps and retreats 9. Churches 10. Public and semi-public buildings and uses 11. Essential service buildings	10 A	400	10 A	50	100	200	100

* Mobilehome Park and Trailer Park shall comply with Town of Easton Local Law Regulating Mobilehomes and Trailers.

3. "RR" Rural Residential

The rural residential district generally has soils and slopes more desirable for development than the "A" and "F" districts but for reasons of access, soils, slopes, and contemplated community facilities and utilities should not be built at a high density. The rural residential district is designated to accommodate houses at a low density for people wanting to live in a rural atmosphere and without interfering with prime agricultural areas. The continuation of forestry and agricultural activities and low intensity uses are permitted. Density may be increased if public water or sewer is provided.

Permitted Uses	Special Permit	Minimum Lot Size: Area in Acres	Minimum Lot Size: Width in Feet	Minimum Area Per Family in Acres (Net Density) *	Minimum Yard Dimensions in Feet: Front	Each Side Yard: One side Yard	Each Side Yard: Two side Yards	Rear
1. Single family dwelling 2. Forestry 3. Agriculture 4. Accessory uses 5. Home occupation 6. Essential services 7. Non-commercial public and private recreational facilities	1. Multi-fam. dwelling 2. Mobilehome park 3. Water recreation and water storage 4. Churches 5. Public and semi-public uses compatible with rural residential use 6. Essential service buildings	3	300	3	50	50	100	50

* Mobilehome Parks and Trailer Parks shall comply with Local Law Regulating Mobilehomes and Trailers Within the Town of Easton, New York.

4. "MDR" Medium Density Residential

The medium density residential area generally has the best soils and slopes for urban development (despite some levelness), is accessible to other population centers, is feasible of being served with public water and sewer and is generally outside the prime agricultural area. The purpose of this district is to house a high percentage of the town's population growth where they can be provided with adequate facilities and utilities at densities attractive to development leaving prime agricultural areas free of scattered development or subdivisions which would destroy agriculture. (Non-intensive residential growth in the forestry and rural residential areas would be permitted in the "F" or "RR" districts.)

			Minimum Lot Size		Minimum Area	Minimum Yard Dimensions In Feet			
							Each Side Yard		
Permitted Uses	Special Permit	Type of Utility*	Area in Sq. Ft.	Width in Feet	Per Family In Square Feet (Net Density)	Front	One Side Yard	Two Side Yards	Rear
1. Single family dwelling	1. Hospitals and clinics	1	15,000	100	15,000	25	15	50	40
2. Accessory uses		2	30,000	150	30,000	30	25	75	50
3. Home occupations	2. Nursing & convalescent homes	3	60,000	200	60,000	40	25	75	50
4. Public recreational facilities	3. Multi-family residential								
	4. Public utility bldgs.								
	5. Mobilehome parks								

* Type of Utilities:

Class 1 - Public water and sewer
Class 2 - Either public water or sewer
Class 3 - On-lot water and sewage disposal

5. "CC" Commercial Center

The objective of this commercial district located at an intersection of two existing and proposed state highways is to establish a center providing services and shopping opportunities necessary for residents and transients. Development in this district should be compact, of good design and aesthetic quality and oriented toward the pedestrian with adequate, well-located parking lots on the fringe. Gas stations, automobile sales and other uses oriented toward the automobile should be provided at the outer edges of the commercial center.

Permitted Uses	Special Permits	Minimum Lot Size * Area In Acres	Width in Feet	Minimum Area Per Family In Square Feet (Net Density)	Minimum Yard Dimensions in Feet Front	Each Side Yard * One Side Yard	Two Side Yards	Rear
1. Shopping centers 2. Offices, private or public 3. Retail businesses except where outdoor storage is involved 4. Personal & professional services 5. Banks 6. Essential services 7. Eating & drinking establishments 8. Accessory uses 9. Clinics 10. Nursing or convalescent homes 11. Public & private schools	1. Multi-family dwellings 2. Clubs 3. Churches 4. Fire stations 5. Planned unit business projects 6. Motels and hotels 7. Theaters 8. More than one sign 9. Essential service buildings	1	200	4,000 **	50	25	50	50

* Minimum lot size and yard dimensions not required when part of a shopping center or planned subdivision.

** Multi-family dwellings permitted only with public water and sewer.

6. "I" Industrial

This area provides for the establishment of employment opportunities and a broadening of the tax base in Easton in an area with good highway access, the potential for water and sewer services and an expansion of existing industries. A variety of types of manufacturing and offices are permitted, provided they are in keeping with the goal of making Easton an attractive community, and provided the performance standards are met.

Permitted Uses	Special Permit	Minimum Lot Size		Minimum Yard Dimensions in Feet			
		Area in Acres	Width in Feet	Front	Each Side Yard: One Side Yard	Each Side Yard: Two Side Yards	Rear
1. Any manufacture, compounding, processing, packing, treatment or warehousing of goods and products, provided the use meets standards of performance of this ordinance and does not use water in their processing unless it is connected to a public sewer 2. Research & testing laboratories 3. Offices 4. Public facilities 5. Essential services 6. Accessory uses	1. Planned Unit Development 2. Essential service buildings	5 A	250	50	25	25	50

Other Codes and Ordinances

While the zoning ordinance deals largely with the use of the land, the community should seriously consider not only the adoption but the enforcement of minimum structural and housing standards. Only through the provision of minimum standards for structural safety can the community prevent hardship and often unnecessary expense to potential homeowners and business people in the Town of Easton. It is important that, if the building code is adopted by the town board, appropriate measures for its enforcement be established as well.

Of increasing importance is the adoption of minimum housing codes. Not only should the community see to it that all housing is decent and safe, but a housing code should be adopted which will retroactively eliminate unsightly and unhealthy structures in the Town of Easton, particularly along the Hudson. It is urged that the community investigate the adoption of minimum standards for housing and construction generally.

Continuing Planning Activities and Local Plan Coordination with Other Governmental Agencies

Planning, by definition, refers to a method of thinking out acts and projects beforehand and formulating means of logically performing these acts and projects. Planning is a process which, to a greater or lesser degree, is common among individuals, companies, and governmental units. Comprehensive planning for municipalities is a process by which a community, thoughtfully and after study and deliberation, decides what type of community it wants to become in the future and how to achieve these established goals. Through comprehensive planning, guidelines are formulated for the future development and growth of a community. In a municipality, the planning process is often divided into four phases:

1. Inventory and analysis of existing conditions.
2. Formulation of community goals.
3. Development of actual plans.
4. Plan implementation.

Many communities have a comprehensive plan, but have not established a comprehensive planning process by which the plan is implemented and continuously updated.

In planning our personal lives, although we are dependent upon the actions of others, we are still able as individuals to exercise a fair degree of control over our day-to-day and long-range planning and see our plan implemented. In town planning, however, individual efforts are not the rule. Although a town may be a corporate entity, or individual in the eyes of the law, the actions of many are required if planning is to be done. Planning implementation on a townwide basis not only requires efforts on the part of elected and appointed officials, but also citizens and property owners. It requires that these people work within the guidelines of a comprehensive planning process and the rules and regulations designed to implement the community goals and objectives. Action and cooperation by all parties are required if these goals and objectives are to be met.

It is only through planning and the planning process that the rights of individuals can be equally protected and a community's goals and objectives be achieved. In speaking about protecting people's rights, this does not mean that "a person can do anything he wants to with his land", but that a person can do only things that will not be to the long range detriment of the community and of one's neighbor. One of the keys to planning and planning implementation is education of citizens regarding basic responsibilities.

Easton's future will be shaped by many influences. One of these is the desire for individual gain, another is outside influences such as state and federal programs and projects in the community, and last but not least, the economy of the community. What is important to note, however, is that with modern tools of planning and plan implementation, a town is indeed in a position to determine its own future and what the community should be like, certainly during the current generation and hopefully for generations to come. Easton has an obligation to provide for a comfortable life and a pleasant environment for today's residents; it also has an obligation to preserve a heritage, which in Easton is considerable, and it must provide for the protection of certain aspects in the community for future generations.

In a town it is the planning board's function to see to it that, in their advisory capacity, they inform the legislative body and the citizens, who in turn elect the town board and the supervisor, of the aternatives and the choices they have. The comprehensive plan is the tool which should serve as a guideline in making recommendations for preserving what is worthy of preservation, for improving what should be improved, and for directing development where development should take place.

For example, if the Town of Easton should decide to actively promote industrial development, then it would behoove the community to control the parcel of land designated on the comprehensive plan for industrial uses and make it available as an incentive to those who seek to locate industry in the Town of Easton. On the other hand, should the town be seriously concerned about the preservation of the natural environment along the Battenkill, then the planning board should encourage the establishment of a citizens' committee that would have as its assignment to devise means and make recommendations for the preservation of this land for the enjoyment of future generations. The plan has said that the land along the Battenkill should be preserved; it has set aside the areas to be preserved; and in the plan implementation recommendations, has stated the various means available to a community for the protection of this land along the river. It should not be expected that the planning board will be the actual implementing agency, but the planning board should initiate a citizens' group to develop citizens' concern and suggest means of making the plan (in this case a scenic and public easement along the Battenkill) a reality.

Keeping the Plan Current

A plan, as mentioned in earlier paragraphs, must be a flexible document. It must be flexible to accommodate community goals and community desires. It should never, however, be a flexible document to accommodate individual gains and personal desires. Once a plan becomes subject to individual pressures and the planning board and the legislative body of the community succumb to these pressures, the plan becomes meaningless. However, when the plan

defends and protects the general public interests and makes adjustments to realistically incorporate changes of development and technology, then and only if it is done in the interest of the public, is the plan a meaningful and current document. It is important that as conditions change, the plan should be adapted by the planning board to changing conditions. It is important that in keeping the plan current the planning board must have as its highest aim the protection of the majority of the people and accommodation of the desires of the majority. As long as the majority are protected and the desires of the majority are accommodated, a plan is a meaningful guideline for a community. Once individual opinions and individual gains, which usually are carried out at the expense of the majority, are incorporated and adopted in the plan, the plan becomes subject to public criticism and becomes often a meaningless document. It is therefore important that the plan should aim to provide protection and accommodate the desires of the most people. The plan should not be changed because of pressures of a lesser number in the community.

Coordination with Other Agencies

During the preparation of the comprehensive plan, both the consultant and the planning board have conferred with many county, state and federal agencies in order to relate Easton's plan to that of efforts by such departments as the Department of Transportation, the Department of Health, the Office of Planning Coordination, the Hudson River Valley Commission, the many agencies concerned with historic preservation, the county highway department, the county planning board, and with district agencies such as schools, Soil Conservation Service and Forest Service.

In the future the planning board must fulfill its responsibility by continuing to coordinate local planning efforts with those of area concern. This is particularly important with adjacent communities and with state and federal agency efforts which will directly affect Easton's development in the future. If the best defense against spoiling the beautiful countryside of Easton from the outside is an offense, then the planning board should be well informed of discussions and decisions that are being made outside of the community that may well affect Easton itself.

In its efforts to keep the plan current and coordinate local efforts with those on the outside which might affect the community, it is important that the planning board have professional services available when they are needed. For this reason, the planning board should have an item in the town budget that would insure the availability of professional advice and services, if not on a regular basis, certainly when need for such professional assistance arises.

The Comprehensive Plan in Light of Current Problems

While the comprehensive plan provides a guideline for community development in the future, it also sets forth for consideration suggested standards in development.

The planning itself, at least for the moment, has been accomplished, and long-range goals and objectives could be accommodated within the framework of the plan, yet is is important that attention to immediate and tangible problems, both of an individual and a community nature, be accommodated and dealt with. Such problems include the community's effort to rid itself of junk

cars. The consultant has mentioned above that the community should see to it that its riverfront be rid of what are at best marginal campgrounds in the lowlands of Easton. With the current emphasis on the alleviation of unsightly dumps and air pollution, local efforts must be made to resolve the dumping problem by providing more adequate means of disposing of solid waste.

In addition, it is important that the planning board, if the plan is to become reality seek to inform both town officials and citizens in the community of the meaning of the plan, of the purposes of the plan, and, last but not least, set forth how the plan - and particularly its implementation - can bring about a better community life not only for those living in Easton now but also for those desiring to live and farm in Easton in the future. It is generally recognized that the plan may not altogether fulfill every single individual's desires. If the plan fulfills the desires of the majority of the people, it is a good plan, and it should be carried out whenever implementation recommendations call for certain actions that will make the plan become reality.

INDEX OF TABLES AND CHARTS

THE TOWN OF EASTON, NEW YORK

INDEX OF TABLES AND CHARTS (Cont'd.)

THE TOWN OF EASTON, NEW YORK

INDEX OF MAPS

THE TOWN OF EASTON, NEW YORK

comprehensive plan

VOLUME 2

ADOPTED MAR. 27, 1984

Plan amended and reaffirmed
July 24, 1990

Incomplete Copy
Not for general distribution

Including the designation of Town of Easton
Critical Environmental Areas 1, 2, 3, & 4

EASTON, N.Y.

COMPREHENSIVE PLAN REVISION STUDIES

LAKE CHAMPLAIN/LAKE GEORGE REGIONAL PLANNING BOARD

1978-1981

AND EASTON PLANNING BOARD

FOR -

ADOPTION MARCH 27, 1984 AS

PART OF COMPREHENSIVE PLAN

Town of Easton Planning Board

1984

Index

22.	Open Space for Pervious, Copy	No date
23.	Draft Conservation Easement + Easton Fiscal Impact Analysis	9/11/79
24.	Land Use Plan Revision – Ag. Classification Defined	9/25/79
25.	Draft Conservation Easement	10/9/79
26.	Revised Work Program – 1980	No date
27.	Land Use Plan Revision – (Interim Report)	1/22/80
28.	Land Use Plan Revision (w/ draft charts)	2/26/80
29.	Draft Conservation Easement	10/1/80
30.	Town / Easton Development Guidelines	12/18/80
31.	Transportation Plan	3/10/81
32.	Ag. District Overlay District Standards	6/9/81
33.	(Final) Development Guidelines	12/22/81

Index of Maps

Shirley K. DeFoe
TOWN CLERK, TOWN OF EASTON
P. O. R. F. D. 1, GREENWICH, N. Y. 12834

November 17, 1977

Mr. Robert Page
Washington Co. Planning Dept.
Fort Edward, N. Y.

Dear Bob,

The Town of Easton Planning Board met on November 9, 1977 and during the course of that meeting, Chairman Houser informed the members that some funds are available through the County and Regional Planning Offices for assistance to communities in planning efforts.

The following resolution was passed:

RESOLVED that the Planning Board for the Town of Easton requests technical assistance to update the Comprehensive Plan of 1970.

If you should have any questions, please contact Chairman Houser or this office.

FOR THE PLANNING BOARD

Shirley DeFoe

Shirley DeFoe
Town Clerk

cc: W. Davidsen

cocpd
Robert L. Page ● Planning Director
Washington County Planning Department, County Office Building, Fort Edward, New York 12828, Telephone (518) 747-4687

December 12, 1977

Mr. George Houser, Chairman
Easton Town Planning Board
Box 4
Middle Falls, N.Y. 12848

Dear George:

This is in response to a letter received from the Easton Town Clerk relative to your Planning Board's request for technical assistance. This office is prepared to offer whatever technical assistance it can within the construents of a limited staff. In addition, we have at our disposal the technical services of the LC-LG Regional Planning Board with its larger staff. This would allow us to undertake a joint assistance program which, hopefully, would fulfill all of your needs.

Both agencies will be available at a time and location which is at your convenience. We look forward to working with the Easton Planning Board once again.

Should you have any questions regarding this matter, please feel free to call upon us at any time.

Sincerely,

Robert L. Page

RLP/kb
cc: R. Roth

1978

LAKE CHAMPLAIN LAKE GEORGE REGIONAL PLANNING BOARD

WILLIAM F. DAVIDSON, DIRECTOR

LAKE GEORGE INSTITUTE
LAKE GEORGE, NEW YORK, 12845
518-668-5773

TOWN OF EASTON PLANNING BOARD

COMPREHENSIVE PLAN REVISION

PROPOSED WORK PROGRAM

FEBRUARY 23, 1978

I. Update Background Information

A general update of the background information that was compiled as direct inputs into the 1970 Comprehensive Plan will be undertaken. A more detailed update will be prepared for those types of background information where definite changes have occurred since the information was compiled; generalized briefings will be presented for the more static types of background information.

The Historic Background (Section I in the 1970 Plan - see Outline of 1970 Comprehensive Plan for Easton that is attached as Appendix B), Existing Land Use (Section II A), Economic Base (Section III A) and Population Study (Section III B) will be updated based on the most current information available. The policy recommendations included in these plan elements will be reviewed to be sure that they are still relevent in light of the more current information and in terms of current goals and policies of the Town.

The Neighborhood Analysis (Section II C), the Existing Streets and Highways (Section IV B), Public Lands and Buildings (Section V A) and Utilities Study (Section V B) will be reviewed more generally to ascertain if the policy recommendations that were included are still valid today.

II. Revise the Physical Characteristics Analysis

The approach used in the Physiographic and Geologic Study (Section II B) displayed a very generalized mapping of the suitability of the Town's soils for development. The soils analysis will be expanded to provide more detail in terms of both mapping and accompanying text.

Existing information sources will be used to supplement Section II B with mapping and brief discussions of floodplains, drainage patterns and wetlands.

III. Conduct a Special Study of Agricultural Lands

A special effort will be undertaken to compile a strong case that documents the reasons why agricultural lands must be protected. The study will include analyses of the aesthetic, economic and social benefits that result from the preservation of agricultural lands.

IV. Revise the Proposed Land Use Plan

The Proposed Land Use Plan (Section II D) will be revised based on the analyses undertaken in this work program.

As part of this revision a special effort will be undertaken to clearly show the relationships between the background information contained in the 1970 Comprehensive Plan and the 1970 Proposed Land Use Plan. This effort will be designed to clearly indicate to the people of Easton, as well as the planning board members, the policies and rationale that went into the production of the Proposed Land Use Plan. It is anticipated that this "relationship analysis" will be as important as the revised background information in the preparation of a revised land use plan.

The revised land use plan will also contain a section that shows its relationship to the revised background information.

Zoning schedules that are similar to those found in the 1970 Comprehensive Plan under Continuing Planning (Section VI B) will be included as part of the land use plan.

V. Revise Subdivision Regulations

Revisions to the current subdivision regulations will be proposed. These revisions will be based on (1) the revised comprehensive plan (2) the administrative problems that the planning board has encountered with the current subdivision regulations and (3) the relationship between the town regulations and other laws relating to development.

VI. Reports

Interim reports will be prepared throughout the duration of the program. Final reports will include: a plan information update report generally comprising the information included in I, II and III above; a revised comprehensive plan report, a brief report comprising the information presented in IV above; and a revised proposed subdivision regulation.

APPENDIX A

TENTATIVE SCHEDULE

February	-	Work Program Report
March	-	Economy & Population Reports
	-	1970 Policies/Plan Relationship Report
April	-	Existing Land Use Report
	-	Existing Streets & Highways Report
May	-	Revised Physical Characteristics Report
June	-	Special Study of Agricultural Lands
	-	Public Lands and Buildings Report
	-	Utilities Study
July	-	Historic Background Report
	-	Discussion of Goals and Policies
September	-	Preliminary Land Use Plan Report
October	-	Land Use Plan Revisions
	-	Begin Discussion of Subdivision Regulations
November	-	Land Use Plan Revisions
	-	Discussion of Subdivision Regulations
December	-	Finalize Land Use Plan
	-	Finalize Subdivision Regulations
January	-	Public Meeting (s) ?
February	-	Public Meeting (s) ?
March	-	Final Review

APPENDIX B

OUTLINE OF 1970 COMPREHENSIVE PLAN FOR EASTON

I. History: Historic Background

II. Land Use:
- A. Existing Land Use
- B. Physiographic and Geologic Study
- C. Neighborhood Analysis
- D. Proposed Land Use

III. Economic Base and Population Study:
- A. Economic Base
- B. Population Study

IV. Streets and Highways:
- A. Existing Streets and Highways
- B. Proposed Streets and Highways

V. Public Facilities and Utilities:
- A. Public Lands and Buildings
- B. Utilities Study

VI. Implementation:
- A. Capital Improvements Program
- B. Continuing Planning

1970 EASTON COMPREHENSIVE PLAN

LAND USE CLASSIFICATION MATRIX

Criterion & Rating	LAND USE CATEGORY Agriculture	Forestry	Rural Res.	Med.Den. Res.	Town cen.	Indus-trial
Prime Agricultural Land:					///	///
Exists	X					
Non-Existant		X	X	X		
Slope:	///		///	///	///	///
Under 15%						
Over 15%		X				
Soils (Urban Development)	///				///	///
Good			X	X		
Poor		X				
Soils (Septic Capability):	///			///	///	///
Good			X			
Poor		X				
Proximity to Existing Develop-ment:	///	///	///			
Near				X	X	X
Far						
Major Highway Access:	///	///	///	///		
Good					X	X
Poor						
Demand for Commercial Uses:	///	///	///	///		///
High					X	
Low						

Notes: (1) "X" Means the Criterion and rating were used in the designation of the specific land use category.

(2) /// Means that the criterion and rating were not used.

(3) Public and Semi Public are not included since their designations were based on completely different sets of criteria.

(4) Matrix was derived from descriptions for "The Land Use Plan" pp II-35 through II-38 in the Comprehensive Plan Report

LAKE CHAMPLAIN-LAKE GEORGE REGIONAL PLANNING BOARD

WILLIAM F. DAVIDSON, DIRECTOR

LAKE GEORGE INSTITUTE
LAKE GEORGE, NEW YORK, 12845
518-668-5773

* *

TOWN OF EASTON

* *

INTERIM REPORT

ECONOMY

Prepared for: The Town of Easton Planning Board

Prepared by: The Lake Champlain-Lake George Regional Planning Board

MARCH 16, 1978

COUNTIES OF CLINTON ESSEX HAMILTON WASHINGTON WARREN

THE ECONOMY

Part of the background information that was incorporated into the Comprehensive Plan for the Town of Easton, New York, 1970 was a review of economic conditions that existed in the town. The material that follows is intended to update that section of the 1970 plan titled Economic Base Study, pp III-1 through III -39. The reader is advised that this update is far briefer than the original document since it is intended to highlight only the essential portions of the original and since a detailed discussion of agriculture is to be presented as a special study at a later time (the original Economic Base Study included a rather detailed discussion about agriculture).

A. The Regional Context

In general, the economy of the local area depends upon and reflects the economic status of the state and the nation. There are few communities that have a strong enough economic base that they can support an economic boom while the nation is in the midst of a recession. Thus, to a great extent, Easton's future will depend on national and statewide trends. Recent economic trends include the decline of the number of people engaged in agriculture; the shift of metropolitan growth from urban to suburban areas; and the growing emphasis on service industries with a consequent reduction in manufacturing growth. These trends are mirrored in the 1970 statewide employment data presented in Table I. Although these and similar trends will be an influence regardless of what policies the local government pursues, it should not be assumed that the local economy is dependent entirely on national or state trends; many communities have stagnated economically during the economic boom of the mid and late 1960's. As a result, it is important to delineate the Town's current economic status and to identify the probable directions it will take in the future.

The original Economic Base Study pointed out that in terms of numbers employed, farming was undergoing a decline and that "manufacturing showed no particular dynamism." The 1970 data (see Table I) shows that both of these trends are continuing, with the decline in agricultural employment tapering somewhat while manufacturing employment took a turn for the worse.

TABLE I *

LABOR FORCE AND EMPLOYMENT
NEW YORK STATE; 1950, 1960
and 1970

	1950**	1960**	%Change 1950-1960	1970**	%Change 1960-1970
Population	14,830	16,782	13	18,241	9
14 years and over	11,651	12,388	6	13,029	5
Employment	5,944	6,599	11	7,421	12
Men	4,099	4,330	6	4,543	5
Women	1,845	2,269	23	2,878	27
Employment by Industry					
Agriculture	173	117	-32	93	-21
Construction	310	322	4	342	6
Manufacturing	1,774	1,886	6	1,724	-9
Transportation	347	317	-9	321	1
Communications	87	106	21	128	21
Utilities & Sanitary Services	88	86	-2	128	49
Wholesale Trade	289	287	-1	313	9
Retail Trade	952	915	-4	1,075	17
Finance, Insurance & Real Estate	337	409	22	534	31
Services	1,210	1,475	22	1,988	35
Public Administration	271	314	16	392	25

*All figures in Thousands; Table relates to Table I of the original Economic Base Study, page III-1.

**Employment data for 1950 and 1960 relates to persons aged 14 and older while data published for 1970, hence the percentages of change from 1960 to 1970 must be taken as approximations only.

Source: U.S. Census of Population, 1950, 1960 & 1970
Bureau of the Census, U.S. Department of Commerce

Employment in both retail and wholesale trade as well as the service industries all are on the increase according to the 1970 data included in Table I. The most striking increase overall is in the Utilities and Sanitary Services employment category, a grouping that evidenced a 49 percent increase over the decade.

Table II, presenting similar data for the eight county Capital District shows similar trends, declines in agricultural and manufacturing employment while services and public administration employment has increased.

TABLE II

EMPLOYED RESIDENTS BY MAJOR INDUSTRY GROUP CAPITAL DISTRICT; 1950, 1960 and 1970

	Percent of Residents Employed in:		
Industry Group	1950	1960	1970
Manufacturing	33.1	28.9	24.3
Trade	18.2	17.6	18.9
Services	16.7	20.6	27.7
Public Administration	8.5	8.7	10.1
Agriculture	4.7	3.0	2.0
Other*	18.8	21.2	17.0

*Includes transportation, communications, public utilities, finance, insurance, real estate, construction, and mining.

Sources: NYS Business Fact Books, Capital District, 1957, 1963 and 1974; data taken from the U.S. Census of Population.

B. Status of the Local Economy

The original Economic Base Study pointed out that agriculture is the Town's primary economic activity. According to the available data, this situation has not changed as of 1978. The only industrial operation of any significance are the paper plant in the extreme northwest corner of the town and the cement plant at Middle Falls. The only other economic activities are the commercial uses located along NYS Routes 29 and 40 and the Willard Mountain Ski Area.

Since the local economy has seen little change in the past few years, it is of little value to reiterate much of what was stated in the original Economic Base Study. Instead, the remainder of this section will relate directly to the economic status of the town's agricultural activity and the employment characteristics of the town's residents (recognizing that while the town's local economy has changed little, there has been change in the economy

of the surrounding area which effect the incomes and employment patterns of the towns people, which indirectly effect the total economic well-being of the town).

1. Agriculture

Table IV summarizes the major trends in agriculture that have occurred in Washington County over the past 20 years. Unfortunately, the U.S. Bureau of the Census stopped collecting agricultural statistics on a townwide basis after the 1964 Census of Agriculture; therefore no data similar to that in Table IV is available for the town. Hopefully, the land use survey which will be completed as part of the comprehensive plan update will provide some useful information about the current status of agriculture.

The Table indicates that the trends toward fewer larger farms are continuing. The decrease from 1954 to 1974 amounted to a loss of 1108 farms. While the farm acreage dropped some twenty-four percent over the same period, the average size of farms increased some forty-five percent (from 183 acres per farm in 1954 to 2666 acres per farm in 1974).

In addition, more farms are receiving more money for the products they produce. This does not simply mean that the price received per unit of production has increased. Rather, it reflects higher rates of productivity which in turn are a reflection of the higher levels of investment required to operate the farm.

As pointed out above, a more thorough study of agricultural activity will be prepared as a separate section of the Comprehensive plan update. Suffice it to say, at this point, that the trend is toward the concentration of agricultural activity with the consequent reduction in the number of marginal operations.

2. Employment Characteristics

The labor force in the Town of Easton grew some twenty percent during the 1960-1970 decade. (618 in 1960; 742 in 1970 - see Table V). During this same period the town's population grew at the rate of sixteen percent.

In terms of types of employment (Table V, on next page), the 1970 data indicates that most of the town work force is employed as operatives (chauffeurs, meat cutters, welders, etc.) closely followed by farmers and farm managers. This reflects a turn around from 1960 when the farmers, farm managers group comprised a slightly higher move of the work force than the operatives category (24.3 percent versus 23.4 percent) The absolute numbers show the farmers, farm

TABLE IV

NUMBER OF FARMS, LAND USE, AND FARMS BY ECONOMIC CLASS

WASHINGTON COUNTY

Item	1954	1959	1964	1969	1974
Number of Farms					
Total Number of farms					
New definition*	-	1,625	1,369	1,038	935
Old definition*	2,043	1,691	-	-	-
Number of farms by categories**					
Commercial	1,599	1,231	1,020	766	718
Commercial/Part-Time	90	71	70	13	10
Part-Time	130	220	202	178	157
Part-Retirement	133	125	76	80	50
Abnormal	1	1	1	1	1
Land Use					
Land area in acres	535,680	535,680	535,685	534,976	534,976
Acres in farms	373,461	351,043	327,585	267,339	248,391
Percent of land in farms	70	66	61	50	46
Acres of:					
Cropland harvested	123,263	121,722	113,455	93,365	100,128
Cropland in pasture	35,936	35,598	49,170	45,712	37,807
Other cropland	13,694	9,031	11,646	10,869	8,054
Woodland pastured	30,422	22,918	23,472)	63,866	55,129
Woodland not pastured	59,273	58,498	56,851)		
Improved pasture	6,534	6,599	7,240)		
Other pasture	90,358	80,504	55,830)	53,527	47,273
Other land	20,515	22,772	17,158)		
Irrigated land in farms	82	333	517	200	239
Cropland farmed on contour	746	960	1,144	-	-
Number of Farms by Economic Class					
Value of products sold***					
Class I - $40,000 and over	31	28	67	158	339
Class II- $20,000 to $39,999	307	113	218	273	170
ClassIII- $10,000 to $19,999	590	448	365	155	93
Class IV- $ 5,000 to $ 9,999	495	315	239	105	53
Class V - $ 2,500 to $ 4,999	176	256	131	75	52
Class VI -$ 50 to $ 2,499	90	71	70	13	10

* Definition of "Farm" changed during the 1959 Census of Agriculture

** Commercial: Farms that have a value of farm products sold of over $2500 and an operator who did not work off the farm 100 days or more in the census year.

Commercial/Part Time: Farms that have a value of farm products sold of $50 to $2,499 and a farm operator under 65 years of age who did not work off the farm 100 days or more in the census year.

Continued on next page

Part-Time: Farms that have a value of farm products sold of $50 to $2,499 and a farm operator under 65 years of age who worked off the farm 100 days or more in the census year.

Part Retirement: Farms that have a value of farm products sold of $50 to $2,499 and an operator 65 years old or over.

Abnormal: Farms that are institutional farms, experimental and research farms, and Indian reservations. Institutional farms include those operated by hospitals, penitentiaries, schools, grazing associations, government agencies, etc.

*** for 1954 the value of farm products sold had different values related to each category ie Class I = $25,000 and over, Class VI = less than $1,200

This table relates to Table IV of the original Economic Base Study page III-9.

Sources: Comprehensive Plan for the Town of Easton, New York, 1970 pp III-9 and III-10, U.S. Census of Agriculture, 1969and 1974, Bureau of the Census, U.S. Department of Commerce

managers group dropping from 150 in 1960 to 127 in 1970. These figures are most likely the result of the increasing mechanization of agriculture. While the percentage figures for the operatives group changed there was actually little change in the actual number employed (145 in 1960 versus 146 in 1970).

TABLE V

TOWN OF EASTON, WASHINGTON COUNTY AND NEW YORK STATE

OCCUPATION GROUPS, 1960 and 1970

	Easton		Washington County		New York State	
	1960	1970	1960	1970	1960	1970
Number Employed	618	742	17,205	18,344	6,599,462	7,124,001
Percent of Employed Persons:						
Professional & Technical	9.7	11.3	9.4	11.4	12.5	16.7
Farmers, Farm Managers	24.3	17.1	8.0	4.3	.9	.5
Managers, Administrators	3.6	4.6	6.5	6.0	9.0	8.5
Clerical	8.2	13.9	11.0	13.1	18.1	22.4
Sales	2.2	4.2	5.3	5.0	7.3	7.4
Craftsman, Formen	6.9	11.7	12.0	12.0	12.4	12.1
Operatives	23.4	19.7	26.2	26.6	18.1	15.1
Service Workers:						
Private Household	1.5	1.3	2.5	1.1	2.1	1.1
Other	6.6	4.4	7.4	11.6	9.3	11.8
Laborers	10.8	11.7	8.8	6.8	4.2	3.9

Note: 1960 figures include employed persons 14 years of age and over while 1970 figures include employed persons 16 years of age and older.

Source: U.S. Census of Population 1960, 1970. Bureau of the Census, U.S. Department of Commerce.

Other noteworthy changes occurred in the clerical group (increasing by 5.7 percent - an increase of 52 workers) and in the craftsmen, foremen group (increasing by 4.8 percent - an increase of 44 workers).

Generally the occupation groups data show that the town's work force is increasing and that it is tending to turn away from less skilled occupations into the skilled trades and white collar jobs. In this regard the town is tending to follow the same shifts being reflected in the county-wide and statewide data. The town continues to lead both, however, in the amount of the work force that is employed as farmers or farm managers.

Another insight about the town's economic status can be gleaned from a further review of employment data. Information about the types of industries that employ the towns work force (as opposed to the type of job performed as indicated in Table V) is shown in Table VI below. The justaposition of farmers vs. operatives revealed in the occupation group data is reflected here where the agriculture and manufacturing industry groups traded places as #1 and #2 in 1960 and 1970. Retail trade and service industries are also important employers for the town's work force. Generally these data do not strongly reflect any major trends, they indicate rather that only slight changes have occurred in the past ten years.

TABLE VI

TOWN OF EASTON

INDUSTRY GROUPS, 1960 & 1970

Industry Groups	Percent of Employed Persons 1960	1970
Manufacturing	28.1	28.0
Wholesale Trade	.7	3.6
Retail Trade	9.5	12.7
Agriculture	32.3	26.8
Mining	.0	.0
Construction	5.1	3.6
Services	16.3	16.8
Insurance, Real Estate	-	.7
Transportation, Communications, Public Utilities	2.2	3.5
Public Administration	1.5	3.0
Not reported (includes insurance and real estate)	5.1	-
Total Number Employed	618	742

Source: U.S. Census of Population, 1960 and 1970 Bureau of the Census, U.S. Department of Commerce.

C. Implications and Potentials

The economy of the Town is strongly dependent on agriculture both as an employer and as a source of local tax revenue. The economically viable operations have expanded while marginal operations have gone out of production. The town should definitely take steps to preserve viable agricultural operations in its Comprehensive Plan as a way of maintaining this local economic activity.

The town has only one heavy industry located in the northwest corner. This industry exists because of the available labor pool, abundant water supply, and the accessibility to transportation - rail and highway. Similar wood product industries exist along the BattenKill because of these assets. While another wood product industry located in the town (and the Village of Greenwich) has gone out of production recently, it is not unrealistic to assume that this or another similar operation will begin operations in the town. The town should be prepared to accommodate such industry. While it is most likely that the plant in the village would be the most attractive industrial site, the Town's Comprehensive Plan should also include other favorable locations for industry.

It must be kept in mind that the town does not provide the source of income for the majority of its residents. Employment is found primarily outside of the town. In this regard the Town of Easton serves mainly as a bedroom community for areas which provide employment. The town is expected to continue with the population growth it has encountered in its most recent past. This means that more homes will be built - the location of which should not be allowed to conflict with the town's agriculture. Thus it is imperative that the Comprehensive Plan realistically tackle this issue - to designate a variety of appropriate areas where residential growth can be accommodated in a variety of fashions without conflicting with agriculture.

The town's commerce is limited, located along the major thoroughfares in the town. While only limited growth is expected in this section, the town should be prepared to channel any future growth into appropriate areas. Given Easton's scattered pattern of development, it seems unlikely that any major commercial centers will be developed. Perhaps the approach to accommodate commercial growth should be to select appropriate crossroads locations as principal areas for commercial growth.

The Original Economic Base Study recommended that the town pursue recreation as one of a three pronged approach to economic improvement (as agricultural-recreation-residential approach). It seems apparent that recreation has not developed as it was expected. Quite possibly the original study's

assessment of the ski area viewed the business improperly. The area does not attract the geographically same clientele as its Vermont neighbors - it is not a resort that attracts people from New York - New Jersey metropolitan areas. Rather, it caters to a closer area, specifically,the Capital District. The expectation of large-scale subdivision is therefore warranted. Another point made in the original study was the possibility of a"tourway" along the Hudson River. With the demise of the Hudson River Valley Commission, the entire tourway concept was dropped. Finally, the original study pointed to the improvement of the water quality of the Hudson as a stimulus to seasonal home construction. An acceleration in seasonal home construction simply has not occurred in Easton.

In conclusion then it appears as though the revised Comprehensive Plan can help the economy of the town by pursuing a course that preserves agriculture; locate industrial sites to the north; provides for the proper placement of the town's future residential growth; and channels commercial enterprises at strategic crossroads along major thoroughfares.

LAKE CHAMPLAIN LAKE GEORGE REGIONAL PLANNING BOARD

WILLIAM F. DAVIDSON, DIRECTOR

LAKE GEORGE INSTITUTE
LAKE GEORGE, NEW YORK, 12845
518-668-5773

* *

TOWN OF EASTON

* *

INTERIM REPORT

POPULATION

Prepared for: The Town of Easton Planning Board

Prepared by: The Lake Champlain-Lake George Regional Planning Board

MARCH 16, 1978

THE COUNTIES OF CLINTON ESSEX HAMILTON WASHINGTON WARREN

POPULATION

The population study that was prepared as an input into the 1970 Comprehensive Plan for the Town of Easton was prepared prior to the completion of the 1970 U.S. Census of Population. This section of the plan revision updates the population study based on the 1970 census data as well as other more current information.

A. Growth Trends

As was indicated in the 1970 Plan (Historic Background, p. I-2), the town's population consisted of 3,083 persons, twice the size of the 1967 population estimate. Table I, showing the actual figures from the official U.S. decennial censuses, shows that the town faced a gradual decline following its 1860 zenith. The decline came to an end in the 1930's and population change remained static from then into the 1960's.

TABLE I

TOWN OF EASTON, WASHINGTON COUNTY

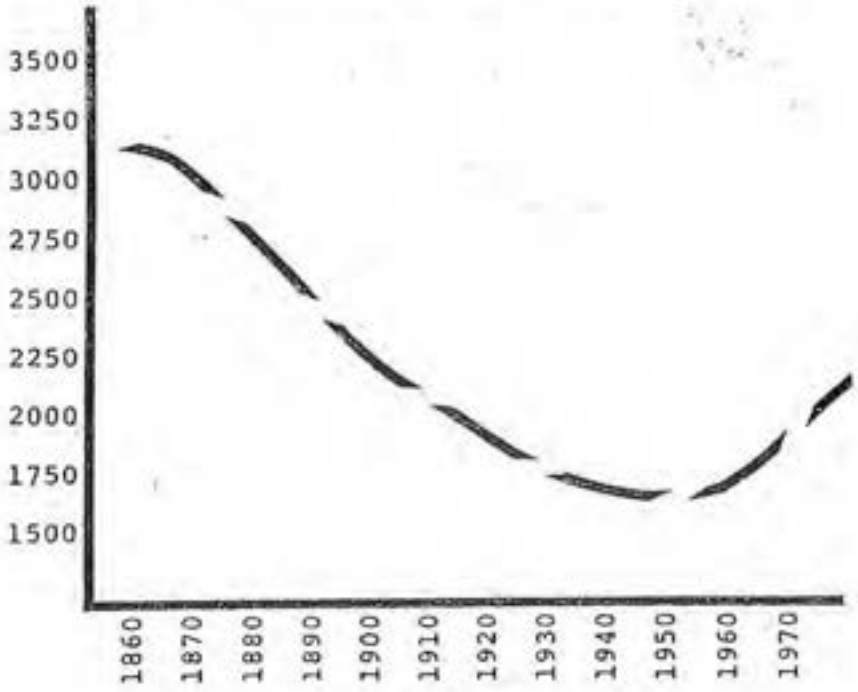
TOTAL POPULATION

Year	Town of Easton	Washington County
1860	3083	45904
1870	3072	49568
1880	2740	47871
1890	2500	45939
1900	2247	45624
1910	2133	47778
1920	1851	44888
1930	1726	46428
1940	1691	46726
1950	1659	47144
1960	1681	48476
1970	1956	52725

Source: U.S. Census of Population, 1860 through 1970; Bureau of the Census, U.S. Department of Commerce

FIGURE I

POPULATION TRENDS - 1840 - 1970



Source: U.S. Census of Population 1860 through 1970, Bureau of the Census, U.S. Department of Commerce

TABLE II

UNITED STATES, NEW YORK STATE, WASHINGTON COUNTY, THE LAKE CHAMPLAIN-LAKE GEORGE REGION AND THE TOWN OF EASTON

POPULATION CHANGE FROM 1940 to 1970

	1940	1950	1960	1970	Change From 1940-1970	Change From 1960-1970
United States	131,699,275	131,697,361	179,323,175	203,184,742	54.2%	13.3%
N.Y. State	13,497,142	14,830,192	16,782,304	18,190,740	34.8%	8.4%
LC-LG Region	175,133	179,162	204,767	214,406	22.4%	4.7%
Washington Cty	46,726	47,144	48,476	51,474	10.2%	6.2%
Town of Easton	1,691	1,659	1,681	1,956	15.7%	16.4%
Village of Greenwich (part included in Town of Easton)	309	334	322	334	8.1%	3.7%

Source: U.S. Census of Population, 1940, 1950, 1960, 1970, Bureau of the Cencus, U.S. Department of Commerce

This recent population upswing indicates further that while the town's growth has lagged behind that of other jurisdictions in the past, it has surged ahead in the 1960's. As shown in Table II the town's overall growth rate during the 30 year 1940 to 1970 period was less than that of the 1960-1970 decade. Its growth rate compared with growth rates of other jurisdiction shows that while formerly the town's growth lagged behind, it now is increasing faster than the county, region, state, and nation.

Finally, Table III shows how the town's population changes relate to those in surrounding towns. Even a cursory observation of this table reveals that the population out-migration from the Albany urban area has moved northward and northeastward through Saratoga and Rensselaer Counties. The repercussions are being felt in the Town of Easton, as is reflected in the 1970 census figures.

TABLE III*

SELECTED POPULATION INCREASES

Area	1950	1960	%Increase 1950-1960	1970	%Increase 1960-1970
Washington County	47,144	48,476	2.8	51,474	6.2
Easton	1,659	1,681	1.3	1,956	16.4
(Greenwich Village part)	(334)	(322)	(-3.6)	(334)	(3.7)
Cambridge	1,567	1,610	2.7	1,702	5.7
Fort Edward	6,213	6,523	5.0	6,719	3.0
Greenwich	3,811	3,969	4.1	4,177	5.2
(Greenwich Village part)	(1,878)	(1,941)	(3.4)	(1,758)	(-9.4)
Jackson	857	795	-7.2	941	18.4
White Creek	2,120	2,365	11.6	2,644	11.8
Saratoga County	74,869	89,096	19.0	121,764	36.7
Half Moon	2,836	4,120	45.3	9,287	127.8
Northumberland	1,263	1,353	7.1	1,779	31.5
Saratoga	3,225	3,515	9.0	4,206	19.7
Stillwater	4,055	4,416	8.9	5,023	13.7
Rensselaer County	132,607	142,585	7.5	152,510	7.0
Brunswick	3,037	5,967	50.9	11,193	87.8
Grafton	964	1,009	4.7	1,307	29.5
Pittstown	2,666	2,973	11.5	3,905	31.3
Schaghticoke	4,019	5,269	31.1	6,220	18.0

* Table is comparable to Table XXIII found in the population study in the 1970 Plan, page III-44.

Source: U.S. Census of Population, 1950, 1960 and 1970, Bureau of the Census, U.S. Department of Commerce

B. Population Projections

The population study prepared previously devoted a large amount of discussion to the proper forecasting of population growth. At that time the statewide town-by-town projections predicted that the town's stagnant population picture would remain the same - virtually no change was expected for the next twenty years. The town's planning consultant disagreed with the statewide figures since the consultant's 1967 community survey "showed that there are quite a few more residents in the Town now (1967) than the Office of Planning Coordination forecast for 1970."*

A review of the 1970 census data plus the current projections of population that were prepared by the state and revised by the Washington County Planning Board shows that the consultant's prediction was extraordinarily accurate. Table IV includes a comparison of the original state projections, the consultant's estimates and the current projections.

At this point, Easton's population is expected to increase almost 70 percent (over 1970's population) by the end of the century.

TABLE IV

TOWN OF EASTON

POPULATION PROJECTIONS

Year	State Projections	Consultant Projections	Current Projections
1970	1602	1960	1956
1975	1569	2130	2269
1980	1542	2315	2380
1990	1562	2850	2905
2000	--	--	3312

Sources: Comprehensive Plan for the Town of Easton, New York - 1970, p III-43; Land Use Planning Guide for Washington County, p. A-3.

* Comprehensive Plan for the Town of Easton, New York - 1970 p. III-43.

Any plans that are designed for the town's future should consider this population increase as a minimum figure to be expected.

C. Population Density

One means of depicting the rural nature of an area is through its population density. The Town of Easton, with a land area of approximately sixty-two square miles had a population density of 37 persons per square mile in 1970. Assuming that the land area of the town does not change and that the population projections are current, in the year 2000 the town's population density will be 54 persons per square mile. Neither of these figures approach an intensity of use that can be considered anything other than rural. The population will grow within the town and there will be an increase of approximately 22 persons per square mile during the next thirty years. The density of population expected may have an adverse effect on the current rural nature of the town, especially if this growth is allowed to take place in a helter-skelter fashion.

D. Seasonal Population

Due to the number of seasonal residences in existence in the town, it is insufficient to consider only the town's permanent residents in a study of its population. The "seasonal population" - that number of persons who reside in the town during only a few months of the year - plays a definite role in the future development and must be included as a planning factor.

The development of seasonal population estimates is an uncertain process since statistics like those available for the permanent population are not kept for the seasonal population. The Lake Champlain-Lake George Regional Planning Board has recently prepared estimates of seasonal population for its entire five county region.

The estimates are indicated as a range of from 128 to 324 persons. This range reflects the average (128) as well as maximum (324) seasonal population expected in the town at any one time. They reflect those people who utilize the 54 seasonal homes that were counted in the town by the Regional Planning Board.*

While the projected seasonal population is not too large, it still should be noted that, for planning purposes, the demand for land, services, facilities,etc. that the seasonal population creates is much less than that of the permanent population. A community's land use planning process should be sure to anticipate these demands as accurately as possible.

*For more information see Seasonal Population Growth in the Lake Champlain-Lake George Region published by the Lake Champlain-Lake George Regional Planning Board in June 1975.

POPULATION APPENDIX

AGE GROUPS

PERCENT OF POPULATION IN 1950, 1960 and 1970

	Under 15	15-24	25-54	55-64	65 and Over	Number
Town of Easton						
1950	28.6	12.6	38.4	10.1	10.3	1659
1960	31.2	13.4	35.0	9.2	11.1	1681
1970	32.7	14.3	33.2	8.8	10.9	1956
Washington County						
1950	26.6	13.2	38.8	9.9	11.4	47144
1960	30.9	13.6	34.2	9.4	12.1	48476
1970	31.1	16.1	32.4	9.2	11.3	52725
Town of Stillwater						
1950	27.1	13.1	40.3	9.5	10.1	4055
1960	31.4	12.4	38.1	8.1	10.0	4416
1970	29.2	17.1	35.4	8.9	9.4	5023
Town of Saratoga						
1950	24.9	12.6	39.3	11.9	11.4	3225
1960	31.8	10.7	35.0	9.2	13.3	3515
1970	31.1	15.0	33.9	9.1	10.8	4206
Saratoga County						
1950	25.4	13.2	40.9	10.1	10.4	74,869
1960	31.2	12.2	37.2	8.9	10.3	89,096
1970	31.8	16.1	35.3	8.2	8.6	121,764
Town of Schaghticoke						
1950	26.4	13.2	40.5	10.1	9.9	4019
1960	34.2	9.9	36.7	9.3	9.9	5269
1970	31.6	15.6	35.4	8.7	8.8	6220
Rensselaer County						
1950	23.5	14.7	41.2	10.3	10.2	132,607
1960	29.0	13.3	36.3	9.9	11.6	142,585
1970	27.6	18.4	32.7	9.6	11.7	152,510

TOWN OF EASTON
POPULATION MOVEMENT

MAR 23 1978

This report has been compiled from the road numbering and directory as first established by Niagara Mohawk in 1961 and from subsequent activity updating the directory system. All figures are showing number of sites and are not to be misconstrued as number of people.

No. of households shown in directory in 1961 - 460*

Comprehensive Plan lists 293 year-round dwelling units in 1967.

Road directory shows total of 488 sites in 1967.*

Road directory lists total of 534 sites in March, 1974.*

Year	Beginning Population in No. of sites	Permanent residents moving out	Transient residents moving in	Transient residents moving out	Net families as of 12/31
1974	534	3	27	9	549
1975	549	3	36	21	561
1976	561	7	31	28	571
1977	571	4	16	8	584

*Includes seasonal home-sites.

3/21/78
Shirley DeFoe, Town Clerk

GCPD

Robert L. Page @ Planning Director

Washington County Planning Department, County Office Building, Fort Edward, New York 12828. Telephone (518) 747-3687

TOWN OF EASTON

Preliminary Edition

INTERIM REPORT
EXISTING LAND USE

Prepared for: The Town of Easton Planning Board

Prepared by: The Washington County Planning Department
and
The Lake Champlain-Lake George Regional Planning Board

April 20, 1978

EXISTING LAND USE

One of the most important inputs into the Comprehensive Plan for the Town of Easton, New York that was prepared in 1970 was a study of the then current uses of the land. As that study pointed out, "The study of existing land use patterns, however, is basic because what is present today will have a large influence on what the future development will be."

This section of the Comprehensive Plan revision is intended to update the information provided in the original Comprehensive Plan. It is designed to provide a picture of the land use patterns in Easton today so that town planners can compare current information with that which was prepared for the original Comprehensive Plan to see what has transpired in the interim. Insights gained from this comparison should then help the town decide in which direction its land use policies should be aimed.

A. The Land Use Survey

During March of 1978, staff members from the Washington County Planning Board and the LC-LG Regional Planning Board completed a survey of existing land uses in the Town of Easton. This survey was completed by driving along each road in the town and noting the locations and types of all structures encountered. This information will next be supplemented by aerial photographs and other information to get an idea of how the open land is used as well.

The Existing Land Use Map, which is companion to this report, shows the results of this survey - it will be added to at a later date to show the pattern of open land uses in the town. Table I presents this same data statistically.

B. Current Status of the Land Use Update

At this point in time, the land use study update has not been completed because of problems encountered with the original land use data.

As was pointed out in the introductory statement above, the updated land use survey was to be compared against the original. When this comparison was undertaken, it appeared that some of the original land use information was mapped in error. The companion Existing Land Use Map indicates a number of locations where possible errors have been identified. It is essential that the Town of Easton Planning Board reconcile these problems before an analysis of the existing situation and changes in land usage can be undertaken.

Once these problems in the 1968 data source have been straightened out, the town will have existing land use mapping available for three points in time - 1968 (the original), 1973 (land use map prepared as a result of a county-wide land use survey conducted by the Washington County Planning Board), and 1978 (the current data).

TABLE I

TOWN OF EASTON

EXISTING LAND USE - 1978

RESIDENTIAL USES* - TOTAL	644		
Permanent Single Family		601	
Conventionally Built			552
Mobile Homes			49
Seasonal Single Family		43	
Conventionally Built			36
Mobile Homes			7
Multiple Family		1	
COMMERCIAL USES	26		
MIXED USES (Structures Housing Both Commercial and Residential Functions)	10		
FARM USES	96		
INDUSTRIAL USES - TOTAL	10		
Manufacturing		4	
Non-Manufacturing		2	
Extractive		4	
UTILITY USES	3		
PUBLIC & QUASI PUBLIC USES	19		
RECREATION USES	4		

*All residential statistics include the residential structures existing on the 96 farms in the town.

Source: Town of Easton Land Use Survey; March 1978

ccpd
Robert L. Page ● Planning Director
Washington County Planning Department, County Office Building, Fort Edward, New York 12828, Telephone (518) 747-168

TOWN OF EASTON

INTERIM REPORT

EXISTING STREETS & HIGHWAYS

Prepared for: The Town of Easton Planning Board

Prepared by: The Washington County Planning Department

April 20, 1978

In general, the existing streets and highways section of the 1970 Town of Easton Comprehensive Plan remains valid. However, the past eight years have produced some changes which should affect the development of the Town of Easton transportation policies. This report will examine each highway sub-section of the 1970 Plan and comment on those changes which may have a significant bearing on future highway planning.

Transportation Relationships

In 1970 the Plan noted two potential traffic generating elements which would bring increased traffic pressure to the Easton highway network. Neither of these have materialized to the extent envisioned by the original Plan. It was felt that the development of two major ski areas in the same general location would increase traffic considerably especially during the late afternoon and on weekends. This has not been the case, since one of the ski areas has closed and no traffic conflicts have been noted because of the existence of the Willard Mountain facility.

The second element was the increased development of summer homes. This also has not materialized to the extent envisioned. The National Flood Insurance Program will probably hinder seasonal home development along the Hudson River thereby effectively reducing the threat of increased traffic due to this type of development.

Existing Conditions

According to Washington County Highway Department records as of 9/77, the major portion of the highway network within the Town is either in good or fair condition. Only two sections of road are listed in poor condition, a .64 mile section of Dead End Road and a 2.12 section of Hoag Road between Meeting House Road and the Beadle Hill Road. This record includes all State and County roads as well as Town roads.

The accompanying map shows the surface and condition of this network and reflects the generally good condition of the highway system within the Town.

Hazards

The 1970 Comprehensive Plan notes only one minor traffic hazard, that being the intersection of routes 29&40. Signing and approaches were deemed to be hazardous at that time. However, the N.Y.S.D.O.T. has since realigned and re-signed the intersection eliminating this hazard.

The Plan also envisioned a potential problem in relation to the movement of skiers. This has not proven to be the case.

Planning Considerations

This section of the original Plan still remains valid except for one minor point. The consultant had speculated on the projected northward extension of the Taconic Parkway and its traffic generating potential in the Town. As yet, this has not come to pass and it does not seem likely in the foreseeable future. However, the consultant had noted that increased traffic on Route 29 could bring pressure for highway oriented commercial and industrial establishment and this has indeed proven to be the case.

PROPOSED STREETS & HIGHWAYS

Proposals

Major Thoroughfares

The consultant's proposals for major thoroughfares put forth in the 1970 Plan do not seem to be realistic in the foreseeable future. This is due to two recent highway improvements made by the N.Y.S.D.O.T. The first was the realignment of the intersection of Routes 40&29. This improvement would seem to indicate that N.Y.S.D.O.T. is not considering the consultant's original proposal of realignment of the northern end of Route 40. Likewise DOT's construction of a new highway bridge crossing the Battenkill at Middle Falls indicates that the State does not intend to implement the proposed so called 29-372 realignment which would have by-passed Greenwich Village.

Secondary Thoroughfares

In its assessment of secondary thoroughfares, the original Plan's proposals were predicated in part on the projected success of two ski areas. As mentioned above, this has not happened and the consultant's suggested turnover of some Town roads to the County does not seem appropriate at this time.

Collector Roads

Original comments valid.

Service Roads

This section of the original Plan remains valid and especially noteworthy.

Coordination With Other Plans for the Area

Since the development of the 1970 Comprehensive Plan, several other Plans relating to the area have been developed which should be taken into account in any revision to the Plan. These related Plans should be especially noted in the area of highway planning.

The first of these is the Washington County Highway Study of 1973 which indicates that no new roads should be needed within the County in the next 20 years based on current population projections. The second of these is the Washington County Land Use Planning Guide which emphasizes concentration of future development within the County to help in the preservation of agricultural lands. The implication here is again that any new roads or highway improvements which would generate increased traffic in agricultural areas could lead to conflicting land uses which would be detrimental to the agricultural community. Thirdly, and most important, is the Washington County Agricultural District #2 created in 1972, which covers much of the Town of Easton. This District was created to help preserve agricultural lands and, as mentioned above, new or greatly improved highways could bring increased developmental pressures upon this district, a situation which the landowners who formed this district were obviously trying to avoid.

Robert L. Page ● Planning Director

Washington County Planning Department. County Office Building, Fort Edward, New York 12828, Telephone (518) 747-4687

TOWN OF EASTON

INTERIM REPORT
EXISTING LAND USE

Prepared for: The Town of Easton Planning Board

Prepared by: The Washington County Planning Department
and
The Lake Champlain-Lake George Regional Planning Board

May 18, 1978

EXISTING LAND USE

One of the most important inputs into the Comprehensive Plan for the Town of Easton, New York that was prepared in 1970 was a study of the then current uses of the land. As that study pointed out, "The study of existing land use patterns, however, is basic because what is present today will have a large influence on what the future development will be."

This section of the Comprehensive Plan revision is intended to update the information provided in the original Comprehensive Plan. It is designed to provide a picture of the land use patterns in Easton today so that town planners can compare current information with that which was prepared for the original Comprehensive Plan and that which was contained in a county-wide land use survey completed by the Washington County Planning Department in 1973 to see what has transpired in the interim. Insights gained from this comparison should then help the town decide in which direction its land use policies should be aimed.

A. The Land Use Survey

During March of 1978, staff members from the Washington County Planning Board and the LC-LG Regional Planning Board completed a survey of existing land uses in the Town of Easton. This survey was completed by driving along each road in the town and noting the locations and types of all structures encountered.

As was pointed out in the introductory statement above, the updated land use survey was to be compared against the original and the county's 1973 survey. When this comparison was undertaken, it appeared that some of the previous land use information was mapped in error. A preliminary Existing Land Use Map that indicated a number of locations where possible errors had been identified was presented to the Town of Easton Planning Board. The Planning Board and the staffs of the Washington County Planning Department and the LC-LG Regional Planning Board worked together to reconcile the map errors. The results of these reconciliations are embodied in the three Existing Land Use maps - one each for 1968, 1973 and 1978 - which accompany this report.

Please note that the existing land use information is still not 100% complete since only "developed" types of land uses have been mapped as of yet. At a later stage, "open" land use types will be mapped; this mapping will supplement the three existing land use maps that accompany this report.

B. The Town Land Use Pattern - Trends Since 1968

In general, the description of the town's land use pattern contained in the 1970 Town of Easton Comprehensive Plan is as accurate then as it is today. No sweeping land use changes have occurred in the town, although some trends, gradual as they may be, have become apparent. This section of the report will try to deal with these trends to indicate where the town is going in terms of land use change.

The final section of this report will deal with some of the implications of these trends and with some of the responses to these trends that the town may want to make. This section will be added after the additional "open" land use mapping has been completed.

Table I, Existing Land Uses, quantifies the land use information presented in the three maps noted in the above section. This table shows the numbers of each type of "developed" land use in the town for each year and indicates the amount and percent of change for each five year period.

The table reveals that the most dramatic trend is in the seasonal home type of land use. As shown in the table, there has been no net change in this category. Over the period, only the number of new seasonal residences have been offset by the number of seasonal residences no longer in use.

Another rather significant trend is found in the permanent mobile home category (i.e. mobile homes used as permanent - versus seasonal - residences). While over the 1968-1973 period the number of mobile homes actually decreased, the period from 1973-1978 saw an increase of 20 units, an increase of over 64 per cent. This increase was the largest registered for any land use category and represents one-third of the new residential structures in the town over the period.

In terms of residential uses generally, both five year periods evidence a gradual steady increase. The number of fewer conventionally built homes in the 1973-1978 period versus the 1968-1973 period is probably a reflection of the tight home mortgage market nationally in 1973 & 1974 rather than a specific situation that existed in the town.

Commercial uses increased significantly during the first five year period, with much of this increase due to the use of residential structures for business as well as residentially. The more recent data indicates that commercial growth is progressing at about the same pace as other uses in the town.

With the exception of the Fort Miller plant in the northeast section of the town, very little industrial growth has occurred. The data included on the table is somewhat deceptive in that sand and gravel pits are included as industrial uses.

Farm centers have been declining over the entire ten year period with a more dramatic loss evidenced over the first five years. The reader must be cautioned, however, that the number of farm centers alone is somewhat deceptive - until this information is compared with the number of acres of land used for agriculture, the full picture of the status of agriculture in the town cannot be determined.

TABLE I

TOWN OF EASTON
EXISTING LAND USE
1968, 1973 and 1978

	1968	1973	'68-'73 Change	1978	'73-'78 Change
Total Residential Uses	521	571	50 (9.6%)	634	63 (11.0%)
Permanent Single Family	471	515	44 (9.3%)	576	61 (11.8%)
Conventionally Built	438	484	46 (10.5%)	525	41 (8.5%)
Mobile Homes	33	31	-2 (-6.1%)	51	20 (64.5%)
Seasonal Single Family	45	45	0	45	0
Conventionally Built	38	38	0	38	0
Mobile Homes	7	7	0	7	0
Multiple Family	0	2	2	3	1 (50.0%)
Mixed-Commercial/Residential	5	9	4 (80.0%)	10	1 (11.1%)
Total Commercial Uses	23	32	9 (39.1%)	35	3 (8.6%)
Commercial Use	17	23	6 (35.3%)	25	2 (8.7%)
Mixed-Commercial/Residential	5	9	4 (80.0%)	10	1 (11.1%)
Total Industrial Uses	7	9	2 (22.2%)	10	1 (11.1%)
Manufacturing	3	4	1 (33.3%)	4	0
Non-Manufacturing	1	1	0	1	0
Extractive	3	4	1 (33.3%)	5	1 (25.0%)
Farm Centers	108	92	-16 (-14.8%)	89	-3 (-3.3%)
Utilities	2	3	1 (50.0%)	3	0
Public & Quasi Public Uses	19	20	1 (50.0%)	20	0
Recreation	4	4	0	4	0
TOTAL ALL USES	679	722	43 (6.3%)	785	63 (8.7%)

TABLE II

TOWN OF EASTON
EXISTING LAND USE
1968, 1973 and 1978

	1968	1973	'68-'73 Change	1978	'73-'78 Change
Total Residential Uses	521	572	50 (9.6%)	634	62 (11.0%)
Year-Round Single Family	471	516	45 (9.1%)	576	60 (11.6%)
Conventionally Built	438	484	46 (10.5%)	525	41 (8.5%)
Mobile Homes	33	31	-2 (-6.1%)	51	20 (64.5%)
Seasonal Single Family	45	45	0	45	0
Conventionally Built	38	38	0	38	0
Mobile Homes	7	7	0	7	0
Apartments	0	2	2	3	1 (50.0%)
Mixed-Commercial/Residential	5	9	4 (80.0%)	10	1 (11.1%)
Total Commercial Uses	23	32	9 (39.1%)	35	3 (8.6%)
Commercial Use	17	23	6 (35.3%)	27	4 (17.4%)
Mixed-Commercial/Residential	5	9	4 (80.0%)	10	1 (11.1%)
Total Industrial Uses	7	9	2 (22.2%)	10	1 (11.1%)
Manufacturing	3	4	1 (33.3%)	4	0
Non-Manufacturing	1	1	0	1	0
Extractive	3	4	1 (33.3%)	5	1 (25.0%)
Farm Center	106	88	-18 (17%)	70	-18 (20.5%)
Subsidiary Farm Buildings	9	10	1 (11.1%)	21	11 (110%)
Utilities	2	3	1 (50.0%)	3	0
Public & Quasi Public Uses	20	21	1 (5.0%)	21	0
Recreation	4	4	0	4	0
TOTAL ALL USES	679	722	43 (6.3%)	785	63 (8.7%)

ccpd

Robert L. Page ● Planning Director

hington County Planning Department, County Office Building, Fort Edward, New York 12828, Telephone (518) 747-4687

TOWN OF EASTON

PHYSICAL CHARACTERISTICS REPORT

Prepared for: The Town of Easton Planning Board

Prepared by: The Washington County Planning Department
and
The Lake Champlain-Lake George Regional Planning Board

June 21, 1978

WCPD

JUN 16 1978 Robert L. Page ● Planning Director

hington County Planning Department, County Office Building, Fort Edward, New York 12828, Telephone (518) 747

June 14, 1978

Chairman, Easton Town Planning Board
R.D. #1, Route 40
Schaghticoke, New York 12154

Dear Mr. Chairman:

Due to a rearrangement of staff priorities in this Department, I shall be unable to continue most of my personal involvement in the revising of the Easton Town Plan. However, our previous committment of technical assistance still remains. Our staff and that of the LC-LG Regional Planning Board will continue to assist your Board in its work on Plan revisions.

I shall maintain a review and advisory role with the staff as it works on your program and should you have any problems you feel should be brought to my attention, please do not hesitate to contact me.

As always, I have enjoyed my association with your Planning Board and look forward to working with you again in the future.

Sincerely,

Robert L. Page

Robert L. Page

RLP/kb

Soils

Since the original Town Plan was developed, the soils of Easton certainly have not changed. However, the available data concerning those soils has changed. Several years ago the U.S.D.A. Soil Conservation Service completed a detailed analysis of the soils in Washington County. The accompanying soils maps are based on that detailed analysis.

Map I indicates the soil capability for the development of homesites. "Homesites" are considered as buildings no more than 3 stories high, built with basements and supported by foundation footings placed in undisturbed soil. The features that affect the rating of a soil for dwellings are those that relate to capacity to support load and resist settlement under load and those that relate to ease of excavation. Soil properties that affect capacity to support load are wetness, susceptibility to flooding, density, plasticity, texture, and shrink-swell potential. Those that affect excavation are wetness, slope, depth to bedrock, and content of stones and rocks.

Map II rates the soil capability for the installation of septic tank absorption fields. An evaluation was made of soil material between depths of 18 inches and 6 feet. The soil properties considered are those that affect both absorption of effluent and construction and operation of the system. Properties that affect absorption are permeability, depth to water table or rock, and susceptibility to flooding. Slope affects difficulty of layout and construction and also the risk of soil erosion, lateral seepage, and downslope flow of effluent. Large rocks or boulders increase construction costs.

Limitations are expressed on Maps I & II as slight (green), moderate (yellow), and severe (red). A limitation of slight means that soil properties are generally favorable and limitations are so minor that they can be easily overcome. A moderate limitation is one that can be overcome or modified by planning, design, or special maintenance. A severe limitation means that costly soil reclamation, special design, intensive maintenance, or a combination of these is required.

Map III indicates Class 1 and Class 2 agricultural capability soils in the Town. Class 1 soils have few limitations which restrict their use as agricultural lands. Class 2 soils have some limitations that reduce the choice of plants and require moderate conservation practices. All areas not indicated as 1&2 are those soils classified by S.C.S. as Class 3 - Class 8 which are severely limited in agricultural capability. However, successful farming efforts in the Town of Easton cover a wide variety of soil classes other than 1&2 (as indicated on Map 4) which indicates that soils alone are not the primary ingredient for a viable agricultural operation. Other less tangible parameters can affect the success of agricultural operations and these are discussed in the report on agriculture.

Slope

The original Town Plan classifies slope into 3 groups: (1) areas with slopes less than 3%, (2) areas with slopes from 3% to 15% and (3) areas with slopes greater than 15%. These areas are indicated on the slope map done in the original Plan. In addition, Map 5 indicates slope of (A) 0-14%, (B) 15-24%, (C) 25% and greater. Areas with a slope of 0-14% are generally considered to be suitable for conventional homesite construction although the areas of 0-3% may require special measures to assure adequate drainage. Those areas of 15-24% are areas in which conventional construction methods are not usually adequate and special construction methods would be required. This, of course, will generally increase cost substantially. Construction in areas with greater than 25% slope should be prohibited except in very special cases. Development in areas with such degree of steepness usually results in excessive environmental damage such as increased erosion. The excessive costs for installation and maintenance of public utilities and services in these areas become a burden to the local taxpayers when these services are rendered by the Town.

Topography, Boundaries, Bedrock Geology and Groundwater comments remain as in the original Plan.

LAKE CHAMPLAIN LAKE GEORGE REGIONAL PLANNING BOARD

WILLIAM F. DAVIDSON, DIRECTOR

LAKE GEORGE INSTITUTE
LAKE GEORGE, NEW YORK, 12845
518-668-5773

To avoid further confusion about the terms "farms", "farm centers", etc. the following definitions are presented for planning board review. If deemed acceptable, they will be used throughout the plan revision.

FARM - Any place engaged in the activity of producing food or fiber. Farms generally consist of agricultural land, farm ~~centers~~ buildings and residences. Subsidiary farm buildings may also be included as part of the farm.

FARM BUSINESS - Any farm where the operator's principal source of income is derived from agricultural ~~sales~~ products or where the farm is held by corporate ownership.

△ FARM ~~BUSINESS~~ CENTER - The headquarters of a farm business. ~~On dairying operations the center is typically located adjacent to the milk parlor. On other operations it is~~ usually located where the highest concentrations of buildings is located.

SUBSIDIARY FARM BUILDINGS - Barns, storage sheds, silos, cribs, and other structures normally associated with farm use that are not located or at adjacent to the farm business center.

AGRICULTURAL LAND - land used as cropland, pasture, ~~was~~ land that was formerly used for such purposes and has not yet become overgrown.

THE COUNTIES OF CLINTON ESSEX HAMILTON WASHINGTON WARREN

No. of employees
A - 1-2
B - 3-5
C - 6-10
D - 11+

Houser

Commercial Establishments - Town of Easton (1)

Eve's Bowling Alley Rt 29 B
The Corners Bar Restaurant " C
~~Easton Hill Machine Co " B~~
Hand Made Kites " B - seasonal
Geelan's Green Villa Motel " B
Hank's Place - ~~Auto~~ Bar Sales - old Schuylkill Rd B
~~Some Place Else Rt 29~~ closed June '78
Antiques - Mixed Use - Belvin Rd & Rt 40 A
James Doty, Land Surveyor - Mixed Use - Rt 40 A
Ray's Sport & Cycle Shop - Mixed Use " A
E. Baker, Welding - Mixed Use " A
Lilian Hajos Real Estate - Mixed Use " A
Gun Shop " A
Western Store - closed "
Easton Veterinary Clinic " A
Easton Market " B
~~Mobile Gas Station~~ Allen Farm Equipment " C
Beecroft's Gun Shop " B
~~Heavy Equipment~~ Hoosic Valley Asphalt - Troyer Rd or Rt 40 A or B
Auto Repair - Linebaugh's Crotzdalls Cor. Rd & Rt 40 A
Brownell's Snowmobile - Barkers Grove A
Carter's Insurance Agency - Barkers Grove A closed
D'Ambro Easton Excavator - A

Additions

Ralph Briggs Inc - Construction - C
Bethlehem Country Club - B
Tri-Cities Label Comp. A Colonial Ld.
Washington County Fairground Steward -

B Brownell's Garage - Birch Hollow Rd. A
A,B Boden's Dairy Equipment - B

William Elsworth - Custom Operators - Valley Falls Rd. A
Mangano's Construction Co. - A Mountain Rd.
Bouchard & Sons Builders - B - Hoag Rd.
Ashcroft Construction - (Excavation) Wilbur Avenue A

COMMERCIAL ESTABLISHMENTS - Town of EASTON (3)

Bain's General Store - A

~~Bouchard Real Estate Rt 372~~
~~Commercial Cor Rt 372 + Old Center Rd~~

~~Kelvinator Appliances~~ Petkus Mixed Use - Rt 372 A
Nessle Bros Meat Sales - Railroad Rd B
~~Lee East - Mixed Use - Rt 40~~
~~AC Light Farm Machinery - Bradley Hill Rd~~
Nursery School - Mixed Use - River Rd. B
U. Ward MFW D
~~EASTON MFG~~
Dixson Agency - Rte 40 - B
Ron Snell - Construction - Baileis Grove - B
Ashley Snell - construction contractor A

INDUSTRIAL ESTABLISHMENTS - Town of EASTON

Peckhams - Asphalt Plant + Stone Quarry D
Hollingsworth + Vose D
Fort Miller Co D
~~Sawmill - Rt 40~~ - closed
Greenwich Machine & Tool -
Batterkill Machine Co. - B

ke Champlain-Lake George

REGIONAL ENVIRONMENTAL MANAGEMENT COUNC

William F. Davidson, Director
Lake George Institute
Lake George, New York 12845
(518) 668-5773

TOWN OF EASTON, WASHINGTON COUNTY, N.Y.

SOILS AND WATER RESOURCE INVENTORY

The Lake Champlain-Lake George Regional Environmental Management Council will conduct a Soils and Water Resource Inventory and Analysis for the Town of Easton. This will be one component of the Town of Easton Planning Board's Comprehensive Plan Revision.

I. Soils Considerations - Utilizing the detailed soils analysis prepared by the Washington County Planning Board using U.S. Soil Conservation Service data, a map will be prepared to show suitability for agricultural use. The Washington County Planning Board has already prepared maps showing septic tank effluent disposal capability, and general suitability for homesites.

II. Water Resource Considerations - Maps and reports will be prepared to show and describe the following:

A. drainage patterns, including major and minor watersheds with arrows indicating direction of flow;

B. flood plain and flood prone areas; and

C. wetlands - Wetlands will be identified, inventoried, and classified according to size, type of vegetation and function. Wetlands one (1) acre and larger which contain any or all of the vegetative types listed in New York State's Freshwater Wetlands Act will be defined as serving any, all, or none of the following functions:

1. flood and storm control by hydrologic absorption and storage;

2. wildlife habitat by providing breeding, nesting, feeding grounds, and cover for wildlife and wildfowl;

3. protection of subsurface water resources and provision for watersheds and recharging ground water supplies; and

4. recreation by providing areas for hunting, fishing, boating, hiking, and other uses.

III. Battenkill Study - A review will be made of the Battenkill to determine the feasibility of developing a special corridor.

BATTEN KILL STUDY

INTERIM REPORT

As part of the Town of Easton's Comprehensive Plan revision a special study has been undertaken to examine the possibility of preserving land bordering the BattenKill with the eventual goal of using the area as either a passive or active recreation area.

The general study area is that land lying between the Batten Kill and Windy Hill Road.

Natural Layout and Constraints

Most of the study area is undeveloped and in a mix of forest and brushland. While most of the soils in the study area show slight limitation for development, The steep slopes of the bluffs of the Batten Kill pose severe limitations to any type of development.

Natural Attractiveness

Certainly the greatest natural attraction of this section of the Batten Kill is Dionondahowa Falls or Big Falls, located approximately one-half mile downstream from Middle Falls. The Easton side of the Batten Kill allows a spectacular view of the Falls which are 75-100 feet high. The Kill continues downstream towards the Hudson through a ravine with bluffs more than 100 feet high on each side. This area is quite picturesque since there is very little development on either side of the Kill.

The main access to the area is provided by an abandoned ~~railroad~~ trolley line grade which has its beginning across the Kill from the Stevens & Thompson Paper Mill. From that point the grade gradually descends the bluff of the Kill then runs along the Kill to a point just east of Clark's Mills. Access to the grade is gained from a trail which starts on Windy Hill Road approximately 3/4 of a mile from Rt. 29. This trail also provides access to the top of the Falls and to the top of the bluff from where the Falls are visible.

Present Land Use & Ownership

As stated earlier, most of this area is undeveloped. There are, however, fifteen residences along Windy Hill Road, six of which are mobile homes. There is also a gravel pit near the bend on Windy Hill Road.

The lack of development in this area is directly related to ownership and nature of the existing lots. The study area is characterized by large lots, the average lot size being more than 30 acres.

The reluctance of owners to subdivide their lots is probably the major reason the area has not experienced any major development.

Another factor is the fact that more than 30% of the study area is owned by corporations, specifically Hollingsworth and Vose, Hudson Pulp and Paper, Stevens and Thompson, Niagara-Mohawk, and the Town of Wilton.

Preliminary Recommendations

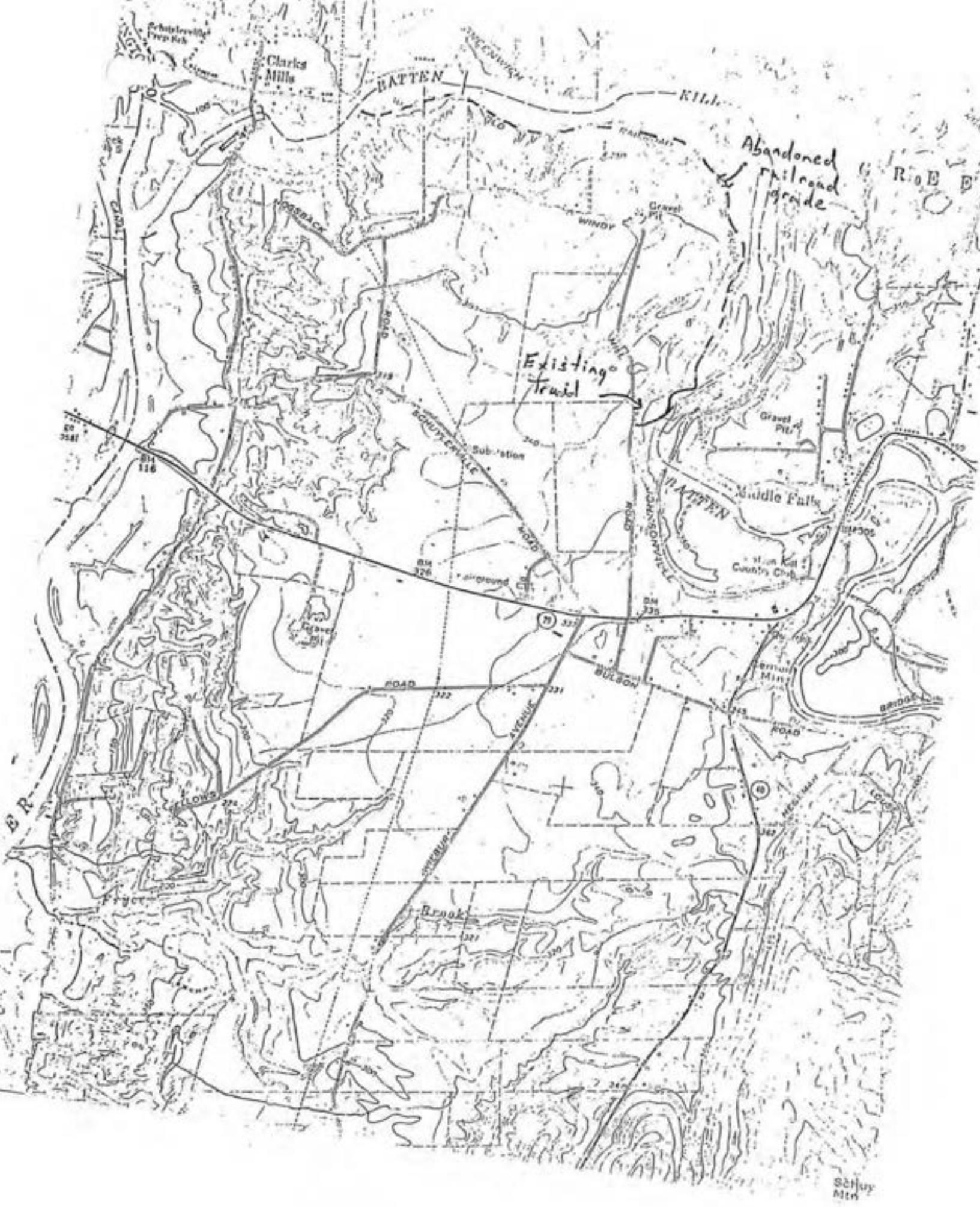
1) As part of the Town of Easton's Comprehensive Plan revision, a special corridor should be created encompassing all or part of the study area.

2) This special corridor should be protected through special regulations or through strict zoning and/or subdivision regulations.

3) If the Town of Easton so desires, the area should be recommended to the Washington County Planning Board to be included in the Washington County Recreation Plan.

4) Land owners should be approached so that any proposed future uses of the study area can be determined.

5) When and if the Town decides to develop the area for recreational uses, funding possibilities should be researched.


Clarks Mills
BATTEN KILL
Abandoned Railroad Bridge
Existing Trail
Gravel Pit
Middle Falls
Brook

SC

7.5


6270 II NE
(FORT MILLER)
32'30"
Bald Mtn
Clarks Mills
BATTEN KILL
RAILROAD
Gravel Pit
WHOY
GRADE
ROAD
DIONONDAHOWA FALLS
Gravel Pit
Substation
SCHUYLERVILLE
Middle Falls
BATTEN
JOHNSONVILLE
ROAD
Country Club
BM 116
BM 326
Fairground
BM 335
Cement Mtn
BULSON
ROAD
AVENUE
Brook
Fryer
BRIDGE

Robert L. Page ● Planning Director

Washington County Planning Department, County Office Building, Fort Edward, New York 12828, Telephone (518) 747-468

JUL 1 1978

July 13, 1978

Easton Town Board
R.D. #1 Route 40
Schaghticoke, N.Y. 12154

Dear Town Board Members:

I have received a copy of your recent letter to the County Planning Board regarding a resolution passed at your July 5, 1978 meeting.

First, let me say that I sincerely appreciate your confidence in me and hope that in the future I can reaffirm that confidence. Secondly, I don't believe there has ever been any misconception, either by myself or the County Planning Board, as to Easton's dedication to a planning effort. The Town of Easton has always been the vanguard for county communities concerned with their future growth and development.

As you may know, the County Board of Supervisors recently created a new position in the Planning Department. As soon as that position is filled I shall again be able to participate more fully in the Easton planning program. In the interim, I shall work as closely as possible with the LC-LG RPB staff, especially as your Planning Board faces the issues involved in the preservation of the agricultural community.

Sincerely,

Bob Page

Robert L. Page

RLP/kb
cc: Ron Roth
Easton Planning Board

TOWN OF EASTON

INTERIM REPORT
EXISTING LAND USE
(REVISED)

Prepared for: The Town of Easton Planning Board

Prepared by: The Washington County Planning Department
and
The Lake Champlain-Lake George Regional Planning Board

August 16, 1978

EXISTING LAND USE

One of the most important inputs into the Comprehensive Plan for the Town of Easton, New York that was prepared in 1970 was a study of the then current uses of the land. As that study pointed out, "The study of existing land use patterns, however, is basic because what is present today will have a large influence on what the future development will be."

This section of the Comprehensive Plan revision is intended to update the information provided in the original Comprehensive Plan. It is designed to provide a picture of the land use patterns in Easton today so that town planners can compare current information with that which was prepared for the original Comprehensive Plan and that which was contained in a county-wide land use survey completed by the Washington County Planning Department in 1973 to see what has transpired in the interim. Insights gained from this comparison should then help the town decide in which direction its land use policies should be aimed.

A. The Existing Land Use Study

The study of Easton's existing land uses was based on two main information sources, a field survey and a review of existing data. The field survey was undertaken to identify all of the "developed" land uses - residential, commercial and public structures as well as farm buildings and industrial installations - that currently exist in the town. The original survey was completed during March of 1978 by staff members from the Washington County Planning Board and the LC-LG Regional Planning Board. This survey was completed by driving along each road in the town and noting the locations and types of all structures encountered.

The review of existing data involved the use of aerial photograph interpretations available from the New York State Office of Planning Services. This information, known as the Land Use and Natural Resource Inventory (LUNR), enabled the planning staff to plot open land uses - agricultural and forest lands, wetlands, recreation areas, etc. - on a map of the town. Since the LUNR information was based on 1968 aerial photographs, it had to be updated to the year 1978. This was done by plotting agricultural land usage information, information which is compiled by the U.S. Agricultural Stabilization and Conservation Service to be used in its various programs, to indicate where changes have occurred since 1968. While this update information refers only to agricultural lands, it is reasonably representative of the entire change in land use.

By putting together the results of the field survey and the existing data, a fairly accurate map of all uses of land within the town was derived. This information is shown graphically on the Existing Land Use Map (page ____) and is presented quantitatively on Table I.

As was pointed out in the introductory statement above, the

updated land use survey was to be compared against the original and the county's 1973 survey. When this comparison was undertaken, it appeared that some of the previous land use information was mapped in error. The preliminary Existing Land Use Map that resulted from putting together the two types of information indicated a number of locations where possible errors had been identified in the previous two land use maps. The Town of Easton Planning Board and the staffs of the Washington County Planning Department and the LC-LG Regional Planning Board worked together to reconcile the map errors. The results of these reconciliations are embodied in two additional revised Existing Land Use maps - one each for 1968 and 1973 - which accompany this report. Users of this information should bear in mind that since the mapping for the two previous years, 1968 and 1973, had to be revised, it is likely that the 1973 mapping is somewhat less accurate than the 1978 mapping, and further, that the 1968 mapping is even less accurate.

B. The Town Land Use Pattern - 1978

In general, the description of the town's land use pattern contained in the 1970 Comprehensive Plan is as accurate then as it is today. The town is dominated by land that is used for agricultural pursuits. According to the land use information shown on Table I, some fifty-seven percent (22,528 acres) of the town is currently in use for agricultural production. This figure is somewhat different from the 68.9 percent of the town which was classified as "Farm Land" in the 1970 Comprehensive Plan since that "Farm Land" classification is a generalized grouping that covers flood lands, forests, and other types of uses, as well as lands used for agricultural production. Agricultural lands are located throughout the town with notable exceptions found in the northwest corner of the town where relatively intense development and physical characteristics combine to reduce the agricultural viability of the land, along the Hudson River valley where the land drops off sharply toward the bottom land along the river, and in the more mountainous areas of the town where steep slopes and thin soils limit the land's productivity. A quick comparison of the agricultural lands shown on the Existing Land Use Map with the soils and slopes capability maps shows that most of the town's land that is capable of supporting agricultural activity is indeed doing so.

The existing land use study separated agricultural land from the actual farm structures themselves. This was done because the farm structures represent "developed" uses of the land, less likely to change over time than are the "open" land uses. Some 70 farm centers (the headquarters of a farm business, usually located where the highest concentration of buildings is located) and 21 subsidiary farm buildings (a grouping of barns, storage sheds, silos, cribs, or other structures normally associated with farm use that are not located at or adjacent to the farm center)* were identified in the town. As expected, these uses are adjacent to the agricultural lands and are therefore scattered throughout the town.

*Many subsidiary farm buildings represent places which were formerly farm centers.

TABLE 1

TOWN OF EASTON

EXISTING LAND USE - 1978

Developed Land Uses	Number of Uses		Number of Acres	
Total Residential Uses	634*		511	
Year Round Single Family	576		461	
Conventionally Built		525		420
Mobile Homes		51		41
Seasonal, Single Family	45		36	
Conventionally Built		38		30
Mobile Homes		7		6
Apartments	3		6	
Mixed - Commercial/Residential	10		8	
Total Commercial Uses	7		37	
Commercial Use	27		27	
Mixed-Commercial/Residential	10		10	
Total Industrial Uses	5		280	
Manufacturing	4		277	
Non-Manufacturing	1		3	
Farm Centers	70		210	
Subsidiary Farm Buildings	21		40	
Utilities	3		200	
Public & Quasi Public Uses	21		105	

Open Land Uses	Number of Acres
Agricultural Lands	22,528
Forest Land and Brushland	13,944
Wetlands	730
Transportation	480
Recreation	269
Extractive	90

Summary

3.5% Developed Land (or 1383 acres)
96.5% Open Land (or 38,041 acres)

* Acreage statistics are approximate.

Sources: Land Use and Natural Resource Inventory New York State Office of Planning Services 1971; Lake Champlain-Lake George Regional Planning Board and Washington County Planning Board field survey, 1978.

updated land use survey was to be compared against the original and the county's 1973 survey. When this comparison was undertaken, it appeared that some of the previous land use information was mapped in error. The preliminary Existing Land Use Map that resulted from putting together the two types of information indicated a number of locations where possible errors had been identified in the previous two land use maps. The Town of Easton Planning Board and the staffs of the Washington County Planning Department and the LC-LG Regional Planning Board worked together to reconcile the map errors. The results of these reconciliations are embodied in two additional revised Existing Land Use maps - one each for 1968 and 1973 - which accompany this report. Users of this information should bear in mind that since the mapping for the two previous years, 1968 and 1973, had to be revised, it is likely that the 1973 mapping is somewhat less accurate than the 1978 mapping, and further, that the 1968 mapping is even less accurate.

B. The Town Land Use Pattern - 1978

In general, the description of the town's land use pattern contained in the 1970 Comprehensive Plan is as accurate then as it is today. The town is dominated by land that is used for agricultural pursuits. According to the land use information shown on Table I, some fifty-seven percent (22,528 acres) of the town is currently in use for agricultural production. This figure is somewhat different from the 68.9 percent of the town which was classified as "Farm Land" in the 1970 Comprehensive Plan since that "Farm Land" classification is a generalized grouping that covers flood lands, forests, and other types of uses, as well as lands used for agricultural production. Agricultural lands are located throughout the town with notable exceptions found in the northwest corner of the town where relatively intense development and physical characteristics combine to reduce the agricultural viability of the land, along the Hudson River valley where the land drops off sharply toward the bottom land along the river, and in the more mountainous areas of the town where steep slopes and thin soils limit the land's productivity. A quick comparison of the agricultural lands shown on the Existing Land Use Map with the soils and slopes capability maps shows that most of the town's land that is capable of supporting agricultural activity is indeed doing so.

The existing land use study separated agricultural land from the actual farm structures themselves. This was done because the farm structures represent "developed" uses of the land, less likely to change over time than are the "open" land uses. Some 70 farm centers (the headquarters of a farm business, usually located where the highest concentration of buildings is located) and 21 subsidiary farm buildings (a grouping of barns, storage sheds, silos, cribs, or other structures normally associated with farm use that are not located at or adjacent to the farm center)* were identified in the town. As expected, these uses are adjacent to the agricultural lands and are therefore scattered throughout the town.

*Many subsidiary farm buildings represent places which were formerly farm centers.

Forest land and brushland (generally, areas where forests are regenerating) cover another thirty-five percent of the town. These areas are scattered throughout the town and occupy most of those open land areas that cannot be used for agricultural pursuits.

In terms of developed land, residential uses predominate, with a total of 634 in existence. Of this number, 45 can be classified as seasonal, or dwellings occupied for only a portion of the year. The seasonal residences are found predominately along the Hudson River in the southwest corner of the town. The year round residential land uses are located fairly evenly throughout the town with limited concentrations found in the Easton and North Easton hamlets and at the intersection of NYS Routes 29 and 40.

The town has relatively few mobile homes, 58, with a good percentage located in the proximity of farm centers, being used to house farm workers. The mobile homes are, on the whole, well sited and properly placed, assumedly reflecting the town's judicious enforcement of its mobile home ordinance.

Other developed land uses are similarly scattered throughout the town with no major concentrations in existence. Commercial uses tend to be located along the state highways with a clustering found at the intersection of NYS Routes 29 and 40. Industrial facilities are located in the northwest corner of the town where good access and/or natural resources are present.

It is apparent from the existing land use pattern that the automobile has had its effect on the town. Community centers which may have existed or could have grown do not exist in any highly significant fashion in the town. Rather, the land use pattern is one where developed uses are scattered in among the agricultural lands. This pattern allows for an aesthetically pleasing rural lifestyle that is dependent on the automobile. To preserve this lifestyle, the town must be sure that additional development does not "suburbanize" the town and be sure that the open agricultural lands are not subjected to pressures that will put them out of production (hence lose much of the aesthetically pleasing environment).

C. The Town Land Use Pattern - Trends Since 1968

Over the past ten years, no sweeping land use changes have occurred in the town, although some trends, gradual as they may be, have become apparent. This section of the report will try to deal with these trends to indicate where the town is going in terms of land use change.

Table II quantifies the land use information presented in the three maps noted previously. This table shows the numbers of each type of "developed" land use in the town for each year and indicates the amount and percent of change for each five year period.

The table reveals that the most dramatic trend ("dramatic" in the sense that no change has occurred) is in the seasonal home type of land use.

TABLE II

TOWN OF EASTON
EXISTING LAND USE
1968, 1973 and 1978

	1968	1973	'68-'73 Change	1978	'73-'78 Change
Total Residential Uses	521	572	50 (9.6%)	634	62 (11.0%)
Year-Round Single Family	471	516	45 (9.1%)	576	60 (11.6%)
Conventionally Built	438	484	46 (10.5%)	525	41 (8.5%)
Mobile Homes	33	31	-2 (-6.1%)	51	20 (64.5%)
Seasonal Single Family	45	45	0	45	0
Conventionally Built	38	38	0	38	0
Mobile Homes	7	7	0	7	0
Apartments	0	2	2	3	1 (50.0%)
Mixed-Commercial/Residential	5	9	4 (80.0%)	10	1 (11.1%)
Total Commercial Uses	23	32	9 (39.1%)	35	3 (8.6%)
Commercial Use	17	23	6 (35.3%)	27	4 (17.4%)
Mixed-Commercial/Residential	5	9	4 (80.0%)	10	1 (11.1%)
Total Industrial Uses	7	9	2 (22.2%)	10	1 (11.1%)
Manufacturing	3	4	1 (33.3%)	4	0
Non-Manufacturing	1	1	0	1	0
Extractive	3	4	1 (33.3%)	5	1 (25.0%)
Farm Center	106	88	-18 (17%)	70	-18 (20.5%)
Subsidiary Farm Buildings	9	10	1 (11.1%)	21	11 (110%)
Utilities	2	3	1 (50.0%)	3	0
Public & Quasi Public Uses	20	21	1 (5.0%)	21	0
Recreation	4	4	0	4	0
TOTAL ALL USES	679	722	43 (6.3%)	785	63 (8.7%)

As shown in the table, there has been no net change in this category. Over the period, only the number of new seasonal residences have been offset by the number of seasonal residences no longer in use.

Another rather significant trend is found in the permanent mobile home category (i.e. mobile homes used as permanent - versus seasonal - residences). While over the 1968-1973 period the number of mobile homes actually decreased, the period from 1973-1978 saw an increase of 20 units, an increase of over 64 percent. This increase was the largest registered for any land use category and represents one-third of the new residential structures in the town over the period. Most of these new mobile homes have been located as accessory structures, accessory to an existing single family or farm use, reflecting amendments to the town's mobile home ordinance. The amendments made the placement of new mobile homes legal as accessory structures in deference to the formation of mobile home parks. The land use data shows the results of those amendments.

In terms of residential uses generally, both five year periods evidence a gradual steady increase. The number of fewer conventionally built homes in the 1973-1978 period versus the 1968-1973 period is probably a reflection of the tight home mortgage market nationally in 1973 and 1974 rather than a specific situation that existed in the town.

The locations of these additional land uses are generally scattered throughout the town. During the 1968 to 1973 period, substantial clustered growth (12 new residences) took place in the NYS Routes 20 and 40 area. Only three new residences were built there since 1973. Lesser concentrations took place in the South Easton area from 1968 to 1973 and on the west side of Archdale during the ten year period, especially since 1973.

The number of commercial uses increased significantly during the first five year period, with much of this increase due to the use of residential structures for business as well as residentially. The more recent data indicates that commercial growth is progressing at about the same pace as other uses in the town.

With the exception of the Fort Miller plant in the northeast section of the town, very little industrial growth has occurred. The data included on the table is somewhat deceptive in that sand and gravel pits are included as industrial uses.

Farm centers have been declining over the entire ten year period with a slightly increased loss evidenced over the last five years. The reader must be cautioned, however, that the number of farm centers alone is somewhat deceptive, since the actual amount of land used for agriculture has increased by approximately 2011 acres - nine percent - over the period. This means that while the marginal farm operations have gone out of business, the stronger operations are consolidating and even expanding the amount of land under cultivation to meet the needs of farm businesses that must grow to remain financially viable. This consolidation and expansion has taken place generally throughout the town.

Overall, the land use pattern has remained much the same although:

1. Some "hamletization" has occurred

2. Commercial growth is taking place especially in the NYS Routes 29 and 40 area and through the adaption of residential structures.

3. The amount of agricultural lands has increased.

D. Implications for Land Use Planning

The Town of Easton is not currently a rapidly growing town, nevertheless growth is coming its way. The existing land use patterns indicate a number of implications which should be considered in developing the Town's Land Use Plan:

1. Land Use Conflicts -

A land use conflict arises when one type of land use adversely affects other land uses. Land uses should be planned to compliment one another with a variety of use types allowed when they are compatible. Land use conflicts are undesirable since property values may be adversely affected, and blight and deterioration may result.

In Easton, the major area of potential conflict involves agricultural lands versus developed land uses. The existing land use trends information indicate that the town has been fairly successful in reducing this potential conflict. The Comprehensive Plan revision must continue the protection of agricultural lands from encroaching development if the rural character and economy of the town are to be preserved.

2. Encourage Concentrated Growth -

The approach of the 1970 Comprehensive Plan to concentrate growth in the NYS Routes 29 and 40 area has been reasonably successful in that some residential and commercial growth has occurred. Development should continue to be encouraged to occur here, the Comprehensive Plan should designate the area for smaller lot sizes, additional public services (when they are to be provided), diverse commercial and residential uses, and other incentives to development to continue to foster the growth that has taken place here.

Further, the land use trends information shows that some smaller concentrations of growth have occurred in South Easton and adjacent to Archdale. Continued concentrated growth (concentration on more of a suburban scale than urban scale) should be encouraged in areas such as these that have been looked upon as favorable development sites by home purchasers, yet have not encroached on viable agricultural lands.

William F. Davidson, Director
Lake George Institute
Lake George, New York 12845
(518) 668-5773

Discussion of Battenkill Special Corridor Study

Town of Easton Planning Board Meeting
August 16, 1978

It has been proposed that a study be undertaken to determine the feasibility of establishing a special corridor along the Battenkill River in the Town of Easton. In order that this study will have some direction, and therefore be of better use to the Town, it is important that the following items be discussed.

I. Goals and Objectives

A special corridor might be established for any of a number of purposes. These include:

A. to develop as a picnic and/or hiking area;
B. to develop a passive or active recreational area, or
C. to designate the area as a conservation or preservation area.

Included in the goals and objectives is the question of at what scale the corridor will be established. It might be established at the local, multi-town, or county level. The Town might also wish to attempt to attract a private group, such as the Nature Conservancy, to step in and purchase land or development rights.

The boundaries of the study area should also be established at this time.

II. Study Elements

Once the goals and objectives have been determined, the following aspects of the study area would be examined:

A. ownership;
B. topography;
C. current land use;
D. esthetics;
E. ground cover; and
F. access.

After examining these aspects, recommendations can be made indicating which areas would be best suited for the proposed uses.

Easton Wetland Report

9/20/78

9th/18

EASTON WETLAND REPORT

Article 24 of the New York State Environmental Conservation Law defines freshwater wetlands as being lands or submerged lands commonly called marshes, swamps, sloughs, bogs, and flats supporting aquatic or semi-aquatic vegetation of the following types:

(a) wetland trees, which depend upon seasonal or permanent flooding or sufficiently water-logged soils to give them a competitive advantage over other trees, including, among others, red maple, willows, black spruce, swamp white oak, red ash, black ash, silver maple, American elm, and larch;

(b) wetland shrubs, which depend upon seasonal or permanent flooding or sufficiently water logged soils to give them a competitive advantage over other shrubs; including among others older, buttonbush, bog rosemary, dogwoods, and leatherleafs;

(c) emergent vegetation, including, among others, cattails, pickerelweed, bulrushes, arrow arum, arrowheads, reed, wildrice, bur-reeds, purple loosetrife, swamp loosestrife and water plantain;

(d) rooted, floating-leaved vegetation; including among others, water lily, water shied, and spatterdock;

(e) free floating vegetation; including duckweed big duckweed and water meal;

(f) wet meadow vegetation, which depends upon seasonal or permanent flooding or sufficiently water-logged soils to give it a competitive advantage over other open land vegetation; including, among others, sedges, rushes, cattails, rice-cut-grass, reed canary grass, swamp loosestrife and spikerush;

(g) bog mat vegetation; including among them, spaghnum mosses, boy rosemary, leatherleaf, pitcher plant, and cranberries;

(h) submergent vegetation; including among others, sandweeds, naiads, bladderwort, wild celery, coontail, water milfoils, mushgrass, stonewart, waterweeds and water smartweed.

While New York's Freshwater Wetlands Law is mainly concerned with those wetlands 12.4 acres and larger, this inventory examined wetlands in the Town of Easton one acre and larger.

Wetlands were once looked upon as being wastelands, worthless areas suited only to garbage dumping, or filling in for development. In recent years, however, we have discovered that there are many benefits to be derived from wetlands. These include:

(a) flood and storm control by providing hydrologic absorption and large storage capacity;

(b) wild life habitat by providing breeding nesting and feeding grounds and cover for wildlife and wildfowl;

(c) protection of subsurface water resources and provision for valuable watersheds and recharging ground water supplies;

(d) recreation by providing areas for hunting, fishing, boating, hiking, bird watching, photography, camping and other uses;

(e) pollution treatment by serving as chemical and biological oxidation basins;

(f) erosion control by serving as sedimentation areas and filtering basins, absorbing silt and organic matter;

(g) education and scientific research by providing readily accessible outdoor bio-physical laboratories, living classrooms, and vast training and education resources;

(h) open space and aesthetic appreciation; and

(i) sources of nutrients in freshwater food cycles and nursery grounds and sanctuaries for freshwater fish.

Not all wetlands supply these benefits equally. The degree to which wetlands supply benefits depends upon their vegetative cover, their ecological associations, their special features, their hydrological and pollution control features, and their distribution and location. These parameters, of course, will differ from wetland to wetland.

The Department of Environmental Conservation has proposed a system for classifying freshwater wetlands based on vegetation, water conditions, ecological associations, distribution and location, and special

features. There are four classes.

Under the proposed regulations a wetland would be a Class I wetland if it:

(a) is a resident habitat of an animal species endangered in all or a major region of the state;

(b) is a location of a plant species on the federal endangered list;

(c) in an area which supports animal species unusually abundant or diverse for all or a major region of the state;

(d) is a classic kettlehole bog;

(e) is a tributary to areas which would be subject to seasonal flooding or property damage if the wetland were altered; or

(f) contains four or more characteristics which if considered separately would make it a Class II wetland.

A wetland would be a Class II wetland if it:

(a) is the traditional migration habitat of an animal species engangered in all or a major region of the state;

(b) is a location of a plant species endangered in the state;

(c) is an area that supports animal species unusually abundant and diverse for the county.

(d) is of historical or archaelogical importance;

(e) is an excellent example of a unique geological feature;

(f) contains two or more groups of wetland covertypes;

(g) is an emergent marsh of which no more than two-thirds is purple loosestrife or reed;

(h) is an aquifer recharge area;

(i) is one of the three largest wetlands in the town; or

(j) is tributary to areas suitable for development, or used for intensive agriculture which would be subject to flooding should the wetland be modified.

A Class III wetland would be one which:

(a) has a total alkalinity of at least 50 parts per million;

(b) is adjacent to a fertile upland;

(c) is habitat to rare plant or animal species;

(d) is an emergent marsh of which more than two-thirds is purple loosestrife or reed;

(e) is a deciduous or shrub swamp; or

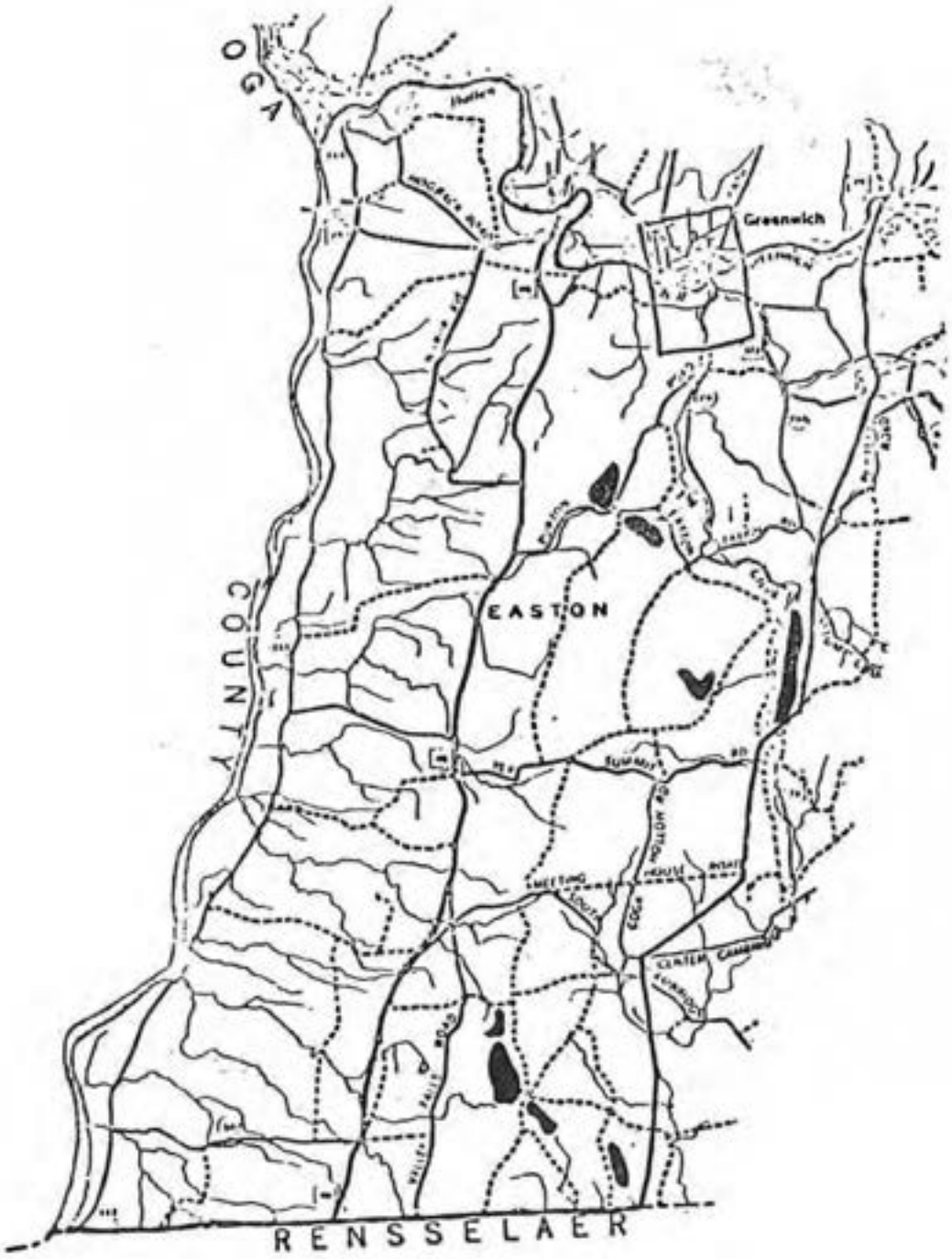
(f) consists of floating and/or submergent vegetation.

Class IV wetlands would be those which exhibit one of the characteristics of the other classes.

It is important to remember that these classifications will be applicable only to those wetlands 12.4 acres and larger. As part of this wetland study, however, "mock" classifications have been given to all wetlands. Wetlands designated as Class I were identified as such because they have been identified as flood hazard areas under National Flood Insurance Program. Generally, these wetlands are also the ones which will be subject to state regulation.

Wetlands given a Class II designation usually exhibited two or more groups of wetland covertypes, or were emergent marshes. Deciduous and shrub swamps compose the majority of Class III wetlands.

No Class IV wetlands were identified. There is one further consideration that should be noted, and that is size. Size was not considered when the wetlands were classified, although a general rule of thumb might be that the smaller the wetland, the lesser might be its value.



TOWN OF EASTON WETLANDS

The shaded areas on the above map represent the approximate boundaries wetlands as defined by Article 14 of the New York State Environmental Conservation Law, and are thereby subject to the rules and regulations of New York's Wetlands Law.

FRESHWATER WETLANDS FIELD DATA SHEET

A. Wetland Acreage 50+ acres

B. Wetland Covertype(s) %

1. Wetland Trees ____
2. Wetland Shrubs 10%
3. Emergent Vegetation ____
4. Rooted, Floating-leaved ____
5. Free Floating Vegetation ____
6. Wet Meadow Vegetation 90%
7. Bog Mat Vegetation ____
8. Submergent Vegetation ____
9. Open Water ____

C. Percent Vegetative Cover ____

D. Degree of Interspersion (Low) Medium High

E. Water Link or Water Contact

Stream flows through part of this area

F. Wetland Classification and Reasons

Class I - This area has been identified as a flood hazard area

Wetland Map Number I-A

USGS Quad Name Schuylerville

Date Investigated Aug. 78

G. Official Wetland Plants

Cattails
Rushes
Sedges
Loosestrife

H. Rare-Endangered-Unique-Protected

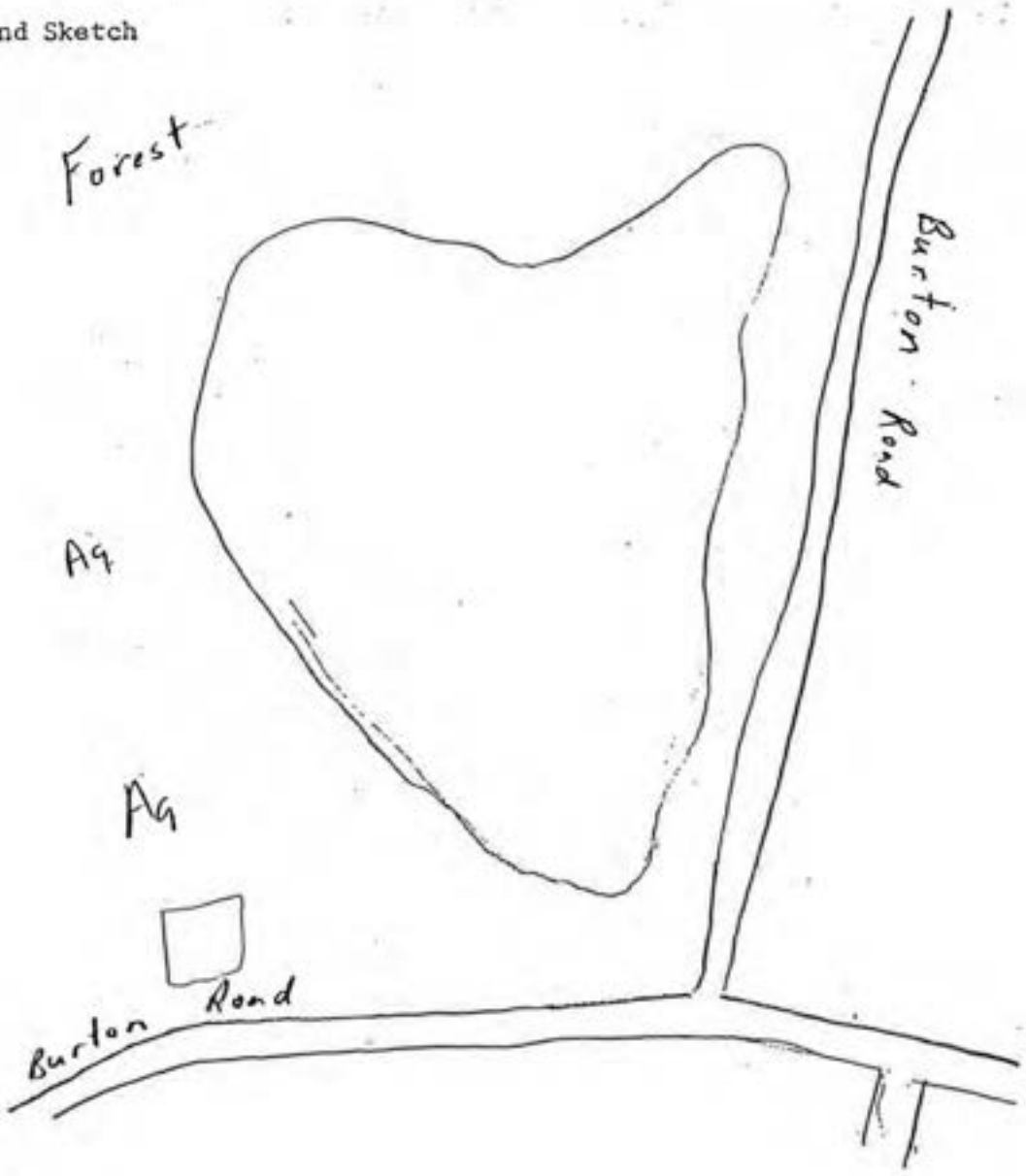
I. Wildlife

J. Additional Comments

Will probably be under DEC regulation

...	Adj.	Pot.	Inf.	COMMENTS
1. Beaver.....	___	___	___	_____
2. Agriculture.....	___	X	___	_____
3. Forestry.....	___	___	___	_____
4. Residential.....	X	___	___	_____
5. Waste Disposal.....	___	___	___	_____
6. Mining.....	___	___	___	_____
7. Recreation.....	___	___	___	_____
8. Industrial/Commercial.....	___	___	___	_____
9. Transportation.....	___	___	___	_____
10. Others.....	___	___	___	_____

L. Wetland Sketch



FRESHWATER WETLANDS FIELD DATA SHEET

A. Wetland Acreage 15-20 acres

B. Wetland Covertype(s) %

1. Wetland Trees 50
2. Wetland Shrubs 10
3. Emergent Vegetation 10
4. Rooted, Floating-leaved ____
5. Free Floating Vegetation ____
6. Wet Meadow Vegetation 30
7. Bog Mat Vegetation ____
8. Submergent Vegetation ____
9. Open Water ____

C. Percent Vegetative Cover ____

D. Degree of Interspersion Low (Medium) High

E. Water Link or Water Contact

Stream flows through this area

F. Wetland Classification and Reasons

Class I - This has been identified as a flood hazard area

Wetland Map Number I-B

USGS Quad Name Schuylerville

Date Investigated Aug. 78

G. Official Wetland Plants

Red maple
other deciduous
Cattails
Sedges
Loosestrife

H. Rare-Endangered-Unique-Protected

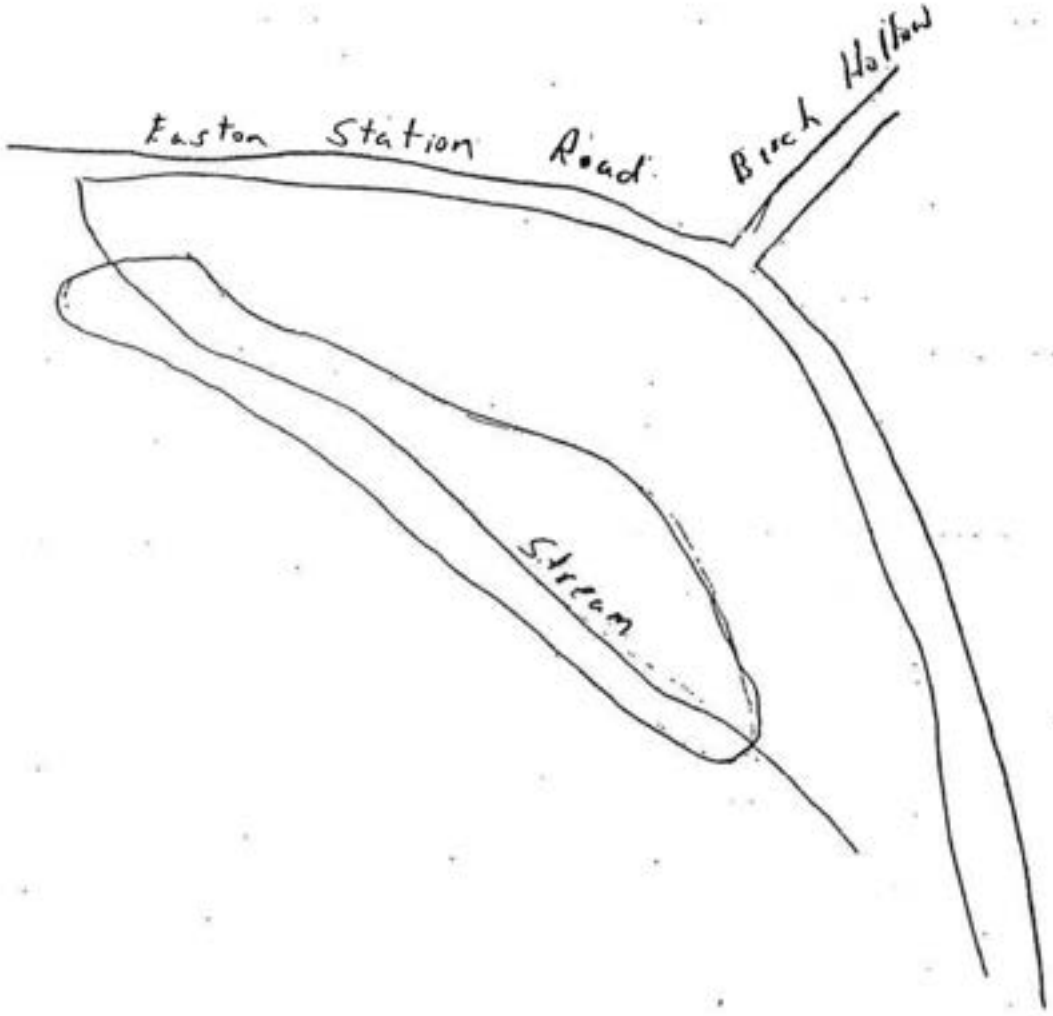
I. Wildlife

J. Additional Comments

Will probably be under DEC regulation

	Unk.	Rem.	Abd.	Comments
1. Beaver.....	___	___	___	_____
2. Agriculture.....	X	___	___	_____
3. Forestry.....	___	___	___	_____
4. Residential.....	X	___	___	_____
5. Waste Disposal.....	___	___	___	_____
6. Mining.....	___	___	___	_____
7. Recreation.....	___	___	___	_____
8. Industrial/Commercial.....	___	___	___	_____
9. Transportation.....	___	___	___	_____
10. Others.....	___	___	___	_____

L. Wetland Sketch



PRELIMINARY WETLAND FIELD DATA SHEET

A. Wetland Acreage 100-150 ~~[illegible]~~ 20 acres

B. Wetland Covertype(s) %

1. Wetland Trees 70
2. Wetland Shrubs 10
3. Emergent Vegetation 10
4. Rooted, Floating-leaved ____
5. Free Floating Vegetation ____
6. Wet Meadow Vegetation 10
7. Bog Mat Vegetation ____
8. Submergent Vegetation ____
9. Open Water 5%

C. Percent Vegetative Cover ____

D. Degree of Interspersion (Low) Medium High

E. Water Link or Water Contact
Stream flows through this area

F. Wetland Classification and Reasons
Class I - This area has been identified as a flood hazard area

Wetland Map Number I-C

USGS Quad Name Cambridge

Date Investigated Aug - 78

G. Official Wetland Plants
Red Maple
Other deciduous
Sedges
Rushes (in places)
Cattail (in places)

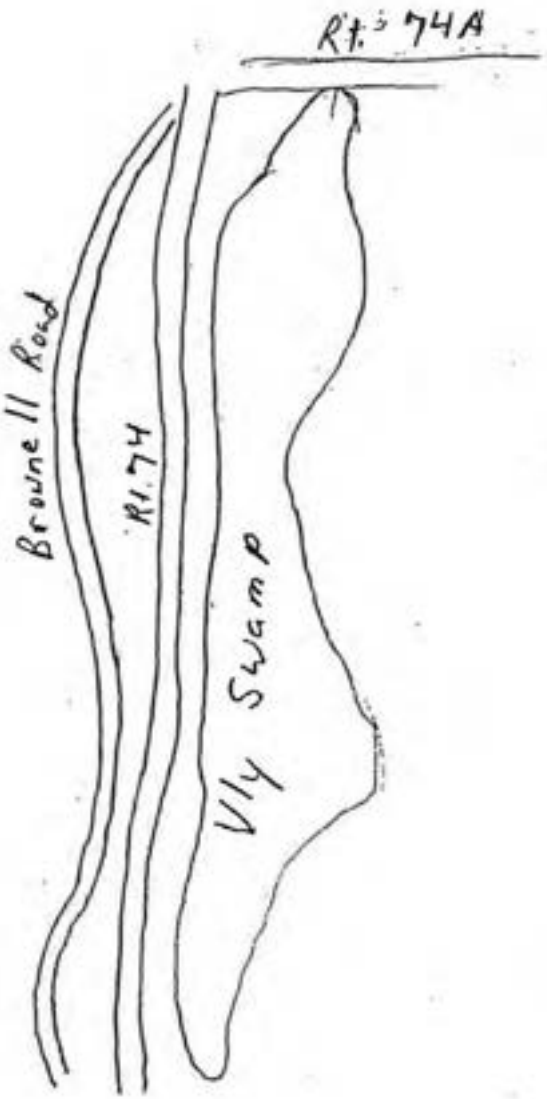
H. Rare-Endangered-Unique-Protected

I. Wildlife
Probable wild life habitat.

J. Additional Comments
Will probably be under DEC regulation

	Prim.	Sec.	Pot.	Comments
1. Beaver.....	___	___	___	_____
2. Agriculture.....	X	___	___	_____
3. Forestry.....	___	___	___	_____
4. Residential.....	X	___	___	_____
5. Waste Disposal.....	___	___	___	_____
6. Mining.....	___	___	___	_____
7. Recreation.....	___	___	___	_____
8. Industrial/Commercial.....	___	___	___	_____
9. Transportation.....	___	___	___	_____
10. Others.....	___	___	___	_____

L. Wetland Sketch



FRESHWATER WETLANDS FIELD DATA SHEET

A. Wetland Acreage 10-15

B. Wetland Covertype(s) %

1. Wetland Trees 50
2. Wetland Shrubs 10
3. Emergent Vegetation 20
4. Rooted, Floating-leaved ____
5. Free Floating Vegetation ____
6. Wet Meadow Vegetation ____
7. Bog Mat Vegetation ____
8. Submergent Vegetation ____
9. Open Water 30

C. Percent Vegetative Cover 80

D. Degree of Interspersion Low / (Medium) / High

Wetland Map Number I-D

USGS Quad Name Cambridge

Date Investigated Aug-78

G. Official Wetland Plants

Maple
Other deciduous
Shrubs
Cattails
Rushes

H. Rare-Endangered-Unique-Protected

. Water Link or Water Contact

Open water - stream flows through

I. Wildlife

F. Wetland Classification and Reasons

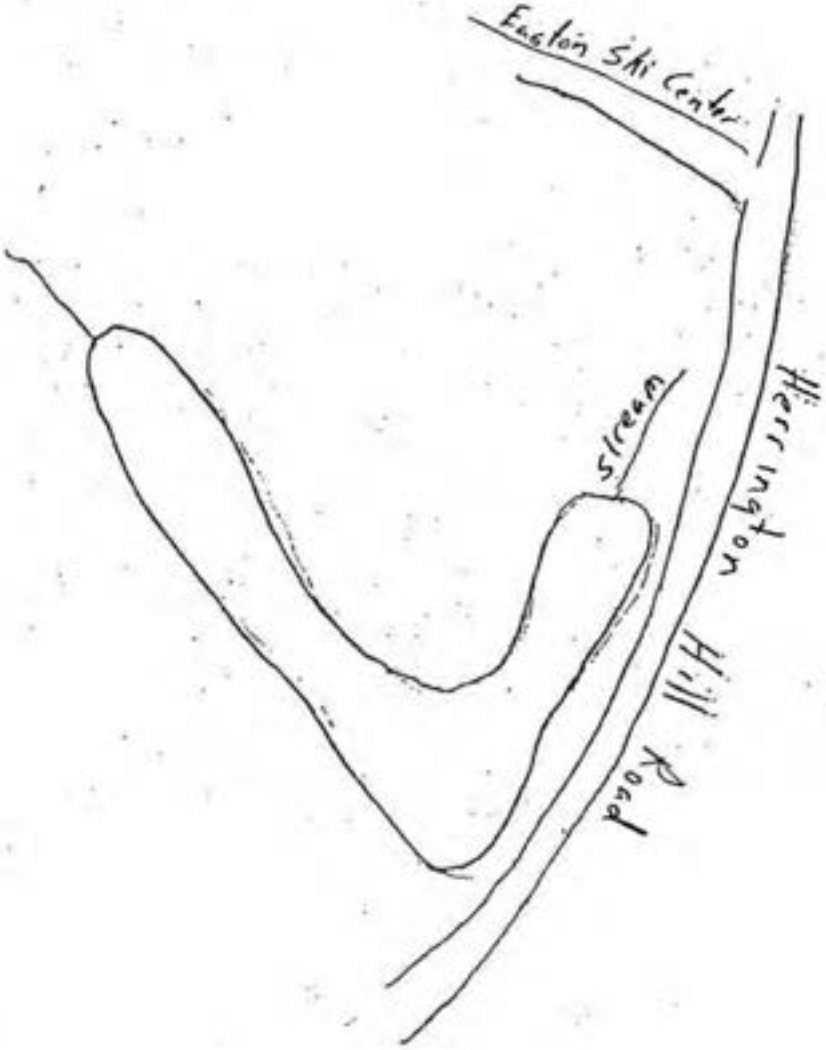
Class I - This area has been classified as a flood hazard area.

J. Additional Comments

Will probably be under DEC regulation

Site/Human Influence	MIN.	MOD.		COMMENTS
1. Beaver.....	___	___	___	_____
2. Agriculture.....	___	___	___	_____
3. Forestry.....	___	___	___	_____
4. Residential.....	___	___	___	_____
5. Waste Disposal.....	___	___	___	_____
6. Mining.....	___	___	___	_____
7. Recreation.....	___	___	___	_____
8. Industrial/Commercial.....	___	___	___	_____
9. Transportation.....	___	___	___	_____
10. Others.....	___	___	___	_____

L. Wetland Sketch



FRESHWATER WETLANDS FIELD DATA SHEET

A. Wetland Acreage 15 acres

B. Wetland Covertype(s) %

1. Wetland Trees 100%
2. Wetland Shrubs
3. Emergent Vegetation
4. Rooted, Floating-leaved
5. Free Floating Vegetation
6. Wet Meadow Vegetation
7. Bog Mat Vegetation
8. Submergent Vegetation
9. Open Water

C. Percent Vegetative Cover 100%

D. Degree of Interspersion (Low) Medium High

E. Water Link or Water Contact

Stream drains this wetland

F. Wetland Classification and Reasons

Class I - This area has been identified as a flood hazard area.

Wetland Map Number I-E

USGS Quad Name Schaghticoke

Date Investigated Aug-78

G. Official Wetland Plants

Red Maple
Elm
Other deciduous

H. Rare-Endangered-Unique-Protected

I. Wildlife

Bird life
Probably small game

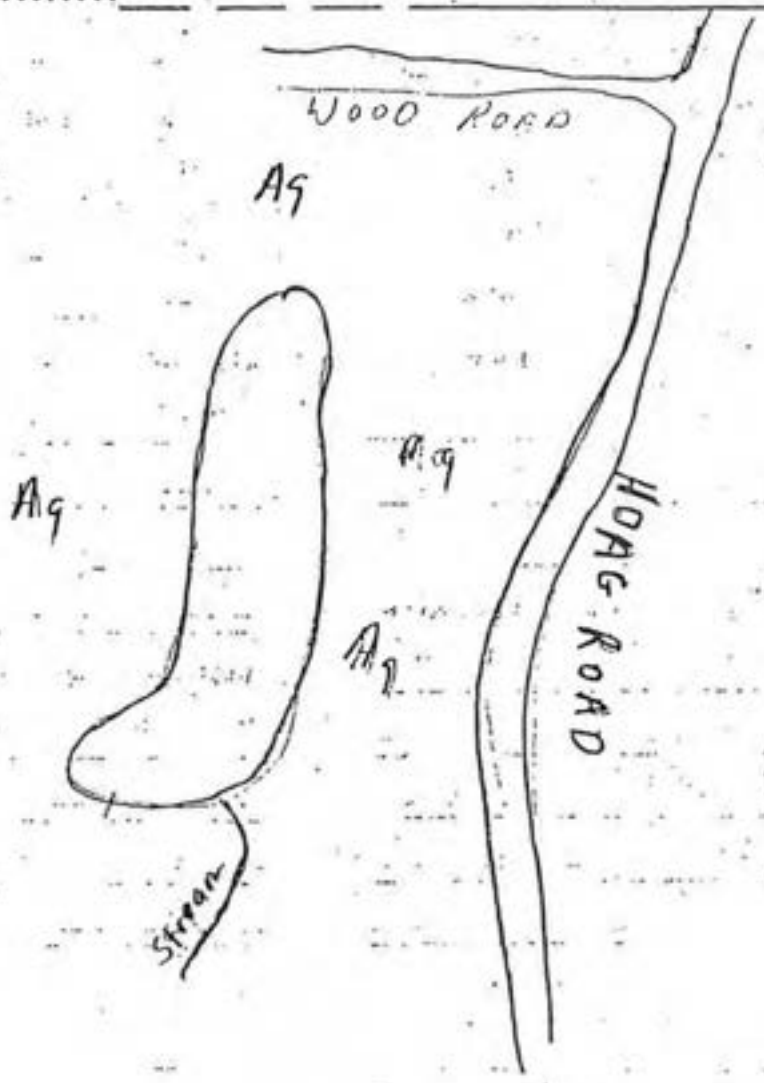
J. Additional Comments

Will probably be under DEC regulation

K. Outside/Human Influence

	MIN.	MOD.	MAJ.	COMMENTS
1. Beaver				
2. Agriculture		X		
3. Forestry				
4. Residential				
5. Waste Disposal				
6. Mining				
7. Recreation				
8. Industrial/Commercial				
9. Transportation				
10. Others				

L. Wetland Sketch



FRESHWATER WETLANDS FIELD DATA SHEET

A. Wetland Acreage ~~Est~~ 40 acres

B. Wetland Covertype(s) %

1. Wetland Trees 90%
2. Wetland Shrubs 10%
3. Emergent Vegetation
4. Rooted, Floating-leaved
5. Free Floating Vegetation
6. Wet Meadow Vegetation
7. Bog Mat Vegetation
8. Submergent Vegetation
9. Open Water

C. Percent Vegetative Cover 100%

D. Degree of Interspersion Low (Medium) High

E. Water Link or Water Contact
Stream flows through

F. Wetland Classification and Reasons
Class I - This area has been identified as a flood hazard area

Wetland Map Number I-F

USGS Quad Name Schaghticoke

Date Investigated Aug 78

G. Official Wetland Plants
Red Maple
Elm
Shrubs

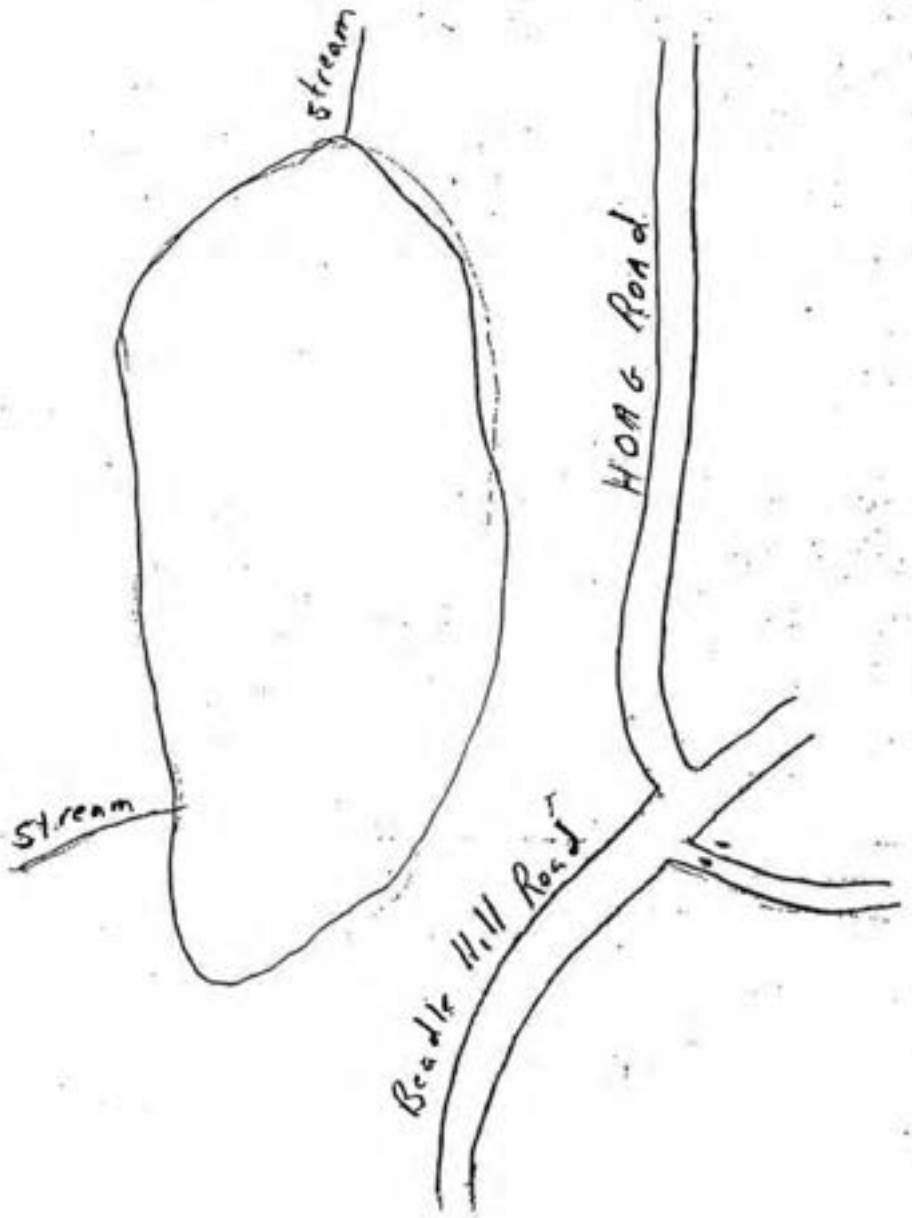
H. Rare-Endangered-Unique-Protected

I. Wildlife
Bird life
Probably small game

J. Additional Comments
Will probably be under DEC regulation

K. Outside/human Influence	MIN.	MOD.	MAJ.	COMMENTS
1. Beaver				
2. Agriculture	X			
3. Forestry				
4. Residential	X			
5. Waste Disposal				
6. Mining				
7. Recreation				
8. Industrial/Commercial				
9. Transportation				
10. Others				

L. Wetland Sketch



TOWN OF EATON

FRESHWATER WETLANDS FIELD DATA SHEET

A. Wetland Acreage 20-25 acres

B. Wetland Covertype(s) %

1. Wetland Trees 85%
2. Wetland Shrubs
3. Emergent Vegetation 5%
4. Rooted, Floating-leaved
5. Free Floating Vegetation
6. Wet Meadow Vegetation
7. Bog Mat Vegetation
8. Submergent Vegetation
9. Open Water 10%

C. Percent Vegetative Cover 90%

D. Degree of Interspersion (Low) Medium High

E. Water Link or Water Contact

Stream drains this wetland

F. Wetland Classification and Reasons

Class I - This area has been identified as a flood hazard area.

Wetland Map Number I-G

USGS Quad Name Schaghticoke

Date Investigated Aug 77

G. Official Wetland Plants

Red Maple
Cattails
Rushes

H. Rare-Endangered-Unique-Protected

I. Wildlife

Bird life

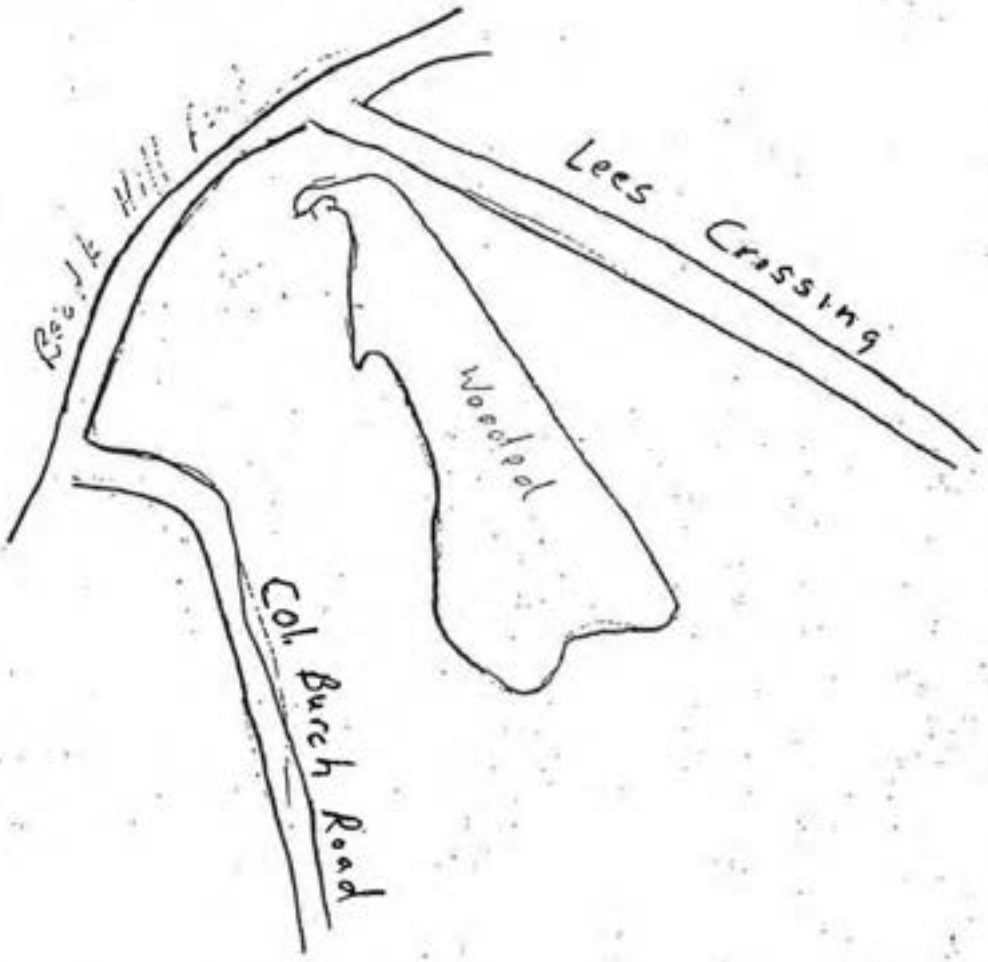
J. Additional Comments

Will probably come under DEC regulation

K. Outside/Human Influence

	MIN.	MOD.	MAJ.	COMMENTS
1. Beaver.....	___	___	___	_____
2. Agriculture.....	___	___	___	_____
3. Forestry.....	___	___	___	_____
4. Residential.....	___	___	___	_____
5. Waste Disposal.....	___	___	___	_____
6. Mining.....	___	___	___	_____
7. Recreation.....	___	___	___	_____
8. Industrial/Commercial.....	___	___	___	_____
9. Transportation.....	___	___	___	_____
10. Others.....	___	___	___	_____

L. Wetland Sketch



Field Data sheet

for

Wetland 1-H

missing

FRESHWATER WETLANDS FIELD DATA SHEET

A. Wetland Acreage 25-30 acres

B. Wetland Covertype(s) %

1. Wetland Trees 80%
2. Wetland Shrubs 10%
3. Emergent Vegetation
4. Rooted, Floating-leaved
5. Free Floating Vegetation
6. Wet Meadow Vegetation 10%
7. Bog Mat Vegetation
8. Submergent Vegetation
9. Open Water

C. Percent Vegetative Cover 100

D. Degree of Interspersion (Low) Medium High

E. Water Link or Water Contact

A small stream drains this wetland to the south.

F. Wetland Classification and Reasons

Class I - This wetland has been identified as a flood hazard area under the Emergency Program of the National Flood Insurance Program.

Wetland Map Number 1 - I

USGS Quad Name Schaghticoke

Date Investigated Aug 78

G. Official Wetland Plants

Red Maple
American Elm
Cattails
Purple loosestrife

H. Rare-Endangered-Unique-Protected

I. Wildlife

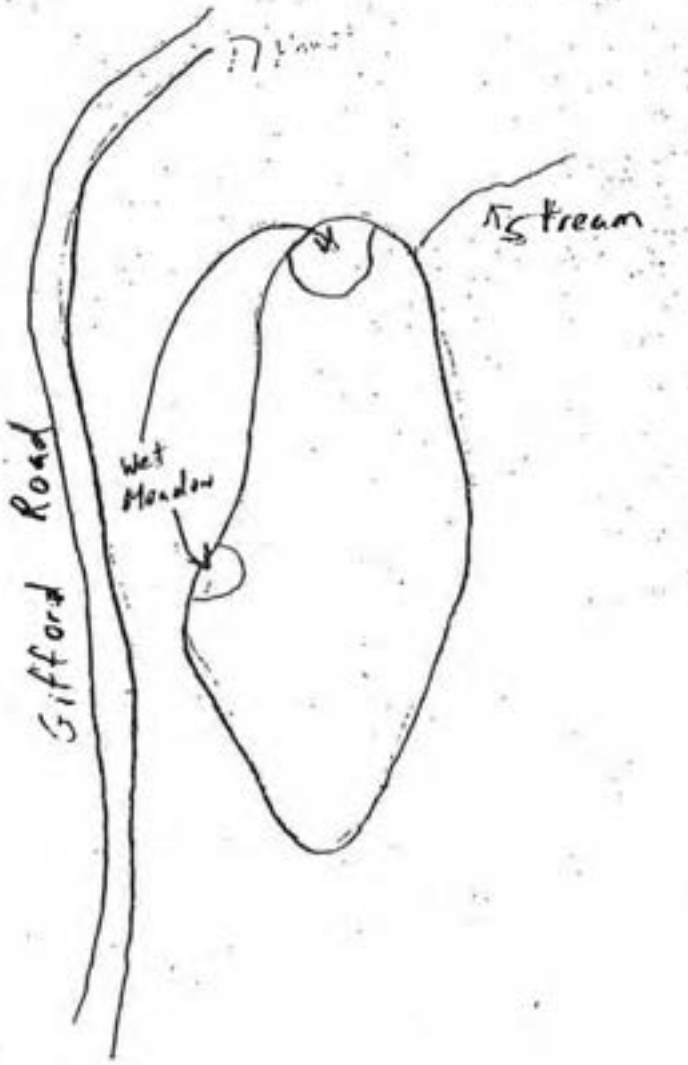
Birds in wooded area.

J. Additional Comments

Will probably come under DEC regulation

K. Activities/Human Influences	MIN.	MOD.	MAJ.	COMMENTS
1. Beaver				
2. Agriculture	X			
3. Forestry				
4. Residential	X			
5. Waste Disposal				
6. Mining				
7. Recreation				
8. Industrial/Commercial				
9. Transportation				
10. Others				

L. Wetland Sketch



LAKE CHAMPLAIN LAKE GEORGE REGIONAL PLANNING BOARD

WILLIAM F. DAVIDSON, DIRECTOR

LAKE GEORGE INSTITUTE
LAKE GEORGE, NEW YORK, 12845
518-668-5773

SPECIAL STUDY

BATTEN KILL CORRIDOR

PREPARED FOR: TOWN OF EASTON PLANNING BOARD

PREPARED BY: LAKE CHAMPLAIN-LAKE GEORGE REGIONAL PLANNING BOARD

OCTOBER 18, 1978

COUNTIES OF CLINTON ESSEX HAMILTON WASHINGTON WARREN

BATTEN KILL CORRIDOR

Study Area

The Batten Kill rises out of the Green Mountains near Manchester, Vermont and flows southwesterly to Arlington, Vermont then in a westerly direction through Washington County. Just past Middle Falls, the Batten Kill turns sharply and flows north for approximately 1 ¼ miles before turning west again and flowing the last 1 ½ miles to its confluence with the Hudson River.

The land in the Town of Easton bordering this 2 3/4 mile section of the Batten Kill is the subject of this report. It is hoped that this area can be set aside as a special corridor and preserved for future recreational considerations.

The entire corridor lies north of Hogsback and Windy Hill Roads and east of Windy Hill Road. The western boundary of the corridor is Hogsback Road near its intersection with County Route 113. The eastern boundary of the corridor is the Johnsonville Railroad bridge near the Batten Kill Country Club. For the purpose of this study the inland boundary of the corridor is described as being 50 feet back from the top of the bluffs of the Batten Kill. This boundary, starting at the Johnsonville Railroad Bridge, is represented by the 320 foot contour line. The boundary changes as we move towards the Hudson and ranges between the 340 foot contour to as low as the 230 foot countour. This represents an area of between 300 and 350 acres. At present the corridor is wooded and undeveloped.

Ownership

All of the land within the corridor is privately owned except for approximately 15 acres which is owned by the Town of Wilton. Most of the land is in large tracts with the major owners being Hollingsworth and Vose Co., Hudson Pulp and Paper Co., Stevens and Thompson Co., and Niagara-Mohawk Corp. These four companies own approximately 60 percent of the land within the corridor. Much of the rest of the corridor is located in three large privately owned lots; the owners being Michael Peregrim, Adelbert Coffin, and Frank, Joseph and Edward Reiszel.

Bedrock Geology

The special corridor is underlain with shale. This shale is easily weathered and fractured and is not a strong foundation material for large structures. This presents a very serious limitation to any industrial development within the corridor.

Soils

The majority of the soils in the corridor are of the Otisville and Hoosick series and are characteristic of soils found in areas of steep slope. They are easily eroded and therefore pose limitations on almost every kind of development. The soils tend to be shallow posing further limitations. This combination of high erosion potential and shallow depth to bedrock raises doubts as to the potential development of the corridor. Not only would development be environmentally unsound, but it would also be very costly to the developers, who would have to overcome the adverse soil conditions through some sort of engineering.

Topography

As stated above, the soils of the corridor are characteristic of steep slopes. Indeed, almost the whole corridor is very steeply sloped. At least 60 percent of the corridor is marked by slopes of more than 25 percent and in many places the slope is well over 50 percent.

Steep slopes pose very severe limitations to almost any type of development or use. Even recreation areas are severely hampered by the presence of steep slope.

The problem is compounded by the fact that the bluffs of the Batten Kill rise 200 feet in height in some sections of the corridor. Major engineering would be required in these areas to accommodate development.

Natural Attractiveness

Certainly, the greatest natural attraction of the corridor is Dionondahowa Falls, or Big Falls. The Falls are located approximately ¼ mile downstream from the Johnsonville Railroad Bridge. The Easton side of the Batten Kill allows a spectacular view of the Falls which are 75-100 feet in height.

Access to the Falls is supplied by an abandoned road, which is in excellent condition. The trail has its beginning on Windy Hill Road approximately 3/4 mile from Rt. 29. The abandoned road provides access to the top of the Falls and to the top of the bluff from where the Falls are best viewed.

While much of the corridor is wooded and steep sloped, there is potential for recreational development. This potential is supplied by an abandoned trolley grade, which with some work could be converted into a trail. Much of the abandoned grade is now grown over.

Summary

In a practical sense, the physical limitations of the corridor are a barrier to development within the corridor. The combination of steep slopes, shallow and erodable soils will in themselves ~~insure~~ encourage the preservation of the corridor in its present state.

One must also consider the aesthetic value of the corridor. With Dionondahowa Falls as the main attraction, the corridor has a tremendous recreation potential. At the present time the natural attractiveness of the corridor seems to be a well kept secret. It is important that this area be preserved until the recreation potential of the corridor can be fully explored and developed. At the very least, future generations should be able to enjoy this valuable natural resource in its present condition.

Future Considerations

There are further aspects of the Batten Kill Special Corridor which will have to be looked at before the corridor can be developed as a recreational area.

First, a survey should be made of the property owners in the corridor to determine what future uses they foresee for their land, and their feelings with respect to public use of the land or their willingness to provide easements.

Also a study of the recreational development alternatives and their costs should be done. A decision will have to be made as to what extent the corridor will be developed, if at all. Sources of labor to do the actual work is also a consideration. The Washington County Youth Conservation Corp under the direction of Jeff Anderson is an example of wher lavor may be obtained at little or no cost.

BATTEN KILL SPECIAL CORRIDOR

PROPERTY OWNERSHIP

1- Hollingsworth and Vose

2- Walter Wooley

3- Hudson Pulp and Paper

4- Town of Wilton

5- Niagara- Mohawk

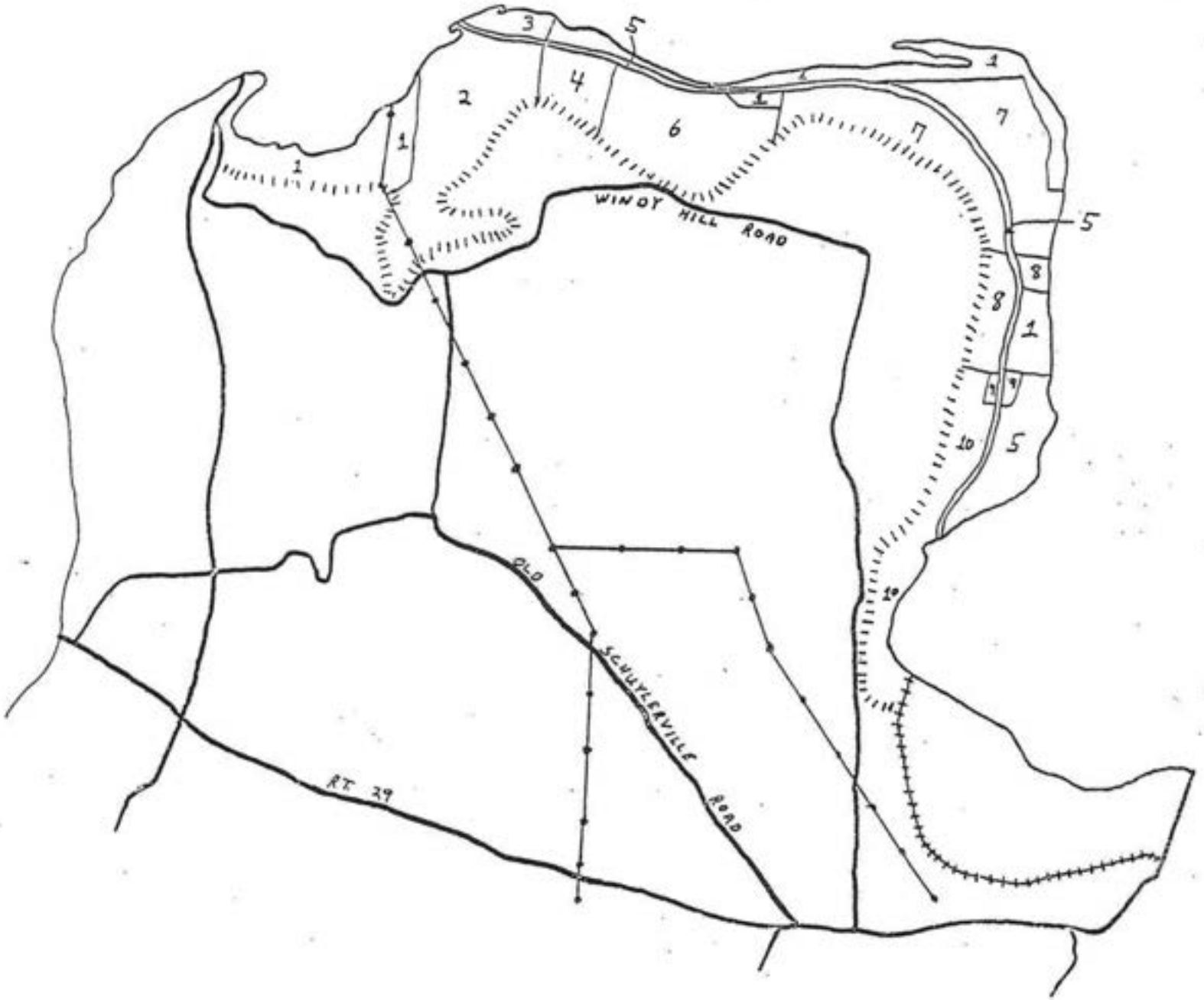
6- Frank, Joseph and Frank Reiszel

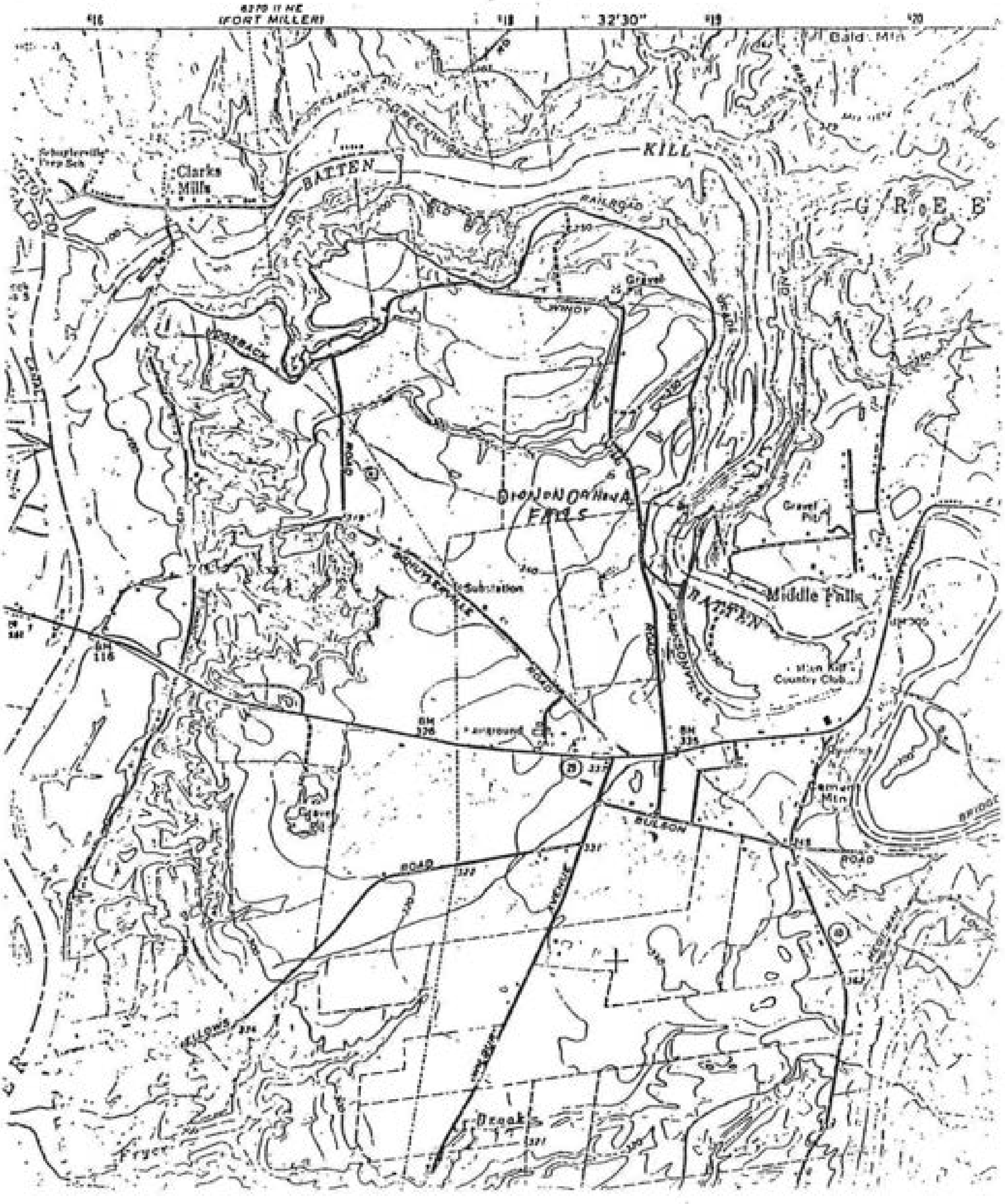
7- Michael Peregrim

8- Adelbert Coffin

9- Henry Gorman

10- Stevens and Thompson




(FORT MILLER)
32'30"
Bald Mtn
Clarks
Mills
BATTEN
KILL
RAILROAD
Gravel
Pit
FALLS
Substation
BATTEN
Middle Falls
Country Club
BULSON
ROAD
ROAD
Brook
Fryer


Clarks Mills
BATTEN KILL
Abandoned Railroad Grade
Existing Trail
Gravel Pit
WINDY
CORBACK ROAD
SCHUYLERVILLE ROAD
Substation
JOHNSONVILLE ROAD
Middle Falls
BATTEN KILL
Country Club
BM 326
BM 335
BM 316
ROAD
BULSON
AVENUE
BRIDGE ROAD
Brook
Schuy Mtn

LAKE CHAMPLAIN-LAKE GEORGE REGIONAL PLANNING BOARD

WILLIAM F. DAVIDSON, DIRECTOR

LAKE GEORGE INSTITUTE
LAKE GEORGE, NEW YORK, 12845
518-668-5773

TOWN OF EASTON

PHYSICAL CHARACTERISTICS REPORT

PREPARED FOR: THE TOWN OF EASTON PLANNING BOARD

PREPARED BY: LAKE CHAMPLAIN-LAKE GEORGE REGIONAL PLANNING BOARD

OCTOBER 18, 1978

COUNTIES OF CLINTON ESSEX HAMILTON WASHINGTON WARREN

EASTON PHYSICAL CHARACTERISTICS

The physical characteristics of an area can often present many limitations to development in an area. The bedrock geology, surface drainage system, soils, topography and other aspects to the environment can individually or in combination pose restrictions to an extent that increased costs result to both the developer and the community. Growth in areas where there is a poor water supply, inadequate sewage disposal, high flood potential, poor drainage due to soil conditions, or erosion potential because of steep slopes, are all examples of how environmental factors and poor planning can add up to serious problems for the homeonwer, the community, and the environment.

The use of physical characteristics information is an important part of the local planning process not only in a practical sense but now in a legal sense as mandated by the New York State Environmental Quality Review Act (SEQR) which requires that environmental considerations be incorporated into the local planning process.

The following is information which examines some of the physical characteristics of the Town of Easton and analyzes development limitations that the characteristics may pose.

Bedrock Geology

A knowledge of the bedrock geology of an area adds two considerations to the planning process:

1. How much groundwater is available with respect to a specific type of bedrock?
2. What is the bedrock's ability to support structures?

In the Town of Easton, there are four basic bedrock types. Shale is the bedrock for most of the western half of the Town. The shale serves as a reliable source of moderate yields of groundwater (3-10 gpm). The water is usually quite hard. The shale is easily weathered and fractured, and therefore, is not a good base for large structures. Smaller structures, including houses, can be built safely.

Slate underlies the northeast corner of the Town. Slate is more compact and less fracture than shale, and therefore, is not a good source of groundwater. What groundwater there is is quite hard. Slate is subject to fracturing and weathering and is not a good foundation for large structures.

The bedrock of the eastern half of the Town is known as the Taconic Sequence. The sequence includes mudstone, limestone, shale, slate, and fine-grained sandstone. This sequence of rocks

provide a moderately small (2-8 gpm) but usually reliable yield of moderately hard groundwater. Because the rocks which make up the sequence differ in their ability to support structures, on-site studies might be recommended before the building of any large structures.

Conglomerate is the bedrock in a few small scattered areas of the Town. It is dense, coarse grained, and well cemented rock and therefore, produces very low and unreliable yields of groundwater. This rock is, however, a good foundation for buildings large and small.

Soils

Soil type is in many cases the one key physical characteristic which determines an area's suitability for development. Detailed soil information is available for the Town of Easton from the "Soil Survey of Washington County" published by the Soil Conservation Service. Used in conjunction with a 1:24,000 detailed soils overlay, this combination provides a wealth of soil and soils limitations information.

Generally, the soils which pose the most severe limitations to development are wet soils, impervious soils, and poor load-bearing soils.

Wet soils are those soils with a high moisture content due to either a high water table or poor drainage. Very often this can be a seasonal problem. Obviously, these soils can present severe septic limitations.* If septic systems are used, they may contaminate the groundwater supply which is being stored by these soils. Foundations of buildings built on these soils may tend to settle and crack.

Impervious soils are usually high in clay content, very dense, and therefore, inhibit the free flow of water. Obviously this type of soil presents severe septic limitations.

Poor load-bearing soils are those soils which because of moisture content, particle size, or the presence of internal spaces, are easily compacted and therefore, are unable to support structures. Filled lands usually exhibit these characteristics. Buildings on these soils should be anchored to the bedrock.

Prime agricultural soils, especially in a Town like Easton which depend on farming for employment and income, should also be considered an area where development should be discouraged.

*The term "septic limitations" refers to the adequate disposal of effluent from home septic systems. A severe rating does not mean that the soil cannot definitely be used for septic effluent fields, however other costs involved in remedying the soils' deficiencies as septic effluent fields are great and in many cases are prohibitive.

Topography

The Town of Easton can be divided into three topographic regions. That section of the Town south of General Fellows Road and west of Rt. 40 is a highly dissected plain with steep slopes in most of the stream valleys. North of General Fellows Road and west of Middle Falls, the land is relatively flat and undissected. The eastern half of the Town is characterized by rugged hills and low mountains with accompanying steep slopes.

Slope does pose limitations to development, the rule usually being that the greater the slope, the greater the limitations, all other factors being equal. Development on steep slopes can cause major erosion problems by increasing runoff velocity. Major site engineering is almost always necessary, and even farming can be difficult. Steep sloped areas are most suitable for recreation in one form or another.

Drainage

The entire Town of Easton lies in the Hudson River Drainage Basin with all surface water eventually flowing into the Hudson River. The Town can be divided into three main drainage areas. The western half of the Town drains directly into the Hudson by way of Fryer Brook, Flately Brook, Ensign Brook, Schuyler Brook, McAuley Brook, Kidney Creek and their tributaries.

The northern section of the Town drains into the Batten Kill. The main stream in this area is Vly Creek.

The eastern half of the Town drains into the Hoosick River by way of Wampecack Creek and Whiteside Creek and their tributaries.

Flood Hazard Areas

The Federal Insurance Administration of the United States Department of Housing and Urban Development has identified special flood hazard areas within the Town of Easton as required by the Emergency Program of the National Flood Insurance Programs.

The essential role of these areas is to carry excess water during times of flood, at which time there may be damage to life and property. The soils in these areas are usually very fertile and suitable for agriculture. Often they contain substantial supplies of groundwater.

As a participant in the Emergency Program of the National Flood Insurance Program, the Town is required to implement minimum flood plain management regulations.

As a participant in the Regular Program of the National Flood Insurance Program, the Town will be required to have a legally enforceable flood plain management ordinance.

Relationship to Plan and Planning Process

The physical characteristics report serves as one of the cornerstones of the comprehensive plan. The background physical characteristics data is reviewed in conjunction and interacted with the planning goals of the community to form development suitability ratings. These ratings along with the planning policies of the community are the primary components of the comprehensive plan.

While the physical characteristics report is an important part of the comprehensive plan, it also serves as a valuable tool for use in the local planning process. Local agencies will find this data very helpful when considering site plan and subdivision approval; and as mentioned earlier, this data will be almost a necessity for the implementation of SEQR.

November 1, 1978 marks the date at which time all local agencies are to be in full compliance with SEQR. The basic purpose of SEQR is to make sure that environmental considerations are incorporated into planning, review, and decision-making processes at the state, regional, and local level. Without physical characteristics information at hand, local agencies will find SEQR very difficult to implement.

TABLE 1
PHYSICAL CHARACTERISTICS LIMITATIONS

Physical Characteristic	Description of Characteristic	Development Limitations
Floodplains	Land areas adjacent to water bodies or streams that are covered by excess water during flooding.	Perform the essential role of carrying excess water during floods. Soils are often very fertile and suitable for agriculture.
Wetlands	Tracts of low lying land which are saturated with moisture and are usually overgrown with vegetation.	Act as sponges to absorb excess runoff and reduce flooding potential. Important wildlife habitats with recreational, educational, scientific value. Filling in these areas may cause flooding elsewhere.
Soils with poor development potential	Soils that are either wet, impermeable, or too shallow. Wetness may be caused by a high water table or poor drainage. Impermeability implies a dense soil which inhibits the infiltration of surface water.	When septic tanks are used in these soils, the water supply may become contaminated. In the wet areas foundation may settle and crack.
Excessive slopes	Slopes greater than 25%	Development causes major erosion problems by increasing runoff velocity. Farming is difficult. Often areas of scenic beauty.
Moderate slopes	Slopes between 15 and 25%	High construction costs result because of the land's steepness. Loss of ground cover in these areas may cause erosion and land slippage.
Forest lands	A parcel of land usually dominated by trees, but possibly containing shrubs and brushland or developing second growth.	Unsuitable for intensive development. Provide raw materials for industry and and environment suitable for wildlife recreational purposes.
Agricultural land	Fertile lands currently in use for full time farming operations.	Conflicts caused by development often render such land unsuitable for agriculture.

LAKE CHAMPLAIN-LAKE GEORGE REGIONAL PLANNING BOARD

WILLIAM F. DAVIDSON, DIRECTOR

LAKE GEORGE INSTITUTE
LAKE GEORGE, NEW YORK, 12845
518-668-5773

TOWN OF EASTON

INTERIM REPORT

NEIGHBORHOOD ANALYSIS, PUBLIC LANDS AND BUILDINGS, UTILITIES

PREPARED FOR: THE TOWN OF EASTON PLANNING BOARD

PREPARED BY: THE LAKE CHAMPLAIN-LAKE GEORGE REGIONAL PLANNING BOARD

OCTOBER 18, 1978

THE COUNTIES OF CLINTON ESSEX HAMILTON WASHINGTON WARREN

NEIGHBORHOOD ANALYSIS, PUBLIC LANDS AND BUILDINGS, UTILITIES

As part of the Town of Easton Comprehensive Plan revision, the Neighborhood Analysis, the Public Lands and Buildings report, and the Utilities Study that were included in the original plan were reviewed to see if the recommendations made then are still valid today.

For the most part, there has been little change in the past ten years - the comments made in the original plan remain appropriate.

A. Neighborhood Analysis

The original Neighborhood Analysis generally indicated that few instances of community blight existed and that protective measures such as subdivision regulations, zoning, a building code and a housing code would suffice to prevent additional blight in the community. Today, many of the structures noted as substandard in the original analysis are either gone or have been rehabilitated. The incidence of substandard structures is much less today - only 19 structures are deteriorating and only ten structures are dilapidated.

This improvement was probably the result of both national trends and local actions. It reflects national economic and demographic trends since many of the old residences have been rehabilitated rather than being left to decay. (The rising costs of new construction has left the renovation of old homes an economically viable alternative while increased migration from urban areas has caused a demand for additional housing in rural areas.) On the other hand, the town's implementation of its Comprehensive Plan through its subdivision regulations and its mobile home ordinance probably helped to forestall further community blight that may have otherwise occurred.

In summary, the principal recommendation made in the original plan is still valid - protective measures should be continued. Other recommendations are somewhat out of date: many of the recommended programs are either inappropriate for town involvement (i.e., they are more appropriately handled at another level of government or at another location where more feasible) or are not related to blighted conditions; the atomic power plant site is no longer an issue; and the mobile home question has been resolved by utilizing a special exception procedure rather than by planning high quality mobile home parks.

B. Public Lands and Buildings

The public facilities that existed in the town as of the time that the Public Lands and Buildings report was prepared are the same as those existing today. Very little change has occurred - either in terms of increased demand for public facilities or in terms of the facilities themselves.

The town halls, the town garage, the five stations and the library have changed little - they are generally well maintained and fulfill their functions adequately.

The town is still served by a patchwork of different school districts. The town should push to have the state Department of Education evaluate this situation to consolidate this patchwork pattern. The original report discussed the possibility of an elementary school: that it should be built when the population growth can support it. Given the moderate population growth expected for the town and the decline in birth rates, the feasibility of constructing a new school is very low and will not be justified in the foreseeable future.

In terms of recreation areas, no change has occurred. The town has sought funding to establish a recreation area at the site of the town landfill; and as part of the Comprehensive Plan revision, the town is completing special study of the Batten Kill's environs. The remainder of the suggestions presented in the recreation section of the original report remain valid.

C. Utilities Study

No sewer or water facilities have been constructed since the original Utilities Study was completed. These utilities have not been constructed because of the low level of development that exists in the town. The construction of sewer and water systems in the Routes 29 and 40 intersection area were recommended as a way of attracting development to this area as a means of positively implementing the Comprehensive Plan. It appears now that these systems will not be justified economically for quite some time in the future. This is because of the extraordinarily high cost of constructing such facilities especially when:

1. The level of development here is so low - user cost increases inversely with the number of users available.
2. Both individual on-site water and sewer systems function adequately in this area.

Unless development occurs rapidly in this area or unless an environmental problem occurs, public water or sewer systems will not be constructed in the foreseeable future.

The town landfill operation has been operating satisfactorily since the original Utilities Study was completed. Some modifications may be required, however, to meet the new state standards for landfill operations. Currently, the county is undertaking a study of the existing sanitary landfill situations in each town in the county. The results of this study, expected in early 1979, should indicate the direction the town should take - continue its operation or join a consolidated county-run landfill system.

LAKE CHAMPLAIN-LAKE GEORGE REGIONAL PLANNING BOARD

WILLIAM F. DAVIDSON, DIRECTOR

LAKE GEORGE INSTITUTE
LAKE GEORGE, NEW YORK, 12845
518-668-5773

TOWN OF EASTON

INTERIM REPORT

STREETS & HIGHWAYS (REVISIONS)

Prepared for: The Town of Easton Planning Board

Prepared by: Lake Champlain-Lake George Regional Planning Board

October 18, 1978

THE COUNTIES OF CLINTON ESSEX HAMILTON WASHINGTON WARREN

STREETS AND HIGHWAYS (REVISIONS)

The following revisions should be incorporated into the interim report on streets and highways, dated April 20, 1978.

Planning Considerations (continued)

Since the preparation of the original Comprehensive Plan, arterial highway improvements have been scheduled in the Troy area. It has been speculated that one of these improvements, namely the construction of the Hoosic Street Bridge, would serve to increase the accessibility of the Town of Easton to the Capital District and thereby increase the residential development pressures in the town. It is feared that this highway development could help turn Easton into a "bedroom community" for the Capital District.

The bridge, a new facility that will span the Hudson River and directly connect Interstate Route 787 with downtown Troy, is currently under construction. A study of both the improvement in access and the increase in traffic volume that would result from the series of traffic improvements was completed by the Rensselaer County Bureau of Planning in June, 1977.*

The study indicates that the construction of the bridge will only shave four minutes off the trip from downtown Albany to the north end of Troy (the intersection of Route 40 and 145). This means that the trip from Albany to the southern town boundary that now takes 47 minutes will be reduced to 43 minutes; the trip to North Easton would be reduced from 54 to 50 minutes. Given this minimal reduction in travel time, it is highly unlikely that the construction of the bridge alone, without making any further improvements to the Troy street system or to Route 40 between Troy and Easton, will have any effect on the development potential of the town.

Similarly, the traffic volume analysis included in the study indicates that increased volumes will result along Route 7 because of the improvements to that highway, only minimal increases will result along the southern portion of Route 40. No increases are expected to occur beyond Melrose (about 4 miles north of Troy).

* Route 7 - Hoosic Street Bridge Development Impact Study, Rensselaer County Bureau of Planning, June 1977

Secondary Thoroughfares (continued)

The Willard Mountain ski area has not generated the type of traffic anticipated by the original streets and highways study, so that the construction of a new connector route between Harrington Hill Road and Route 40 is not currently justified. However, the Willard Mountain ski traffic does, at times, tax the capabilities of the Vly Summit Road/ Harrington Hill Road route to the ski area. Vly Summit Road is of particular concern, since its steep grade and sharp turns greatly limit the volume of traffic that could be handled by this road.

Since construction of a new connector is unjustified, the alternative is to use existing highways. The most likely approach would be the upgrading of the current Vly Summit Road/Harrington Hill Road route, as opposed to an upgrading of a route that would follow Meeting House Road and Becker Road. The Vly Summit route would provide the most direct access for traffic from both the north and the south, has fewer existing homes and structures along it, and involves fewer intersections that may confuse (and thus become a safety factor) the motorist. The upgrading would require the reconstruction of the section of Vly Summit Road where the turns and grades exist and the resurfacing of the remainder of the route.

Because this route acts as a secondary thoroughfare, especially in the winter months, the route should be added to the county road system.

The importance of the Albany area as a major employment attraction is demonstrated by the following data from the 1970 census. Nearly half the resident work force of Rensselaer County is employed outside the County and of the total number of 23,361 Rensselaer County-based commuters, 20,991, or 90% have destinations in Albany County. Consequently, ease of access from Rensselaer County to Albany County is an important determinant for future development locations.

Accessibility in this study was measured by the use of time contours. Times from the Albany central business district zone to zones along Route 7, Route 40 and Route I-90 were calculated and plotted. Time contour lines connecting equal times (in minutes) were drawn, with the results shown on the Time Contour Map (Figure 1). These contours were calculated using the future year network including the Hoosick St. Bridge, Alternate Route 7 and north-south improvements in Troy.

The 30 minute line intersects I-90 at a point approximating the intersection of I-90 and County Road 6 (Maple Hill Road) in Schodack, a point on Route 7 approximately 1 mile east of the City of Troy in the Town of Brunswick, and a point on Route 40 at the Troy north City line.

A comparison was made between the present day and the future year network to assess the absolute difference in accessibility in the Route 7 corridor. The future year network will result in an absolute difference of 5 minutes less travel time from the above listed point on Route 7 and a 4 minute less travel time from the above listed point on Route 40.

As the map indicates, most of the I-90 corridor is within 30 minutes of the Albany central business district. This accessibility results from the facility type and size, the absence of traffic control devices and the limited access nature of I-90.

Hoosick Street, Route 40 and Route 7 will continue to function as urban and rural arterials following construction of the Hoosick St. Bridge. They will not provide the same level and type of service as I-90, as unlimited access, intersection traffic controls, and extensive adjacent commercial and residential land uses all contribute to reduced travel speeds and higher travel times.

The time contours demonstrate that Routes 7 and 40, outside the City of Troy, do not compare favorably with I-90 in terms of accessibility to the Albany central business district. "The future network will not substantially improve accessibility to major employment and retail centers from locations east of the Troy City line on the same scale as I-90 has for the Towns of East Greenbush and Schodack."

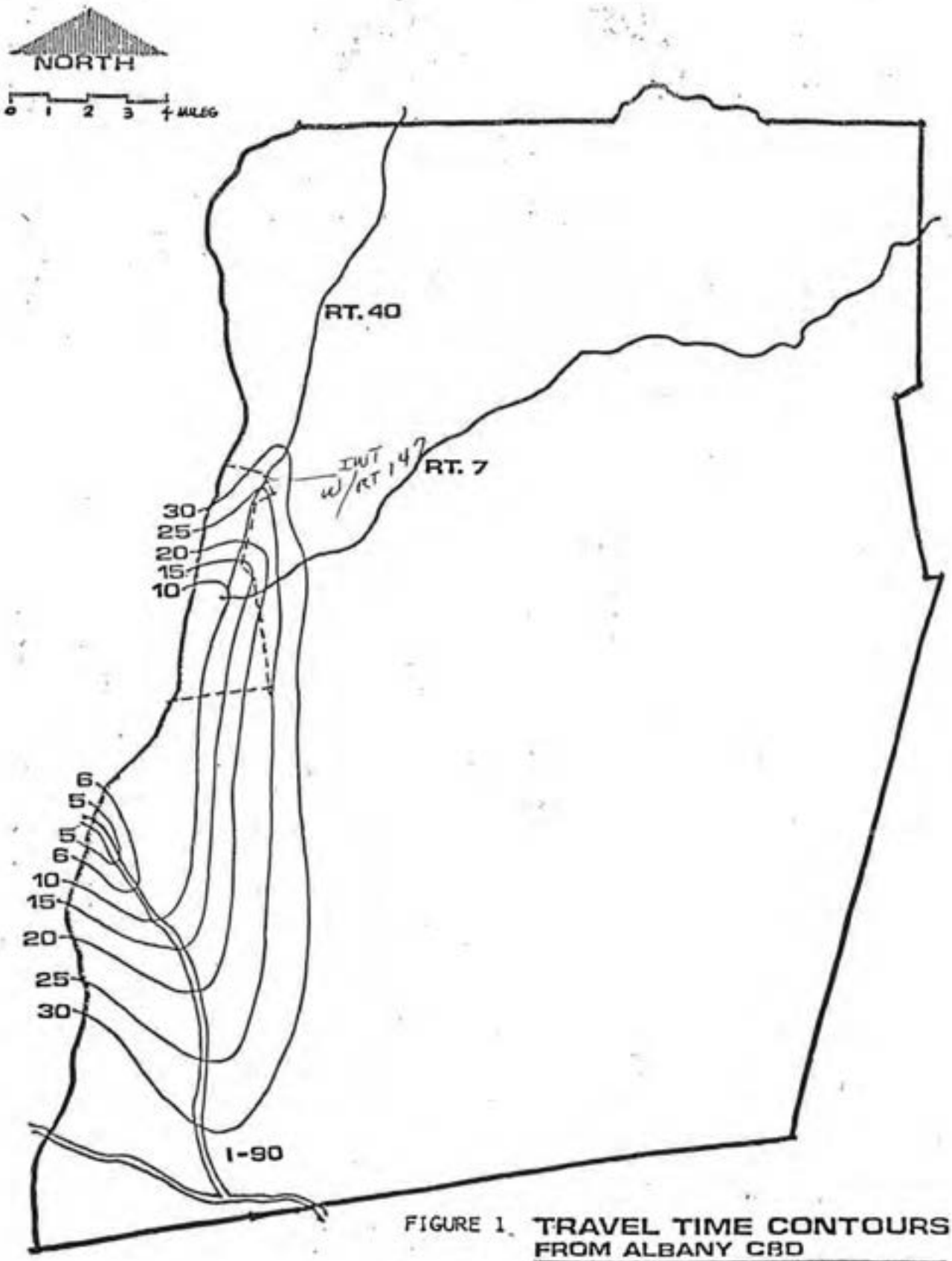


FIGURE 1. TRAVEL TIME CONTOURS FROM ALBANY CBD

Key: 5-Time in minutes

Contact DOT for all

Traffic improvements scheduled that may effect Castleton

Map out effects for the Res City Town & Project w/ Castleton

4 minute diffrence from downtown Albany to 30 minute contour on map

Rt 40 will continue to function as Rural arterial →

will not substantially expose

1979

LAKE CHAMPLAIN LAKE GEORGE REGIONAL PLANNING BOAR

WILLIAM F. DAVIDSON, DIRECTO

LAKE GEORGE INSTITUTE
LAKE GEORGE, NEW YORK, 1284
518-668-5773

* *

TOWN OF EASTON

* *

INTERIM REPORT

PREPARING FOR PLAN FORMULATION

(FIRST DRAFT)

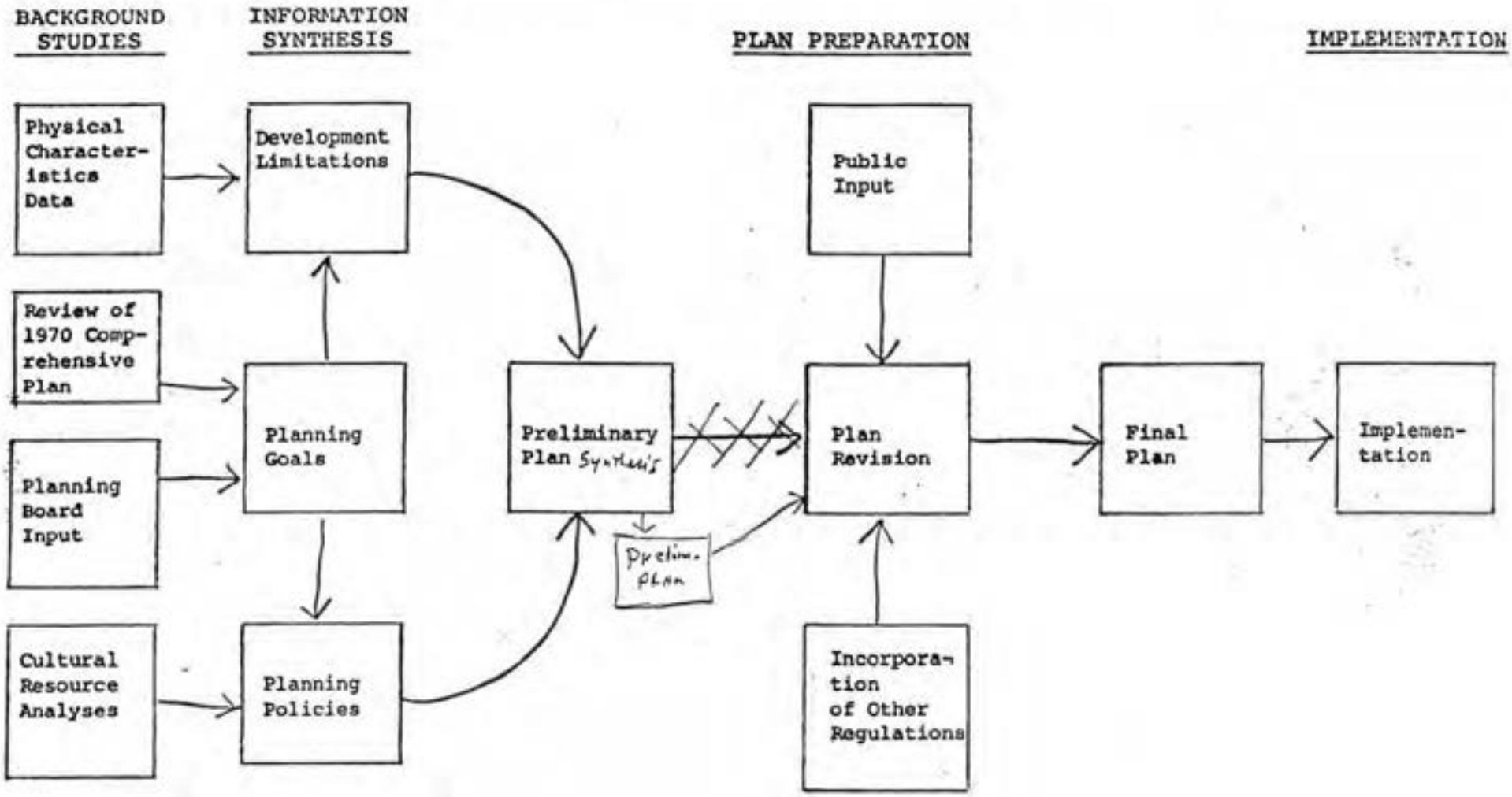
Prepared for: The Town of Easton Planning Board

Prepared by: The Lake Champlain-Lake George Regional Planning Board

January 9, 1979

THE COUNTIES OF CLINTON ESSEX HAMILTON WASHINGTON WARREN

STEPS IN THE TOWN OF EASTON COMPREHENSIVE PLAN REVISION PROCESS



PREPARING FOR PLAN FORMULATION

A community's plan results from a combination of the community's desires and the analyses of community needs and problems. There is no one plan that is perfect for a specific community; rather, there may exist a series of plans that may technically fit the community, the proper fit being determined by the community's current circumstances and where it wishes to go in the future.

In Easton's case community goals were determined in 1970 when its Comprehensive Plan was first formulated. Recently, as part of the revision of the 1970 plan, the goals were reviewed and found to continue to be relevant today.

Goals are helpful in directing the community's planning process; however, they are not the key factors which actually shape the plan. They do not provide the level of detail required for plan formulation. In the Easton Plan we have two types of inputs that provide the more detailed direction required: Development Limitations and Planning Policies. The Development Limitations are based on the physical capability of the land to support development whereas the Planning Policies are "cultural factors" having to do with population expectations, the type of development that man places on the land, economic trends, and so on.

The flow chart on the following page shows how goals relate to Development Limitations and Planning Policies. As can be seen, these two factors provide the major inputs into the plan, bridging the gaps from background studies and planning goals to plan preparation.

1. Development Limitations: Physical Determinants of the Comprehensive Plan

   Based on inventories and analyses of the Town's natural resources, lands that have physical characteristics representing obstacles to development and those lands that have good growth potential were delineated. In the Physical Characteristics Report adverse physical conditions, such as steep slopes, unsuitable soils, hydrologic factors and shallow depth to bedrock areas have been identified.

   Based on the Physical Characteristics analysis, a series of ratings were derived that show the relative development potential of various areas throughout the town. Shown on the page that follows the plan revision process chart, the ratings use three limitations categories, ranging from "Severe" - where no buildings should be constructed - to "Low" - where few limitations exist and building construction can take place within reasonable standards of care.

DEVELOPMENT SUITABILITY IN AREAS

WHERE MAJOR PHYSICAL RESTRICTIONS EXIST

MAJOR PHYSICAL RESTRICTION	DEVELOPMENT SUITABILITY		
	Severe Limitations	Moderate Limitations	Low Limitations
Slopes Over 25%		X	
Slopes 15 to 25%			X
Soils with Poor Development Potential		X	
Soils with Moderate Development Potential			X
Slopes Over 15% and Soils with Poor Development Potential	X		
Slopes over 15 to 25% and Soils with Moderate Development Potential		X	
Wetlands	X		
Floodplains	X		
Forest Lands			X

2. Planning Policies: Cultural Determinants of the Comprehensive Plan

While the land's development suitability should be an important aspect in town planning, it is not the only consideration. Other factors - the cultural factors indicated above- must be considered before a land use plan can be prepared. The various interim reports contain thorough analyses of such cultural factors. Combined with the town's planning goals, they indicate the key problems and issues unique to Easton as well as recommendations as to how such problems and issues should be dealt with in the Comprehensive Plan. In essence, these planning policies are the determinants of the plan - they dictate how the plan should be fashioned within the physical development suitability framework.

Summarized below are the major planning policies that will help shape the Comprehensive Plan Revision:

a. Preserve Agricultural Lands

The Comprehensive Plan should protect the agricultural enterprises found throughout the town. The enterprises themselves provide incomes and jobs for the town's inhabitants and agricultural activity keeps the land open, preserving the rural character of the town. The general agricultural land preservation policy means that non-agricultural uses must not occur within bona-fide agricultural areas.

b. Encourage the Concentration of Future Growth

The approach of the 1970 Comprehensive Plan to concentrate growth in the NYS Routes 29 and 40 area has been reasonably successful in that some residential and commercial growth has occurred. Development should continue to be encouraged to occur here, the Comprehensive Plan should designate the area for smaller lot sizes, additional public services (when they are to be provided), diverse commercial and residential uses, and other incentives to development to continue to foster the growth that has taken place here.

Further, the land use trends information shows that some smaller concentrations of growth have occurred in South Easton and adjacent to Archdale. Continued concentrated growth (concentration on more of a suburban scale than urban scale) should be encouraged in areas such as these that have been looked upon as favorable development sites by home purchasers, yet have not encroached on viable agricultural lands.

c. Select Appropriate Locations for Industrial Use

While a great deal of industrial expansion is not expected for Easton, it is good for the community to anticipate the possibility of such an occurrence and plan for it ahead of time. Accordingly the Comprehensive Plan should designate sites that can be used for industrial uses and have the least negative impact on the town.

d. Allow for a Moderate Growth Rate

As indicated in the Interim Report on Population, permanent population growth is expected to expand by some eleven hundred people while a much smaller increase of seasonal residents can be anticipated. The town's plan must, at a minimum, accommodate over 300 housing units to meet this increase.

This increase becomes all the more reasonable when one keeps in mind the fact that the town does not provide the source of income for the majority of its residents. Employment is found primarily outside of the town. In this regard the town of Easton serves mainly as a bedroom community for areas which provide employment. The town is expected to continue with the population growth it has encountered in its most recent past. This means that more homes will be built - the location of which should not be allowed to conflict with the town's agriculture. Thus it is imperative that the Comprehensive Plan realistically tackle this issue - to designate a variety of appropriate areas where residential growth can be accommodated in a variety of fashions without conflicting with agriculture.

e. Encourage Commercial Growth at Crossroads

The town's commerce is limited, located along the major thoroughfares in the town. While only limited growth is expected in this sector of the economy, the town should be prepared to channel any future growth into appropriate areas. Given Easton's scattered pattern of development, it seems unlikely that any major commercial centers will be developed. Additional commercial growth should be encouraged to locate at selected appropriate crossroad locations, locations that are good for business as well as compatible with other town planning policies.

f. ~~Develop Along~~ Utilize Existing Highways Network

Easton has an excellent highway network that should be taken advantage of in planning for future development.

Accordingly, the Comprehensive Plan must not promote the construction of any new highways; rather, it should encourage development generally in areas where access is readily available and adequate choice in housing type and location exists.

g. Preserve the Batten Kill Corridor

This area which contains waterfalls and a ravine with bluffs over 100 feet high provides a very picturesque setting for a wide range of recreational activities. There is, as of now, little development except for fifteen residences in the area. Future development here should be restricted so that proper thought can be given to the area.

LAKE CHAMPLAIN LAKE GEORGE REGIONAL PLANNING BOARD

WILLIAM F. DAVIDSON, DIRECTOR

LAKE GEORGE INSTITUTE
LAKE GEORGE, NEW YORK, 12845
518-668-5773

* *

TOWN OF EASTON

* *

INTERIM REPORT

AGRICULTURE

Prepared for: The Town of Easton Planning Board

Prepared by: The Lake Champlain-Lake George Regional Planning Board

January 9, 1979

HE COUNTIES OF CLINTON ESSEX HAMILTON WASHINGTON WARREN

CONTENTS

I. INTRODUCTION

This report has been prepared as part of the revision of the comprehensive plan of the Town of Easton.

The report is intended to show:

1) the importance of agriculture in the Town of Easton;
2) the viability of farms in the Town of Easton; and
3) the need for farmland preservation in the Town of Easton.

It is important to recognize that any argument of agriculture versus other land uses, in economic terms, will usually favor other land uses. Certainly if all farmlands in the Town were used for industrial uses, the profit to the Town would be spectacular. But that is not going to happen. On the other hand agriculture provides a number of secondary benefits; benefits that are hopefully evident in this report.

The report first looks at agriculture's place in today's society The idea is developed by examining the role of agriculture in New York State, Washington County and the Town of Easton. In summary, this section of the report focuses on the preservation of farmland; what it is and what it should do.

The report next examines the public interest in agricultural land preservation. Issues discussed include;

- the preservation of the local economic base;
- the promotion of local self-sufficiency;
- the preservation of rural lifestyle; and
- the control of public costs.

The section on the limitation to agriculture caused by alternative land uses reemphasizes statements made in Easton's 1970 Comprehensive Plan, particularly those remarks related to the effects that infiltration and change in attitude can have on farming in the Town.

The report is concluded with a discussion of strategies and techniques that can be employed to preserve farmland in the Town of Easton.

II. AGRICULTURE'S PLACE IN TODAY'S SOCIETY

A. Agriculture and New York State

There have been tremendous changes in the Nation's agricultural sector as the United States has evolved from the agrarian based society of the nineteenth century into the industrial nation that we know today. The percentage of a nation's resources employed in agriculture depends to a large extent upon the efficiency with which

agriculture is organized. As nations develop, the productivity of labor in agriculture increases and labor is transferred from agriculture to other industries. Consequently, the more highly developed a society is, the higher the mechanization of agriculture, the lower the percentage of the labor force is involved in agriculture.

We can easily document this trend in New York State. In 1850 more than 70 percent of the state's population was classified as rural. A substantial portion of these people lived by farming. By 1960, the percentage of the labor force in agriculture had dropped to 1.71%. Just 10 years later in 1970, the percentage had dropped to less than 1%. There has also been a dramatic drop in the number of farms, the amount of farmland, and the number of acres harvested. During the same time period, however, production has increased dramatically, and yield per acre has also increased due to newer and better farm technology.

The statistics tell us that New York is in the "middle of the pack" as far as the national agriculture picture is concerned. In 1975, New York ranked 23rd in total number of farms with approximately 58,000. This figure converted to 11,400,000 total farm acres which put the state 34th in the nation. While New York ranked 23rd in total receipts from farm marketings, the state's dairy industry showed its importance as New York ranked 17th in livestock and livestock products receipts from marketing.

These figures show not only that New York is an economically viable farm state, but also that New York is an important part of the national agricultural picture, and is especially important to the northeast - upper middle west dairy belt.

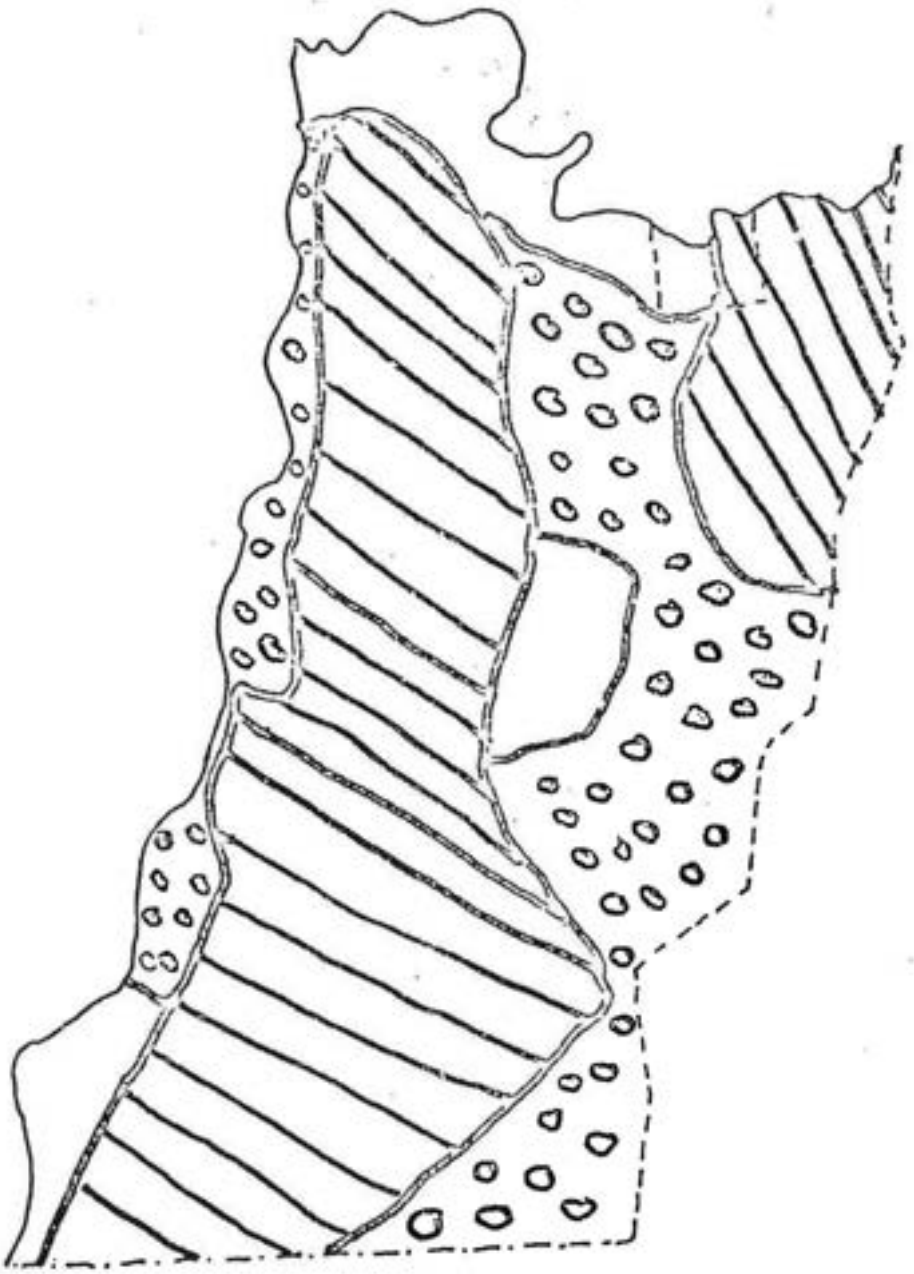
It should be noted that at the January, 1979 meeting of the New York State Agricultural Society, David Call, dean of the New York State College of Agriculture and Life Sciences painted a very rosy picture of New York's agricultural industry, saying that it is in good financial shape with a bright future.

B. Agriculture and Washington County

A report prepared in 1969 by Howard Conklin and Robert Linton at Cornell University is quoted as saying;"Commercial farming in the northern portions, particularly Washington County, is more typical of the rest of the state. The non-farm demand for land is generally lower north of the Albany-Troy area and farmers have expressed their confidence through greater investment in newer methods of dairying. Favorable markets will continue to encourage investment in farming."*

*"The Nature and Distribution of Farming in New York State", Howard E. Conklin, Robert E. Linton; December 1969

ECONOMIC VIABILITY OF FARM AREAS IN THE TOWN OF EASTON*



HIGH

MEDIUM

NOT COMMERCIALLY FARMED

* Information for this map was taken from the New York State Office of Planning Coordinati Map, "Economic Viability of Farm Areas in New York State" published in 1969

In determining area farm economic viability, a number of criteria were examined, covering a wide spectrum of factors which have an input in the farm economy. Unfortunately, all too often, soil type is looked upon as the major determiner of farm viability. The Conklin map, however, takes into account everything from climate to farm community morale. Listed here are those criteria, and a brief explanation of why Easton ranks as highly as it does with each one.

Criteria 1 - Soil Resources, Topography, Climate and Water Resources.

While Easton's soil resources are not nearly the best in the state, Easton farmers have overcome soil limitations through modern farm technology. In the same manner they have overcome topographical limitations, especially moderate slopes. Easton's climate is well suited for dairy farming and the town is blessed with adequate water supplies.

Criteria 2 - Location, Markets and Access Roads

Easton's location makes it very accessible to four large markets; the Capital District, New York City, Boston and Montreal and has excellent access roads particularly Rt. 40.

Criteria 3 - The Level and Condition of Farm Investments In Real Estate and Non Real Estate Items

Generally Easton farmers have shown a willingness to invest not only in farmland but in new farm technology as well.

Criteria 4 - The Present and Most Probable Levels of Farming Skills

Farming is nothing new to the Town of Easton. The land has been worked for generations, in many cases by the same families. With the physical limitations that have been overcome, it is apparent that the level of farming skills in Easton is very high.

Criteria 5 - The Feasibility and Rates of Adopting New Technologies:

Utilization of the latest farming technology is a major factor in the success of a farm. The physical nature of Easton farms as well as the willingness of Easton farmers to invest makes new technologies both feasible and probable in Easton.

Criteria 6 - Competition from Substitute Products and Other Regions, and Local Income Alternatives

In recent years Easton farmers have experienced less competition as farm areas closer to the major markets have succumbed to development pressures.

Criteria 7 - Patterns of Farm Ownership and Operation

The significant quality with respect to the farm ownership pattern in Easton is that to date significant scattered development has not yet penetrated agricultural areas of the Town.

Criteria 8 - Levels of Farm Community Morale, Urban Influences and Government Policies Affecting Agriculture

Morale among the farming community in Easton has reason to be high. Although farmers in Easton suffer from the same government regulations which have angered many farmers, farming has been relatively successful in Easton and farmland has not been subject to the same intensity of urban pressures that have affected other areas of the state.

D. Summary: Preservation of Farmland

Preservation is a word that in recent years has carried a somewhat negative connotation. Many people automatically assume that any type of preservation brings with it negative economic impacts. While there are arguments to be made in support of the popular definition, they do not apply when we discuss the preservation of farmland in the Town of Easton.

A policy of farmland preservation is not necessarily synomonous with a policy of no-growth, no-development, although there are those who would have it that way. Instead, farmland preservation is aimed at finding the balance whereby farming can happily and successfully exist with other land uses. Basically farmland preservation encompasses the channeling of growth and development to non-farm sections of the Town and the provision of incentives to farming to insure that agriculture in the Town retains its high ratings with respect to the criteria for farm economic viability thatwere discussed earlier in this report.

In this context preservation takes on a positive cannotation, and the idea becomes more attractive as one looks at the public's interest in farmland preservation.

III. PUBLIC INTEREST IN FARMLAND PRESERVATION

There are a number of arguments that can be made on behalf of of the public interest for the preservation of farms and farmlands. The public benefits of farm and farmland preservation include:

- the preservation of the local economic base;
- the promotion of local self-sufficiency;
- the preservation of rural lifestyle; and
- the control of public costs.

This section will discuss each of these arguments in general and also show how each of these benefits directly relate to the Town of Easton.

A. The Preservation of the Local Economy Base

In many rural communities farming is the critical element of the local economy. Farming can serve as a very favorable base to a town's economy since it is almost always an exporter of goods and an importer of income. This can result in substantial returns to the community since agriculture impacts other sectors of the local economy, especially argi-businesses such as farm implement dealers and feed stores. The loss of farms and farmland can have far reaching effects on the local economy.

This is especially true for the Town of Easton. Farming not only forms the base of the town's economy, it is the economy's major component. More than a quarter of the Town's labor force is involved in agricultural activities and in 1978, over half (22,528 acres) of the Town's land area was used for agricultural production. A number of agri-businesses in the Town which are dependent on agriculture for their livelihood and which employ 20 to 30 workers. Included in this group are A.B. Borden's Dairy Equipment, Allen Farm Equipment Machinery, C. Ralph Briggs Steel Buildings, Easton Veterinary Clinic and Rivenburg General Repairs. *

Unless farmlands can be replaced by land uses which will provide as much input into the local economy as farming, it is important that farms and farmland be preserved. Farming is the basis of the Easton economy and loss of farmlands will leave gaps in that economy, which will have to be filled from other sources.

B. The Promotion of Local Self-Sufficiency

One of the positive aspects of agriculture is that it capitalizes on the quality of local natural resources, and therefore tends to be very stable. Although agricultural policies are many times made at the national level, agriculture is not as subject to decisions made outside the community as is other industry. In the long run, it is the local policies which determine the extent of agriculture in the community.

*Town of Easton Comprehensive Plan Revision Economic Report, 1978 , LC-LG Regional Planning Board

Communities which rely on other forms of industry, are always faced with the possibility that the industry will close or relocate, a move which can devastate the local economy. In Easton, where the Town is dependent on agriculture, it will be local development decisions which will determine the fate of agricilture. As agricultural lands are lost, the Town will become less and less self-sufficient and the local economy will be subject to decisions made outside the community.

C. The Preservation of Rural Lifestyle

The public's concern in a rural community for the preservation of rural lifestyle is often overlooked because it cannot be quantified. In recent years, the attractiveness of the rural lifestyle has been its downfall as rural areas have experienced development pressures from former urban residents looking for those qualities found in rural communities.

Easton, because of its farm town image and its proximity to the capital district, has become a very attractive place to live. However, ultimately too much growth will destroy the rural qualities of the Town which are so important to the current residents of the Town, especially those lifelong residents.

The preservation of farms and farmland will do much to preserve Easton's rural lifestyle. With so much of the Town's land being used for agriculture, there is a limit to the extent of development in the Town, assuming that those lands being used for agriculture remain so. Although it is inpossible to attach a dollar figure to the value of a rural lifestyle, its significance as an argument supporting the preservation of farmland should not be downplayed.

D. The Control of Public Costs

Farms and farmlands usually require very few public services or facilities. It would follow that tax revenue from farmlands would be greater than the cost of services provided to that land by the community. Many rural communities experience scattered, leap-frog type development. This type of development can be very costly to the community in terms of public services, since these costs are usually much greater than tax revenues from the same property.

In Easton, where so much of the Town is in agricultural production, and with a small population, the Town has not had to provide a great deal of public services or facilities. However, as development of lands increases and the population of the Town grows there will be increased demands for more and better public services, which could result in the Town having to make large capital investments in public water supplies, fire protection and the like. If Easton experienced this growth in a haphazard pattern, then these costs would be even greater.

The preservation of farms and farmland would tend to curb this growth and development since agriculture occupies much of the prime development land. At the same time, there will not be the demand for increased public services.

IV. LIMITATIONS TO AGRICULTURE CAUSED BY ALTERNATIVE LAND USES

The 1970 Easton Comprehensive Plan contains a section dealing with types of land uses which discourage agriculture. Much of that section is repeated here, since it discusses those aspects of different land uses, primarily residential, and how they work to eliminate farming in an area. The under-lying premise is that "Most types of land uses not directly related to agriculture tend to ultimately discourage agriculture when located in close proximity to farms or when located in large enough numbers to significantly affect land values."

The problems caused by alternative land uses can be grouped into two kinds. Each is discussed below:

A. Infiltration

"First, probably the most common and critical problem is the infiltration of residential land uses into an agricultural area.Often families who move to a farming area do not realize that there are smells, flies, noise, night operations, dust, and other annoyances associated with farming. If residents institute proceedings to stop these annoyances then the farmer will ultimately be forced to curtail his operations."

B. Change of Attitude

"The scattered influx of new uses into an agricultural area will lead to a change in attitude of the farmer which ultimately leads to the discouragement of agriculture. He will see a different way of life moving in around him and begin to wonder if it will be possible for agriculture to long survive in his area. He will decrease his investments hoping to go into the real estate business on a part time basis to supplement his income. Selling off frontage for lots is the most common and tragic mistake. Reduction in the amount of new capital investment and failure to keep pace with the new technological advancements in agriculture are natural consequences of the farmer's uncertainity about the future, but are fatal to farming as a business since net returns grow steadily smaller. Experience has shown that it is almost impossible for the average farmer to catch up (should he later change his mind and desire to do so) after having once fallen behind in this process. Most often the farmer is consequently forced out of business because of the resulting diminishing returns long before there is demand for his own farm for other land uses. Frequently farm lands thus idled remain unused for many years before being put to other uses, creating economic problems for the owners and the local communities."

"It should be noted here also that many of the new residents in an agricultural area have moved there from more urban communities because they wish to live in relative isolation where they can enjoy the picturesque views of the open fields and croplands. Yet, these fields and croplands will not long remain open and picturesque if the farmer ceases to work them. Therefore, these new residents do desire that the farmers continue to operate so that the open spaces of the community will remain scenic. It is ironic, then, that these same new residents may, if not properly guided in their choice of building sites, inadvertently destroy the very desirability which initially drew them to the community. Non-farm residents, then, share with the farmer a common need for land use controls so that new development may take place without impairing agricultural operations."

V. STRATEGIES AND TECHNIQUES OF FARMLAND PRESERVATION

This report has shown that agriculture in the Town of Easton is important not only to the Town of Easton but that it plays a major role in the Washington County agriculture picture which inturn is important to the state's national position in agricultural production.

Furthermore, their is a genuine public interest served through the preservation of farmlands in Easton. The report has also indicated that the Town faces problems from unchecked development.

Certainly a case can be made to support farmland preservation in the Town of Easton. As stated earlier, the objective is not to build a wall around the Town, but to achieve a workable balance. This can be accomplished by adopting a number of strategies implemented through the employment of a number of techniques.

A. Strategy: Sheltering

Currently Easton agricultural lands enjoy a rathered sheltered existence. The main north-south access route through the region, Interstate 87, lies several miles to the west on the opposite side of the Hudson River. Another north-south highway, Rt. 40, cuts the Town in half but does not handle the traffic volume of north-south routes that run through Saratoga County. The community is "sheltered" in that it lies off the beaten track: Major development pressure takes place elsewhere.

Technique: Oppose those state transportation projects which would expose the Town to a large number of motorists. This would include major new state highways, the widening of existing highways or the building of new bridges.

Technique: Limit access from within the Town.By limiting the construction of new highways, the demand for development land will be stifled . This will also tend to shelter agriculture from the Town's internal traffic. The type of highway is also as important as the number of highways

Farmers need good, wide roads that do not necessarily have to be paved. Unpaved roads tend to discourage development. Farmers can help limit access through the use of large fields, as small lots encourage development.

B. Strategy: Promotion of Farm Investment

The long term success of a farm is dependent on the willingness of the farmer to make capital investments in equipment, new technologies and additional acreage.

Technique: Farm investment can be encouraged through a number of incentives. The Town should support state laws which would provide income tax incentives; and relief from inheritance taxes. The Town could also allow investment credits in its local tax assessment.

C. Strategy: Agricultural Education

The understanding by the public of the importance of our agricultural lands will help lend support to farmland preservation programs.

Technique: Vocational agricultural education should be expanded to encompass those pupils not interested in agriculture as a career. The importance of agriculture and the positive qualities of rural life in general should be stressed.

D. Strategy: Maintenance of Morale

Very often low morale in the farming community can lead to farm failures even when physical and economic problems do not exist.

Technique: The Town should recognize the psychological impact of industrial and residential development and plan to locate these types of development accordingly

E. Strategy: Control of Urban Infringement

As evidenced in this report, scattered development can lay waste to the farm community.

Technique: Development should be channeled to designated areas of the Town set aside for this purpose. Scattered, haphazard development should be avoided.

Before these strategies and techniques can be implemented and used successfully, the Town of Easton has to make a committment to agriculture in the Town. They must recognize the importance of agriculture in and to the Town and be ready and willing to take those steps necessary to make sure that agriculture is preserved.

LAKE CHAMPLAIN LAKE GEORGE REGIONAL PLANNING BOARD

WILLIAM F. DAVIDSON, DIRECTOR

LAKE GEORGE INSTITUTE
LAKE GEORGE, NEW YORK, 12845
518-668-5773

EASTON REVIEWS PLAN

The Town of Easton Planning Board is taking a long hard look at the Town's Comprehensive Plan.

The plan, completed in 1970, has helped shape the town's growth during the past decade. The planning board is now scrutinizing the plan to make sure that it remains up to date.

About a year ago, the planning board began updating much of the population figures, economic data, and other information about the town which was used in the preparation of the original Comprehensive Plan. The board is now ready to use this new information to see where the plan should be revised.

The Planning Board meets regularly on the second Tuesday of each month. Occasionally, additional meetings are held specifically to discuss possible Comprehensive Plan revisions.

This month the Planning Board will hold a special meeting on Tuesday, March 27, 1979. The public is invited to attend this meeting since a series of possible plan revisions are scheduled to be discussed. The meeting will be held at Burton Hall at 8:00 P.M.

THE COUNTIES OF CLINTON ESSEX
HAMILTON WASHINGTON
WARREN

PRESS RELEASE

Revisions to the Land Use Plan portion of the Town of Easton Comprehensive Plan will be the topic of discussion at the regular meeting of the Town of Easton Planning Board to be held at 8:00 p.m., Tuesday, April 10, at Burton Hall in North Easton.

Over the past several months, the Planning Board has been in the process of of updating the Comprehensive Plan which was completed in 1970.

At its last meeting, the Planning Board discussed a number of natural resource and existing land use considerations and began to weigh what impact each consideration would have on the final design of the Revised Land Use Plan. Existing agricultural land, steep slopes, flood hazard areas, soils, and existing hamlet areas are examples of those considerations being discussed.

It is anticipated that a preliminary Revised Land Use Plan will emerge from the April 10 meeting.

The meeting is open to the public, and the Planning Board hopes that all interested parties will attend.

LAKE CHAMPLAIN-LAKE GEORGE REGIONAL PLANNING BOARD

WILLIAM F. DAVIDSON, DIRECTOR

LAKE GEORGE INSTITUTE
LAKE GEORGE, NEW YORK, 12845
518-668-5773

* *

TOWN OF EASTON

* *

INTERIM REPORT

FORMULATING THE LAND USE PLAN

Prepared for: The Town of Easton Planning Board

Prepared by: The Lake Champlain-Lake George Regional Planning Board

April 10, 1979

COUNTIES OF CLINTON ESSEX HAMILTON WASHINGTON WARREN

FORMULATING THE LAND USE PLAN

As part of the Town of Easton Comprehensive Plan revision an interim report titled "Preparing for Plan Formulation" was prepared for presentation to the Town Planning Board on January 9, 1979. This interim report is designed as a follow up to the January 9th report, to continue with the next steps in plan preparation.

1. The Current Plan Status

After reviewing the January 9 interim report and reviewing the information upon which the land use plan will be based, it became apparent that a reorganization of the plan revision process is in order. Accordingly the chart on the following page was developed. The process shown here adds the "Data Synthesis" step to the process; this chart replaces that presented in the January 9 interim report.

At this point, the planning board has completed the background studies and has identified development limitations and has formulated (on a preliminary basis, at least) planning policies. The next step is to complete the data synthesis and then move into a preliminary plan.

2. The Data Synthesis

The term "data synthesis" is used here to denote that step in the planning process where the development limitation and planning policy inputs are combined with the resource information - physical characteristics as well as cultural resources - to derive the basic framework of the land use plan. The data synthesis shows the major elements upon which the land use plan will be based. It allows the planning board to visualize how the various major plan elements fit together. As well, it serves as a take off point from which various alternative land use plans can be derived.

The data synthesis takes the form of a multicolored map which accompanies this text. It was derived by mapping each of the major plan elements (the resources) in sequence. In this process the plotting of any plan element on any place on the map precludes any other plan element from taking that same place. Thus, as the first element is plotted, there remains less space available to be occupied by the third element; The process continues until space on the map is occupied. The planning policies and development limitation ratings are the factors which determines the sequency - the first item has the highest policy priority, while the last has the lowest policy priority. The process can be used for any plan element that can be graphically portrayed and can be rearranged according to revisions in planning policy.

In the Town of Easton's data synthesis some ten plan elements were included. They were used to develop nine types of areas that will form the basis for the land use plan. These elements are:

1. Floodplains
2. Wetlands
3. Public and Semi Public facilities
4. Agricultural Viability
5. Existing Land Uses
6. Agricultural Districts
7. Size of Lots
8. Septic Capability of Soils
9. Capability of Soils as Homesites
10. Slopes

As noted above, other elements would be included however these were deemed to be most important for land use planning in the Town of Easton.

The process that was used to map these elements is shown in the Table titled "Data Synthesis Process". Interpreting this table: All floodplains and wetlands were plotted on the map first; all existing and proposed public or semi-public facilities were plotted next on the page in the area remaining. All areas rated as Prime Agriculture land AND are covered by an agricultural district were plotted on the area remaining; and so on until all areas are covered.

DATA SYNTHESIS PROCESS

Mapping Sequence	Title	Characteristics
#1	Conservation	Floodplains and Wetlands
#2	Public/SEMI PUBLIC Facilities	Existing and proposed Public or Semi-Public Facilities
#3	Prime Agriculture	Prime Agricultural Viability AND currently used as agricultural land AND In an Agricultural District
#4	Agriculture	Other Existing Agriculture Land
#5	Development Centers	Clusters of Small Lots
#6	High Development Potential	Good Homesite soils AND Good septic
#7	Moderate Development Potential	Good Homesite Soils AND Poor Septic Soils
#8	Poor Development Potential	Poor Homesite Soils AND Poor Septic Soils AND Slopes over 25%
#9	Marginal Development Potential	Poor septic soils AND Moderate Homesite and Slope Limitations

3. Proceeding from Data Synthesis to Preliminary Plan

The "Land Use Plan Revision - Data Synthesis", which is discussed above, represents a very detailed composite of the "Planning Policies" and "Development Limitations" of the Town of Easton. Theoretically, this map could act as the Town's Land Use Plan. The excessive detail, however, makes the synthesis unwilling to work with and the discontiguous nature of the synthesis' elements does not readily project the land use policies of the town.

The next step then is to create the preliminary land use plan through a process that involves trade offs and generalization. "Land Use Plan Revision - Preliminary Draft."

Comparing the two maps one first notices that one category has been eliminated. In this case, the "Poor Development Potential" category and the"Marginal Development Potential" category were combined to form the Rural Use Category of the Land Use Plan.

In another instance, the map reader might notice that isolated parcels of land indicated not to be in agriculture on the synthesis have been swallowed by the agriculture categories of the land use plan. Conversely, existing agricultural land in the northwest corner of the town has been converted to moderate density residential land on the land use plan.

The boundaries of the land use areas of the land use plan can be arrived at objectively or arbitarily. The process used in drafting the "Land Use Plan Revision - Preliminary Draft", lay somewhere between those two poles. The objective use of the development limitations and existing land use of the town combined with the subjective use of the planning policies of the town to form the "Land Use Plan Revision - Preliminary Draft." The land use catagories fall into three (3) general groupings 1) Agriculture; 2) Principal Development 3) Open Space. Each category is further defined below:

Prime Agriculture - This category represents the approximate boundaries of those agricultural lands which are of the most critical importance to the Town of Easton. Non-agricultural uses should be limited in these areas.

Agriculture - These agricultural lands are secondary in importance but should still be subjected to non-agricultural development restrictions.

Hamlet - The hamlet areas of the Town should be the focus of any high density residential or commercial development.

Moderate Density Residential -	Moderate density areas as those areas which are most suitable for homesite development. These areas should also be the focus of residential development, but with larger minimum lot sizes than the hamlet areas.
Low Density Residential -	These are secondary homesite areas which may have septic limitations. While suitable for large lot homesites, these areas should not be allowed to be subject to concentrated development.
Public/Semi-Public -	Five specific sites are designated as Public/Semi Public land use areas. The sites are the Stillwater Rod & Gun Club, the new Town Park, the Washington County Fairgrounds, the BattenKill Country Club and the proposed BattenKill Recreation Corridor.
Rural Use -	Rural Use areas are those which have severe development and septic limitation, Careful site analysis is a necessity before any use can be allowed.
Conservation -	Flood Hazard areas and wetlands make up the conservation category. These lands are subject to specific regulations, and development should be restricted. Agriculture is a compatible use.

DETERMINANTS OF THE LAND USE PLAN REVISION

PRELIMINARY DRAFT - APRIL 10,1979

PROPOSED LAND USE CATEGORY	CHARACTERISTICS EXISTING IN EACH CATEGORY													OTHER CHARACTERISTICS WHICH MAY BE CONSIDERED			
	PRIME AG. VIABILITY	EXISTING AG. LAND	EXISTING AG DISTRICT	GOOD HOMESITE/SOILS	POOR HOMESITE/SOILS	GOOD SEPTIC/SOILS	POOR SEPTIC/SOILS	SLOPES 25%+	SLOPES 15% +	SLOPES UNDER 15%	SMALL LOT CLUSTERS	WETLANDS OR FLOODPLAINS	PUBLIC OR SEMI-PUBLIC LANDS	Types of Adjacent Land Uses	Good Access	Poor Access	Population Growth
Prime Agriculture	X	X	X														
Agriculture		X														X	
Hamlet										X	X			X	X		X
Moderate Density Residential				X		X				X				X	X		X
Low Density Residential				X			X								X		
Public/Semi-Public													X				
Rural Use					X		X		X							X	
Conservation												X					

PRESS RELEASE

Revisions to the Land Use Plan portion of the Town of Easton Comprehensive Plan will be the topic of discussion at the regular meeting of the Town of Easton Planning Board to be held at 8:00 p.m., on Tuesday, May 8, at Burton Hall in North Easton.

Over the past few months the Planning Board has been in the process of updating the Comprehensive Plan which was completed in 1970. The Board is now considering possible revisions to the Land Use Plan which will more closely reflect current and future land use trends in the town.

The meeting is open to the public and the Planning Board hopes that all interested parties will attend.

LAKE CHAMPLAIN-LAKE GEORGE REGIONAL PLANNING BOARD

WILLIAM F. DAVIDSON, DIRECTOR

LAKE GEORGE INSTITUTE
LAKE GEORGE, NEW YORK, 12845
518-668-5773

* *

TOWN OF EASTON

* *

ADDITIONAL CONSIDERATIONS
FOR PLAN REVISION

Prepared for: The Town of Easton Planning Board

Prepared by: The Lake Champlain-Lake George Regional Planning Board

MAY 8, 1979

COUNTIES OF CLINTON ESSEX HAMILTON WASHINGTON WARREN

B. Development Capabilities of Agricultural Areas

Generally, most of the soils in the Town of Easton currently used for agriculture have severe septic limitations. Those agricultural soils with few septic limitations are scattered and in most cases inaccessible. There are however a few exceptions.

Agricultural lands in the northwest corner of the town are readily accessible and have few septic limitations. Crandall's Corners is another area of good homesite/good septic soils. The only other good homesite area currently being used for agriculture is along Rt. 74A near the Village of Greenwich boundary line.

The point to be stressed here is that most agricultural lands in the town have severe development limitations, and may not be suited for uses other than agriculture.

C. Development Trends Since 1968

Development in the Town of Easton since 1968 has very much been in a scattered, haphazard manner. The major identifiable areas of development are the Bulson Road, Rt. 29 area; along Mountain Road; Beadle Hill; and the Archdale area.

The Land Use Plan Revision should recognize these trends, AND allow for future growth in these areas if these trends are expected to continue.

The Town should also be aware of the possible ramifications of scattered development. The potential problems are discussed in the Special Report on Agriculture. If scattered development is allowed to continue, it could cost the community in the future both economically and psychologically.

D. Aesthetic Concerns

One major aesthetic concern which was factored into the 1970 Land Use Plan which has not been discussed up to now is the quality of the view of the town from the Saratoga National Park. This concern resulted in the designation of an agricultural area in the Kidney Creek vicinity even though the agricultural designation may not have been justified.

The concern here is that the area be kept free of development. The character of the land there with its severe development limitations will probably keep this area free of development. Since this area would probably not receive an agricultural designation using current criteria, thought might be given to showing the area as a Conservation area. The Rural Use designation might also be appropriate pending the final definition and density guideline for the Rural Use category.

Additional Considerations for Plan Revision

This report examines four additional considerations that should be discussed before the final design of the Land Use Plan Revision is decided. The report addresses the development capabilities of the hamlet areas, the development capabilities of agricultural areas, development trends in the town since 1968, and aesthetic concerns. These concerns may or may not affect the final layout of the plan, but should be addressed.

A. Development Capabilities in Hamlet Areas

An examination of the development capabilities of the hamlet areas in the Town of Easton raises some serious questions as to the ability of the hamlet areas to absorb the growth that has been targeted for those areas in previous discussions. Looking at each hamlet area individually one finds the following to be true.

1. North Easton

   Of the three hamlet areas discussed here North Easton has the fewest development limitations. The soils along the west side of Rt. 40 between Wells Road and Sarles Ferry Road are good homesite soils with few septic limitations. Good homesite soils also extend south of Wells Road. The major limitation to development in North Easton is of course existing agriculture which literally engulfs the hamlet.

2. Barker's Grove

   While scattered good homesite soils exist in Barker's Grove, all soils here have severe septic limitations. The hamlet does not experience the same pressure from agriculture as North Easton but specific site septic problems could limit development here.

3. Beadle Hill

   The hamlet of Beadle Hill generally has good homesite soils with severe septic limitations. This hamlet area has the added limitation of steep slopes. The result of this has caused most development to occur south of Ives Hill Road.

There is therefore a question as to how much development the hamlet areas of the town will be able to accomodate. It appears that in most cases development will be limited to those vacant lots within the hamlets with very little prospect for the expansion of the hamlet areas.

LAKE CHAMPLAIN-LAKE GEORGE REGIONAL PLANNING BOARD

WILLIAM F. DAVIDSON, DIRECTOR

LAKE GEORGE INSTITUTE
LAKE GEORGE, NEW YORK, 12845
518-668-5773

TOWN OF EASTON

INTERIM REPORT

FINALIZING THE LAND USE PLAN REVISION

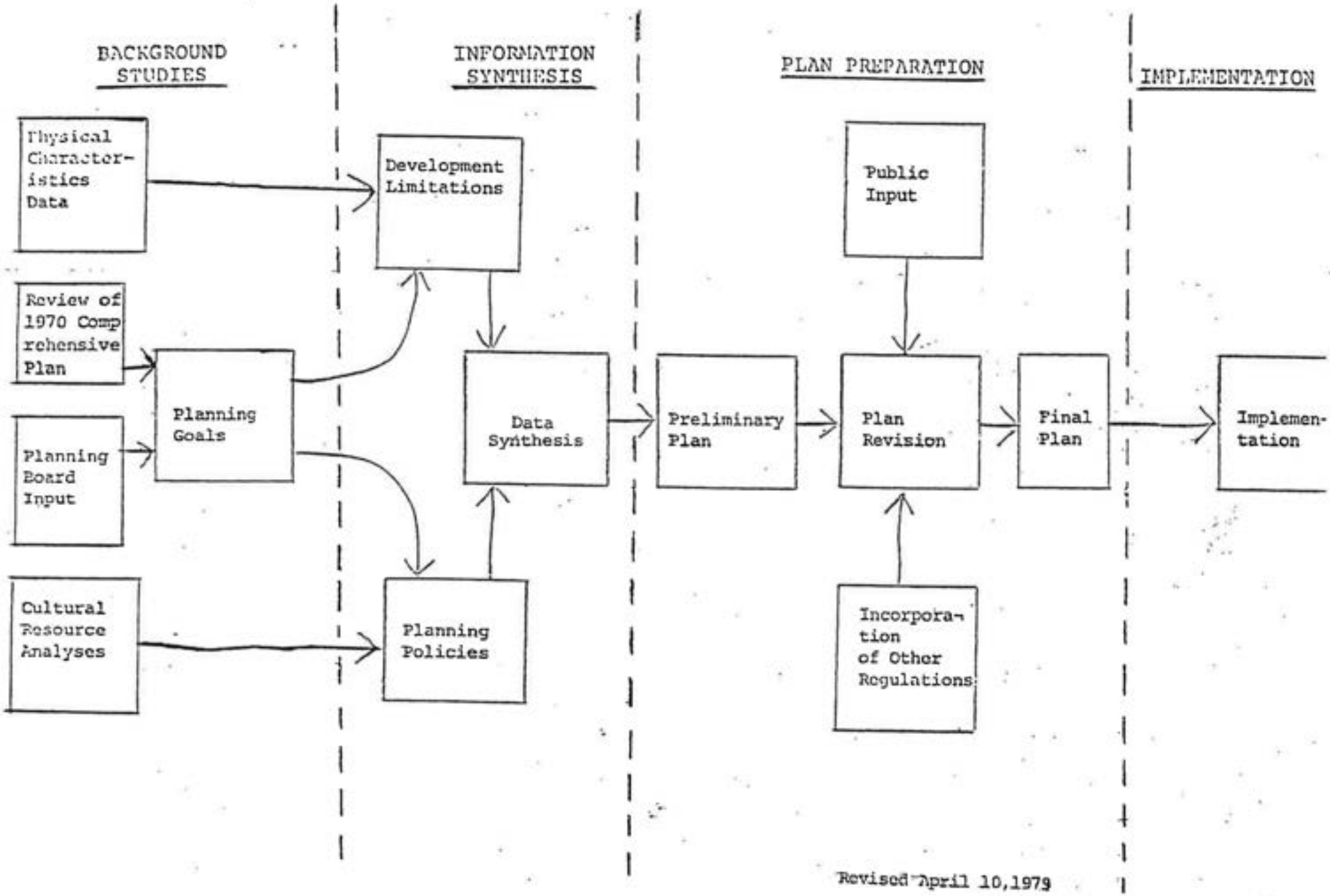
JUNE 12, 1979

Prepared for: The Town of Easton Planning Board

Prepared by: The Lake Champlain-Lake George Regional Planning Board

COUNTIES OF CLINTON ESSEX HAMILTON WASHINGTON

STEPS IN THE TOWN OF EASTON COMPREHENSIVE PLAN REVISION PROCESS



FINALIZING THE LAND USE PLAN REVISION

There have been a number of inputs that have gone into the Land Use Plan Revision. The Background Studies included a review of physical characteristic data which helped to define development limitations in the town. A cultural resource analysis updated reports on land use, the town economy, population, the importance of agriculture and transportation. This analysis helped to define the planning policies of the town which along with the development limitation data and the planning goals gave us a data synthesis, a graphic bridge between the background studies and the Land Use Plan Revision. Figure 1 displays this process.

This report restates the planning goals of the Town and then goes on to discuss the major Revisions to Land Use Plan and defines the land use categories.

I. Planning Goals

The planning goals of the Town of Easton have remained unchanged since the 1970 Plan. The emphasis has remained on the importance of the preservation of agriculture and agricultural lands in the Town. This goal has been reinforced during this revision in the special report dealing with agriculture in the Town.

As listed in the 1970 Plan, the planning goals of the Town of Easton are:

1. Preserve prime agricultural lands and farms;
2. Preserve the small town atmosphere;
3. Preserve historic assets;
4. Create focal points and create a sense of identity for town residents;
5. Provide for an area within the Town in which employment opportunities may take place;
6. Preserve the Hudson as an asset permitting only agriculture and related functions except for a small area to capitalize on the Hudson's recreational potential;
7. Provide for the development of recreational areas; and
8. Orderly population growth should be accommodated in areas outside prime farming areas at densities commensurate with adequate community services and facilities.

The Land Use Plan revisions address and reinforce a number of the planning goals of the Town. The goal of preserving prime agricultureal land and farms has been strengthened through the inclusion of additional agricultural lands in the prime agriculture and agriculture categories. The cutting back of higher density residential areas will facilitate the preservation of the small town atmosphere and help to insure that development will be accommodated in areas outside prime farming areas. The classification

of land west of Rt. 113 as a Conservation area will help to preserve the Hudson for both agriculture and recreation.

The Planning Board should continue to look to the town goals for planning direction, and for defining priorities.

II. Summary of Revisions

The Land Use Plan revisions are in two forms:

1. Redefinition of categories; and
2. Geographic Changes

There are a number of changes in the proposed land use categories as compared with the existing categories. The "Agriculture" category has been split up into a "Prime Agriculture" and "Agriculture". The "Hamlet" designation replaces " Commercial Center" , and "Rural Reserve" replaces "Forestry". Also the "Public" and "Semi-Public" categories have been combined and the "Industrial" Classification has been eliminated. A new district "Conservation" has been added. This designation is for wetlands and flood hazard areas. All of the categories are defined later in this report.

While the definitions and density guidelines of the new land use classifications are generally consistent with the existing classifications, there are a number of significant geographic changes with respect to the proposed land use areas.

Also mentioned earlier, the most significant change is the addition of a large amount of land to the "Prime Agriculture" and "Agriculture" classifications. Most of this land is in the eastern part of the Town and was formally in the "Forestry" and "Rural Residential" categories. Another major change is the designation of "Hamlet" areas at North Easton, Barker's Grove, Beadle Hill, and the Rt. 29 - Orchard Park development.

There are also a number of changes in residential areas throughout the Town. The "Rural Residential" and "Medium Density Residential" areas in the north-central part of the Town have been eliminated. The "Rural Residential" area along Beadle Hill Road, south of Ives Hill road has also been eliminated, and the "Rural Residential" area on Mountain Road has been cut back. These changes are due to such factors as conflicts with agriculture, severe development limitations or limited access.

III. Land Use Plan Revision Elements

The following eight areas are the proposed revised land use categories for the Town of Easton Comprehensive Plan. Each area is discussed and is defined, located and given a density guideline where applicable.

The eight areas are Prime Agriculture, Agriculture, Conservation, Rural Reserve, Low Density Residential, Medium Density Residential, Hamlet, and Public/Semi-Public.

A. Prime Agriculture

The Prime Agriculture designation encompasses those agricultural lands which are of most critical importance to the Town. To be included in this category agricultural lands meet two criteria:

1. The agricultural lands are part of the Agricultural District; and
2. The farms generally have a high economic viability when rated using the criteria used by Conklin and Linton to determine the economic viability of farm areas.

Farming and related agricultural practices are the ideal uses in this district and all other uses should be restricted as much as possible. The farms in this district are the backbone of Easton's economy and every effort should be made to protect them from the infiltration of other uses.

The Prime Agriculture district is by far the largest in the town occupying most of the western and southern portions of the Town. The northeast corner of Easton is also designated as Prime Agriculture.

A minimum of (20) acres is suggested for uses that are not related to farm production.

B. Agriculture

While the Agriculture designation surely contains farms which have high economic viability, the district also bounds those agricultural lands which are marginal in nature. If the Town finds itself in a position where it is losing agricultural lands, hopefully it will be out of this district rather than the Prime Agricultural district.

Lands carrying the Agriculture designation are found east of Rt. 40 in the north central part of Town.

The 20 acre minimum lot size for non-agricultural related uses is also recommended here.

C. Conservation

Wetlands and HUD designated Flood Hazard Areas are the components of the Conservation district. These lands are of great importance to the Town as they absorb potential flood waters during times of heavy runoff. Both the wetlands and the Flood Hazard Areas are subject to specific regulations, in many cases both, as the large wetlands in the Town are designated FHA's.

Many of the lands in the Conservation district are either used for agriculture or are surrounded by agriculture. Efforts should be made to keep it this way since farming is the ideal use for these areas.

The major wetlands of the Town include Vly Swamp; the area near the intersection of Burton Road, Easton Station Road and Mountain Road; the area south of Brayton Road and west of Hoag Road which also extends to the south side of Lee's Crossing; and the area east of Gifford's Road in the very southeast corner of the Town.

The FHA's of the Town include the wetlands described above and practically all of the land along the Hudson River west of Rt. 113,

Since it is important to keep these areas free of development and as most of these areas are currently used for agricultural purposes, the 20 acre minimum lot size is appropriate here.

D. Rural Reserve

The land designated as Rural Reserve has been described as "the land that holds the rest of the world together." Generally of marginal agricultural value and having severe development restrictions because of steep slopes, poor soils and limited access, these areas will most likely remain forested open space. These areas are suitable for non-intensive uses including very low density residential development where site conditions permit it.

The Rural Reserve areas are scattered throughout the Town and include sections of the highly directed forested areas on the east side of Rt. 113; the Willard Mountain Harrington Hill Area; and Wheldon Mountain.

The density guideline in this area should be at least 5 acres for each principal building.

E. Low Density Residential

The Low Density Residential areas of the Town are generally suitable for residential development but due to either slight development limitations or proximity to agriculture should not be used for higher densities of development.

There are four Low Density Residential areas in the Town: along Mountain Road; along the west side of Brownell Road; at the bend of Windy Hill Road and in Beadle Hill vicinity.

A density of three acres for each principal building is recommended

F. Medium Density Residential

The Medium Density Residential area of the Town is that area which is best suited for development physically and otherwise. The area has few if any development limitations and is located where it has the smallest negative impact on agriculture.

Development should be encouraged and channelled to this section of Town which occupies the northwest corner of Easton. The area enjoys excellent access by Rt. 29, Windy Hill Road, the Old Schuylerville Road, General Fellows Road, Wilbur Ave., and Rt. 40.

The recommended density for this district is one-half acre for each principal building.

G. Hamlet

The Hamlet district represents those "crossroad" areas of the Town where limited concentrated development has occurred. The four Hamlet areas are North Easton, Barker's Grove/ South Easton, Beadle Hill and the Rt. 29 - Orchard Drive area.

These areas can continue to accept limited concentrated growth in available lots including any commercial growth the Town might be anticipating. One major concern in the Hamlet areas should be historic preservation and aesthetic awareness. There are many historic buildings in the three older hamlets and new construction should compliment existing structures. Funding sources should be pursued which might facilitate the rehabilitation of older buildings in these areas.

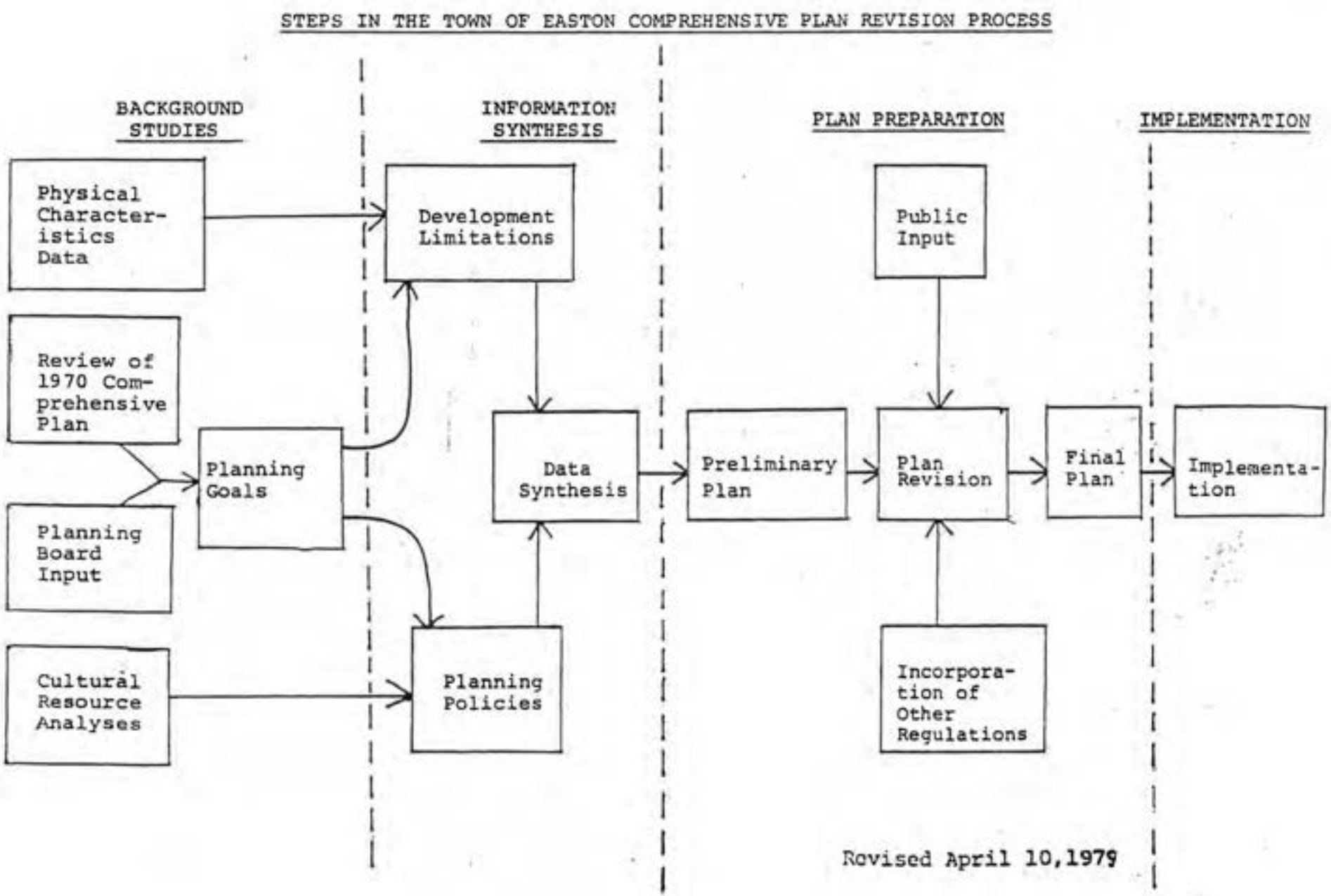
H. Public/Semi-Public

There are five Public/Semi-Public areas identified in the Land Use Plan Revision. They are the Stillwater Rod and Gun Club, the BattenKill Country Club, the General Fellows Road Town Park, the County Fairgrounds, and the BattenKill Corridor.

The physical characteristics and recreation potential of the BattenKill Corridor are discussed in an earlier report. This area should be kept free of development until such time that the Town makes a final decision on the future of this area.

IV. Industrial Site Analysis

As mentioned earlier the Industrial District was dropped during the Land Use Plan revision. This was due to the lack of any anticipated industrial development in the Town. However, the Town should be prepared for future industry should the opportunity arise. To accomplish this, it is recommended that a future study be undertaken to locate and analyze potential, acceptable industrial locations.


STEPS IN THE TOWN OF EASTON COMPREHENSIVE PLAN REVISION PROCESS
BACKGROUND STUDIES
INFORMATION SYNTHESIS
PLAN PREPARATION
IMPLEMENTATION
Physical Characteristics Data
Review of 1970 Comprehensive Plan
Planning Board Input
Cultural Resource Analyses
Planning Goals
Development Limitations
Planning Policies
Data Synthesis
Preliminary Plan
Public Input
Plan Revision
Incorporation of Other Regulations
Final Plan
Implementation
Revised April 10,1979

LAKE CHAMPLAIN-LAKE GEORGE REGIONAL PLANNING BOARD

WILLIAM F. DAVIDSON, DIRECTOR

LAKE GEORGE INSTITUTE
LAKE GEORGE, NEW YORK, 12845
518-668-5773

TOWN OF EASTON

Interim Report

Alternate Approaches for Defining the Agriculture Designation in The Town of Easton Land Use Plan

Prepared for: The Town of Easton Planning Board

Prepared by: The Lake Champlain-Lake George Regional Planning Board

JULY 24, 1979

COUNTIES OF CLINTON ESSEX HAMILTON WASHINGTON WARREN

ALTERNATIVE APPROACHES FOR DEFINING THE AGRICULTURE DESIGNATION IN THE TOWN OF EASTON LAND USE PLAN

This report outlines four alternative approaches to defining the "Agriculture" category of the Town of Easton's Land Use Plan. Individually, the approach discussed below may not address those land use issues unique to the Town of Easton, but possibly by integrating two or more of the ideas, a workable definition can be developed.

I. Restriction of Non-Farm Uses

Currently, the Land Use Plan of the Town of Easton is implemented only through the Town's Subdivision Regulation. Those regulations mandate that a proposed subdivision be in harmony with the Master Plan. By strongly recommending in the Land Use Plan that non-farm uses not be allowed in areas designated as "Agriculture" the Planning Board could theoretically disapprove proposed subdivisions which would bring non-farm uses into farm areas.

The advantage of this approach is that it can effectively curb the infiltration of non-farm subdivisions into farming areas. The disadvantage, however, is that this approach offers absolutely no flexibility, which combined with the proposed geographic changes to the Land Use Plan which significantly increase the amount of land in the Town designated as "Agriculture", could foster widespread opposition from landowners throughout the town. If this approach is taken, the geographic changes to the Land Use Plan should be reconsidered.

II. Large Lot

A second approach would be a modification of the process currently used by the Planning Board. The 1970 Comprehensive Plan recommends 20 acre minimum lot sizes in "Agriculture" areas. Since the Planning Board has found that the 20 acre standard has not been effective in stopping non-farm subdivisions, it would be recommended that this minimum lot size be increased to 30,40, or 50 acres, should the Planning Board wish to continue on this track.

The advantages to this method are that it discourages subdivisions by reducing the number of qualified buyers and also will tend to keep assessed valuations of farmland down since the price per acre of land would most likely be lower when the buyer is forced to purchase a large amount of acreage. The major drawback to this approach is that when a subdivision does actually occur, a tremendous amount of land is taken out of agriculture; much more land than is actually required for the non-farm use.

III. Sliding Scale

Sliding scale is a flexible approach which would allow a landowner in the "Agriculture" area a certain number of subdivisions for non-farm uses depending on the original size of the parcel in question. The end result is that small landowners are entitled to develop a higher percentage of their property than large landowners. The theory behind this approach is that large landholdings must be retained if the agricultural base of the town is to be preserved. Conversely, the smaller landholdings are less critical to the future of the town. In many cases the large landowners are also more committed to agriculture.

Another feature of this approach would be the recommendation of minimum and maximum lot sizes. The maximum lot size would insure that large amounts of agriculture would not be lost through a subdivision, and the minimum lot size would insure adequate room for the use and also provide a buffer zone between the use and farm activities.

The advantages to this approach are two-fold:

A. This system effectively stops the speculator who buys a large farm for future subdivision; and

B. This process offers some degree of flexibility by allowing the farmer to subdivide to a certain extent.

IV. Case by Case

One final approach to regulating subdivisions in "Agriculture" areas would be review of proposed subdivisions on case by case basis. The proposed subdivision would be judged in relationship to a list of criteria, tailored to the town's need, which could include any number of the following:

A. The area is of such size or shape that it is impractical to cultivate;

B. The area is needed for development and there are no alternate areas available

C. The area is located adjacent to a municipality or an established residential district and can be served by a central water and sewage system;

D. Existing or planned activities are incompatable with the agricultural use of the area;

E. The area is not economically viable for agricultural use;

F. The change in land use would not cause conflicts with the existing agricultural use on adjacent properties;

G. Areas with severe or very severe soil conditions or subject to flooding shall not be developed unless conditions are overcome;

H. The proposed development would not place an undue burden upon the town and require services which the town would be unable to provide;

I. The public investment in the highway system shall be protected and caution shall be used in approving development adjacent to highways;

J. The development be designed to minimize the amount of land removed from cultivation.

This method would utilize a number of tools including the Data Synthesis Map, Agricultural Capability of Soils Map, the Existing Land Use Map, or any number of other sources the Planning Board might wish to consult when evaluating the merits of a proposed subdivision in an "Agriculture" area.

The advantage of this method is that it also allows a certain amount of flexibility to farmers and landowners in the "Agriculture" area who want to subdivide, while at the same time insuring that non-farm uses will not occur in prime agriculture areas.

As stated earlier, individually the approaches discussed might not be right for the Town of Easton. Rather the best points of each approach should be tied together into a tailored definition for the "Agriculture" designation of the Town's Land Use Plan.

RESIDENTIAL DENSITY

TOWN OF EASTON

Townwide	1 residence per 61 acres or 1.6/100
Hamlet	1 residence per 4.7 acres or 21.2/100
Medium Density Residential	1 residence per 39 acres or 2.5/100
Low Density Residential	1 residence per 22 acres or 4.5/100
Rural Reserve I	1 residence per 122 acres or .8/100
Rural Reserve II	1 residence per 98 acres or 1/100
Conservation	1 residence per 30 acres or 3.3/100
Agriculture	1 residence per 83 acres or 1.2/100

REVIEW CRITERIA FOR NON-AGRICULTURAL

USES IN AGRICULTURAL AREAS

3 * I. A. No Additional local government services and
B. Highway investment protected, and
C. Adequate water supply and quality.

3 * II. A. Existing adjacent activities are incompatible with agriculture, or
B. Change would not cause conflicts (?) with existing agriculture on adjacent lands.

2 *III. A. Lot is of odd size and/or shape, or
B. Lot is not economically viable for agriculture.

3 * IV. A. Use is for farm labor, or
B. Density guidelines not exceeded.

1 V. A. Alternate sites not available, or
B. Minimal amount of land removed from agriculture.

1 VI. Land has not been used for agricultural purposes (?) during last five years.

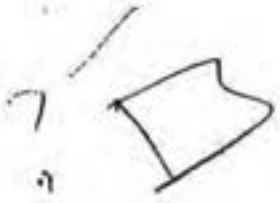
2 VII. Land is not located in AG District.

2 VIII. Good homesite soils.

2 IX. Good septic soils.

3 X. Minimal impact on agricultureal tax base.

1 XI. Located adjacent to existing residential area.



* Possible compulsory compliance.

Arabic numerals denote possible point system.

Appendix B. Sliding Scale Ordinance: Ravenna Township, Minnesota

100 DISTRICT PROVISIONS

100.1 Purpose

The zoning districts are designed to implement the intents and purposes of the Comprehensive Plan.

The zoning districts are based upon the Comprehensive Plan, which has the purpose of protecting the public health, safety, convenience, and general welfare. Before any amendment to the boundary lines of the established zoning districts are made, any necessary amendments must first be made to the Comprehensive Plan.

For the purposes of this Ordinance, Ravenna Township is hereby divided into the following zoning districts when the regulations outlined herein will apply.

RR-I	(Rural/Residential District)
MWP	(Marsh and Wetlands Protection District)
FP	(Floodplain District)

The locations and boundaries of the districts established by this Ordinance are hereby set forth on the zoning map of Ravenna Township, and said map is hereby made part of this Ordinance.

101 RR-I (RURAL/RESIDENTIAL DISTRICT)

101.1 Intent

This district is intended for application in those areas of the Township where whole sections of open land have become subject to increased amounts of single-family residential development. Despite the fact that poor soils, rough topography, and insufficient irrigation make sections of this land uneconomical for agricultural purposes, there are some suitable sites for single family home construction. However, because of the fact that there are severe environmental constraints on residential development in this area, and because of the fact that urban services such as central sewer and water will not be provided for at least fifteen (15) years, and because significant amounts of residential development will adversely affect surrounding agricultural operations, residential development in this district must be kept to a reasonable rural density of five nonfarm residential homes per forty (40) acres.

101.2 Permitted Uses and Structures

The following shall be permitted uses by right:

a. Any and all forms of commercial agriculture and com-

mercial horticulture as defined by this Ordinance, including feedlots and poultry operations.

b. Farm buildings and accessory structures.
c. Farm drainage and irrigation systems.
d. Forestry, grazing, and gardening.
e. Nonfarm single-family residential subdivisions shall be permitted on lots or parcels of land for which a deed has been recorded in the office of the Dakota County Register of Deeds upon or prior to the effective date of this Ordinance, or a lot or parcel of land that would have been a lot of record if the document conveying the lot had been recorded on the date of its execution, provided they are able to meet all applicable standards and requirements of this Ordinance and all other applicable township and county ordinances, subject to the following area and dimensional regulations. The maximum number of lots, in addition to an existing principal dwelling that may be created, shall be based on the gross area of that tract which is to be subdivided, and which constitutes the lot of record existing on the effective date of this Ordinance, as follows:

Area of Lot of Record at the Time of the Effective Date of This Ordinance	Maximum Number of Lots Permitted
2-7 acres	1
8-15 acres	2
16-32 acres	3
33-39 acres	4
40-44 acres	5
45-100 acres	1 additional unit for every 8 acres of land
101+ acres	.5 additional units for every 8 acres of land

Each lot created shall contain no more than one single-family home provided it meets the following requirements:

1) Each lot shall be a separately conveyed parcel of at least two acres in area and described by a certificate of survey.
2) The driveway serving a lot shall be separated from adjacent driveways on the same side of the road by the following distances:
   a) Township road: 100 feet
   b) County/state highway: 125 feet
   c) Minimum distance from intersection of two or more of the above: 80 feet
3) All nonfarm residential buildings shall be set back a minimum of 300 feet from the nearest farm building.

f. Historic sites.
g. Home occupations.

101.3 Conditional Uses

The following conditional uses may be approved by the Town Board in the RR-I (Rural/Residential District) provided that the provisions and requirements of Section 006.1 of the zoning ordinance are fulfilled:

a. Outdoor recreation areas;
b. Churches, cemeteries, airports, schools, local government buildings and facilities, and government-owned facilities for the maintenance of roads and highways;
c. Agricultural service establishments primarily engaged in performing agricultural, animal husbandry, or horticultural services on a fee or contract basis including corn shelling; hay baling and threshing; sorting, grading, and packing fruits and vegetables for the grower; agricultural produce milking and processing; horticultural services; crop dusting; fruit picking; grain cleaning; land grading; harvesting and plowing; farm equipment service and repair; veterinary services; boarding and training of horses; commercial hunting and trapping; the operation of game reservations; and roadside stands for the sale of agricultural produce grown on the site.
d. Mining and extraction operations.
e. Public utility and public service structures including electric transmission lines and distribution of substations, gas regulator stations, communications equipment and buildings, pumping stations and reservoirs.
f. Highway-neighborhood commercial uses.

101.4 Prohibited Uses and Structures

All other uses and structures which are not specifically permitted as a right or by conditional-use permit shall be prohibited in the RR-I (Rural/Residential District).

101.5 Minimum Lot Size

For farm dwellings: None.
For nonfarm single-family dwellings: Two acres.
For conditional uses: Two acres.

101.6 Minimum Yard Dimension Requirements

a. Lot width, 150 feet.
b. Lot depth, 175 feet.
c. Side yard setback for structures, 20 feet.
d. Rear yard setback for structures, 20 feet.
e. Structure setback from:
   Township road, 80 feet from centerline.
   County road, 110 feet from centerline.
   State road, 130 feet from centerline.

101.7 Maximum Height

a. For farm uses: None.
b. For nonfarm and conditional uses: 35 feet.

RESIDENTIAL DENSITY

TOWN OF EASTON

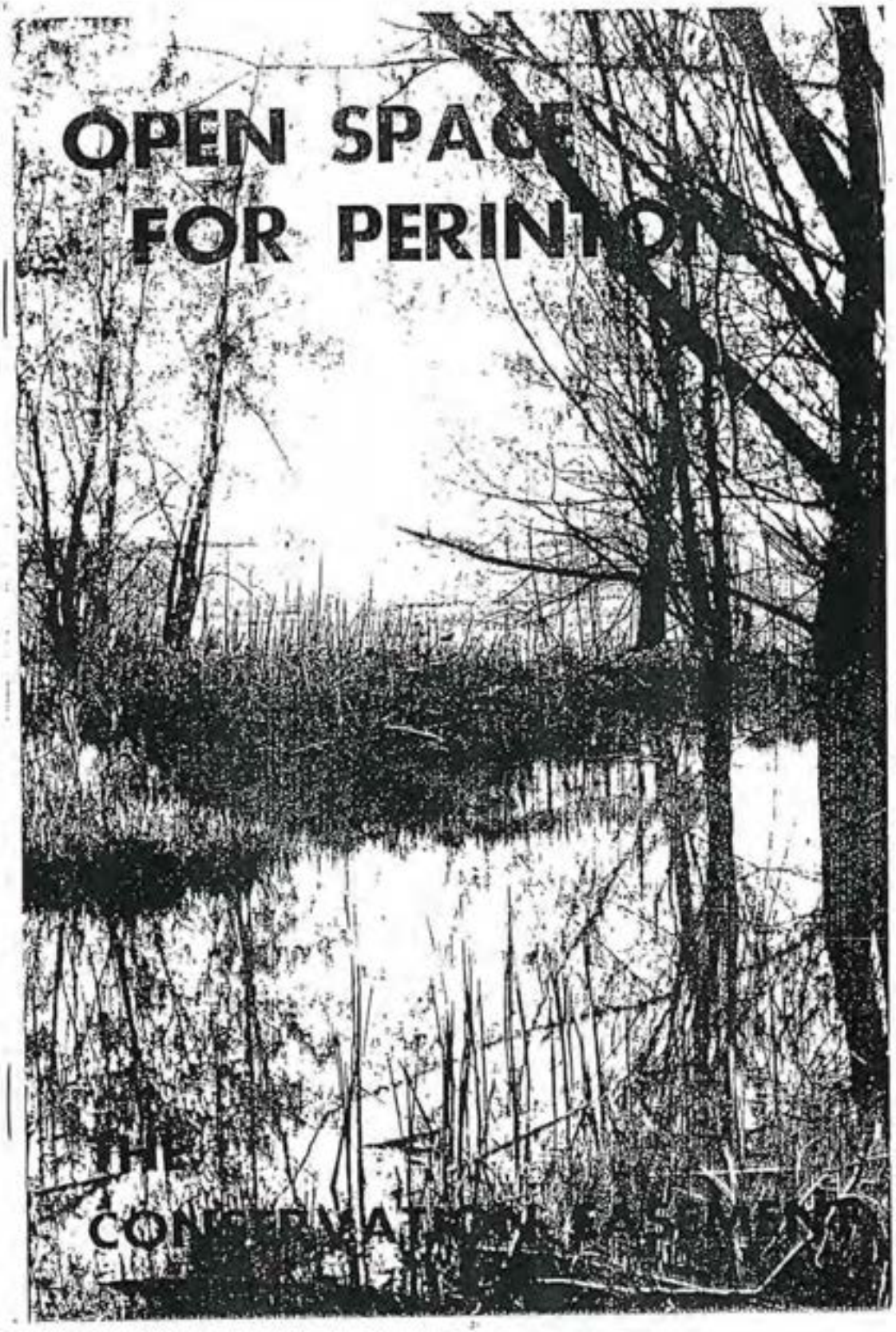
Names	Acres		
662	40,122	Townwide	1 residence per 61 acres or 1.6/100
103	486	Hamlet	1 residence per 4.7 acres or 21.2/10
46	1771	Medium Density Residential	1 residence per 39 acres or 2.5/100
30	670	Low Density Residential	1 residence per 22 acres or 4.5/100
29	3552	Rural Reserve I	1 residence per 122 acres or .8/100
40	3929	Rural Reserve II	1 residence per 98 acres or 1/100
98	2890	Conservation	1 residence per 30 acres or 3.3/100
316	26,162	Agriculture	1 residence per 83 acres or 1.2/100

TOWN OF EASTON PROJECTED HOUSING NEEDS

1980 - 1990

The projected polulation for the Town of Easton for 1980 is 2,290. The most recent land use inventory indicates 658 residences. From this we can derive an average household size of approximately 3.5. If household size remains constant during the next 10 years, we can expect a demand for 120 new housing units based on a 1990 projected polulation of 2,714.

It should be noted that recent trends point towards smaller average household sizes which could lead us to conclude that the actual demand might be somewhat higher than the 120 units quoted above. Unforseen trends in the housing market, energy shortages and future industrial development in the area could also affect this figure.


OPEN SPA
FOR PERIN
THE
CON

OPEN SPACE FOR PERINTON

THE CONSERVATION EASEMENT

THE NEED:

Perinton is growing. Each year, more and more people are buying land and building homes in the Town as the Rochester urban area continues to expand. In 1960, the Town's population was 16,314. In 1970, the population was 31,568 - an increase of 15,254 persons. By 1980, the population is projected to reach 46,900. By 1990, it may be 64,000.

People want to live in Perinton for many reasons. The Town is a good place to live. It is convenient to job centers. It has an excellent school system and a well-managed, active recreation program. But most of all, Perinton has ideal land for homes - land that is exceptionally scenic, with lots of wooded hills and rolling fields.

Many of Perinton's first suburban residents came here to escape the crowded urban environment of the city, but the city has followed. In some cases, not much thought was given to the need to preserve some of Perinton's original character - the very environmental quality that attracts people to the Town.

Open space conservation is more than aesthetics. There are other needs for open space in Perinton. Urban open space areas can help to meet basic human needs for places to relax or play, to meet with friends and neighbors, to enclose neighborhoods so they can be easily identified as social communities, to link homes with shopping centers so they can be safely reached by walking or cycling.

Rural areas with valuable mineral, agricultural and forest lands need to be set aside for sand, gravel, food and timber production - especially when the future supplies of these goods from other areas are becoming more and more uncertain.

Finally, many open lands in Perinton play important parts in the ecological system - they absorb flood waters, pervent soil erosion, provide habitat for wildlife, help cleanse the air of pollutants and moderate the climate by providing shade and windbreaks. They help to reduce dust and noise pollution, and provide visual relief from the often cluttered urban landscape.

GOALS:

Our commitment is to the citizens of Perinton, those who live here now, and those who will live here in future years. On your behalf, we are dedicated to keeping Perinton as a community of people who have a sensitive relationship with the land. Open land is a part of our lives, and we are all part of the Perinton environment. What we do with our lands will symbolize our concern with human needs, our concern with nature, our concern with the air, the water, the plants and the animals which we all need to survive and grow.

We believe there is opportunity for anyone to work or live in Perinton, regardless of race or creed, with personal choice the only limitation.

We believe in Perinton's future as an urban community, and we welcome development interests who have a respect for the intrinsic and aesthetic character of the land.

We are also concerned with our lands which represent valuable areas of rural resource. We want to maintain farming and forest production as a viable way of life. We believe urban and rural interests can coexist in harmony but that Perinton's future urban growth should be related to the capability of the land.

We believe our neighborhoods and communities should be separated as distinct areas instead of mindless extensions of urban sprawl.

We believe that parks and recreation areas should be closely related to neighborhoods and communities - places people can walk or cycle to, rather than drive.

We believe commercial and employment centers should be screened from, but linked to residential areas.

We believe in urban development that minimizes disturbance to the land - neighborhoods with trees, streams and soils left intact.

We believe in a variety of open space forms - formal squares and parks, informal areas, rural and rustic landscapes.

We believe in Open Space for Perinton.

Perinton Conservation Board

THE CONSERVATION EASEMENT:

Section 247 of the New York State General Municipal Law allows a town to "acquire...by grant...the... easement...to land within such municipality." Such aquisition of easement would be for the "preservation of open spaces and areas" which would "maintain or enhance the conservation of natural or scenic resources."

Under this authority the Town of Perinton adopted the Conservation Easement Law of the Town of Perinton in July of 1972, which provides the basis for acquiring Conservation Easements in Perinton. The law was amended in 1978 and reads as follows:

65-1 TITLE

This chapter shall hereinafter be known and cited as the "Conservation Easement Law of the Town of Perinton."

65-2 PURPOSE

It is the purpose of this chapter to provide for the acquisition of interests or rights in real property for the preservation of open space and areas which shall constitute a public purpose for which public funds may be expended or advanced after due notice and a public hearing, by which the Town of Perinton may acquire by purchase, gift, grant, bequest, devise, lease or otherwise the fee or any lesser interest, development right, easement, covenant or other contractual right necessary to acquire "open space" or "open area" as the same is defined in 65-5 herein.

65-3 LEGISLATIVE AUTHORITY

In accordance with 247 of the General Municipal Law of the State of New York, the Town Board of the Town of Perinton has the authority to acquire such interests or rights in land. Pursuant to the above authority, the Town Board has prepared and adopted this chapter setting forth standards to be followed in the acquisition of such interest.

65-4 JURISDICTION

This chapter shall apply to the entire area of the Town of Perinton, excluding those areas within the corporate limits of the Villages of East Rochester and Fairport.

65-5 DEFINITIONS

For the purpose of this chapter, the terms used herein are defined as follows:

OPEN SPACE or OPEN AREA -- Any space or area characterized by natural scenic beauty or whose existing openness, natural condition or present state of use, if retained, would enhance the present or potential value of abutting or surrounding urban development or would maintain or enhance the conservation of natural or scenic resources. For the purposes of this section, natural resources shall include but not be limited to agricultural lands defined as open lands actually used in bona fide agricultural production.

65-8 PENALTY FOR VIOLATION OR CANCELLATION

If there is a substantial violation of the terms and conditions of the Conservation Easement Agreement or if said Agreement is canceled by the Town Board upon petition, the then owner or owners of said property must pay to the Town of Perinton the following amounts:

A. All taxes granted abatement under and pursuant to the Conservation Easement Agreement, said taxes to include the State, County, Town, School Districts and all special improvement districts and other taxing units to which the property is subject. Said back taxes shall be limited as follows: Any easement broken before its 11th year will be subject to a five-year maximum roll back; an easement broken between its 11th and 15th year will be subject to a four-year maximum roll back; an easement broken in its 16th year or later will be subject to a three-year maximum roll back; plus.

B. The penalty assessed on the basis of the previous year's tax abatement multiplied by a factor equal to the term of the easement divided by the current year of the easement. This factor shall not exceed five.

TWO TYPES OF EASEMENT:

In applying for the Easement, the applicant should state whether his Easement will be:

a. Conservation Easement - the applicant agrees that his land will not be subdivided, built upon, or otherwise changed during the term of the easement.

b. Conservation Easement (Farming Purposes) - the same as (a.) except that the applicant additionally agrees that the land under easement shall be principally and actively used for farming purposes for the term of the easement.

Land covered by a conservation easement may be sold in its entirety only, at any time, but the terms and conditions of the easement shall continue until its expiration.

↖

change in policy may occur here - v' back with me.

DURATION OF EASEMENT:

Easements are being accepted with a minimum term of five (5) years. There is no maximum term.

VALUATION FOR TAXATION:

The assessor is legally required to "take into account and be limited by the limitation on the future use of the land" resulting from the Easement. The following table of Tax Assessment is presently in use.

Years	% of pre-easement value remaining taxable Conservation	Farming
5	75	40
6	65	32
7	56	28
8	48	24
9	41	20
10	35	17
11	30	15
12	26	13
13	23	12
14	21	11
15	20	10
16	19	
17	18	
18	17	
19	16	
20	15	
21	14	
22	13	
23	12	
24	11	
25	10	

EXCEPTIONS:

If the applicant wishes to exclude certain parcels from the Easement, these should be discussed and agreed to with the Conservation Board. It will be required that parcels which include a principal dwelling and farm buildings exclude a small parcel of a few acres encompassing these buildings and designate that area as an exception to the Easement. This will reduce future problems in the situation where the owner wishes to sell the land and retain the buildings and home site or retain the land and sell the buildings and home site.

CANCELLATION OF EASEMENT:

The Easement may be canceled by applying to the Town Board. At the time of such cancellation, or if the terms of the Easement have been violated by the landowner, the Town will assess roll-back taxes and a penalty as outlined in Section 65-8 of the Conservation Easement Law. The penalty shall be assessed against the parcel as a whole, except in the case of a death of a sole owner in which case the penalty will be assessed only against that portion which is to be developed, changed in use, or sold within one year of the date of death. Thereafter, the penalty and back taxes will be levied upon the parcel as a whole. The penalty decreases with the length of time the Easement holder has been in the Easement, thus encouraging the Easement holder to stay in the Easement as long as possible. The following table illustrates the penalty provision.

PENALTY MULTIPLIER

(applied to the previous year's tax reduction)

Easement Term	Current year of easement														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
15	5.0	5.0	5.0	3.8	3.0	2.5	2.1	1.9	1.7	1.5	1.4	1.3	1.2	1.1	1.0
14	5.0	5.0	4.7	3.5	2.8	2.3	2.0	1.8	1.6	1.4	1.3	1.2	1.1	1.0	
13	5.0	5.0	4.3	3.3	2.6	2.2	1.9	1.6	1.4	1.3	1.2	1.1	1.0		
12	5.0	5.0	4.0	3.0	2.4	2.0	1.7	1.5	1.3	1.2	1.1	1.0			
11	5.0	5.0	3.7	2.6	2.2	1.8	1.6	1.4	1.2	1.1	1.0				
10	5.0	5.0	3.3	2.5	2.0	1.7	1.4	1.3	1.1	1.0					
9	5.0	4.5	3.0	2.3	1.8	1.5	1.3	1.1	1.0						
8	5.0	4.0	2.7	2.0	1.6	1.3	1.1	1.0							
7	5.0	3.5	2.3	1.8	1.4	1.2	1.0								
6	5.0	3.0	2.0	1.5	1.2	1.0									
5	5.0	2.5	1.7	1.3	1.0										

QUESTIONS:

If you have any questions, contact:

Assessor, Town of Perinton - 31 South Main Street, Fairport, N.Y. 14450
or
Chairman, Perinton Conservation Board - Same address

Town of Perinton

31 SOUTH MAIN STREET • FAIRPORT, N.Y. 14450 • PHONE: 223-0770

Tax Account No. _____
School District _____

APPLICATION FOR GRANTING OF A
CONSERVATION EASEMENT TO THE TOWN OF PERINTON

1. Name of owner or owners of property:

Name	Address	Telephone

2. Property Location: _____

3. This Easement shall extend for a period of _____ years.

4. This land will be used in bona fide agricultural production during the entire term of this easement. _____ yes _____ no

I, _____, hereby propose to the Town of Perinton an Easement to the above described lands. I certify that all statements made on this application are true and correct to the best of my belief and I understand that any willful false statement of material fact will be grounds for disqualification of this proposed Easement.

Signature (if more than one owner, all must sign.) Date

_____ _____

_____

To be used by Perinton Conservation Board

This parcel is to be _____ accepted _____ rejected for a (Conservation) (Conservation with Active Farming) Easement for a _____ year period.

Exceptions (if any) to the Easement are to be as follows:

State briefly the reasons for your acceptance/rejection:

Property inspected and reviewed by:

TOWN OF EASTON

DRAFT CONSERVATION EASEMENT

TOWN OF EASTON

Prepared for: Town of Easton Planning Board

Prepared by: The Lake Champlain-Lake George Regional Planning Board

SEPTEMBER 11, 1979

CONSERVATION EASEMENT - TOWN OF EASTON

Section 1. TITLE

This chapter shall hereinafter be known and cited as the "Conservation Easement - Town of Easton."

Section 2 - PURPOSE

It is the purpose of this chapter to provide for the acquisition of interests or rights in real property for the preservation of agricultural lands and other open space and areas which shall constitute a public purpose for which public funds may be expended or advanced after due notice of a public hearing, by which the Town of Easton may acquire by purchase, gift, grant, bequest, devise, lease or otherwise the fee or any lesser interest, development right, easement, covenant or other contractual right necessary to acquire "open space" or "open area" as the same is defined in Section 5 herein.

Section 3 LEGISLATIVE AUTHORITY

In accordance with Section 247 of the General Municipal Law of the State of New York, the Town Board of the Town of Easton has the authority to acquire such interests or rights in land. Pursuant to the above authority, the Town Board has prepared and adopted this chapter setting forth standards to be followed in the acquisition of such interest.

Section 4 JURISDICTION

This chapter shall apply to the entire area of the Town of Easton, excluding that area within the corporate limits of the Village of Greenwich.

Section 5 DEFINITIONS

For the purpose of this chapter, the terms used herein are defined as follows:

OPEN SPACE OR OPEN AREA - Any space or area characterized by natural scenic beauty or whose existing openness, natural condition or present state of use, if retained, would enhance the present or potential value of abutting or surrounding residential or recreational development or would maintain or enhance the conservation of natural scenic resources. For the purposes of this section, natural resources shall include but not be limited to agricultural lands defined as open lands actually used in bona fide agricultural production.

Section 6. PROCEDURE FOR GRANTING EASEMENT

A. Proposal by Owner. Any owner or owners of land may submit a proposal to the Planning Board of the Town of Easton for the granting of interests or rights in real property for the preservation of agricultural lands or other open spaces or areas. Such proposal shall be submitted in such manner and form as may be prescribed by such Planning Board and shall include a survey map and metes and bounds description of the proposed area. In applying for the easement, the applicant should state whether the easement will be:

1. Conservation Easement - the applic ant agrees that his land will not be subdivided, built upon or otherwise changed during the term of the easement; or

2. Conservation Easement (Farming Purposes) - the applicant agrees that his land will not be subdivided, built upon or otherwise changed during the term of the easement and additionally agrees that the land under the easement shall be principally and actively used for farming purposes for the term of the easement.

B. Exceptions. If the applicant wishes to exclude certain parcels from the Easement, these should be discussed and agreed to with the Planning Board. It will be required that parcels which include a principal dwelling and farm buildings exclude a small parcel of a few acres encompassing these buildings and designate that area as an exception to the Easement. This will reduce future problems in the situation where the owner wishes to sell the land and retain the buildings and home site or retain the land and sell the buildings and home site.

C. Review by Planning Board. Upon receipt of such proposal, the Planning Board shall investigate the area to determine if the proposal would be of benefit to the people of the Town of Easton and may negotiate the terms and conditions of the offer. If the Planning Board determines that it is in the best public interest to accept such a proposal, it shall recommend to the Town Board that it hold a public hearing for the purpose of determining whether or not the town should accept the proposal.

D. Public hearing by Town Board. The Town Board shall, within forty-five (45) days of receipt of such advisory opinion, hold a public hearing concerning such proposal at a place within the Town of Easton. At least ten (10) days' notice of the time and place of such hearing shall be published in a paper of general circulation in such town, and a written notice of the proposal shall be given to all adjacent property owners and to any municipality whose boundaries are within five hundred (500) feet of the boundaries of said proposed area, to the Washington County Board of Supervisors and to the school district in which it is located.

E. Determination. The Town Board, after receiving the reports of the Planning Board and the Washington County Board of Supervisors and after such public hearing, may adopt the proposal or any modification thereof it deems appropriate or may reject it in its entirety.

F. Duration of easement. Easements shall be a minimum term of five (5) years.

G. Recording agreement. If such proposal is adopted by the Town Board, it shall be executed by the owner or owners in written form and in a form suitable for recording in the Washington County Clerk's office.

H. Cancellation. Said agreement may not be cancelled by either party. However, the owner or owners thereof may petition the Town Board for cancellation upon good cause shown, and such cancellation may be granted only upon payment of the penalties provided in Section 8 herein.

I. Fee. Owner shall pay to the Town a fee of fifteen dollars ($15.00) which shall be deemed a reasonable sum to cover the costs of administration, no part of which shall be returnable to the applicant.

Section 7. VALUATION FOR TAXATION

After acquisition of any such interest pursuant to this chapter, the valuation placed upon such area for purposes of real estate taxation shall taken into account and be limited by the limitation on the future use of the land. The following table of tax assessment shall be used.

Length of easement	% of Assessed Value Remaining Taxable	
	Conservation	Farming
5	90	90
6	87	85
7	84	80
8	81	75
9	78	70
10	75	65
11	72	60
12	69	55
13	66	50
14	63	45
15	60	40
16	57	35
17	54	30
18	51	25
19	48	20
20	45	15

FISCAL IMPACT ANALYSIS
TOWN OF EASTON DRAFT CONSERVATION EASEMENT

(1) 17 farms representing 3,694 acres were analyzed:
Total Assessed Value – $43,300
Avg. Assessed Value/acre – $11.72

(2) 1979 total assessed value of town – $3,315,043

(3) 1979 local tax rate – $66.39/1000

(4) 1979 taxes collected (est.) – $219,721.05

(5) Formula to determine local tax rate increase for every 1000 acres allowed into program:

$$\text{Rate Increase} = \frac{\text{Total Taxes Collected (1000)}}{\text{Total Assessed Value of Town} - N(\text{Avg. Ac. Val/acre} \times 1000)} - \text{Tax Rate}$$

where N = % of tax reduction

(6) For 100% tax reduction:

$$RI = \frac{\$219,721.05\,(1000)}{\$3,315,043 - 1.00(11.72 \times 1000)} - \$66.28$$

$$RI = \$66.52 - 66.28$$
$$= \$.24$$

(7) 10% reduction → $.024 increase
15% " → $.036 "
25% " → $.06 "

(8) Farmer's savings:

50% reduction on 250 acres → $97.10

LAKE CHAMPLAIN LAKE GEORGE REGIONAL PLANNING BOARD

WILLIAM F. DAVIDSON, DIRECTOR

LAKE GEORGE INSTITUTE
LAKE GEORGE, NEW YORK, 12845
518-668-5773

* *

TOWN OF EASTON

* *

LAND USE PLAN REVISION -

AGRICULTURE CLASSIFICATION DEFINED

Prepared for: Town of Easton Planning Board

Prepared by: Lake Champlain-Lake George Regional Planning Board

SEPTEMBER 25, 1979

Agriculture

The Agriculture designation encompasses agricultural lands and small non-agricultural parcels which are adjacent to or are surrounded by agricultural lands. A large percentage of these lands are within the boundaries of the Agricultural District and are generally of high economic viability.

Farming and related agricultural practices are the ideal uses for lands with this classification and all other uses should be discouraged. Inevitably, there will be infiltration of non-farm uses into the Agriculture area. These uses should be directed to non-agricultural lands within the Agriculture area, and where the Planning Board or Town Board has jurisdiction, (subdivisions, mobile homes) the following set of criteria should be used to evaluate the proposal.

1. Will the use require additional local government services?
2. Will the use require utility lines to be brought across agricultural lands?
3. Will the use conflict with existing agriculture on adjacent lands?
4. How far will the use be from the nearest farm center?
5. Will existing drainage patterns cause agricultural runoff to affect the proposed use?
6. Is there an adequate and good quality water supply?
7. Will sewage disposal be a problem?
8. Is the use for farm labor?
9. Will the proposed use be located within the Agricultural District?
10. Has the parcel been used for agricultural purposes during the last ten years?
    a. If it has, is the parcel of an odd size or shape or do other conditions exist that make the parcel impractical for agriculture?
    b. Are alternate sites available?
    c. Is a minimal amount of land being removed from agriculture?
11. Will the use increase density in the general vicinity to a point where water quality of adjacent uses might be affected?
12. Is the driveway hidden from oncoming traffic?

By answering these questions the Planning Board or Town Board should have a good idea of the potential impact of the proposal on agriculture in the town, as well as sufficient information to evaluate the merits of the proposal.

TOWN OF EASTON

DRAFT CONSERVATION EASEMENT

TOWN OF EASTON

Prepared for: Town of Easton Planning Board

Prepared by: Washington County Planning Department

October 9, 1979

CONSERVATION EASEMENT - TOWN OF EASTON

Section 1. TITLE

This chapter shall hereinafter be known and cited as the "Conservation Easement - Town of Easton."

Section 2 - PURPOSE

It is the purpose of this chapter to provide for the acquisition of interests or rights in real property for the preservation of agricultural lands and other open space and areas which shall constitute a public purpose for which public funds may be expended or advanced after due notice of a public hearing, by which the Town of Easton may acquire by purchase, gift, grant, bequest, devise, lease or otherwise the fee or any lesser interest, development right, easement, covenant or other contractual right necessary to acquire "open space" or "open area" as the same is defined in Section 5 herein.

Section 3 LEGISLATIVE AUTHORITY

In accordance with Section 247 of the General Municipal Law of the State of New York, the Town Board of the Town of Easton has the authority to acquire such interests or rights in land. Pursuant to the above authority, the Town Board has prepared and adopted this chapter setting forth standards to be followed in the acquisition of such interest.

Section 4 JURISDICTION

This chapter shall apply to the entire area of the Town of Easton, excluding that area within the corporate limits of the Village of Greenwich.

Section 5 DEFINITIONS

For the purpose of this chapter, the terms used herein are defined as follows:

OPEN SPACE OR OPEN AREA - Any space or area characterized by natural scenic beauty or whose existing openness, natural condition or present state of use, if retained, would enhance the present or potential value of abutting or surrounding residential or recreational development or would maintain or enhance the conservation of natural scenic resources. For the purposes of this section, natural resources shall include but not be limited to agricultural lands defined as open lands actually used in bona fide agricultural production.

Section 6. PROCEDURE FOR GRANTING EASEMENT

A. Proposal by Owner. Any owner or owners of land may submit a proposal to the Planning Board of the Town of Easton for the granting of interests or rights in real property for the preservation of agricultural lands or other open spaces or areas. Such proposal shall be submitted in such manner and form as may be prescribed by such Planning Board and shall include a survey map and metes and bounds description of the proposed area. In applying for the easement, the applicant should state whether the easement will be:

1. Conservation Easement - the applic ant agrees that his land will not be subdivided, built upon or otherwise changed during the term of the easement; or

2. Conservation Easement (Farming Purposes) - the applicant agrees that his land will not be subdivided, built upon or otherwise changed during the term of the easement and additionally agrees that the land under the easement shall be principally and actively used for farming purposes for the term of the easement.

B. Exceptions. If the applicant wishes to exclude certain parcels from the Easement, these should be discussed and agreed to with the Planning Board. It will be required that parcels which include a principal dwelling and farm buildings exclude a small parcel of a few acres encompassing these buildings and designate that area as an exception to the Easement. This will reduce future problems in the situation where the owner wishes to sell the land and retain the buildings and home site or retain the land and sell the buildings and home site.

C. Review by Planning Board. Upon receipt of such proposal, the Planning Board shall investigate the area to determine if the proposal would be of benefit to the people of the Town of Easton and may negotiate the terms and conditions of the offer. If the Planning Board determines that it is in the best public interest to accept such a proposal, it shall recommend to the Town Board that it hold a public hearing for the purpose of determining whether or not the town should accept the proposal.

D. Public hearing by Town Board. The Town Board shall, within forty-five (45) days of receipt of such advisory opinion, hold a public hearing concerning such proposal at a place within the Town of Easton. At least ten (10) days' notice of the time and place of such hearing shall be published in a paper of general circulation in such town, and a written notice of the proposal shall be given to all adjacent property owners and to any municipality whose boundaries are within five hundred (500) feet of the boundaries of said proposed area, to the Washington County Board of Supervisors and to the school district in which it is located.

E. Determination. The Town Board, after receiving the reports of the Planning Board and the Washington County Board of Supervisors and after such public hearing, may adopt the proposal or any modification thereof it deems appropriate or may reject it in its entirety.

F. Duration of easement. Easements shall be a minimum term of five (5) years.

G. Recording agreement. If such proposal is adopted by the Town Board, it shall be executed by the owner or owners in written form and in a form suitable for recording in the Washington County Clerk's office.

H. Cancellation. Said agreement may not be cancelled by either party. However, the owner or owners thereof may petition the Town Board for cancellation upon good cause shown, and such cancellation may be granted only upon payment of the penalties provided in Section 8 herein.

I. Fee. Owner shall pay to the Town a fee of fifteen dollars ($15.00) which shall be deemed a reasonable sum to cover the costs of administration, no part of which shall be returnable to the applicant.

Section 7. VALUATION FOR TAXATION

After acquisition of any such interest pursuant to this chapter, the valuation placed upon such area for purposes of real estate taxation shall taken into account and be limited by the limitation on the future use of the land. The following table of tax assessment shall be used.

Length of easement	% of Assessed Value Remaining Taxable	
	Conservation	Farming
5	90	90
6	87	85
7	84	80
8	81	75
9	78	70
10	75	65
11	72	60
12	69	55
13	66	50
14	63	45
15	60	40
16	57	35
17	54	30
18	51	25
19	48	20
20	45	15

Section 8. PENALTY FOR VIOLATION OR CANCELLATION

If there is substantial violation of the terms and conditions of the Conservation Easement Agreement or if said Agreement is canceled by the Town Board upon petition, the then owner or owners of said property must pay to the Town of Easton the following amounts.

A. All taxes granted abatement under and pursuant to the Conservation Easement Agreement, said taxes to include the County, Town, School Districts and all special improvement districts and other taxing units to which the property is subject. Paid back shall be limited as follows: Any easement broken before its eleventh (11th) year will be subject to a five (5) year maximum rollback; an easement broken between its eleventh (11th) and fifteenth (15) year will be subject to a four year maximum roll back; an easement broken in its sixteenth (16th) year or later will be subject to a three year maximum roll back; plus.

B. The penalty assessed on the basis of the previous year's tax abatement multiplied by a factor equal to the term of the easement divided by the current year of the easement. This factor shall not exceed five (5).

1980

TOWN OF EASTON PLANNING BOARD

REVISED WORK PROGRAM - 1980

January	-	Finalize Administrative Checklists for Minor Subdivision Review
February	-	Finalize Land Use Plan Map and Text
March	-	Transportation Plan and Zoning Schedule
April	-	Revise Subdivision Regulations
May	-	Revise Subdivision Regulations
June	-	Public Meeting Presentation of Proposed Changes to Town Board
July	-	Major Subdivision Checklist Revise Minor Subdivision Checklist - if necessary

TOWN OF EASTON

AGRICULTURAL DISTRICT SUBDIVISION CHECKLIST

This checklist is to be used when considering approval of non-agricultural subdivisions in those areas designated as "Agriculture" on the Town of Easton Land Use Plan or are part of County Ag. District #2 established 12/21/72.

AGRICULTURAL IMPACTS AND DEVELOPMENT CONSIDERATIONS

—— Proposed use on parcel of land currently in production

—— Use will hamper existing agricultural activities on adjacent land

—— Use is within ½ mile of a farm center

—— Use will require utility lines to be brought across agricultural land

—— Use will require an access road across agricultural land

—— Subdivision is for use other than farm labor residence, agri-business, or commercial use that will service agriculture

—— Drainage from new use will adversely affect agriculture on adjacent lands or vice versa

—— Parcel has not been engaged in bona fide agricultural production since ~~1968~~ _____ .

—— Parcel is of odd size or shape or otherwise is impractical to cultivate or cannot be economically merged with adjacent farm properties

—— Natural screening exists between proposed use and adjacent agriculture

Predominant soil type: _____ Agriculture Capability Unit _____

Crops: _____ well suited
_____ fairly suited
_____ poorly suited

Pasture: _____ well suited
_____ fairly suited
_____ poorly suited

ALTERNATE SITES: _____

_____

PLANNING BOARD RECOMMENDATION: _____

_____ Date: _____

****

TOWN OF EASTON

****

INTERIM REPORT

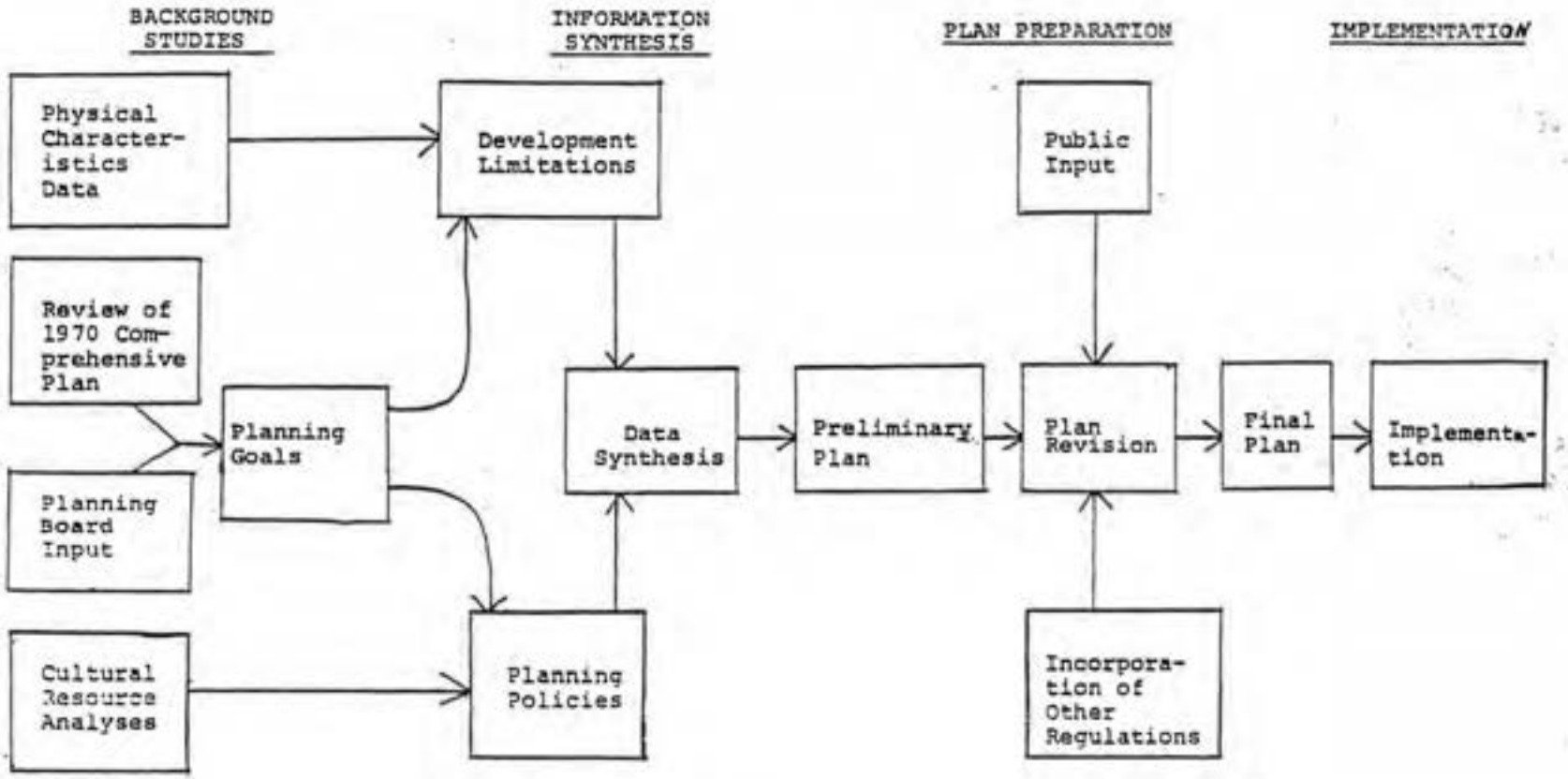
LAND USE PLAN REVISION

January 22, 1980

Prepared for: The Town of Easton Planning Board

Prepared by: Washington County Planning Department

STEPS IN THE TOWN OF EASTON COMPREHENSIVE PLAN REVISION PROCESS



FINALIZING THE LAND USE PLAN REVISION

There have been a number of inputs that have gone into the Land Use Plan Revision. The Background Studies included a review of physical characteristic data which helped to define development limitations in the town. A cultural resource analysis updated reports on land use, the town economy, population, the importance of agriculture and transportation. This analysis helped to define the planning policies of the town which, along with the development limitation data and the planning goals, gave us a data synthesis, a graphic bridge between the background studies and the Land Use Plan Revision. Figure 1 displays this process.

This report restates the planning goals of the Town and defines the land use categories.

I. Planning Goals

The planning goals of the Town of Easton have remained unchanged since the 1970 Plan. The emphasis has remained on the importance of the preservation of agriculture and agricultural lands in the Town. This goal has been reinforced during this revision in the special report dealing with agriculture in the Town.

As listed in the 1970 Plan, the planning goals of the Town of Easton are:

1. Preserve prime agricultural lands and farms;
2. Preserve the small town atmosphere;
3. Preserve historic assets;
4. Create focal points and create a sense of identity for town residents;
5. Provide for an area within the Town in which employment opportunities may take place;
6. Preserve the Hudson as an asset permitting only agriculture and related functions except for a small area to capitalize on the Hudson's recreational potential;
7. Provide for the development of recreational areas; and
8. Orderly population growth should be accommodated in areas outside prime farming areas at densities commensurate with adequate community services and facilities.

The Land Use Plan revisions address and reinforce a number of the planning goals of the Town. The goal of preserving prime agricultural land and farms has been strengthened through the inclusion of additional agricultural lands in the ~~prime agriculture~~ and Agriculture categories. The cutting back of higher density residential areas will facilitate the preservation of the small town atmosphere and help to insure that developemnt will be accommodated in areas outside prime farming areas. The

classification of land west of Rt. 113 as a Conservation area will help to preserve the Hudson for both agriculture and recreation.

The Planning Board should continue to look to the town goals for planning direction, and for defining priorities.

II. Land Use Categories

There are eight proposed revised land use categories in the Comprehensive Plan Revision. They are:

1) Agriculture;
2) Conservation;
3) Rural Reserve I;
4) Rural Reserve II;
5) Low Density Residential;
6) Moderate Density Residential;
7) Hamlet
8) Public/Semi-Public

Each area is discussed and defined below.

A. Agriculture

The Agriculture designation encompasses agricultural lands and small non-agricultural parcels which are adjacent to, or surrounded by agricultural lands. A large percentage of these lands are with the boundaries of County Ag. District #2 and are generally of high economic viability.

Farming and related agricultural practices are the ideal uses for lands with this classification and all other uses should be discouraged. Should there be infiltration of non-farm uses into areas designated as Agriculture, these uses should be directed to non-agricultural lands within the Agriculture area. In those instances where the Planning Board or Town Board has jurisdiction, ([illegible]), the following set of criteria should be used to evaluate the proposal.

1. Is the proposed use on a parcel currently in agricultural production?
2. When was the parcel last engaged in bona fide agricultural activities?
3. Will the use hamper existing agricultural activities on adjacent lands?
4. Is the use within ½ mile of a farm center?
5. Will the use require utility lines to be brought across agricultural lands?

6. Will the use require an access road across agricultural land?
7. Will the use be for farm labor residence, agri-business or commercial use that will service agriculture?
8. Will drainage from the proposed use adversely impact agriculture on adjacent lands or vice versa?
9. Is the parcel of an odd size or shape or otherwise impractical to cultivate or cannot be economically merged with adjacent farm properties?
10. Does any natural screening exist between the proposed use and adjacent agriculture?
11. What is the agricultural capability of soils on the site for crop and pasture?
12. Are alternate sites available?

By answering these questions, the Planning Board or Town Board should have a good idea of the potential impact of the proposal on agriculture in the town, as well as sufficient information to evaluate the merits of the proposal.

Additional review criteria and development standards are discussed in the "Implementation" section of the Comprehensive Plan.

B. Conservation

Wetlands and HUD designated Flood Hazard Areas are the components of the Conservation district. These lands are of great importance to the Town as they absorb potential flood waters during times of heavy runoff. Both the wetlands and the Flood Hazard Areas are subject to specific regulations, in many cases both as the large wetlands in the Town are designated FHA's.

The major wetlands of the Town include Vly Swamp; the area near the intersection of Burton Road, Easton Station Road and Mountain Road; the area south of Brayton Road and west of Hoag Road which also extends to the south side of Lee's Crossing; and the area east of Gifford's Road in the very southeast corner of the Town.

The FHA's of the Town include the wetlands described above and practically all of the land along the Hudson River west of Rt. 113.

Many of the lands in Conservation district are currently used for agriculture or are surrounded by agricultural lands. This being the case, these areas should also be subject to the agriculture review criteria discussed above. Development standards are discussed in the Implementation section of the Comprehensive Plan.

C. Rural Reserve I

Rural reserve I designated lands are found in the western half of the town. These are steep sloped, highly dissected clay soils of marginal agricultural value. These lands are generally not suited for any type of development and therefor development should be discouraged

D. Rural Reserve II

Rural Reserve II lands are found in the central and eastern part of the town and consist of forested areas with moderate to steep slopes. Although not ideal for development, there is substantially more development potential in these areas than in the Rural Reserve I areas.

Development standards for Rural Reserve I and II are outlined in the Implementation section of the Comprehensive Plan.

E. Low Density Residential

The Low Density Residential areas of the Town are generally suitable for residential development but due to either slight development limitations or proximity to agriculture should not be used for higher densities of development.

There are three Low Density Residential areas in the Town: along Mountain Road; along the west side of Brownell Road; at the bend of Windy Hill Road ~~and in Pontic Hill vicinity~~.

Development standards for Low Density Residential areas are outlined in the Implementation section of the Comprehensive Plan.

F. Moderate Density Residential

The Moderate Density Residential area of the Town is that area which is best suited for development physically and otherwise. The area has few if any development limitations and is located where it has the smallest negative impact on agriculture.

Development should be encouraged and channelled to this section of Town which occupies the northwest corner of Easton. The area enjoys excellent access by Rt. 29, Windy Hill Road, the Old Schuylerville Road, General Fellows Road, Wilbur Ave., and Rt. 40.

Development standards for the Moderate Density Residential areas are outlined in the Implementation section of the Comprehensive Plan.

G. Hamlet

The Hamlet district represents those "crossroad" areas of the Town where limited concentrated development has occurred. The four Hamlet areas are North Easton, Barker's Grove/ South Easton, Beadle Hill and the Rt. 29 - Orchard Drive area.

~~These areas can continue to accept limited concentrated growth in available land including any commercial growth the town might be anticipating~~. One major concern in the Hamlet areas should be historic preservation and aesthetic awareness. There are many historic buildings in the three older hamlets and new construction should compliment existing structures. Funding sources should be pursued which might facilitate the rehabilitation of older buildings in these areas.

H. Public/Semi-Public

There are five Public/Semi-Public areas identified in the Land Use Plan Revision. They are the Stillwater Rod and Gun Club, the BattenKill Country Club, the General Fellows Road Town Park, the County Fairgrounds, and the BattenKill Corridor.

The physical characteristics and recreation potential of the BattenKill Corridor are discussed in an earlier report. This area should be kept free of development until such time that the Town makes a final decision on the future of this area.

I. Industrial

The Industrial classification covers that land where industrial growth would be ideally located. This is the area north and south of Rt. 29 in the vicinity of the Washington county Fairgrounds. Currently there is one existing industry in that area and site conditions and location make the rest of the area suitable for certain types of industry.

****

TOWN OF EASTON

****

INTERIM REPORT

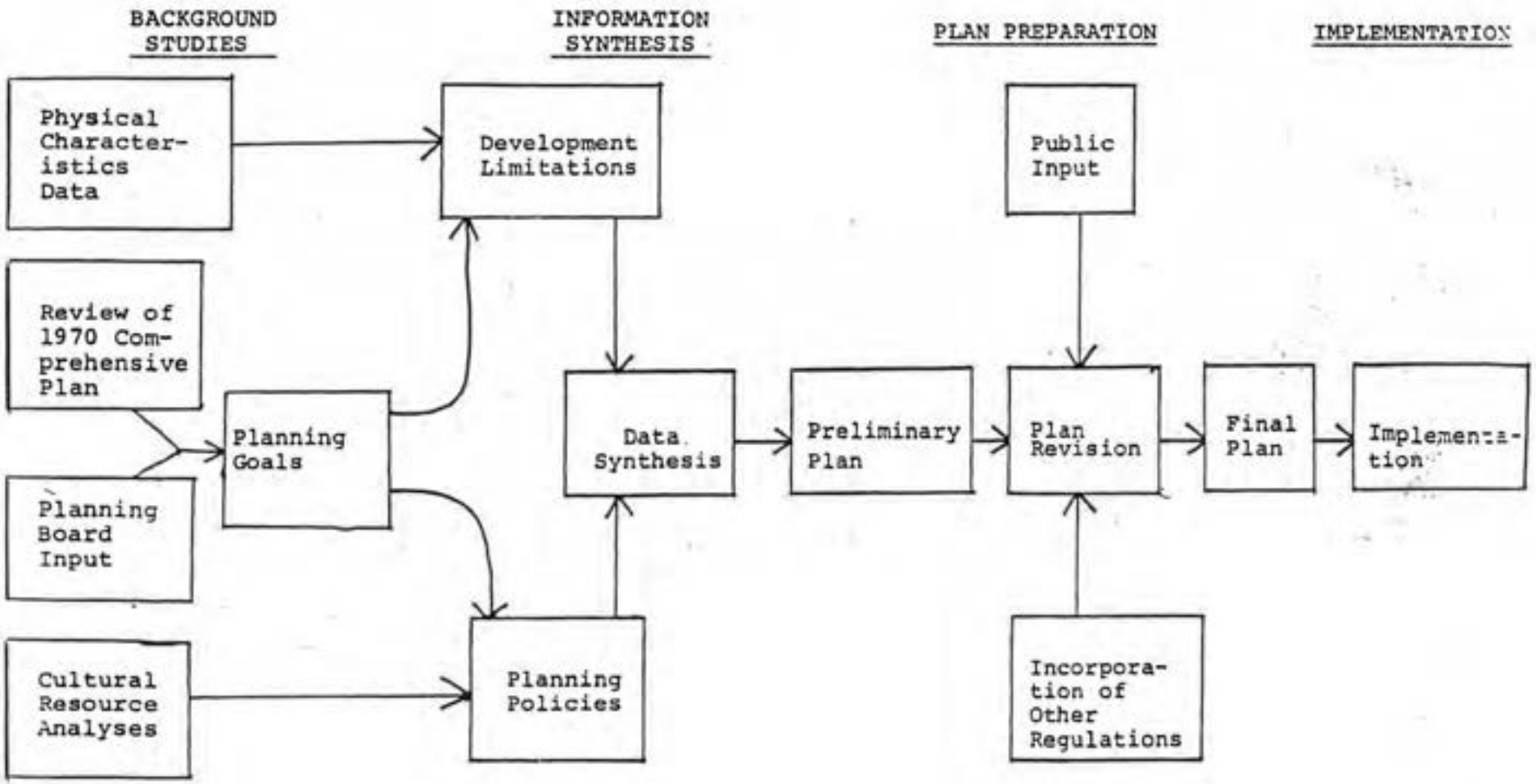
LAND USE PLAN REVISION

February 26, 1980

Prepared for: The Town of Easton Planning Board

Prepared by: Washington County Planning Department

STEPS IN THE TOWN OF EASTON COMPREHENSIVE PLAN REVISION PROCESS



FINALIZING THE LAND USE PLAN REVISION

There have been a number of inputs that have gone into the Land Use Plan Revision. The Background Studies included a review of physical characteristic data which helped to define development limitations in the town. A cultural resource analysis updated reports on land use, the town economy, population, the importance of agriculture and transportation. This analysis helped to define the planning policies of the town which, along with the development limitation data and the planning goals, gave us a data synthesis, a graphic bridge between the background studies and the Land Use Plan Revision. Figure 1 displays this process.

This report restates the planning goals of the Town and defines the land use categories.

I. Planning Goals

The planning goals of the Town of Easton have remained unchanged since the 1970 Plan. The emphasis has remained on the importance of the preservation of agriculture and agricultural lands in the Town. This goal has been reinforced during this revision in the special report dealing with agriculture in the Town.

As listed in the 1970 Plan, the planning goals of the Town of Easton are:

1. Preserve prime agricultural lands and farms;
2. Preserve the small town atmosphere;
3. Preserve historic assets;
4. Create focal points and create a sense of identity for town residents;
5. Provide for an area within the Town in which employment opportunities may take place;
6. Preserve the Hudson as an asset permitting only agriculture and related functions except for a small area to capitalize on the Hudson's recreational potential;
7. Provide for the development of recreational areas; and
8. Orderly population growth should be accommodated in areas outside prime farming areas at densities commensurate with adequate community services and facilities.

The Land Use Plan revisions address and reinforce a number of the planning goals of the Town. The goal of preserving prime agricultural land and farms has been strengthened through the inclusion of additional agricultural lands in the Agriculture category. The cutting back of higher density residential areas will facilitate the preservation of the small town atmosphere and help to insure that developemnt will be accommodated in areas outside prime farming areas. The

classification of land west of Rt. 113 as a Conservation area will help to preserve the Hudson for both agriculture and recreation.

The Planning Board should continue to look to the town goals for planning direction, and for defining priorities.

II. Land Use Categories

There are eight proposed revised land use categories in the Comprehensive Plan Revision. They are:

1) Agriculture;
2) Conservation;
3) Rural Reserve I;
4) Rural Reserve II;
5) Low Density Residential;
6) Moderate Density Residential;
7) Hamlet
8) Public/Semi/Public

Each area is discussed and defined below.

A. Agriculture

The Agriculture designation encompasses agricultural lands and small non-agricultural parcels which are adjacent to, or surrounded by agricultural lands. A large percentage of these lands are within the boundaries of County Ag. District #2 and are generally of high economic viability.

Farming and related agricultural practices are the ideal uses for lands with this classification and all other uses should be discouraged. Should there be infiltration of non-farm uses into areas designated as Agriculture, these uses should be directed to non-agricultural lands within the Agriculture area. In those instances where the Planning Board or Town Board has jurisdiction, (Subdivision Regulations, Mobile Home Ordinance, Building Code), the following set of criteria should be used to evaluate the proposal.

1. Is the proposed use on a parcel currently in agricultural production?
2. When was the parcel last engaged in bona fide agricultural activities.
3. Will the use hamper existing agricultural activities on adjacent lands?
4. Is the use within ½ mile of a farm center?
5. Will the use require utility lines to be brought across agricultural lands?

6. Will the use require an access road across agricultural land?
7. Will the use be for farm labor residence, agri-business or commercial use that will service agriculture?
8. Will drainage from the proposed use adversely impact agriculture on adjacent lands or vice versa?
9. Is the parcel of an odd size or shape or otherwise impractical to cultivate or cannot be economically merged with adjacent farm properties?
10. Does any natural screening exist between the proposed use and adjacent agriculture?
11. What is the agricultural capability of soils on the site for crop and pasture?
12. Are alternate sites available?

By answering these questions, the Planning Board or Town Board should have a good idea of the potential impact of the proposal on agriculture in the town, as well as sufficient information to evaluate the merits of the proposal.

Additional review criteria and development standards are discussed in the "Implementation" section of the Comprehensive Plan.

B. Conservation

Wetlands and HUD designated Flood Hazard Areas are the components of the Conservation district. These lands are of great importance to the Town as they absorb potential flood waters during times of heavy runoff. Both the wetlands and the Flood Hazard Areas are subject to specific regulations, in many cases both, as the large wetlands in the Town are designated FHA's.

The major wetlands of the Town include Vly Swamp; the area near the intersection of Burton Road, Easton Station Road and Mountain Road; the area south of Brayton Road and west of Hoag Road which also extends to the south side of Lee's Crossing; and the area east of Gifford's Road in the very southeast corner of the Town.

The FHA's of the Town include the wetlands described above and practically all of the land along the Hudson River west of Rt. 113.

Many of the lands in Conservation district are currently used for agriculture or are surrounded by agricultural lands. This being the case, these areas should also be subject to the agriculture review criteria discussed above. Development standards are discussed in the Implementation section of the Comprehensive Plan.

C. Rural Reserve I

Rural Reserve I designated lands are found in the western half of the town. These are steep sloped, highly dissected clay soils of marginal agricultural value. These lands are generally not suited for any type of development and therefore development should be discouraged.

D. Rural Reserve II

Rural Reserve II lands are found in the central and eastern part of the town and consist of forested areas with moderate to steep slopes. Although not ideal for development, there is substantially more development potential in these areas than in Rural Reserve I areas.

Development standards for Rural Reserve I and II are outlined in the Implementation section of the Comprehensive Plan.

E. Low Density Residential

The Low Density Residential areas of the town are generally suitable for residential development but due to either slight development limitations or proximity to agriculture should not be used for higher densities of development.

There are three Low Density Residential areas in the town: along Mountain Road; along the west side of Brownell Road; at the bend of Windy Hill Road.

Development standards for Low Density Residential areas are outlined in the Implementation section of the Comprehensive Plan.

F. Moderate Density Residential

The Moderate Density Residential area of the town is that area which is best suited for development physically and otherwise. The area has few if any development limitations and is located where it has the smallest negative impact on agriculture.

Development should be encouraged and channelled to this section of town which occupies the northwest corner of Easton. The area enjoys excellent access by Rt. 29, Windy Hill Road, the Old Schuylerville Road, General Fellows Road, Wilbur Ave., and Rt. 40.

Development standards for the Moderate Density Residential areas are outlined in the Implementation section of the Comprehensive Plan.

G. Hamlet

The Hamlet district represents those "crossroad" areas of the town where limited concentrated development has occurred. The four Hamlet areas are North Easton, Barker's Grove/ South Easton, Beadle Hill and the Rt. 29 - Orchard Drive area.

One major concern in the Hamlet areas should be historic preservation and aesthetic awareness. There are many historic buildings in the three older hamlets and new construction should compliment existing structures. Funding sources should be pursued which might facilitate the rehabilitation of older buildings in these areas.

H. Public/Semi-Public

There are five Public/Semi-Public areas identified in the Land Use Plan Revision. They are the Stillwater Rod and Gun Club, the Battenkill Country Club, the General Fellows Road Town Park, the County Fairgrounds, and the Battenkill Corridor.

The physical characteristics and recreation potential of the Battenkill Corridor are discussed in an earlier report. This area should be kept free of development until such time that the town makes a final decision on the future of this area.

I. Industrial

The Industrial classification covers that land where industrial growth would be ideally located. This is the area north and south of Rt. 29 in the vicinity of the Washington County Fairgrounds. Currently there is one existing industry in that area and site conditions and location make the rest of the area suitable for certain types of industry.

J. Commercial

The Commercial classification designates that area of the Town where commercial development would be ideally located. The area is located on the north side of Rt. 29 west of the County Fairgrounds.

This area of the Town has high commercial potential due to its proximity to the Village of Greenwich and the Village of Schuylerville. The commercial area could also serve the Orchard Drive subdivision as well as the Medium Density Residential Area designated in their land use plan.

RESIDENTIAL DENSITY

TOWN OF EASTON

Residences	Acres		1 Residence Per	Residences Per 100 Acre
662	40,122	Townwide	60.6 acres	1.7
103	369	Hamlet	3.6 "	27.8
74	1,296	Medium Density Residential	17.5 "	5.7
30	683	Low Density Residential	22.8 "	4.4
29	3,790	Rural Reserve I	130.7 "	.8
43	3,819	Rural Reserve II	88.8 "	1.1
98	3,003	Conservation	30.6 "	3.3
315	26,129	Agriculture	82.9 "	1.2
	74	Commercial		
	184	Industrial		

For Wood / Heat

Need 20 Ac / home

Tract Size in Acres	# of New Lots Allowed
0 - 50	1
51 - 200	2
201 - 400	3
401+	4

October 7, 1980

"A" Agriculture

The Agriculture Area contains the majority of prime farms and farmlands in Easton which require protection against incompatible uses which might destroy the favorable agricultural environment, attitudes and investments which make Easton an outstanding agricultural community. The principal planned uses are farming and related agricultural activities. Other types of uses may be permitted after Special Review provided that they will not interfere with agricultural activities and when they cannot be better accommodated in other areas of the town. Scattered development and residential subdivisions are not recommended and may be subject to major subdivision review.
special review procedures.

Planned Uses	Minimum Lot Size		Maximum Lot Size *			
	Planned Uses	Other Uses	Cropland or Cropable Land		Non Cropland	
	Not Applicable	Area in Acres / Minimum Width in Feet	Area in Acres	Minimum Width in Feet	Area in Acres	Minimum Width Feet
1. Agriculture & Agriculturally related uses						
2. Nurseries, Greenhouses**						
3. Forestry		1.5 / 200				
4. Home Occupations**			2.5	250	N/A	500
5. Agricultural Housing**						

**Minimum and maximum lot size requirements are applicable.

*Applicable to all Non-Planned Uses and Indicated Planned Uses.

Minimum Yard Dimensions For Structures:

Set back: 50 ft. (from right-of-way)

Rear line: 50 ft.

Side yard: 50 ft.

Sliding Scale Density Guidelines

The following table outlines the maximum number of new lots or sites that may be subdivided from tracts within the "Agriculture Area" of the Town as shown on the Town Land Use Plan Map. Acreages refer to tract sizes as they existed on _____.

Tract size (Acres)	Maximum # of New Lots or Sites Allowed
0 - 50	1
51 - 200	2
201 - 400	3
401+	4

"C" Conservation

The Conservation Area encompasses those areas of the town that have been identified as "Flood Hazard Areas" by the Federal Insurance Administration, or as wetlands as defined by Article 24 of the New York State Environmental Conservation Law. As these areas have severe development limitations and are subject to other regulations and permit procedures, development will be restricted. The planned uses in the Conservation Area are agriculture and open space. Again, development in this area is not recommended and will be subject to special review.

Planned Uses	Minimum Lot Size			Maximum Lot Size*			
	Planned Uses	Other Uses		Cropland or Cropable Land		Non-Cropland	
		Area in Acres	Width in Feet	Area in Acres	Min. Width in Feet	Area in Acres	Min. Width in Feet
1. Agriculture 2. Forestry 3. Open Space 4. Recreation (No buildings)	N/A	1.5	200	2.5	250	N/A	500

*Applicable to Non-Planned Uses Only.

Minimum Yard Dimensions For Structures:

Set back: 50 ft. (from right-of-way)
Rear Line: 50 ft.
Side Yard: 50 ft.

Sliding Scale Density Guidelines

The following table outlines the maximum number of new lots or sites that may be subdivided from tracts within the "Conservation Area" of the town as shown on the Town Land Use Plan Map. Acreages refer to tract sizes as they existed on _____.

Tract Sizes (Acres)	Maximum # of New Lots or Sites Allowed
0 - 50	1
51 - 200	2
201 - 400	3
401+	4

Rural Reserve I & II

The Rural Reserve I & II Areas contain soils and slopes generally not suited for development. These areas also contain farms that on the whole are not as desirable for continued agricultural use, that are already out of agricultural production, or land that was never in agricultural use. The primary planned uses for these Areas are forestry, open space, agriculture, single family homes at very low densities, (not recommended in RRI, 10 acres in RRII), outdoor recreation, and other very low density and low intensity uses which are compatible with the physical restrictions of these areas. The primary purpose of the RRI & RRII Areas is to prevent premature development, to retain areas for non-intensive uses, to prevent intensive development where it would be a burden to the town, and to retain open space.

Planned Uses	Minimum Lot Size		Minimum Area Per Family In Acres (Not Density)
	Area in Acres	Width in Feet	
1. Agriculture			
2. Forestry			
3. Open Space			
4. Single Family Dwelling (II only)	RRI 20	400+	20
5. Nurseries, greenhouses (II only)	RRII 10	400	10
6. Public or Private Recreational Facilities			
7. Home Occupations			

Minimum Yard Dimensions for Structures:

Set Back: 50 ft. (from right-of-way)
Rear Line: 50 ft.
Side Yard: 50 ft.

Mobilehomes and mobilehome parks shall in addition comply with the "Town of Easton Local Law' Regulating Mobilehomes and Trailers", as well as with the "Town of Easton Subdivision Regulations".

"LDR" Low Density Residential

The Low Density Residential Area has soils and slopes generally more desirable for development than the "A" and "RR" Areas but for reasons of access, soils, slopes, and contemplated community facilities and utilities should not be built at a high density. The "LDR" Area is designated to accommodate houses at a low density for people wanting to live in a rural atmosphere without interfering with prime agricultural areas. The continuation of forestry and agricultural activities is permitted.

Planned Uses	Minimum Lot Size		Minimum Area Per Family In Acres (Not Density)
	Area in Acres	Width in Feet	
1. Single Family Dwelling 2. Forestry 3. Agriculture 4. Non-Commercial Public and Private Recreational Facilities	3	300	3

Minimum Yard Dimensions For Structures:

Set Back: 50 ft. (from right-of-way)
Rear Line: 50 ft.
Side Yard: 50 ft.

Mobilehomes and mobilehome parks shall in addition comply with the "Local Law Regulating Mobilehomes and Trailers Within the Town of Easton, New York", as well as with the "Town of Easton Subdivision Regulations".

"MDR" Medium Density Residential

The Medium Density Residential Area generally has the best soils and slopes for residential development (despite some levelness), is accessible to other population centers, and is generally outside the prime agricultural areas of the town. The purpose of this area is to house a high percentage of the town's population growth where it can be provided with adequate facilities and utilities at densities attractive to development leaving prime agricultural areas free of scattered development and subdivisions which could have adverse effects on agriculture.

Planned Uses	Minimum Lot Size		Minimum Area Per Family in Acres (Net Density
	Area in Acres	Width in Feet	
1. Single Family Dwelling			
2. Home Occupations			1.5
3. Public Recreation	1.5	200	
4. Multi-Family Dwelling*			

*Dwellings consisting of three (3) or more units are subject to special review.

Minimum Yard Dimensions For Structures:

Set Back: 50 ft. (from right-of-way)
Rear Line: 50 ft.
Side Yard: 50 ft.

Mobilehomes and mobilehome parks shall in addition comply with the "Local Law Regulating Mobilehomes and Trailers Within the Town of Easton, New York", as well as with the "Town of Easton Subdivision Regulations".

"H" Hamlet

The Hamlet Area encompasses the three older developed hamlets of the town. These hamlets offer very limited room for development, but any development that should occur should complement the existing historic character of the hamlets. The principle planned use for the Hamlet Area is residential.

Planned Uses	Minimum Lot Size		Minimum Area Per Family in Acres (Net Density)
	Area in Acres	Width in Feet	
1. Single Family Dwelling			1
2. Public Recreation			
3. Home Occupations (no signs)	1	125	
4. Churches			

Minimum Yard Dimensions For Structures:

Set Back: 50 ft. (from edge of right-of-way)

Rear Line: 50 ft.

Side Yard: 50 ft.

"COM" Commercial

The purpose of the Commercial Area is to establish a center providing services and shopping opportunities necessary for residents and transients. Development in this area should be compact, of good design and aesthetic quality, and oriented toward the pedestrian with adequate, well located parking lots on the fringe. Gas stations and other uses oriented toward the automobile should be provided at the outer edges of the Commercial Area. Single family dwellings are to be directed to areas of the town where the location of residential uses is suitable.

Planned Uses	Minimum Lot Size*		Minimum Yard Dimensions for Structures:
	Area in Acres	Width in Feet	
1. Shopping Center	1	200	Set Back: 50 ft. (from right-of-way) Rear Line: 50 ft. Side Yard: 50 ft.
2. Offices, Public or Private			
3. Retail Businesses			
4. Personal and Professional Services			
5. Banks			
6. Eating and Drinking Establishments			
7. Clinics			

*Minimum lot size may be reduced by the Planning Board for commercial subdivisions.

"I" Industrial

This area provides for the establishment of employment opportunities and a broadening of the tax base in Easton in an area with good highway access, the potential for water and sewer services and an expansion of existing industries. A variety of types of manufacturing and offices are permitted, provided they are in keeping with the goal of making Easton an attractive community, and provided the performance standards are met.

Planned Uses

1. Any manufacture, compounding, processing, packing, treatment or warehousing of goods and products provided the use meets standards of performance which may be required by the Planning Board, and provided the use does not use water in their processing unless it is connected to a public sewer.
2. Research and Testing Laboratories
3. Offices
4. Public Facilities
5. Essential Services
6. Accessory Uses

Minimum Lot Size

Area in Acres	Minimum Width in Feet
5	250

PRELIMINARY CENSUS DATA - TOWN OF EASTON

	HOUSING: 1980 TOTAL	VACANT	1970 TOTAL	%CHANGE	POPULATION: 1980 TOTAL	1970 TOTAL	%CHANGE	NET CHANGE
VILLAGE	102	8	108	-5.6	272	334	-18.6	-62
REM. TOWN	677	95	523	+29.4	1620	1622	-0.1	-2
TOTAL	779	103	631	+23.5	1892	1892	-3.3	-64

UNITED STATES DEPARTMENT OF COMMERCE
Bureau of the Census
Regional Census Center
441 Stuart St., 11th Floor
Boston, Massachusetts 02117

The Bureau of the Census considers these counts as unofficial working figures for Local Review purposes only. The policy of the Bureau of the Census is not to release these counts to persons not participating in the Local Review Program.

* *

TOWN OF EASTON

* *

DRAFT CONSERVATION EASEMENT

Prepared for: Town of Easton Planning Board

Prepared by: Washington County Planning Department

October 1, 1980

TOWN OF EASTON

DRAFT CONSERVATION EASEMENT

OCTOBER 1, 1980

SECTION 1 TITLE

This chapter shall hereinafter be known and cited as "Conservation Easement - Town of Easton".

SECTION 2 PURPOSE

It is the purpose of this chapter to provide for the acquisition of interests or rights in real property to facilitate the preservation of agricultural lands and other open space and areas which constitute a public purpose.

SECTION 3 LEGISLATIVE AUTHORITY

In accordance with Section 247 of the General Municipal Law of the State of New York, the Town of Easton may, after due notice and a public hearing, acquire by purchase, gift, grant, bequest, devise, lease or otherwise, the fee or any lesser interest, development right, easement covenant, or other contractual right necessary to achieve the purpose of this chapter, to land within the Town.

SECTION 4 JURISDICTION

This chapter shall apply to the entire area of the Town of Easton, excluding that area within the corporate limits of the Village of Greenwich.

SECTION 5 DEFINITIONS

For the purpose of this chapter, the terms used herein are defined as follows:

OPEN SPACE or OPEN AREA - Any space or area characterized by (1) natural scenic beauty (including woodlands), or (2) whose existing openness, natural condition or present state of use, if retained, would enhance the present or potential value of abutting or surrounding residential or recreational development or would

maintain or enhance the conservation of natural scenic resources. For the purposes of this chapter, natural resources shall include but not be limited to agricultural lands defined as open lands actually used in bona fide agricultural production.

SECTION 6 PROCEDURE FOR GRANTING EASEMENT

A. Proposal by Owner - Any owner or owners of land may submit a proposal to the Planning Board of the Town of Easton for the granting of interests or rights in real property for the preservation of agricultural lands or other open spaces or areas. The proposal shall be submitted in the manner and form prescribed by the Planning Board and shall include a survey map, tax map or aerial photo showing the proposed area. In applying for the easement the applicant should state whether the easement will be:

1. Conservation Easement - the applicant agrees that his land will not be subdivided, built upon, or otherwise changed during the term of the easement and in the case of woodlands or abandoned farmland the applicant also agrees to manage the land according to the terms of the easement; or

2. Conservation Easement (Farming Purposes) - the applicant agrees that his land will not be subdivided, built upon or otherwise changed during the term of the easement and additionally agrees that the land covered by the easement shall be principally and actively used for farming purposes for the term of the easement.

B. Exceptions - If the applicant wishes to exclude certain parcels from the easement, these should be discussed and agreed to with the Planning Board. Parcels which include a principal dwelling and farm buildings shall exclude a small parcel of no fewer than 2 acres encompassing these buildings and designate that area as an exception to the easement.

C. Review by Planning Board - Upon receipt of such proposal, the Planning Board shall investigate the area to determine if the proposal would be of benefit to the people of the Town of Easton and may negotiate the terms and conditions of the offer. If the Planning Board determines that it is in the best public interest to accept such a proposal, it shall recommend to the Town Board that it hold a public hearing for the purpose of determining whether or not the town should accept the proposal.

D. Public Hearing by Town Board - The Town Board shall, within forty-five (45) days of receipt of such advisory opinion, hold a public hearing concerning such proposal at a place within the Town of Easton. At least ten (10) days' notice of the time and place of such hearing shall be published in a paper of general circulation in such town.

E. Determination - The Town Board, after receiving the report of the Planning Board and after such public hearing, may adopt the proposal or any modification thereof it deems appropriate, or may reject the proposal in its entirety.

F. Duration of Easement - Easements shall be for a minimum of ten (10) years.

G. Recording Agreement - If the proposal is adopted by the Town Board, it shall be executed by the owner or owners in written form and in a form suitable to be attached to the property deed and filed with the Washington County Clerk's Office.

H. Cancellation - Said agreements may not be cancelled by either party. However, the owner or owners thereof may petition the Town Board for cancellation upon good cause shown, and such cancellation may be granted only upon payment of penalties provided in Section 8.

I. Fee - The applicant shall pay to the Town a fee of _____ which shall be deemed a reasonable sum to cover the costs of administration, no part of which shall be returnable to the applicant.

SECTION 7 VALUATION FOR TAXATION

After acquisition of any such interest pursuant to this chapter, the valuation placed upon such area shall take into account and be limited by the limitation on the future use of the land.

SECTION 8 PENALTY FOR VIOLATION OR CANCELLATION

If there is substantial violation of the terms and conditions of the Conservation Easement Agreement or if said Agreement is canceled by the Town Board upon petition, the then owner or owners of said property must pay to the Town of Easton the following amounts.

A. All taxes granted abatement under and pursuant to the Conservation Easement Agreement, said taxes to include the

County, Town, School Districts and all special improvement districts and other taxing units to which the property is subject. Paid back shall be limited as follows: Any easement broken before its eleventh (11th) year will be subject to a five (5) year maximum rollback; an easement broken between its eleventh (11th) and fifteenth (15) year will be subject to a four year maximum roll back; an easement broken in its sixteenth (16th) year or later will be subject to a three year maximum roll back; plus,

B. The penalty assessed on the basis of the previous year's tax abatement multiplied by a factor equal to the term of the easement divided by the current year of the easement. This factor shall not exceed five (5).

SECTION 9 SEPARABILITY

Should any section or provision of the regulations contained herein or as amended hereinafter be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the regulations as a whole or any part thereof other than the part so declared to be invalid.

Town of Easton Development Guidelines

12/18/80

TOWN OF EASTON DEVELOPMENT GUIDELINES

The following charts outline the development policies and standards for the Town of Easton. The guidelines reflect both the goals of the Comprehensive Plan, and the town's concern for safe and orderly development.

The goals of the town include the preservation of agriculture, the preservation of the rural and historic character of the town, and the need to provide for orderly growth outside of prime agricultural areas. The guidelines reflect these concerns.

Ideally, there should be no new non-agricultural development in the "Agricultural Area". The sounds, odors and working hours in an active farming area often conflict with residential values. The psychological and physical adverse impacts of residential development in agricultural areas have been discussed (see Interim Report – Agriculture, Jan. 9, 1979). It is for these reasons that residential uses are not recommended for the "Agricultural Area" of the town. Non- planned uses are only allowed after all standards listed here and on the chart are met. These standards are intended to protect the town, the farmer and the non-planned uses.

Preservation of the rural and historic character of the town is addressed by recommended low densities throughout most of the town, and by recommended complementary architecture in the "Hamlet Areas" of the town.

General Development Standards

The following development standards are intended to apply to all types of development in all areas of the town.

ORDINANCES

1. New buildings will comply with all standards of Local Law No. 1-1976 (Building Permit System) of the Town of Easton. This includes standards for water supply, sewage disposal and actual construction, and building in flood hazard areas.

2. New uses will be in compliance with the Local Law Regulating Mobilehomes and Trailers Within the Town of Easton, the Ordinance Prohibiting and/or Regulating the Use of Lands Within the Town of Easton as a Dump or Dumping Grounds, the Ordinance Licensing or Regulating Dealers in Second Hand, Junk and Auto Parts Activities and Businesses Within the Town of Easton, and with the Town of Easton Land Subdivision Regulations.

3. New uses will be in compliance with New York State Environmental Quality Review Act.

4. New uses will be in compliance with New York State's Freshwater Wetlands Law.

NATURAL FEATURES

5. No development will be allowed on slopes greater than 15%.

General Review Standards continued:

6. Soil conditions will be such that adequate on site drainage and sewage disposal will be possible.

7. Site vegetation will be such that severe runoff and erosion are prevented and that an adequate buffer exists between the new use and adjoining uses.

8. Drainage from the new use will not adversely affect adjoining uses.

9. Drainage from adjoining uses will not adversely affect the new use.

10. A new use will not contaminate ground water or have a substantial adverse on the existing water table, and adequate on site water supply shall be available.

CIRCULATION

11. All new uses will allow for adequate off-road parking space and turn around.

12. Driveways, entrances and exits shall be located and spaced and graded so as not to cause a traffic hazard. Specific requirements are found in the Transportation Section.

13. A new use shall be accessible from an existing state, county or town highway.

DESIGN AND AESTHETICS

14. A new use shall be visually and physically compatible with adjacent uses.

15. Structures shall be aesthetically compatible with the site.

16. A new use shall not have a negative impact on an existing historic structure or archaeological site.

REGIONAL AND LOCAL IMPACTS

17. A new use shall not require provision of new town facilities or services.

18. A new use will not have a substantial adverse impact on air or water quality, and will not result in substantially increased noise levels.

19. New uses will be in harmony with all provisions of the Comprehensive Plan.

SPECIAL REVIEW STANDARDS

In addition to the "General Development Standards" outlined above, "Special Review Standards" will be applied to new non-planned uses in the "Agricultural Area" of the town.

1. Non-agricultural uses shall not hamper existing agricultural activities on adjacent land.

2. Non-agricultural uses shall not be within 1000' of a farm center.

3. New uses shall not require utility lines, driveways, or access roads, to be brought across agricultural lands.

4. Drainage from the new use will not adversely impact on adjacent agricultural land.

5. A non-agricultural use will not be allowed on Class I or II agricultural soils, and a non-agricultural use will be allowed only on Class III and IV of existing cropland if it does not inhibit enlargement of existing cropland.

6. Non-agricultural uses will be allowed only on non-cropland, or parcels, that cannot be practically cultivated or used for pasture.

7. An adequate buffer screen shall exist between agricultural and non-agricultural uses.

Again, these standards and the standards outlined in the following charts are intended to facilitate safe and orderly growth in the Town of Easton.

12/18/80
Size

See 12/22/81

TOWN OF EASTON DEVELOPMENT GUIDELINES

The following charts outline the development policies and standards for the Town of Easton. The guidelines reflect both the goals of the Comprehensive Plan, and the town's concern for safe and orderly development.

The goals of the town include the preservation of agriculture, the preservation of the rural and historic character of the town, and the need to provide for orderly growth outside of prime agricultural areas. The guidelines reflect these concerns.

Ideally, there should be no new non-agricultural development in the "Agriculture Area". The sounds, odors and working hours in an active farming area often conflict with residential values. The psychological and physical adverse impacts of residential development in agricultural areas have been discussed (see Interim Report - Agriculture, Jan. 9, 1979). It is for these reasons that residential uses are not recommended for the "Agriculture Area" of the town. Non-planned uses are only allowed after all standards listed here and on the chart are met. These standards are intended to protect the town, the farmer and the non-planned uses.

Preservation of the rural and historic character of the town is addressed by recommended low densities throughout most of the town, and by recommended complementary architecture in the "Hamlet Areas" of the town.

General Development Standards

The following development standards are intended to apply to all types of development in all areas of the town.

ORDINANCES

1. New buildings will comply with all standards of Local Law No. 1 1976 (Building Permit System) of the Town of Easton. This includes standards for water supply, sewage disposal and flood construction, and building in flood hazard areas.
2. New uses will be in compliance with the Local Law Regulating Mobile-homes and Trailers Within the Town of Easton, the Ordinance Prohibiting and/or Regulating the Use of Lands Within the Town of Easton as a Dump or Dumping Grounds, the Ordinance Licensing or Regulating Dealers in Second Hand, Junk and Auto Parts Activities and Businesses Within the Town of Easton, and with the Town of Easton Land Subdivision Regulations.

"New uses will have compliance with NYSEQR."

3. SEQR.

4. New uses will be in compliance with New York State's Freshwater Wetlands Law.

NATURAL FEATURES

4. No development will be allowed on slopes greater than 15%, ~~or less than 2%~~.

5. Soil conditions will be such that adequate, on site drainage and sewage disposal will be ~~facilitated~~. possible.

6. Site vegetation will be such that severe runoff and erosion are prevented and that an adequate buffer exists between the new use and adjoining uses.

7. Drainage from the new use will not adversely affect adjoining uses.

8. Drainage from adjoining uses will not adversely affect the new use.

9. A new use will not contaminate ground water or have a substantial adverse impact on the existing water table, and adequate water supply shall be available on site.

CIRCULATION

10. All new uses will allow for adequate off-road parking space. and maintained and graded around.

11. Driveways, entrances and exits ~~will~~ shall be located and spaced so as not to cause a traffic hazard. Specific requirements are found in the Transportation Section.

12. A new use shall be accessible from an existing state, county or town highway.

DESIGN AND AESTHETICS

13. A new use shall be visually and physically compatible with adjacent uses.

14. Structures shall be aesthetically compatible with the site.

15. A new use shall not have a negative impact on an existing historic structure or archaeological site.

REGIONAL AND LOCAL IMPACTS

16. A new use shall not require provision of new town facilities or services.

17. A new use will not have a substantial adverse impact on air or water quality, and will not result in substantially increased

noise levels.

18. New uses will be in harmony with all provisions of the Comprehensive Plan.

SPECIAL REVIEW STANDARDS

In addition to the "General Development Standards" outlined above, "Special Review Standards" will be applied to non-planned uses in the "Agriculture Area" of the town.

1. Non-agricultural uses shall not hamper existing agricultural activities on adjacent land.
2. Non-agricultural uses shall not be within 1000' of a farm center.
3. New uses shall not require utility lines to be brought across agricultural land, driveways, or access roads
4. Drainage from the new use will not adversely impact on adjacent agricultural land.
5. Non- agricultural uses will not be allowed on Class I or II agricultural soils, and/or Class III and IV
6. Non-agricultural uses will be allowed only on non-cropland, or parcels that cannot be practically cultivated or used for pasture.
7. An adequate vegetative buffer screen shall exist between agricultural and non-agricultural uses.

Again, these standards and the standards outlined in the following charts are intended to facilitate safe and orderly growth in the Town of Easton.

"A" Agriculture

The Agriculture Area contains the majority of prime farms and farmlands in Easton which require protection against imcompatible uses which might destroy the favorable agricultural environment, attitudes and investments which make Easton an outstanding agricultural community. The principal planned uses are farming and related agricultural activities. Other types of uses may be permitted after special review provided that they will not interfere with agricultural activities and when they cannot be better accommodated in other areas of the town. Scattered development and residential subdivisions are not recommended and may be subject to Major Subdivision review, and Special Review procedures.

Planned Uses	Minimum Lot Size		Maximum Lot Size**			
			Cropland or Cropable Land		Non Cropland	
	Area in Acres	Minimum Width in Feet	Area in Acres	Minimum Width in Feet	Area in Acres	Mimimum Width in Feet
1. Agriculture and agriculturally related activities	1.5	200	2.5	250	N/A	500
2. Forestry						
3. Nursuries, Greenhouses*						
4. Home Occupations*						
5. Agricultural Housing*						

*Maximum lot size requirements are applicable.

** Applicable to all non-planned uses and indicated planned uses.

Minimum Yard Dimensions for Structures

Set back: 50 ft. (from right-of-way)

Rear line: 50 ft.

Side yard: 50 ft.

Sliding Scale Density Guidelines

The adjacent table outlines the maximum number of new lots or sites that may be subdivided from tracts within the "Agriculture Area" of the town as shown on the town Land Use Plan Map. Acreages refer to tract sizes as they existed on

Tract Sizes (Acres)	Maximum # of New Lots or Sites***
3 - 50	1
51 - 200	2
201+	3

*** Lots must comply with General Development Standards

1981

3/10/81

* *

TOWN OF EASTON

* *

TRANSPORTATION PLAN

PREPARED FOR: TOWN OF EASTON PLANNING BOARD

PREPARED BY: WASHINGTON COUNTY PLANNING DEPARTMENT

March 10, 1981

TOWN OF EASTON
TRANSPORTATION PLAN

This "transportation" element of the Town of Easton Comprehensive Plan is intended to categorize the roads and highways of the town according to their ownership and function, to define those functions, and to set down specific planning policies which will help to insure that designated functions will continue.

The transportation goals of the town are:

1) To provide for the safe and efficient circulation of people and goods throughout the town;

2) To insure reasonable capital and maintenance highway costs for the town; and

3) To adopt transportation policies which help to implement other goals and objectives of the town's Comprehensive Plan.

Toward these ends the highways and roads of the town have grouped into the following categories:

STATE HIGHWAYS

There are three state highways within the Town of Easton, Rt. 29, Rt. 40, and Rt. 372. These highways carry the heaviest amounts of traffic at the highest speeds to be found in the town. As there are no new state highways or re-routings of present state highways planned for Easton, it is important to take those steps necessary to allow the state highways to maintain their present functions. The following planning policies apply to state highways:

1) New uses along state highways will be in harmony with other elements of the Comprehensive Plan;

2) New uses which will be a detriment to the present flow of traffic will be discouraged;

3) New uses will be set back at least 50 ft. from the edge of the state right-of-way; and

4) High density residential uses with individual driveways will be discouraged along state highways.

COUNTY HIGHWAYS

There are presently four county highways within the Town of Easton, Rt. 113 (River Road), Rt. 54 (Crandalls Corners Road), Rt. 74 and Rt. 74A. While not as heavily traveled as state highways, county highways serve as secondary routes between Easton and neighboring towns. County highways are maintained to support medium to high speed traffic and policies similar to those listed for state highways are appropriate.

MAJOR TOWN HIGHWAYS

Beadle Hill Rd., Valley Falls Rd., Cooke Hollow Rd., Burton Rd., and Easton Station Rd. are all roads under the town's jurisdiction which serve the same function as county highways, carrying large numbers of vehicles between Easton and neighboring towns. While speeds are generally lower on these roads, and while development is more acceptable here than on state highways, the same policies listed for state and county highways apply here. In other words, high density residential uses should be discouraged and new uses should be well set back from the town's right-of-way, as widening efforts such as shoulder construction would most likely occur along these town roads.

Negotiations with Washington County for the transfer of these roads to the county highway system should continue.

NEIGHBORHOOD ROADS

Neighborhood roads are those town roads which serve existing and proposed residential areas of the town. In this group are; General Fellows Rd., Windy Hill Rd., Bulson Rd., Milton Dr., Orchard Dr., Hegeman Bridge Rd., Mountain Rd., Brownell Rd., Grove Rd., and Beadle Hill Rd. and Ives Hill Rd. within the hamlet of Beadle Hill. The following policies are associated with these roads:

1) Speed limits should take into account the presence of high density residential use, bicycles, and children playing;

2) Roads will be maintained to accommodate school buses two way traffic;

3) Neighborhood roads that are currently unpaved will probably remain so.

RURAL ROADS

This group represents all other paved and unpaved roads in the town. These roads generally serve the farms of the town and as a general policy will be maintained only to the degree necessary to serve the farmer. New residents along these roads should not expect new construction, paving, street lights, or other improvements associated with residential areas.

TOWN OF EASTON HIGHWAY STANDARDS

	RIGHT-OF-WAY WIDTH	LANE WIDTH	SPEED LIMITS	NEW USE SETBACK	DISTANCE BET. ADJ. DRIVEWAYS	SPECIAL CONSIDERATIONS
STATE	66-80 ft.	12 ft.	55			
COUNTY	50 ft.	10 ft.	55			
MAJOR TOWN	50 ft	10 ft.				
NEIGHBORHOOD	50 ft.	10 ft.	15- 35			
RURAL	50 ft.	10 ft.				

TOWN OF EASTON HIGHWAY STANDARDS

	RIGHT-OF-WAY WIDTH	LANE WIDTH	SPEED LIMITS	NEW USE SETBACK	DISTANCE BET. ADJ. DRIVEWAYS	SPECIAL CONSIDERATIONS
STATE	66-80 ft.	12 ft.	55	50 ft	1,000 ft	- High speed, high volume traffic - Scenic vistas - Relatively fixed
COUNTY	50 ft.	10 ft.	55	50 ft	500 ft	- Ongoing improvements - High speed, high volume traffic
MAJOR TOWN	50 ft	10 ft.	up to 55	50 ft	500 ft	- Improvements likely - Possible transfer to county
NEIGHBORHOOD	50 ft.	10 ft.	15- 35	50 ft	150 ft	- Bike paths - Pedestrians
RURAL	50 ft.	10 ft.	up to 55	50 ft	250 ft	- Will not be paved - No residential improvements

Agricultural District
Overlay District Standards

6/9/81

4/9/81

Town of Easton
Ag District Overlay

New York State's Ag District Law makes the following declaration of legislative findings and intent:

> It is the declared policy of the state to conserve and protect and to encourage the development and improvement of its agricultural lands for the production of food and other agricultural products. It is also the declared policy of the state to conserve and protect agricultural lands as valued natural and ecological resources which provide needed open spaces for clean air sheds, as well as for aesthetic purposes. The Constitution of the State of New York directs the legislature to provide for the protection of agricultural lands. Agriculture in many parts of the state is under urban pressure from expanding metropolitan areas. This urban pressure takes the form of scattered development in wide belts around urban areas, and brings conflicting land uses into juxtaposition, creates high costs for public services, and stimulates land speculation. When this scattered development extends into good farm areas, ordinances inhibiting farming tend to follow, farm taxes rise, and hopes for speculative gains discourage investments in farm improvements. Many of the agricultural lands in New York State are in jeopardy of being lost for any agricultural purposes. Certain of these lands constitute unique and irreplaceable land resources of statewide importance. It is the purpose of this article to provide a means by which agricultural land may be protected and enhanced as a viable segment of the state's economy and as an economic and environmental resource of major importance.[1]

In keeping with the spirit and intent of the above quoted law, proposed development of agricultural land located within Ag District #2 in the Town of Easton, but not designated as part of the "Agricultural Area" as defined in the Town's Land Use Plan, shall comply with the minimum/maximum lot size requirements and the sliding scale density guidelines outlined on the "Agriculture" development guideline chart.

[1] NYS Agriculture and Markets Law, Article 25-AA, Section 300.

TOWN OF EASTON

AG DISTRICT OVERLAY

New York State's Ag District Law makes the following declaration of legislative findings and intent:

It is the declared policy of the state to conserve and protect and to encourage the development and improvement of its agricultural lands for the production of food and other agricultural products. It is also the declared policy of the state to conserve and protect agricultural lands as valued natural and ecological resources which provide needed open spaces for clean air sheds, as well as for aesthetic purposes. The Constitution of the State of New York directs the legislature to provide for the protection of agricultural lands. Agriculture in many parts of the state is under urban pressure from expanding metropolitan areas. This urban pressure takes the form of scattered development in wide belts around urban areas, and brings conflicting land uses into juxtaposition, creates high costs for public services, and stimulates land speculation. When this scattered development extends into good farm areas, ordinances inhibiting farming tend to follow, farm taxes rise, and hopes for speculative gains discourage investments in farm improvements. Many of the agricultural lands in New York State are in jeopardy of being lost for any agricultural purposes. Certain of these lands constitute unique and irreplaceable land resources of statewide importance. It is the purpose of this article to provide a means by which agricultural land may be protected and enhanced as a viable segment of the state's economy and as an economic and environmental resource of major importance.[1]

The Agricultural District is a regional area established through State and County action to conserve and protect and to encourage the development and improvement of agricultural lands for the production of food and other agricultural products, and to conserve and protect these lands as valued natural and ecological resources which provide needed open spaces for clean air sheds as well as for aesthetic purposes. The purpose of Agricultural Districts is to protect the area within them from urban pressure from expanding metropolitan areas which takes the form of scattered development, conflicting land uses, creates high costs for public services, and stimulates land speculation. It is public policy that the lands within the District shall be protected and enhanced as a viable segment of the State and local economy and as an economic and environmental resources of major importance.

This District was initiated by action of the landowners and established by County and State action after study and review of the viability of agriculture within the proposed district, and County and regional needs

[1]NYS Agriculture and Markets Law, Article 25-AA, Section 300.

for additional housing and development, and their supporting services. The District was established to provide an area within which commercial agriculture can consolidate and further intensify and be protected from the land-use conflicts resulting from urban development pressures, and within which land speculation on the expectation of later re-sale for future development will be minimized. Within the District commercial agricultural development is to be encouraged, while all additional non-agriculturally related residential, commercial, industrial development and their supporting services, utilities, highways, and other institutional infrastructure are to be discouraged.

Agricultural District
Sliding Scale Density Guidelines

The Town of Easton recognizes the need to preserve the integrity of Ag District #2 and that scattered pockets of development within a large farming area can have adverse impacts on the adjacent agricultural land. For that reason, new development in designated land use areas that are located within the boundaries of Washington County Ag District #2 should not exceed the densities established in the following table:

Land Use Area	Tract Sizes (Acres)	Maximum # of New Lots or Sites
Agriculture	0-50	1
	50-200	2
	200+	3
Conservation	0-50	1
	50-200	2
	200+	3
Rural Reserve I	0-40	1
	40-60	2
	60+	3
Rural Reserve II	0-20	1
	20-30	2
	30+	3
Low Density Residential	0-6	1
	6-9	2
	9+	3

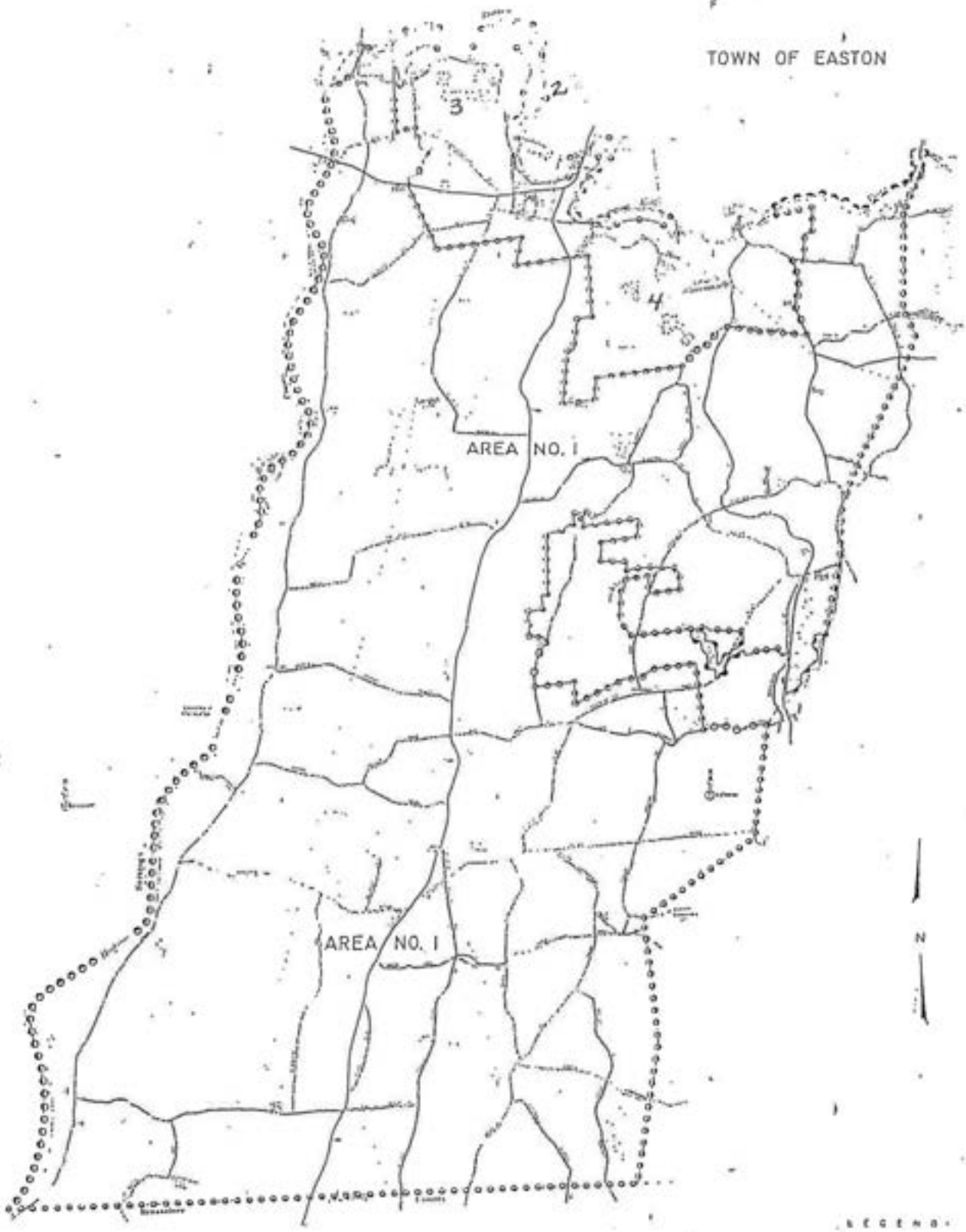
* Density in Glen

Medium Density Residential	0-3	1
	3-4.5	2
	4.5+	3
Hamlet	0-2	1
	2-3	2
	3+	3

By keeping densities at this level, the overall character of the Ag District will not be changed, while at the same time, limited growth in the town can be accommodated in those areas designated and best suited.

It should be recognized that the "General Development Standards", as well as any other requirements specified herein for development in designated land use areas must also be adhered to.

1984 Designation of Critical Environmental Areas 1-4



CRITICAL ENVIRONMENTAL AREAS

DESIGNATED PURSUANT TO 6 NYCRR PART 617.6

The Town of
EASTON
Washington County
New York

LEGEND

SCALE

SEQR RESOLUTION

Designation of Critical Environmental Areas

Resolution adopted by the Planning Board of the Town of Easton, Washington County, New York, at a regular meeting held on March 27, 1984

WHEREAS, the Planning Board of the Town of Easton proposes to designate Critical Areas of Environmental concern within the Town pursuant to the provisions of 6 NYCRR Part 617.4, and

WHEREAS, said proposed action is an action subject to SEQR, and is a Type I action, and

WHEREAS, therefore, the Planning Board is required to make a determination of significance of the proposed action, and

WHEREAS, such proposed action will provide the protection and enhancement of environmental resources within the critical environmental areas proposed for designation in a manner prescribed by SEQR, and

WHEREAS, the proposed action is also consistent with the social, cultural, historical, and geological resources contained in the duly adopted Comprehensive Plan of the Town of Easton, and

WHEREAS, the establishment of such critical areas will be no less protective of environmental values, public participation, and judicial review than are already part of the SEQR process,

Now, therefore, BE IT RESOLVED, that the Planning Board of the Town of Easton hereby determines that the proposed action will not have a significant effect on the environment and gives this action a Negative Declaration under Article 8 of the Environmental Conservation Law, and that an EIS will not be prepared, and

Be it further RESOLVED that Notices of Determination be filed for this action in accordance with the provisions of Part 617.10-b.

Roll Call Vote:

N. Allen	aye
G. Houser	aye
P. Lundberg	aye
L. Marchaland	absent
P. Moberg	aye
P. Peters	aye
Vacancy	- - -

DESIGNATION OF CRITICAL ENVIRONMENTAL AREAS

Resolution adopted by the Planning Board of the Town of Easton, Washington County, New York, at a regular meeting held on March 27, 1984

WHEREAS, the State Environmental Quality Review Act and 6 NYCRR Part 617.4 provide for the designation of specific geographic areas within the boundaries of the Town as Critical Environmental Areas, and

WHEREAS, there are within the Town of Easton areas of unique and exceptional character with respect to one or more of the following:

a.) an inherent geological, hydrological or ecological sensitivity to change which could cause an adverse effect on the environment;

b.) historic, archeological, social, cultural and recreational resources;

c.) a large contiguous area of agriculturally viable and active farmland interspersed within a natural and esthetically attractive setting of forest land, open space, and constituting a natural and ecological resource of major environmental and economic importance, and

d.) areas sensitive to development wherein man-made changes could easily induce effects deleterious to the public health, safety, or welfare; and

WHEREAS, Washington County Agricultural District No. 2 was duly established on December 21, 1972; and an agricultural district is generally recognized as a critical area of environmental concern, and such recognition has also been given by the Department of Environmental Conservation in the Commissioner's Agricultural Lands Policy statement of September 20, 1978, and

WHEREAS, the Planning Board has prepared a map bearing this date designating four (4) geographic areas which include designated Federal Flood Hazard Areas, wetlands, the 1972 Agricultural District, the Battenkill Scenic and Conservation Corridor, portions of the water shed of the Village of Schuylerville water supply, and areas along the Battenkill especially subject to erosion, and

WHEREAS, a public hearing was held on March 27, 1984 in conformance with SEQR requirements of Part 617.4-j, and

WHEREAS, the Planning Board recognizes that from time to time after Public Hearing and, as it deems appropriate, it may amend the Critical Environmental Areas Map, such changes to

become effective in accordance with applicable regulations,

Now, therefore, BE IT RESOLVED that the Planning Board of the Town of Easton hereby designates the four (4) areas as shown on said map as Critical Environmental Areas pursuant to the provisions of 6 NYCRR Part 617.4-j, and

Be it further RESOLVED that the Acting Chairman be instructed to file a copy of said map, together with a certified copy of this resolution, with the Commissioner of Environmental Conservation in accordance with the provisions of said Part Part 617.4-j, and

Be it further RESOLVED that copies of said Critical Environmental Areas Map be filed with any appropriate agency to which such information could be of use.

Roll Call Vote:

N. Allen	aye
G. Houser	aye
P. Lundberg	aye
L. Marchaland	absent
P. Moberg	aye
P. Peters	aye
Vacancy	- - -

Easton Town Planning Board
Easton, New York
12834

April 1, 1984

Mr. Henry G. Williams, Commissioner
NYS Dept. of Environmental Conservation
50 Wolf Road
Albany, N. Y. 12233

In re: Notification of Designation of Critical Environmental Areas - Town of Easton

Dear Commissioner Williams,

We hereby notify you, pursuant to the provisions of the Department's Rules and Regulations (established pursuant to the State Environmental Quality Review Act - ECL Article 8), 6 NYCRR Part 617.4 (j), that the Town of Easton Planning Board at its regular meeting of March 27, 1984, and after a public hearing held on that date, duly designated four (4) critical areas of environmental concern. A certified copy of the Critical Environmental Areas Map showing each of the four areas designated is enclosed. This action reflects the unique character of our resources, including soils, as compared to neighboring towns and to Washington County as a whole. This assessment results from our local resource evaluation which has been on-going since the late 1960's. In addition, this designation reflects also both our local experience and the local thresholds established and used on a regular basis in Planning Board subdivisi reviews and approvals.

The areas designated include the portion of Washington County Agricultural District No. 2 lying within the Town of Easton, wetlands, federally designated flood hazard areas, the Battenkill Scenic and Conservation Corridor, other scenic and erosion prone areas along the Battenkill, and an area designated to afford minimum protection to the watershed of the Village of Schuylerville Water Supply.

This designation is an action by law since the Planning Board is a local agency, as defined in Part 617, with regulatory powers which include approval of land subdivisions under the Town of Easton Land Subdivision Regulations, approval of mobile home parks under the Town Mobile Home Local Law, and approval of highway location changes of the Town Official Map (established Sept. 7, 1966) under the provisions of Town Law Section 278. Copies of the Town Board resolutions granting plat approval authority to the Planning Board and approving Subdivision Regulations are attached. Included also for your information is a copy of the Town Subdivision Regulations containing a copy of Local Law No. 2, 1972, and the 1980 amendment of the Regulations which became effective when approved by the Town Board on April 1, 1980.

A certified copy of the legal public notice of the public hearing held on March 27, 1984, on the proposed critical environmental areas designation is attached. In addition, certified copies of the Planning Board resolutions of March 27, 1984, approving the designation of the four critical areas are also attached. The SEQR resolution granted a negative declaration based, among other things, on the fact that the proposed CEA designation was consistent with

the officially adopted Town Comprehensive Master Plan; therefore, a certified copy of the resolution formally adopting the Master Plan is also attached.

A letter of confirmation acknowledging that both this notification and a copy of the Critical Environmental Areas map have been duly filed under the provisions of 6 NYCRR Part 617.4, would be appreciated. Please include also in such reply the official effective date of this designation as determined by the Department.

Very truly yours,

Philip H. Peters Jr.

Philip H. Peters, Jr.
Acting Chairman
Easton Town Planning Board

cc: L. Marsh
T. Monroe
J. Jensen

TOWN OF EASTON PLANNING BOARD

Contents of Submittal To Department of Environmental Conservatio.

Legal Notice Of Public Hearing -- March 27, 1984

SEQR Resolution for Designating CEA -- March 27, 1984

Resolution: Designation Of Critical Environmental Areas
--March 27, 1984

Resolution Adopting Comprehensive Plan -- March 21, 1972

Town Board Resolution Adopting Land Subdivision Regulations
--July 1, 1969

Town Board Resolution Granting Plat Approval/Subdivision Control Authority To Planning Board -- July 11, 1967

Letter To Commissioner Williams: Notification of Designation of Critical Environmental Areas-Town of Easton --
-- April 1, 1984

Copy: Town Of Easton Land Subdivision Regulations as in effect this date including amendment of April 1, 1980 and Local Law #2-1972 attached.

Town Of Easton Map Showing Boundaries Of Designated Critical Environmental Areas -- March 27, 1984

April 1, 1984

New York State Department of Environmental Conservation
50 Wolf Road, Albany, New York 12233-0001
Division of Regulatory Affairs - Room 514

Henry G. Williams
Commissioner

April 10, 1984

Mr. Philip H. Peters, Jr.
Acting Chairman - Easton Town Planning Board
Easton, New York 12834

Dear Mr. Peters:

This will serve as verification that you filed, on April 1, 1984, the designation of Critical Environmental Areas - Town of Easton.

This designation shall take effect on May 1, 1984 according to 6 NYCRR Part 617.4(k).

Very truly yours,

Jerome W. Jensen, Chief
Bureau of Environmental Analysis
SEQR Coordinator

JWJ/CL:mm

Cat:
File
PHP

EJ-SP 4/5/84

Easton

Board formalizes position

In an effort to continue to support agricultural activities in the town of Easton and to formalize its position, the Planning board of the town of Easton passed a resolution last Tuesday designating a majority of the town of Easton as a Critical Environmental Area.

The resolution has been sent to the Department of Environmental Conservation for registry. It is expected the board should hear from DEC concerning the registration by May 1.

The Planning board feels that this is just one more step to preserving the agricultural identity of the area. This designation is consistent with the comprehensive plan in the town of Easton, according to the Planning board and would simply help maintain the agricultural identity by continuing to review non-agricultural businesses in the town to guide those types of developments with an eye out not to jeopardize the agricultural industry in the area.

1984 and 1990 Resolutions
Reaffirming the Town of Easton
Comprehensive Plan

including

Overlays of Washington County
AG District No. 2 (now No. 3) and
Town of Easton Critical Environmental
Areas 1, 2, 3, and 4

Town

TOWN OF EASTON

WASHINGTON COUNTY, NEW YORK

JULY 24, 1990

NEGATIVE DECLARATION
Notice of Determination of Non-Significance

Project Number: Policy Resolution # 3-90 Date: July 24, 1990

SEQR RESOLUTION FOR REAFFIRMING THE TOWN COMPREHENSIVE PLAN and FOR INCLUDING THE DEFINITION OF AGRICULTURAL LANDS ADOPTED AS POLICY RESOLUTION # 2-90 OF THE EASTON TOWN PLANNING BOARD.

SEQR STATUS: TYPE I.

Description of Action: Reaffirmation of the Town Comprehensive Plan with definition of Agricultural lands

Reasons supporting this Determination:

WHEREAS, the Planning Board of the Town of Easton proposes to include Policy Resolution # 2-90, definition of Agricultural Lands as follows:

AGRICULTURAL LANDS means all land with soils identified by soil map unit for Washington County by the USDA Soil Conservation Service (11/83) either as (1) Prime Farmland, or (2) Farmland of Statewide Importance, or is land identified as (3) Unique Farmland on the USDA map of Important Farmland of Washington County, N. Y. (10/84), and shall also include (4) Farmland of Local Importance as defined herein. FARMLAND OF LOCAL IMPORTANCE means (1) Cropland and Cropable Land: all soils classified as Land Capability Classes I, II, III, and IV, as identified, mapped, and published in the Soil Survey of Washington County, N. Y., USDA SCS, 1975. The term shall also include: (2) all land other than the above, including both support land and woodland, which lies within the outside boundary of a farm property, any portion of which property was previously used for agricultural production (or enrolled in a USDA program in lieu of production) in at least 1 of the preceding 8 years; a farm property is to be considered as a farm unit. SUPPORT LAND means land used in support of a farm operation of land used in agricultural production, and any acreage that is located amid, between or on the perimeter of cropland, orchards, vineyards and land used to pasture livestock, and shall include but not be limited to farm ponds, swamps, land used for erosion control, drainage, hedgerows, access roeas, drainage ditches, farm waste management, land uder a farm homestead and under any structure on a farm property for housing persons engaged in agricultural production, and land under all structures normally used in commercial operation of a farm unit for agricultural production.

in the Town Comprehensive Plan 1970, which plan was initially adopted on March 21, 1972, and last formally amended on August 2, 1977 and March 27, 1984 all pursuant to the provisions of Section 272a of the Town Law, and

WHEREAS, said proposed action is an action subject to SEQR and is a Type I. action as defined in NYCRR Part 617.12(b) (1), and

WHEREAS, said proposed action may, in addition, affect numerous subsequent actions including those also defined as Type I. in Part 617.12(b)(8), (9), and (10), and

WHEREAS, an EAF long form has been completed in accordance with the provisions of 617.3 and 617.6, and evaluated, and

WHEREAS, said proposed action does not involve any other agency, and

WHEREAS, the Planning Board is required to make a determination of significance of the proposed action by the provisions of Part 617.6(c) (1), and such determination must be made in accordance with the criteria set forth in Part 617.11, and

WHEREAS, the said action proposed is to accomplish three (3) purposes:

(a) Reaffirm the adoption of the Town Comprehnisve Plan in its current form and status, as it is already in effect; to
(b) continue its comprehensive application INCLUDING the AGRICULTURAL DISTRICT as an additional direct planning element and area with all current boundaries as renewed in 1980 and 1988 and as in effect this date within the Town of Easton and as established under the provisions of Article 25-AA of the Agriculture and Markets Law, together with the related studies, background reports, and supporting material; the said local planning area to carry with it the same planning considerations, intent and purposes, policies and objectives as intended by said implementing legislation, and as may be further defined by otehr applicable laws, rules and regulations, and
INCLUDING the on-going continuing planning studies, maps, and reports prepared by the Lake Champlain - Lake George Regional Planning Board and the Easton Town Planning Board, and such activity carried out in the period 1978 through 1981; such studies undertaken to further refine and define the elements and specifics of the Master Plan in accordance with the original, and unaltered, planning goals and objectives; and
INCLUDING the current adopted Critical Environmental Areas 1 through 4 in the Town of Easton adopted March 27, 1984 and designated by the Department of Environmental Conservation to take effect May 1, 1984, pursuant to 6 NYCRR Part 617.4(k), and
INCLUDING any future studies conducted by the Easton Planning Board for generic impact statements or engineering studies for areas of like geographical, or geological features, or of similar economic and agricultural value, and
ACKNOWLEDGING the ongoing support and cooperative agreement with the USDA SCS Regional office in Hudson Falls, NY which agreement is listed as PR 1-89 of the Easton Planning Board, and
c) to include in the Comprehensive Plan the definition of agricultural lands as stated in Policy Resolution # 2-90 above, and

WHEREAS, the proposed action(s) as described above do not create a material conflict with the Town's existing plans or goals nor will result in:
a) the impairment of historical, archeological, architectural, or

TOWN OF EASTON

WASHINGTON COUNTY, NEW YORK July 24, 1990

RESOLTUION REAFFIRMING ADOPTION OF THE TOWN COMPREHENSIVE PLAN:

WHEREAS, the Planning Board duly adopted the Town Comprehensive Plan 1970, together with subsequent amendments of March 1971, as the Comprehensive Master Plan of the Town of Easton, New York, pursuant to Section 272-a of the Town Law of the State of New York, on March 21, 1972, and

WHEREAS, pursuant to the provisions of Section 272-a of the Town Law authorizing a planning board to change an adopted master plan, said Comprehensive Plan was duly amended on August 2, 1977, after a public hearing held on such proposed amendments on August 2, 1977, and on March 27, 1984, and

WHEREAS, a public hearing was held on this proposed action with five days notice although not required by law for such notice, and

WHEREAS, the Planning Board deems it desirable at this time to amend by adding the definition of agricultural lands as stated in Policy Resolution # 2-90 to the Town Comprehensive Master Plan, since said Master Plan is a fundamental and essential guide to land use planning in the Town of Easton, and

WHEREAS, Washington County Agricultural District No. 2 was adopted and established by resolution of the Washington County Board of Suprervisors after public hearings held on August 16, 1972, and December 15, 1972, and became effective on December 21, 1972, and said Agricultural District No. 2 having been reviewed and reaffirmed by said Board of Supervisors by resolution of August 15, 1980, after a public hearing held on said date, and said Agricultural District No. 2 having been reviewed and reaffirmed by said Board of Supervisors for its 16-year review by resolution of August , 1988, after a public hearing held on said date; and said Agricultural District No. 2 having been established, and subsequently reviewed and reaffirmed, after detailed studies were undertaken and completed by several agencies of County and State government, such studies having taken into account the regional and locl needs for housing, commercial and industrial development, as well as the State and regional needs for protection of the agricultural industry and the retention of certain of the Town's agricultural lands in the production of food and fiber as a viable and vital segment of the State's economy, and

WHEREAS, at the request of the Town of Easton Planning Board as part of the on-going continuing planning process, the Lake Champlain-Lake George Regional Planning Board and the Washington County Planning Board, through their duly appointed representatives, undertook extensive strudies to examine in detail and further refine the elements and specifics of the adopted Comprehensive Plan of the Town, and produced maps, charts and guidelines, and amended same to result in a content acceptable to the Planning Board, to further protect the Town's residential, commercial and industrial growth potential

aesthetic resources or of existing community character, nor
b) a major change in energy use, nor
c) a substantial change in the use, or intensity of use of land or other natural resources or in their capacity to support existing uses, and
the proposed action, or subsequent or related actions, will not, either individually or cumulatively, result in a substantial adverse impact on the environment, but will result in a continuation of the existing Comprehensive Plan, and further, this proposed action will merely REAFFIRM, RATIFY, and DUPLICATE planning provisions and land use guidelines already in place, and their formal readoption, or adoption and inclusion in to the Plan, will neither increase nor decrease their effectiveness, and the inclusion of the additional studies and related material will only provide additional and supplemental planning resources and tools to aid in future decision making on issues related to the Master Plan and its implementation, which Plan will continue in effect in its entirety,

NOW, therefor, be it RESOLVED, that the Planning Board of the Town of Easton hereby determine that the proposed action will not have a significant effect on the environment and gives this aciton a NEGATIVE DECLARATION under SEQR, and that an EIS will not be prepared, and

Be it further RESOLVED that Notices of Determination be filed for is action in accordance with the provisions of Part 617.10(b).

ADOPTED July 24, 1990.

to areas least detrimental to the Town's air, soils, water, scenic, historical, recreational, cultural, architectural, archeological, biological, and other resources, and for these purposes such studies and maps shall be deemed to include Designated Flood Hazard areas, wetlands, and the area along the Batten Kill referred to in the reports as the Batten Kill Special Corridor, and the area along the Hudson River flood plain,

Now, therefore, be it RESOLVED, that the adoption of said Comprehensive Plan 1970, together with the duly adopted amendments thereto, is HEREBY REAFFIRMED as the duly adopted Comprehensive Master Plan of the Town of Easton, New York, and as such shall continue to be a fundamental and essential element considered in the planning process and in the development of plans, policies and objectives for the Town, as well as in the reviews conducted by the Planning Board and in all decisions, findings, and approvals by said Board in the matters coming before it, and

Be it further RESOLVED, that Washington County Agricultural District No. 2, its boundaries as adopted by the Washington County Board of Supervisors and as in effect as of this date, together with all maps, studies and data related thereto, all critical environmental areas in the Town of Easton, shall hereby be adopted as part of the Comprehensive Master Plan of the Town of Easton, and shall be and become an integral part thereof, and

Be it further RESOLVED, the the studies, reports, plans, maps and other data prepared by the Planning Board and its duly selected consultants as part of the aforesaid on-goin continuing planning process shall hereby be adopted as part of the Comprehensive Master Plan of the Town of Easton, and shall be and become an integral part thereof, and

Be it further RESOVLED that a copy of the resolution of the Planning Board of March 21, 1972, by which the Comprehensive Master Plan was originally adopted, as well as a copy of the policy resolution of January 28, 1975, supporting the Agricultural District No. 2, shall be attached to this resolution for record as if they were a part thereof, and

Be it further RESOLVED, that the Secretary maintain on file an official copy of said Comprehensive Master Plan together with any amendments and any and all other modifications thereof, duly approved by the Planning board, and

Be it further RESOLVED, that the Secretary be instructed to file certified copies of the reaffirmation of said Comprehensive Master Plan adopted herein in the offices of the Town Highway Superintendent and the Town Clerk.

****

I certify that this is a true and exact copy of the 1990 Reaffirmation of the Town Comprehensive Master Plan.

Philippa W. Dietz 8/14/90

Philippa W. Dietz, Planning Clerk Date

RESOLUTION ADOPTING COMPREHENSIVE PLAN

WHEREAS this Board is the duly constituted Planning Board of the Town of Easton, established by the Town Board of the Town of Easton pursuant to Section 271 of the Town Law, and

WHEREAS the Planning Board is authorized under Section 272-a of the Town Law to prepare a comprehensive master plan for the development of the Town which will provide for the improvement of the Town and its future growth, protection, and development, and will afford adequate facilities for the public housing, transportation, distribution, comfort, convenience, public health, safety and general welfare of its population, and

WHEREAS such a comprehensive plan was prepared under the guidance of the Planning Board by Hans Klunder, Associates of Hanover, N. H., the Town planning consultant, and the preparation of said plan was under the auspices of the N. Y. St. Office of Planning Coordination and was financed in part through Section 701 of the Housing Act of 1954, as amended, and

WHEREAS public meetings were held by the Planning Board on Dec. 10, 1968 and Sept. 22, 1970 on which occasions the basic studies, goals, and finally the completed plan were presented and explained, and on which occasions the views, desires, and comments of the citizenry were invited and received,

Now, therefore, be it RESOLVED, that said comprehensive plan of 1970, together with subsequent amendments of Mar. 1971, is hereby adopted as the Comprehensive Master Plan of the Town of Easton, N. Y., pursuant to Section 272-a of the Town Law of the State of N. Y., and

Be it further RESOLVED that the Secretary maintain on file an official copy of said Master Plan together with any and all modifications thereof, duly approved by the Planning Board, and

Be it further RESOLVED that the Secretary be instructed to file certified copies of said Master Plan in the offices of the Town Highway Superintendent and the Town Clerk.

Adopted: March 21, 1972

Role call vote:

Bassett	Yes	
Booth	Yes	motion
Borden	Abstain	
Hand	Yes	
Peters	Yes	
Houser	Yes	second
Vanderzee	No	

Town of Easton Planning Board

Policy Resolution supporting the Agricultural District

Whereas, Washington County Agricultural District No. 2 was established under the provisions of Article 25-AA of the Agriculture and Markets Law at the request of approximately 60% of the landowners of the District, and became effective on December 21, 1972, and

Whereas, the major portion of the Town of Easton lies within the boundaries of said Agricultural District,

Now, therefore, be it RESOLVED that the Planning Board of the Town of Easton does hereby declare that it will support said Agricultural District and that the purposes of the District shall become part of the criteria considered by the Planning Board in all decisions of policy, and that in all matters coming before it the Board shall act in such manner as to be in conformance with the intent and general purposes of said Article 25-AA as stated in Section 300. In general, such purposes are to conserve and protect and to encourage the development and improvement of agricultural lands for the production of food and other agricultural products, to conserve and protect agricultural lands as valued natural and ecological resources which provide needed open spaces for clean air sheds, as well as for asthetic purposes, and to provide a means by which agricultural land may be protected and enhanced as a viable segment of the State's economy and as an economic and environmental resource of major importance, and

Be it further RESOLVED that the Planning Board shall modify its administrative procedures and practices so as to accomodate the purposes of the District to encourage the maintenance of viable farming within said Agricultural District, to discourage subdivision within and urban scatteration into the District, and, in general, to guide non-farm residential, industrial and commercial development toward areas outside the limits of said Agricultural District No. 2.

ADOPTED 5 Ayes, Jan. 28, 1975

TOWN OF EASTON

WASHINGTON COUNTY, NEW YORK

March 27, 1984

SEQR RESOLUTION AMENDING THE TOWN COMPREHENSIVE PLAN:

WHEREAS, the Planning Board of the Town of Easton proposes to amend the Town Comprehensive Plan 1970, initially adopted on March 21, 1972, and last formally amended on August 2, 1977, all pursuant to the provisions of Section 272-a of the Town Law, and

WHEREAS, said proposed action is an action subject to SEQR, and is a Type I. action as defined in NYCRR Part 617.12(b)(1), and

WHEREAS, said proposed action may, in addition, affect numerous subsequent actions including those also defined as Type I. in Part 617.12(b)(8), (9), and (10), and

WHEREAS, an EAF long form has been completed in accordance with the provisions of 617.3 and 617.6, and evaluated, and

WHEREAS, said proposed action does not involve any other agency, and

WHEREAS, the Planning Board is required to make a determination of significance of the proposed action by the provisions of Part 617.6(c) (1), and such determination must be made in accordance with the criteria set forth in Part 617.11, and

WHEREAS, the said action proposed is to accomplish three (3) purposes:

a) Reaffirm the adoption of the Town Master Plan in its current form and status, as it is already in effect,

b) To amend said Plan to formally include the Agricultural District as an additional direct planning element and area with all current boundaries as in effect this date within the Town of Easton and as established under the provisions of Article 25-AA of the Agriculture and Markets Law, together with the related studies, background reports, and supporting material; the said local planning area to carry with it the same planning considerations, intent and purposes, policies and objectives as intended by said implementing legislation, and as may be further defined by other applicable laws, rules and regulations, and

c) To amend said Plan to include the on-going continuing planning studies, maps, and reports prepared by the Lake Champlain-Lake George Regional Planning Board and the Washington County Planning Board at the request of the Easton Town Planning Board, and such activity carried out in the period 1978 thru 1981; such studies undertaken to further refine and define the elements and specifics of the Master Plan in accordance with the original, and unaltered, planning goals and objectives, and

WHEREAS, the proposed action(s) as described above do not create a material conflict with the Town's existing plans or goals, will not result in:

a) the impairment of historical, archeological, architectural, or aesthetic resources or of existing community character,

b) a major change in energy use,
c) creation of a hazard to human health or safety,
d) a substantial change in the use, or intensity of use of land or other natural resources or in their capacity to support existing uses,

and the proposed action, or subsequent or related actions, will not, either individually or cumulatively, result in a substantial adverse impact on the environment, but rather will result in an amended Master Plan which will be at least as protective of the environment as the existing Plan, and, further, this proposed action will merely reaffirm, ratify and duplicate planning provisions and land use guidelines already in place, and their formal readoption, or adoption and inclusion into the Plan, will neither increase nor decrease their effectiveness, and the inclusion of the additional studies and related material will only provide additional and supplemental planning resources and tools to aid in future decision making on issues related to the Master Plan and its implementation, which Plan will continue in effect in its entirety,

Now, therefore, be it RESOLVED, that the Planning Board of the Town of Easton hereby determines that the proposed action will not have a significant effect on the environment and gives this action a NEGATIVE DECLARATION under SEQR, and that an EIS will not be prepared, and

Be it further RESOLVED that Notices of Determination be filed for this action in accordance with the provisions of Part 617.10 .

****