

TOWN OF EASTON PUBLIC ENGAGEMENT

The following is an overview of the process along with some high-level summary insights received during the outreach efforts performed as part of the public engagement. The Comprehensive Planning Committee (CPC) helped with wide project publicity to provide community awareness and garner input for the vision of the Easton Comprehensive Plan. There was a substantial amount of feedback obtained during the robust first phase of public participation that included the community survey, an information gathering booth at the County Fair, stakeholder roundtables, and the first major public workshop. The public participation helped form the basis of the Phase 1 Vision Report.

Overall, between Phase 1, and Phase 2 of this Comprehensive Planning initiative, there have been nine (9) committee meetings, a series of stakeholder roundtable meetings, two (2) public workshops, a community survey, as well as a presence at the Washington County Fair. A schedule of meetings is provided below, and summary of public workshops, stakeholder meetings and a public survey, is also provided within this Section.



Figure 1: Advertisement for County Fair Booth

Meeting / Workshop	Date
PHASE 1	
Committee Meeting 1	June 13, 2022
Committee Meeting 2	July 18, 2022
Committee Meeting 3	September 19, 2022
Committee Meeting 4	November 14, 2022
Committee Meeting 5	March 10, 2020
Washington County Fair	August 22-28, 2022
Public Workshop 1	February 4, 2023
PHASE 2	
Phase 2 Kick-Off	July 10, 2023
Committee Meeting 1	December 19, 2023
Committee Meeting 2	February 12, 2024
Committee Meeting 3	March 26, 2024
Committee Meeting 4	July 31, 2024
Public Workshop 2	September 26, 2024
Stakeholders Roundtable Meeting	January 11, 2023
Stakeholders Roundtable Meeting	January 21, 2023

The Phase 1 Vision Report provides a summary of the outreach and public input gathering during the first portion of Comprehensive Plan development which identified community interests, perspectives, and needs, with this feedback used to inform the vision, and provided for establishing a first cut of planning goals. The May 2023 Envision Easton Visioning Report highlights considerable public engagement efforts undertaken by the Town to identify the needs and direction desired in the future. As agriculture holds a critical role in all aspects of the Town, it was noted as a key priority of Easton's new vision, goals and objective statements.

The CPC set up an information booth at the Washington County Fair in August of 2022 throughout the week. This was the first public effort at educating the community and garnering public input on the Vision and Goals for the Town of Easton. It was also a tool to steer residents towards greater participation through a community survey and comment box. These outreach resources continued to be available at Town Hall for one month following the County Fair.

Community Survey

The Comprehensive Plan Committee developed a Community Survey. The survey consisted of a mix of eleven (11) multiple-choice and short-response questions. The purpose of the questionnaire was to gain a better understanding of the community's priorities to help inform the Vision Report. The findings are also used in forming the goals and strategy recommendations presented in this Plan.

All responses were kept anonymous for confidentiality purposes and to help cultivate more honest results. The survey was held open for four (4) months and attracted a total of 114 respondents. Some question responses are aggregated and presented in graphs or in word clouds below. The findings were used to form Easton's Vision and Goals since they help identify respondents' common needs, desires, and concerns. Likewise, the results also aid in forming Plan recommendations. The Community Survey Summary is contained in the Vision Report.

[illegible]

The survey responses highlighted the importance of preserving the agricultural landscape and maintaining the Town's rural character. Many respondents emphasized their appreciation for the Town's farming community and agricultural heritage. Agriculture has the highest level of support among all types of land uses in town among survey respondents, with even higher support than scenic views.

Easton Comprehensive Plan

need. Broadband was the next most popular response with 23% selecting other and filling in this choice, while the need for Public Parks was the third most popular response with 11% selecting this as their top choice. Public Parking was not chosen as an infrastructure need by any of the respondents, while public sewer and lighting were each only chosen by a single respondent. These results primarily show there is little support for additional services within Easton, but rather expansion and improvement of existing infrastructure is the priority amongst respondents.

The types of and lack of land use regulations within the Town of Easton has been a topic of much discussion throughout the community. In the survey, Question 10 asks respondents to rank four (4) different types of land use regulations, from their most supported to their least supported. The results clearly demonstrated that respondent's number one regulatory priority is to revise the current Subdivision Law which is highly limiting of any new subdivision of land. Over 50% of the respondents choose it as their most supported initiative, while 40% chose implementing a zoning code as their least supported initiative.

The regulatory initiative that was ranked as second most supported by respondents was Implementing a Site Plan Review Law. Over half (52%) of survey users listed it as their first or second priority. Creating Design Standards was a first or second choice for 44% of people taking the survey. Despite the fact that people taking the survey overwhelmingly value the community appearance and setting, based on the low responses for zoning, they may not be fully aware of how it can be used to assist with maintaining community character and providing for compatible future growth.

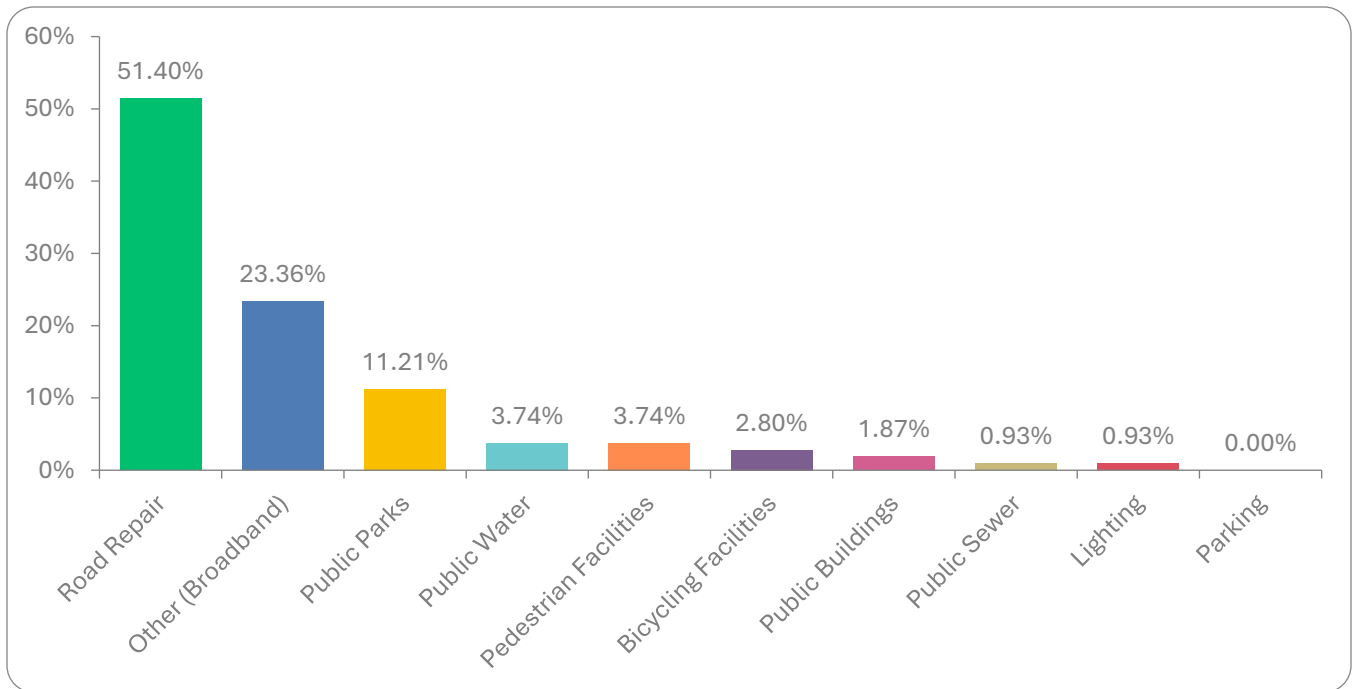


Figure 3: Question 9 Responses from the Community Survey

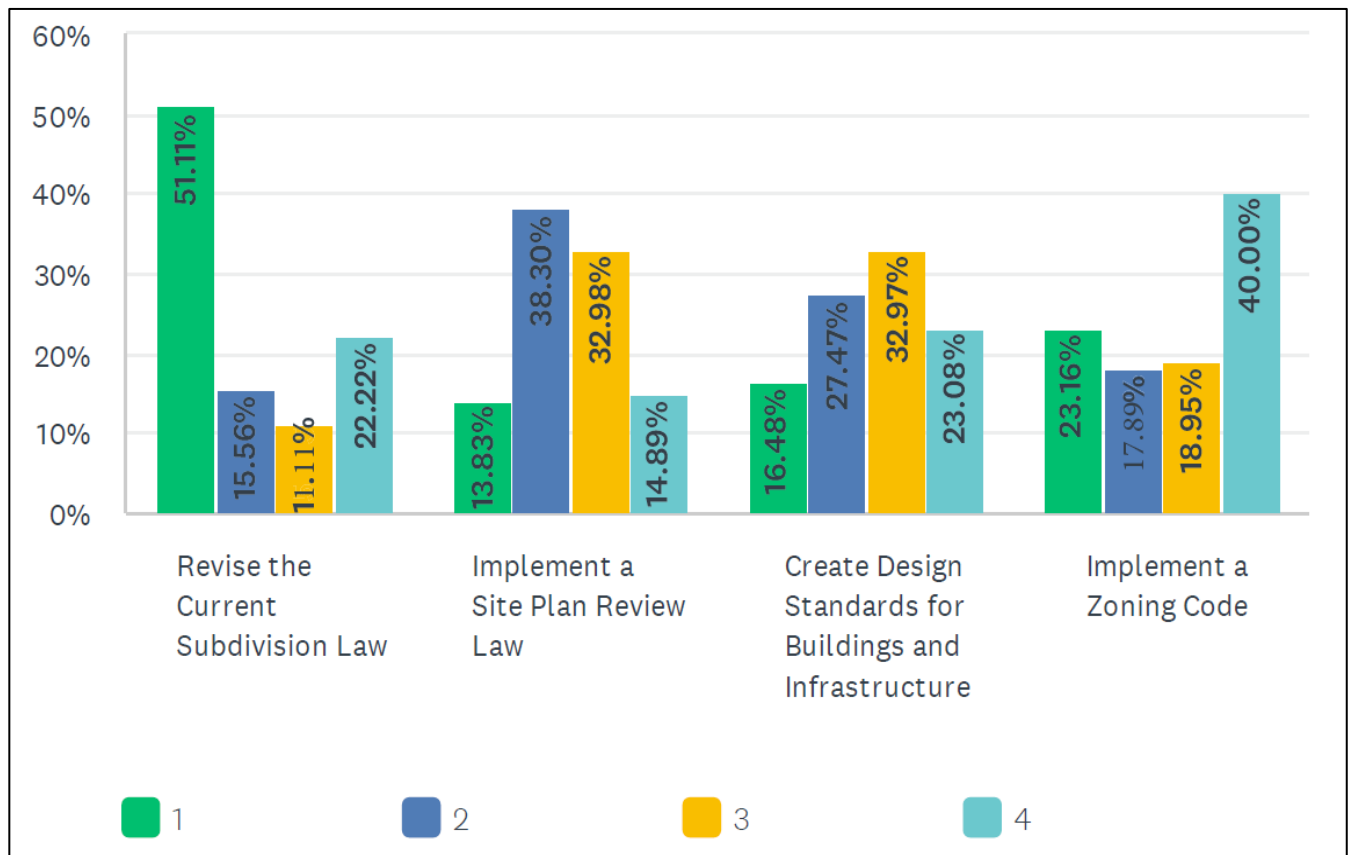


Figure 4: Question 11 Responses from the Community Survey

Stakeholder Roundtables

Two Easton Community Stakeholder Roundtable Discussions were held on Wednesday, January 11, and on Saturday, January 21 of 2023 at Burton Hall. The Comprehensive Planning Committee defined a Community Stakeholder as any party who is a large landowner or business owner in Easton and any community leader who has invested significant time and/or resources within Easton. Thirteen (13) stakeholders attended the first meeting and (10) stakeholders attended the second. The discussion explored the Community Survey results, economic development, change and development of agriculture, recreational opportunities, short-term rental permits, shared services, workforce development, renewable energy development, and funding opportunities.

During stakeholder meetings, participants expressed strong support for the agricultural industry and the need to protect and promote farming activities. There was a consensus on the importance of maintaining Easton as an agricultural community. Notions were identified for supporting tourism, especially through day-trips, and reinforcing the sector by promoting orchards and vineyards in Easton as part of a wine trail and innovative farm brewery attractions. There were discussions of farmers taking advantage of the farm to table movement, as this form of retailing could directly benefit the bottom line for farmers. It was noted there should be support for solar installations that are structured so they are compatible with agriculture.

There was also interest expressed in finding ways to provide for compatible commercial growth and it was noted many business types complement the agricultural economic base. Stakeholders supported efforts to enhance broadband access in the community. They felt that Greenwich is a hub of the community. Overall, there was an emphasis on maintaining rural character and maintaining a small local government.



Figure 5: February 4th, 2023, Public Workshop at Burton Hall

Public Workshops 1 & 2

A community-wide public workshop was held on February 4th, 2023, at Burton Hall. The goal of the workshop was to gather community input on Easton's strengths, weaknesses, opportunities, and threats. A group of 25 participants braved the sub-30-degree windchills to provide ideas to establish an updated vision for the Town by providing recommendations for community and economic development opportunities while maintaining the historic character of Easton. Much of the workshop consisted of a presentation as well question-and-answer session on the survey results, needs and opportunities, and next steps. This meeting helped the Comprehensive Plan Committee prioritize its Goals and Objectives to better reflect the resident's needs and desires.



**Town of Easton
Comprehensive Plan Update**

**Saturday Feb 4, 2023
Public Workshop : 10am to 1pm**

Burton Hall (Easton Town Hall), 1071 NY-40, Greenwich, NY 12834

Provide your input on future land use and town development at the public workshop event. We would like your ideas to establish an updated vision for the Town. Participants will be asked to contribute their recommendations on opportunities and how to improve and maintain the beauty of Easton.

**LEARN MORE
JOIN US!**

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<https://labergegroup.com/Easton/>

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Figure 6: Community Flyer Announcing Public Workshop #1

At the public workshop, attendees prioritized the preservation of farmland and the agricultural way of life. They supported initiatives that enhance and protect agricultural activities in the town.



Figure 7 – Public Workshop #2: Goals & Strategies

A second major public outreach involved a community-wide public workshop on September 26, 2024, covering potential Comprehensive Plan goals and strategies, and was also held at Burton Hall. The purpose of this workshop was to gather public input on the proposed planning vision for Easton, obtain comments on map displays, and examine alternative planning strategies that were presented within display stations. There were exercises for participants to identify preferences and relative assignments of priorities around potential planning and development techniques that were presented. There were 23 participants at this workshop. Attendees registered their opinions and ranked preferences on the pre-assembled display/ response poster boards using sticker dots and by writing any additional thoughts. This commentary supplied perspectives on the community's' beliefs and preferences for managing change and taking actions to benefit future development in Easton. The results of this meeting were used by the CPC in refining the proposed planning goals and in prioritizing and structuring various selected strategies consistent with the interests of residents.

Town of Easton

Comprehensive Plan Update Kickoff with DOS Burton Hall, July 10th, 2023

Attendees:

Dan Shaw	Michelle Skiff
Justin Sievers	Ethan Allen
Margaret Brand	Kevin Schwenzfeier
Scott Brownell	April Brun

Discussion:

Welcome and Project Status

All Phase 1 tasks associated with visioning and community engagement have been completed through the Hudson River Valley Greenway Grant including the Public Participation Plan, Promotional Materials, Community Survey, County Fair Booth, Public Workshop, Stakeholder Meetings, and the Visioning Report.

Phase 2: Smart Growth Comprehensive Plan tasks include this Initiation and Coordination meeting, drafting the community profile and future trends, finalizing the goals and strategies, drafting the comprehensive plan, holding public hearings, conducting SEQR, and adopting the final plan.

DOS Smart Growth Grant Work Plan

Review of local and regional planning efforts and ongoing initiatives. Hold an additional community workshop.

Draft Community Profile including historic and cultural resources, scenic resources, demographics, economy, housing, development trends, land use, smart growth areas, agriculture and forest lands, public infrastructure, transportation, natural resources, climate, emergency services, healthcare, public spaces, waterfront, development controls, and fiscal resources.

Review of Key Elements of Sustainable Communities

Mixed land uses, range of housing opportunities and choices, development and redevelopment in existing communities, distinctive and attractive communities with a strong sense of place, density, clean energy, climate change, resiliency, green infrastructure, social diversity and integration, regional planning and coordination, walkable/bikeable neighborhood design, variety of mobility choices, well-planned and well-placed public spaces, and community and stakeholder collaboration in planning.

Review of Envision Easton Report

Review of community engagement efforts, community engagement results, Vision Statement, Goals, and Objectives.

Review of Major Components of the Community Profile

Profile will including summary of regional and community plans, demographic and growth trend analysis, current and future land uses, municipal services and infrastructure, local and regional economic development, rural and environmental resources, parks, recreation, open space, and historic resources, agricultural resources, and community sustainability.

The planning team will create a Community Profile that will serve as an overview of the Town's existing conditions. This information will be captured in an Implementation Matrix to guide the prioritization of initiatives, the projected timeline for initiatives, and funding opportunities which match those initiatives.

Next Steps

- Draft Existing Conditions Report – Trends, Land Uses, Services, Ag Resources
- Draft Strategic Plan – Sustainability, Economic Development, Integration, Implementation
- Public Workshop – Survey Results, Existing Conditions, Strategic Plan
- Five CPC Meetings to be Held for Review of Findings and Strategize Implementation
- Next Meeting Date? Review of Demographic & Growth Trends Analysis

Town of Easton

Smart Growth Comprehensive Plan: Phase 2 * CPC Meeting #2

*Burton Hall * February 12th, 2024*

Agenda

Welcome & Project Status

- Town Updates
- Project Updates
- Project Timeline

Draft Comprehensive Plan

- Draft Sections
 - Introduction
 - Historic Context
 - Regional & Community Plans Summary
 - Existing Land Use Overview
 - Housing Inventory
 - Demographic & Growth Trends
 - Recreational Resources
- Undrafted Sections
 - Economic Development
 - Municipal Resources
 - Infrastructure & Transportation
 - Environmental Resources
 - Climate Resiliency & Green Infrastructure
 - Future Land Use Plan
 - Implementation Plan

Next Steps

- Revise Sections Per CPC Comments
- Complete Community Profile Sections
- Draft Future Land Use Plan
- Draft Implementation Plan
- Plan for Public Workshop

Town of Easton

Smart Growth Comprehensive Plan: Phase 2 * CPC Meeting #3

*Burton Hall * March 26th, 2024 6:30 - 8:30*

Agenda

Welcome & Project Status

- Town Updates
- Project Updates
- Project Timeline

Draft Comprehensive Plan

- Draft Sections
 - Introduction
 - Historic Context
 - Regional & Community Plans Summary
 - Existing Land Use Overview
 - Housing Inventory
 - Demographic & Growth Trends
 - Municipal Resources
 - Infrastructure & Transportation
 - Environmental Resources
 - Recreational Resources
- Undrafted Sections
 - Economic Development
 - Climate Resiliency & Green Infrastructure
 - Future Land Use Plan
 - Implementation Plan

Next Steps

- Revise Sections Per CPC Comments
- Complete Community Profile Sections
- Draft Future Land Use Plan
- Draft Implementation Plan
- Plan for Public Workshop

Town of Easton

Smart Growth Comprehensive Plan: Phase 2 - CPC Meeting #4

Burton Hall – Wednesday, July 31, 2024 - 6:30 to 8:30

Agenda

Welcome & Project Status

- Town Updates
- Project Updates
- Project Timeline

Draft Comprehensive Plan

- Agricultural Profile/ Maps & Recommendations
- Economic Development Profile & Recommendations
- Site Plan Standards
- Green Solar Law
- Discuss Implementation Plan

Public Workshop #2

- Review Objectives
- Discuss Meeting Design & Outreach
- Select Date

Next Steps

- Community Profile Comments (select date for return of comments)
- Review Draft Implementation Plan
- Date of Next CPC
- Review Result of Public Workshop #2

*This Project is funded in part from a Grant from the NY State
Dept. of State – Contract T1002338*

Town of Easton

Smart Growth Comprehensive Plan: Phase 2 - CPC Meeting #4

Burton Hall – Wednesday, July 31, 2024 - 6:30 to 8:30

Agenda

Welcome & Project Status

- Town Updates
- Project Updates
- Project Timeline

Draft Comprehensive Plan

- Agricultural Profile/ Maps & Recommendations
- Economic Development Profile & Recommendations
- Site Plan Standards
- Green Solar Law
- Discuss Implementation Plan

Public Workshop #2

- Review Objectives
- Discuss Meeting Design & Outreach
- Select Date

Next Steps

- Community Profile Comments (select date for return of comments)
- Review Draft Implementation Plan
- Date of Next CPC
- Review Result of Public Workshop #2

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Stakeholders Meeting 1 Summary

Town of Easton Comprehensive Plan Update

Burton Hall, January 11th, 2023 6:00-8:00 pm

Comprehensive Plan Committee: Dan Shaw, Supervisor; Justin Sievers, Planning Board; Margaret Brand, Planning Board; Scott Brownell, Town Board; Michelle Skiff, Planning Board; Kevin Schwenzfeier, Senior Planner, Laberge Group; Snehal Chavan, Junior Planner, Laberge Group

Attendees: Mike & Lisa Borden – O A Borden Farm; Andrew Weber – Northern Cross Vineyard; Jessica Ziehm – Farmstore at Tiashoke; Frank Ziehm – Tiashoke Farm; Elizabeth & Sean Quinn – K A Sunset View Farm; George & Ethan Allen – Allenwaite Farm; Doc Rymph – Kernel Acres; Karen Kehn – Windy Hill Golf Course; Aaron Strasswimmer – Aubuchon Hardware; Erika Colson – Washington County Fair

Discussion:

- Agriculture easements are present in the Town of Easton to protect farmlands. Should be included on maps.
- Current development environment: high land rents, need incentivization to maintain farming community, easy to purchase and redevelop business properties, lack of food stores, benefit from strict siting laws in Greenwich Town.
- Addresses with the wrong Zip Codes need to be fixed; want people to know where they are located.
- How much money will come from grants for the Comprehensive Plan? Currently \$55,000.
- In the past Easton has been an agricultural hub – supporting surrounding towns and counties: Washington, Saratoga, and Warren. Want to continue that trend.
- Development is not limited. The atomic facility described in the previous comp plan could not be built, due to the small bridge on the south and north.
- Economic Development Grants received by the county also help Easton. There is a big push for industries to come into the area. ARPA money is to be distributed eventually for Broadband throughout the county. A free gap assessment was completed.
- For businesses that have been through thick and thin, the town should work on how to support and retain them.
- Business and farmers are interrelated, not two separate groups or uses.

Town of Easton Comprehensive Plan Update – Stakeholder Meeting 1 Summary

- Easton's strength is that it's close to many places: Albany, Saratoga, Clifton Park, & Glens Falls.
- Driving to get to things is a normal way of life.
- Neighboring towns have various facilities that Easton residents can use thus Easton does not need to have every facility.
- Need to better compete with neighboring communities.
- Easton has remained the same over the years, want to keep it that way and not turn into Malta or Schaghticoke.
- Waterfront is extremely important, so keep it open to the community.
- Protect Easton's open spaces; they are an asset to the community.
- Park or playground is a nice idea but it requires maintenance and can become a liability to the town.
- All stakeholders were in support of tourists coming to Easton for day trips and utilizing the town's businesses: winery, brewery, farm, orchards, stores, and restaurants.
- COVID has been a boon to the town, as the residents of surrounding municipalities had time and money to visit Easton and get out into the countryside.
- A sum of money through Washington county is utilized for the advertisement of parks and recreation.
- Easton needs a variety of restaurants in town.
- Currently, farmers are trying to reinvent and diversify their farms.
- Easton needs a post office and postal address.
- Need continued support from the town for the growing businesses and not fighting them.
- New businesses are welcomed; if non-agricultural businesses come, then that could be a concern.
- Incentive agriculture owner when someone wants to exit, incentives for Easton farmers.
- Hardware store owner: mentioned many accidents took place on a cross-section near the store at NY 29 and NY 40.
- Subdivisions should be allowed sometimes in order to draw more people to the town.
- Do not want the Greenwich issue: people cannot afford to stay, empty stores, and no parking.
- Amenities needed in Easton: Food, Restaurants, Stores.
- Laws for electric lines needed to prevent expansion and upgrades.

Town of Easton Comprehensive Plan Update – Stakeholder Meeting 1 Summary

- Need for Green renewable energy law: restrict volume and location, such as the solar, battery, and cell tower.
- Need some restrictions in place to help with the ongoing solar pressure; this is a Stakeholder PRIORITY.
- Every month the stakeholders receive letters from businesses like timber industries, solar, and housing. Solar is the most pressing issue.
- Cell phone service and broadband lines are laid in some areas but not yet connected to households.
- Utilize the County Tourism Department to a greater extent.
- Work closer with trade organizations.

Conclusions

1. The Stakeholders present were mostly content with how the community has controlled development over time. They support the continuation of protection over their way of life and scenic/natural assets, but not through strong government means or increased spending of taxpayer dollars.
2. Solar is a threat to their values, however, it's also a means to retire and people should have the right to do what they want with their lands. Strong support was demonstrated for some level of regulation over the siting and development of solar throughout the town as well as for other large-scale development pressures.
3. Would like to be able to subdivide their lands when necessary, but are not in favor of large multi-lot subdivisions. Allow for more business locations and large-lot single-family home locations for relatives to stay in the community.
4. Town is working with the county on broadband expansion through federal funding; prioritized in order to allow for both economic growth and household access.
5. Not in favor of increasing taxes for greater community services. The residents of Easton help to support the surrounding villages. Greenwich is the hub for the area, most amenities are found there, but don't want to be like Greenwich.

Stakeholders Meeting 2 Summary

Town of Easton Comprehensive Plan Update

Burton Hall, January 21st, 2023 10:00-12:00 am

Comprehensive Plan Committee: Justin Sievers, Planning Board; Scott Brownell, Town Board; Michelle Skiff, Planning Board; Kevin Schwenzfeier, Senior Planner, Laberge Group; Snehal Chavan, Junior Planner, Laberge Group (Not In Attendance: Dan Shaw, Town Supervisor; Margaret Brand, Planning Board)

Attendees: Shawn and Vance Bateman – South Dominion Vineyard; Liz Gordan – The Alleged Farm; Harry Booth – Booth’s Blend Compost; Ethan Allen – Allenwaite Farm; Meegan Keenan – Christ the King Center; Jordan Fruchter – Resident; Christian Morris – Washington County DA’s Office; Gerald Barnheart – Victory View Vineyard; Tom Borden – O A Borden Orchard

Discussion

South Dominion Vineyard, Cambridge (near border of Easton) – The Batemans:

- The previous Comprehensive plan did not speak about businesses.
- Dairy industry is very important and needs efforts toward sustaining dairy in Easton.
- Comprehensive plan should be structured in a positive way, for instance:
It is okay to do this if we do Rather than This isn’t allowed ...
- Easton has an opportunity by being a part of the Upper Hudson AVA (American Viticultural Area).
 - Reinvent and encourage Wine trails.
 - Possibility to build on the existing facilities and strengths.
- Farm-to-table has been an emerging concept, that is liked by many, thus having an Easton market where farmers directly can sell to the consumers.
- Easton has a fair every year that is located at one location, instead of having a Geographical fair that is spread throughout the town and covers various agriculture destinations.
- Structuring the plan to foster business goals.
- If most residents agree upon a certain farming category is imported for the town, make it advantageous.

Town of Easton Comprehensive Plan Update – Stakeholder Meeting 1 Summary

Booth's Blend Compost – Harry Booth:

- Owns a 100-year business; dairy farm till the 2000s, now a compost and beef business.
- Born and raised in Easton; former Town Supervisor.
- Mr. Booth strongly agreed with the survey summary.
- Economic development should be referred to as “ Economic Preservation ” according to the Easton context where preserving what is existing is important.
- Industry that exist for years that are major taxpayers, need to be protected.
- Mr. Booth believed the concept of keeping about 50 Acres of land for parks and recreation as waterfront revitalization in the previous Comprehensive plan was extremely ambitious and difficult to manage.
- Mr. Booth is willing to share their boat launch with the neighbors and the community.
- Solar farms are welcomed if they allow livestock to graze beneath the solar panels, which is currently restricted for common array layout.

The Ledged Farm – Liz Gordon:

- Came to Easton 28 years ago to create a farming business and wants Easton to stay as is.
- Ms. Gordon agreed with many of the points discussed above and the summary of the survey.
- She was a part of the Comprehensive Plan update in the 1980s, helped to draft the revised Subdivision Regulations and served as Planning Board Chair.
- Ms. Gordon emphasized the fact that the previous Comp Plan was far ahead of its time, and the new Comp Plan should be an addition to the building of the old plan.
- Affordable housing is a need for Easton for the employers in Easton, furthermore people who visit for events at Easton, need to stay in nearby towns/cities like Saratoga thus short-term rentals are needed in Easton.

Victory View Vineyard – Gerald Barnhart:

- Mr. Barnhart worked for DEC and likes the way Easton was about 2 decades ago, Easton reminded them of the town where they grew up, and wanted the same for their children. Mr. Barnhart bought the land adjacent to their property when it came up for sale and finally decided upon growing grapes and creating a winery.
- There has been tremendous change in agriculture and diversity in farms. Recognizing that businesses are interrelated, diversity in farming should be encouraged.

Town of Easton Comprehensive Plan Update – Stakeholder Meeting 1 Summary

- Presently many products are prepared directly for consumers: for example, cheese, wine, cider, and vegetables. Easton should continue welcoming people to experience these products.
- Encourages a Chamber of Commerce for Easton, Cambridge, and Greenwich.
- Supports giving incentives to large property/land owners to share a part of their land for recreational opportunities, such as trails.

Christ the King – Meegan Keenan:

- The facility has 600 acres of land.
- They have walking trails, lakes, ponds, disk golf, boys scout activities, lodging, and much more.
- People visit to walk on trails with dogs.
- They want to create awareness that the site is open for free to all and not only for the church members.
- They genuinely want to support the community as much as possible.

O A Borden's Orchard – Tom Borden:

- Grow apples and cherries; 6th generation in the business.
- He supports keeping Easton as is.
- New businesses coming into Easton should be compatible with existing businesses.
- Can there be a right to small business law similar to the right to farm law?

Christian Morris, Washington County DA's Office:

- Encouraged ongoing discussions.
- Easton is a nice place to stay as the crime rates are very low.
- Businesses invite certain kinds and the nature of character of the people.

Jordon Fruchter – 15-Year Resident:

- Mr. Fruchter echoes to keep Easton a rural and natural town.
- Provide the ability for measured growth in Easton to have a healthy economy.
- Population is not growing since 2000, there is negative population growth.

Other Discussion Points:

- Multiple towns (Cambridge, Easton, and Greenwich) can come together to build up the wine trail.
- Grant applications can be more competitive when considering multi-town participation.

Town of Easton Comprehensive Plan Update – Stakeholder Meeting 1 Summary

- Groups-focused tiger teams will work for a particular project and dissolve eventually when the goals are complete.
- Suggestions to have the solar field on the former landfill area.
- Similar to the concept of the historic barn, the revitalization of small hamlets in Easton could be possible to increase housing.
- Outposts located on large farmers can be turned into housing for workers that work seasonally in these industries, the major issue is that the owner has to give a higher property tax on them, thus they do not use the outposts as short-term housing.
- The difference between zoning law, solar law, and site plan review law was discussed during the meeting.
- Easton needs a Post Office.

Town of Easton

Comprehensive Plan Update

Saturday Feb 4, 2023

Public Workshop : 10am to 1pm

Burton Hall (Easton Town Hall), 1071 NY-40, Greenwich, NY 12834

Provide your input on future land use and town development at the public workshop event. We would like your ideas to establish an updated vision for the Town. Participants will be asked to contribute their recommendations on opportunities and how to improve and maintain the beauty of Easton.

LEARN MORE
JOIN US!

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**Hudson River
Valley Greenway**



Visit Our Website for More Information!
<https://labergegroup.com/Easton/>

Town of Easton



Envision Easton Comprehensive Planning Workshop

Please Join Your Fellow Community
Members for a Public Workshop to
Contribute towards the Future Goals
and Vision for the Town of Easton.

This open-house style workshop will be held
at Burton Hall on Saturday February 4th
from 10:00 am to 1:00 pm

For More Information Please Visit:
<https://labergegroup.com/Easton/>
or call Town Hall at 518-692-2678



Hudson River
Valley Greenway



Easton Comprehensive Plan Update

Community Amenities



What types of community amenities do you find most appropriate or desirable?
Place a sticker next to the amenities you would like to see in Easton.

Forest Preserve



Multi-Use Trails



Playground



Fitness Center



Farm Market



Hudson River Access



Post Office



Community Center



Community Garden



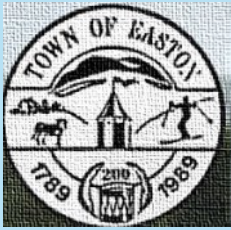
Pavilion



Others Ideas:

Easton Comprehensive Plan Update

Housing



What types of housing do you find most appropriate or desirable?
Place a sticker next to the housing types you would like to see more of in Easton.

Single Family, Large Lot



Single Family, Small Lot



Senior Housing



Rental



Townhouses



Apartments



Accessory Dwelling Unit



Mixed-Use



Modular Homes



Farmworker Housing



Others Ideas:

Easton Comprehensive Plan Update

Economic Development



What types of economic development do you find most appropriate or desirable?
Place a sticker next to the development types you would like to see more of in Easton.

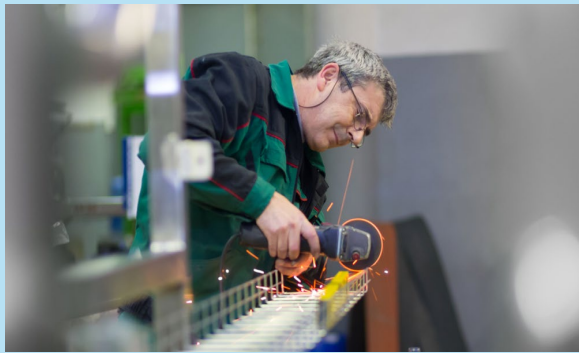
Restaurants



Agritourism



Manufacturing



Farming



Renewable Energy



Accommodation



Professional Offices



Retail – Small Business



Home Businesses



Entertainment



Others Ideas:

Workshop Summary

Town of Easton Comprehensive Plan Update Burton Hall, February 4th, 2023 10:00-12:00 am

Comprehensive Plan Committee: Justin Sievers, Planning Board; Scott Brownell, Town Board; Michelle Skiff, Planning Board; Kevin Schwenzfeier, Senior Planner, Laberge Group; Snehal Chavan, Planner, Laberge Group; Dan Shaw, Town Supervisor; Margaret Brand, Planning Board

Attendees: 25-30 community members

Discussion

- Bulson Road near Fort Miller and other small roads need to have restricted traffic in the town.
- If there is an increase in development near Route 29 which will negatively affect Fort Miller, speed limits restriction may be required.
- Discussion on new housing residents who feel the nuisance of trucks.
- Increased residential through upper-floor apartments in mixed-use buildings has come across as an issue to the town.
- Discussion on how the comprehensive plan process could lead to standalone regulations such as a solar law which will assist to find better suitability, and limitations on tree clearing.
- Pamela Landi (from the county) added that there has been a meeting with Airbnb that people could attend. There is a Cornell University collaboration series of webinars scheduled in February on Agrivoltaics, which refers to the hybrid use of farmland for agriculture and solar-energy collection; it is a relatively new concept that aims to mitigate the spatial impact of solar energy development.
- Discussion on avoiding the term “Solar Farm” and calling them power plants. Town restrictions on such power plants are required. When writing a law on renewable energy, it is important that the town creates stricter definitions for solar. The residents are okay if the solar farm comes to a landfill.
- The number of solar projects has been restricted to get on the state’s allocation list each year, so now they try to rush to get the funding.
- Michelle Skiff confirms that the town does not have any laws yet to restrict any large development or solar/renewable energy.
- There is a collective opinion that Easton does not need Zoning, but needs regulation for site plan review.
- The last plan is a good foundation to work on, but updates are very much required. For example, the old plan states no more roads need to be paved, which is outdated.

Town of Easton Comprehensive Plan Update – Stakeholder Meeting 1 Summary

- Discussion on how in the future, all single-family houses are to be electrically heated, the attendees wanted a law for burning wood or freedom to heat however they wish. The committee explained that the town law can be stricter than the state, but not weaker.
- Airbnb is not a nuisance now but could become one in the future. Airbnb can become a nuisance with trash and noise, therefore increased building inspections and code enforcement could be required. In Saratoga County, a wedding venue is situated within 100 feet of a residential property. The residents of this property have issues with high noise and constant people. Easton did have some complaints regarding Airbnb, but not many.
- Site plan review was explained to the attendees. For instance, a site plan review gives direction on the percent of impervious surface allowed per site, but not restricting uses, structures are sited to best work with the existing site. Some site plans are as small as 3 pages, with just a checklist, while others are hundreds of pages.
- Once the visioning report is prepared, solar regulation and subdivision law can be written side by side.
- Under the section on recreation, the comprehensive plan can discuss widening the lanes on Route 40 where many cyclists ride and sometimes can get dangerous.
- Attendees discussed the use of the existing private boat launch to be opened to the public of Easton.
- The comprehensive plan is funded by greenway and smart growth grants; therefore, it is crucial to talk about and plan for parks and recreation amenities in the plan.

Summary

There is cohesive support from the town's stakeholders and residents that the town needs to focus on developing three types of land use regulations:

- Renewable Energy
- Site Plan Review
- Subdivision Revisions



Share your ideas for the Town of Easton Comprehensive Plan!

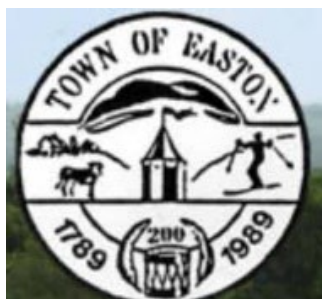
Public Workshop



THURSDAY
Sept. 26, 2024
4:00 - 8:00 PM



BURTON HALL
1071 NYS RT-40
EASTON, NY



OPEN HOUSE FORMAT

Drop-in anytime from 4:00 - 8:00 PM!

- Learn about Easton's vision and draft plan;
- Share your ideas on future land use goals and policies for the Town;
- Comment on map displays and ideas for the Town; and
- Provide feedback to the Town on future investments and priorities.

Need more information?



Dan Shaw, Town Supervisor
eastonsuper1@hotmail.com

David Gilmour, AICP | Laberge Group
dgilmour@Labergegroup.com

Visit Our Website for More Information!
<https://labergegroup.com/Easton/>

**Town of Easton Hosts Comprehensive Plan Workshop on Goals & Strategies at Town Hall
(Burton Hall) on Thursday, September 26, 2024 from 4 to 8 PM**

September 4, 2024 – The Town of Easton will host a public workshop to gather community input on the Town's vision, future land use goals and draft policies to guide the development of the Comprehensive Plan. The open house-style workshop will take place on Thursday, September 26, 2024, at Burton Hall located at 1071 NYS Route 40 Easton, NY. All are welcome and are invited to drop-in anytime from 4:00 – 8:00 PM to help shape Easton's future and to learn more about the planning process.

Based on public feedback, the Comprehensive Planning Committee will refine the Draft Comprehensive Plan prior to presenting the full draft for public comment. It is anticipated that the Final Plan will be advanced to the Town Board for adoption in early 2025.

Funding for the updated Town of Easton Comprehensive Plan is provided from a NY State Department of State Smart Growth Grant, contract T1002338. For more on the NY State Smart Growth Planning Program visit: <https://dos.ny.gov/nys-smart-growth-program>

Persons interested in learning more about this project can visit the project website at: <https://labergegroup.com/Easton/>. Information on local planning is also available from Dan Shaw, Town Supervisor by calling during business hours at (518) 692-2678.

VISION BOARD

Based on Workshop #1 and the Survey responses, the Comprehensive Plan Committee drafted the following vision statement for the Town:

The Town of Easton is unique in the sense that it offers a remote lifestyle yet is surrounded by modern conveniences. The Town’s quality of life enhances the small-town character that is embraced by those who live, work, and visit Easton.

Envision Easton epitomizes the fundamentals of rural planning and preservation. Protecting the agricultural landscape and industry, enhancing tourism amenities, and capitalizing on regional relationships will promote a higher quality of life while projecting the Town forward. The community’s rural character offers ample opportunity for recreational activities throughout the Town, which connect residents with nature as well as one another.

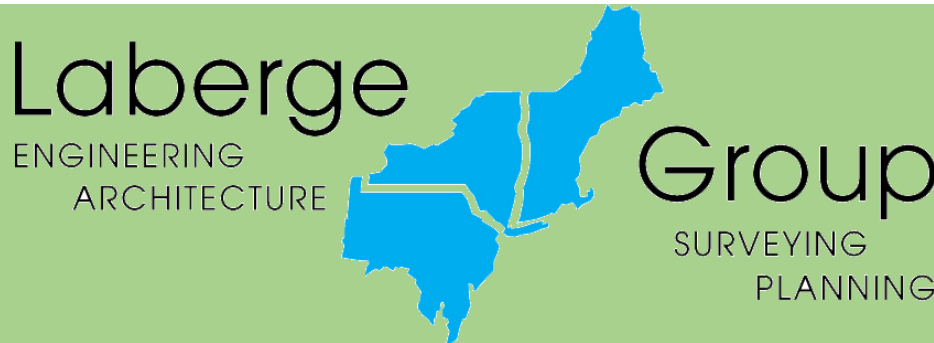
The Town of Easton’s high quality of life has been maintained through the preservation of its strong tradition as a working rural landscape while providing for multi-generational housing options, economic growth that strengthens the tax base while enhancing community character.

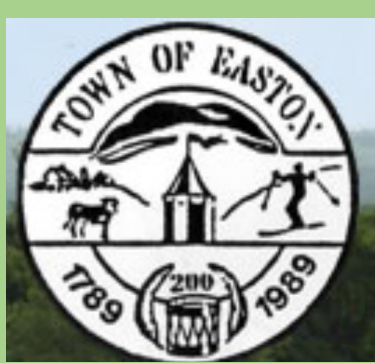
Easton protects and bolsters its scenic, quiet, friendly, affordable, and sustainable small-town character through the continued preservation of farmland and open space, the promotion of infill development, and the enactment of stronger land use regulations.

Do you agree with this vision statement? (Add a dot)

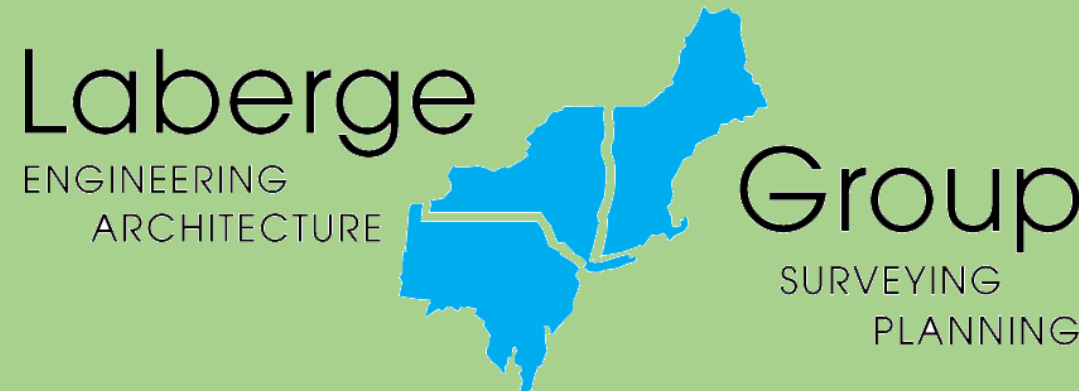
Yes	No

Is there anything you would change with the Vision statement? (Add a post-it note comment)



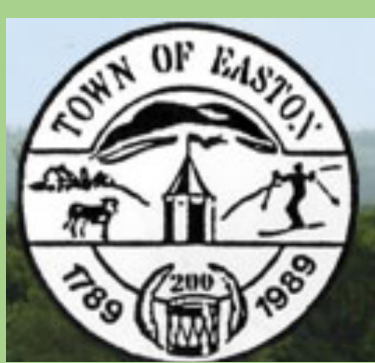


COMMENT ON PROPOSED GOALS



Use sticker dots to identify goals that are important or resonate with you. Use Post-It notes to provide comments or additional ideas.

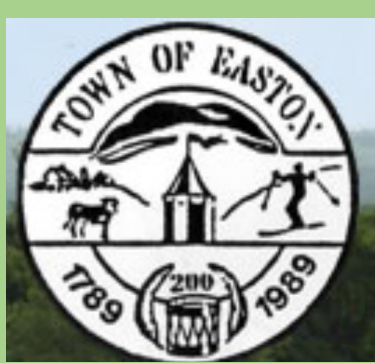
GOALS	Comments or Additional Ideas
Preserve the Town’s rural character and scenic beauty.	
Support and embrace agricultural industry and the Right-to-Farm in Easton.	
Protect the Town’s natural and environmental resources.	
Invest in parks and recreational offerings to support a health community, improve quality of life for residents, and if possible assist tourism.	
Foster strategic growth and investment in the supply of housing to provide options for residents, protect and enhance the economic base, and grow sustainably to minimize impacts to agriculture.	
Encourage growth in the retail service offerings available within the Town.	
Advocate for broadband and cellular communications infrastructure upgrades so that all parts of Town receive quality services.	
Encourage development that compliments the historic landscape and enhances Easton’s sense of place and safeguard agricultural character.	
Direct significant future residential or retail growth towards northern parts of Town and around Greenwich.	
Explore potential to establish public water or sewer in the northern part of Town, without exceeding budget capabilities or disrupting critical farming or natural resources.	



COMMENT ON PROPOSED GOALS

Use sticker dots to identify goals that are important or resonate with you. Use Post-It notes to provide comments or additional ideas.

GOALS	Comments or Additional Ideas
Improve the local development policies and processes to protect and preserve agriculture while achieving compatible growth.	
Support business retention and economic diversification.	
Enhance regionalism through shared services, and coordinated leveraging of community identity and amenities.	
Strategically invest in road and drainage systems in order to cost-effectively sustain these public assets plus bolster resilience to flooding.	
Support agritourism to diversify the economy and preserve Easton’s rural character.	
Foster transportation safety townwide.	
Improve streets, intersections and walk- and bicycle-ability in northern parts of Town.	
Enable trail connections throughout Town.	
Advocate for regional transport solutions that aid in greater mobility and better connect residents and businesses.	

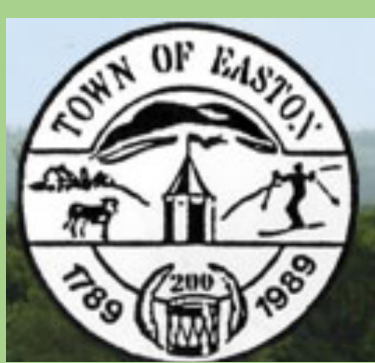


AGRICULTURAL FUTURE – ALTERNATIVE STRATEGIES

Use sticker dots to tell us what strategies or areas Easton should focus on.

L = Low Priority | M = Medium Priority | H = High Priority

Encourage farm stores and farm stands.		Assist young farmers to secure places to farm, through lease or purchase.	Support farmland preservation/ conservation.	Help farmers prepare for and adapt to changing conditions/ climate.
H				
M				
L				
Establish Easton agriculture brand and identity.		Update Town land development policies to protect and sustain farmland.	Facilitate farm-based recreation/ tourism, such as weddings, fishing, camping.	Encourage farm breweries/wineries and adjunct operations.
H				
M				
L				
Support diversion of vegetation and food scraps from regional waste streams and its composting/ beneficial reuse in agriculture.		Help establish and sustain agricultural related businesses, such as machinery repair, veterinary services.	Support agriculture growth/diversification and value added activities.	Create a farmers' market in Easton that does not occur at the same time as other farmers market.
H				
M				
L				

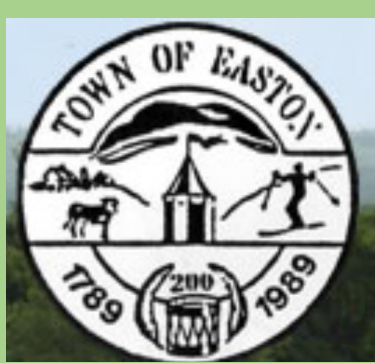


RATE & COMMENT ON POTENTIAL PLAN PRIORITIES



Rate these planning and development strategies that Easton could focus on. Pick three (3) pressing objectives and place dots besides them. Use a Post-it to tell us in a few words any related thoughts

Strategies	Choose Top 3 Strategies
Invest in roadside drainage to help avoid flooding.	
Develop a Town recreation and trails plan.	
Explore feasibility of adding water and/or sewer services around Greenwich.	
Improve the local development policies and processes to protect and preserve agriculture while achieving compatible growth.	
Protect stream corridors, wetlands and large forested areas.	
Provide a frontage trail and traffic calming between the County Fairgrounds and Greenwich.	
Establish waterfront public access to the Hudson and Battenkill Rivers.	



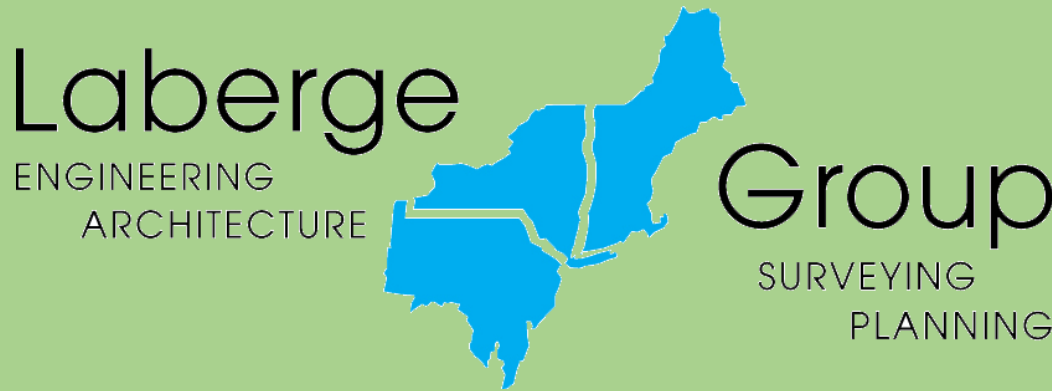
RATE & COMMENT ON LAND MANAGEMENT OPTIONS

Place a dot next to any recommendation you support, plus comment on alternative ways to regulate land development, direct or manage growth, establish housing options and preserve agriculture. *Use a Post-it to tell us in a few words any of your related thoughts.*

<u>Recommendation</u>	<u>Place dots</u>	<u>Comments</u>
Establish site plan regulation and review standards to guide nonresidential growth.		
Support participation in regional programs that assist housing rehabilitation, add workforce/ middle income housing, or housing options to support older persons.		
Update subdivision law as a land development tool to determine future density and lot creation.		
Adopt zoning as a tool to manage residential growth, avoid sprawl and protect farmland.		

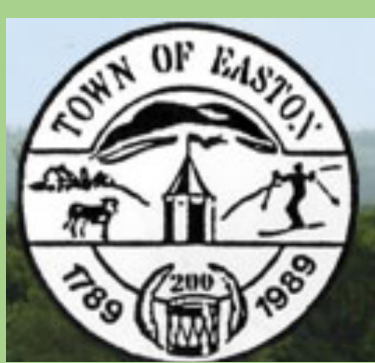


RATE & COMMENT ON LAND MANAGEMENT OPTIONS

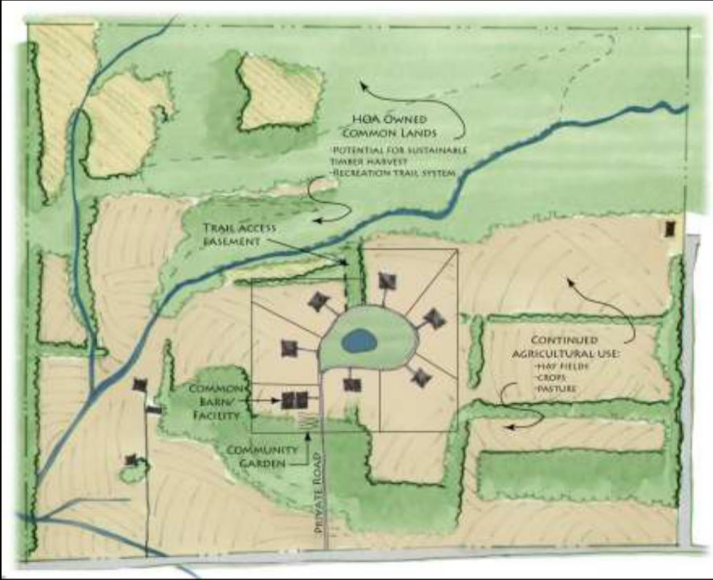
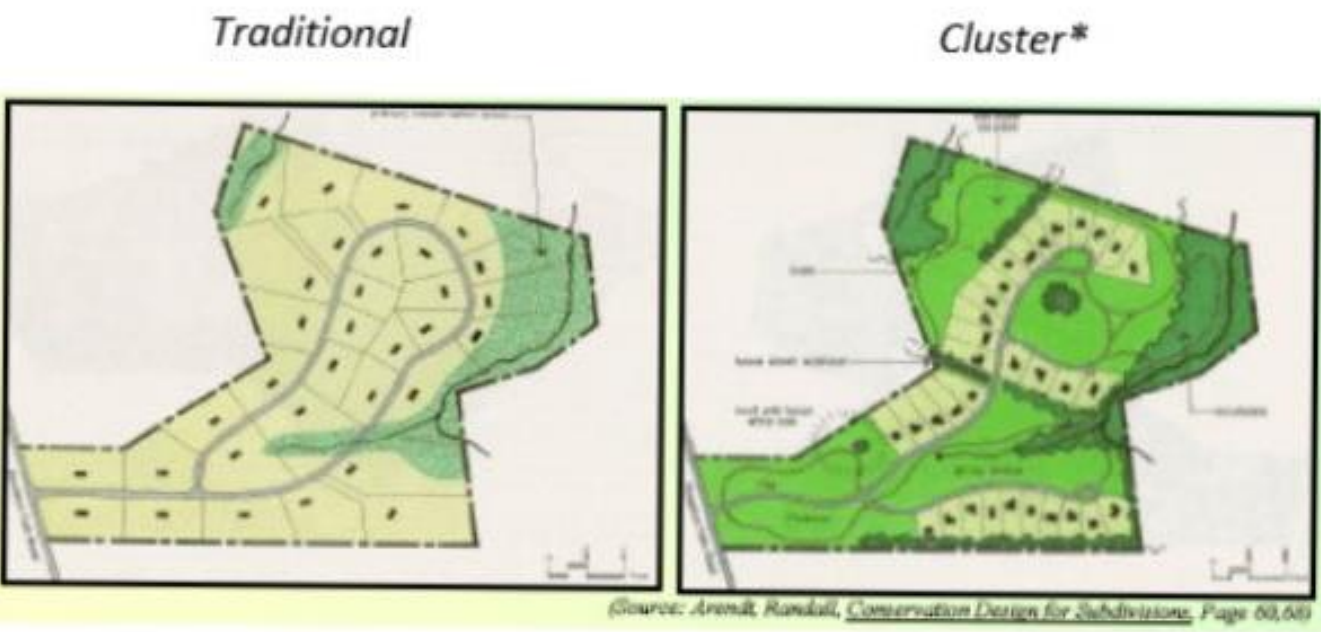




Place a dot next to any recommendation you support, plus comment on alternative ways to regulate land development, direct or manage growth, establish housing options and preserve agriculture. *Use a Post-it to tell us in a few words any of your related thoughts.*

<u>Recommendation</u>	<u>Place dots</u>	<u>Comments</u>
Establish standards to direct future housing away from productive fields and encourage development to be located reasonably close to existing roads or other structures.		
Foster compatible renewable energy development, to blend it with farms and landscape, limit solar arrays coverage, and direct installations away from high value soils.		
Regulate the number of unregistered cars on lots.		
Enable the purchase or transfer of development rights to enable farmers to derive value/income from properties, to reduce solar pressures, and to direct growth in appropriate areas of the Town.		















Agriculture plays an important role in the Town of Easton and survey respondents want to see the rural landscape and farmland preserved. There are many ways to achieve this. *Place a sticker next to tools you think are appropriate to conserve or enhance agriculture in Easton.*

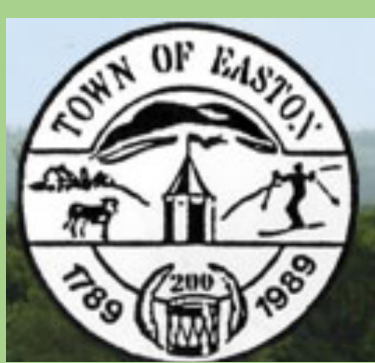
Planning Tool	I would support this:	Comments	Planning Tool	I would support this:	Comments
<div>Cooperative Farm Subdivision</div> <div></div> <div>A development concept that is set up similar to a home-owners association with arrangements to enable farming and housing. 1) A farmer subdivides several relatively small lots, and each new lot owner also own some % of the core/large farm parcel. The advantage is that residential owners have vested interests in the agricultural land and are thereby preserving/working it as a group of private individuals. 2.) Another notion is for horse owners to collectively use some land for common stables, riding areas and pasture. This group investment benefits the individuals and greater public since land remains open and active agriculture.</div>			<div>Conservation/ Cluster Subdivision</div> <div></div> <div>Conservation subdivisions/ cluster arrangements allow a farmer to maintain significant portions of the core of a site as open space, by using flexible minimum individual lot sizes, while maintaining an overall maximum density of development as specified in zoning. A farmer might sell part of their land in a conservation subdivision for lots intended for housing, and continue to farm the conserved, undeveloped portion.</div>		
<div>Purchase of Development Rights/ Conservation Easements</div> <div></div> <div>A conservation easement is a voluntary agreement with a non-profit or government entity that restricts the development of a property to protect its agricultural value. It conserves agricultural areas while keeping land in private ownership and on the tax rolls. Easements can be developed creatively to ensure the landowner's future needs are planned for.</div>			<div>Agriculture Zoning</div> <div></div> <div>Easton does not have zoning, but it could establish this type of land use law to:<ul style="list-style-type: none">• Restrict or limit development on prime agricultural soils;• Regulate uses in agricultural zones and manage development adjacent to farming operations; and/or• Streamline approval for agricultural related applications.</div>		
			<div>Share Your Ideas:</div> <div><ul style="list-style-type: none">• “Agritourism” uses – ID compatible uses to target in Town.• Develop a town-wide brochure of agricultural resources.• ID properties that may be available for lease for agriculture.• Create easements besides farm fields for recreational trails.• Enable Transfer of Development Rights (TDRs) to provide farmers with equity plus leverage and finance growth in focus areas outside critical agricultural areas.• Guide compatible solar that helps sustain agriculture.• Others?</div>		
In New York State, the Farmland Protection Implementation Grants (FPIG) Program provides financial assistance to implement farmland protection activities as long as it is consistent with a local farmland protection plan. Would you support seeking farmland protection funding for the Town, such as consistent with the Washington County Agricultural & Farmland Protection Plan?				YES	NO



CHARACTER COMMERCE/ COMMERCIAL DEVELOPMENT OPTIONS

The below images highlight different types of commercial development that could be encouraged. Let us know which are appropriate or needed in Easton. Feel free to tell us in the comments where in Easton these should be encouraged.

Commercial Uses	Comments/ I like this	Commercial Uses	Comments/ I like this	Commercial Uses	Comments
Agricultural Business 		Canoe/Kayak Rental 		Air BnB 	
Farm Event/ Retail/ Restaurant 		Home Business 		Horseback Riding 	
Small Grocery Store 		Service Businesses 		Small Scale Retail 	
Coop or Farmers Market 		Outdoor Storage/Sales 		Business Park 	

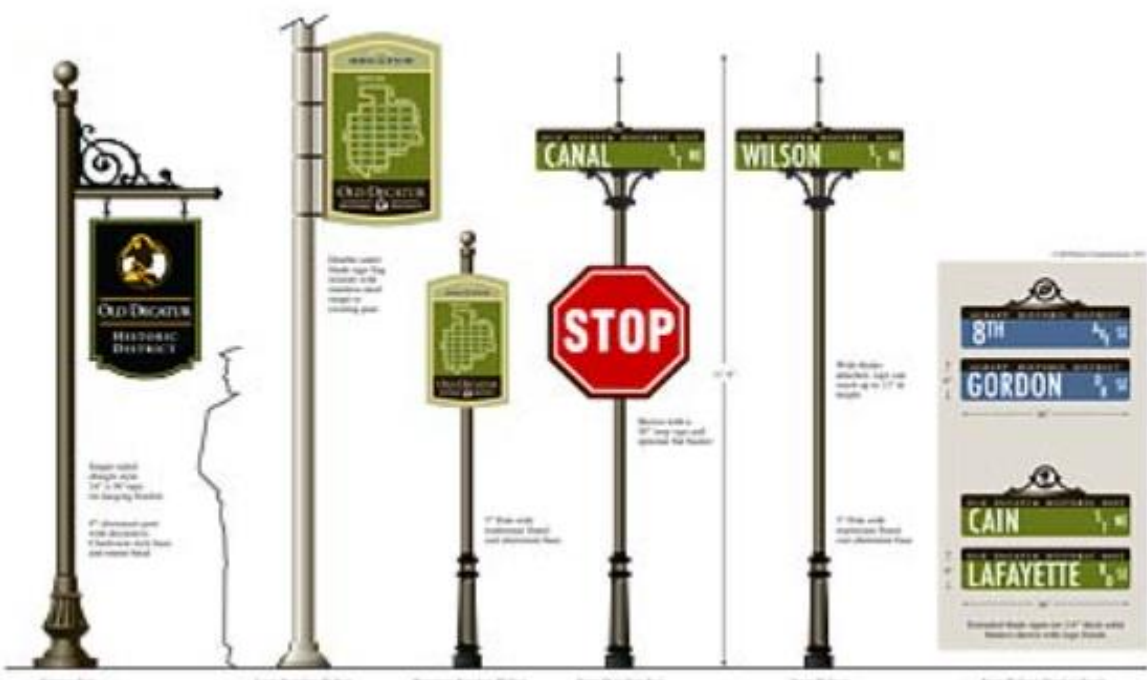







Department
of State

RURAL CHARACTER UNIQUE FEATURES



Easton’s history, scenery and its built environment all contribute to its unique sense of place. Enhancing and preserving these features will also help preserve Easton’s rural character. Let us know which techniques or objectives may be appropriate or needed in Easton. Feel free to tell us in the comments where in Easton these should be encouraged.

Feature	I like this	Comments	Feature	I like this	Comments
Signage/Wayfinding 			Rock Walls 		
Landscape & View Management 			Fences 		
Barns/Silos 			Historic Markers/Banners 		
Should developers be encouraged to preserve or incorporate these features during site design?			YES		NO

Town of Easton Comprehensive Plan Update Public Workshop #2 Summary of Results September 26, 2024

The Town of Easton Comprehensive Plan Committee (CPC) held a public workshop on Thursday, September 26, 2024 from 4:00 pm-8:00pm at the Burton Hall. The workshop was held in an “open house” format, where participants could attend at any time and provide input displays that were set up around the room. Laberge Group staff and members of the CPC were in attendance to facilitate and answer any questions. The goal was to gain insight into the community vision for Easton, comment on map displays and identify preferences around alternative planning and development strategies and techniques that



might be used to advance goals for future land use and community development in Easton. Attendees were encouraged to place their ideas and opinions on the poster boards using post it notes and sticker dots to develop and inform a representation of the community’s values, beliefs, and preferences for managing change and taking actions that will benefit the future of Easton.

Total attendance was estimated at 20 individuals, with 17 attendees using the sign-in sheet while three others walked in. The summary of the data collected on the poster boards is provided below.

Station 1: Vision Board

The attendees were shown a draft of vision drafted by the Comprehensive Plan Committee. Majority of the participants agreed with the vision statement, where 2 participants responded yes with no arguments. Following are the comments from the participants:

- Emphasizing recreational activities does not seem like it needs to be a priority.
- Affordable??Not so!!
- (Some participants mentioned the vision could be distilled further).

Station 2: Comment of Proposed Goals

Participants were asked to use sticker dots to identify goals that are important or resonate with them and provide comments or additional ideas.

Following are the summarized responses:

Town of Easton – Public Workshop #2 Summary

Goals	Comments or Additional Ideas
Preserve the Town’s rural character and scenic beauty.	8 yes
Support and embrace agricultural industry and the Right-to-Farm in Easton.	8 yes
Protect the Town’s natural and environmental resources.	4 yes
Invest in parks and recreational offerings to support a health community, improve quality of life for residents, and if possible, assist tourism.	3 yes, “Agree – public access to riverfront or some kind of park- work with ASA on parcels”, “previous plans talked about recreation i.e. parks. I was hoping to see river access + a park there.”
Foster strategic growth and investment in the supply of housing to provide options for residents, protect and enhance the economic base, and grow sustainably to minimize impacts to agriculture.	3 yes “We need 55+ housing as Easton is aging and many residents have been forced to move to Saratoga or Clifton Park”
Encourage growth in the retail service offerings available within the Town.	1 yes
Advocate for broadband and cellular communications infrastructure upgrades so that all parts of Town receive quality services.	7 yes
Encourage development that compliments the historic landscape and enhances Easton’s sense of place and safeguard agricultural character	4 yes
Direct significant future residential or retail growth towards northern parts of Town and around Greenwich.	2 yes
Explore potential to establish public water or sewer in the northern part of Town, without exceeding budget capabilities or disrupting critical farming or natural resources.	1 yes, “Yes, if this is in conjunction with more housing options. Agree with this, especially in consideration of 55+ housing”
Improve the local development policies and processes to protect and preserve agriculture while achieving compatible growth.	5 yes
Support business retention and economic diversification.	
Enhance regionalism through shared services, and coordinated leveraging of community identity and amenities.	1 yes
Strategically invest in road and drainage systems in order to cost-effectively sustain these public assets plus bolster resilience to flooding.	2 yes
Support agritourism to diversify the economy and preserve Easton’s rural character.	2 yes
Foster transportation safety townwide.	3 yes
Improve streets, intersections and walk- and bicycle-ability in northern parts of Town.	2 yes, “Southern Easton too- identify some places for trails or walk paths.”, “agree for southern eastern too”
Enable trail connections throughout Town.	2 yes
Advocate for regional transport solutions that aid in greater mobility and better connect residents and businesses.	2 yes

Town of Easton – Public Workshop #2 Summary

There was strong support in favor of preserving rural character and supporting agriculture in Easton. The next popular goal among the participants was broad band and cellular communication infrastructure.

Station 3: Agricultural Preservation

Participants were asked to use dots to identify which strategies or areas Easton should focus on.

Following are the summarized responses:

L = Low Priority M = Medium Priority H = High Priority				
Encourage farm stores and farm stands.		Assist young farmers to secure places to farm, through lease or purchase.	Support farmland preservation/conservation.	Help farmers prepare for and adapt to changing conditions/climate.
H		5	4	4
M	5	1	2	
L				1
	5	6	6	5
Establish Easton agriculture brand and identity.		Update Town land development policies to protect and sustain farmland.	Facilitate farm-based recreation/tourism, such as weddings, fishing, camping.	Encourage farm breweries/wineries and adjunct operations.
H	1	4		
M	4	1	3	2
L	2		2	1
	7	5	5	3
Support diversion of vegetation and food scraps from regional waste streams and its composting/beneficial reuse in agriculture.		Help establish and sustain agricultural related businesses, such as machinery repair, veterinary services.	Support agriculture growth/diversification and value-added activities.	Create a farmers' market in Easton that does not occur at the same time as other farmers market.
H	2	5	2	1
M	1		2	
L	2			4
	5	5	4	5

Assist young farmers to secure places to farm, through lease or purchase was voted as a high priority project by responders. The very next on the high priority list is: “Help establish and sustain agricultural related business, such as machinery repair, veterinary services.” & “Support farmland preservation/conservation.”

Station 4a: Planning Key Places & spaces

This station illustrated the Route 9 corridor and areas surrounding Greenwich, and participants were asked to identify ways to improve the corridor around the village core. This station was poorly attended, and following are some comments from the participants:

Town of Easton – Public Workshop #2 Summary

Sticker No	Need/Services/Improvement
1	Investigate number of accidents at 29/40 intersection. Is it a dangerous area?
	Hardwood store exit is risky.
	Establish Round-a-Bout needed
	Agree -area might need traffic light or roundabout?
	I am worried about Easton – not Greenwich

Station 4b: Planning Key Places & spaces

This station illustrated Route 372 and areas surrounding Greenwich, and participants were asked to identify ways to improve the corridor around the village core. No responses were recorded on the station.

Station 5: Rate & Comment on potential plan priorities

This station highlighted different types of planning & development strategies that Easton could focus on, participants could pick any three pressing strategies and comment as well. following are the summarized responses from the participants:

Strategies	Choose Top 3 Strategies
Invest in roadside drainage to help avoid flooding.	4 yes, “Road ploughing and upkeep is needed Ditches need constant upkeep.”
Develop a Town recreation and trails plan.	3 yes, “Town should pursue either land powerhouse or easements with interested landowners for public recreation access.”
Explore feasibility of adding water and/or sewer services around Greenwich.	
Improve the local development policies and processes to protect and preserve agriculture while achieving compatible growth.	3
Protect stream corridors, wetlands and large forested areas.	3
Provide a frontage trail and traffic calming between the County Fairgrounds and Greenwich.	
Establish waterfront public access to the Hudson and Battenkill Rivers.	4 yes, “Huge! It’s such a beautiful place but we have to drive to Saratoga city to enjoy river views.”

Station 6: Rate & Comment on land management options

This station highlighted different types of recommendations and participants were asked to place dots next to any recommendation they supported and comments on any alternatives. Following is the summarized table of all the responses received:

Recommendations	Place dots	Comments
Establish standards to direct future housing away from productive fields and encourage development to be located reasonably close to existing roads or other structures.	1	
Foster compatible renewable energy development, to blend it with farms and landscape, limit solar arrays	2	Keep solar away from scenic views.(2)

Town of Easton – Public Workshop #2 Summary

coverage, and direct installations away from high value soils.		
Regulate the number of unregistered cars on lots.	3	There should be a junk ordinance that addresses, parcels with all types of debris.
Enable the purchase or transfer of development rights to enable farmers to derive value/income from properties, to reduce solar pressures, and to direct growth in appropriate areas of the Town.	2	

Station 7: Agriculture Preservation

This station illustrated agriculture planning tools that could be helpful in preserving the rural landscape in the Town of Easton, and asked participants to indicate which tools are appropriate to conserve or enhance agriculture. Following is the summarized table of the response received:

Planning Tool	I would support this	Comments
Cooperative Farm Subdivision	4	<i>"I like this concept but need to make sure that it is written loose enough for flexibility"</i> <i>"This may work, but lots of questions: what is lot size- small size, many houses close together"</i> <i>How expensive will house be to own % farm."</i> <i>"Residential parcel needs some control (tree cover or similar) otherwise these will feel like suburban development. Great deal though overall"</i>
Purchase of Development Rights/Conservation Easements	5	
Conservation/Cluster Subdivision	1	<i>"The residential parcels should have same limited controls on tree cover otherwise we ..."</i> <i>"Medium size farms are going out. Farmers need money to live, invest, retire. This may be useful."</i>
Agriculture	5	<i>"I came from a small town that finally realized they needed zoning. Easton needs zoning badly before it's too late"</i> <i>"There is too much going on out there that shouldn't be. ZONING"</i>
Share Your Ideas:		<i>"Yes! Senses of trails using easement on farmland perhaps?"</i>
Would you support seeking farmland protection funding for the Town, such as consistent with the Washington County Agricultural & Farmland Protection Plan?	<div>YES</div> <div>2</div>	NO

Station 8: Character Commerce/Commercial Development Options

This station highlighted different types of commercial development that could be encouraged and asked the participants which are appropriate or needed in Easton.

Town of Easton – Public Workshop #2 Summary



Agricultural business (7) is rated highest by participants. The next highly rated commercial use is the Farm Event/Retail/Restaurant (4). Four among the remaining 10 uses were liked by the participants moderately, these included: Small Grocery Store (3), Co-op or Farmers Market (3), Canoe/Kayaking (3), Home Business (3). There is a little support for Service Business (1), Air BnB (1) and Horseback Riding (2). Outdoor storage/sales, Small Scale Retail & Business Park didn't receive any support from the participants.

Station 9: Rural Character Unique Features


This station highlighted different types of features to enhance and preserve that could be encouraged and asked the participants which are appropriate or needed in Easton.

Landscape & view management was rated the highest by the participants among all features.






























Feature	I Like this	Feature	I Like this
Signage/wayfinding	2 Yes	Rock Walls	2 Yes
Landscape & View Management	6Yes	Fences	
Barns/Silos	4 Yes	Historic Marker/Banners	4 Yes
Should developers be encouraged to preserve or incorporate these features during site design?		5 yes	

  **NEW YORK** Department of State

RURAL CHARACTER UNIQUE FEATURES

 **Laberge Group**

Easton's history, scenery and its built environment all contribute to its unique sense of place. Enhancing and preserving these features will also help preserve Easton's rural character. Let us know which techniques or objectives may be appropriate or needed in Easton. Feel free to tell us in the comments where in Easton these should be encouraged.

Feature	I like this	Comments	Feature	I like this	Comments
Signage/Wayfinding 	 		Rock Walls 		
Landscape & View Management 	     		Fences 		
Barns/Silos 	   		Historic Markers/Banners 	   	
Should developers be encouraged to preserve or incorporate these features during site design?			   YES   NO		



**Comprehensive Plan Committee Public Hearing #1 on the
Draft Comprehensive Plan for the Town of Easton –
Wednesday, April 30, 2025 at 6:30 pm
Easton Town Hall, 1071 NY-40**

All interested persons are encouraged to review the Draft Town of Easton Comprehensive Plan. Community members can take part in helping shape Easton's future by commenting on the proposed *Envision Easton* Draft Plan at the Comprehensive Plan Committee's (CPC) Public Hearing #1 on Wednesday, April 30, 2025 at 6:30 pm at Easton Town Hall (Burton Hall), 1074 NY-40, Greenwich, NY 12834.

The Draft Comprehensive Plan is available for review at the Town Clerk's office at Town Hall during regular office hours or online at <https://labergegroup.com/Easton>

Written comments on the Draft Comprehensive Plan may be submitted to Michelle Skiff, Town of Easton CPC Chair, and Planning Board Secretary, at: townofeastonplanningboard@gmail.com, or by calling (518) 692-2678.

It has been 55 years since the adoption of the current plan. The new Draft Plan includes a vision for the Town's future that is supported by updated existing conditions, community involvement, and strategies for smart and quality growth over the next 10 years. *Envision Easton* promotes rural planning and preservation to protect the agricultural landscape, while supporting housing options, recreational opportunities, and a high quality of life, all aimed at advancing the Town's future. *Envision Easton* is a policy guide to assist Town officials with future decision-making relating to land use policies, investments, and projects.

Funding for the Town of Easton Comprehensive Plan is through a Smart Growth Grant from the New York State Department of State, contract T1002338. Smart Growth is an approach to community planning that integrates economic, equity, environmental, and energy principles to facilitate a livable, sustainable community.

Going forward from this hearing, the CPC will be expected to refer a proposed Comprehensive Plan to the Town Board. The Town Board will also conduct a hearing on the Comprehensive Plan leading to the expected review and subsequent adoption of the Plan in mid-2025.

April 30, 2025

Town of Easton Comprehensive Plan Open House Meeting

In attendance:

Michelle Skiff, Scott Brownell, Margaret Brand, Ed Johnson Margot Taylor, Stephen Cowart, Stella Cho O'Grady, Jeremy Anuszewski, Eric Allen, Richard Hoffman, Bruce Jordan, Randy Moy, Frank Yakubec, Gene Celeste, Amy Dellio (NYS DOS), Lori Giammattei, Mark Cifarelli

Michelle Skiff opened the meeting providing an overview of what the committee has done over the last 3 years and where the Town of Easton is headed. The public hearing was an open conversation public hearing. Any and all were open to bring forward topics and questions.

The documents are all available online via the Town of Easton website. Comments, questions and concerns will be accepted until May 12, 2025.

Gene Celeste- is there a link to the documents on the Town of Easton website? Yes. Skiff checked and showed the attendees how to access the documents.

Frank Yakubec- Is Land Use going to be covered, updated, changed, and more specifically dumps, junkyards and logging?

Skiff- when Local Law 3 is updated there is a possibility of adding in site plan review. There are currently two new laws being developed, Renewable Energy Law and Battery Storage Law, and with those laws, Site Plan for those laws specifically.

Logging- no- it is a type of farming.

Junk Law-no

Gene Celeste- Solar project- will there be a statement that comes from the Comprehensive Plan?

Skiff- Yes- we are working on creating 2 new laws for Solar and Battery Storage along with Site Plan review. We are in the final stages of these laws and a public hearing will be held soon.

G Celeste- Is there any guidance coming on Wind Mills?

Skiff- Once we are finished with the Solar and Battery Storage Laws we have talked with the Town Board regarding a Wind law. Right now, the town board would like the committee to finish with Solar and Battery Storage first.

Richard Hoffman- Will there be specific areas where Solar will be allowed?

Skiff- no that would require zoning and the residents have stated they do not wish to have zoning at this time.

Housing is a big issue in Easton- there is a lack of housing.

Gene Celeste- we need to attract revenue in the right areas of the Town, (ex assisted living, nursing home, etc), where we don't add a lot of expenses (ex to school).

Frank Yakubec- what is one positive change from the comprehensive plan?

Skiff- we updated and condensed the plan

April 30, 2025

Brownell- we listened to the landowners and what they want

Brand- presented the values of the Easton community, rural agricultural life with a framework for working with current social and economic demands.

The biggest hurdle is getting residents involved. We had around 100 residents respond to the survey. We had several business owners attend our stakeholder workshops to add input. The town is hopeful the new text app will be helpful in getting residents involved.

Richard Hoffman- Is there a recreational plan in the comp plan for the future?

Skiff- yes- there was a lot of discussion around the shared services with the County and nearby Towns and attractions that bring people through Easton.

Jeremy Anuszewski- If the state comes in and says that the town needs to put in more Solar will the new local law be overridden?

Skiff- possibly. If we hit our % and we get an application and it is denied and they appeal, we could possibly be overruled.

Eric Allen- is there a definition or term for growth?

Brownell- this would be up to the landowners and what they would like to allow for growth.

There is no specific definition in the plan nor does the town board or planning board plan have a definition for what the town would like to see.

Brand- the Town of Easton is also limited in what it offers, there is no water, sewer, garbage, etc to allow for more growth at a lower cost to landowners. These costs are passed onto the developers and landowners.

Do you see this as a good thing? This was asked to Brand, Brownell, and Skiff.

This would force the town to develop a water and sewer districts and there is a separate tax however it is still an oversight for the Town to oversee.

Richard Hoffman- Easton if opened up to developers should consider looking at water and sewer in the future to allow for more housing in smaller clusters.

Frank Yakubec- the town should look at what specs are used for when they allow growth, in the event the town takes over a road or water and sewer down the road that it is up to specs and not inherit a mess.

Bruce Jordan- what is the time frame for getting the comprehensive plan to the town board?

Brownell and Skiff- hopefully by the fall it is adopted.



Town of Easton

Comprehensive Plan Update

Local Stakeholder Discussion Questions

1. Why did you choose to locate your business in the Town of Easton and how long have you been here?

2. What do you see as the most significant opportunities for economic development in Easton?

3. What are the challenges/obstacles to your business and business development in the Town of Easton?



4. How would you characterize the current development environment in the Town of Easton and, from your perspective, what factors influence demand for residential or commercial property?

5. What steps could the Town take to improve problem areas/issues and the quality of life for you and your employees?

6. How would you assess the resources available to support economic development and business growth in Easton and Washington County?



7. What should the Town of Easton’s economic development priorities be and how would you “brand” the Town?

8. In your opinion, would it benefit the local business climate if the Town increased its promotion and support of tourism and recreational activities?

9. What types of additional stores, services, or amenities should be encouraged in Easton that would complement your business?



Envision Easton Community Survey

Comprehensive Plan Update

The Town is excited to begin visioning for its future through an update to its Comprehensive Plan. This Plan will represent the community's desires by providing guidance for economic and social decision-making to local officials. Your input is vital to help steer Easton towards a prosperous and sustainable future.

1. What is your relationship to the Town of Easton?

- ☐ Town Resident
- ☐ Town Business Owner
- ☐ Employed within the Town
- ☐ Visitor to the Town
- ☐ Other

2. Please provide your Zip Code:

3. How long have you been a resident of the Town of Easton?

- | | |
|--|---|
| <input type="radio"/> Less Than 1 Year | <input type="radio"/> 10-20 Years |
| <input type="radio"/> 1 - 5 Years | <input type="radio"/> Greater Than 20 Years |
| <input type="radio"/> 5-10 Years | <input type="radio"/> Non-Resident |

4. In your opinion, what is the best part about living in or visiting the Town of Easton?

5. Provide up to five (5) key words that describe your Vision for Easton:

1)

2)

3)

4)

5)

6. Please provide your level of support for the following types of development within the Town of Easton:

	High	Some	Neutral	Low	Against
Small-Scale Commercial (i.e., restaurant, market, hobby shop, pharmacy, boutique, auto shop)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Manufacturing/Industrial/Warehousing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Agriculture/Forestry	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Entertainment/Recreation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Conservation/Park Land	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Single-Family Residential	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Multi-Family Residential	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Renewable Energy (wind, solar, hydro, geothermal)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Broadband Service	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Cell Phone Service	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Other Comments

7. If you have run into a land use issue within the Town of Easton, what measure(s) do you feel the town should take to help alleviate the issue in the future?

8. Please provide your level of support for the following:

	High	Some	Neutral	Low	Against
Scenic Viewsheds	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Agricultural Lands	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Small-Lot Subdivisions	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Short-Term Rental Properties	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Wind Turbines	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Communication Towers	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Utility-Scale Solar Energy	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Cannabis Industry	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Other Comments

9. What is the largest infrastructure need within the Town of Easton?

- ☐ Public Water
- ☐ Public Sewer
- ☐ Road Repair
- ☐ Lighting
- ☐ Public Parks
- ☐ Pedestrian Facilities
- ☐ Bicycling Facilities
- ☐ Public Buildings
- ☐ Parking
- ☐ Other

10. Which services are most needed within the Town of Easton?

- ☐ Police/Fire/EMS Service
- ☐ Senior Services
- ☐ Family Services
- ☐ Youth Services
- ☐ Educational Services
- ☐ Employment Opportunities

Comments:

11. Please rank your support for the following types of land use regulation initiatives (1 is most supported):



Revise the Current Subdivision Law



Create Design Standards for Buildings and Infrastructure



Implement a Site Plan Review Law

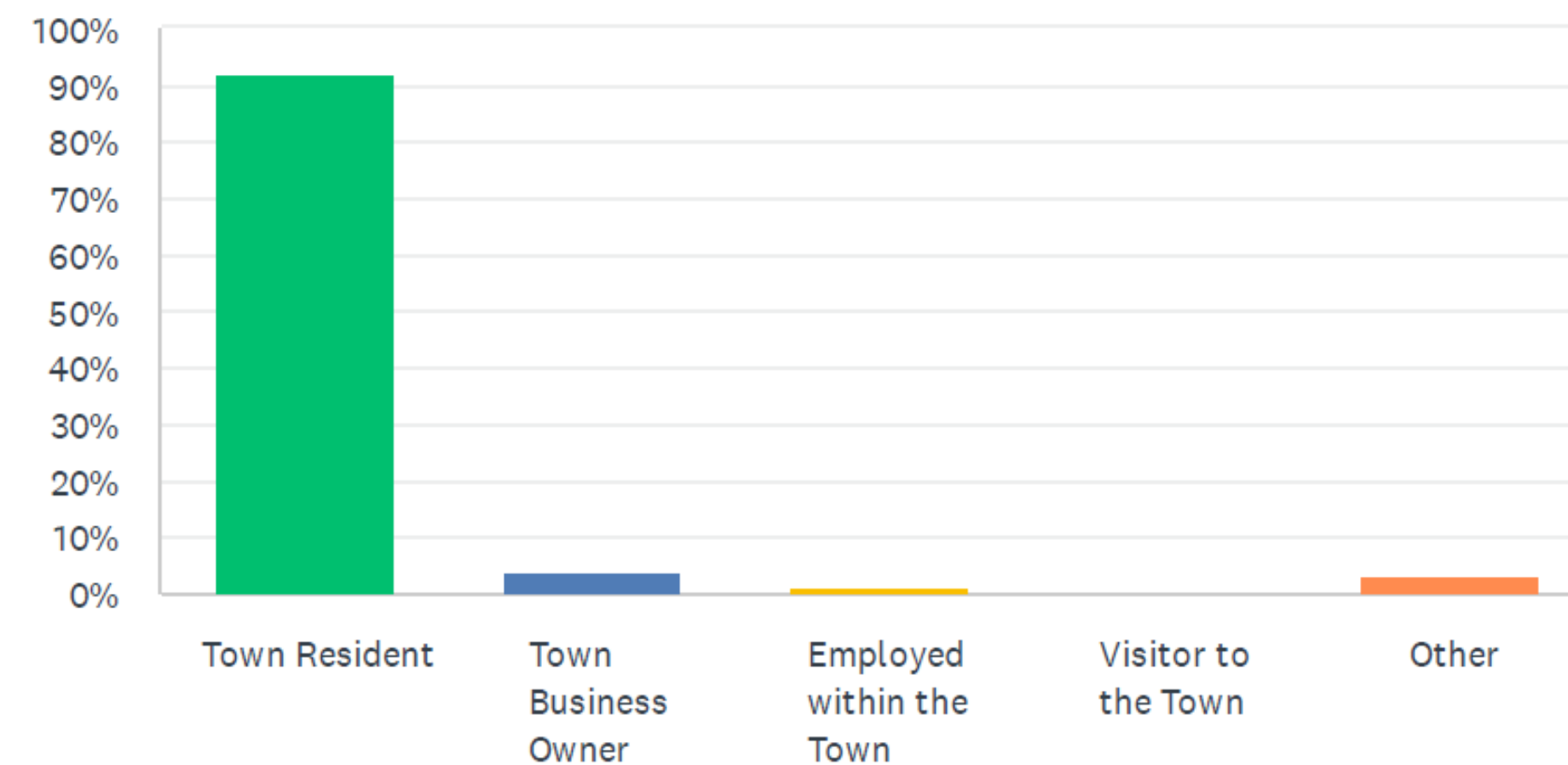


Implement a Zoning Code

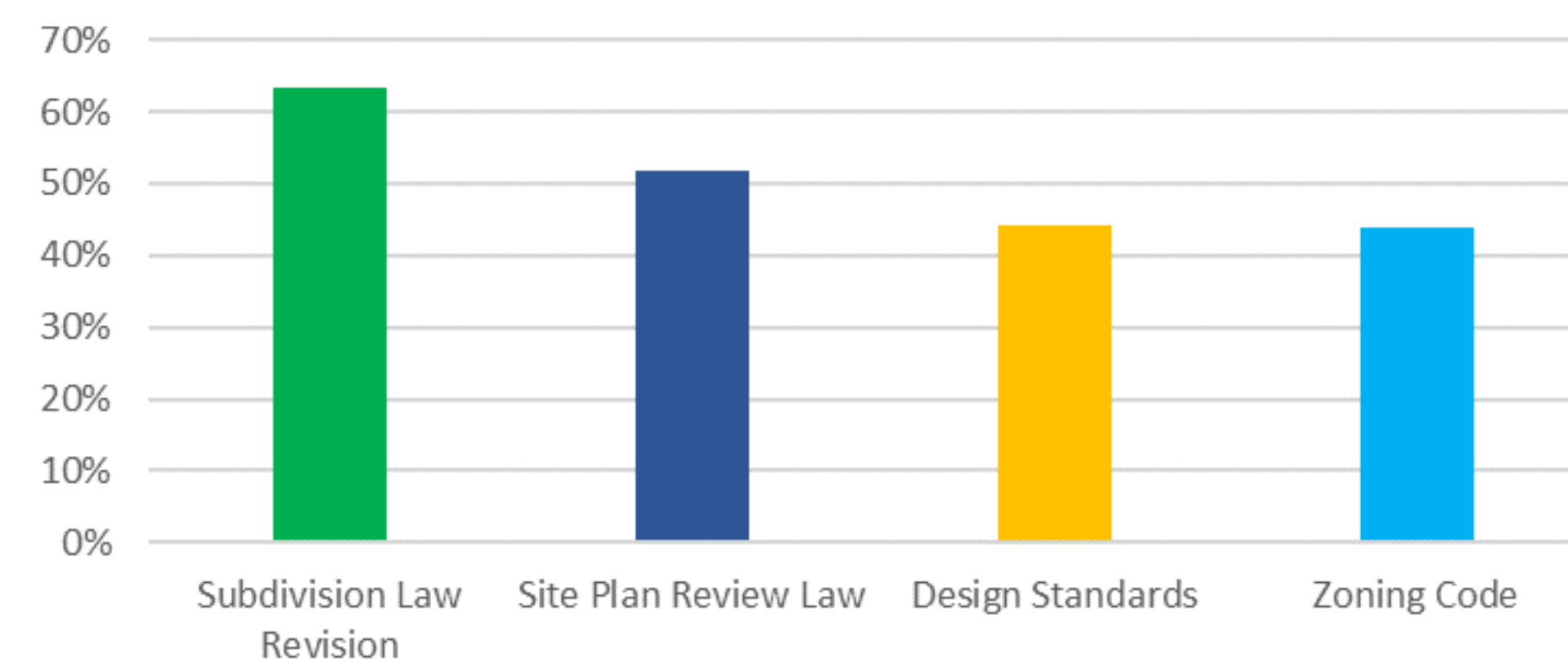
Envision Easton Community Survey Results

What is your relationship to the Town of Easton?

Answered: 102 Skipped: 0

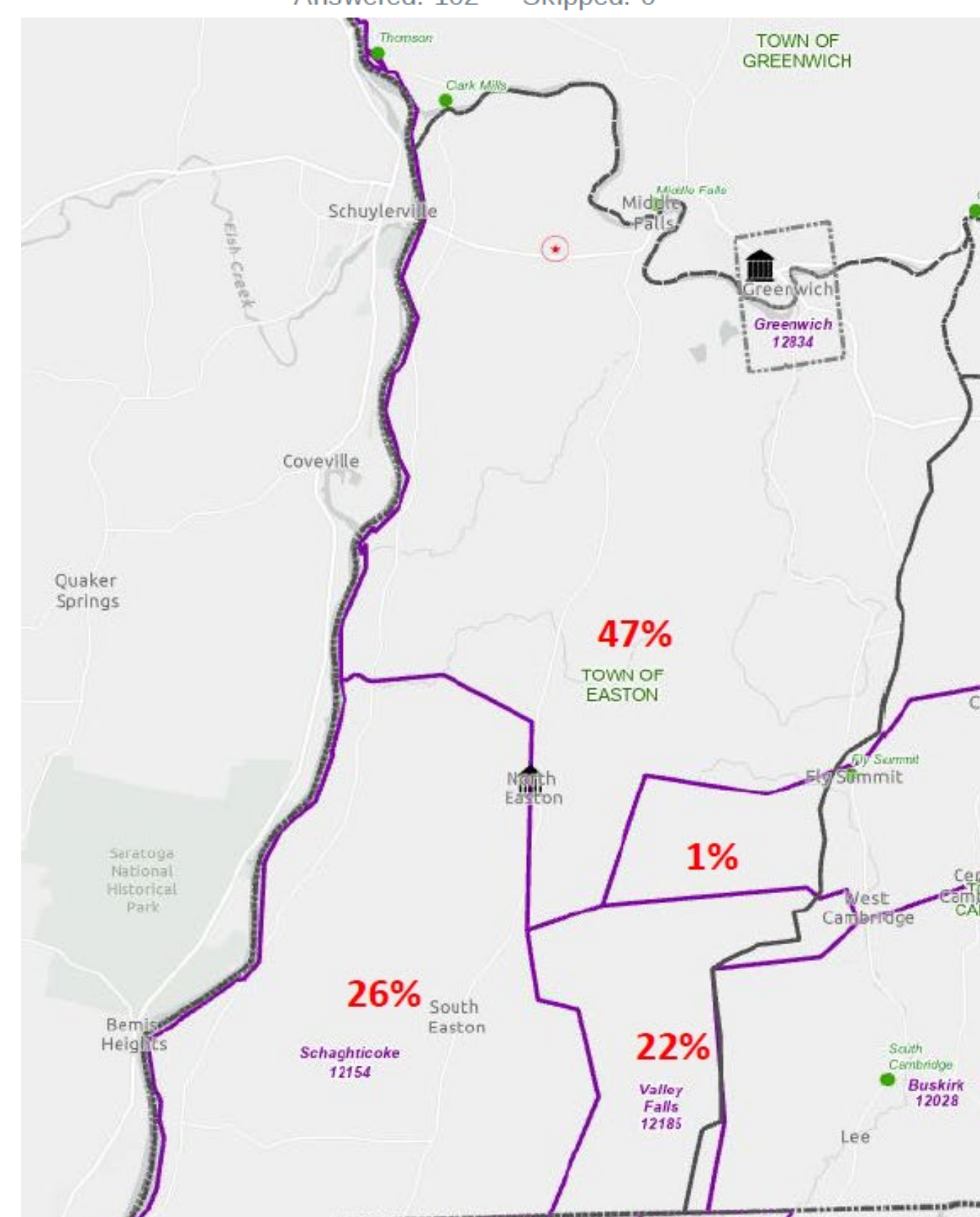


Please rank your support for the following types of land use regulation initiatives: (percent ranked 1 or 2)



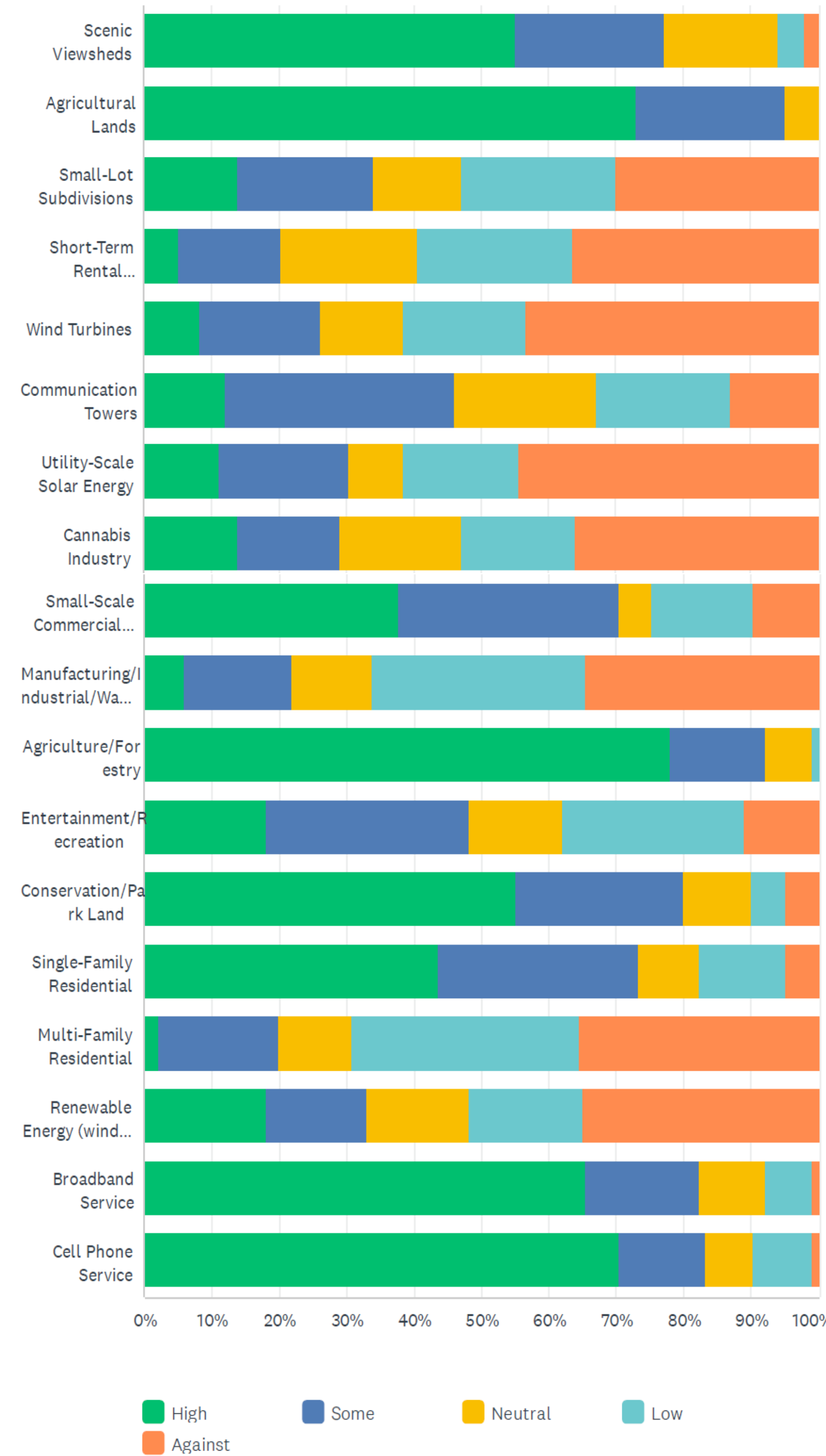
Please provide your Zip Code:

Answered: 102 Skipped: 0



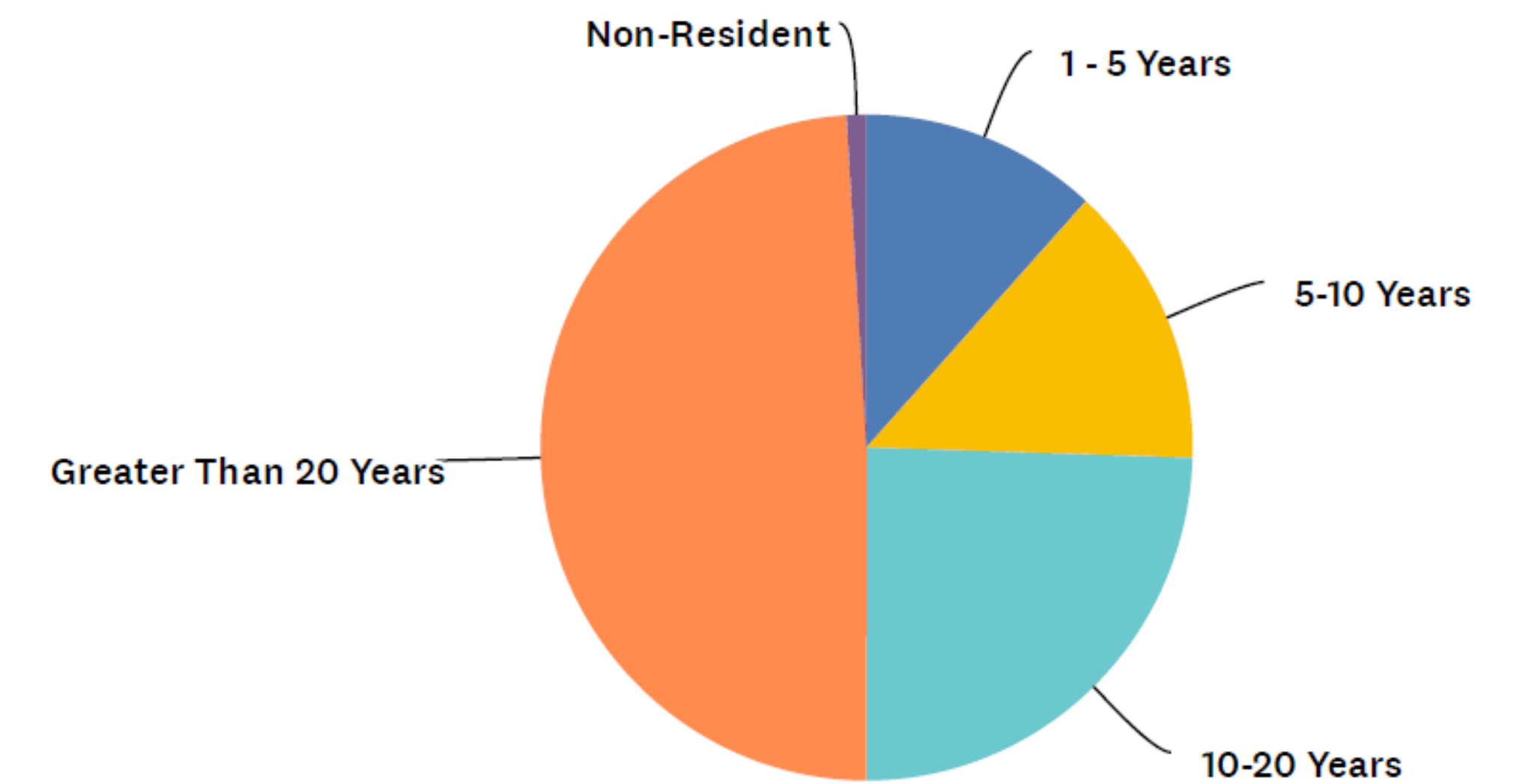
Please provide your level of support for the following:

Answered: 100 Skipped: 2



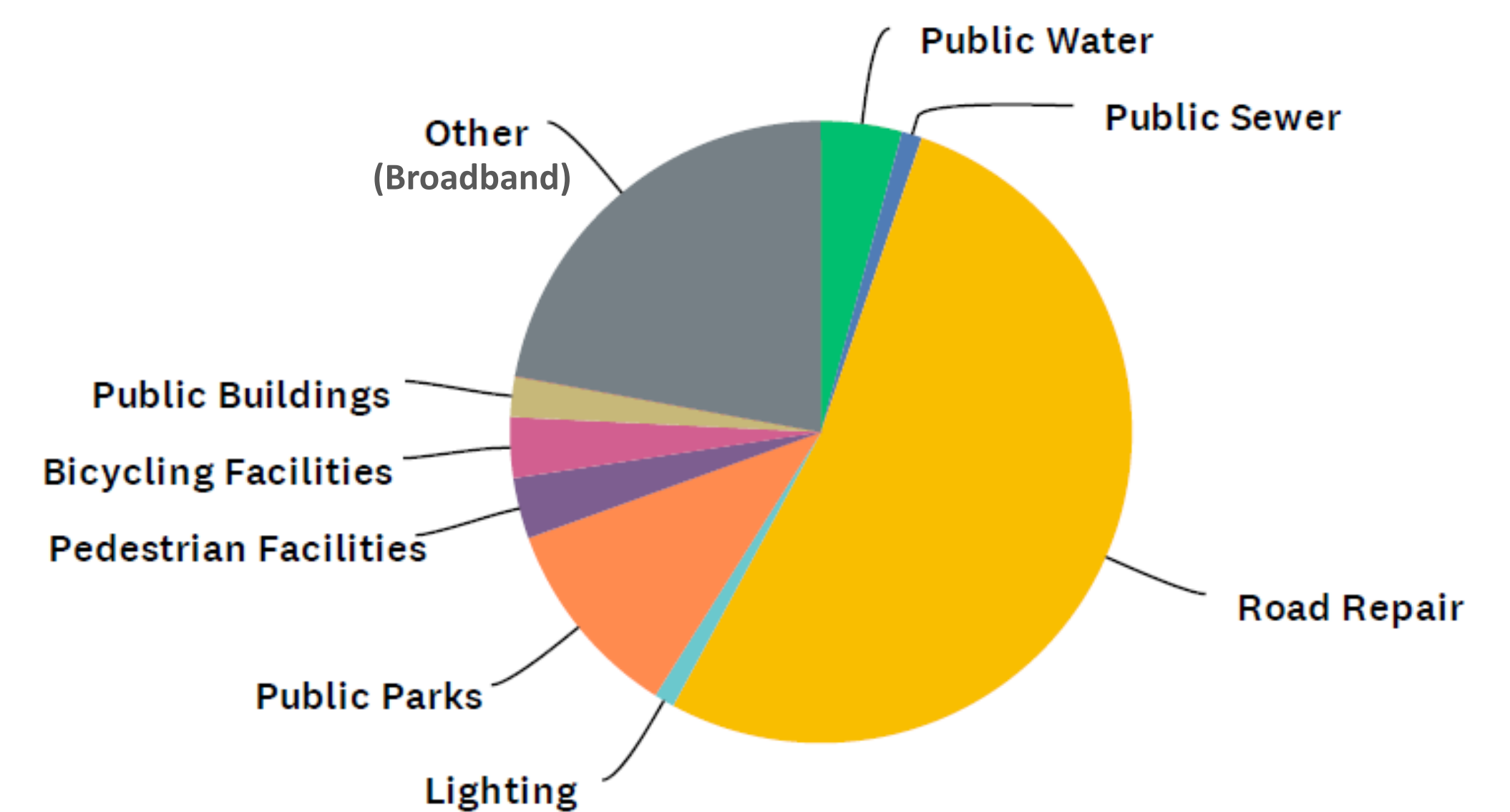
How long have you been a resident of the Town of Easton?

Answered: 102 Skipped: 0



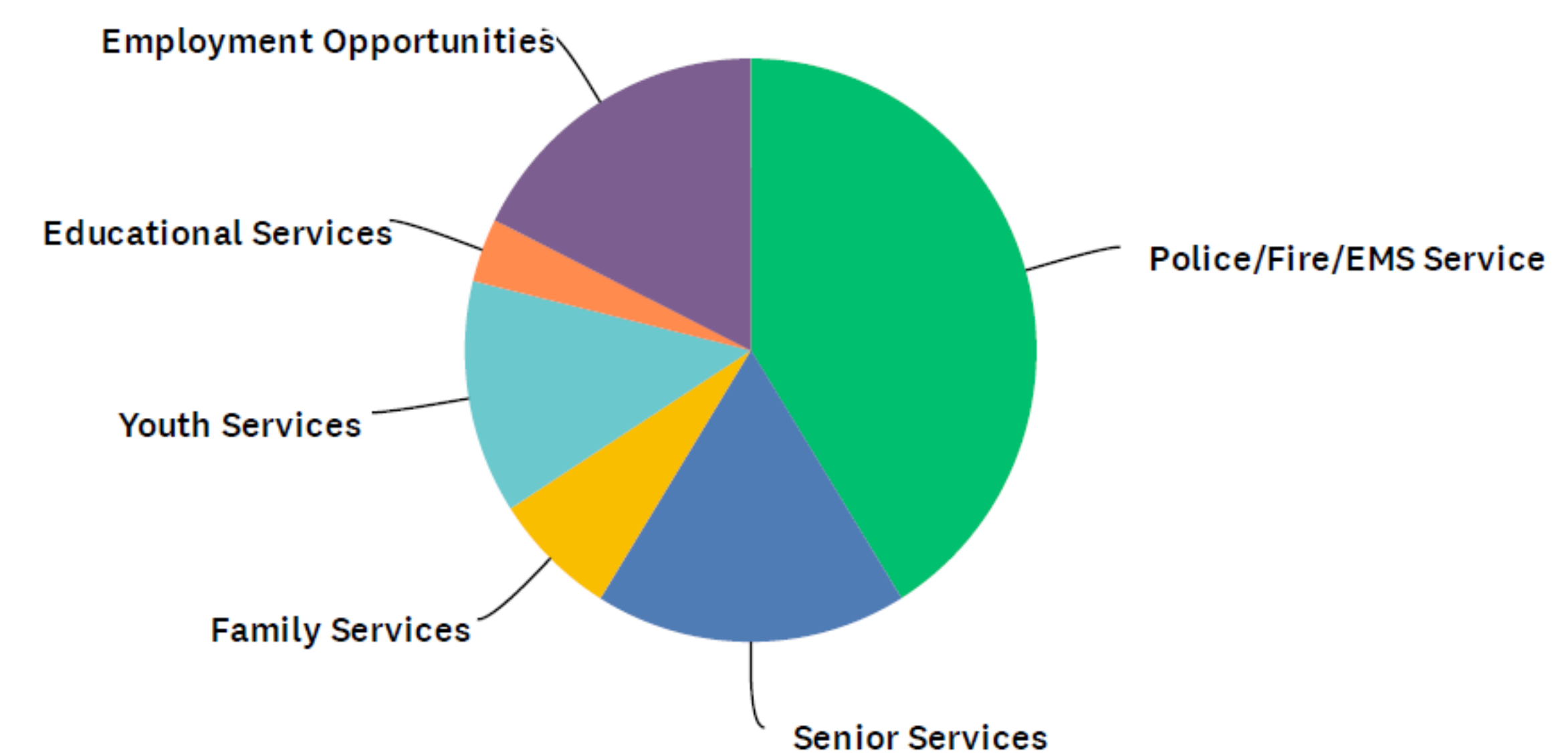
What is the largest infrastructure need within the Town of Easton?

Answered: 95 Skipped: 7



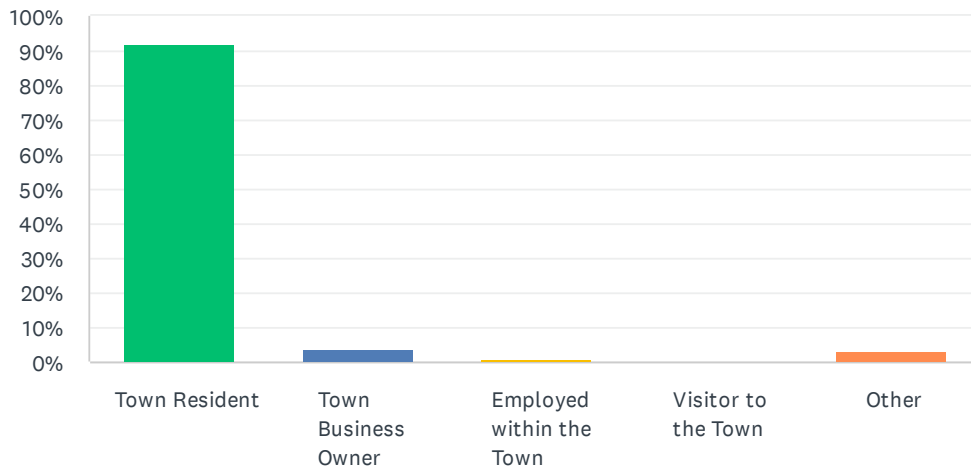
Which services are most needed within the Town of Easton?

Answered: 85 Skipped: 17

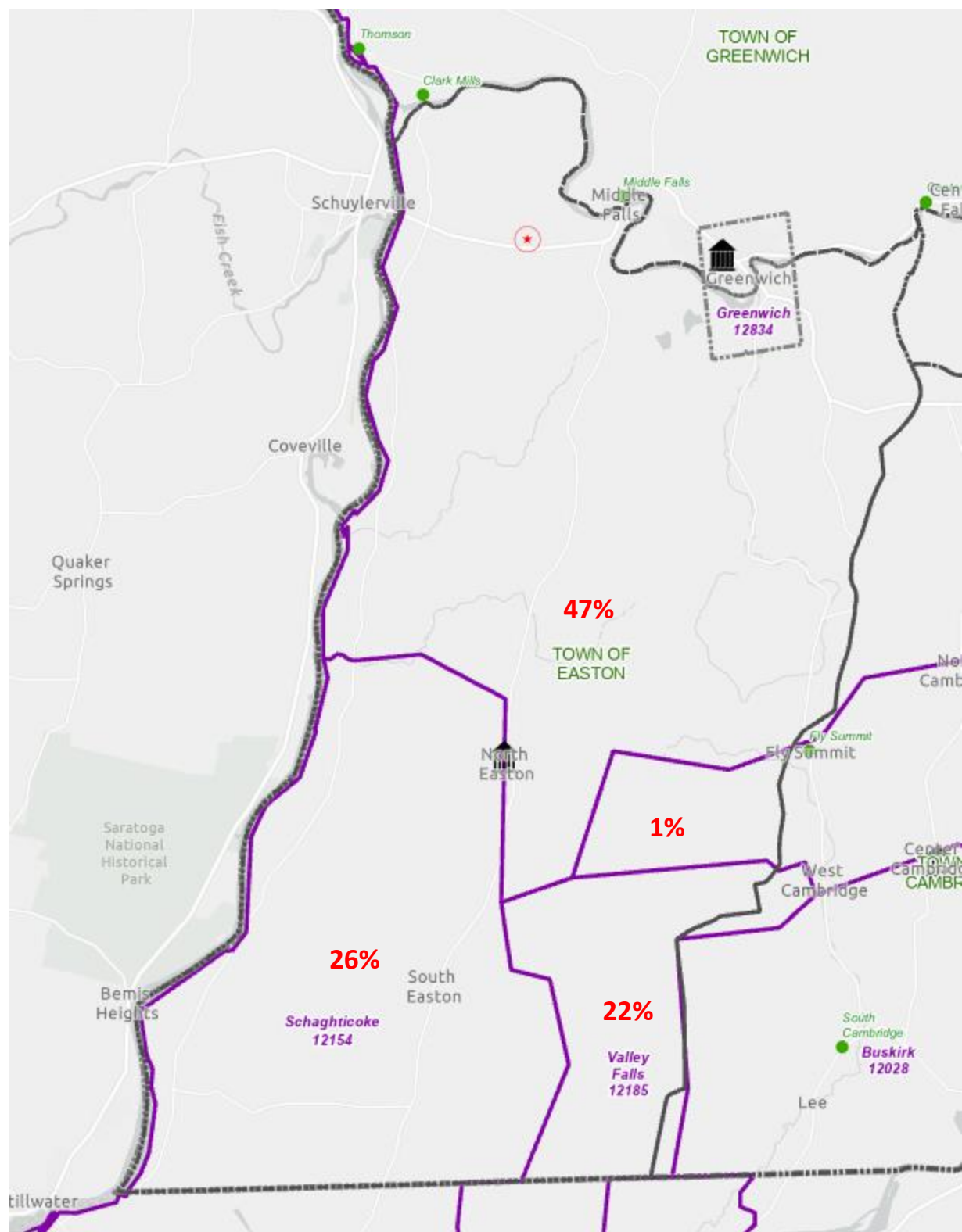


Q1 What is your relationship to the Town of Easton?

Answered: 102 Skipped: 0



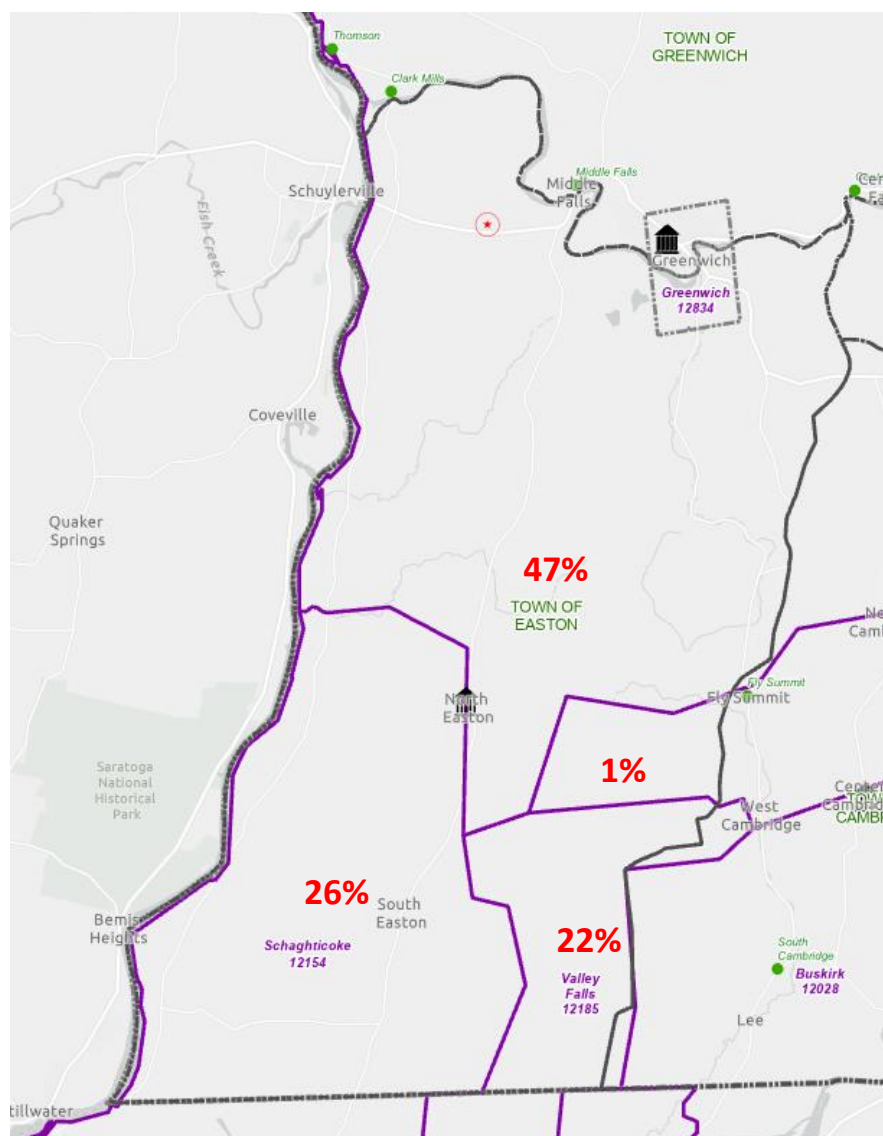
ANSWER CHOICES	RESPONSES	
Town Resident	92.16%	94
Town Business Owner	3.92%	4
Employed within the Town	0.98%	1
Visitor to the Town	0.00%	0
Other	2.94%	3
TOTAL		102



Q2 Please provide your Zip Code:

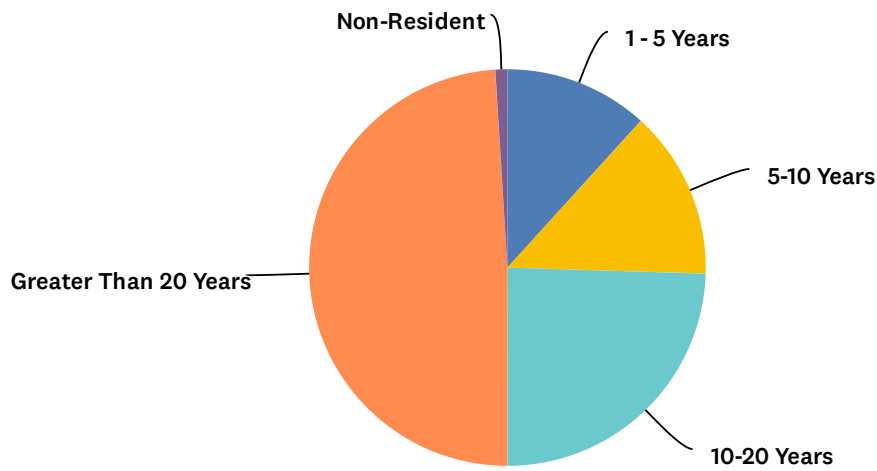
Answered: 102 Skipped: 0

Saratoga Springs	12866	1	1%
Clifton Park	12065	1	1%
Cambridge	12816	1	1%
Johnsonville	12094	2	2%
Valley Falls	12185	21	22%
Schaghticoke	12154	25	26%
Greenwich	12834	45	47%



Q3 How long have you been a resident of the Town of Easton?

Answered: 102 Skipped: 0



ANSWER CHOICES	RESPONSES	
Less Than 1 Year	0.00%	0
1 - 5 Years	11.76%	12
5-10 Years	13.73%	14
10-20 Years	24.51%	25
Greater Than 20 Years	49.02%	50
Non-Resident	0.98%	1
TOTAL		102

Q4 In your opinion, what is the best part about living in or visiting the Town of Easton?

Answered: 100 Skipped: 2

#	RESPONSES	DATE
1	scenic, rural life style, knowing your neighbors	9/28/2022 7:12 PM
2	Quiet	9/27/2022 10:35 AM
3	quiet, open skies, low human population	9/26/2022 6:13 PM
4	Living in a country setting while being close to Albany, Saratoga, Lake George areas.	9/25/2022 4:16 PM
5	Quiet country life, stunning views, lovely neighbors	9/19/2022 5:06 PM
6	The rural feel, living in one of the best agricultural counties in the state.	9/14/2022 2:34 PM
7	The quiet nature of cycles of farming and forestry mixed with the rural landscape with outdoor recreation opportunities while still being reasonably close to population centers and the services and culture they provide	9/14/2022 10:34 AM
8	Calmness. Location makes it convenient to get to events and shopping. COWS!!	9/13/2022 10:56 PM
9	The beautiful scenic views, the friendly people, and the overall quaintness of the town	9/13/2022 9:17 PM
10	Beautiful, safe, agriculture	9/13/2022 6:19 PM
11	Agricultural based community	9/12/2022 2:47 PM
12	Agriculture, rural area	9/12/2022 12:57 PM
13	I love living in the country!	9/12/2022 8:45 AM
14	No developments, no trailer parks.	9/11/2022 11:49 PM
15	The landscapes! The farmland mixed with woods overlooking the Hudson River valley.	9/11/2022 9:52 PM
16	Country living, not overpopulated. Small town USA	9/11/2022 7:19 PM
17	Having it be an agricultural town that is not over developed	9/11/2022 7:13 PM
18	Rural community, quiet, agriculture	9/11/2022 5:47 PM
19	Scenery and farming	9/11/2022 5:11 PM
20	Beautiful open agricultural spaces.	9/11/2022 4:33 PM
21	To many things	9/11/2022 4:23 PM
22	Beautiful countryside, our family is local	9/11/2022 3:08 PM
23	Quiet country living	9/11/2022 3:07 PM
24	Quiet community that appreciates the farming/agricultural way of life and embraces the country living lifestyle	9/11/2022 3:02 PM
25	Beautiful landscapes Quiet community living	9/11/2022 2:26 PM
26	peaceful, woods	9/8/2022 11:56 AM
27	agriculture	9/8/2022 11:28 AM
28	rural lifestyle, views, preserved agriculture	9/8/2022 11:24 AM
29	small and quiet	9/8/2022 11:04 AM
30	rural living	9/8/2022 10:08 AM

Envision Easton Community Survey

31	rural, agricultural community with little development	9/8/2022 10:05 AM
32	quietness	9/8/2022 10:02 AM
33	the fair	9/8/2022 9:55 AM
34	it's agricultural environment and country living	9/8/2022 9:53 AM
35	peace and quiet	9/8/2022 9:50 AM
36	quiet, beautiful, serene	9/8/2022 9:48 AM
37	The wonderful community of people	9/8/2022 9:45 AM
38	The beauty, agriculture, and peacefulness	9/8/2022 9:42 AM
39	Quiet and rural community	9/7/2022 3:26 PM
40	It's beautiful landscape.	9/7/2022 2:30 PM
41	All the farmland and open landscape.	9/7/2022 12:58 PM
42	The peace and quiet of the area.	9/7/2022 7:11 AM
43	I enjoy the small town feeling as well as the ability to live in the country and enjoy the land and beautiful views	9/6/2022 5:09 PM
44	Although I'm 50 years old, I'm a relatively new farmer and was very happy moving my farm here two years ago that land is affordable and that I did not need the towns permission through special use permits to farm here.	9/6/2022 9:55 AM
45	The ruralness	9/6/2022 7:29 AM
46	Quiet neighborhoods where everyone is like family	9/5/2022 8:56 PM
47	Rural, country, beautiful farms and zero development	9/5/2022 8:55 PM
48	Rural nature, agriculture, neighborly feel	9/5/2022 7:31 PM
49	Beautiful scenery, quiet community	9/5/2022 7:22 PM
50	Views, pride in property, residents	9/5/2022 6:57 PM
51	Small, rural, hometown feel	9/5/2022 1:20 PM
52	Beautiful vistas	9/5/2022 12:03 PM
53	Peace and quiet	9/5/2022 8:33 AM
54	The rural setting, and wide open spaces.	9/4/2022 10:03 AM
55	I value being able to live in a tranquil rural setting.	9/4/2022 9:51 AM
56	The agricultural, rural atmosphere	9/1/2022 11:30 PM
57	Rural setting	8/30/2022 1:58 PM
58	Clean air and conservative people	8/29/2022 9:28 PM
59	Country living but also close to many things to do.	8/29/2022 9:26 PM
60	Beautiful rural area. Best views of the farm community	8/29/2022 4:45 PM
61	The beautiful farmland	8/29/2022 3:37 PM
62	Natural beauty, undeveloped, farmland, country feel	8/28/2022 8:51 PM
63	Quiet and beautiful views.	8/28/2022 5:50 PM
64	Rural quiet, farmers, farming, local food availability and home gardens	8/28/2022 3:30 PM
65	The beautiful fields and country roads	8/28/2022 1:38 PM
66	The views of the land	8/28/2022 11:02 AM

Envision Easton Community Survey

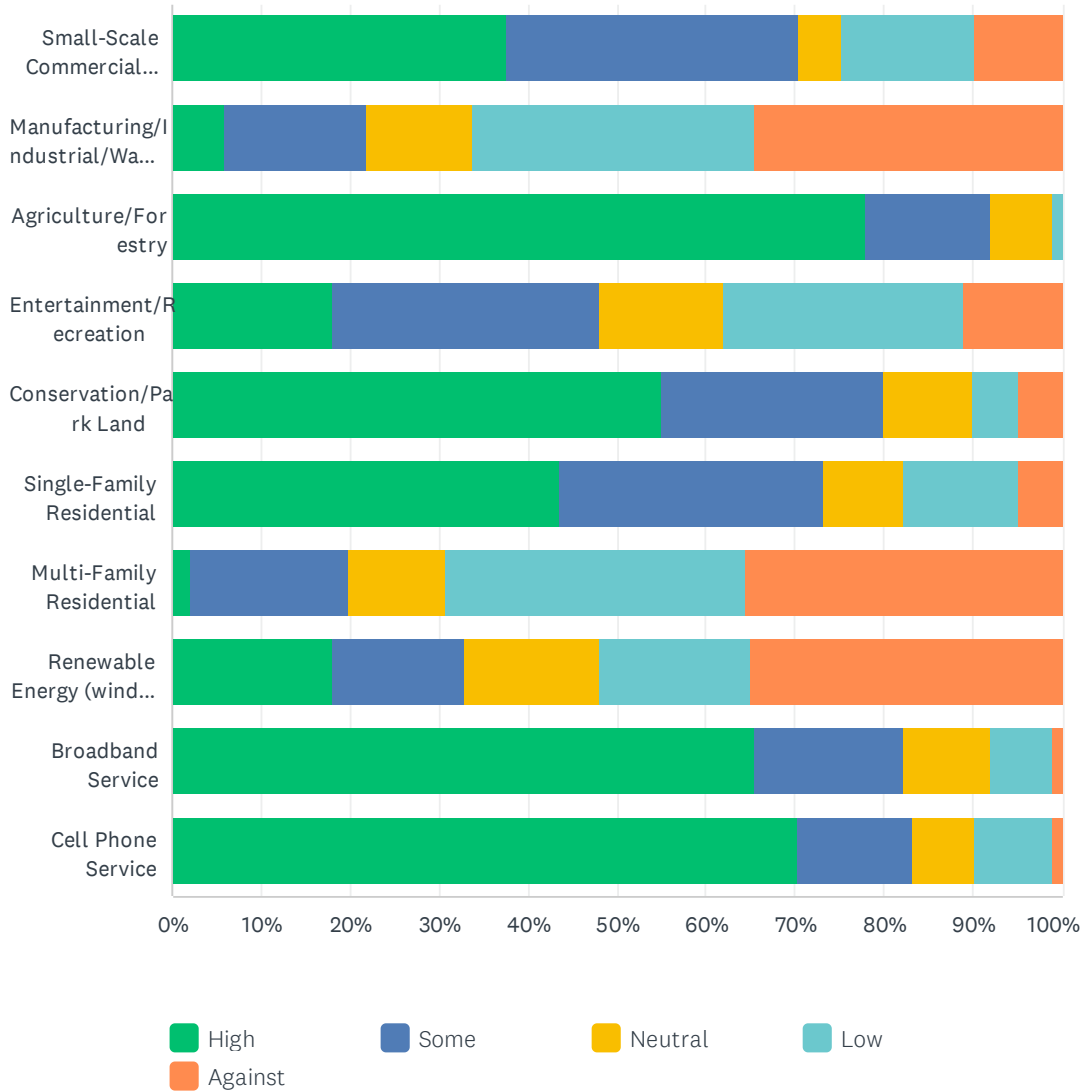
67	The beauty of the landscape	8/28/2022 7:57 AM
68	It is the town I grew up in. The rural setting is ideal for privacy.	8/27/2022 9:44 PM
69	Loving and appreciating the natural beauty of the farms and landscape.	8/27/2022 6:06 PM
70	We enjoy the traditional agricultural setting. The lack of large track development. We like seeing farm land rather large imposing solar farms. The corn fields, soy bean fields and live stock grazing in the fields.	8/27/2022 5:33 PM
71	Beautiful country scenes	8/27/2022 5:20 PM
72	Easton is primarily an agricultural town that has traditionally supported productive, commercial agricultural that has sustained many families in this town, often for generations. Those of us in active farming appreciate the wide-open, uninterrupted farmland that allows us to operate successful farm businesses without the hinderances of a large non-agricultural population so we can provide for our families and for the rest of the food consuming public. I suspect there are many other residents, new and old to the town, that also appreciate the rural character of the town, which is only made possible by productive, profitable farms.	8/27/2022 2:14 PM
73	Quiet rural environment	8/27/2022 1:57 PM
74	Country setting	8/27/2022 11:14 AM
75	The seclusion and the rural life style	8/26/2022 5:37 PM
76	The peace and quiet and beautiful countryside.	8/26/2022 8:48 AM
77	The small town feel	8/25/2022 4:44 PM
78	The close-knit community feeling	8/25/2022 4:41 PM
79	Rural nature.	8/25/2022 3:21 PM
80	Rural quit atmosphere	8/25/2022 3:18 PM
81	Rural settings in a time warp. Great views, farm land	8/25/2022 12:44 PM
82	Rural character	8/24/2022 6:40 PM
83	central location can easily get to many other nearby areas; beautiful rural valley; many local farms and food businesses	8/24/2022 3:51 PM
84	Rural, farming , beautiful views, Country life	8/24/2022 9:42 AM
85	Quiet country living	8/24/2022 6:34 AM
86	Productive farms and beautiful landscapes.	8/23/2022 9:25 PM
87	Beauty of the landscape and the people	8/23/2022 5:42 PM
88	Farming community and lots of green space left undeveloped.	8/23/2022 5:09 PM
89	Rural atmosphere. Limited government.	8/23/2022 12:46 PM
90	Agricultural town, rural and quiet	8/23/2022 5:44 AM
91	Peaceful. Quiet. Lots of space. Good outdoor recreational opportunities: cycling, skiing at Willard, snowmobiling. Local fresh food.	8/22/2022 7:34 PM
92	Rural character, farming community	8/22/2022 6:50 PM
93	Rural lifestyle.	8/22/2022 5:20 PM
94	Farm scenery	8/22/2022 3:16 PM
95	rural landscape	8/22/2022 3:11 PM
96	Friendly community that cares for each other.	8/21/2022 7:07 PM
97	The abundance of undeveloped forest space.	8/21/2022 9:11 AM
98	Vistas of the Hudson river and active farming of the land	8/19/2022 6:13 PM

Envision Easton Community Survey

99	Rural environment Good neighbors	8/19/2022 3:37 PM
100	Rural living with amazing views and little government oversight as to what I do on my personal properties.	8/15/2022 9:49 AM

Q6 Please provide your level of support for the following types of development within the Town of Easton:

Answered: 101 Skipped: 1



Envision Easton Community Survey

	HIGH	SOME	NEUTRAL	LOW	AGAINST	TOTAL	WEIGHTED AVERAGE
Small-Scale Commercial (i.e., restaurant, market, hobby shop, pharmacy, boutique, auto shop)	37.62% 38	32.67% 33	4.95% 5	14.85% 15	9.90% 10	101	2.73
Manufacturing/Industrial/Warehousing	5.94% 6	15.84% 16	11.88% 12	31.68% 32	34.65% 35	101	1.27
Agriculture/Forestry	78.00% 78	14.00% 14	7.00% 7	1.00% 1	0.00% 0	100	3.69
Entertainment/Recreation	18.00% 18	30.00% 30	14.00% 14	27.00% 27	11.00% 11	100	2.17
Conservation/Park Land	55.00% 55	25.00% 25	10.00% 10	5.00% 5	5.00% 5	100	3.20
Single-Family Residential	43.56% 44	29.70% 30	8.91% 9	12.87% 13	4.95% 5	101	2.94
Multi-Family Residential	1.98% 2	17.82% 18	10.89% 11	33.66% 34	35.64% 36	101	1.17
Renewable Energy (wind, solar, hydro, geothermal)	18.00% 18	15.00% 15	15.00% 15	17.00% 17	35.00% 35	100	1.64
Broadband Service	65.35% 66	16.83% 17	9.90% 10	6.93% 7	0.99% 1	101	3.39
Cell Phone Service	70.30% 71	12.87% 13	6.93% 7	8.91% 9	0.99% 1	101	3.43

Q7 If you have run into a land use issue within the Town of Easton, what measure(s) do you feel the town should take to help alleviate the issue in the future?

Answered: 74 Skipped: 28

#	RESPONSES	DATE
1	Land planning board needs new paperwork. It shouldn't take 4 months to ok a boundary line change. There planning board sucks	9/27/2022 10:35 AM
2	n/a	9/26/2022 6:13 PM
3	should get more organized when someone wants to subdivide a parcel especially when it is for ag use and stop changing the rules as they go. Maybe the process wouldn't take so long!	9/14/2022 2:34 PM
4	The question is too vague. There is a necessary balance between the rights of property owners to use and enjoy their property as they see fit, and those same owners responsibility to the community as a whole as members of that community. The challenge is that idea balance, or lack thereof, differs between members of the community.	9/14/2022 10:34 AM
5	The town should eliminate flag pole properties by creating an ordinance the squares up property lines to allow current non- owners the space to become a more green and eco-friendly residence	9/13/2022 9:17 PM
6	Town hall meetings	9/13/2022 6:19 PM
7	Have not encountered any land use issues to-date.	9/12/2022 2:47 PM
8	I haven't had any problems.	9/12/2022 8:45 AM
9	The town should be consistent. A couple on the town board shouldn't be making decisions. Rules seem to be inconsistent.	9/11/2022 11:49 PM
10	N/A	9/11/2022 7:19 PM
11	N/A	9/11/2022 7:13 PM
12	Continued communication.	9/11/2022 5:47 PM
13	Industrial area	9/11/2022 4:23 PM
14	Open forum	9/11/2022 3:02 PM
15	We had to recourse when solar farm went in next door. It is still non-functioning.	9/8/2022 11:56 AM
16	same as always, planning make decisions	9/8/2022 11:28 AM
17	Mitigate issues through discussion; preservation of property vs capital gain!	9/8/2022 11:24 AM
18	let the landowners handle it	9/8/2022 11:04 AM
19	N/A	9/8/2022 10:08 AM
20	N/A	9/8/2022 10:05 AM
21	The planning board seems to get to big for their britches; some things are none of their business	9/8/2022 10:02 AM
22	2 bright lights on the southside of the town hall	9/8/2022 9:48 AM
23	No Change	9/8/2022 9:45 AM
24	N/A	9/8/2022 9:42 AM
25	NA	9/7/2022 3:26 PM

Envision Easton Community Survey

26	?	9/7/2022 12:58 PM
27	I feel the town should stay true to agriculture. I didn't move here to live in a sea of townhouses	9/6/2022 5:09 PM
28	N/A	9/6/2022 9:55 AM
29	Politics, nepotism	9/6/2022 7:29 AM
30	Work with the land owner to negotiate issue at hand	9/5/2022 8:56 PM
31	N/A	9/5/2022 8:55 PM
32	Minimum acreage requirements minimal impact on traffic	9/5/2022 7:31 PM
33	N/a	9/5/2022 6:57 PM
34	none	9/5/2022 1:20 PM
35	Have not	9/5/2022 12:03 PM
36	None	9/5/2022 8:33 AM
37	Communicate limitations to subdivide property at first planning board meeting vs, after a survey and application is completed.	9/4/2022 10:03 AM
38	I assume this study is an attempt to clarify exactly what land use priorities the town has. I look forward to seeing its conclusion.	9/4/2022 9:51 AM
39	Clear and reasonable communication	9/1/2022 11:30 PM
40	Less restrictions on subdivisions and lot line adjustments for people who maintain their property well.	8/29/2022 9:28 PM
41	Less restrictions on sub divisions as long as the land is well maintained.	8/29/2022 9:26 PM
42	none	8/29/2022 4:45 PM
43	No issues	8/29/2022 3:37 PM
44	N/A	8/28/2022 8:51 PM
45	NEVER SIDE WITH CORPORATIONS! LISTEN TO RESIDENTS! Back them first. Trust evidence when it is brought before you especially from established studies and don't follow leads by corporations to twist and dismiss!!	8/28/2022 3:30 PM
46	n/a	8/28/2022 1:38 PM
47	N/a	8/28/2022 11:02 AM
48	Not applicable	8/28/2022 7:57 AM
49	Less town board interference in resident's lives such as planning board controls and unnecessary building inspector interference. These entities are used by the town to generate more tax revenue. Planning board laws are totally outdated. Building inspector is merely a political appointee for personal benefit.	8/27/2022 9:44 PM
50	N/A	8/27/2022 6:06 PM
51	N/A	8/27/2022 5:20 PM
52	-Follow current guidelines and not allow agricultural land to be developed in a non-agricultural way (i.e. solar panels) -Provide some measure for current or low-income members of the community to be allowed to live here through lower cost housing options, in other words, revisiting the trailer ordinances so lower income people that already live here have an alternate option to the overpriced housing currently being sold to wealthy people relocating from other areas. -The planning board and town board needs to be more consistent in their rules so there is less ambiguity when trying to make land use decisions -Long time owners of larger tracts of land need to have more flexibility in order to meet the changing needs of modern agriculture. The number of subdivisions allowed on a parcel should more fairly reflect the size of the parcel and the size of the requested subdivision. The large landowners in active farming need to be able to realize the value in non-productive farmland without jeopardizing their ability to make	8/27/2022 2:14 PM

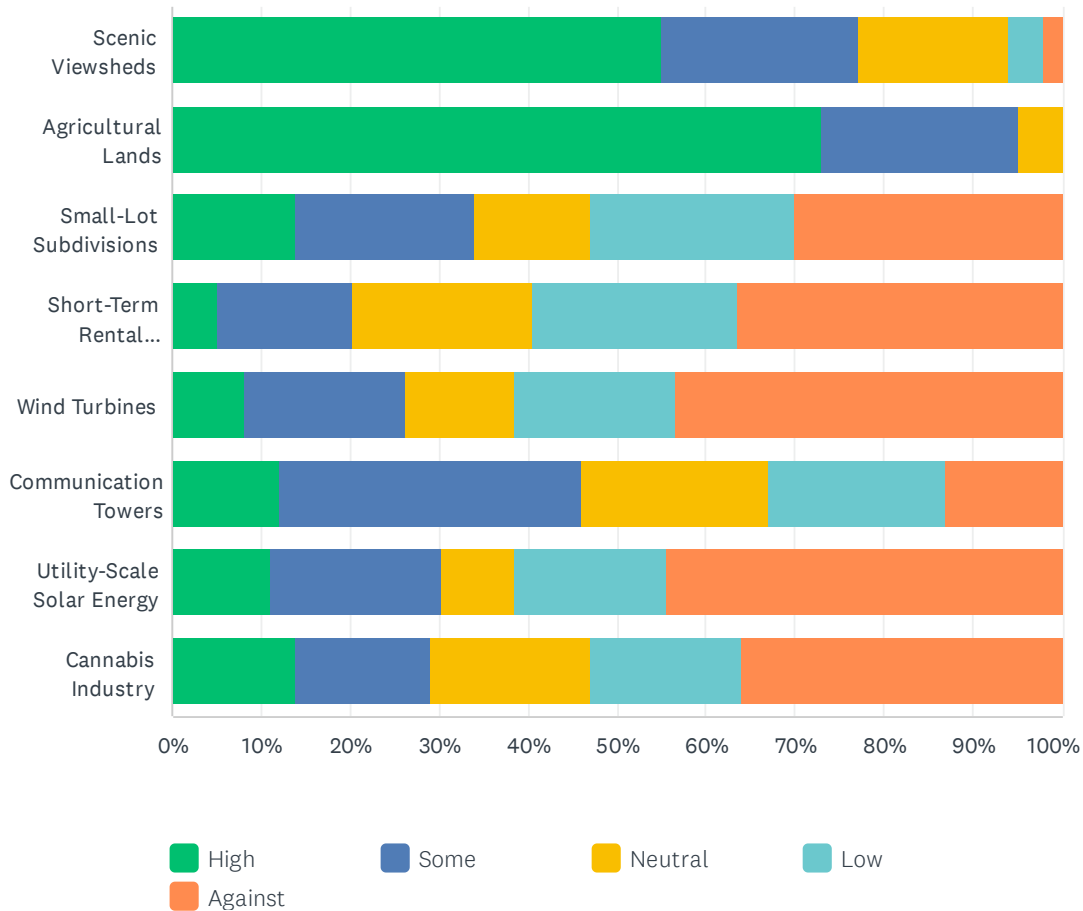
Envision Easton Community Survey

business decisions in the future. If land is no good for farming and can be developed for other uses like housing, that needs to be an option going forward.

53	NA	8/27/2022 11:14 AM
54	Zoning	8/26/2022 5:37 PM
55	There should be reasonable opportunities for subdivisions.	8/26/2022 8:48 AM
56	Have a clearly defined set of rules/process	8/25/2022 4:41 PM
57	Understand that controlled development is going to happen and major and minor subdivision is going too happen maybe in sight of your own back yard.	8/25/2022 12:44 PM
58	NA	8/24/2022 3:51 PM
59	Buyer beware, just because you bought it doesn't give you a right to disrupt the neighborhood	8/24/2022 9:42 AM
60	Liquified farm waste pumped very near resident property. Modern liquid manure is much more smelly than traditional manure was when right to farm law was established. Pumped/spread down wind of non farmer residents when possible. Or digest plants used on farm to reduce smells and produce power for farm. Large solar farm in Easton will it benefit Easton residents by reducing electric costs?	8/24/2022 6:34 AM
61	Easton has done a very good job of planning and ensuring that it can continue to flourish as an agricultural community. It's existing comprehensive plans and subdivision regulations provide a great framework for ensuring that any development is consistent with the agricultural operations that are the backbone of Easton.	8/23/2022 9:25 PM
62	unknown	8/23/2022 5:09 PM
63	No.	8/23/2022 12:46 PM
64	Exception may need to be made to 3 subdivisions per farm for some families to deed off houses as long as they keep farmland together	8/23/2022 5:44 AM
65	I've not run into a land use issue myself.	8/22/2022 7:34 PM
66	Solar farms are not farms they are power plants and are very speculative and should be agonized over with Bond acts and taxes based on commercial production	8/22/2022 6:50 PM
67	NA	8/22/2022 5:20 PM
68	Na	8/22/2022 3:16 PM
69	resist large corporate developers. support small scale projects	8/22/2022 3:11 PM
70	I have had no issues.	8/21/2022 7:07 PM
71	Unsure of the nature of this vague question, but I have not run into an issue personally.	8/21/2022 9:11 AM
72	Be flexible on setback lines	8/19/2022 6:13 PM
73	NA	8/19/2022 3:37 PM
74	N/a	8/15/2022 9:49 AM

Q8 Please provide your level of support for the following:

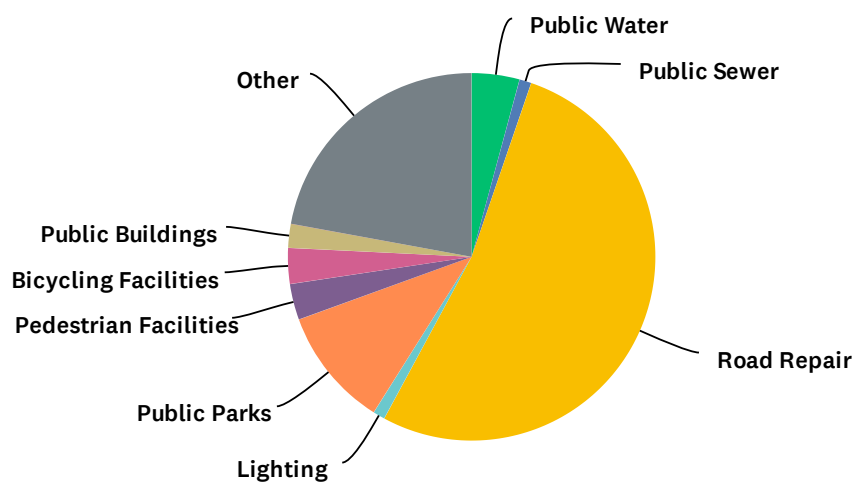
Answered: 100 Skipped: 2



	HIGH	SOME	NEUTRAL	LOW	AGAINST	TOTAL	WEIGHTED AVERAGE
Scenic Viewsheds	55.00% 55	22.00% 22	17.00% 17	4.00% 4	2.00% 2	100	3.24
Agricultural Lands	73.00% 73	22.00% 22	5.00% 5	0.00% 0	0.00% 0	100	3.68
Small-Lot Subdivisions	14.00% 14	20.00% 20	13.00% 13	23.00% 23	30.00% 30	100	1.65
Short-Term Rental Properties	5.05% 5	15.15% 15	20.20% 20	23.23% 23	36.36% 36	99	1.29
Wind Turbines	8.08% 8	18.18% 18	12.12% 12	18.18% 18	43.43% 43	99	1.29
Communication Towers	12.00% 12	34.00% 34	21.00% 21	20.00% 20	13.00% 13	100	2.12
Utility-Scale Solar Energy	11.11% 11	19.19% 19	8.08% 8	17.17% 17	44.44% 44	99	1.35
Cannabis Industry	14.00% 14	15.00% 15	18.00% 18	17.00% 17	36.00% 36	100	1.54

Q9 What is the largest infrastructure need within the Town of Easton?

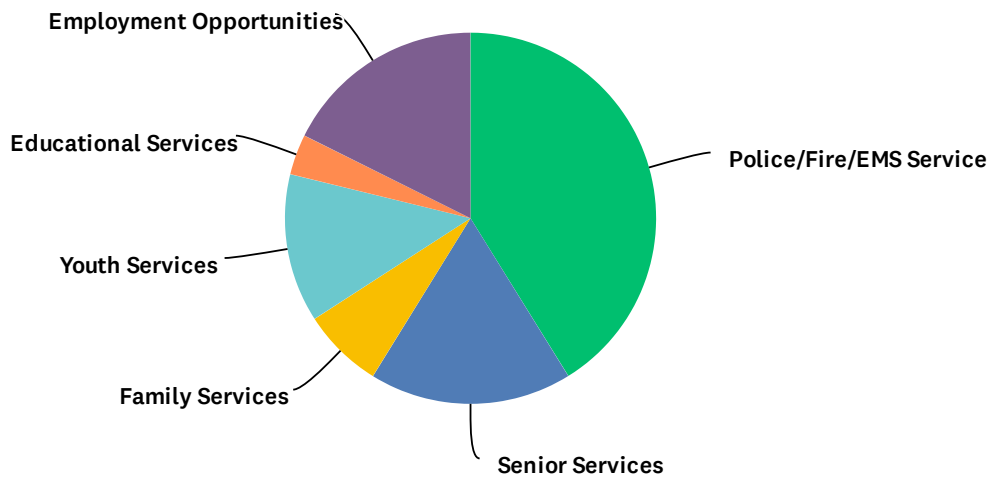
Answered: 95 Skipped: 7



ANSWER CHOICES	RESPONSES	
Public Water	4.21%	4
Public Sewer	1.05%	1
Road Repair	52.63%	50
Lighting	1.05%	1
Public Parks	10.53%	10
Pedestrian Facilities	3.16%	3
Bicycling Facilities	3.16%	3
Public Buildings	2.11%	2
Parking	0.00%	0
Other	22.11%	21
TOTAL		95

Q10 Which services are most needed within the Town of Easton?

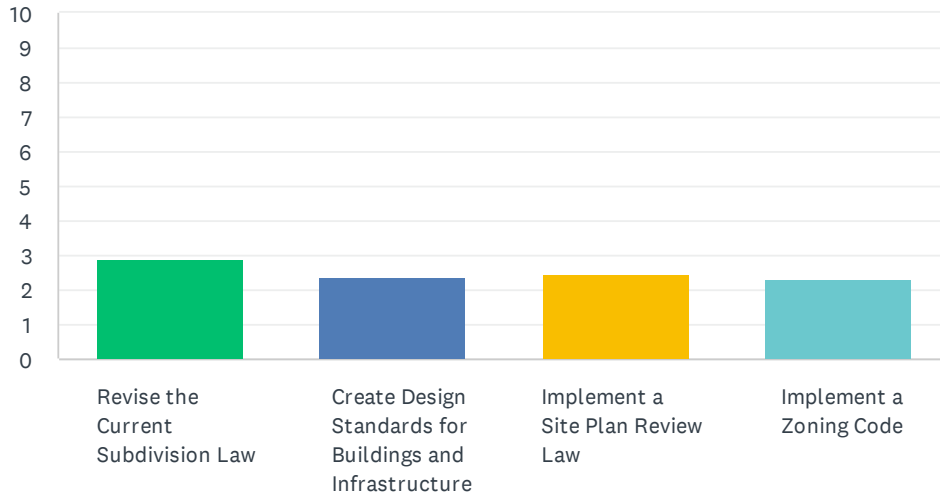
Answered: 85 Skipped: 17



ANSWER CHOICES	RESPONSES	
Police/Fire/EMS Service	41.18%	35
Senior Services	17.65%	15
Family Services	7.06%	6
Youth Services	12.94%	11
Educational Services	3.53%	3
Employment Opportunities	17.65%	15
TOTAL		85

Q11 Please rank your support for the following types of land use regulation initiatives (1 is most supported):

Answered: 90 Skipped: 12



	1	2	3	4	TOTAL	SCORE
Revise the Current Subdivision Law	46.84% 37	17.72% 14	12.66% 10	22.78% 18	79	2.89
Create Design Standards for Buildings and Infrastructure	18.52% 15	25.93% 21	29.63% 24	25.93% 21	81	2.37
Implement a Site Plan Review Law	13.10% 11	38.10% 32	33.33% 28	15.48% 13	84	2.49
Implement a Zoning Code	25.58% 22	17.44% 15	19.77% 17	37.21% 32	86	2.31

Town of Easton

Comprehensive Plan Update Kick-off Meeting

*Burton Hall * June 13th, 2022*

Agenda

I. Introductions <ul style="list-style-type: none"> Comprehensive Planning Committee and Consultant Team Introductions 	5 Minutes
II. Project Status <ul style="list-style-type: none"> Grant Applications (Greenway & DOS Smart Growth) Phase I – Vision and Outreach Phase II –Inventory and Goals 	10 Minutes
III. Project Scope of Work and Project Timeline <ul style="list-style-type: none"> Project Phases and Timeline Phase I Project Scope of Work Roles and Responsibilities 	15 Minutes
IV. Committee Perspectives <ul style="list-style-type: none"> Roles and Responsibilities Discuss Committee Workbooks Discuss Trend and Key Topics 	15 Minutes
V. Community Outreach <ul style="list-style-type: none"> Discuss Public Participation Plan (PPP) Discuss Stakeholders Discuss first Public Workshop Discuss other Public Outreach Methods. Determine any Summer/ Fall Pop-Up Events 	10 Minutes
VI. Next Steps <ul style="list-style-type: none"> Schedule Next Committee Comprehensive Plan Meeting Draft PPP for Review Schedule Public Workshops Confirm Stakeholders Interviews/Roundtable & Schedule Dates Draft Community Survey Questions Draft Public Website 	5 Minutes

Town of Easton

Comprehensive Plan Update Meeting 2

*Burton Hall * July 18th, 2022*

Agenda

I. Project Status <ul style="list-style-type: none"> • Hudson Valley Greenway Grant Status • DOS Smart Growth Grant Update (Due 7/29) • Project Scope of Work • Project Timeline • Phase I – Vision and Outreach • Phase II – Inventory and Goals 	10 Minutes
III. Community Outreach <ul style="list-style-type: none"> • Discuss Public Participation Plan (PPP) • Discuss Booth at County Fair • Discuss Mailing List • Review Survey Questions • Review Website – https://labergegroup.com/Easton/ • Discuss Stakeholders • Discuss First Public Workshop 	35 Minutes
IV. Committee Perspectives <ul style="list-style-type: none"> • Open Discussion on Community Vision 	10 Minutes
V. Next Steps <ul style="list-style-type: none"> • Schedule Next Committee Comprehensive Plan Meeting • Schedule Public Workshops • Confirm Stakeholders Interviews/Roundtable & Schedule Dates • 1st Draft of Community Vision 	5 Minutes

Town of Easton

Comprehensive Plan Update Meeting 3

*Burton Hall * September 19th, 2022*

Agenda

I. Project Status <ul style="list-style-type: none"> • Project Scope of Work • Project Timeline 	5 Minutes
III. Community Outreach <ul style="list-style-type: none"> • Discuss County Fair Booth • Summary of Survey Responses • Stakeholder Outreach and Setup • Discuss Public Workshop Approach 	20 Minutes
IV. Committee Perspectives <ul style="list-style-type: none"> • Discussion on Community Vision based on Survey • Discussion on Community Goals based on Survey 	25 Minutes
V. Next Steps <ul style="list-style-type: none"> • Schedule Next Committee Comprehensive Plan Meeting • Schedule Public Workshops (November/January) • Confirm Stakeholders Interviews/Roundtable & Schedule Dates • 1st Draft of Community Vision (early December) 	10 Minutes

Town of Easton

Comprehensive Plan Update Meeting 3 Burton Hall, September 19th, 2022

Name of the participants: Emilie English, Dan Shaw, Justin Sievers, Margaret Brand, Pamela Landi, Scott Brownell, Michelle Skiff, Kevin Schwenzfeier, Snehal Chavan

Items Discussed:

- Public meeting: discuss on zoom and decide a date, mostly November
- Stake holders:
 - o Church Group, Business communities
 - o Categorized groups of farmers: dairy, mushroom, beef & turkey, sheep& goat, vegetable
 - o 2 golf courses, Willard Mountain, Construction industries
- Pamela: will send some information on businesses in Easton; she will also send information on county services such as public health, senior services.
- There is a disconnect between zip codes and the town.
- Easton's south and north ends equal participation in the survey was established in the meeting.
- History: Post offices and libraries were scattered all over the town of Easton.
- Currently no access to Hudson River; previously available opportunity: Site on ferry lane, house/barn owned by resident.
- This above-mentioned site could be a solution for the people's response to have a park in Easton through survey.
- No cell services: river rd., Berton rd. & more.
Town can help to understand which are the places with no cell/ broadband services.
Pamela can also assist as her supervisor; Laura has worked on NYS broadband.
- Broadband issue could be, because of companies wanted more profit through the state funding and thus waiting for it which has led to the delay of installation of broadband services.

- Slick is another small company that started installing internet for people who contact them, but they are not informing everyone in the neighborhood nor advertising themselves thus it's a haphazard structure currently.
- Presently, library is a gathering place for people to use internet services and most of the residents are aware of this facility, just that the library is open during particular hours each day.
- During the public work shop, efforts towards making people understand "*What is comp plan?*", "*What is Zoning?*".
- For future public meeting and outreach, local paper shall be contacted with appropriate details. For example: upcoming public workshop details: why, what and where?
- Noticeable decrease in town activities because of increased school activities through individual school, loss of community gathering and enjoying an activity together.
- Greenwich has a really good youth program for kids; improving school districts and updated data for Easton is a part of comprehensive planning.
- Village of Greenwich is working on their Zoning codes, Brownfield Opportunity area and parklands, we can look into it and can establish any collaborative approach towards similar areas of interest.
- On one hand Fort Miller had to close their work because of low employees and on other the survey suggested people need some employment in Easton. Thus, finding out the disconnect here, through the upcoming public workshops, by asking questions "*which type of employments are needed?*"
- Next comp plan meeting among the town & planning board members is 12th October.

Next Steps:

- Michelle will send the stakeholders list to all to add/subtract, discuss further on it through email/zoom.
- Zoom meeting with Laberge discussing the how to reach all the stakeholder, public workshop dates and next comprehensive Plan meeting.
- Pamela will send details on Businesses in Easton, county services, data on broadband services in Easton.

Town of Easton

Comprehensive Plan Update Meeting 4

*Burton Hall * November 14th, 2022*

Agenda

I. Project Status <ul style="list-style-type: none"> • Project Scope of Work • Project Timeline 	5 Minutes
II. Stakeholder Meetings <ul style="list-style-type: none"> • Finalize Stakeholders • Discuss Questions for Stakeholders • Stakeholder Outreach, Setup, & Date • Confirm Stakeholder Meeting Date(s) 	40 Minutes
III. Public Workshop <ul style="list-style-type: none"> • Discuss Public Workshop Approach • Set Date for Public Workshop (December/January) • Confirm Public Workshop Date 	15 Minutes
IV. Next Steps <ul style="list-style-type: none"> • Schedule Remote Meeting for Coordination • Hold Stakeholder Meeting(s) • Hold Public Workshop • 1st Draft of Community Vision & Goals 	10 Minutes

Nov. 14, 2022

SWOT Analysis: Easton, Washington County NY

Strength: Something that makes a community stand out when compared to other communities. Something that makes you proud to call the community home. Strength can be a physical asset, a program, an environmental condition, or an impression or feeling.

Weakness: Something that makes a community criticized for or receive complaints about when compared to other communities. The problem that needs to be addressed.

- What could the community do better? Where is the community vulnerable?

Opportunity: Something that could be done to improve the community and any emerging trends on which the community can capitalize.

- What opportunities do we know about, but have not addressed?

Threat: A threat may be internal or external. A threat can be anything that could jeopardize the future success of a community.

- Are weaknesses likely to the community critically vulnerable? What external roadblocks exist that block progress? Is there significant change coming?

STRENGTHS

- Library
- Farming
- Natural, quiet, serene
- Willard Mountain Ski Area
- Washington county fair
- Victoria View Vineyard
- Battenkill Country Club
- Dionondahowa Falls Trail Head
- Middle Falls Kayak Launch

OPPORTUNITIES

- Waterfront access: Hudson River
- Argo tourism
- Easton mountain: Retreat center
- Public parks
- Dionondahowa Falls Trail Head

WEAKNESSES

- Broadband
- Public parks and playgrounds
- Public Transportation
- Lack of community gathering spaces
- Poor road condition

THREATS

- Big firms taking over farms
- Global warming affecting seasons and crop growth (Willard Mountain)
- Rising costs: fuel and dependency on private vehicle

Town of Easton

Comprehensive Plan Update Meeting 5

*Burton Hall * April 10th, 2023*

Agenda

I. Project Status

- Project Timeline
- Utilize Vision Report to Begin Implementation
- DOS Smart Growth Grant

II. Vision & Goals

- Review of 1st Draft of Community Vision & Goals
- Review of Report Layout
- Additional Information (e.g., greater detail, info on meetings)

III. Next Steps

- 2nd Draft of Community Vision & Goals
- Review and Approval by Committee
- Hold Public Hearing
- Review and Approval by Town Board
- Complete Draft Update to Full Plan by Fall (community profile, economic development plan, implementation matrix, etc.)
- Adoption by End of 2023

Town of Easton Committee Meeting 4/10/23

Attendees: Dan Shaw, Supervisor; Scott Brownell, Town Board; Justin Sievers, Planning Board; Michelle Skiff, Planning Board.

Kevin J. Schwenzfeier, Senior Planner; Snehal Chavan, Planner.

DOS has contacted Town of Easton, and April Brun has reached out and is interested in attending the meetings.

Once the community's vision & goals report is complete, we can close out the Greenway Grant and move forward with the Smart Growth grant. The community profile and implementation plan should be completed by the fall of 2023.

Comments from the committee members on the first draft of the report:

- **Page 12, point 7.c**

- ***Revise the Subdivision Regulations.*** Over 66% of respondents support the revision of the current Subdivision Law. This is needed to allow for economic growth and provide ***multigenerational*** options for property ownership.

The word multigenerational housing could be confusing for some readers. It is controversial to allow for additional subdivision of land.

Leading to the discussion: Subdivision law allows for a limited subdivision for a lot, but multiple houses can be put on one lot. For example, a 600-acre land shall be divided into three subdivisions but 6 houses can be built on these lots. People would like more subdivisions as finding any land in Easton is very difficult. Pg 11 of subdivision law: LOT definition, leasing a lot and change of use trigger the subdivision lots. Solar and cell tower leasing thus triggers the subdivision law.

- **Page, point 12, 7.b**

- ***Implement a Site Plan Review Law.*** Over 52% of respondents support the creation of a Site Plan Review Law to assist the town with preventing the overdevelopment of properties and the loss of its agricultural character.

Soften the language such as “considering site plan review”

- **Page 12, point 10**

- ***Create a plan for roadway improvement and abandonment.*** A large portion of the Town's budget is earmarked for highway maintenance due to the vast length of public road in a town of just 2,300 people. A plan is needed for improvements in maintenance scheduling and to keep tax increases in check.

- **Add graph explanation on Page 9, Figure.9** of the draft document.

There was some side discussion on driveway law.

Kingsbury adopted a solar law and it seems to be a very strict one, suggested by Dan.

To do and takeaways of the meeting:

- The Committee aligns with the less is more concept and presently is satisfied with the visions. They will meet in 2 weeks, Monday 24th at 6 pm to discuss internally and email any further inputs to the Laberge group.
- While sending out legal notices in the future, instead of adding a full report, a summary of goals and objectives can be attached.
- Laberge will provide a summary of the Stakeholder and Public Meetings within the document.
- Laberge group will figure out the payment and reimbursement of the greenway grant.
- April Burn from DOS shall be invited to the meeting after the first Draft of the plan is complete.