

# Comprehensive Plan

## Town of Kingsbury

Draft Revised July 2023



*Imagine!* ★  
**KINGSBURY**

**Laberge**  
ENGINEERING  
ARCHITECTURE



**Group**  
SURVEYING  
PLANNING



## Acknowledgements

The “Imagine Kingsbury” Comprehensive Plan was made possible through funding provided by the Hudson River Valley Greenway and New York State Department. Following the precessedented pandemic, Town leaders initiated the development of an update to Kingsbury’s 1973 Comprehensive Plan to understand the community’s vision and values. This Comprehensive Plan is the result of significant efforts by the Comprehensive Plan Committee, Town Supervisor, Town Board, Town Planning Board, Town Zoning Board of Appeals, and various other Town departments and volunteers who contributed to this process. These individuals worked collaboratively and through their leadership, commitment, energy and enthusiasm made this “Imagine Kingsbury” possible.



Job #2021037



Partial funding for the Town of Kingsbury Vision Report was provided by the NYS Hudson River Valley Greenway.

This document was also prepared with funding provided by the New York State Department of State Environmental Protection Fund. Contract T1002065



Intentionally Blank

DRAFT



# TABLE OF CONTENTS

<b>INTRODUCTION</b> .....	<b>5</b>
<b>A Blueprint for Action</b> .....	<b>5</b>
<b>“Imagine Kingsbury”</b> .....	<b>6</b>
<b>How will the Plan be Implemented?</b> .....	<b>8</b>
New York State Town Law .....	8
Implementation Committee.....	9
General Implementation Strategies .....	9
Implementation Matrix.....	10
<b>Kingsbury Then &amp; Now</b> .....	<b>11</b>
Early History.....	11
Kingsbury Today.....	13
<b>PLAN PROCESS</b> .....	<b>16</b>
<b>Planning Process</b> .....	<b>16</b>
<b>Community Outreach</b> .....	<b>18</b>
Open House.....	18
Joint Board Meetings.....	19
<b>Regional and Community Plan Summaries</b> .....	<b>21</b>
REDC Regional Plan.....	21
Washington County Agricultural and Farmland Protection Plan .....	23
Lake Champlain-Lake George Regional Planning Board - Forward Together Economic Resilience Plan.....	24
Champlain Canalway Trail 2019 Action Plan.....	25
Village of Hudson Falls Comprehensive Plan.....	27
Regional Bike Plan AGFTC (Adirondack Glens Falls Transportation Council).....	28
Route 4 Corridor Management Plan .....	29
Housing Transition: Needs Assessment and Supportive Housing Action Plan.....	29
Washington County Shared Services Plan.....	30
<b>Public Input Highlights</b> .....	<b>31</b>
Summary of Town of Kingsbury Public Outreach Findings .....	31
<b>COMMUNITY PROFILE</b> .....	<b>34</b>
<b>Demographic and Growth Trends</b> .....	<b>34</b>
Patterns and Changes in Population .....	34
Population Key Findings .....	35
<b>Household</b> .....	<b>41</b>
Household Key Findings: .....	41
<b>Local and Regional Economic Development</b> .....	<b>54</b>
Washington County IDA (Industrial Development Agency) .....	54
Capital Region Economic Development Council (REDC) .....	54
Saratoga-Warren-Washington County Workforce Investment Board .....	54
Tourism.....	55
Child Care.....	55
Economic Key Findings.....	56

<b>Municipal Resources .....</b>	<b>66</b>
Town Government .....	66
Education .....	69
Public Safety .....	70
Library Services .....	70
Non-Profit & Community Organizations .....	71
<b>Infrastructure &amp; Transportation .....</b>	<b>74</b>
Water & Sewer .....	74
Drainage .....	75
Gas & Electric .....	75
Communications .....	76
Roads .....	79
Traffic Safety .....	81
Bus Services .....	81
Regional Transit .....	81
Passenger Train Services .....	81
Air Service .....	82
Bike and Pedestrian Amenities .....	82
<b>Agricultural Resources .....</b>	<b>84</b>
Active Agricultural Farms .....	84
Right to Farm Law .....	84
Soils .....	84
County Agricultural Districts .....	85
Regional Agricultural Resources .....	85
<b>Recreation &amp; Historic Resources .....</b>	<b>88</b>
Kingsbury National Golf Club/Fire Rock .....	88
Hudson Falls Fish & Game .....	88
Empire State Trail: Champlain Valley Trail .....	88
Champlain Canalway Trail .....	89
Glens fall Feeder Canal Trail .....	89
Parks .....	90
Snowmobile Trails .....	90
Hudson Falls Historic District .....	91
<b>Natural and Environmental Resource .....</b>	<b>93</b>
Water resources .....	93
Bedrock Geology .....	94
Topography .....	94
Slope .....	95
Soils .....	95
Washington County Grasslands Important Bird Area (IBA) .....	96
<b>Land Use and Zoning .....</b>	<b>98</b>
Land Use .....	98
Zoning .....	101
<b>VISION STATEMENT &amp; GOALS .....</b>	<b>105</b>
<b>Vision .....</b>	<b>105</b>
<b>Kingsbury's Goals &amp; Guiding Principals .....</b>	<b>106</b>
Community and Sense of Place .....	106
Housing .....	106
Economic Development .....	107

Agricultural Economy.....107  
 Recreation and Natural Resources .....108  
 Transportation and Mobility .....108  
 Fiscal & Environmental Responsibility.....108  
 Future Land Use .....109

**IMPLEMENTATION PLAN ..... 111**

**General Implementation Strategies ..... 111**  
 Adopt and Use the Plan on a Day-to-Day Basis .....111  
 Establish a Comprehensive Planning Implementation Committee .....112  
 Update Kingsbury’s Zoning & Land Use Regulations .....113  
 Promote Cooperation and Participation .....113  
 Develop a Capital Improvements Plan (CIP) .....113  
 Prepare a 5-Year Action Plan .....114  
 Continually Explore Implementation Techniques.....114  
 Update the Comprehensive Plan on a Regular Basis .....115  
**Implementation Matrix..... 116**

**LIST OF TABLES**

Table 1: Town Annual Trail Users Projections.....26  
 Table 2: Childcare Capacity Trends in Washington County .....55  
 Table 3: Hudson Falls and Kingsbury Broadband Providers .....76  
 Table 4: Local and Regional Road Miles.....79  
 Table 5: Slopes in Kingsbury .....95  
 Table 6: Existing Land Uses.....100  
 Table 7: Land Use Comparison 1972 to 2021.....100

**LIST OF MAPS**

Map 1: Kingsbury and Hamlets.....14  
 Map 2: Community Resource .....73  
 Map 3: Transportation & Infrastructure (Map 1).....77  
 Map 4: Transportation & Infrastructure (Map 2).....78  
 Map 5: Agricultural Map.....86  
 Map 6: Agricultural Soils .....87  
 Map 7: Recreation & Historic Preservation .....92  
 Map 8: Natural & Environmental Resources .....97  
 Map 9: Town of Kingsbury Land Use.....102  
 Map 10: Town of Kingsbury Existing Zoning.....103





# INTRODUCTION

The Town of Kingsbury Comprehensive Plan began an update to its long-range policy document in 2021, nearly 40 years since the Town’s last plan was last updated. The Town established a Comprehensive Planning Committee to guide the planning process and engage the community following an unprecedented pandemic. The updated Comprehensive Plan is intended to guide officials with policies and reinforce the communities desired vision. Rooted in this vision has been an emphasis to continue to “preserve Kingsbury’s small town, rural character” while encouraging the community to “Imagine Kingsbury” into its future years.



## A Blueprint for Action

A comprehensive plan, sometimes referred to as a master plan, is a collection of information and materials designed to guide future development and provide communities with a firm foundation for policies and legislation to foster a more certain future. While comprehensive plans help guide policy, they are not law. Rather, they provide a framework and context within which to make decisions relating to future land use and development. Plans are subject to change and revision with the passage of time and events and its adequacy and appropriateness should always be considered when contemplating future community changes.



The Town of Kingsbury has long been guided by its 1973 Comprehensive Plan. In light of many changes that have affected the community, along with the historic 2020 pandemic, the Town officials recognized that the community was in need of a new plan in order to understand current conditions and to identify and prepare for its future.





## “Imagine Kingsbury”

Comprehensive plans are intended to remain flexible and representative of changing needs, conditions, and emerging trends.

The community and its leaders must understand that the vision, policies, and goals set forth in this document are intended to guide future decision-making. The plan should be utilized to evaluate the merit of capital projects, development proposals, and regulatory changes for example. While some proposed projects and/or initiatives may align with the goals and objectives set forth in the plan, others may not and will require additional scrutiny. The guiding principles, goals, outcomes, and action strategies are tools to assist with the local decision-making process and intended to serve as the foundation – the character, values, and priorities – for the Town of Kingsbury.

### What is a Comprehensive Plan?

“A Comprehensive Plan is a document prepared for a community that provides direction in making land use, development, and other long-range planning decisions.”

“It is a working document that outlines a vision of the Town’s future and should be consulted just as the town might consult the public, legal counsel, or others when making policy decisions and allocating resources.”

### Update Needed!

The Community needs an evaluation of its social, economic, and environmental conditions in order to reflect the current needs and realities of its population and landscape.



The “Imagine Kingsbury” Comprehensive Plan is organized as follows:

**Introduction:** An overview of the planning background, an overview of the purpose of comprehensive planning, and how the resulting goals and recommendations are used to guide development to meet the needs and desires of the community. New York is a “home rule” state and allows municipalities to enact ordinances governing the broad topic of land use. Comprehensive Planning provides an underlying foundation and framework for the exercise of home rule.

Therefore, the Town has initiated the planning process which will develop an update to its Comprehensive Plan in order to:



Provide a balance between the preservation of Town’s quality of life and natural resources while accommodating for future development.

Allow the Town to better protect the public health, safety, and welfare of its citizens by protecting its lands from adverse development.



Reevaluate the Town’s: Natural Resource, Cultural Resources, Economic Development, Public Access, Regional Planning, Historic Heritage, Environmental Management.

**Plan Process:** An overview of the planning process including public engagement efforts and a summary of past local and regional planning efforts.

**Community Profile:** A review of demographics, housing, economic, and physical characteristics and trends within the Town.

**Vision Statement & Goals:** An over-arching vision developed from the public outreach and guiding goals for the Town of Kingsbury.

**Implementation:** A detailed implementation matrix identifies actions for each goal, potential partners, timeframe, and potential funding sources. Future land use and policy recommendations are identified to implement the plan, accommodate growth responsibly, enhance economic development, respond to natural constraints, and foster the evolution of a dynamic community.



## How will the Plan be Implemented?

### New York State Town Law

New York State Town Law gives towns the power to create a comprehensive plan, should they so desire. Town Law describes the legal requirements for approval and what elements may be included within a comprehensive plan, but does not firmly require every comprehensive plan include each element. Therefore, comprehensive plans vary from community to community and many focus upon the most important elements and issues to the local population at the time of creation and adoption. Each comprehensive plan in New York State is unique and tailored to their individual community. This is no different for the Town of Kingsbury, and this document shall prove instrumental for the Town moving forward towards the vision of tomorrow as together we – *Imagine Kingsbury*. The adoption of this Plan by the Town Board is the first step towards fulfilling the Town’s Vision. The objectives, goals and recommendations included in this Plan will not produce the intended results unless Town officials, residents, and business owners support the directions provided within through local policies, regulations, and public investments. In addition, the formation of partnerships between the Town, agencies, organizations, authorities and other stakeholders is critically important.

The Town of Kingsbury has the great responsibility and opportunity to enhance the quality of the community as a whole. This will be achieved by strengthening the economic benefits and opportunities for local businesses, and increasing the recreational and cultural resources for all to enjoy. To properly take advantage of these opportunities, the Town must prioritize the recommendations that have been produced by this Comprehensive Plan and be prepared to adjust these priorities based upon the availability of funding sources.

Many communities use varied land use tools and regulations to prevent unwanted development and related undesirable side effects. New York State Town Law states that zoning and subdivision regulations “shall be in accordance with a Comprehensive Plan.” Zoning, site plan review, and subdivision regulations are the three primary regulatory methods for implementing land use recommendations in the Comprehensive Plan by controlling future land use. Other land use tools include, but are not limited to, overlay districts, architectural design guidelines, sign control, and incentive zoning. With an updated plan in place, the Town will have a better idea of how to use land use regulations, budgeting, capital improvement programming, and other functions to achieve its desired goals and allow the area to grow and change in positive ways.



### Implementation Committee

Looking ahead, it is important to periodically reexamine this Comprehensive Plan in accordance with current conditions and changes within the Town of Kingsbury. That said, this Plan should not only continue to build on the foundation achieved in former plans, but should clearly visualize a new future that examines the needs of Kingsbury' residents today. It is recommended that the Town Board designate and establish a **Comprehensive Plan Implementation Committee** to review the Plan goals and recommendations and ensure they are relevant to the changing conditions within the Town. The Plan should be updated or re-written at least once every five to ten years, or as necessity dictates.

The Comprehensive Plan sets forth an established program highlighting improvements, development projects and activities to be undertaken by the Town during the next 5 to 10 years. In many ways, the comprehensive planning process has just begun. Completion of the updated Comprehensive Plan is only the first step towards achieving the Town's Vision and Goals.

The Implementation Plan highlights a number of "next steps" that should be undertaken to begin the process of plan implementation and fulfillment, including General Implementation Strategies followed by the detailed Implementation Matrix for the Plans, Goals, and Strategies.

### General Implementation Strategies

Based upon input and dialogue throughout the comprehensive planning process, the following general actions have been identified which should be undertaken by the Town:

- Adopt and use the Plan on a day-to-day basis;
- Establish a Comprehensive Plan Implementation Committee (CPIC);
- Develop and utilize a Capital Improvements Plan;
- Continually promote cooperation and participation;
- Annually, prepare a 5-year action plan;
- Continually explore additional potential funding sources and implementation techniques; and
- Update the Comprehensive Plan on a regular basis.

### Implementation Matrix

The Plan's Implementation Matrix identifies potential initial funding sources and possible partners for implementing each Strategy. The Strategies are assigned a recommended timeline for implementation as follows:

- Short-term: Year 0-2
- Medium-term: Years 3-10
- Long-term: 10+ Years
- Ongoing: Continuously Implement

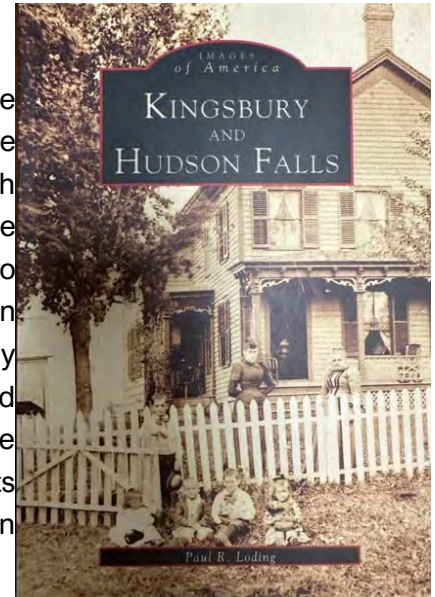
This Implementation Plan should be amended and updated annually by the CPIC as new actions are introduced, and strategies are implemented in concert with preparing the annual budget and capital improvement program.



## Kingsbury Then & Now

### Early History<sup>1</sup>

The birth of the Town of Kingsbury is associated with the beginning of the Seven Year War in 1755. In that year, the British Royal Army initiated the construction of a road between the Hudson River and Lake George which then opened up the area to land speculators. In 1761 a group of these land speculators approached the Royal government of New York to purchase a township, on the upper Hudson River. The optimal location was at the bend of the river, where it turns south and more importantly where there was the largest falls along the river. A charter was granted for the Township of Kingsbury, under the authority of King George III. The name of the township comes from a small parish on the western outskirts of London, which still exists as a station on the modern London Underground.



The Town of Kingsbury was surveyed during the autumn of 1762 and Thomas Bradshaw, the first settler, arrived the following year, settling in the north central part of the town. Another settler, Albert Baker, settled near the large falls and built the first saw mill in town, at the falls. Today these falls bear his name, Baker's Falls. Shortly after Baker arrived, another settler, John Jones built his own sawmill in the northwestern corner of the town, along Halfway Brook. The area around Jones mill became known as Jones' Mill Place.

The outbreak of the Revolutionary War, in 1775, saw a huge split within the town. Many of the inhabitants were Loyalists (Tories), including all of the Jones family. At one point the Loyalists forced the Whigs to put out a celebratory fire that was lighted to commemorate the Battle of Lexington & Concord. The Loyalists ultimately left their homes and moved to Canada.

Two major military events took place in Kingsbury during the Revolution. First was the 1777 invasion by the army of Lt. General John Burgoyne, on his way to defeat at Saratoga. The second was a smaller

---

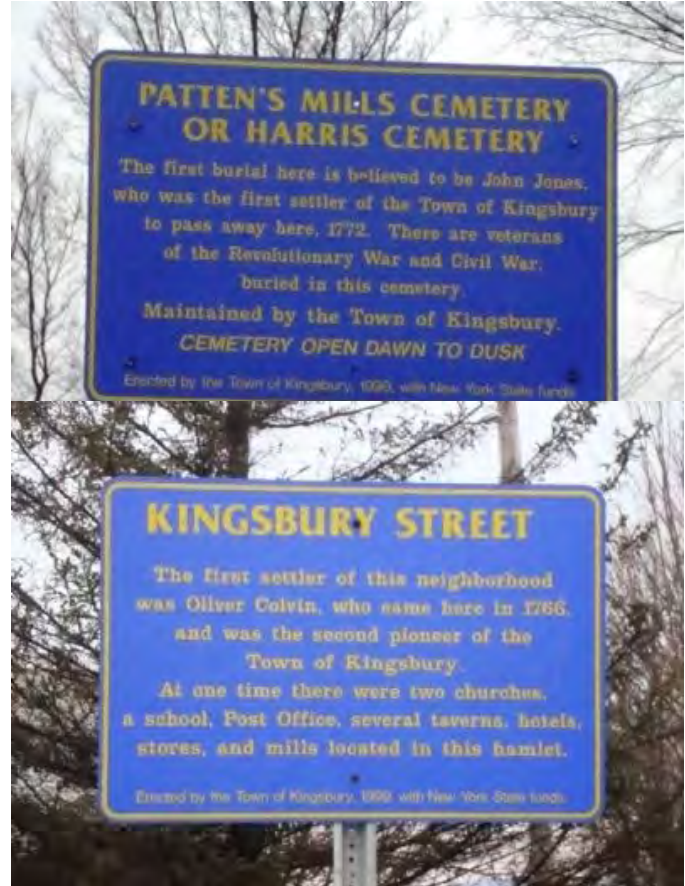
<sup>1</sup> Loding, Paul R, *Town of Queensbury Historian and Village of Hudson Falls Historian, Town and Village websites*

British invasion by Maj. Christopher Carleton, in 1780. Local Loyalists help guide this group through the town burning everything in their path except the homes they owned. Three of those home are still standing.

Before the end of the Revolution the town was rebuilt and the unburned homes of the Loyalists were taken over by the returning residents. Albert Baker and Thomas Bradshaw rebuilt their homes and mills. Edward Patten purchased the foreclosed upon land of the Jones family, built his first mill and renamed the settlement as Pattens Mills, which it's still called today.

In 1781, Charlotte County, of which Kingsbury was a part, was annexed by the Republic of Vermont and remained so until the end of the year, when the Vermont General Assembly gave up their claim. In 1782 the State Of New York officially organized the town and the town held its first official Town Meeting, of which the minutes of that meeting arc still in the Town records.

For the next 50 years, the area remained a largely agricultural with a few small mills until the opening of the Glens Falls Feeder Canal in the 1830's which connected to the Old Champlain Canal and opened commerce between the Upper Hudson River to Canada and New York City. This canal was used to bring extra water from the Hudson River, above nearby Glens Falls, into the middle of the highest section of the Champlain Canal which opened in 1823. This was followed later in the century by the opening of the railroad. Both of these innovations made it affordable to bring in raw materials and ship out finished products. Due to these transportation infrastructure developments projects, Kingsbury was opened up to commerce with the outside world, bringing new growth and prosperity. For the next 100 years, Kingsbury grew and was home to larger farms, mills, logging and several types of mining.



There were two principle types of mines in Kingsbury - limestone and bluestone. Near the hamlet of Smith's Basin a large lime producing operation was carried out until the 1940's. This lime was shipped out on the Champlain Canal. On the western side of the town another mine produced what became known as Kingsbury Bluestone or Kingsbury Dolomite. This stone was quarried as a building material.

The Feeder Canal closed in 1930 and has since transformed into a fourteen-mile trail park with the towpath for hiking and biking, and the canal itself for fishing, canoeing and kayaking. In the 20th century one major change affecting the community involved schools. In the early 1900s, children attended small one or two room schoolhouses, located within a couple of miles walking distance from home. By the 1950s schools had become centralized and more children took the bus to a large school in or near the Village.



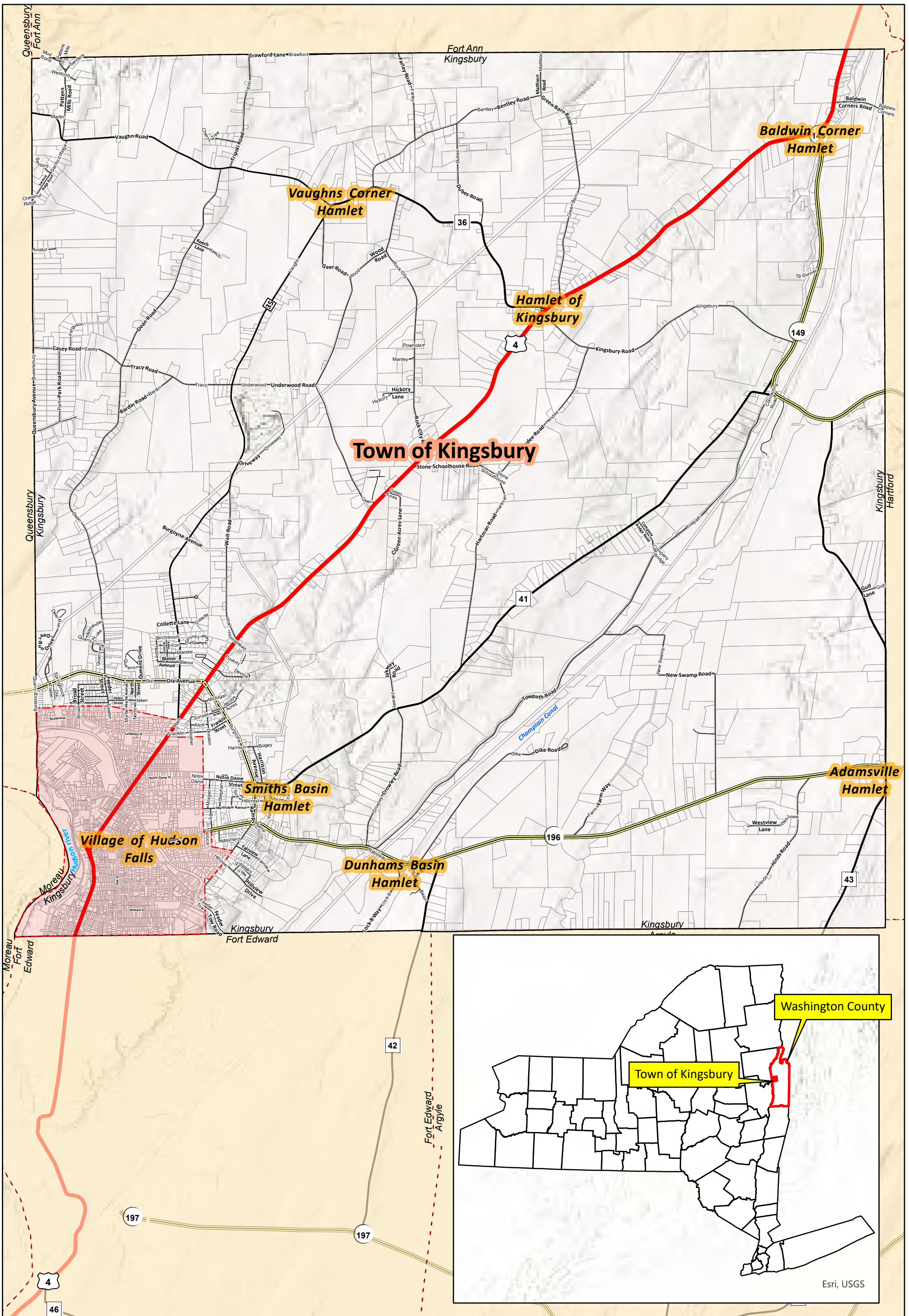
### Kingsbury Today

Today the Town of Kingsbury continues to have a strong agricultural atmosphere. The retention and perservation of the rural and agricultural character of the Town of Kingsbury is a priority. The Town continues to have growth pressures near the perimiter and surrounding the Village of Hudson Falls. These pressures are related to the growing need for water and sewer for



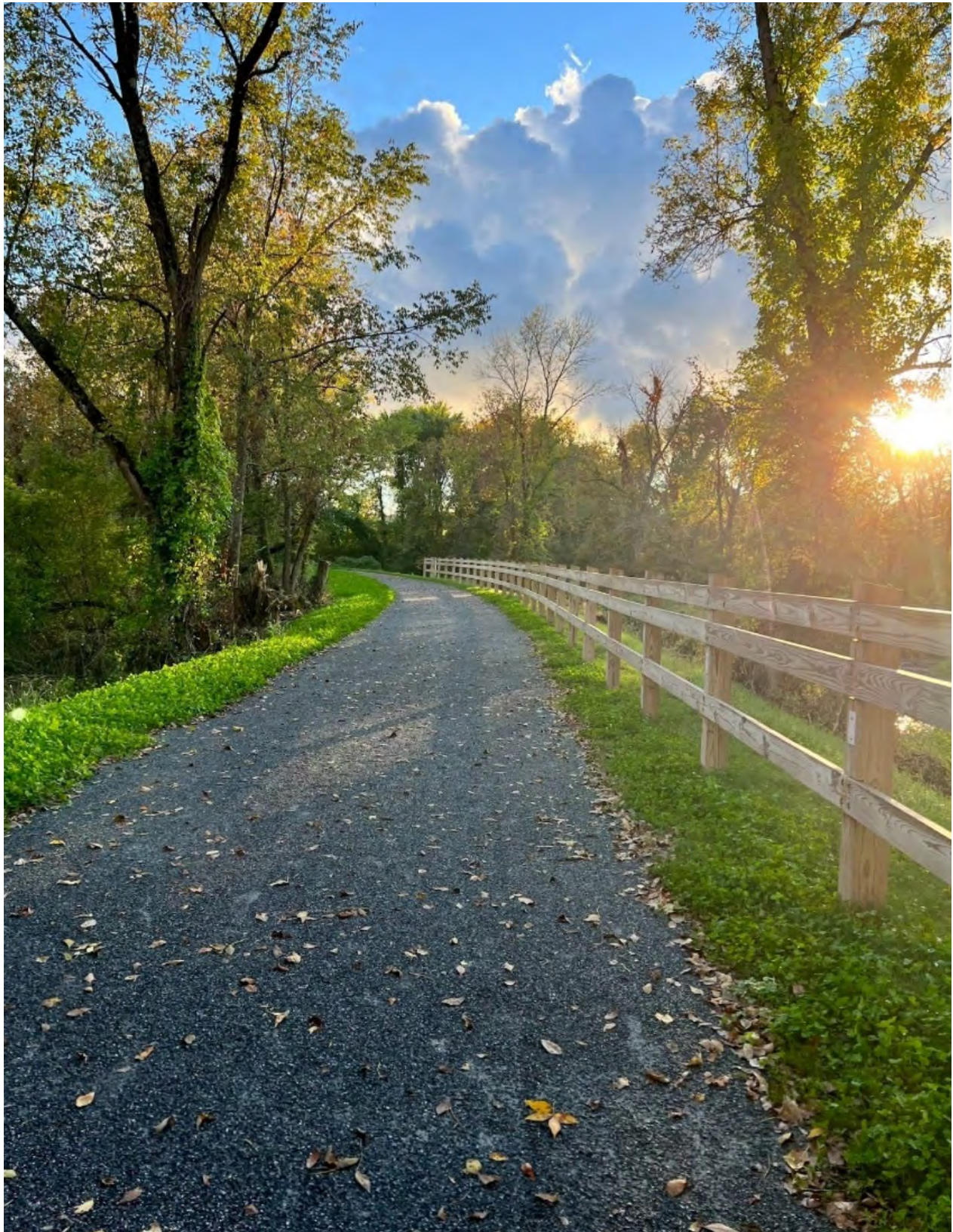
economic and residential development. Industrial develoment has significantly changed since 1973 and the Town looks to cont inue to reimage its future.





# Hamlets of Kingsbury

Town of Kingsbury, Washington County, New York





# PLAN PROCESS

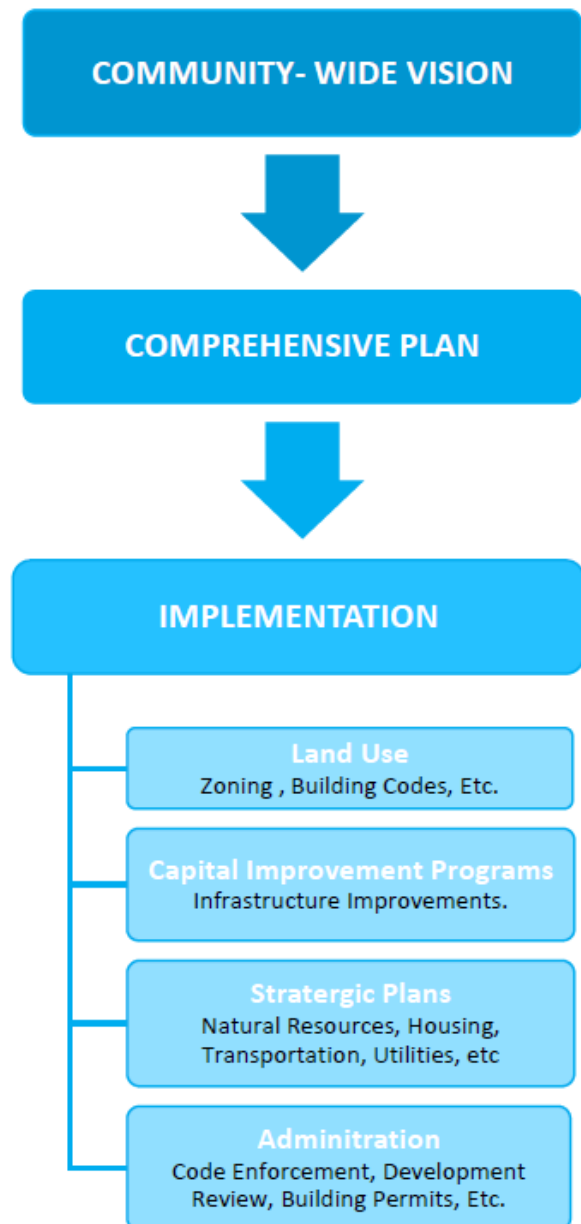
## Planning Process

The “Imagine Kingsbury” planning process consisted of two phases that lead towards the overall development of the Comprehensive Plan. Phase 1 included the development of the Vision Report and Phase 2 developed the detailed Inventory and Goals of the plan. This combined process serves as the Comprehensive Plan, the culmination of an engaged community through an intensive, immersive, virtual and in person visioning process.

The Town of Kingsbury Comprehensive Plan establishes the community’s vision, identifies specific development and revitalization goals and associated recommendations, and sets forth clear steps to implement those recommendations necessary to achieve the Town’s vision.

The Planning process has been used to understand changing economic conditions and identify local attitudes toward community characteristics and needs. In addition, the process has identified development opportunities along with potential regulatory and land use adjustments for the purposes of protecting public health, safety, and general welfare.

The Town formed a Comprehensive Plan Committee (CPC) in 2021. Members were carefully selected to best represent the population, bolster inclusivity, and achieve equitable outcomes. The Committee is comprised of local residents, community leaders, and local business owners.



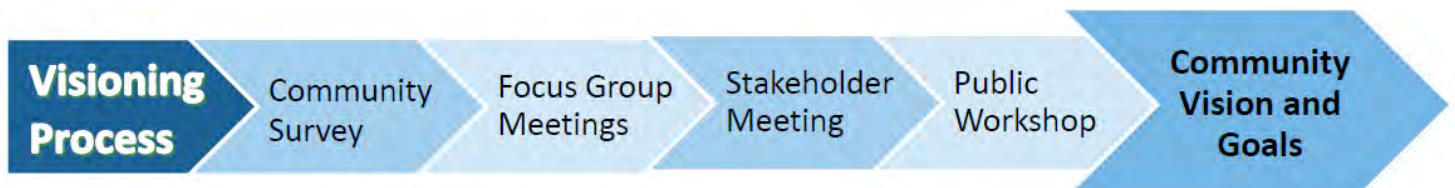


The plan was developed as part of two (2) planning phases to leverage local and state resources to assist with funding the plan. Phase 1 was completed nearing the end of 2021. The Town was awarded additional funds from the New York State Department of State Smart Growth Grant for Phase 2, which was used to develop the inventory, goals and key strategies for advancing the Town’s vision.

The initial **Vision Report** (Appendix A) provides a broad overview of the preliminary findings from the public engagement process. The report outlines the community vision, which is intended to identify weaknesses, build upon strengths, and improve overall quality of life.

The later phase of the planning process pulled all the resources together into the full Comprehensive Plan, which included a **Community Profile** that summarizes the Town’s existing conditions, including, but not limited to, land uses, infrastructure, environmental resources, recreation, local and regional economic conditions, and the Town’s socio-demographics.

The public outreach program, combined with the work of the CPC, the Community Profile and site visits all contributed to establishing a foundation for developing the overall plan. The formulation of the goals are actions of the planning process are the result of this engagement effort.



The results of these efforts will be the creation of a Town-Wide Plan that sets forth a sustainable and collaborative future for the entire Community.



## Community Outreach

The Town of Kingsbury Comprehensive Plan included multiple opportunities for public engagement, including surveys, stakeholder interviews, two Open House events, two joint public workshops with the Town Board, and a Smartt Growth Workshop. The Draft Plan was also subject to two Public Hearings. The following is an overview of the outreach techniques followed by a summary of the public input results.

### Open House

Two (2) Open House Events were held during Phase 1 of the planning process to engage the public and obtain meaningful feedback. The first Open House Event was held on September 28, 2021 at the Hudson Falls American Legion, and the second Open House Event was held on October 28, 2021 at the Kingsbury Volunteer Hose Company. Both meetings spanned a total of eight (8) hours in effort to reach a broader audience and allow interested parties the flexibility to visit the event at a time most convenient for them. These events were announced in a timely fashion to give residents proper notices to attend.

The events were conducted in a similar fashion along with the materials used. The materials present at the Open House Events included several poster boards both informative and interactive. Poster boards were used as tools to engage the public and obtain input. Informative boards were displayed to explain the planning process, and the need for a Comprehensive Plan Update.

Interactive boards posed questions pertaining to the future of Kingsbury, and materials were supplied, such as markers and stickers, for visitors to respond directly on the poster boards.

The Open House Events were a critical component of the community outreach methods. The overall goal of these events was to interact with the community on a personal level that allowed them to express their concern and opinion with no predeterminations.

**Upcoming Public Workshops**

**YOUR INPUT AND IDEAS ARE VITAL**  
in order to help shape the future of our community. Join us...

**WORKSHOP #1**  
**Identifying Strengths, Weaknesses Opportunities & Threats**

**Date:** Tuesday, September 28th  
**Location:** Hudson Falls American Legion  
**Time:** 12:00 – 8:00 P.M.

- Presentation of Comprehensive Planning process
- Overview of community characteristics and conditions
- Identify Strengths, Weaknesses, Opportunities, & Threats

**WORKSHOP #2**  
**Open House: Visioning and Goals for Kingsbury**

**Date:** Thursday, October 28th  
**Location:** Kingsbury Volunteer Hose Company  
**Time:** 12:00 – 8:00 P.M.

- Review Workshop #1 findings and Maps & Story Boards
- Confirm important issues & identify potential solutions
- This will craft the Plan's draft Vision Report

### Joint Board Meetings



Pictured: Town of Kingsbury Zoning Board (left), Planning Board (right), and Town Board (center)

Two Joint Board Meetings were held as part of the planning process. The first was held on October 202021 and spanned roughly two (2) hours. All Boards were present at this meeting to discuss the major concerns and issues within the Town based on their duty and the position they serve. The dialogue at the Joint Board Meeting was extremely insightful and dynamic as the Planning Board, the Zoning Board, and the Town Board all were able to share their perspectives and experiences. The public was invited and encouraged to attend this meeting. The meeting format began with an ongoing discussion between the three (3) Boards and public comment and question were welcomed toward the end of the meeting.

The Planning Team led the organized discussion, which allowed each Board to discuss the issues, concerns, and requests most often seen from the public. Several topics were acknowledged ranging from cannabis to signage on homes. The Joint Board Meeting truly depicted the ongoing challenge faced by the Town. There is a need for more housing, primarily affordable housing and senior housing, and there is a strong desire to expand retail commercial within the Town. However, the existing infrastructure does not adequately support this growth nor do the residents that moved to Kingsbury for its rural and small-town charm. The meeting reinforced the Smart Growth model where preservation and growth can occur concurrently.

The second was held in June 7, 2022 and was open to the public. This meeting focused on existing and future land use trends. The public was invited to participate with the Town, Planning and Zonging Board



in a discussion on the needs of the community. Land use topics discussed included commercial (corridors, hamlets and mixed use areas); housing needs (variety, size, multifamily, cluster subdivision, etc.), solar and renewable energies; agricultural; recreational; and transportation uses. Resulting future land use recommendations continued to focus future growth near the Village of Hudson Falls, as well as continue to provide opportunity for commercial activity along Route 4.





## Regional and Community Plan Summaries

In addition to the community outreach provided as part of this planning process, Kingsbury’s plan consulted numerous other plans and resources prepared for the Town, Washington County or surrounding region. Ideas generated from Kingsbury’s public outreach process are also supported in these prior plans and policies and can be used to give strength to their support in the Town.

### REDC Regional Plan

The Capital Region Regional Economic Development Council (CRREDC) developed an area wide investment plan for its seven county region, inclusive of Washington County. The CRREDC develops annual progress reports to review and refine these investment actions. While this is a broad investment plan, it is certainly applicable to the Town of Kingsbury. Chief Goals as outlined in the Plan include:

<b>Leverage &amp; Collaborate:</b>	Leverage existing partnerships while building new collaborations across academia, the private sector, and government to make the Capital Region a destination of choice.
<b>Open New Doors:</b>	Create ready access to capital by making it easy to identify existing sources and creating new collaborative sources of funding to stimulate economic expansions.
<b>Prepare for Tomorrow:</b>	Leverage the strength of the education system, from kindergarten through post-graduate, while collaborating with the public and private sectors to create a workforce that gives employers what they need and students what they deserve.
<b>Build a Superhighway:</b>	Ensure that 21st Century infrastructure exists so the Capital Region will become the first destination for business in New York State and be accessible to build, grow, and expand business.
<b>Bring Cities to Life:</b>	Capitalize of our urban centers within the Capital Region that have history rich in vibrancy and return them to centers of influence that are alive with business, residential and cultural programs that will revitalize them as active neighborhoods.
<b>Celebrate &amp; Optimize our Surroundings:</b>	Attract visitors, new residents, and businesses by sustaining and optimizing our rural assets and working landscapes that provide a backdrop for the region.
<b>Showcase our Beauty:</b>	Capitalize on our inherited and created assets, leveraging the beautiful, natural environments, deeply rooted in history, arts, and culture and use them as beacons and anchors to make our communities thrive.
<b>Spotlight our Strengths:</b>	Create and celebrate our distinct and comprehensive Regional identity by reaching out to other geographies to feature these assets and make the Capital Region the first destination in New York.



The CRREC has identified many applicable updates that are in tune to the needs of the Kingsbury, including recommendations that affect varied social, natural, and built landscapes within the Town of Kingsbury. Recent updates to the Plan include:

- The Capital Region’s workforce contracted 2.7%, 15,100 workers to 542,300 workers; however, 2022 experienced a rebound and the May, 2022 figures indicated the workforce was up to 553,800.
- Regional unemployment peaked in May of 2020; however, by May of 2022, the unemployment numbers dropped and were the lowest in two decades.
- In 2021, the Capital Region was one of two regions that gained population.
- The Capital Region gained 8,134 jobs in the last year but remains 33,040 jobs below pre-pandemic job level.
- Kingsbury is 17th in the Capital Region with highest poverty rates with 15.7%. (The estimate is from U.S. Census Bureau, ACS, 2010-2014 & 2015-2019 estimates).
- During pandemic, Washington county Private Sector Job losses, 2019-2020 was around 8% which is low as compared to other parts of Capital Region.
- The Strategic Plan Update included “Magnet Strategy” that target workers in the Capital Region’s 54 Magnet Communities (communities 140% above the regional average workforce for arts, entertainment, and leisure industry) for workforce training. Fort Edward is the nearest magnetic community to Kingsbury.
- A HVCC (Hudson Valley Community College) project will advance the Magnet strategy’s goal of diversifying the occupational makeup of the region’s northern rural and urban communities by making educational opportunities more accessible to students in Saratoga, Rensselaer, Warren, and Washington counties.

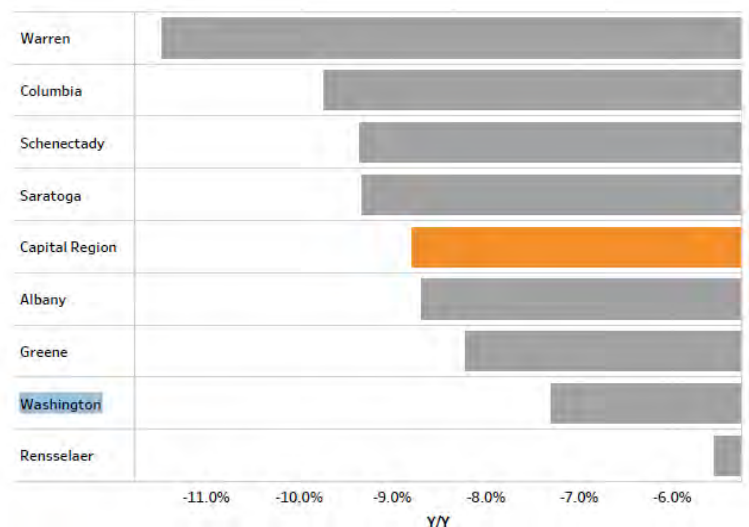
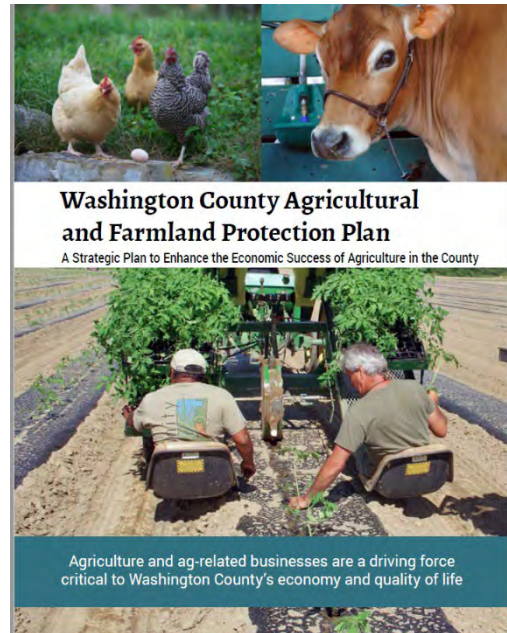


Figure 1: Capital Region Private Sector Job Loses, 2019-2020

Washington County Agricultural and Farmland Protection Plan

The County’s Agricultural and Farmland Protection Plan includes a Strengths, Weaknesses, Opportunities and Threats analysis that informed the setting of a vision, goals and development of a strategic plan. Washington County desires to promote and take advantage of emerging local and distant markets; cutting edge technologies and practices; renewable energy and cost efficiencies; and new opportunities to retain and expand agricultural commodities that are produced in the County. This plan is aligned with the Capital Region Economic Development Council’s Strategic Plan and Capital Region Agriculture, Food and Tourism (CRAFT) Business Hub Initiative goals and strategies. The goals of the plan are as follows:



- Enhance the viability, diversity and sustainability of agriculture, focusing on both niche and traditional farms, value-added processing, agri-tourism, packaging, and product aggregation and distribution operations.
- Promote recognition, awareness, and support of the critical role’s agriculture plays in the County with the non-farm community.
- Support and improve farm-support agencies and organizations, agri-infrastructure, funding, and educational opportunities to retain and grow agricultural enterprises.
- Protect the land base for farming and promote environmental sustainability of farms.
- Increase markets for and visibility of local and regional food and agricultural products.
- Increase the number of and support to next generation farmers and agricultural entrepreneurs operating in Washington County. Based on the above goals, the plan includes the following strategies:

- Strategy # 1. Create an Effective Organizational Structure for Agricultural Economic Success
- Strategy # 2: Create a Long-term, Systematic Approach to Agricultural Economic Development in Washington County
- Strategy # 3: Collect and Analyze Data, Promote New Opportunities
- Strategy # 4: Improve Broadband Internet Access and Cellular Coverage throughout Washington County
- Strategy # 5: Increase Access to, and Training of, Skilled Labor for Agricultural and Forestry Operations



- Strategy # 6: Create a Comprehensive Marketing Strategy that Promotes Both Farm Products and Farming in the County
- Strategy # 7: Cultivate the Next Generation of Farmers
- Strategy #8: Conserve Farmland
- Strategy #9: Advocate for Lowering the Tax Burden on Farmers

The planning process included a community survey in which Kingsbury residents were well represented. Key survey findings included that almost all participants felt that agriculture was very important, the majority expressed a positive perception of farming and that their purchase of local foods and agricultural products were bought primarily at farm stands, farm stores and farmers markets.

The Washington County Agricultural and Farmland Protection Plan and its accompanying map will be consulted when reviewing natural features and land use Goals and Objectives in the Town of Kingsbury.

[Lake Champlain-Lake George Regional Planning Board - Forward Together Economic Resilience Plan](#)

The Lake Champlain-Lake George Regional Planning Board is a regional planning and development organization serving a five county region including Warren, Washington, Hamilton, Essex and Clinton Counties. The Forward Together Economic Resilience Plan was completed in 2021 and the focus of the plan was to evaluate the impact of COVID-19 on the region and to identify strategies for businesses and to develop market opportunities that have emerged during 2020 and 2021. The plan includes a total of 39 recommendations with the following being identified as priority projects:

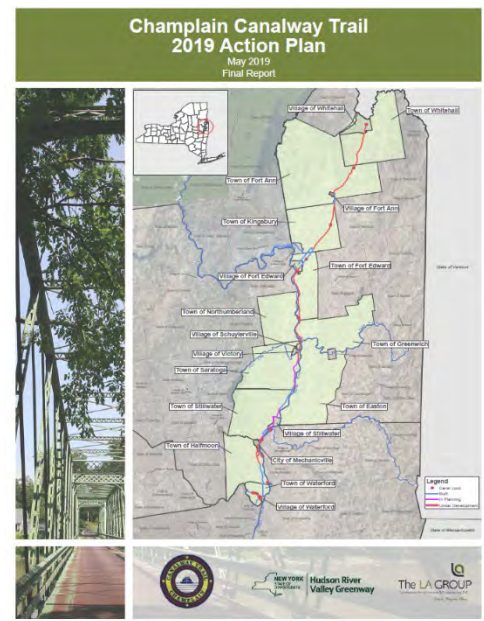
- Connecting People
  - Development of a regional telecommunications plan and development strategy by securing funds to support the planning and infrastructure deployment of broadband.
  - Leading a Regional Water and Waste Water Assessment and Strategy to provide for the current and future needs of the region.
- Housing Access and Stability
  - The Regional Board will conduct a housing needs assessment and develop a strategy to address the housing issues in the region. The project is funded through a Northern Border Regional Commission grant.



- Explore the creation of a regional landbank.
- Entrepreneurial Ecosystem Building
  - Utilize the Small Business Loan Fund and work with other economic development organizations to assist existing and startup businesses in the region.
- Main Streets and Community Centers as Economic Engines
  - Seek funding to create a Main Street Revitalization Program.
- Childcare Access
  - Support local agencies seeking to establish the Staff Family Childcare Network to support and retain existing child care providers.
- Career Building and Skills Training
  - Support efforts to increase worker skills; particularly in high tech fields.

[Champlain Canalway Trail 2019 Action Plan](#)

The Action Plan is designed to unify the region’s outstanding historic, cultural, natural and recreational assets and establish a world-class destination for residents and visitors. Profiles were developed for the 18 individual municipalities, including the Town of Kingsbury, in the trail corridor. Each Trail Profile consists of a description of the trail and how the Empire State Trail interfaces with the Champlain Canalway Trail in that community. To give locational context, a short inventory of water access points, public facilities and events, and locations for important trail connectors are also provided. An implementation strategy outlines the general next steps for trail areas ready to move forward.



***The Vision is an attractive and continuous Champlain Canalway Trail route from Waterford to Whitehall that utilizes historic towpaths, Champlain Canal shoreline, existing local and regional trails, on-street bicycle routes and links to regional and community attractions.***

- Establish trails, linear parks, bike routes and water trails that connect along the Champlain Canal;
- Corridor that link through historic towpaths, trails, portions of the present-day canal, abandoned railroad corridors and low-traffic roads;



- Bring trail benefits to places where people live, and businesses operate by providing downtown;
- and neighborhood trail connections in historic river and canal communities;
- Establish links with the regional network of trails including the Crescent Trail along the Mohawk;
- River, Glens Falls Feeder Canal Trail, Warren County Bikeway, Zim Smith Trail, Erie Canalway Trail, Empire State Trail, snowmobile trail network, on-road bicycle touring routes, and water trails; and
- Assist communities to capture and maximize their benefits through local actions that promote a unified corridor-wide identity.

A large section of the trail is located in the Town of Kingsbury. Upon closure of the Glens Falls Feeder Canal, the canal was transformed into a vibrant fourteen-mile linear park with the towpath for hiking and biking, and the canal itself for fishing, canoeing and kayaking. The north-south route of the Old Champlain Canal and modern Champlain Canal is an exceptionally serene and picturesque travel corridor. The Towpath through Kingsbury offers a four-mile stretch of exceptional birding opportunities. Lock C-9 Canal Park, located in the hamlet of Smith’s Basin, 6 miles north of C-8 Canal Park in Fort Edward, represents the perfect biking trail segment for families.

The second part of the Trail Profiles are descriptions of individual trail sections as laid out by the community. A description, availability of wayfinding and other signage, and an outline of needs is also summarized. As Table 1 indicates, the trail generates significant traffic and opportunity.

**Table 1: Town Annual Trail Users Projections**

Town of Waterford to Village of Stillwater	79,340
Village of Stillwater to Village of Schuylerville	69,171
Village of Schuylerville to Town of Greenwich	69,825
Town of Greenwich to Village of Fort Edward	73,099
<b>Village of Fort Edward to Town of Kingsbury</b>	<b>70,074</b>
<b>Town of Kingsbury to Village of Fort Ann</b>	<b>68,072</b>
Village of Fort Ann to Village of Whitehall	3,546*

Low numbers due to on-road route only along US Route 4.

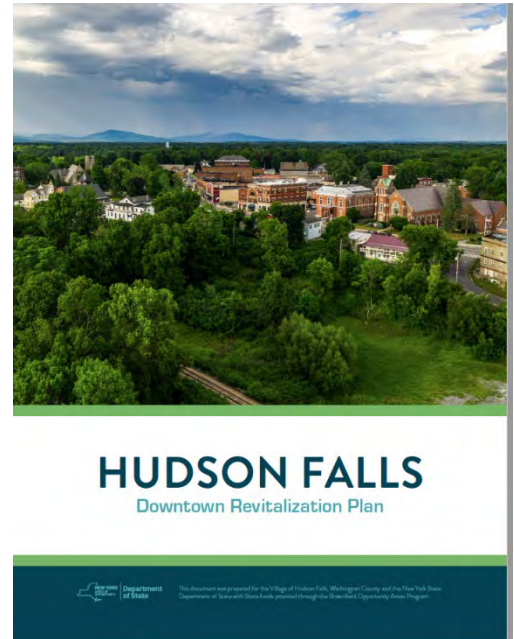
Source: Empire State Trail – Trail User Projects July 20, 2018

The north-south route of the Old Champlain Canal and modern Champlain Canal is an exceptionally serene and picturesque travel corridor. The Towpath through Kingsbury offers a four-mile stretch of exceptional birding opportunities. Lock C-9 Canal Park, located in the hamlet of Smith’s Basin, 6 miles north of C-8 Canal Park in Fort Edward, represents the perfect biking trail segment for families.



Village of Hudson Falls Comprehensive Plan

Village of Hudson Falls is located in the southern corner of the Town with a land area of 1.9 sq. miles. In 2004, through rigorous community participation process, the Village adopted a comprehensive plan. The Plan identified the challenges facing the Village, as well as areas of opportunity and potential focus. One central theme of the plan is the need to deal effectively with the legacy of the industries that were once located in Hudson Falls and at the same time leverage public and private funds to attract new sources of employment. This redevelopment must be implemented in tandem with a focus on the Village’s urgent infrastructure needs.



**Hudson Falls Downtown Revitalization Plan**

Hudson Falls Downtown Revitalization Plan, funded through the Brownfield Opportunity (BOA) program, outlines a plan for the revitalization of brownfield sites, vacant properties and underutilized assets in the Village of Hudson Falls. The planning process identified the following goals:

- Revitalize Downtown Streetscape and Properties.
- Highlight the Village’s Scenic Resources.
- Ensure Adequate Infrastructure.
- Preserve Historic Resources.
- Create Stable Residential Neighborhoods.
- Maintain Small-Town Aesthetics.
- Highlight What Makes up Village Unique.

The Town’s planning process will work to complement and align its goals and strategies with the Village’s Plan.

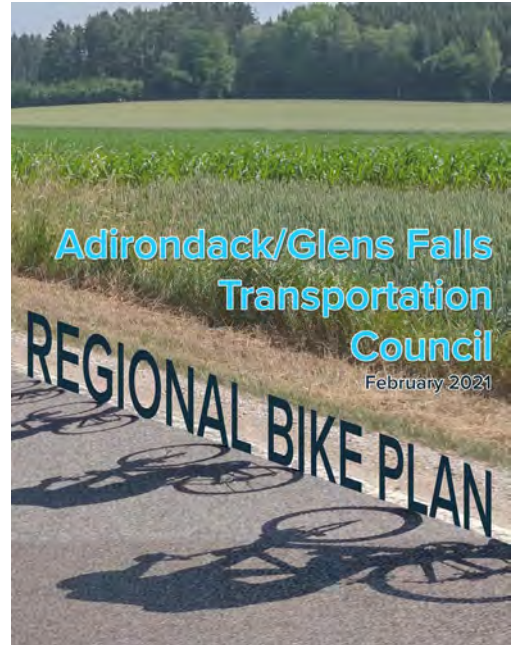


[Regional Bike Plan AGFTC \(Adirondack Glens Falls Transportation Council\)](#)

The goal of the Regional Bike Plan is to support and encourage policies and projects that increase bicycle activity in the region. This includes both the frequency that residents choose a bicycle over other modes of transportation and expanding the regional network of bicycle infrastructure.

The following are the objectives that were established for the Bicycle Plan:

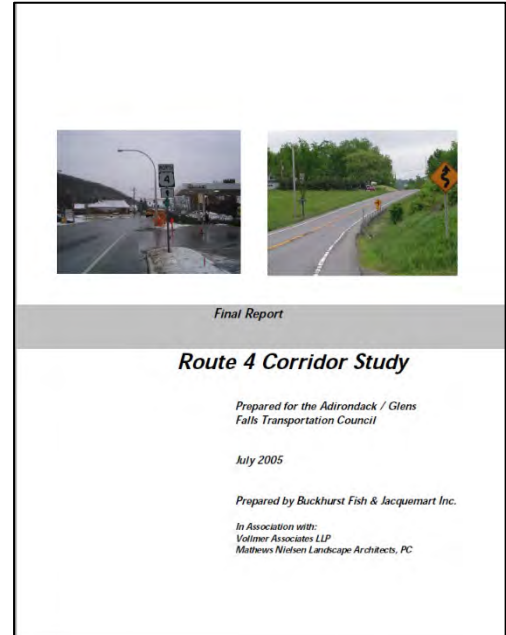
- Establish priorities for future bicycle improvement. Including general planning principles and Bicycle Priority Network, to foster the ability of cyclists to travel throughout and between each community in the AGFTC region
- To provide relevant guidance and data to support the improvement and expansion of the regional bicycle network by local project sponsors and bicycle advocates.
- Document and inventory bicycle improvement projects and provide a regional framework for local project sponsors to pursue funding and implementation.



These objectives will be integrated as appropriate into the Goals and Objective portions of the Plan.

[Route 4 Corridor Management Plan](#)

Through a New York State Quality Communities Grant, the Village of Hudson Falls, along with several other municipalities in Washington County, developed a management plan for the future development of the Route 4 corridor in 2015. Recommendations specific to the Village included updating land use and zoning regulations to strengthen the downtown, the adaptive reuse of the upper floors of buildings, and the promotion of Smart Growth policies. The plan called for a more inviting pedestrian environment, property redevelopment, and streetscape improvements along Route 4 to encourage additional travelers to use the corridor and increased economic activity.



[Housing Transition: Needs Assessment and Supportive Housing Action Plan](#)

Washington County was awarded a planning grant under the 2017 Community Development Block Grant Program. The plan goal was to devise solutions to address the increasing and costly problem of providing transition housing for the homeless. The plan laid out the priority issues identified in Washington County and presented an action plan and funding sources to address the issues.

The findings and recommendations will be considered in formulating the goals and objectives related to the Government, Land Use and Community Services.

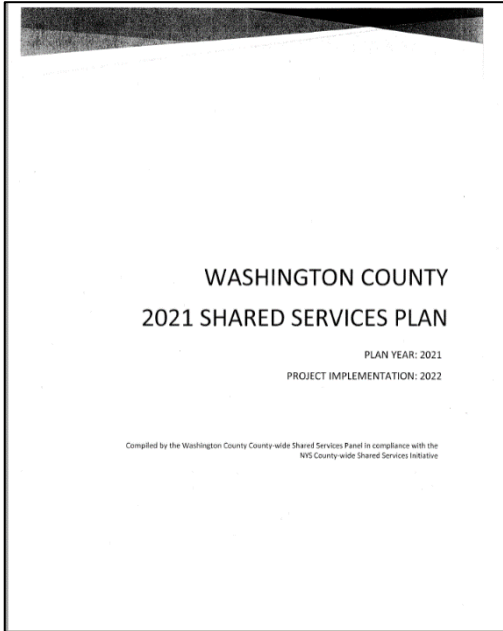




Washington County Shared Services Plan

The 2021 Shared Services Plan outlines ways in which municipalities within Washington County can work collaboratively by sharing services, creating efficiencies and/or costs. The Plan included the Town of Kingsbury Supervisor as well as all of the Town Supervisors and Mayors of other Washington County communities. The 2022 Plan included four projects; all envisioned to save money for local taxpayers.

Recommendations and projects will be considered in formulating Goals and Objectives in relation to Government, Land-Use, and Community Services.

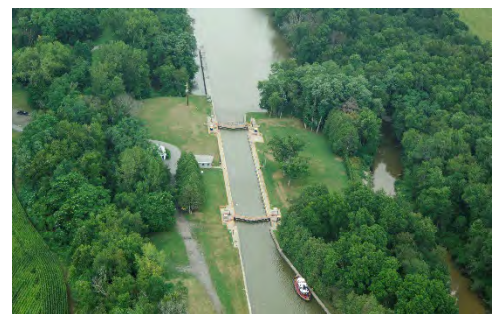


## Public Input Highlights

There has been wide project publicity in order to provide community awareness of Kingsbury’s intent to update the Comprehensive Plan. It aims to help increase awareness of the importance of the Town’s effort to establish a master plan to guide future land use and development throughout Kingsbury, which directly impacts the community as a whole. There was a substantial amount of feedback obtained during the robust public participation process as a result the community survey, the stakeholder roundtables, the public workshops, and the joint board meeting. The Vision report is a culmination of all outreach efforts and public input obtained. The Vision Report itself, Phase 1 of a two (2) phases project, will advance the development of the Comprehensive Plan Update. The follow is a broad overview of key summary insight received during outreach efforts.

### Summary of Town of Kingsbury Public Outreach Findings

1. **Preserve the Town’s rural character and scenic beauty.** *The natural landscape is a large incentive for those that choose to live in Kingsbury. Maintaining the rural, pastoral feel from the open space, farmland, and forest is important to the community.*
2. **Encourage recreational activities to connect people and places throughout the community.** *Recreation, both active and passive, is an attraction to residents of all ages and the Town’s location offers ample opportunity for a variety of recreational activities.*
3. **Increase housing choices within the Town.** *There is a need for more housing choices within the Town of Kingsbury. These choices include a variety of sizes to accommodate the range of needs within the Town. Of note, is the need for senior housing to accommodate an aging community.*
4. **Ensure sufficient infrastructure exists to support development.** *Infrastructure is limited within the Town. In order to support appropriate growth, an assessment of infrastructure needs should be evaluated.*
5. **Provide more retail and commercial shopping opportunity within the Town.** *Residents strongly support the notion of more small stores and retail services; boutiques, bakeries, and restaurants were strongly supported.*



6. **Support and embrace the agricultural industry and the Right to Farm community.** *Kingsbury has historically been a farming and agricultural community. The Town needs to continue to encourage preservation and diversification of agricultural activities to support this industry.*
7. **Ensure the Town's natural and environmental resources are protected.** *The Town's natural resources and unique beauty are the reason that many that have sought out the Town. Residents expressed their concern for overdevelopment and a protection of these valuable resources and viewsheds.*
8. **Improve cable and WIFI Town-wide with an emphasis on affordability.** *Connectivity through broadband, cable, and other WIFI infrastructure is a necessity in all communities. As emphasized by the pandemic, such connectivity is critical for both economic stability and educational support for the schools.*
9. **Enhance the trail system throughout Kingsbury to mimic trail systems nearby.** *The Empire Trail through Kingsbury was completed in 2021 and is expected to attract 70,000 visitors annually. There is a need to improve connection to and from the Trail for enhanced connectivity.*
10. **Increase childcare services.** *In order to support families and economic development in the Town, affordable childcare should be encouraged and supported throughout the Town. Consider afterschool activities/programs to help alleviate the lack of childcare services offered to families.*
11. **Provide more for Kingsbury's youth.** *The youth of Kingsbury desire for more options to engage themselves in the community. The pandemic has created social challenges as activities and programs have been reduced or eliminated. Establishing a strong infrastructure of programs, activities, and amenities for the youth of Kingsbury will strengthen the community's future.*
12. **Expand public transportation options to increase accessibility.** *As a rural community, public transportation is often limited. Identifying transportation solutions to assist community members with access to key resources throughout Town is strongly desired.*







# COMMUNITY PROFILE

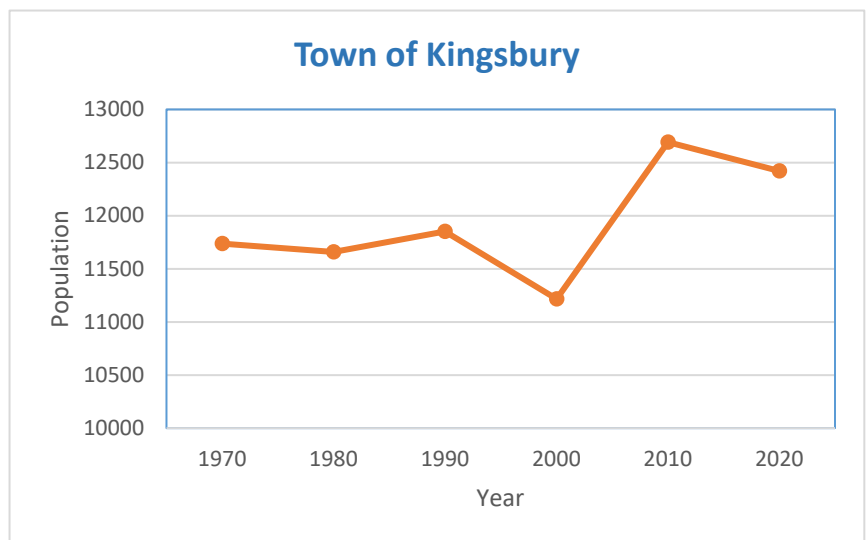
The following Community Profile provides an overview of Kingsbury’s existing conditions and trends, including demographic, land use, zoning, transportation and infrastructure, environmental resources, recreation and open space, socio-demographics, the Town’s fiscal health and governmental structure, economic development efforts along with an evaluation of local economic conditions and a historical overview of the Town. In an effort to understand the existing conditions of the Town and help identify issues, concerns, and opportunities for revitalization, the following Community Profile was prepared.

## Demographic and Growth Trends

### Patterns and Changes in Population

An integral part of any comprehensive plan is a study of demographics, past, present, and future. By examining socio-economic data, recommendations can be made concerning the future land use and demographic make-up of the community. In addition to the Town data provided in this section, comparisons to the Village of Hudson Falls, Washington County, and the State of New York will be made where appropriate. These comparisons will provide a level of context to understand the conditions in the Town of Kingsbury in relation to other geographies. Unless otherwise specified, Town statistics include all residents living within the Village of Hudson Falls, as village residents are also residents of the Town.

The information contained herein has been compiled utilizing data from the 2019 Washington County Profile and the 2013 Washington County Sub-County Profile, 2010 U.S. Census, the 2020 5 Year American Community Survey (ACS) and the 2020 Census Population Estimates. Other Decennial Census Data was used as applicable and is indicated. The data presented is the most up to date available at the time of this writing. Sources have been documented under each table and chart.



Source: US Census Bureau 2020 5 Year ACS Estimates; 1970 to 2010 Decennial Census.

### Population Key Findings

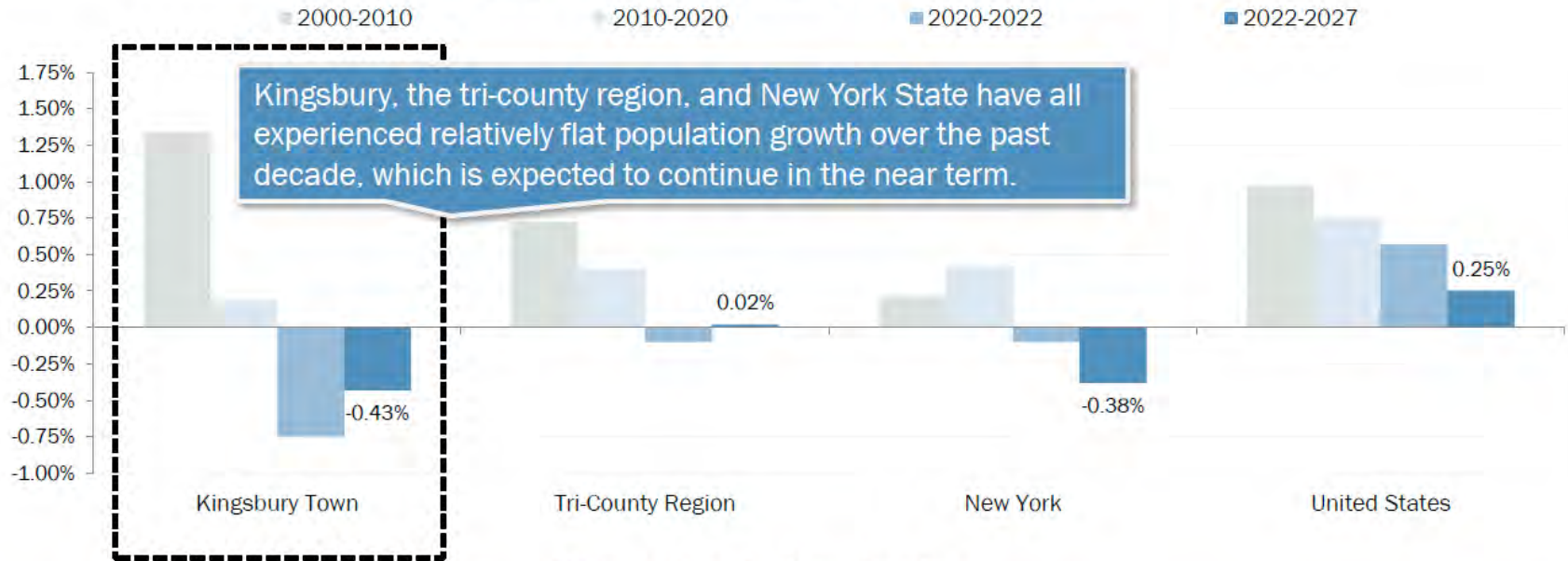
- Flat to declining population growth within Kingsbury and the tri-county region suggests local demand for general retail goods and services will ebb lower over the foreseeable future. This shift in average household size is likely due to stronger growth in non-family households.
- Racial makeup in both the Town and region is predominately white. If population is to expand, it will likely happen as a result of in-migration in racial minorities.
- Relatively few Kingsbury residents possess a four-year or advanced degree. These relatively low educational attainment levels in Kingsbury are appropriate based on the share of lower-skill/entry-level positions in the hospitality and manufacturing industries.
- The Town's population is relatively young compared to the region, with higher shares of young workforce and early-stage families, and lower shares of young and older empty nesters.
- Just 19 percent of Kingsbury households earn \$100,000 or more annually, versus 42 percent of tri-county region households.
- The current average household size in Kingsbury (2.3 persons) is relatively small compared to those of the state and nation and has been declining over the past decade.





## Population

Annualized Percentage Change, Total Population



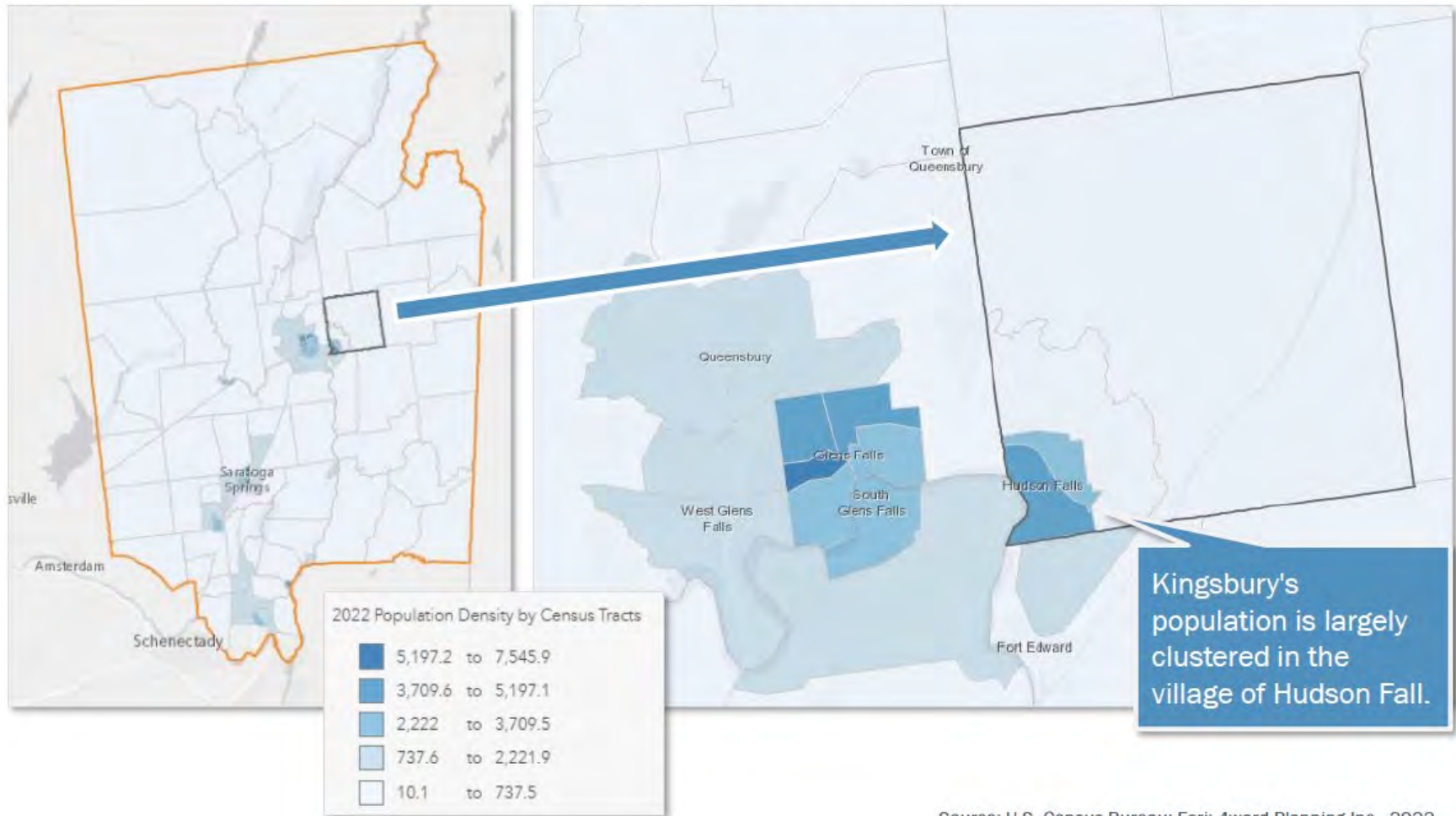
Population by Geography

	2000	2010	2020	2022	2027	2022-2027 Change
Kingsbury Town	11,210	12,700	12,940	12,750	12,480	-270
Tri-County Region	324,980	348,530	362,460	361,710	362,040	330
New York	18,976,460	19,378,100	20,195,040	20,154,570	19,778,810	-375,760
United States	281,421,910	308,745,540	331,912,420	335,707,900	339,902,800	4,194,900

Source: U.S. Census Bureau; Esri; 4ward Planning Inc., 2022

# Population Density

## Persons per Square Mile

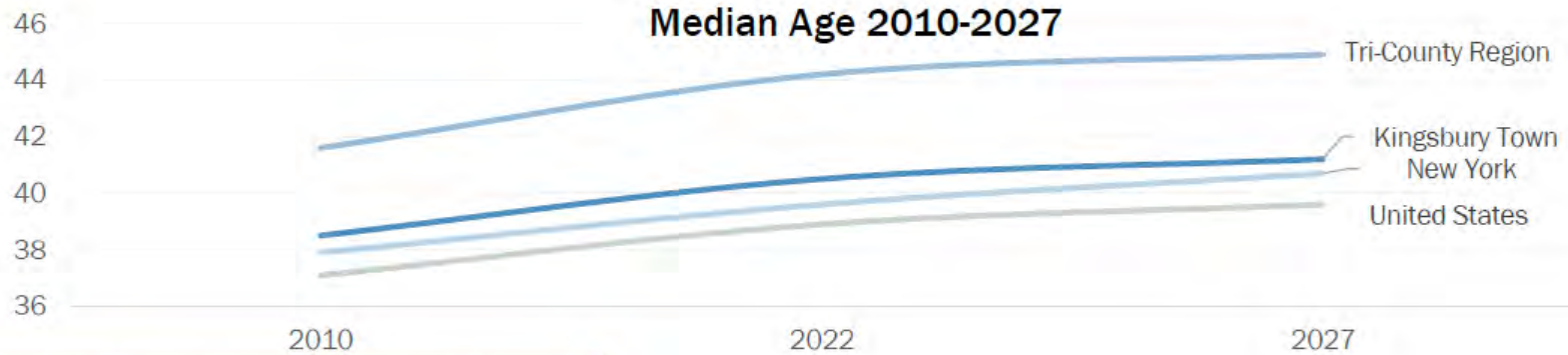


Source: U.S. Census Bureau; Esri; 4ward Planning Inc., 2022



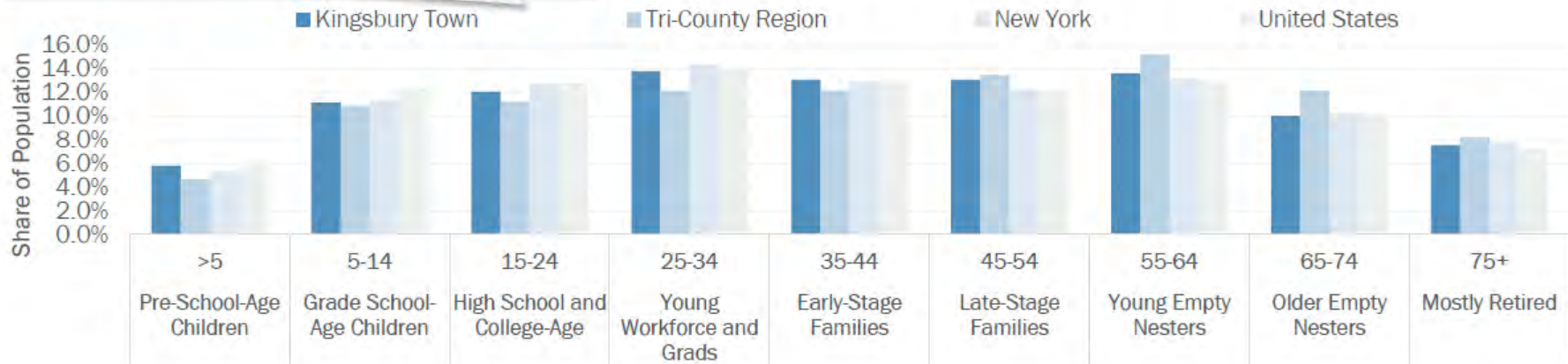


## Age



Kingsbury's population is relatively young compared to the region, with higher shares of young workforce and early-stage families, and lower shares of young and older empty nesters.

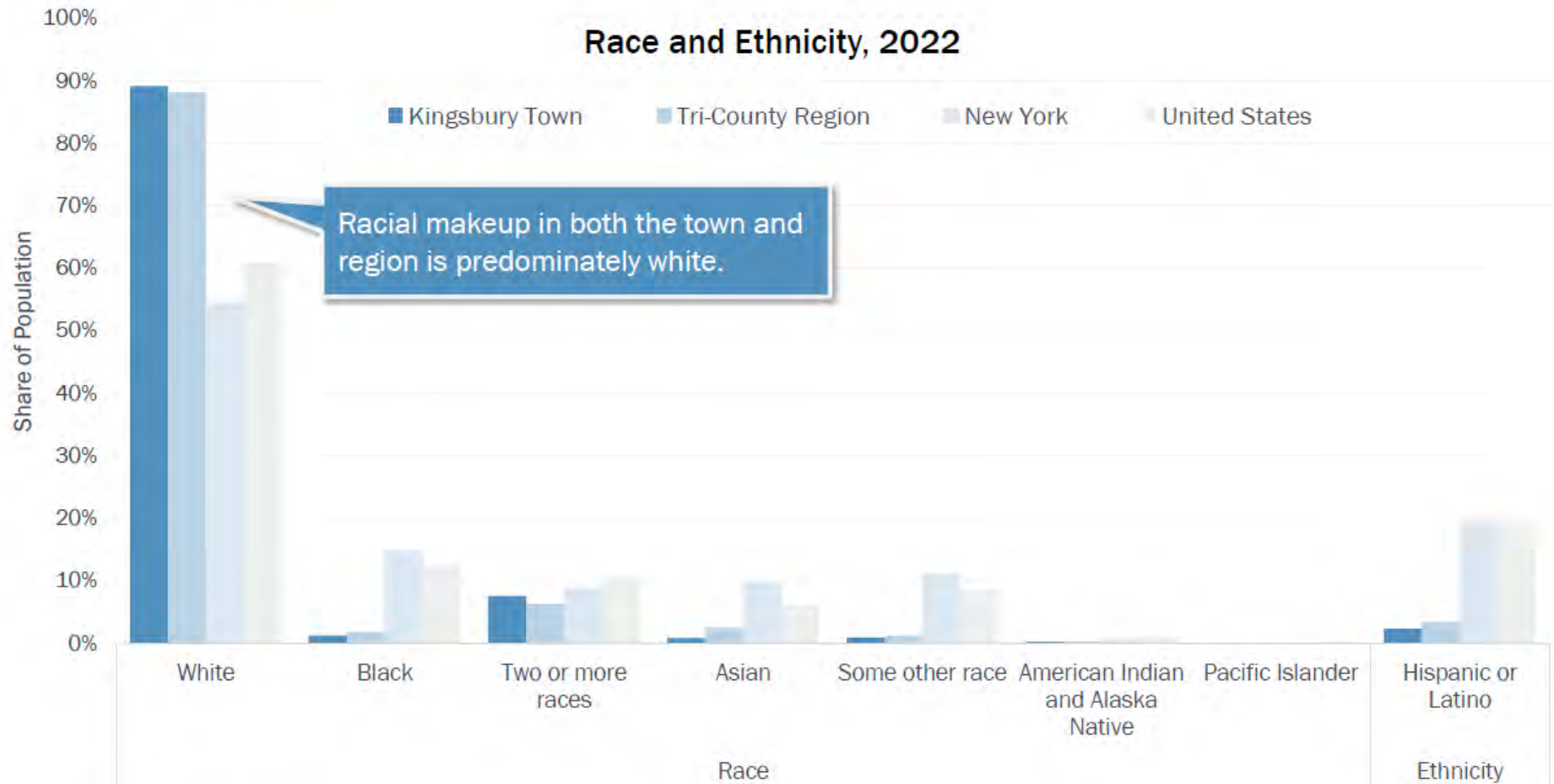
### Age Distribution, 2022



Source: Esri; 4ward Planning Inc., 2022



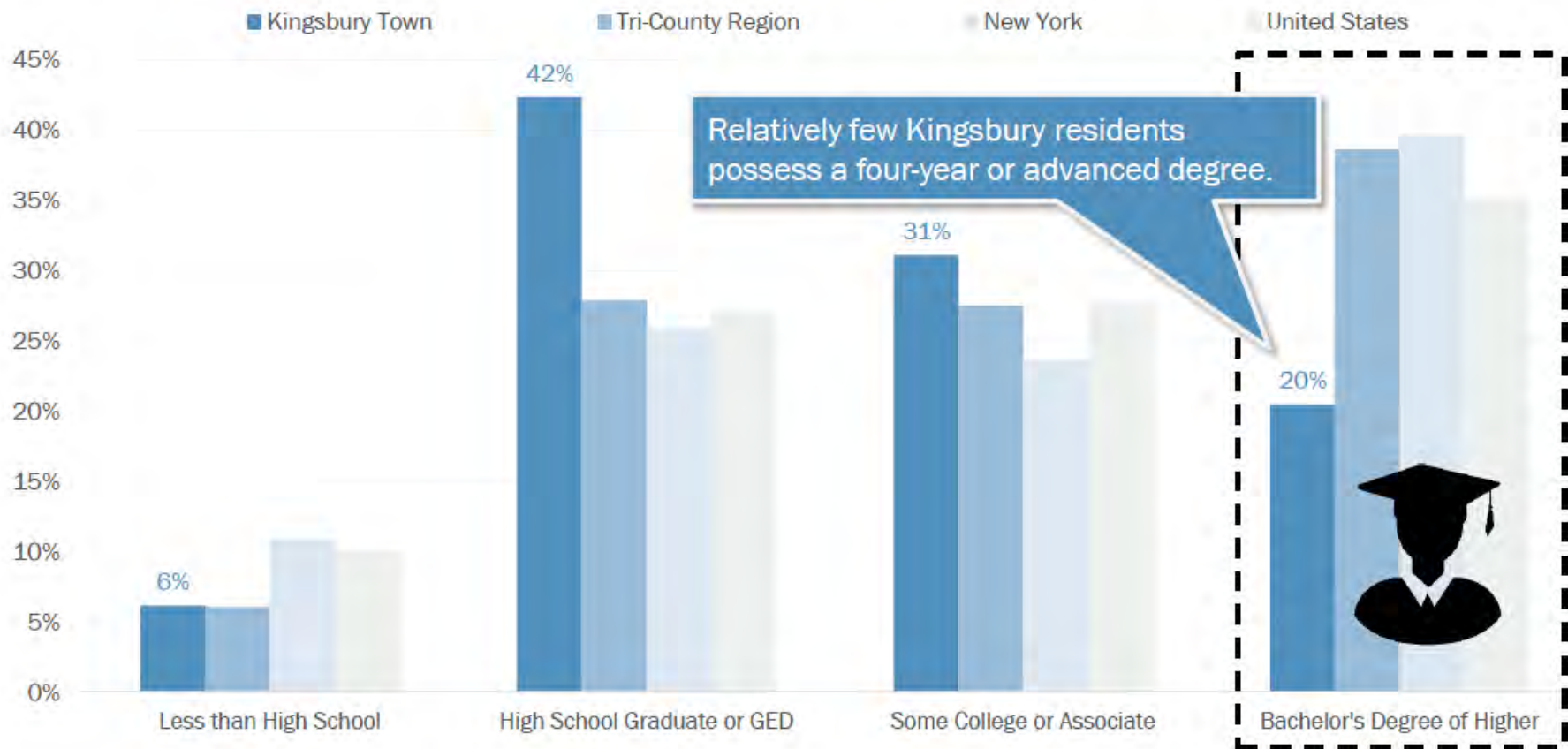
## Race & Ethnicity



Sources: U.S. Census Bureau; Esri; 4ward Planning Inc.

## Educational Attainment

Highest Educational Attainment (% of Adult Population 25 and Older) 2022





## Household

As part of the planning process, the Comprehensive Plan examined changes in household size, composition, formation, income and expenditures to understand the community needs. As shown by the data, local and regional household formation in the coming years will be concentrated within the non-family household category - meaning growth in one- and two-person households and far fewer three- and four-person family households.

### Household Key Findings:

- Kingsbury has relatively high shares of two- and three-bedroom units, and less overall diversity of housing by bedroom size. Given the expected increase in one- and two-person households, zoning should be made favorable for increasing multi-family housing stock or accessory dwelling units.
- Kingsbury has relatively high shares of two- and three-bedroom units, and less overall diversity of housing by bedroom size. Kingsbury has a relatively high share of low-density multi-family housing in buildings with three to nine units (23 percent) compared to the region (10 percent).
- Housing stock in Kingsbury is composed of a relatively balanced mixture of renter- and owner-occupied housing. However, Kingsbury has a higher share of renter-occupied housing (44 percent) compared to the region (27 percent).
- According to the Census, 60 percent of vacant units (420 units) are characteristic of "other vacant," suggesting there may be a relatively high share of housing that is not available due to physical obsolescence.
- Relatively flat household formation is expected in the region through 2027. As a result, near-term housing demand will be mostly from shifts in housing needs and preferences and less from new household formation.
- In-migration to the region by persons seeking greater affordable housing options may pick-up as housing costs remain elevated in more populated areas of the state.
- In 2021, there were 1,470 housing permits issued in the tri-county region, 72 percent of which were for single-family homes.
- Like the state, Kingsbury has a large share of older homes built before 1940.
- Compared to Saratoga and Warren Counties, housing costs in Washington County are relatively low.

While the share of households paying more than 30 percent of their household incomes on rent or mortgage (considered cost-burdened by HUD) had been decreasing, generally, in the mid-2010s, it began increasing in 2020, likely due to the Covid-19 pandemic.

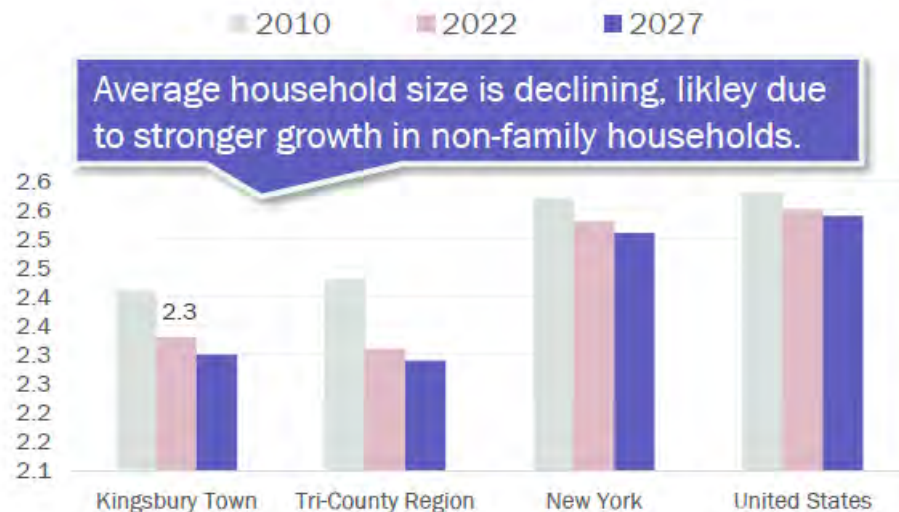


## Total Households & Size

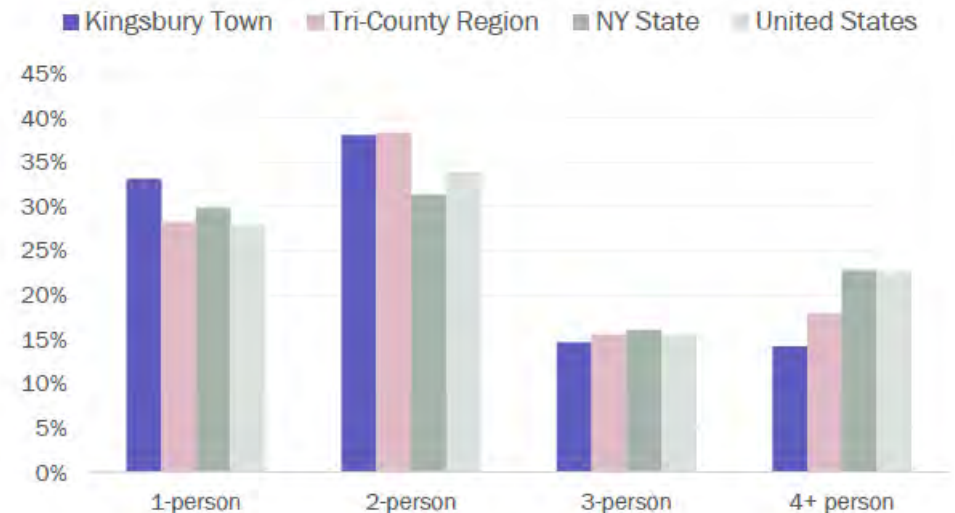
### Households by Geography

	2000	2010	2020	2022	2027	2022-2027 Change
Kingsbury Town	4,510	5,240	5,510	5,440	5,390	-50
Tri-County Region	126,350	140,430	152,390	152,880	154,470	1,590
New York	7,056,860	7,317,760	7,715,540	7,717,380	7,623,810	-93,570
United States	105,480,100	116,716,290	127,021,320	128,657,670	130,651,870	1,994,200

### Household Size Trends



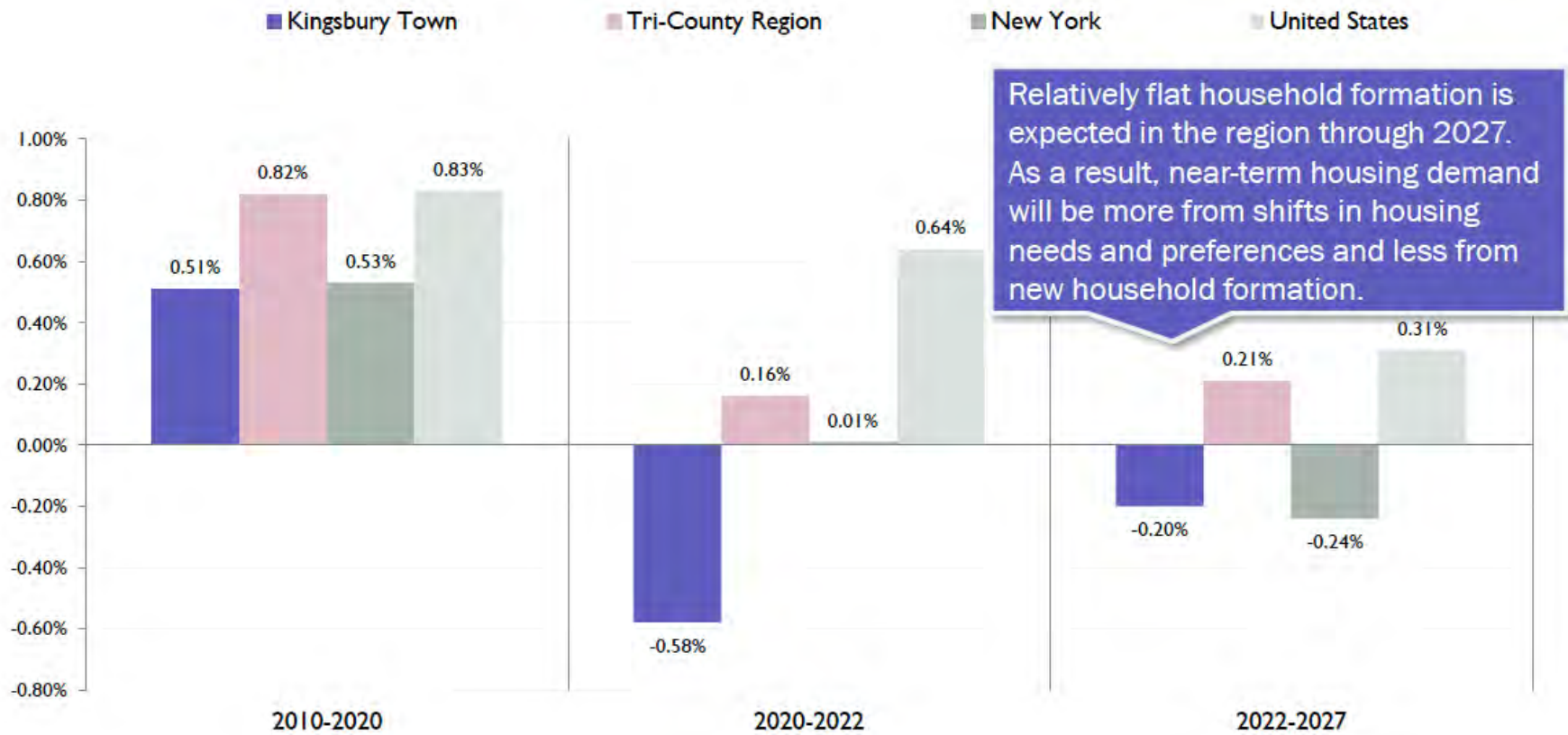
### Household by Size, 2020





# Household Formation

## Annualized Household Change



Sources: U.S. Census Bureau; Esri; 4ward Planning Inc., 2022

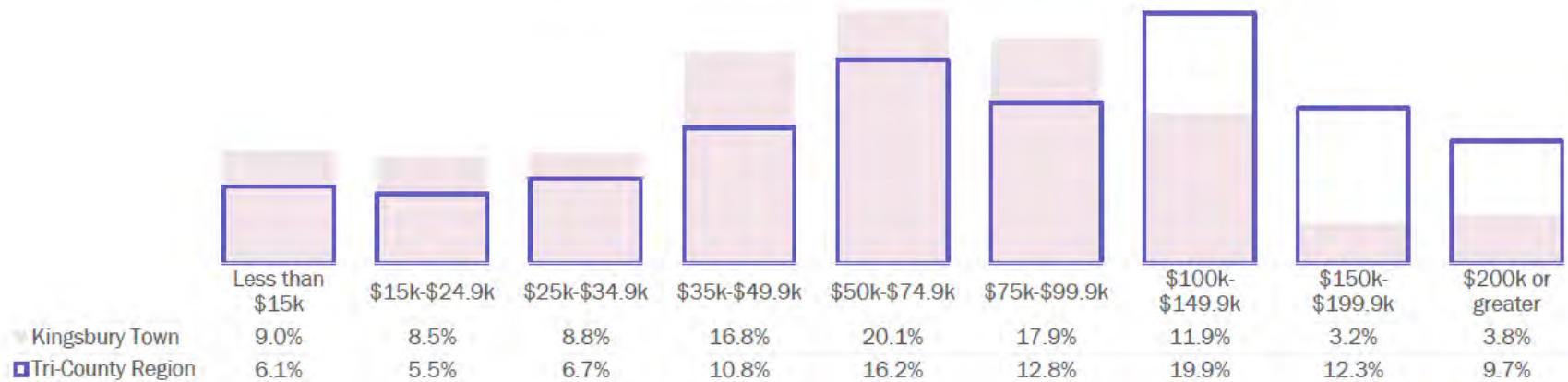


## Household Income

Projected Median Household Income 2022-2027

	2022(estimated)	2027(projected)	2022-2027	% Change
Kingsbury Town	\$56,430	\$63,860	\$7,430	2.6%
Tri-County Region	\$82,700	\$99,010	\$16,310	3.9%
New York	\$79,320	\$95,100	\$15,780	4.0%
United States	\$72,410	\$84,450	\$12,040	3.3%

Estimated Median Household Income Distribution, 2022



Source: Esri; 4ward Planning Inc., 2022

Just 19 percent of Kingsbury households earn \$100,000 or more annually, versus 42 percent of tri-county region households.



## Household Expenditures

Kingsbury households spend approximately 30 percent less than the national average on a broad range of goods and services and is reflective of lower household incomes within the town.

2022 Average Household Spending Potential Index by Geography

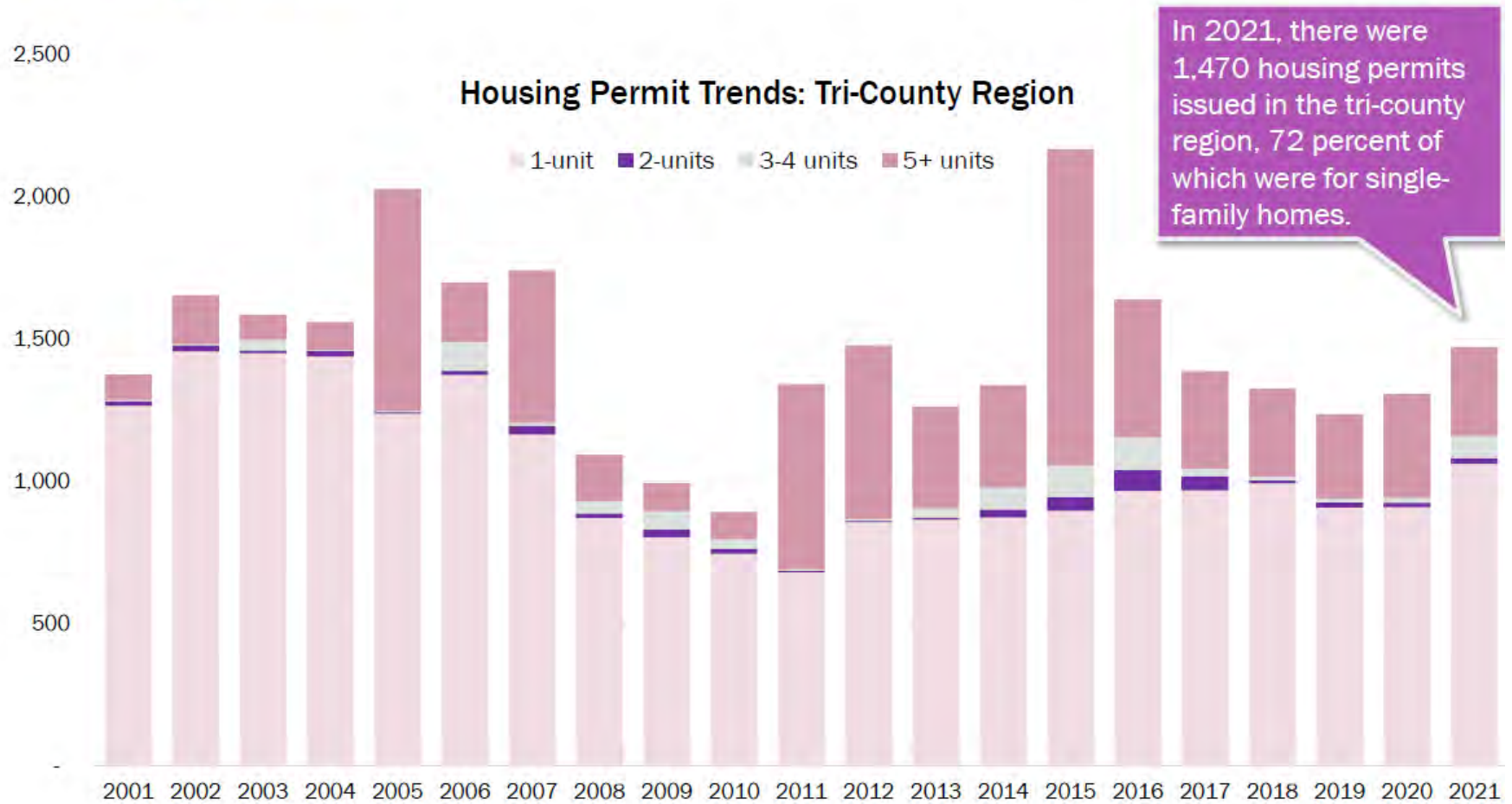


Source: Esri; 4ward Planning Inc., 2022





## Housing Permits



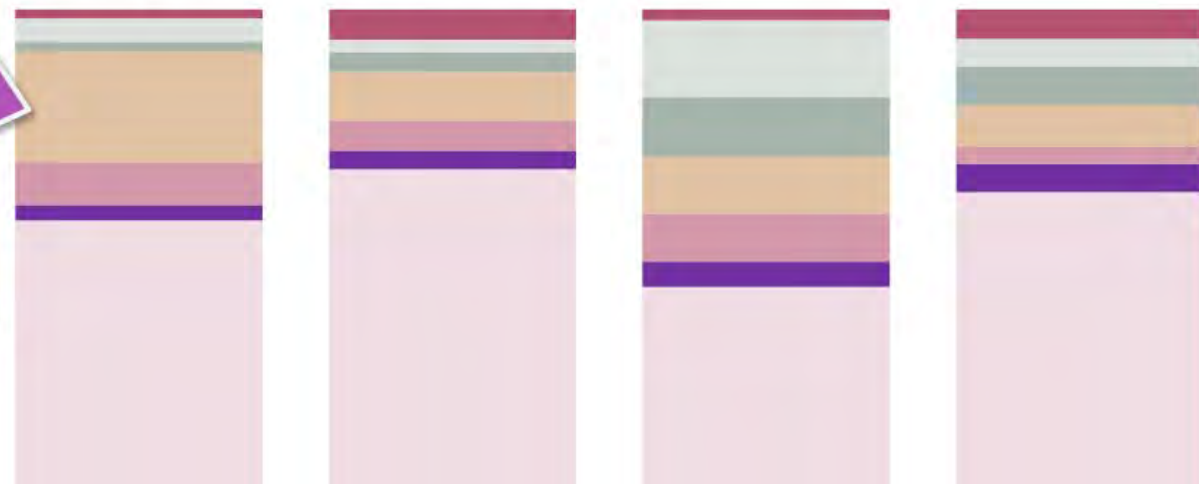
Source: U.S. Census Bureau's Building Permits Survey, 2022



## Housing Inventory

Housing Inventory by Structure Type, 2020

A relatively high share (23 percent) of Kingsbury's housing inventory is within low-density multifamily housing with three to nine units (compared to just 10 percent in the region).



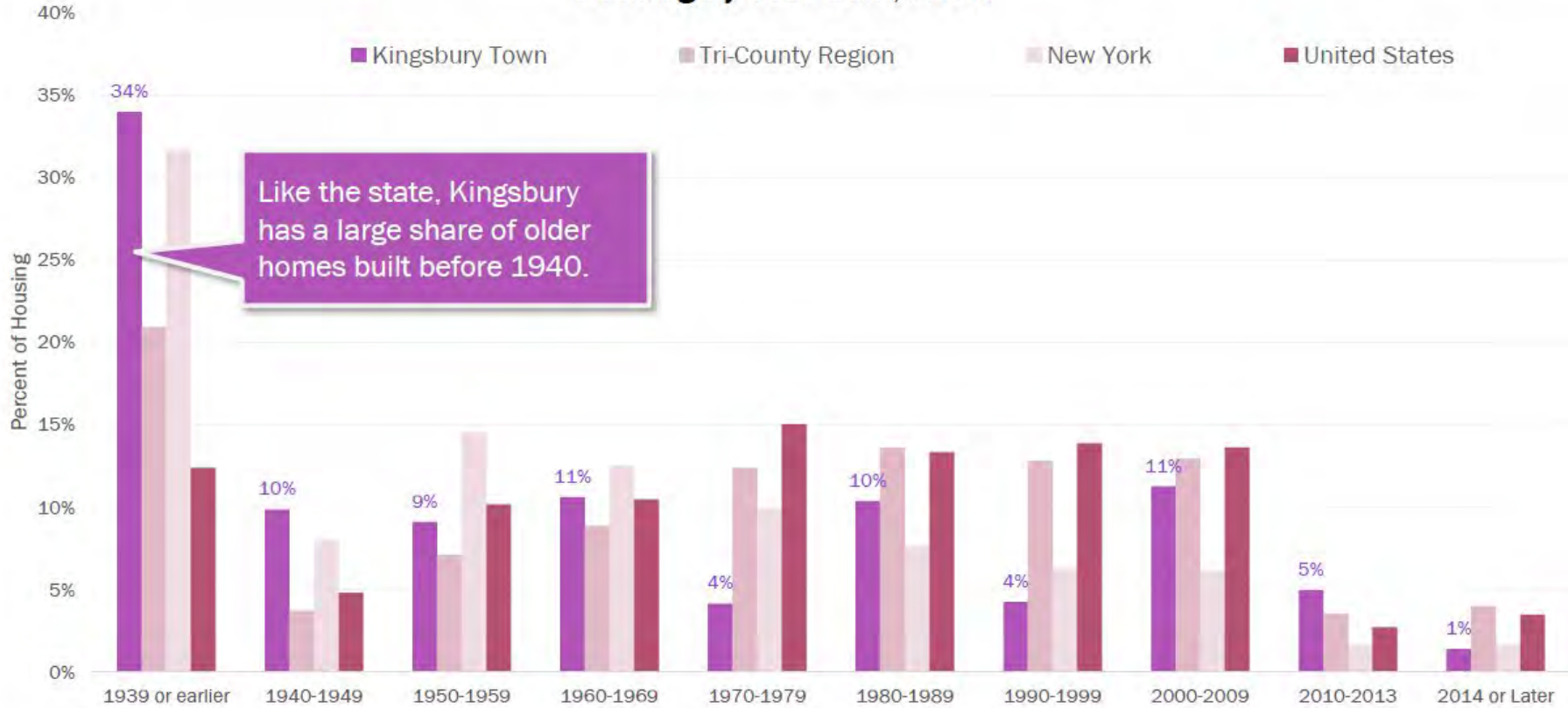
	Kingsbury Town	Tri-County Region	New York	United States
Other (mobile home, boat, RV, van, etc.)	1.8%	6.3%	2.3%	6.1%
High-Density MF (50+ units)	5.0%	2.6%	16.0%	5.8%
Medium-Density MF (10-49 units)	2.0%	4.2%	12.4%	8.0%
Low-Density MF (3-9 units)	23.4%	10.1%	12.0%	8.9%
Duplex	8.8%	6.3%	10.1%	3.5%
SF Attached	3.2%	3.9%	5.3%	5.9%
SF Detached	55.9%	66.6%	41.9%	61.7%

Source: U.S. Census Bureau, 2020 American Community Survey, 4ward Planning Inc., 2022



## Housing Age

Housing by Year Built, 2020



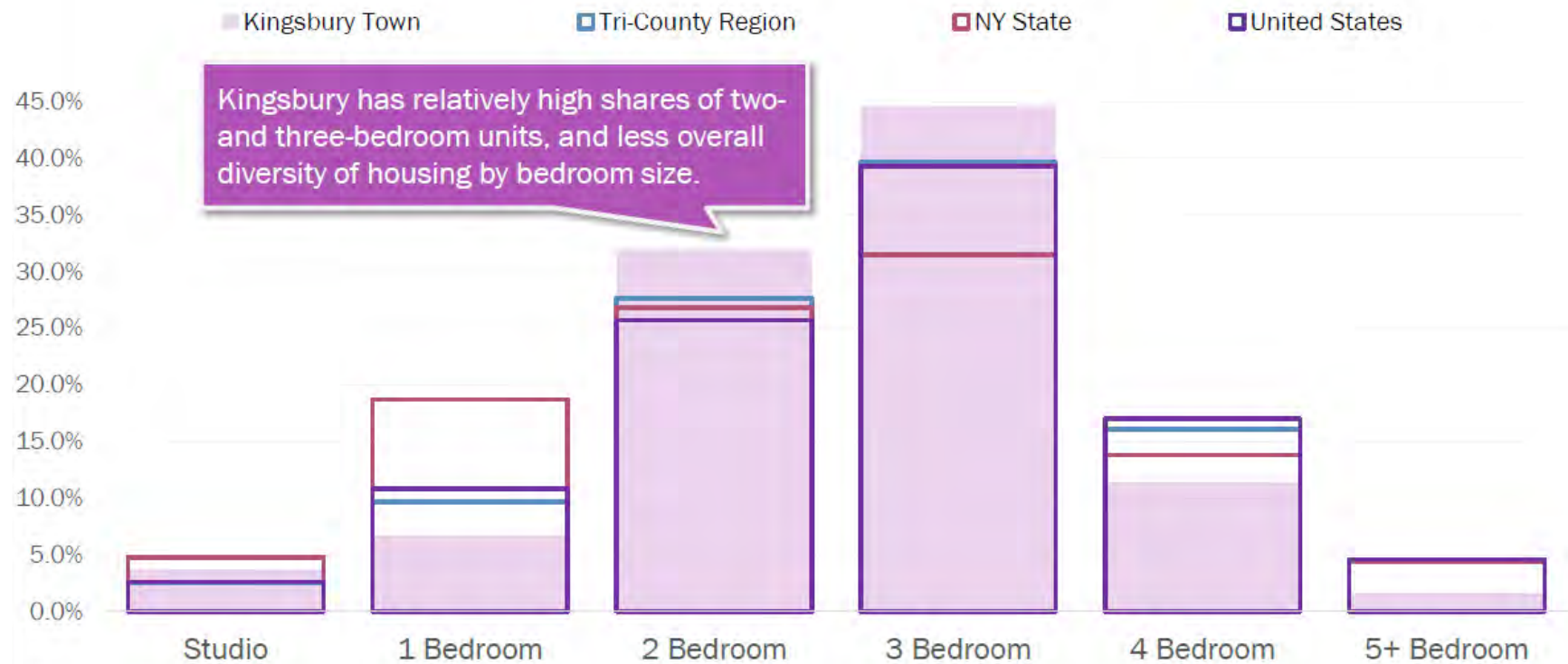
Like the state, Kingsbury has a large share of older homes built before 1940.

Source: U.S. Census Bureau, 2020 American Community Survey, 4ward Planning Inc., 2022



## Housing Unit Size

### Housing by Bedrooms, 2020



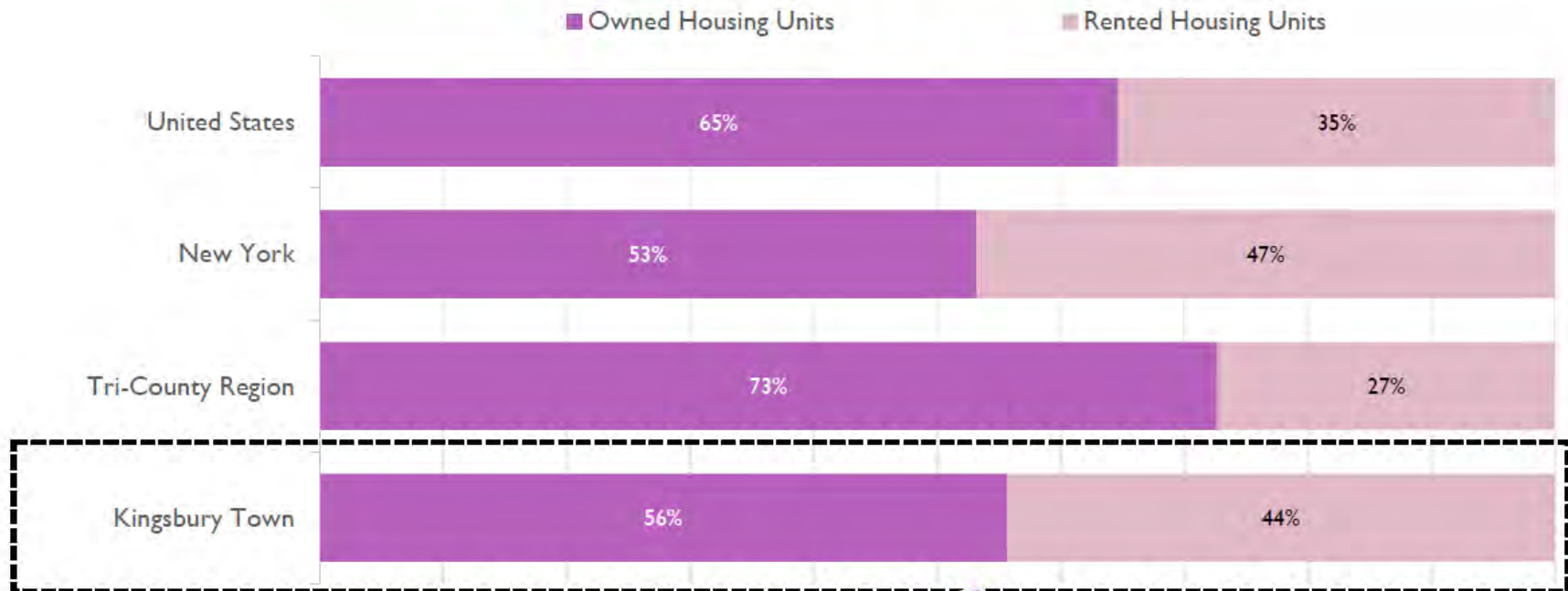
Kingsbury has relatively high shares of two- and three-bedroom units, and less overall diversity of housing by bedroom size.

Source: 2020 ACS 5-Year Estimates, DP04



## Housing Tenure

### Housing Tenure as Share of Total Occupied Units, 2022



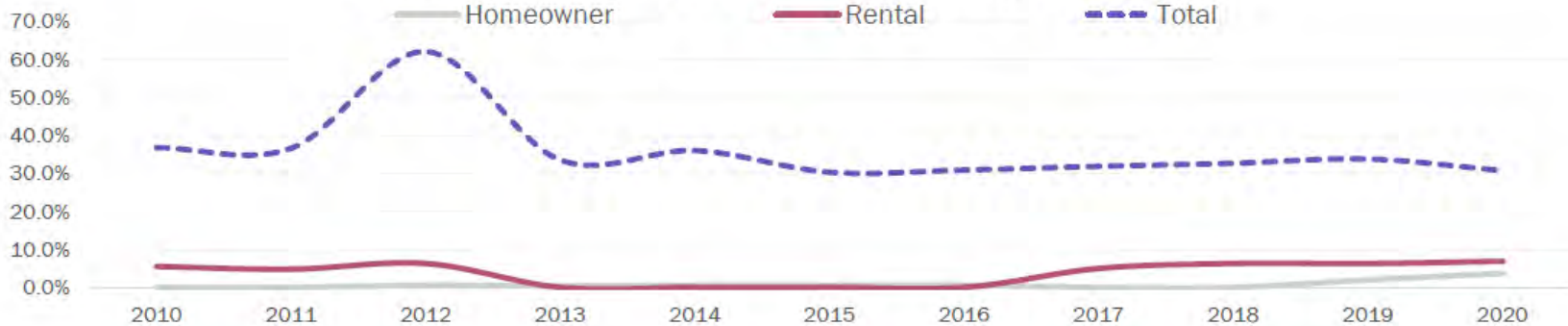
Housing stock in Kingsbury is composed of a relatively balanced mixture of renter- and owner-occupied housing.

Source: Esri; 4ward Planning Inc., 2022

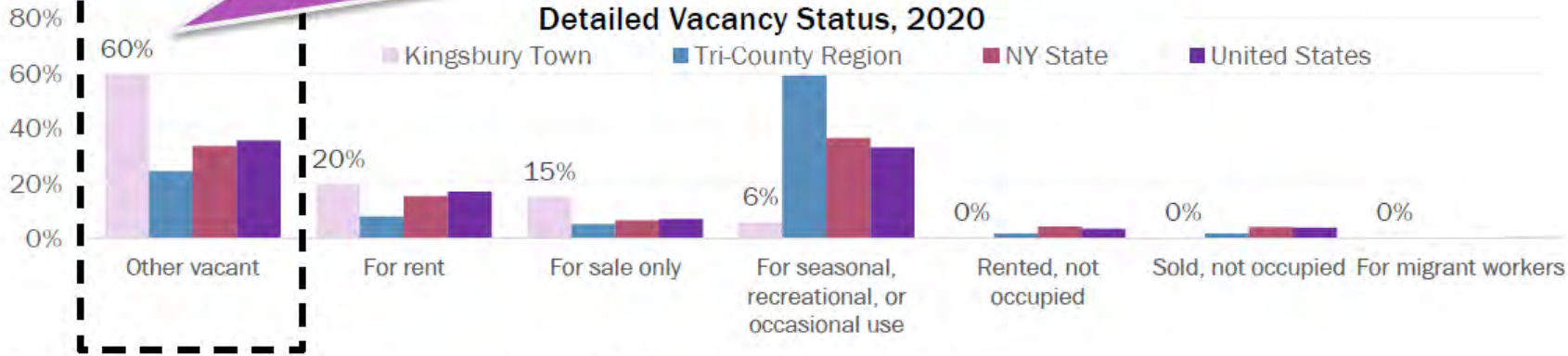


# Housing Vacancy

Housing Vacancy By Tenure Trends, Kingsbury Town



According to the Census, 60 percent of vacant units (420 units) are characteristic of "other vacant," suggesting there may be a relatively high share of housing that is not available due to physical obsolescence.



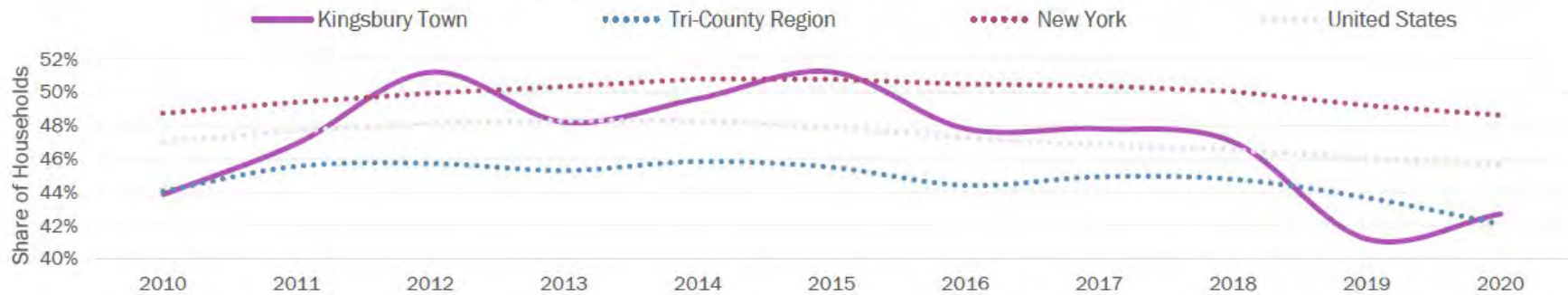
Note: Rental and homeowner vacancy rates do not include "other vacant" or "seasonal" units in the calculation of vacancy rates.  
 Source: American Community Survey 5-Year Estimates; 4ward Planning Inc., 2022



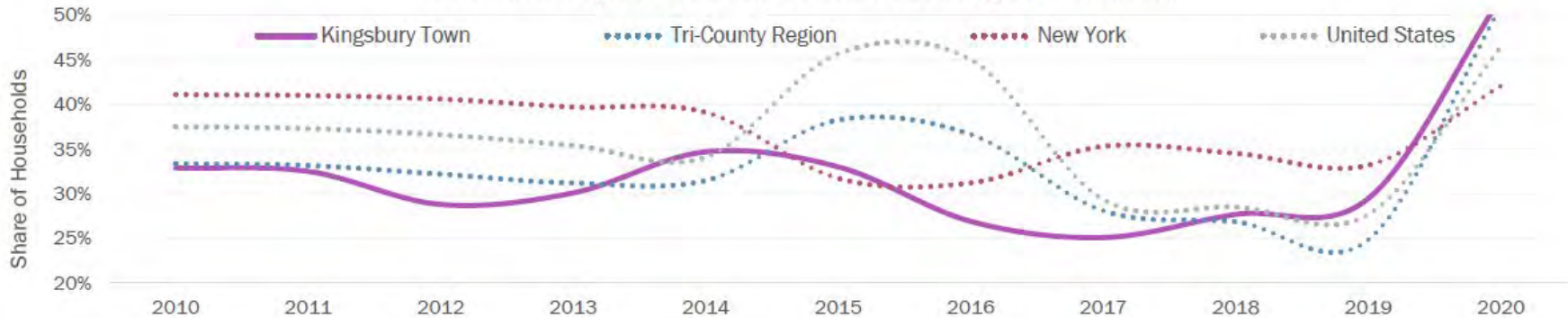
## Housing Cost Burden

While the share of households paying more than 30 percent of their household incomes on rent or mortgage (considered cost-burdened by HUD) had been decreasing, generally, in the mid-2010s, it began increasing in 2020, likely due to the Covid-19 pandemic.

Renter-Occupied Households with Housing Cost Burden



Owner-Occupied Households with Housing Cost Burden

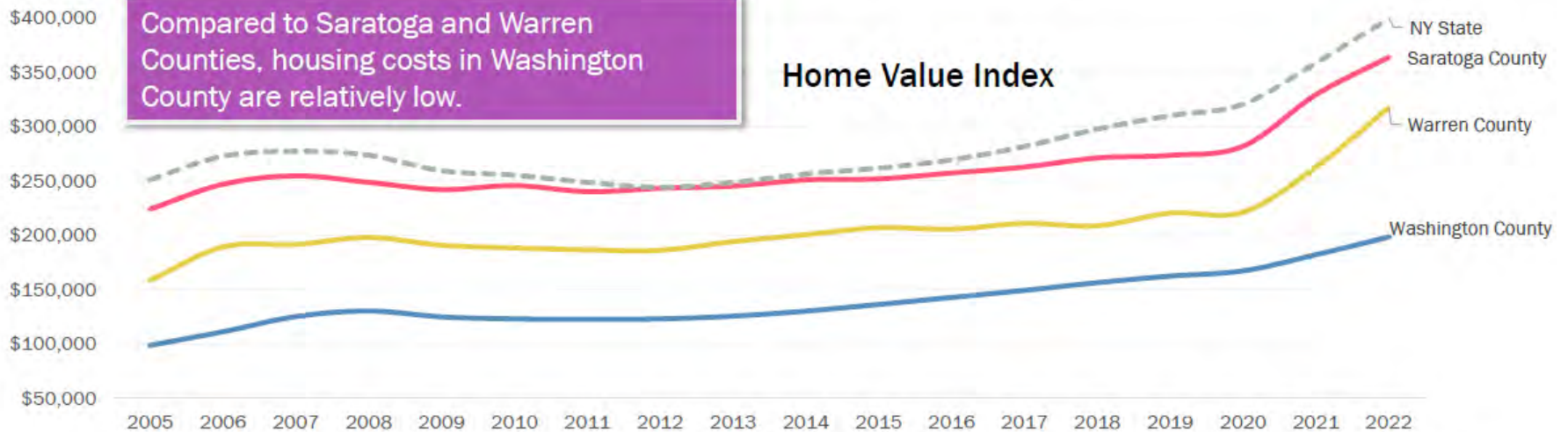
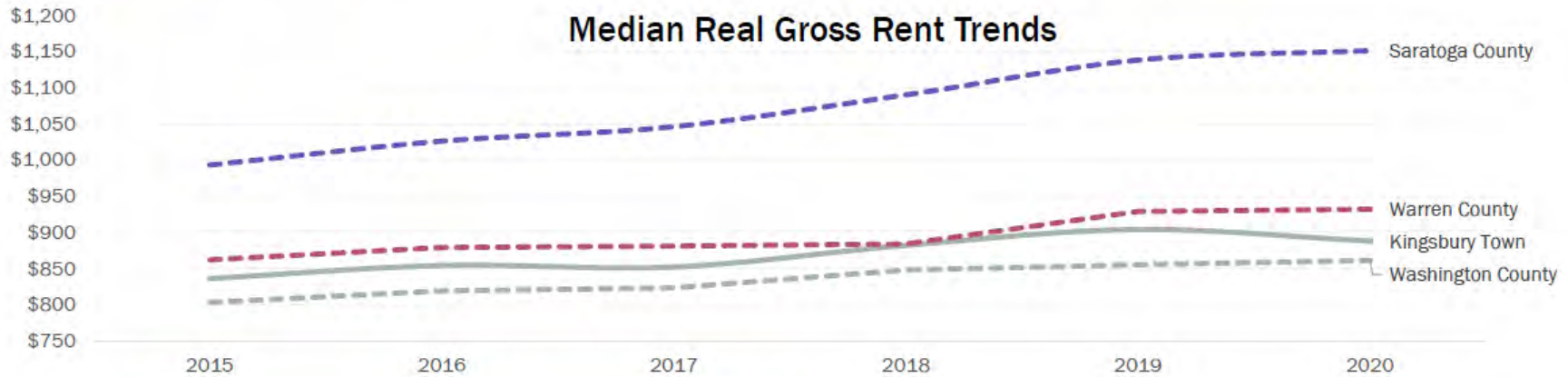


HUD defines cost-burdened families as those “who pay more than 30 percent of their income for housing” and “may have difficulty affording necessities such as food, clothing, transportation, and medical care.”

Sources: American Community Survey, B25070, S2506



## Housing Costs



Note: Median real (inflation-adjusted) gross rent includes contract rent plus utilities. Zillow Home Value Index (ZHVI) represents a smoothed, seasonally adjusted measure of the typical home value and market changes across a given region and housing type. It reflects the typical value for homes in the 35th to 65th percentile range. Sources: American Community Survey; Zillow





## Local and Regional Economic Development

The Town of Kingsbury, similar to much of Upstate New York has seen its share of disinvestment due to a number of factors. These factors range from social changes, shifting demographics, changes in the labor-force and new technologies and industries. Though economic growth has been at times stagnant, many opportunities are available to the Town and its residents which may curb economic losses and community disinvestment. These resources range from federal and state financial support to county and town initiatives focusing on the region.

### [Washington County IDA \(Industrial Development Agency\)](#)

The Washington County Industrial Development Agency (IDA) is a county entity dedicated to promoting economic development and vitality within Washington County. The IDA is governed by a seven-member board, which reviews potential major commercial and industrial projects and has the authority to offer sales and property tax incentives, grants and low-cost capital loans to attract and retain businesses.

Typically, the IDA, will organize and/or promote the lease or sale of vacant or underutilized lands within the County for specific businesses or types of businesses. Upon their review and favorable approvals, the IDA will offer direct incentives for businesses which are seen to benefit the whole county.

### [Capital Region Economic Development Council \(REDC\)](#)

The Regional Economic Development Council initiative (REDC) is a key component New York State's transformative approach to State investment and economic development. In 2011, the Governor established 10 Regional Councils to develop long-term strategic plans for economic growth for their regions. The Councils are public-private partnerships made up of local experts and stakeholders from business, academia, local government, and non-governmental organizations.

The local REDC are generally responsible for outlining priorities and oversee funding for state-wide grant programs under the premise of funding working to promote local economic development. Last year in round IX, New York State, through REDCs provided 1st round of \$81 Million to shovel ready projects to stimulate New York's Post-Pandemic Recovery. This is the single most beneficial financial support mechanism for local governments.

### [Saratoga-Warren-Washington County Workforce Investment Board](#)

A private sector-led board that is appointed jointly by Warren, Washington and Saratoga Counties and includes a variety of other workforce related agencies. It shares responsibility with the counties for oversight of the local implementation of the Federal Workforce Investment Programs and funding. The Board along with the counties facilitate a broad range of workforce development services for both job



seekers and employers. The Saratoga-Warren-Washington Workforce Investment Board is very active and has numerous partners in its efforts to support workforce development in Washington County.

Tourism

Washington County, New York is a few hours from most major cities in the Northeast and there are significant tourism assets throughout the County and in the Town of Kingsbury. There are many historical sites, museums, restaurants, plenty of farm-to-table restaurants, theaters, hiking, walking and biking trails, waterways and natural assets such as the waterfalls to explore. The local tourist assets are complemented by the many regional tourism assets of the Southern Adirondacks including wineries, races at the track, craft breweries or hikes through the Adirondack Mountains.

Interest has been growing in agri-tourism opportunities throughout Washington County and the region. A number of Washington County based and regional stakeholders are working to capitalize on the agri-tourism opportunities. Examples of the support resources include: Washington County, Washington County See, Taste, Explore initiative, the Washington County Agriculture and Farm Protection Board and local and regional Chambers of Commerce.

Child Care

Access to child care is a large economic contributor. The COVID pandemic had a significant and negative impact on the child care capacity in Washington County, as throughout the country. This impact is hitting both families and local businesses. A number of providers closed their programs either permanently or temporarily. Family daycare and centers have both had to close intermittently due to COVID exposures and outbreaks. Based on data provided by the New York State Office of Children and Family Services, **Table 2: Childcare Capacity Trends in Washington County** shows the comparison of the child care capacity in 2017 as compared to 2022 in Washington County. As the chart depicts the capacity declined by 22% from 2017 to 2022. The data registered slots experienced a rebound from even lower capacity during 2020 and 2021 pandemic. Off the 857 slots, 362 have a Hudson Falls/Kingsbury address.

**Table 2: Childcare Capacity Trends in Washington County**

<i>Washington County Total Registered Child Care Slots</i>			
	<i>2017 Capacity</i>	<i>2022 Capacity</i>	<i>Change</i>
<i>Total Registered Child Care Slots</i>	<b>1103</b>	<b>857</b>	<b>22% Reduction</b>
<i>Source: 2017 data from the NYS Child Care Demographics Report 2017 and NYS Child Care Database, updated Jan, 2023</i>			



It is also significant to note that many employers in the region require staff to work non-traditional hours. This has been always been problematic for workers to find child care and especially so given the overall decline in capacity.

### Economic Key Findings

- Total employment in Washington and Warren counties has been relatively flat over the past two decades.
- The region’s unemployment rate is the lowest it has been in the past two decades, representing an extremely tight labor market.
- The healthcare and social assistance industry, a sector providing relatively low- to mid-wage job opportunities, has been growing the fastest in the region over the past two decades. This industry experienced the greatest job growth in the region from 2000 to 2021, increasing by 7,500 jobs. The accommodating and food services, construction, and professional, scientific, and technical services industry sectors also saw positive job growth over the same period.
- Kingsbury households spend approximately 30 percent less than the national average on a broad range of goods and services and is reflective of lower household incomes within the Town.
- Industry statistics show that employment in the region is concentrated within the manufacturing, health care and social assistance, and retail trade sectors – industries which typically offer low- to mid-wage job opportunities without requiring advanced degrees. A coordinated workforce housing strategy should help ensure that Kingsbury remains affordable to its local workforce.
- The retail trade sector, an industry that provides relatively low-wage job opportunities and has seen recent job losses, is the largest sector by employment in Kingsbury.
- Some industries, like manufacturing, are likely experiencing labor shortages given the region’s tight labor market.
- The construction and manufacturing sectors contain nearly a third of all private sector jobs within Kingsbury, which is a substantially higher share of total employment than within the region or state.
- Agritourism industries, such as wine, cider, distilleries, apples, and related entertainment opportunities, are an opportunity in Kingsbury with relatively low opportunities in the Tri-County region.
- There is a lack of overnight accommodations and food services in the Town of Kingsbury compared to the Tri-County region.
- The majority of advertised available locations for development identified by Washington County IDA are in the western part of the Town of Kingsbury.
- There are many vacant sites in the Town that are ideal for re-use and align with the goals of the Washington County IDA, and work toward achieving goals espoused in the REDC Plan.

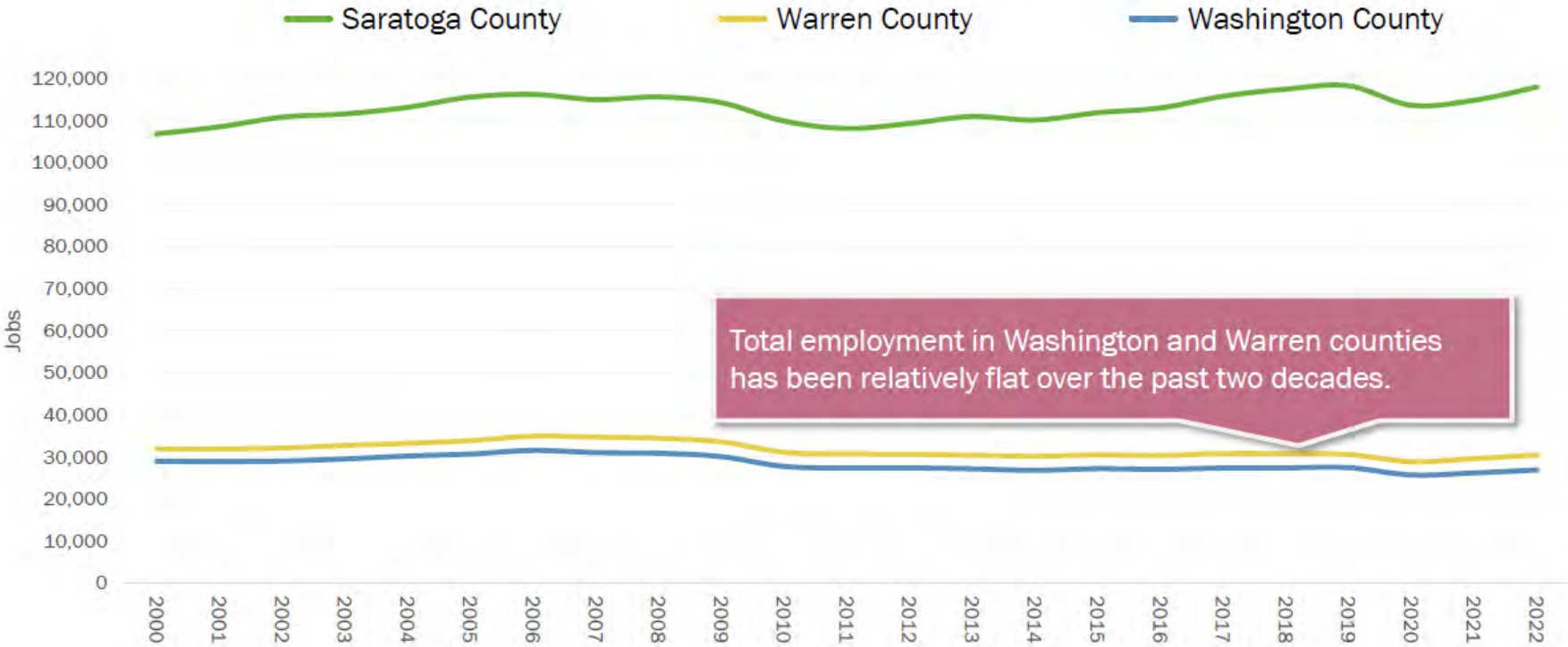
- The expansion of municipal water and/or sewer would strengthen economic opportunity.
- Ten of the top 15 employers in Washington County are manufacturing businesses, which typically provide solid living wage job opportunities.
- Most of the region's primary job\* clusters are located along the I-87 corridor and in Saratoga County.





# Employment Trends

### Employment Trends: Tri-County Region

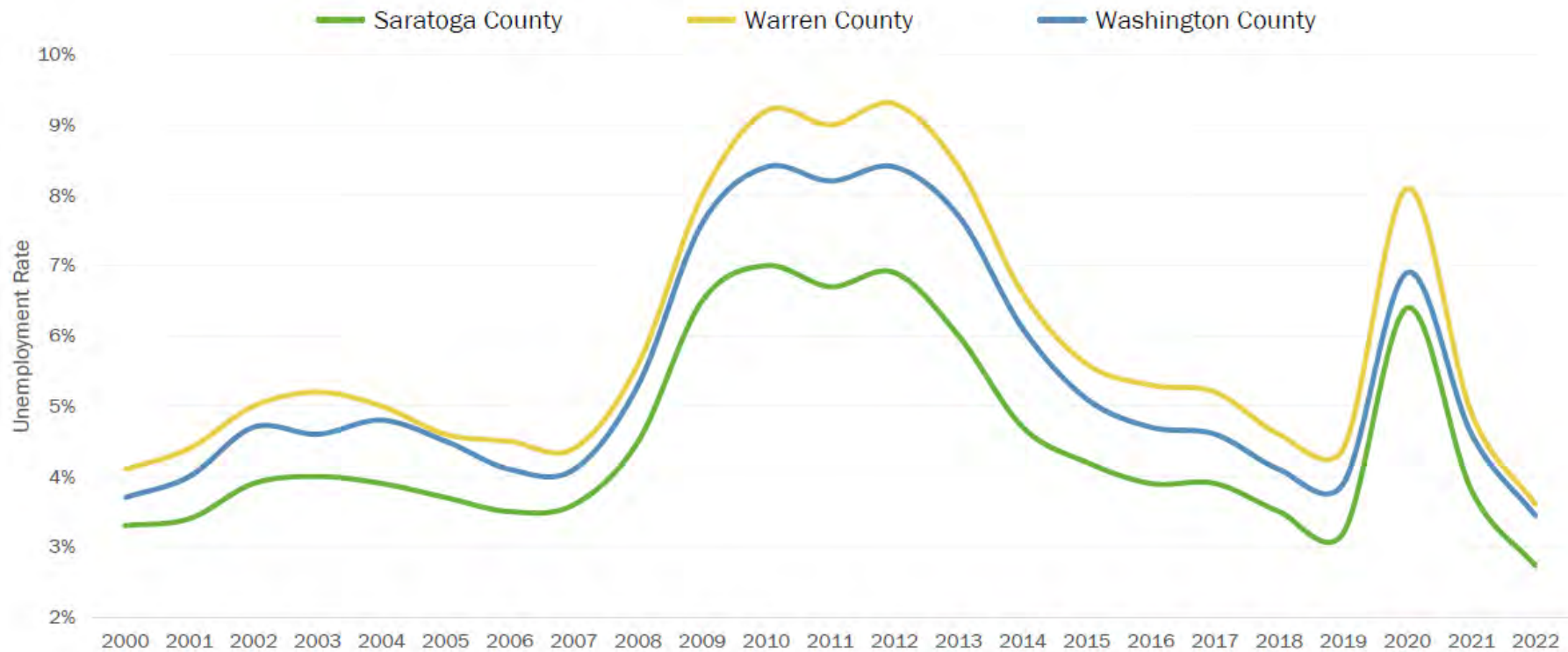


Note: Average 2022 data is as of August 2022.  
Source: U.S. Bureau of Labor Statistics, Local Area Unemployment Statistics



# Unemployment Rates

### Average Annual Unemployment Trends: Tri-County Region



Note: Average 2022 data is as of August 2022.  
Source: U.S. Bureau of Labor Statistics, Local Area Unemployment Statistics

The region's unemployment rate is the lowest it has been in the past two decades, representing an extremely tight labor market.

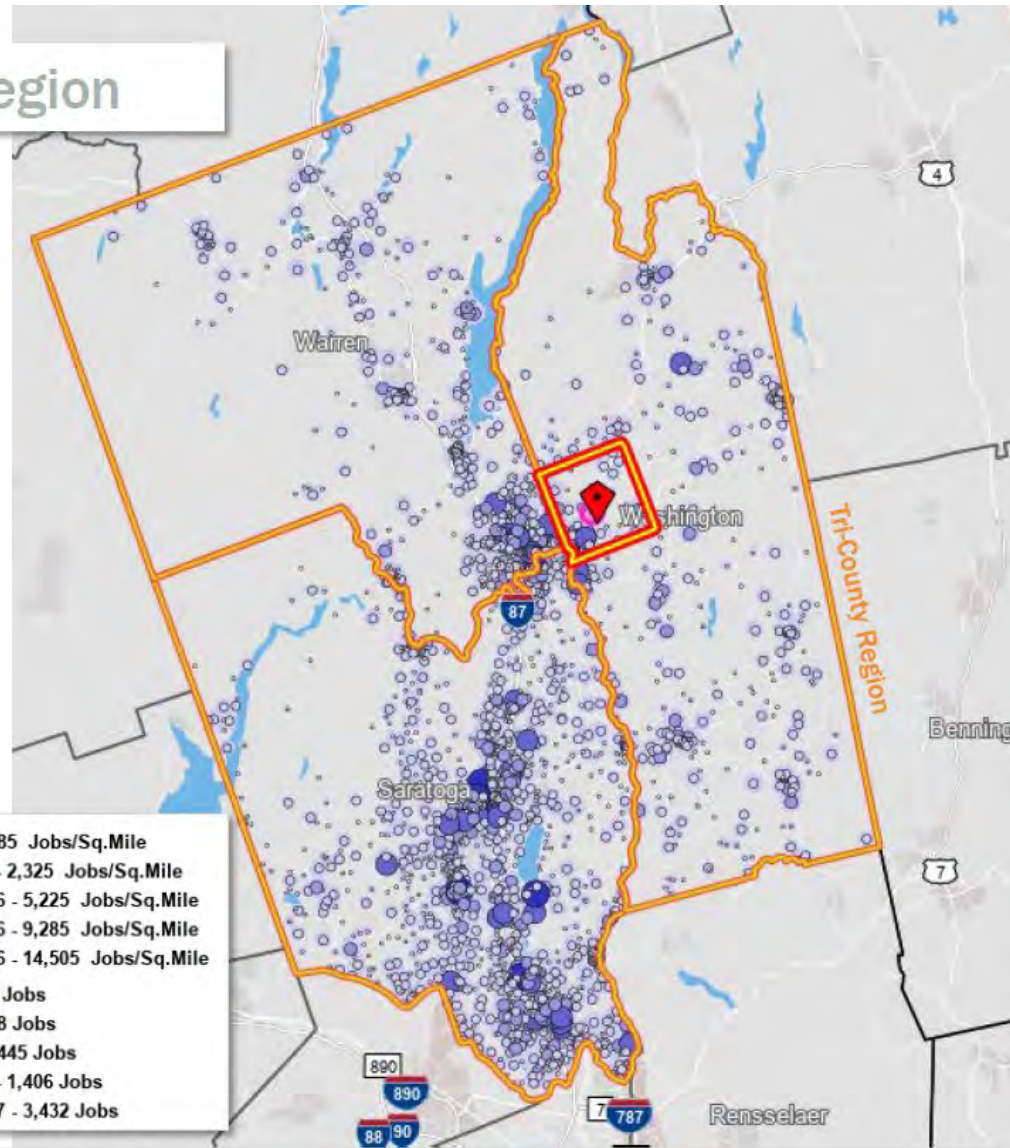
## Primary Jobs: Tri-County Region

Most of the region's primary job\* clusters are located along the I-87 corridor and in Saratoga County.

### Inflow/Outflow Analysis, 2019



- 42,472 - Employed in Selection Area, Live Outside
- 71,278 - Live In Selection Area, Employed Outside
- 86,905 - Employed and Live In Selection Area



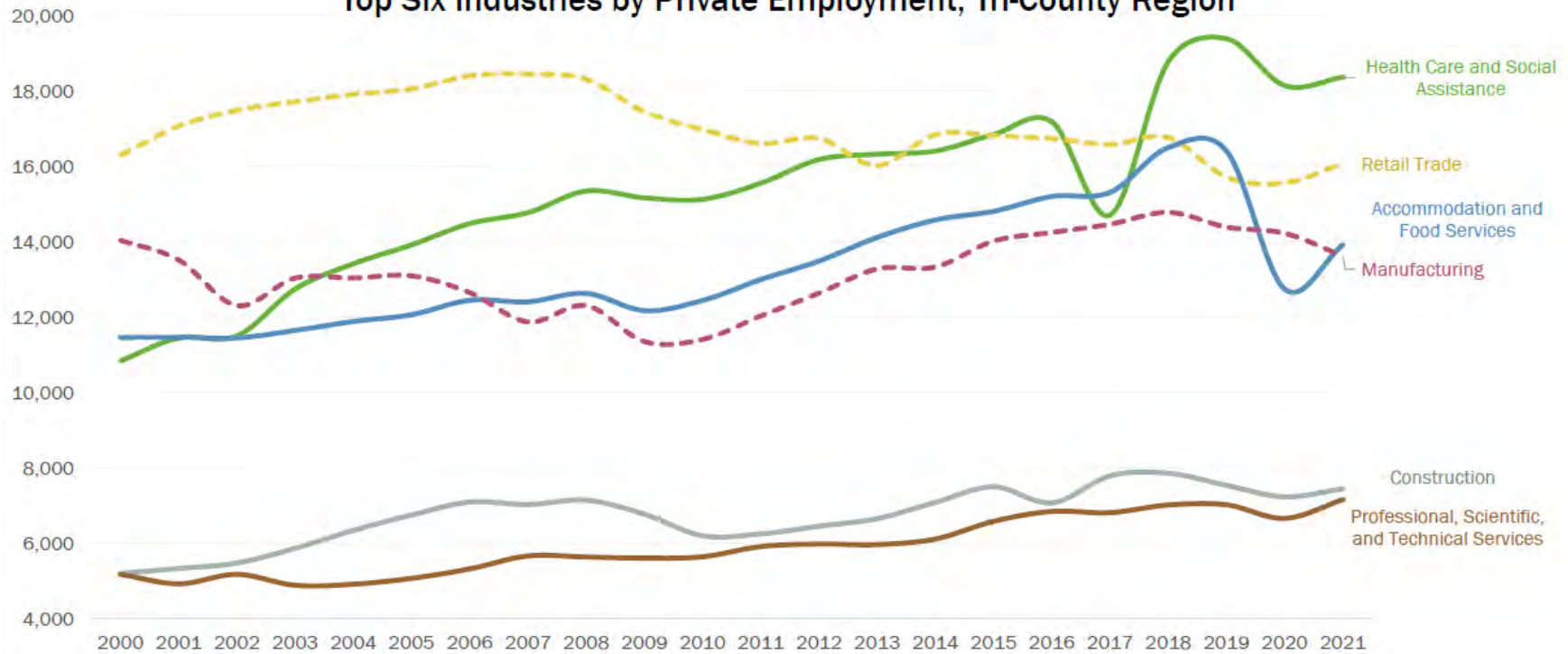
\* A primary job is the highest paying job for an individual worker. Source: U.S. Census Bureau, Center for Economic Studies, LEHD



## Top Industry Trends

The healthcare and social assistance industry experienced the greatest job growth in the region from 2000 to 2021, increasing by 7,500 jobs. The accommodating and food services, construction, and professional, scientific and technical services industry sectors also saw positive job growth over the same period.

Top Six Industries by Private Employment, Tri-County Region

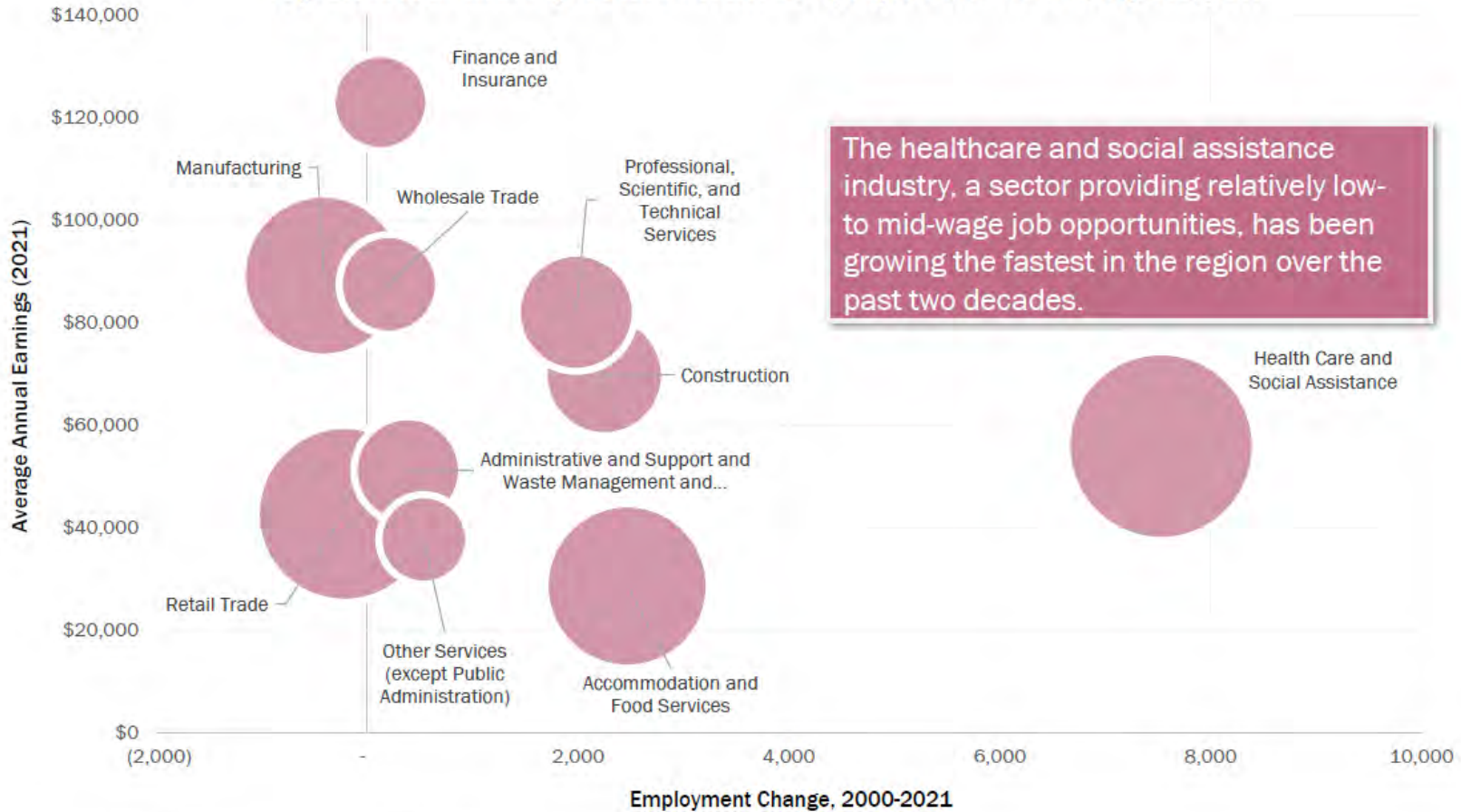


Note: Dotted lines represents industries that declined, overall, from 2000 to 2021.  
 Source: U.S. Census Bureau, for Economic Studies, LEHD



## Top Industries by Earnings

Top 10 Industries by Total Private Employment: Tri-County Region



The healthcare and social assistance industry, a sector providing relatively low- to mid-wage job opportunities, has been growing the fastest in the region over the past two decades.

Note: Bubble size represents average 2021 employment.  
 Source: U.S. Census Bureau, for Economic Studies, LEHD



## Industry Share by Employment

The construction and manufacturing sectors contain nearly a third of all private sector jobs within Kingsbury, which is a substantially higher share of total employment than within the region or state.

### Private Primary Job Share, 2019

	Kingsbury Town	Tri-County Region	New York
Retail Trade	17.4%	13.0%	11.1%
Health Care and Social Assistance	16.4%	16.2%	19.3%
<b>Construction</b>	<b>15.7%</b>	<b>6.7%</b>	<b>5.0%</b>
<b>Manufacturing</b>	<b>15.2%</b>	<b>13.0%</b>	<b>5.8%</b>
Administration & Support, Waste Management and Remediation	9.4%	4.9%	6.2%
Accommodation and Food Services	5.0%	12.1%	9.0%
Transportation and Warehousing	4.5%	2.0%	3.4%
Other Services (excluding Public Administration)	4.1%	4.2%	4.5%
Agriculture, Forestry, Fishing and Hunting	3.0%	0.8%	0.3%
Finance and Insurance	2.6%	5.1%	6.8%
Professional, Scientific, and Technical Services	2.6%	6.5%	8.8%
Wholesale Trade	1.9%	5.1%	4.3%
Management of Companies and Enterprises	1.0%	1.4%	1.9%
Arts, Entertainment, and Recreation	0.4%	2.0%	1.9%
Real Estate and Rental and Leasing	0.4%	1.6%	2.5%
Information	0.2%	1.4%	3.7%
Educational Services	0.1%	3.3%	4.9%
Mining, Quarrying, and Oil and Gas Extraction	0.0%	0.4%	0.1%
Utilities	0.0%	0.3%	0.5%
Public Administration	0.0%	0.0%	0.0%
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>

Note: A primary job is the highest paying job for an individual worker. Data for 2019 is the latest year provided at this geography. Top six industries by geography are highlighted in bold.

Source: U.S. Census Bureau, for Economic Studies, LEHD



## Top High-Level Industries by Employment: Tri-County Region

Top industries by total private employment in the tri-county region (highlighted below in bold) include manufacturing, health care and social assistance, and the retail trade sectors.

### Top Six Private Industries by Employment: Tri-County Region, First-Quarter 2022

High-Level Industries	Industry	Establishments	Avg. Quarterly Employment	Avg. Annual Wage*
<b>Washington County</b>				
Nursing care facilities (skilled nursing facilities)	Health Care and Social Assistance	5	629	\$42,330
Supermarkets and other grocery retailers	Retail Trade	10	456	\$29,480
Limited-service restaurants	Accommodation and Food Services	30	287	\$19,240
Gasoline stations with convenience stores	Retail Trade	23	256	\$26,880
Dairy cattle and milk production	Agriculture, Forestry, Fishing and Hunting	27	243	\$38,740
Full-service restaurants	Accommodation and Food Services	34	243	\$19,550
<b>Warren County</b>				
Surgical and medical instrument manufacturing	Manufacturing	3	<b>1,439</b>	\$62,240
Offices of physicians (except mental health)	Health Care and Social Assistance	49	<b>1,154</b>	\$84,400
Supermarkets and other grocery retailers	Retail Trade	19	667	\$32,600
New car dealers	Retail Trade	15	546	\$67,650
Commercial banking	Finance and Insurance	34	440	\$82,260
Clothing and clothing accessories retailers	Retail Trade	43	384	\$20,380
<b>Saratoga County</b>				
Supermarkets and other grocery retailers	Retail Trade	26	<b>1,990</b>	\$30,890
Department stores	Retail Trade	9	<b>927</b>	\$23,040
Home centers	Retail Trade	9	<b>924</b>	\$59,330
Gasoline stations with convenience stores	Retail Trade	88	833	\$29,220
Nonresidential plumbing and HVAC contractors	Construction	17	790	\$86,480
New car dealers	Retail Trade	14	656	\$77,900

\* Average annual wage is based on average weekly wage assuming 52 weeks per year. Top five industries in the region by employment are highlighted in bold.  
 Source: Bureau of Labor Statistics, Quarterly Census of Employment and Wages, 1Q 2022



## Top Employers: Washington County

Ten of the top 15 employers in Washington County are manufacturing businesses, which typically provide solid living wage job opportunities.

Top Employers	Industry	Description
The Fort Miller Group, Inc.	Manufacturing	Manufacturer of specialized precast concrete products
Irving Tissue, Inc.	Manufacturing	Manufacturer of premium quality tissue products
Centers Health Care	Health Care	Network of skilled nursing, rehabilitation and senior care services
Telescope Casual Furniture	Manufacturing	Manufacturer of outdoor patio furniture
Fort Hudson Health System	Health Care	Provider of long-term and home and community-based services
Hollingsworth and Vose	Manufacturing	Manufacturer of advanced materials used in filtration, battery, and industrial applications
Adirondack Scenic, Inc.	Manufacturing	Designs and fabricates carpentry, metal, paint, and electrics, and soft goods.
Rozell Industries	Construction	General contracting firm with expertise in commercial and industrial projects
Saint Gobain Performance Plastics	Manufacturing	Manufacturer of engineered, high-performance polymer products
Hannaford Brothers. Co, LLC	Retail Trade	Supermarket chain
Golub Corporation/Price Chopper	Retail Trade	Supermarket chain
Morcon	Manufacturing	Manufacturer of commercial paper products including napkin, towel, tissue, and dispensers
Essity Tissue	Manufacturing	Manufacturer of consumer tissue including toilet paper, household towels, etc.
Commonwealth Plywood	Manufacturing	Manufacturer of building materials including hardwood plywood and other wood products
Cambridge Valley Machining	Manufacturing	Provider of design and manufacturing services for the defense & aerospace industries

Source: Washington County



## Municipal Resources

### Town Government

The Town of Kingsbury was incorporated in 1782. The Town government consists of a Town Supervisor, who is elected to a two year term, and four Town Board members all of whom are elected to a four-year term. The Highway Superintendent, the Town Clerk, and two judges are elected to four-year terms. All other positions within the Town are appointed. Appointments vary as some are appointed by the Town Supervisor, the Town Clerk, and the Town Highway Superintendent and approved by the Town Board. The Judges make their own appointments to the court clerk. Additionally, the Town Board appoints other positions in Town.

The Town of Kingsbury provides a wide range of services for the residents. Key services provided by the Town include:

- Public Water Services – see section below on Water and Sewer Services.
- Highway services
- Justice Court
- Uniform Building Code Administration and Enforcement
- Planning and Zoning
- Recreation Services – The recreation program is funded by the Town of Kingsbury and administered by the Hudson Falls Central School District.
- Animal Control Services



Although not exhaustive, the list below illustrates typical appointment responsibilities as follows:

- Supervisor: Deputy Supervisor  
Bookkeeper  
Historian
- Clerk Deputy Clerk (2)
- Highway Super. Deputy Highway Superintendent
- Town Board
  - Town Assessor
  - Town Attorney
  - Registrar of Vital Statistics
  - Deputy Registrar of Vital Statistics
  - Real Property Appraisal Aide
  - Building Safety Inspector & Code Enforcement Officer
  - Dog Control Officer
  - Town Payroll Clerk
  - Record Management Officer
  - Deputy Record Management Officer
  - Planning and Zoning Board Attorney (2)
  - Planning and Zoning Board Secretary (2)

In general, all Boards and Committees are appointed by the Town Board, and meet on a regular basis. The Town Board meets once a month, with special meetings as may be required from time to time. The Planning and Zoning Boards also meet once a month.

The Town Board is responsible for all aspects of the Town government, with the exception of those delegated to other entities. In general, however, the Supervisor and Town Board are responsible for the



fiscal well-being of the Town along with the provision of all services to the residents and business owners. The Planning Board was created in 1968. Although appointed by the Town Board, the Planning Board is an independent body commissioned with the authority to review all proposed site plans and subdivisions. The decisions of the Planning Board are final and can only be appealed to a court having jurisdiction over such matters.

Similarly the Zoning Board of Appeals, is an independent body. Although appointed by the Town Board, the Zoning Board of Appeals is quasi-judicial in that their jurisdiction is appellate in nature, except in the case of the review of Special Permits. As outlined in Local Law 2 of 2009, the authority of the Board shall be limited to hearing and deciding appeals from and reviewing any order, requirement, decision, interpretation, or determination made by the Building Inspector, with the additional ability to review all proposed site plans and subdivisions. The decisions of the Zoning Board of Appeals are final and can only be appealed to a court having jurisdiction over such matters.



Education

**Pre-K Through Grade 12**

The Town of Kingsbury is served by three school districts they include: Hudson Fall Central School District, Fort Ann Central School District and the Hartford School District. The Hudson Falls



Central School District serves the vast majority, if not nearly all, of the Town’s school children. These districts provide Pre-K through 12th grade education for students within the Town of Kingsbury.

The Hudson Falls Central School District encompasses the Village of Hudson Falls and the majority of the Town of Kingsbury outside the Village. It also serves parts of Towns of Argyle, Fort Ann, Fort Edward, Hartford, Moreau and Queensbury. It serves the educational needs of approximately 2,471 students. The district maintains five buildings:

- Margaret Murphy Kindergarten Center for prekindergarten and kindergarten
- Hudson Falls Primary School for grades 1-3
- Hudson Falls Intermediate School for grades 4-5
- Hudson Falls Middle School for grades 6-8
- Hudson Falls High School for grades 9-12.

The Washington-Saratoga-Warren-Hamilton-Essex BOCES (WSWHE) also serves students from the Town of Kingsbury.



***Regional Colleges***

There are a number of colleges located within the North Country and the Capital Region that are accessed by students from Town of Kingsbury and the following list provides a sampling of the public educational opportunities:

- SUNY Adirondack
- SUNY Plattsburgh
- SUNY Albany
- SUNY HVCC
- SUNY Schenectady
- Empire State College



### Public Safety

Law enforcement services in Town outside the Village of Hudson Falls is provided by the Washington County Sheriff's Office. The Sheriff's office is a full service law enforcement agency which provides many services to the residents and visitors of Washington County. These include: Law Enforcement, Civil Enforcement, Drug Task Force membership, correctional facility operations and marine navigation. In 2021, the Sheriff's Department responded to 2,357 calls for service in the Town of Kingsbury.



The Village of Hudson Falls Police Department serves the residents and visitors of the Village. The department provides 24/7 services to the 1.9 sq. mile Village.

The Town outside the Village is provided fire services by the Kingsbury Volunteer Hose Company, a not-for profit 501(c) 3 organization. The service is all volunteer and operates out of two stations. The Town established the Kingsbury Fire District as the mechanism to provide financial support to the Fire Company. During one of the Comprehensive Plan stakeholder input roundtables, a fire company representative indicated that the company is struggling to recruit and train sufficient volunteers to provide fire protection services.

Emergency call and dispatching services are provided centrally by the Washington County Public Safety 911 Communications Center. The Center is the sole public safety answering point (PSAP) in Washington County and receives and dispatches services for 35 fire departments, 10 law enforcement agencies, multiple public works agencies and the County departments of Social Services, Public Health and the County Sewer Agency.

### Library Services

The Hudson Falls Free Library began in 1910 when a group of interested citizens formed the Public Library Association and elected the first five trustees. The current library building was completed in February, 1916. Over the years, three major renovation projects have taken place. In the late 90's, the library saw the installation of an elevator, making the 1915 building accessible to those with physical disabilities. The library receives the major part of its funding from the Village of Hudson Falls, the Town of Kingsbury, and the Hudson Falls



school district. Book sales and a membership drive make up the library's primary fund-raising events.

The Hudson Falls Library is a 501-c, and has close connections with the school district and plays an important role in the community. This relationship benefits both the library and the Town as it fosters a meaningful sense of community. The Margaret Murphy Kindergarten Center is located behind the library, and programs have been created through collaborative efforts.

### Non-Profit & Community Organizations

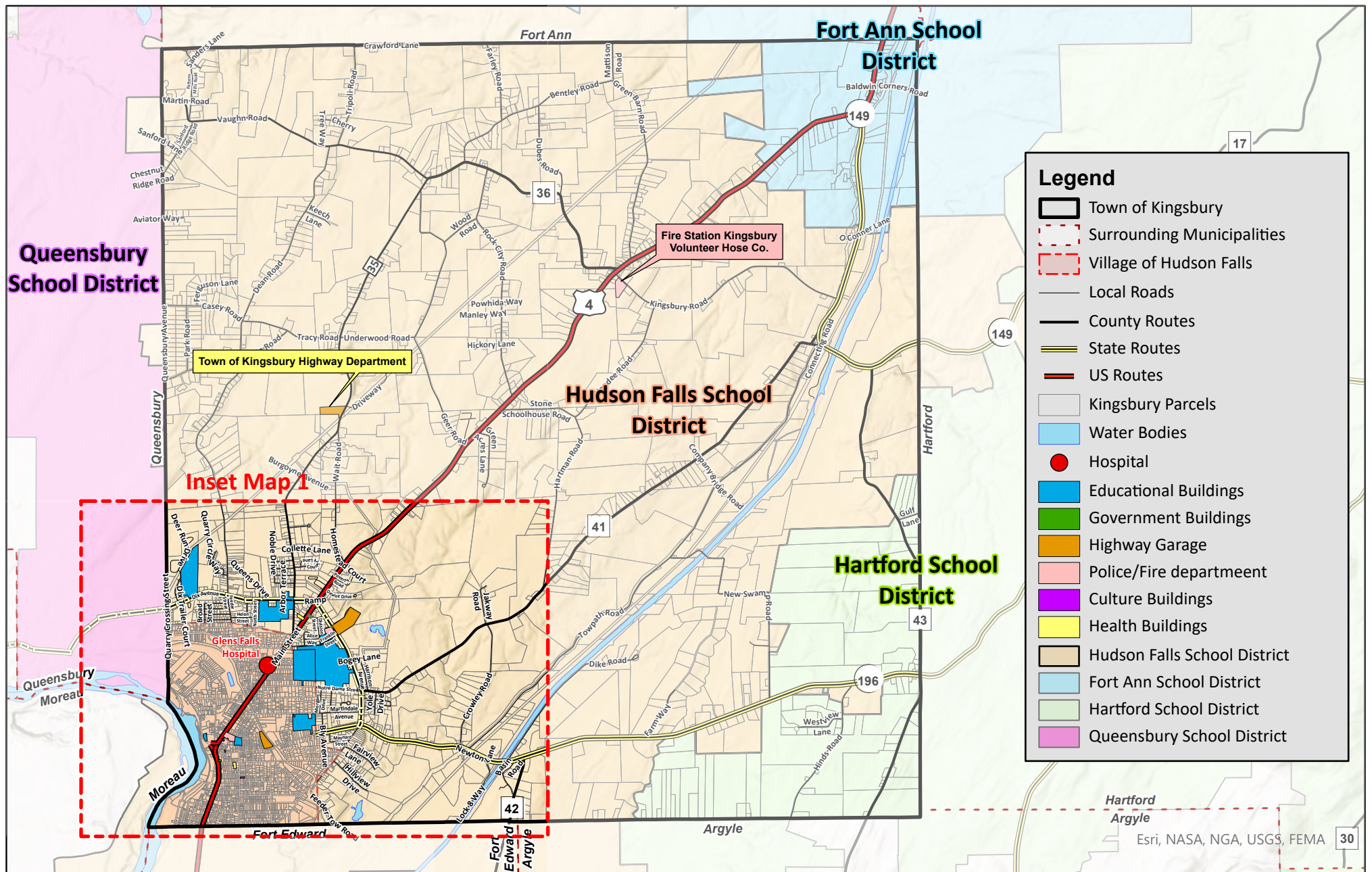
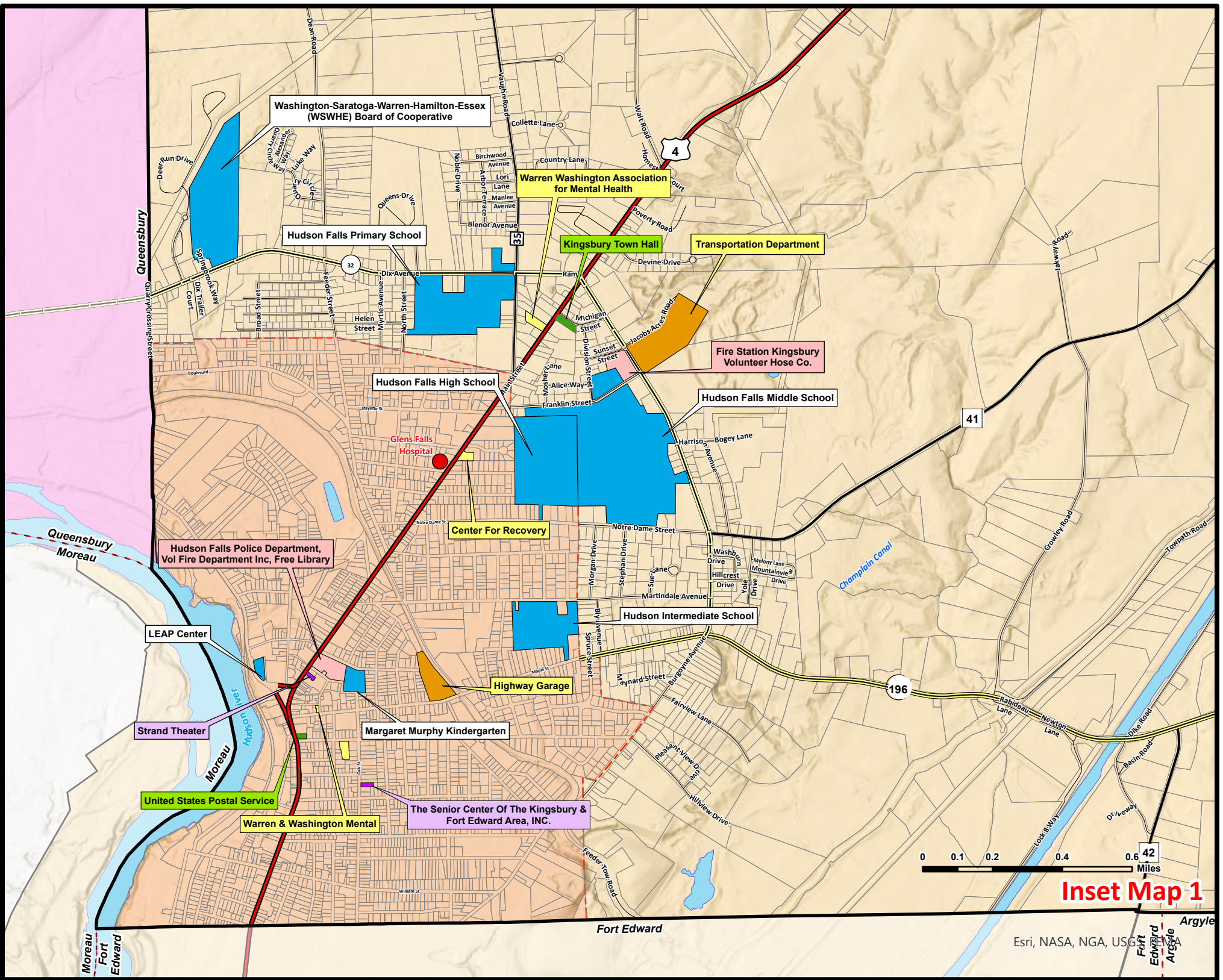
Given the rural nature of the Town of Kingsbury and its surrounding region, a majority of the not-for-profit services are provided on a county-wide or regional wide basis. Appendix A: Tri-County United Way Resource Guide provides a listing of a number of resources and not-for-profit agencies serving Warren, Washington and Saratoga Counties. Detailed below are community organizations used frequently by Kingsbury residents:

- *The Senior Center of the Kingsbury & Fort Edward Area, Inc.* is located at 78 Oak Street in Hudson Falls, between Elm Street and Pearl Street. The Senior Center serves as a vital resource for **adults 50** and over in the Kingsbury / Fort Edward community, offering programs, activities, and classes as well as other services, trips, and special events.
- *Learning, Employment, Assistance (LEAP)* is the community action agency in Washington County. Community action agencies were established in the 1960s to provide an array of services to combat poverty. L.E.A.P. ensures that Washington County families are safe from falling through the cracks. LEAP operates a Head Start program and provides school readiness program for income-eligible, pregnant women and families with children aged birth to 5 years old. We serve well over 400 children annually through our five centers and county-wide, home visiting program.
- *Washington County Office for the Aging* provides several services for older adults. Examples of services provided include: home delivered meals, transportation, information and assistance, in-home contact and support program and caregiver support services.



- *Southern Adirondack Child Care Network* is a not-for profit agencies that provides a full range of services supporting the child care providers and the families they serve including family supports, child care provider training and technical assistance, administer the Child and Adult Care Food Program that provides partial subsidies to providers who participate in the nutritional program and public policy and advocacy. In 2022, they conducted a child care needs assessment for Washington County.
- *The Feeder Canal Alliance* is a not for profit founded in 1987 for the purpose of preserving, protecting the Glens Fall Feed Canal and townpath Trail through responsible recreation, environmental education and preservation of historic places. The feeder canal is the last remaining original canal in New York State.
- *Agricultural Stewardship Association (ASA)* is a not for profit land conservancy dedicated to the the protection of local farmland and working forests. The Association has assisted in conserving over 28,500 acres on 161 properties in Washington and Rensselaer Counties.
- *Washington County Soil and Water Conservation Districts (WCSWCD)* provides a variety of educational, assessment and other services to farmers. Our mission is to assist agricultural producers, rural landowners and municipalities with the management, conservation, and best use of our natural resources. Our highest priorities are to protect the County's soil and water resources while maintaining the viability of agriculture as a preferred land use. The WCSWCD will complete Soil Group Worksheets for county landowners and will provide technical assistance on farm management practices. Specific, targeted education programs include: on-farm workshops and Demo Days for innovative farming techniques and equipment, project tours for local officials and legislators, and presentations to school groups, agricultural organizations, and farmer co-ops on topics pertinent to Agricultural Environmental Management and natural resource conservation.







## Infrastructure & Transportation

### Water & Sewer

Water and sewer infrastructure is limited in the Town of Kingsbury, which also limits future development. Lack of public water and lack of public sewer services were identified as two (2) of the three (3) major issues/concerns. The majority of the Town properties have a private well and a septic system.

The Town of Kingsbury established a Water District that provides water through 471 service connections to a population of approximately 4,999 people. The average daily demand is 129,108 gallons. The Town of Kingsbury purchases its water from the Town of Queensbury, which is treated surface water from the Hudson River (Approximately 47M gallons/year).<sup>2</sup> A number of Town residents continue to rely on private wells for their water supply.

There are two sewer districts located outside the Village; both on the west side of the Town. The districts are small and service a limited number of parcels. Kingsbury Sewer District #1 is administered by the Town and is provided service through an inter-municipal agreement with the Washington County Sewer District #1. The second sewer district is Industrial Park Sewer District #1 and it is serviced through an inter-municipal agreement with Washington County Sewer District #2. In addition, there are parcels outside district that are provided services as well. Village properties are provided sewer services through the Kingsbury/Fort Edward Sewer District.

The Washington County Sewer Agency is evaluating the consolidation of the Washington County Sewer District #1 with the Kingsbury Sewer District #1 and the current out of district users. The sewer system has limited capacity. This limits development and growth; particularly high-density residential development. It is recommended that the Comprehensive Plan consider various options to facilitate more affordable starter homes and rental units which may require increased densities.

The sewer system is limited and is currently at 75-80% capacity, which is a limiting factor for future development/growth. The district has implemented a moratorium for anyone outside the district to hook into the system, and is currently still in place.

---

<sup>2</sup> Town of Kingsbury Annual Water Quality Report – 2021.



In terms of water service, many residents of Kingsbury rely on private wells for supply. There was some discussion of requiring water hook-ups if available, but many residents prefer the use of wells. All of Kingsbury is located outside of the sewer district. There is a desire for Washington County to extend service into Kingsbury. The County is in the process of completing a Map Plan Report.

While sewer capacity is currently limited which in turn constrains higher density residential developments, it is recommended the Comprehensive Plan consider various options to facilitate more affordable starter homes and rental units which may require increased densities.

Kingsbury Sewer 1 and Industrial Park Sewer 1, these are located on the western end of the town of Kingsbury. And there is another sewer district named Kingsbury/Fort Edward Sewer 2 that only covers the Village of Fort Johnson. Finally, the south western end of the town has a water district, this area of the town has apartments and Hudson fall Primary and High schools.

### Drainage

Kingsbury participates in a Federal Environmental Protection Agency (EPA) mandated program for Municipal Separate Storm Sewer Systems (MS4). The purpose of this program is to control the inflow of pollutants into the town's storm sewers and drainage ditches. Products such as oil, antifreeze, litter, animal wastes, fertilizer, pesticides and sediment for erosion can be washed into the storm drain system during rain storms or by melting snow. Eventually this untreated storm water flows into our streams and lakes and can impact water quality.

### Gas & Electric

National Grid is the gas and electric service provider in the Town of Kingsbury. Currently the natural gas service is limited to the Village of Hudson Falls and adjacent parcels of the Town of Kingsbury in the south west.



Communications

The NYS Public Service Commission Provider Report for Kingsbury and Hudson Falls identifies the following providers and the type of service provided:

**Table 3: Hudson Falls and Kingsbury Broadband Providers**

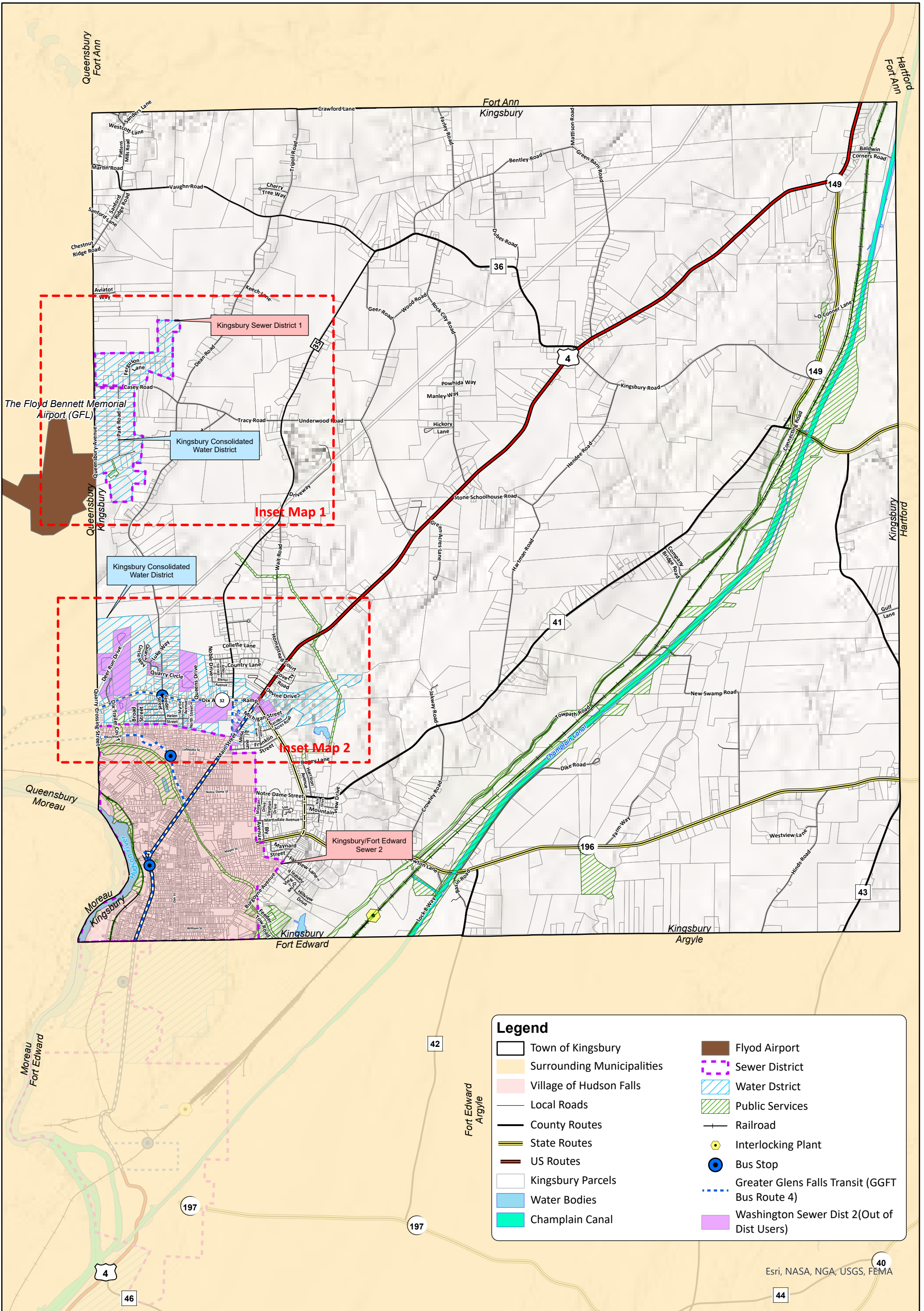
Provider	Service Type	Hudson Falls	Kingsbury
Spectrum	COAX	Yes	Yes
Hudson Valley Wireless	Wireless	Yes	No
Via Stat	Satellite	Yes	Yes
Hughes Net	Satellite	Yes	Yes
Verizon	DSL	Yes	Yes

*Source: NYS Public Service Commission Broadband Providers Report, Jan. 2023*

The Washington County’s 2015 "Broadband and Cell Existing Conditions Report" surveyed over 2,800 County residents, 20% of whom did not have internet. Of those respondents who did not have service, 65% indicated the reason was cost related. Washington County estimates that over the past three years over ten thousand new connections have been installed.

In 2022, the Kingsbury community continues to report the same message. As part of the planning process, Kingsbury community members participated in a community survey, open houses and roundtables. Through this input process, it was clear that Town leadership, businesses and residents desired improved cable, broadband and WIFI on a town-wide basis with an emphasis on affordability. The PSC Report reported that the vast majority of the Town of Kingsbury is served by broadband with less than 1% unserved or underserved. As is common with most areas of the State, this report does not reflect the percentage of coverage areas with poor service, complicating terrain or with connection costs too high which makes access prohibitive. Participation in a deeper analysis of the access and service barriers may be beneficial for the development of the optimal strategies to increase access to quality and affordable broadband services for all.

As emphasized by the pandemic, such connectivity is critical for both economic stability and educational support for the schools. The library uses WIFI hotspots to provide access to the internet; however, this is a short-term remedy and a long term solution is desired.



**Legend**

Town of Kingsbury	Floyd Airport
Surrounding Municipalities	Sewer District
Village of Hudson Falls	Water District
Local Roads	Public Services
County Routes	Railroad
State Routes	Interlocking Plant
US Routes	Bus Stop
Kingsbury Parcels	Greater Glens Falls Transit (GGFT Bus Route 4)
Water Bodies	Washington Sewer Dist 2 (Out of Dist Users)
Champlain Canal	

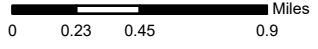
Esri, NASA, NGA, USGS, FEMA



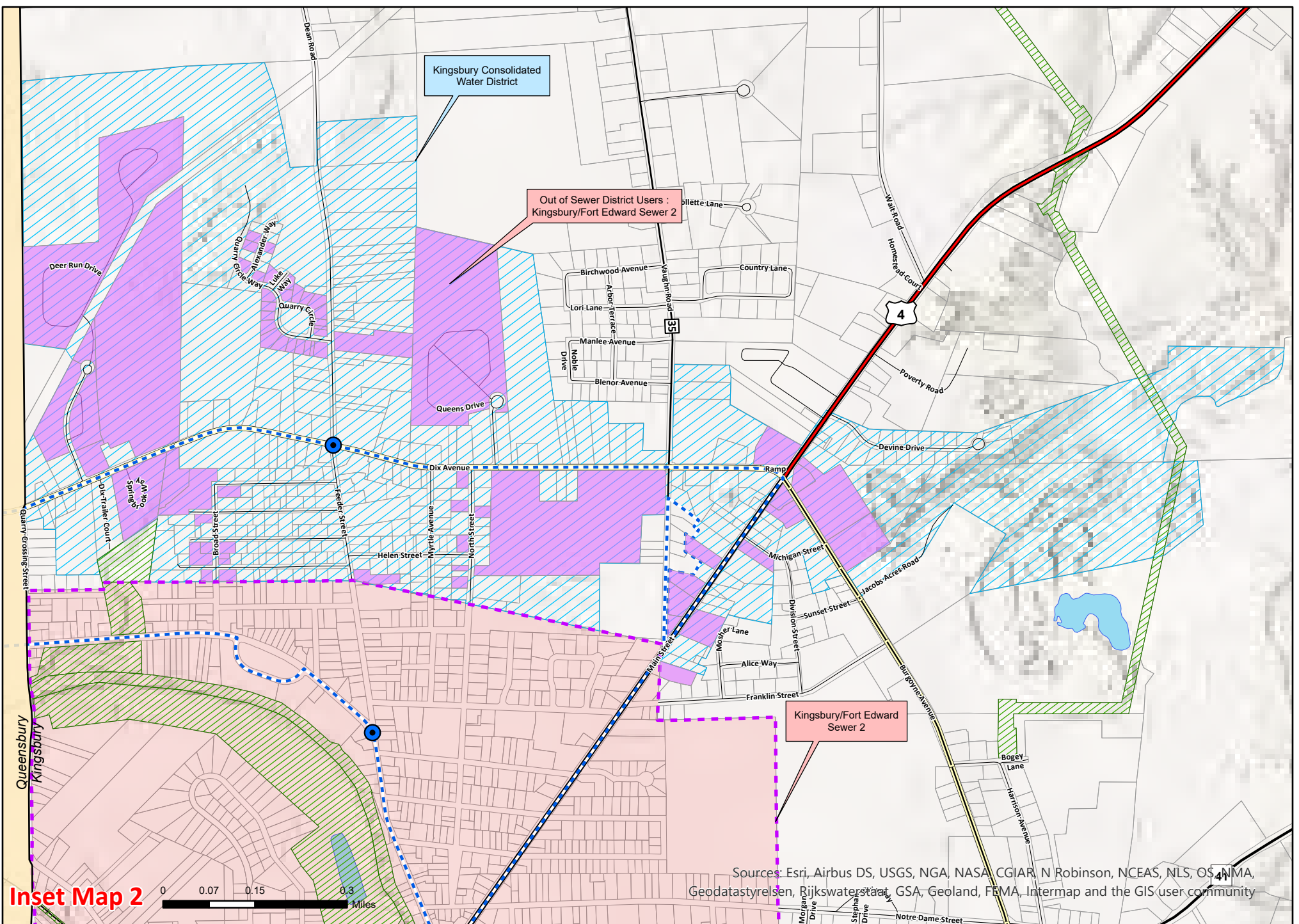
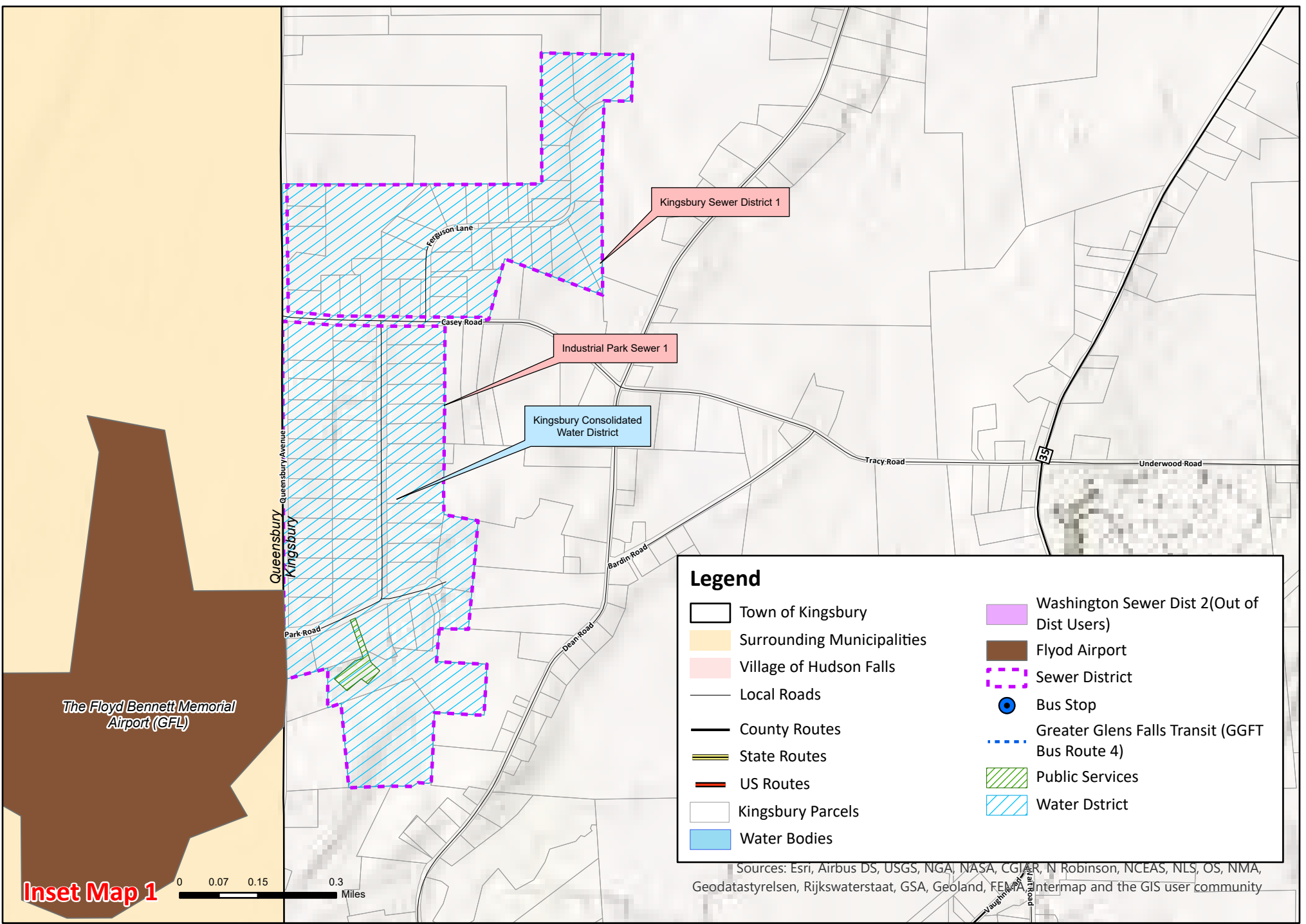
# Transportation & Infrastructure Map

## Town of Kingsbury, Washington County, New York

Accuracy not guaranteed. Map for illustrative purposes only. Produced by Laberge Group. Data provided by NYS GIS Clearinghouse 2021. Revision #6 (12/16/2022). Job#2021037







Roads

The transportation network within the Town of Kingsbury is comprised of one (1) US Route, two (2) state routes, four (4) county routes, and numerous local roads. The Town of Kingsbury is responsible for 52.53 centerline miles of roads. .

**Table 4: Local and Regional Road Miles**



Municipality	Centerline Miles
Town of Kingsbury	52.53
Village of Hudson Falls	2.28
Washington County	19.16
Total Centerline Miles	73.97

*Source: New York State Department of Transportation Highway Inventory, 2021*

An integral part of economic and social development is comprehensive transportation planning. The grouping of highways by the character of service they provide (functional classification) was created for transportation planning purposes. Functional classification is an important planning tool used to determine and dictate development for a given area. The functional classification schemes of highways include arterials, collector roads, and local roads.



One of the major roads in the Town of Kingsbury is the US Route 4 that runs parallel to the Champlain Canal and cutting the Town diagonally. This section of US Route 4 is also a part of Lakes and Locks passage (Scenic Byway). The byway also connects the Village of Hudson Falls to Fort Ann. New York State has 4 nationally designated Scenic byways, and Lake and locks is one of them.

Arterials are thorough ways for major movements such as state wide or interstate travel. Arterials are sub classified as principal (main movements) or minor (distributors) and are further divided as urban or rural. An important east-west transportation corridor is New York Route 149. The NY 149 joins the US 4 and enters the Town of Kingsbury from the north and follows the Champlain canal towards south and crosses the canal into the adjacent town of Hartford. New York State Route 149 (NY 149) is an east-west state highway that runs for 32.20 miles (51.82 km) through the Capital District of New York in the United States.



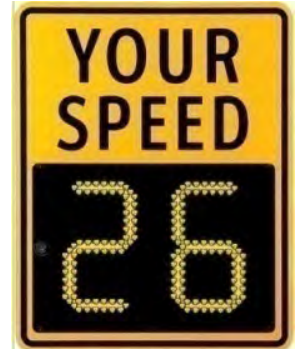
Another important east-west transportation corridor is New York Route 196. Past NY 32, NY 196 bends southeast through Kingsbury as a two-lane residential road. Crossing over a tributary of the Glens Falls Feeder Canal, the route crosses a single-track railroad line before crossing over the Champlain Canal on a large truss bridge. After the Champlain Canal, NY 196 bends northeast through Kingsbury, crossing an intersection with the northern terminus of CR 42, soon leaving the residential section for a more rural area of town. Passing numerous farms, NY 196 soon bends eastward, crossing an intersection with CR 43. NY 196 bends northeast on a sharp curve, leaving Kingsbury for the town of Hartford. The route winds past numerous homes, turning north past a couple farms before following a gradual bend east near Slate Way.

Collector roads are facilities that link arterials to major land uses such as residential, industrial, and commercial areas. Like arterial roads, collectors can be sub classified as minor or major and rural or urban. Collector roads are generally spaced at intervals consistent with population density. All collector roads within the Town are County highways, and are classified as minor rural collector roads. These highways include County Roads 36, 41, 42 and 43.

All remaining roads in the Town are classified as local roads. Local roads typically function for the purpose of short trips and moderate speeds. As a result, the volume of traffic on local roads is relatively small.

### Traffic Safety

Community stakeholders provided input on traffic safety during the Comprehensive Plan development process. Traffic safety was identified in multiple forums as an area to be addressed. The Town Planning Board identified traffic as one of three of its top priority issues. In particular the Planning Board members identified the need for traffic safety measures coming into the Town from the Village of Hudson Falls. Community stakeholders also pointed out that the school district mandates busing; reiterating the traffic safety concerns. Public safety stakeholders indicated that truck traffic along Route 4 is a major concern in terms of vehicular speeds and accident frequency. One tractor trailer accident per week was estimated along this road. There is a section that is particularly dangerous right outside the Village, and this is where many of the accidents occur. Measures should be taken to address this issue and increase traffic safety.



### Bus Services

Greater Glens Falls Transit (GGFT) provides safe, reliable, low-cost public, fixed route bus transit services and ADA complementary transit services to the greater Glens Falls area year-round, Monday through Saturday (seven days per week during the Lake George summer tourist season).



This bus service includes Town of Kingsbury in Washington County. GGFT (Greater Glens Fall Transit) bus routes are only located in and around the Village of Hudson Falls with no coverage in much of the area outside the Village.

### Regional Transit

Currently there is no regional transit system serving the Town of Kingsbury. The Capital District Transportation Authority provides services in Albany, Schenectady, Rensselaer and Saratoga Counties. CDTA's Northway Express provides commuter service reaching as far north as Wilton for riders to have access to the Albany area. There are commuter park and ride lots available; however, the closest is in northern Saratoga County.

### Passenger Train Services

The closest train depot is the Fort Edward Train Station. The station is served by Amtrak's daily Ethan Allen Express. The Amtrak Adirondack line that runs between New York City and Montreal was suspended in 2020 and is anticipated sometime in 2023. The station also is a stop on the Greater Glens

Falls Transit's Hudson Falls/Fort Edward line (Route 4) providing bus service to Glens Falls and surrounding communities Monday through Saturdays, as well as seasonal "train-catcher" service to Lake George, New York.

### Air Service

Albany International Airport is the closest full service commercial airport to the Town of Kingsbury. As the major air center for the Capital Region, Northeastern New York and Western New England, the Albany International Airport offers a wide-range of facilities and services.

Warren County's Floyd Bennett Memorial Airport is located adjacent to the Town of Kingsbury and the Airport Industrial Park. The Airport Industrial Park was developed by the Warren/Washington County Industrial Development Agency specifically to take advantage of the convenient access to private passenger and freight jet aircraft services. The airport boasts a 5,000 foot, 150 foot wide grooved primary runway with an ILS approach, plus a secondary 4,000 foot, 100 foot wide secondary runway with GPS approaches. The airport is managed by Warren County, New York, and is open for traffic 24/7 (except during the Adirondack Balloon Festival in September).

### Bike and Pedestrian Amenities

The Town of Kingsbury has an exceptional trail system that includes and intersects the Feeder Canal Trail, the Champlain Canalway Trail and the Empire State Trail

Glens Falls Feeder Canal was established in 1830's and connected to the Old Champlain Canal. This opened commerce between the Upper Hudson River to Canada and New York City. After operating for 100 years in this capacity, the Feeder Canal closed and has been transformed into a vibrant fourteen-mile linear historic park with the towpath for hiking and biking, and the canal itself for fishing, canoeing and kayaking.



The Champlain Canalway Trail intersects with the Feeder Canal Trail at the southern end of the Town of Kingsbury and runs north through the Town. The north-south route of the Old Champlain Canal and modern Champlain Canal is an exceptionally serene and picturesque travel corridor. The Towpath through Kingsbury offers a four-mile stretch of exceptional birding opportunities. Lock C-9 Canal Park, located in the hamlet of Smith's Basin, 6 miles north of C-8 Canal Park in Fort Edward, represents the perfect biking trail segment for families. Both canal parks offer public docking, and picnicking.



The Empire State Trail follows the same path as the Champlain Canalway Trail throughout the Town of Kingsbury and as such the Town of Kingsbury has direct access to the Empire State Trail.

Bicycle and pedestrian access in the Town of Kingsbury is typically provided on the travel lanes, as permitted by the New York State Vehicle and Traffic Law. For example, the shoulders on US Route - 4 are wide enough approximately 5 feet<sup>3</sup> to accommodate pedestrians and bicyclists. There are no dedicated provisions for bicyclists or pedestrians via separate facilities on the US, State and county roads. Sidewalks are typically located within the majority of the Village of Hudson Falls. In rural areas of the town, sidewalks are not present due to the sporadic distribution of hamlets, housing, and services.

The Southern Adirondack Child Care Network is working with other organizations in Warren and Washington Counties to implement child care recruitment plans and will be dedicating a staff person to this recruitment effort in order to rebuild the child care capacity in the region.



---

<sup>3</sup> <https://nysmpo.maps.arcgis.com/apps/webappviewer/index.html?id=df786a449d174b3085ebc57a90cb0cbd>



## Agricultural Resources

### Active Agricultural Farms

The Town of Kingsbury has a long and proud history in farming. Farmland is critical to the community culture and plays a central role in the economy. According to the Washington County Agriculture and Farm Protection Plan, there were 166 active farms utilizing 12,615 acres of land in the Town of Kingsbury in 2015 (based on all 100 classifications and the 241 classification). The Plan also identified that 155 Kingsbury farms participated in the Agricultural Land Value Assessment Program. Based on a review of the 2022 Town of Kingsbury assessment roles there were 123 parcels classified active farms (All 100 classifications and 241 classification).

### Right to Farm Law

The Town of Kingsbury is a right to farm community. It first adopted, through Home Rule its Right-to-Farm law in 1992. Right to Farm laws set forth a process to mediate complaints by non-farming neighbors about farming operations and practices.

### Soils

The Washington County Agriculture and Farmland Protection Plan (2015) recognizes that Washington County has significant land and soil resources that are prime for agricultural and farming uses. Washington County's diversity in soils and topography create an opportunity for the production of a wide range of farm commodities. Washington County has numerous acres of land classified as Prime Land and Soils of Statewide significance. Prime farmland is best suited to the production of row, forage and fiber crops. Farmlands of Statewide significance include those that produce fair to good yields of crops when treated and managed according to modern farming methods. These soils are found in areas of the Town of Kingsbury. In addition there are Special Areas identified in Kingsbury as well. The Protection plan also recommends that the soils be used in criteria for conservation strategies and noted that a number of communities in Washington County have adopted Farmland Protection Plans and/or have addressed farmland in their comprehensive Plan. <sup>4</sup>

---

<sup>4</sup> Washington County Agricultural and Farmland Protection Plan, pages 61 and 61 including Figure 19: USDA NRCS Soils Classification.



### County Agricultural Districts

The New York State Legislature enacted Article 25-AA of the Agriculture & Markets Law to protect and promote the availability of land for farming purposes. Subsequent amendments have broadened its scope and protections for farmers. Counties manage the preliminary stages of creation or modification of an Agricultural District. After the County submits a resolution approving or modifying a district, the Commissioner of Agriculture and Markets certifies that a district meets the purpose and intent of the Agricultural District Law. Agricultural Districts protect and promote the availability of land for farming purposes and provide economic incentives through property tax exemptions and limitations on other benefit assessments or ad valorem levies. Agricultural Districts can assist to guide development away from traditional farming areas.

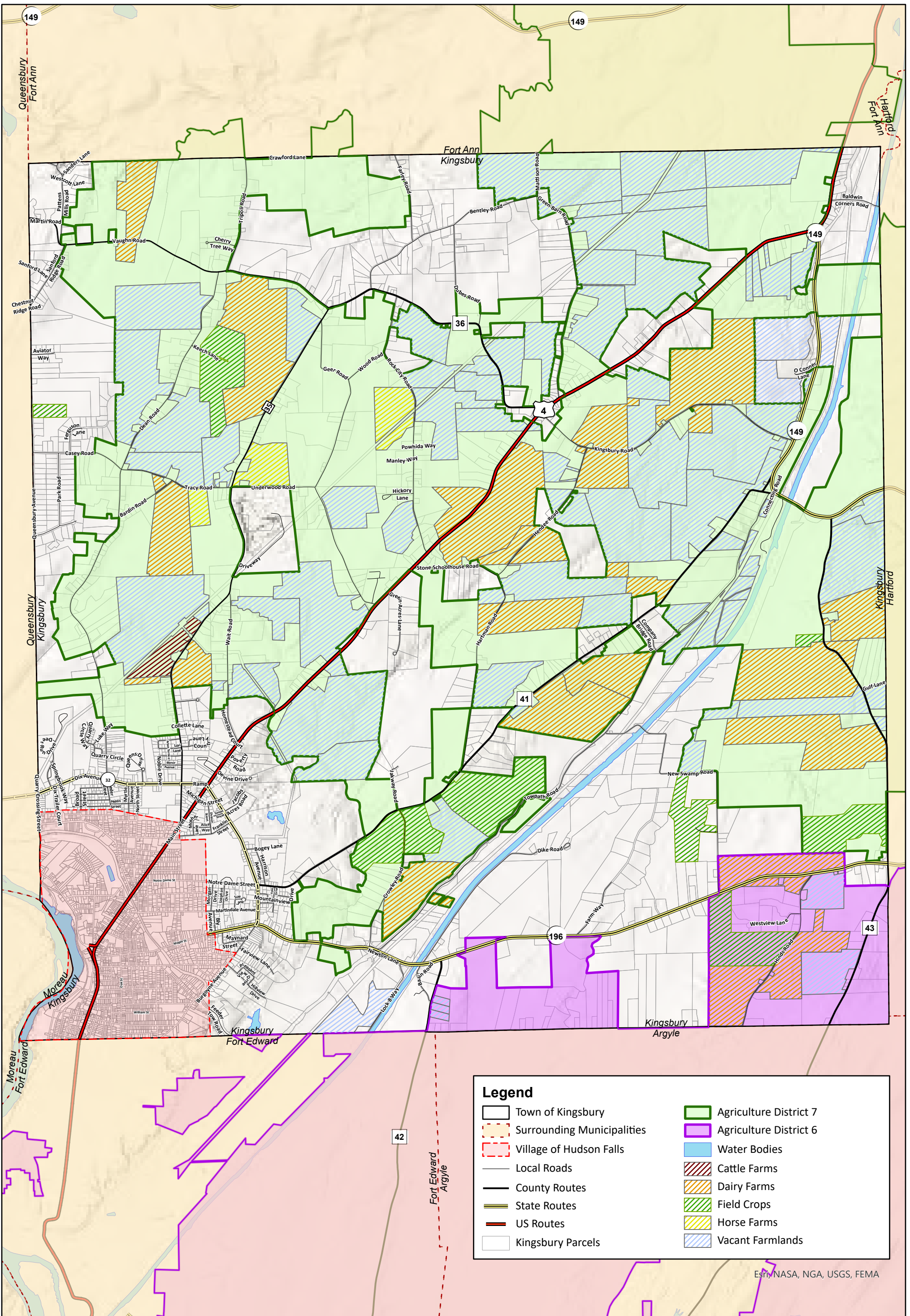
There are two agricultural districts within the Town of Kingsbury. Significant acreage in Kingsbury is located in Agricultural District #7 and there are also parcels located in the southwest area of the Town that are in Agricultural District #6. **Figure:\_\_\_ Washington County Agricultural Districts** details the boundaries of the Districts.

### Regional Agricultural Resources

In addition to the many New York State resources, there are a number of organizations, initiatives and programs that support and complement the agricultural industry in the Town, County and Region. Each of these entities have different areas of focus such as technical support, training, advocacy, research, funding and networking, etc.

- Agricultural Stewardship Association
- Capital Region Regional Economic Development Council
- Cornell Cooperative Extension – Washington County
- Future Farmers of America NY
- Hudson Valley AgriBusiness Development Corporation
- Washington County Planning Department
- Washington County Farm and Agriculture Protection Board
- Washington County Fair
- Washington County Soil and Water Conservation District

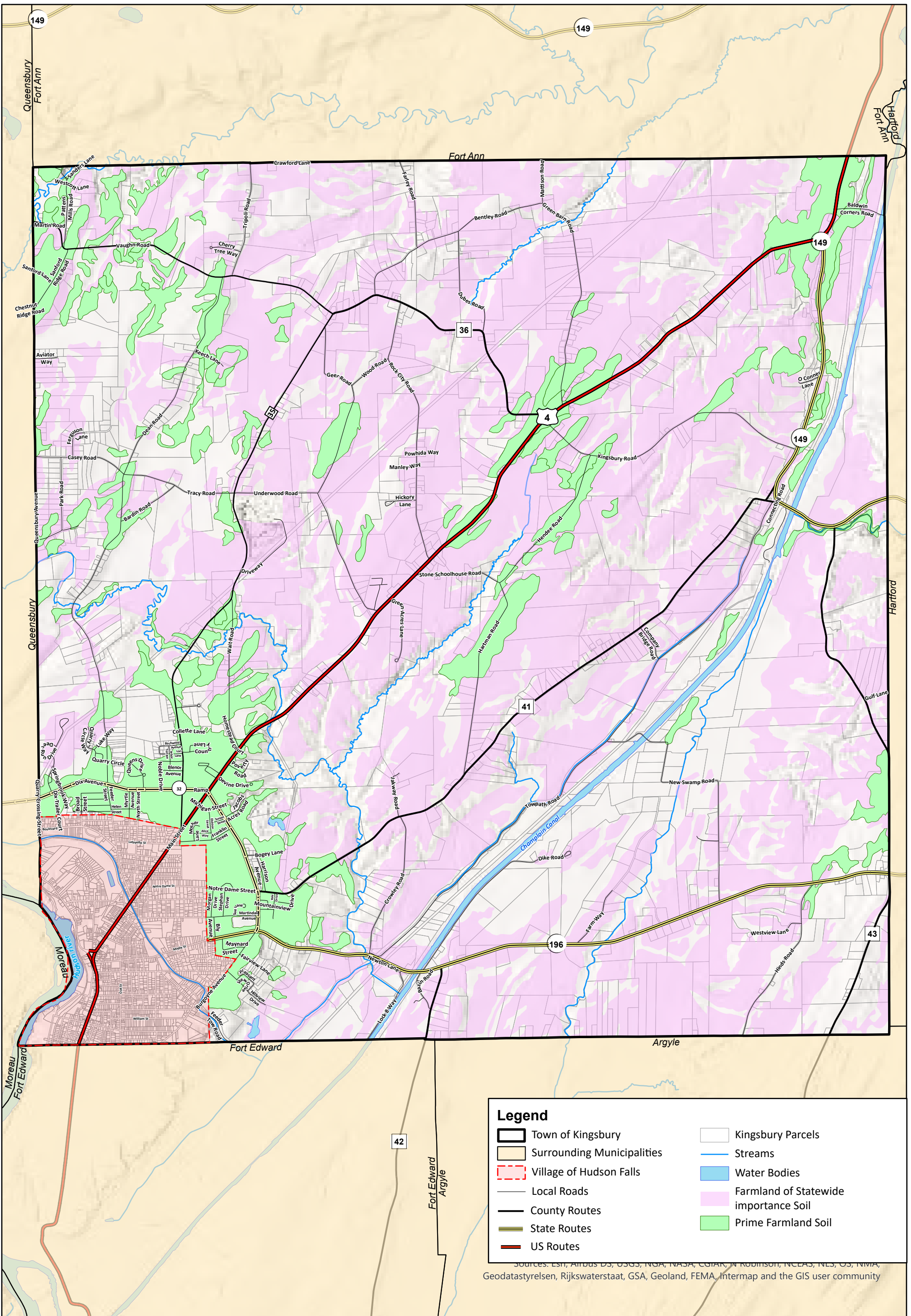




**Legend**

Town of Kingsbury	Agriculture District 7
Surrounding Municipalities	Agriculture District 6
Village of Hudson Falls	Water Bodies
Local Roads	Cattle Farms
County Routes	Dairy Farms
State Routes	Field Crops
US Routes	Horse Farms
Kingsbury Parcels	Vacant Farmlands

Esri, NASA, NGA, USGS, FEMA



**Legend**

Town of Kingsbury	Kingsbury Parcels
Surrounding Municipalities	Streams
Village of Hudson Falls	Water Bodies
Local Roads	Farmland of Statewide importance Soil
County Routes	Prime Farmland Soil
State Routes	
US Routes	

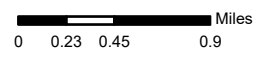
Sources: ESRI, Airbus DS, USGS, NOAA, NASA, CGIAR, IN ROBINSON, INCLAS, NLS, CS, NIVA, Geodatyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community



# Agriculture Soils Map

## Town of Kingsbury, Washington County, New York

Accuracy not guaranteed. Map for illustrative purposes only. Produced by Laberge Group Data provided by NYS GIS Clearinghouse 2021. Revision #2 (12/08/2022). Job#2021037





## Recreation & Historic Resources

There are multiple recreational venues in the Town of Kingsbury catering to a variety of interests and abilities.

### [Kingsbury National Golf Club/Fire Rock](#)

Not far from Hudson Falls, Kingsbury National Golf Club offers terrific views and challenging play for golfers at every skill level. Well-groomed fairways and greens keep Kingsbury National Golf Club difficult yet friendly, and the staff can offer tips and tricks for playing the best round. Kingsbury National Golf Club is a terrific choice for one’s regular rounds of golf or a new destination for groups when visiting Hudson Falls. The Club has superbly conditioned links style Championship Course, Bent Grass Fairways and Greens with strategically placed water, rolling hills and grassy mounds.



### [Hudson Falls Fish & Game](#)

The Hudson Falls Fish and Game Club has established a membership cap of 1000 members to ensure that the facilities do not get overcrowded during peak times. Every year in March applicants on our waiting list are admitted to maintain the club’s authorized limit of 1000 members.



### [Empire State Trail: Champlain Valley Trail](#)

This 12-mile Empire State Trail section follows the Champlain Canalway Trail, an off-road stone dust trail dedicated to walkers and bicyclists. Although the segment includes several sections on low-traffic local roads, the entire route is comfortable for hikers and casual bicyclists of all abilities. This section starts at the Fort Edward Village Recreation Park (at the intersection of McIntyre and Factory Streets), and follows Towpath Lane northeast for 1 mile, to the start of the off-road stone dust trail. The 12-mile route skips between the





historic and modern Champlain Canals, passing by canal locks, woods, wetlands, farmlands, and scenic vistas. The section ends at the Fort Ann Village Park on Clay Hill Road.

### [Champlain Canalway Trail](#)

In 2017, New York State launched the Empire State Trail to promote outdoor recreation, encourage healthy lifestyles, support community vitality, and bolster tourism-related economic development. The 750-mile Empire State Trail showcases New York’s special places, diverse history, and iconic landscapes. The Trail welcomes bicyclists and walkers of all ages and abilities to experience the Empire State’s urban centers, village main streets, rural communities, and diverse history Champlain Valley trail is a part of the Empire state trail that runs from fort Edward to Fort Ann. It is a 12-mile, bike friendly, dog friendly connecting trail which also has several parking areas. This trail is a combination of off road- stone dust and off road – asphalt surfaces for biking.

The north-south route of the Old Champlain Canal and modern Champlain Canal is an exceptionally serene and picturesque travel corridor. The Towpath through Kingsbury offers a four-mile stretch of exceptional birding opportunities. Lock C-9 Canal Park, located in the hamlet of Smith’s Basin, 6 miles north of C-8 Canal Park in Fort Edward, represents the perfect biking trail segment for families. Both canal parks offer public docking, and picnicking. Just to the southeast of the lock is the unique Siphon Spillway that allows excess waters to divert safely from the canal.

### [Glens fall Feeder Canal Trail](#)

Feeder Canal Trail is a connector trail that runs through the village of Hudson fall and joins to the Champlain Canalway Trail. Hudson Falls, formerly known as the Village of Sandy Hill (1810), it was largely agricultural until the opening of the Glens Falls Feeder Canal in the 1830’s which connected to the Old Champlain Canal and opened commerce between the Upper Hudson River to Canada and New York City. After operating for 100 years in this capacity, the Feeder Canal closed and has been transformed into a vibrant fourteen-mile linear park with the towpath for hiking and biking, and the canal itself for fishing, canoeing and kayaking.

## Parks

- Derby Park: Moran Derby Park, located in Hudson Falls, is the primary recreational facility for the Town of Kingsbury and includes numerous recreational amenities, including the Town's soccer field, basketball courts and ball fields. The park is currently undergoing major renovations to improve the users' experience and address the increased usage. Improvements include pickleball courts, clubhouse renovations, security camera installation and associated wayfinding signage.
- The Feeder Canal connection to Derby Park is in the works, and holds great potential for recreational activities. The ability to access the park via bike reduces the number of single vehicle trips and increase bike path usage as an alternative mode of transportation.
- Paris Park is a Village owned park located in the downtown of the Village of Hudson Falls. The park is a 0.9 acre park with greenspace areas and large shade trees. The park offers seating. Based on its proximity to the Village downtown, the park provides residents and visitors with easy access to greenspace. A park improvement project was recently completed and involved reconstruction of the Locust Street streetscape and construction of a 100 space, shared-use parking lot. This park presents great opportunity that could be capitalized on with additional capital improvements and additional amenities.
- Juckett Park is located in the Village of Hudson Falls at the corner of River Street and Main Street. It is a well-planned and attractive park with benches, fountains, and a gazebo. The park is host to several community events, ceremonies, and concerts.



## Snowmobile Trails

The Kingsbury Barnstormers Snowmobile Club maintains 45 miles of trail in Kingsbury and Fort Ann with links into Hartford, Argyle, and Warren County. Snowmobilers are able to use the Empire Trail. Modifications were made during the construction of the trail to ensure such activity was permitted and safe. Since blacktop is incompatible with snowmobile ridership, a new trail was created along the portion of the trail that is comprised of blacktop.





### Hudson Falls Historic District

The Hudson Falls Historic District, located in the Village of Hudson Falls, was added to the National Register of Historic Places in 1983. Portions of the text, below, were adapted from a copy of the original nomination document.

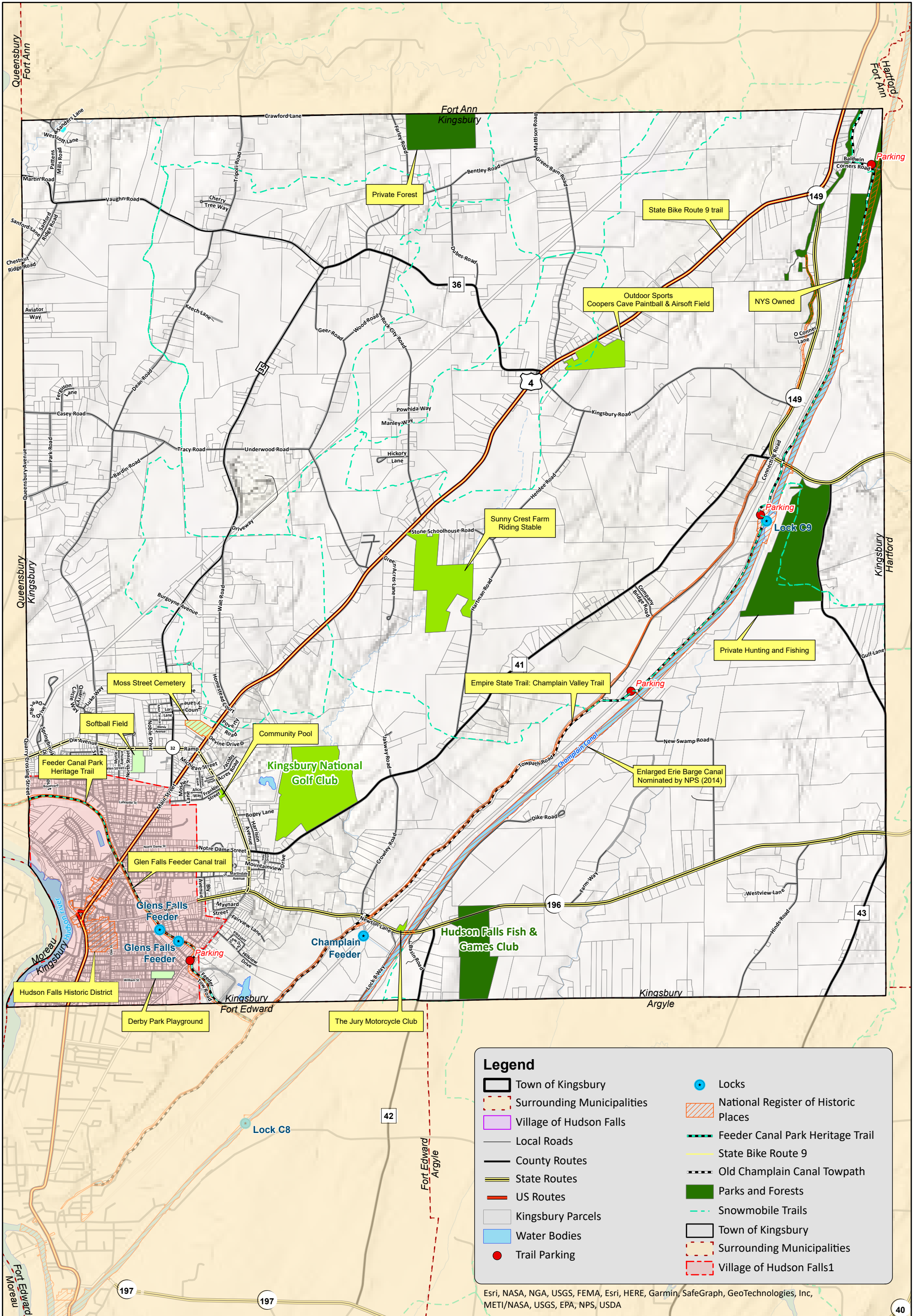
The Hudson Falls Historic District is located in the Village of Hudson Falls, Washington County at the highest falls of the Hudson River. The village occupies Sandy Hill, a high bluff rising above the east bank of the Hudson. The historic and present north-south axis of the village is a former turnpike, now U. S. Route 4. From the center of Hudson Falls, County Route 254 extends west, linking the community to the neighboring City of Glens Fall.

A wide variety of architectural styles and building uses are represented within the Hudson Falls Historic District, whose structures span the period 1812-1935. Included within the district are notable vernacular examples of Federal, Greek Revival, late nineteenth century eclectic, Queen Anne, and Colonial Revival residential design generally located along streets lined with tall shade trees.

Among the more than 160 buildings located within the boundaries of the Hudson Falls Historic District are significant structures representing the historical and architectural development of the village during the nineteenth and early twentieth centuries.

It is important to note that the National Register of Historical Places has listed Kingsbury as a location with a display of intact 19th Century architecture. Also listed are the five combination locks on the Feeder canal.

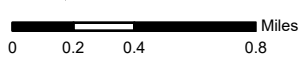
[https://www.livingplaces.com/NY/Washington\\_County/Hudson\\_Falls\\_Village/Hudson\\_Falls\\_Historic\\_District.html](https://www.livingplaces.com/NY/Washington_County/Hudson_Falls_Village/Hudson_Falls_Historic_District.html)



**Legend**

Town of Kingsbury	Locks
Surrounding Municipalities	National Register of Historic Places
Village of Hudson Falls	Feeder Canal Park Heritage Trail
Local Roads	State Bike Route 9
County Routes	Old Champlain Canal Towpath
State Routes	Parks and Forests
US Routes	Snowmobile Trails
Kingsbury Parcels	Town of Kingsbury
Water Bodies	Surrounding Municipalities
Trail Parking	Village of Hudson Falls1

Esri, NASA, NGA, USGS, FEMA, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA



# Recreation & Historic Preservation

## Town of Kingsbury, Washington County, New York

Accuracy not guaranteed. Map for illustrative purposes only. Produced by Laberge Group. Data provided by NYS GIS Clearinghouse 2021. Revision #5 (12/14/2022). Job#2021037



## Natural and Environmental Resource

Land use decisions and infrastructure investments have the power to greatly affect the quality and sustainability of the natural environment. Understanding the Town and its surrounding natural and environmental resources is important to ensure future investments do not result in adverse impacts and are instead utilized appropriately. This section includes a summary of the Town's natural and environmental resources, including, but not limited to water resources, topography, slope, soils, and geology. Refer to the Natural Resources Map for additional information.

The process of land use planning requires a thorough understanding of the natural features of the community.

### Water resources

The Town's primary surface water resources include the Hudson River and the Champlain Canal. They provide a number of amenities to the Town. These include, but are not limited to: recreation; aesthetic; wildlife; and aquifer recharge resources. Natural water resources including rivers, streams, New York State Department of Environmental Conservation (NYSDEC) and NWI wetlands, floodplain boundaries and aquifers are shown on the Water Natural Resources Map in the map section.

The NYSDEC classifies water bodies for the purposes of regulating discharges into these bodies in accordance with the State Pollutant Discharge Elimination system (SPEDES). These classifications refer to the suitability of a water body (lake, pond, river, and stream) for human use. The higher the classification (A) the better the water quality and the more suitable for human use. A "T" may be added to indicate water suitable for trout breeding. The NYSDEC regulates all streams that are classified C(T) and higher according to NYS Rules and Regulations Title 6 Section 701 and 608.

The Hudson River and Champlain Canal is classified by as a "C" stream. Streams under this classification have their best use as fishing streams. Classification C is for waters supporting fisheries

Many tributary streams and brooks drain the town watersheds. These streams and brooks provide fresh habitat for several species of game fish as well as contribute to the ground-water aquifers found in the unconsolidated deposits in the valley. Ultimately, the Town's watershed feeds the Hudson River and Champlain canal, thereby affecting the quality and quantity of water in those river and associated ecosystems.

The Town's water supply is generally derived from ground water resources developed in outlying sub-aquifers. These resources are obtained from dug, driven, and drilled wells as well as springs occurring at or near the surface. The principal aquifer system for the Town, having potential as a municipal water source, is the river-bottom land of the Hudson River.





The Town of Kingsbury purchases its water from of Queensbury, which is treated surface water from the Hudson River. Water pumped from the river into a complete treatment facility. The treatment process at the Queensbury Water Treatment Plants consists of chlorination to protect against contamination from harmful bacteria and other organisms; coagulation using alum to cause small particles to stick together when the water is mixed, making larger heavier particles; sedimentation allows the newly formed larger particles to settle out naturally; filtration removes smaller particles by trapping them in sand filters; pH adjustment for corrosion control, post chlorination to prevent bacterial contamination.

### Bedrock Geology

The bedrock of Kingsbury consists of many different types of sedimentary (or layered) rock, deposited during what geologist call early Paleozoic times (450 to 600 million years ago). Due to extreme crustal shifting and movement since their deposition in ancient seas, the structural relationships of these rocks are somewhat complicated.

For convenience, the rocks are classified into groups or series which are similar. In Kingsbury, two primary rock series are present: the Snake Hill formation (a collection of black shales) and the Trenton group and Beckman town limestone. The Snake Hill shales occur over all of the town northwest of the barge canal and in a narrow strip east of wood Creek rubbing northeast to southwest. The rest of the town is underlain by the limestones, especially prevalent under the valley of Wood Creek.

### Topography

Kingsbury is comprised of four major topographic sections. The first consists of a flat plateau in the southwest upon which the Village of Hudson Falls has developed and which is located adjacent to the Hudson River. The second is higher plateau in the north-central part of town that was carved by streams and rises to an elevation of approximately 3000 feet. A section of hilly upland in both the extreme northwestern and south-eastern corners of the town comprises the third, and the fourth is a wide valley running from southwest to northeast and defined on the map by the Delaware and Hudson Rail – road and the old barge canal. This valley, which eventually serves as the drainage park for Wood Creek, incorporates an elevation of about 140-150 feet.

Two primary drainage patterns exist in Kingsbury. All of the streams in the area south of the Pattern Mills-Kingsbury Road and west of the barge canal grain into the Hudson River to the west. The steams in the extreme north and the extreme east north town drain into Wood Creek, which eventually empties into Lake George to the north. Average approximate elevation of the Town of Kingsbury is 272 feet and the entire town elevation ranges roughly from 144 feet (Champlain Canal) to 312 feet.



Slope

For purpose of slope classification, the Town is divided into three categories

- (1) Areas with slopes less than 3 percent (for which special engineering measures may be required to assure adequate drainage);
- (2) Areas with slopes between 3 percent and 15 percent, and
- (3) Areas with slopes greater than 15 percent (on which conventional construction is usually not attempted)

The following table reveals the proportions of the town in each of these classes:

**Table 5: Slopes in Kingsbury**

Slopes	Area (sq. mi)	Percent Total Land Area
Less than 3 percent	19.7	53.3%
3 percent to 15 percent	16.5	44.5%
Greater than 15 percent	0.8	2.2%
		100.0%

Soils

The physical characteristics of the materials at and near the ground surface, and hence the uses for which they are most appropriate, are determined principally by their geological origin and the subsequent movement of water through them. In the Town of Kingsbury, there are five principal types of surficial deposits: till outwash, lake clays, alluvium, and muck.

Tills are the direct deposit deposits of the glaciers which covered this area until about 10,000 years ago. They consist of heterogeneous mixtures of materials ranging in size from clay to boulders. These are present in scattered higher elevations throughout Kingsbury.

Outwash is a type of soil that has been sorted to some extent by the action of glacial meltwaters and is genuinely composed of more – or- less stratified deposits of sands, in Pattens Mills and in the vicinity of Baldwin.

Finer materials, mainly silts, and clays, were carried by the streams and deposited in glacial lakes, which once covered almost the entire Town.

Alluvium has been deposited by present-day streams in the process of building their floodplains subject to periodic flooding at times of high water. These deposits consist of silts sands, and gravels in varying

proportions, generally with some satisfaction. In the Town of Kingsbury, alluvium is found north of Hudson Falls and in Baldwin.

Muck deposits have formed in places where drainage is restricted and silts and clays and organic materials have been accumulating since the glaciers melted. These occur in small patches at various places, with a large deposit existing between the Mud Street School and Wood Creek.

### Washington County Grasslands Important Bird Area (IBA)

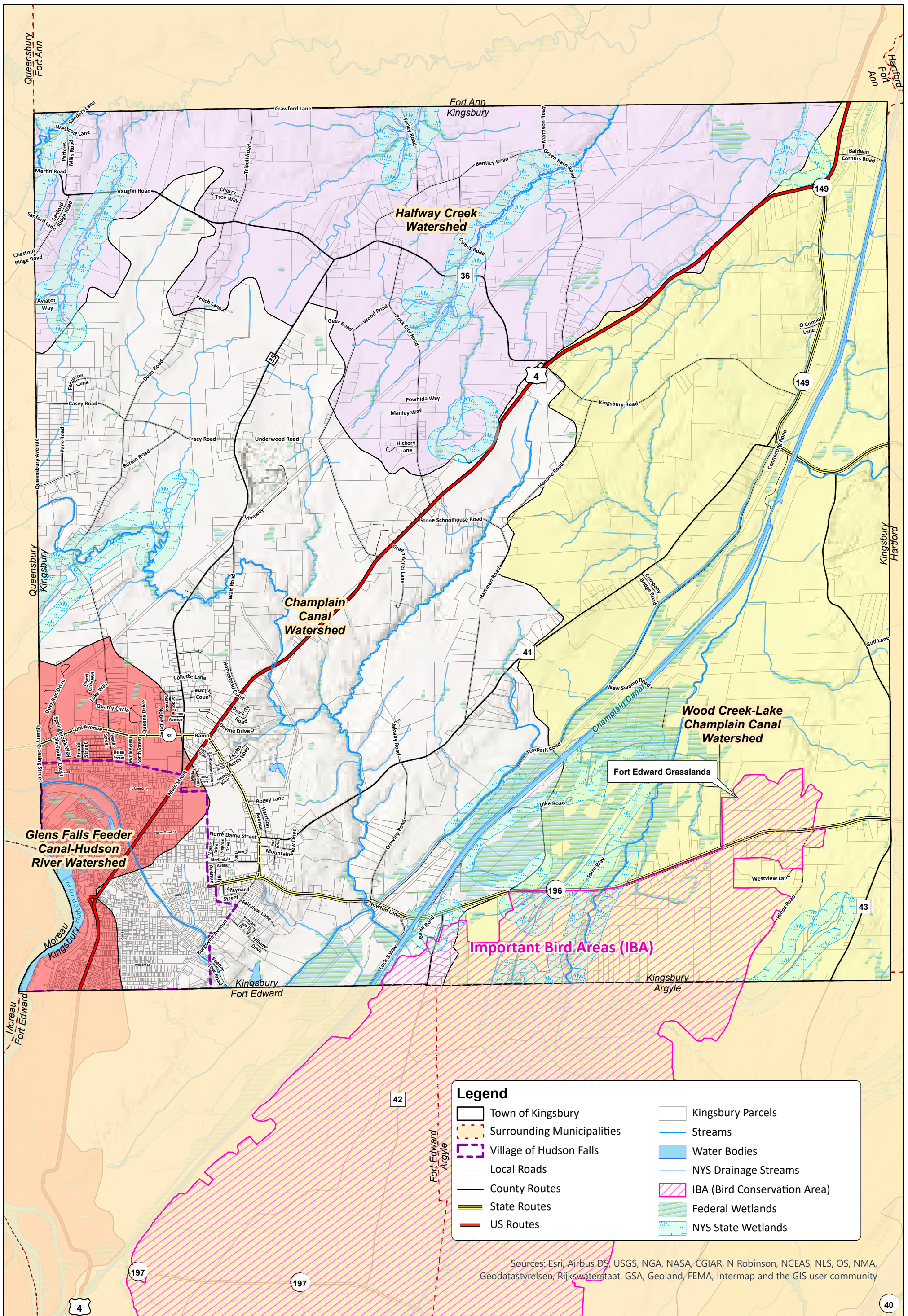
The Washington County Grasslands Important Bird Area (IBA) is a critical area to the survival of Short-eared Owls in New York state. Raptors like Short-eared Owl and Northern Harriers (threatened) depend on the IBA's vast, open expanses of grasslands to accommodate their low aerial hunting style. The grassland area encompasses hay fields, meadows, wetlands, streams and small woodlots. This rich and diverse habitat attracts over 200 bird's species.

The entire area is about 2000 acres that primarily lies in Fort Edward, with portions in Argyle and Kingsbury. A southern part of Town of Kingsbury falls under the IBA. This area provides "exceptional" breeding and wintering habitat for the state endangered owls and almost dozen threatened, at risk and rapidly declining grassland bird species.<sup>5</sup>



---

<sup>5</sup> <https://passageport.org/places-to-go/washington-county-grasslands-important-bird-area-iba/>





## Land Use and Zoning

The Town of Kingsbury has developed over the years as a rural community with a village core, similar to many communities in upstate eastern New York. The prevailing land use pattern of the last century consists of farmland and rural residential uses spread over the entire Town. Denser settlement with varied commercial, industrial and residential uses, can be found in the village of Hudson Falls which is located at the south west corner of the Town boundary and also adjacent to the western side of Town towards the border line of Queensbury and The Floyd Bennett Memorial Airport.

Larger scale, mixed uses, including residential, commercial, and industrial uses have been developed along the US Route 4. The Town contains 4847 parcels totaling approximately 38.70 square miles or approximately 24794.5 acres.

### Land Use

The New York State Office of Real Property Services has developed a simple and uniform classification system that is used in assessment administration in the State of New York. The system of classification consists of numeric codes in the following nine primary categories:

**100 Agriculture** – Property used for the production of crops or livestock.

**200 Residential** – Property used for human habitation. For the purposes of this evaluation, residential land uses have been broken down into single-family, two-family and multi-family units (3 or more units).

**300 Vacant Land** – Property that is not in use, is in temporary use, or lacks permanent improvements.

**400 Commercial** – Property used for the sale of goods and/or services. A subcategory identified for the City is mixed-use, which includes property readily adaptable for more than one use or purpose. Such structures may include a mix of retail, office, residential and other uses, generally in multi-story buildings.

**500 Recreation & Entertainment** – Property used by groups for recreation, amusement, or entertainment and generally includes parks, playgrounds, athletic fields, fairgrounds, amusement parks, game farms, social organizations, public golf courses, and camps. This category does not include state parks, local parks, and recreation areas or lands protected by conservation easements (see 900 Wild, Forested, Conservation Lands and Public Parks).

**600 Community Services** – Property used for the wellbeing of the community and generally includes libraries, schools and other educational facilities; cultural facilities, religious uses and hospitals along with government facilities and buildings.



**700 Industrial** – Property used for the production and fabrication of durable and nondurable man-made goods.

**800 Public Services** – Property used to provide services to the general public and generally include water and wastewater treatment facilities; electric and gas facilities; infrastructure, communication infrastructure and railroads; along with landfills and dumps.

**900 Wild, Forested, Conservation Lands & Public Parks** – Includes forests land under Section 480 and 480-a of the Real Property Tax Law, private hunting and fishing clubs; state and county-owned forest lands; parks and recreation areas; and land under conservation easements.

Based on 2021 real property data from Washington County, the breakdown of the Town’s different land use types including acreage and percentages is depicted in **Table 6: Existing Land Uses**. In addition to analyzing different land use types, it is also helpful to understand how the various land uses are organized throughout the Town. To assist with this visualization, refer to the **Land Use Map**, which provides a graphic representation of the different land uses throughout the Town. The land use analysis does not account for the acreage of roads and rights-of-way.

Land uses were organized slightly different in the 1973 Comprehensive Plan, largely affecting how agricultural land was calculated. Therefore, an additional table is provided to note these shifts.



**Table 6: Existing Land Uses**

Land Use Classification	Acres	Percentage
<b>Residential</b>	7,801.52	31.4%
<i>Single Family</i>	3169	40.6%
<i>Two Family</i>	142	1.8%
<i>Multi-Family</i>	4,489	57.5%
<b>Agriculture</b>	8,331.52	33.6%
Commercial	725.27	2.9%
Industrial	262.26	1.05%
Recreational and Entertainment	346.59	1.39%
Public Service	896.18	3.61%
Community Service	317.53	1.2%
Park & Forest	516.4	2.09%
Vacant	5,573.20	17.1%
Unavailable	22.30	2.2%

Source: 2021 Washington County Parcel Data, NYS GIS Clearing House

**Table 7: Land Use Comparison 1972 to 2021**

Land Use Classification	1972		2021		Variance
	Acres	Percentage	Acres	Percentage	
<b>Residential</b>	1,517	6.05%	7,801.5	31.4%	
<i>Single Family</i>	1,357	5.27%	3169	40.6%	<b>35.33%</b>
<i>Two Family</i>	115	.45%	142	1.8%	<b>1.35%</b>
<i>Multi-Family</i>	45	.2%	4489	57.5%	<b>57.3</b>
<b>Agriculture,</b>	16,006	64.5%	8,331.5	33.6%	<b>-30.9%</b>
Commercial	134.6	0.78%	725.2	2.9%	<b>2.12%</b>
Industrial	72.4	0.28%	262.2	1.05%	<b>0.77%</b>
Recreational and Entertainment	-	-	346.5	1.39%	-
Public Service	456	1.8%	896.1	3.61%	<b>1.81%</b>
Community Service	1,980	7.6%	317.5	1.2%	
Park & Forest	4,885	18.98%	516.2		<b>1.02%</b>
Vacant			5,573.2	20.0%	
Unavailable	-		22.30	2.2%	

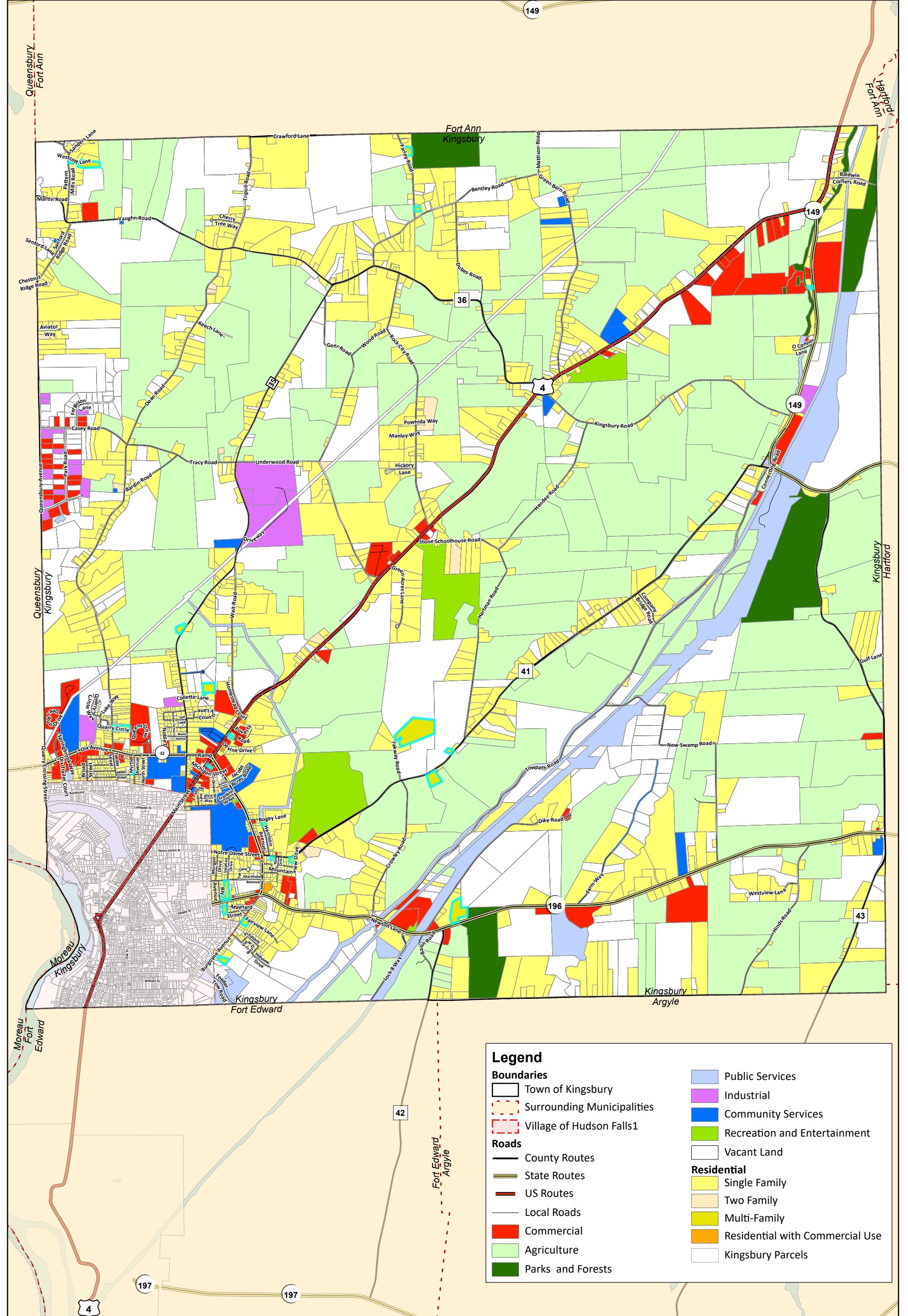
Source: 2021 Washington County Parcel Data, NYS GIS Clearing House



## Zoning

The Zoning Law last underwent a major overhaul in 2005, with numerous amendments over the last 16 years. The Zoning Law divides the Town into eight separate Zoning Districts as indicated on the Zoning Map. The Zoning Map, dated June 27, 2016, was last revised in 2016 through Local Law No. 1-2016. Allowed uses and density for each Zoning District are set forth in Article VI, District Regulations. Depending on the use and involved zoning district, special use permits and/or site plan approval are required. For other certain uses and structures, only a building permit may be required. The Zoning Board of Appeals (ZBA) has jurisdiction to review and issue special use permits, while the Planning Board has site plan review authority. The Planning and Zoning Boards are authorized to perform other duties and have the powers granted by Town Law. The Zoning Board of Appeals also has appellate jurisdiction for all matters pertaining to the Zoning Law.








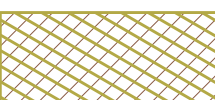
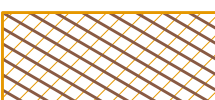
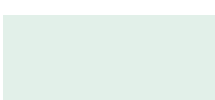


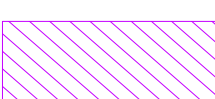
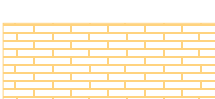

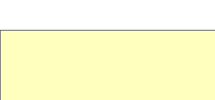
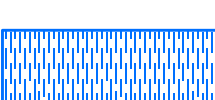
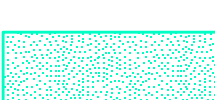






**Legend**

<b>Boundaries</b>		Public Services
	Town of Kingsbury	Industrial
	Surrounding Municipalities	Community Services
	Village of Hudson Falls1	Recreation and Entertainment
<b>Roads</b>		Vacant Land
	County Routes	<b>Residential</b>
	State Routes	Single Family
	US Routes	Two Family
	Local Roads	Multi-Family
	Commercial	Residential with Commercial Use
	Agriculture	Kingsbury Parcels
	Parks and Forests	


Accuracy not guaranteed. Map for illustrative purposes only. Produced by Laberge Group. Data provided by NYS GIS Clearinghouse 2021. Revision #6 (12/09/2022). Job#2021037

# Kingsbury Zoning District Boundaries

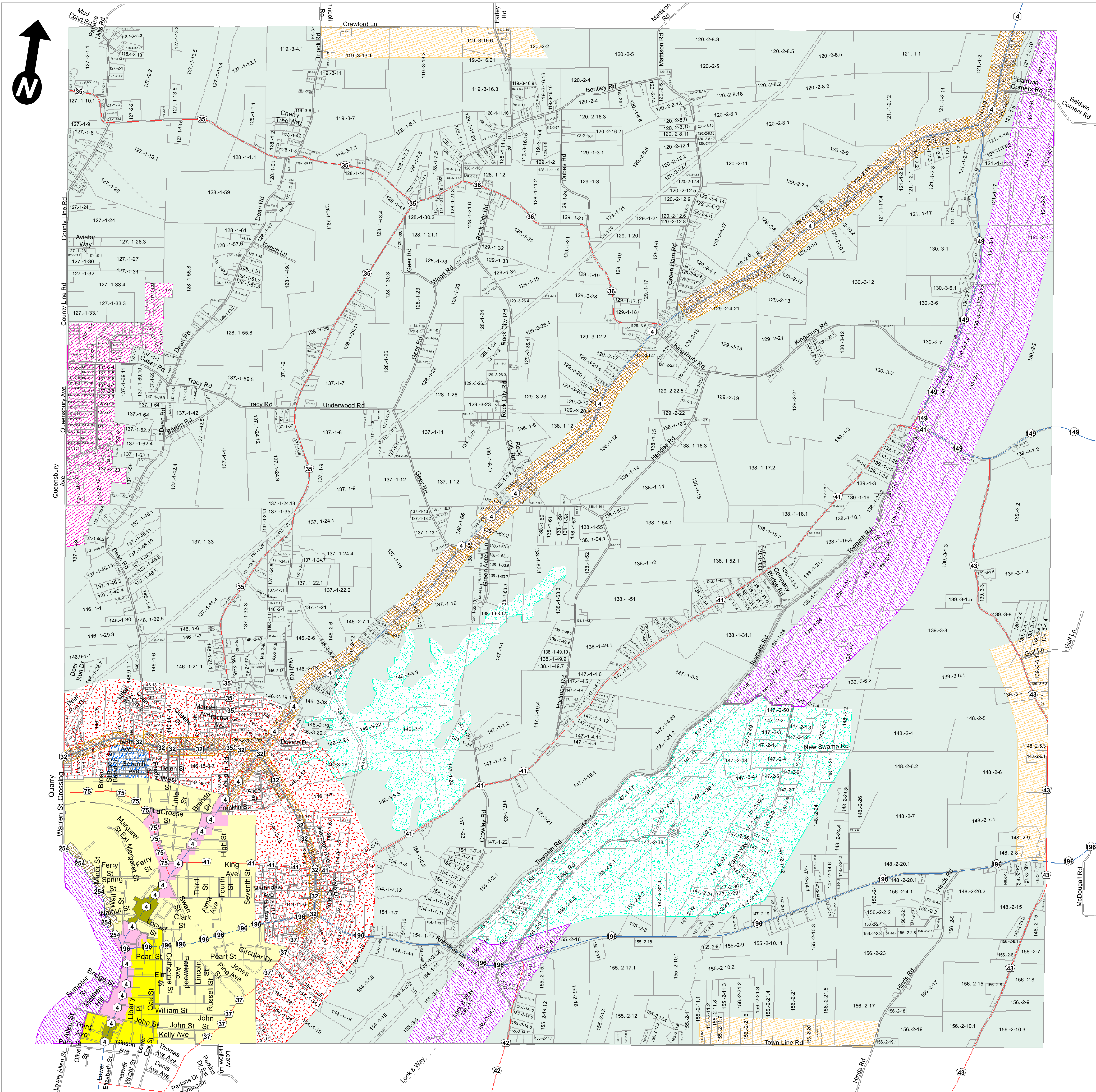
## Legend

- |   |  |  |   |
|---|--|--|---|
|  State Road   | <b>Hudson Falls Zoning</b>   | <b>Kingsbury Zoning</b>  |  Park-Industrial-Commercial PIC-75 |
|  County Road  |  District 4 Commercial        |  Commercial COM-1A              |  Residential-Agricultural RA-1A    |
|  Town Road    |  District 3 Residence Class C |  Industrial IND-75              |  Residential-Agricultural RA-M-1A  |
|  Village Road |  District 1 Residence Class A |  Low Density Residential LDR-15 |  Residential-Forestry RF-5A        |
|  Private Road |  District 2 Residence Class B |  Low Density Residential LDR-25 |   |
|  Parcels      |  District 5 Industrial        |  |   |
|   |  District 6 Mixed Use         |  |   |

Real Property Tax Service  
Heather Weller, GIS Specialist  
June 2016  
Map for general reference only



1 inch = 1,250 feet





# VISION STATEMENT & GOALS

## Vision

The vision for the Town of Kingsbury was created with its residents and landscape at the forefront. Kingsbury is unique in the sense that it offers modern conveniences in a rural remote setting. The sense of community enhances the small-town character that is embraced by those who live, work and visit Kingsbury.

*Imagine Kingsbury* idealizes the notion of “think local.” The Town’s natural features are distinguishable, and the construction of the Empire Trail is anticipated to draw visitors in. Offering more retail and restaurant options will enhance the local economy and draw visitors to enjoy their stay in Kingsbury. Similarly, residents will shop within the Town to meet their daily needs making Kingsbury an exceptional place to live. Diversifying the housing stock will increase both availability and affordability while addressing the large need for senior housing. The rural character offers ample opportunity for recreational activities within and throughout the Town, which connects residents with nature as well as one another. Increasing housing, enhancing natural features, and improving recreational activities will promote a high quality of life while projecting the Town



forward.



## Kingsbury’s Goals & Guiding Principals

Through a lens of creating an effective plan, Imagine Kingsbury has led to the identification of seven Guiding Principles. The Comprehensive Plan’s Guiding Principles are intended to reflect the goals and values of the community. Collectively, these principles serve as the foundation for this document and guide day-to-day decision-making by local officials throughout the planning horizon.

These Guiding Principals were used to further refine the goals generated from the community’s input generated through public meetings, community survey, and stakeholder meetings.

**Guiding Principals**

- Establish a Strong Sense of Place.
- Accommodate Housing Needs.
- Encourage a Diverse Economy
- Ensure Agricultural Viability.
- Support Effective Transportation and Mobility.
- Promote Fiscal & Environmental Responsibility.
- Enhance Recreation and Natural Resources.
- Implement the Vision.

### Community and Sense of Place

**Strong Sense of Place:** The well-being of Kingsbury’s residents is a fundamental objective of the Town’s future. Providing a place that is safe and healthy, as well as one that encourages a distinctive, attractive community character is key to imagining Kingsbury’s future. The Town’s historic development pattern and its hamlet’s provide community character that is unique to the Town of Kingsbury. Its future focuses on community life and encourages people to know their neighbors.

**Goal 1: Preserve and enhance the existing rural character and aesthetics of neighborhoods, gateways and hamlets.**

**Goal 2: Encourage development that is distinctive and attractive to enhance a strong sense of place for Kingsbury.**

### Housing

**Accommodate Community Housing Needs:** The Town of Kingsbury will continue to encourage the development of a diversity of housing types to accommodate people of all ages, income levels, ability, and family status. The Town recognizes its aging housing stock and will continue to support the development of a range of quality housing options to diversify opportunities to live within the Town.

**Goal 1:** Encourage housing options that meet the needs of current and future residents of a variety of ages and income levels.

**Goal 2:** Improve housing conditions and property maintenance.

### Economic Development

**Encourage a Diverse Economy:** The Town of Kingsbury will continue to grow and strengthen if its residents have ample opportunities to both live and work in the community. The Town shall continue its efforts to attract, retain, and expand a diversified business sector to provide a variety of jobs and strengthen the community’s tax base. This includes strengthening and protecting the Town’s agricultural sector. Furthermore, the Town of Kingsbury will continue to implement appropriate infrastructure and related services to support these efforts.

**Goal 1:** Develop and maintain a strong, diversified and sustainable local economy to meet the community’s needs.

**Goal 2:** Improve the condition and appearance of commercial areas in the Town to stimulate new investment and make them more attractive locations for consumers, visitors, and businesses.

**Goal 5:** Focus new growth in areas where it can be supported by infrastructure, while maintaining public water and sewer to support both economic development and the residential needs of the community.

### Agricultural Economy

**Ensure Agricultural Viability:** The Town of Kingsbury is deeply rooted in agriculture and is committed to preserving and protecting agriculture for future generations. Agriculture is a community asset and an economic engine. The Town needs to balance community investments and growth with the protection of valuable agricultural resources. The Town is open to the evolution of agriculture and identifying solutions that provide for the long-term viability of agricultural, protection of important natural open space, sensitive environmental areas, and scenic recreational resources.

**Goal 1:** Encourage the preservation and diversification of agriculture.

**Goal 2:** Support existing farming activities that promote diversification of agricultural opportunities, agritourism, and agri-business.

**Goal 3:** Preserve agricultural lands in the Town that have the most productive soils.

**Goal 4:** Continue to foster a community understanding of the social and economic significance of agricultural operations.



### Recreation and Natural Resources

**Enhance Recreation and Natural Resources:** The Town of Kingsbury is committed to preserving open space, natural areas and an interconnected trail system that supports the Town’s rural landscape. These community assets connect residents to nature, encourage an active and healthy lifestyle and promote community interaction. They are also evidence of the Town’s commitment to environmental stewardship and resiliency. Facilities will continue to be designed, coordinated and maintained to offer a variety of active and passive recreational opportunities for people of all ages and balance enduring qualities with the ability to adapt as the needs of the population change. The Town will devote appropriate resources to the improving and maintaining Kingsbury’s parks and natural resource systems.

- Goal 1: Maintain and enhance high quality, safe and unique park, recreational and open opportunities for residents and visitors of all ages and abilities.**
- Goal 2: Promote the Town of Kingsbury as a destination for outdoor recreation, agritourism, history, and the arts, while maintaining the community’s existing character and quality of life desired by residents.**
- Goal 3: Protect the natural infrastructure of the Town of Kingsbury now and into the future.**
- Goal 4: Enhance the Town’s canal resources as a recreation, education and commercial/entertainment destination for residents and visitors.**

### Transportation and Mobility

**Support Effective Transportation and Mobility:** The Town of Kingsbury is dedicated to ensuring the accessibility and connectivity of community amenities. As the Town evolves and transportation needs change, Kingsbury will continue to evaluate and expand its transportation system to meet the community’s needs. The Town will accommodate safe, well-maintained roadways that provide opportunities for automobile, bicycle and pedestrian travel. This system will be economical, responsive to existing adjacent land uses, and coordinated with existing and future growth needs.

- Goal 1: Provide an efficient, safe and connective transportation system – “Complete Streets”.**
- Goal 2. Continue to support regional transportation assistance.**

### Fiscal & Environmental Responsibility

**Promote Fiscal and Environmental Responsibility:** Achieving the Town of Kingsbury’s Vision requires stewardship of both fiscal and environmental resources for generations to come. The Town needs to plan for municipal infrastructure, facilities and services, while protecting resources from future loss, and reducing the impacts to sensitive resources. Aging and/or new infrastructure



requires a plan of finance to sustain infrastructure and provide adequate maintenance or replacement. Strategic capital planning reduces financial burdens and enables strategic growth. Increasing resiliency affords natural resource protection and a cost savings on renewable resources. The Town should promote energy efficiency improvements in new construction and within existing properties to enhance efficiency and reduce local energy costs. Additional infrastructure to support renewable energy such as electric vehicle charging stations, solar farms, and energy storage supports community sustainability.

- Goal 1: Develop a capital plan that accommodates the long-term needs of the Town while maintaining fiscal responsibility with the needs of the community.**
- Goal 2: Continue to provide effective and efficient Town services.**
- Goal 3: Provide an enriched community service environment that accommodates Kingsbury’s community needs, essential services, and strengthens collaboration.**
- Goal 4: Encourage environmental stewardship.**

#### Future Land Use

**Implement the Vision.** Planning for the Town’s future growth and adjusting zoning and related land use regulations will set the stage for implementing the Town’s vision. This is done to ensure future growth is beneficial, and does not negatively impact community character, environment, public health and safety, and overall quality of life in the Town of Kingsbury. NYS Town Law requires that land use regulations shall be in accordance with the adopted Comprehensive Plan, and as such, the Town should proceed with necessary updates upon adoption of this Plan. In addition, to help guide the regulatory update, the Town shall consider how future land use should occur going forward.

- Goal 1: Promote land use polices that advance the community’s needs reflected in the Vision of Imagine Kingsbury.**
- Goal 2: Update land use policies to provide for sustainable resources, while protecting and preserving the Town’s agricultural, natural and community character.**





## “Imagine Kingsbury” Comprehensive Plan

---



# IMPLEMENTATION PLAN

The Comprehensive Plan sets forth an established program highlighting improvements, development projects, and activities to be undertaken by the Town during the next 5 to 10 years. It is the product of a comprehensive planning process designed to involve Town officials, residents, business owners, and other stakeholders for the purposes of identifying community issues, opportunities, and a vision for the future.

In many ways, the comprehensive planning process has just begun. Completion of the updated Comprehensive Plan is only the first step towards achieving the Town’s goals. This section highlights a number of “next steps” that should be undertaken to begin the process of plan implementation and fulfillment, including General Implementation Strategies. The detailed Implementation Matrix for the Goals and Recommendations.

## General Implementation Strategies

Based upon input and dialogue throughout the comprehensive planning process, the following general actions have been identified which should be undertaken by the Town:

- Adopt and use the Plan on a day-to-day basis;
- Establish a Comprehensive Plan Implementation Committee;
- Adjust existing Volunteer Boards/Committees;
- Develop and utilize a Capital Improvements Plan;
- Continually promote cooperation and participation;
- Annually prepare a 5-year action plan;
- Continually explore additional potential funding sources and implementation techniques; and  
Update the Comprehensive Plan on a regular basis.

### Adopt and Use the Plan on a Day-to-Day Basis

The Comprehensive Plan should become the Town of Kingsbury’s official policy guide for future development and conservation. The Plan provides guidance for coordinating new growth and development, enhancing the local economy, reconnecting to the waterfront, improving recreational opportunities, promoting various housing opportunities, preserving and protecting important existing natural and culture resources, and establishing a strong, positive community identity.

To achieve the goals set-forth, it is essential that the Plan be adopted by the Town of Kingsbury Town Board and used on a regular basis by Town officials, staff, all Town departments, boards, and committees

to guide policy making, budgeting, decision making, and to review, evaluate, and enhance future growth and development proposals within the community in the years ahead. The Comprehensive Plan should also be used as a marketing tool to promote the Town’s unique assets and attract new businesses and residents.

### [Establish a Comprehensive Planning Implementation Committee](#)

Without a specific entity or committee charged with overseeing the implementation of a new comprehensive plan, the responsibility generally falls to the governing board and a patchwork of boards and committees with no central direction or person or persons officially responsible for measuring progress. Therefore, it is recommended that the Town establish a Comprehensive Plan Implementation Committee (CPIC). The CPIC can include members of the existing Comprehensive Planning Committee (CPC) and should continually be enhanced with additional members to ensure an on-going, healthy cross-section of the Town’s demographics, business owners, stakeholders, and resident needs and views. A decision on the formal makeup of the CPIC should be made immediately upon the adoption of the Comprehensive Plan.

While the ultimate charge and responsibilities of the CPIC can be established by the Town Board, the CPIC should be responsible for providing overall guidance and coordination for implementing the recommendations in the Plan, particularly when they involve multiple boards, committees, and departments. In addition, the CPIC should be charged with the following:

- Develop timetables for various projects and activities recommended by the Plan, considering the recommended priorities set-forth in the Implementation Matrix.
- Provide support to and act as the liaison between the Town, Planning and Zoning Boards, along with Departments and Committees involved in the actual work to implement the strategies, thereby helping Town officials with their roles and responsibilities in the process as needed.
- Periodically evaluate the continued relevance of the Plan’s major recommendations, advising whether the Town should consider revising them due to economic, demographic, or other changing conditions and circumstances over time.
- Provide bi-annual status reports to the Town Board (along with the Planning Board, Zoning Board of Appeals, and the Town’s numerous committees) with respect to progress in implementing the Plan strategies, and the effectiveness of actions undertaken to determine if adjustments to subsequent follow-up recommendations would be appropriate going forward.
- The CPIC will be the conduit through which all amendments to the Plan will be vetted, and shall have the responsibility for making formal recommendations to the Town Board.
- Every five (5) years, the CPIC will conduct a formal review and recommend an approach and work plan to update the Comprehensive Plan.
- The CPIC will meet internally and communicate with all active boards and committees with sufficient frequency to ensure the Comprehensive Plan remains a “living document.”



*Update Kingsbury's Zoning & Land Use Regulations*

Zoning and related land use controls are important tools in implementing planning policy. It establishes the types of uses to be allowed on specific properties, and prescribes the overall character and intensity of development to be permitted.

Adoption of a new Comprehensive Plan should be followed by a review and update of the Town's various development controls including zoning, subdivision regulations, and other related codes and ordinances. It is essential that all development controls be in accordance with and compliment the new Comprehensive Plan. The CPC will be responsible for guiding updates to the land use regulations.

The Comprehensive Plan sets forth policies and recommendations regarding the use of land within the Town and establishes general guidance for the quality, character, and intensity of new development to be promoted in years ahead. Specific zoning and related land use recommendations have also been provided to guide the Town's land use regulatory update. The Plan's recommendations should greatly assist the Town in formulating new zoning and development code regulations that can better reflect the unique needs and aspirations of the Kingsbury community.

*Promote Cooperation and Participation*

For any plan or program in a community to be successful, there must be strong community support. The Comprehensive Plan incorporates many of the goals and desires identified by Town officials, residents, business owners, and other stakeholders, and is indicative of community support. However, a sense of stewardship must be fostered to ensure the Plan's long-term success and realization. The Town of Kingsbury should assume the leadership role in implementing the Comprehensive Plan and building support for the Plan among various agencies, organizations, community groups and individuals.

To ensure the Plan is successful, it must be based on support and participation between the Town, other public agencies, various groups and organizations, the local business community and the private sector. The Town should be the leader in promoting cooperation and collaboration needed to implement the Comprehensive Plan.

*Develop a Capital Improvements Plan (CIP)*

The Town should follow the Comprehensive Plan with the preparation of a Capital Improvements Plan (CIP) which identifies public improvements and projects that will be carried out over the next five years. The main vehicle for implementing the Comprehensive Plan's recommendations will be the Town's annual budget. As part of the budget planning process, the CIP should be managed within available budget resources.

The CIP typically schedules the implementation of a range of specific projects related to the Comprehensive Plan, particularly the restoration and upgrading of existing utilities and infrastructure facilities, including the water system, sanitary sewers, storms water facilities, the street and sidewalk system and related streetscape enhancements. Improvements to Town parks and recreational facilities should also be taken into consideration in the CIP as well as Town Highway Department trucks, equipment, etc.

### [Prepare a 5-Year Action Plan](#)

Using the Implementation Matrix provided in this Plan as a starting point, the Town, and more specifically the CPIC, should prepare and annually update an implementation “action agenda” to prioritize objectives, list accomplishments of proceeding years, and highlight improvement and development projects and activities to be undertaken during the next five years. For example, the “action agenda” might consist of:

- A detailed description of the projects and activities to be undertaken;
- The priority of each project or activity, including a suggested date of completion (revised annually);
- An indication of the public and private sector responsibilities for initiating and participating in each activity;
- Identification of additional possible funding sources and assistance programs that might potentially be available for implementing each project or activity; and
- In order to remain current, the “action agenda” must be updated annually.

### [Continually Explore Implementation Techniques](#)

While some strategies called for in the Comprehensive Plan can be implemented through administrative and policy decisions, or can be funded through existing budget allocations, other recommendations will require special technical and/or financial assistance.

While the Implementation Matrix herein outlines potential funding sources, they should not be considered a full account of opportunities. Funding may be available through partnerships with businesses, other organizations, and non-profit organizations in addition to the normal state and federal sources. In addition, many funding sources vary from year-to-year, with new opportunities arising and existing sources discontinued.

The process by which state and federal funds are distributed varies from year to year and continues to be a competitive environment. As funding becomes available, the Town of Kingsbury and local partners, including businesses, should be prepared to submit applications. Each year the Town of Kingsbury should be prepared to apply for annual grants and those that are released periodically throughout the year. Therefore, the Town should continue to explore and consider a wide range of local, county, state, and

federal resources and programs that may be available to assist in the implementation of the Plan’s strategies.

*Update the Comprehensive Plan on a Regular Basis*

- It is important to emphasize that the Comprehensive Plan is not a static document. If community attitudes change or new issues arise which are beyond the scope of the current Plan, the Plan should be revised and updated accordingly. Copies of the Plan should be made available to the public through the Town website, library, and other locations where feasible;
- Aid the public in understanding the Plan and its relationship to private and public development projects and other proposals, as appropriate;
- Assist the Town Board in the day-to-day administration, interpretation, and application of the Plan; and
- Maintain a list of current possible amendments, issues, or needs which may be a subject of change, addition, or deletion from the Comprehensive Plan.

DRAFT

## Implementation Matrix

The Plan’s Implementation Matrix identifies initial potential funding sources and possible partners for implementing each Strategy. As several abbreviations are used in the Matrix, please refer to the Abbreviations Key.

The Strategies are assigned a recommended timeline for implementation as follows:

- Short-term: Year 0-2
- Medium-term: Years 2-5
- Long-term: 6+ Years
- Ongoing: Continuously Implement

**Abbreviations:**

**BOLD =** Indicates Lead Board/Agency to undertake implementation.

- Access: Accessibility/ADA Stakeholders
- CDBG: Community Development Block Grant
- CH: Central Hudson
- County: Washington County
- CPC: Comprehensive Planning Committee
- DHS: Department of Homeland Security
- DOT: NYS Department of Transportation
  - CHIPS: Consolidated Local Street and Highway Improvement Program
  - TAP: Transportation Alternatives Program
  - TIP: Transportation Improvement Program
  - PSAP: Pedestrian Safety Action Plan funding
  - PaveNY: Pave New York Program
- DOS: NYS Department of State
  - BOA: Brownfield Opportunity Act
  - LGE: Local Government Efficiency
  - SGP: Smart Growth
- EFC: Environmental Facilities Corp.
  - EPG: Engineering Planning Grant
  - GIGP: Green Innovation Grant Program
  - IMG: Intermunicipal Water Infrastructure Grants Program
  - WIIA: Water Infrastructure Improvement Act
- ESD: Empire State Development
  - GF: ESD Grant Funding
  - EJP: Excelsior Job Program
  - MarketNY: Market New York Program
  - PFS: Planning and Feasibility Study
  - RestoreNY: Restore New York Program
- FD: Town Fire Departments/Districts
  - VFA: Volunteer Firefighters Assistance
- HRVG: Hudson River Valley Greenway
- HUD: US Housing and Urban Development
- IDA: Industrial Development Authority
- LWRP: Local Waterfront Revitalization Program
- NYA&M: New York Agriculture and Markets
- NYSCA: New York State Council on the Arts
  - ACI: Arts and Culture Initiatives
  - ACF: Arts and Cultural Facilities Improvement Program
- NYSERDA: NYS Energy Research and Development Authority
- NYSDEC: New York State Department of Environmental Conservation
  - BOA: Brownfield Opportunity Area Program
  - CSC: Climate Smart Community
  - NANS: Non-Agricultural Nonpoint Source Planning Grant
  - WIIA: Water Infrastructure Improvement Act
  - WQIP: Water Quality Improvement Program
- NYSHCR: New York State Homes and Community Renewal
  - NSP: Neighborhood Stabilization Program
  - RARP: Rural Assistance Revitalization Program
- NYSP: New York State Police
- OPRHP: NYS Office of Parks, Recreation and Historic Preservation
  - EPF: Environmental Protection Fund
  - RT: Recreational Trails program
- PB: Town of Kingsbury Planning Board
- PPP: Public Private Partnerships
- PTNY: Parks and Trails New York
- TB: Town of Kingsbury Town Board
- USDA: United States Department of Agriculture
- WCED: Washington County Economic Development
- ZBA: Town of Kingsbury Zoning Board of Appeals



## Community and Sense of Place

### Goals

- Goal 1:** Preserve and enhance the existing rural character and aesthetics of neighborhoods, gateways, and hamlets.
- Goal 2:** Encourage development that is distinctive and attractive to enhance a strong sense of place for Kingsbury.

#### Funding Sources:

### Actions

- CS1.** Develop Wayfinding Signage that is consistent with the rural character of the Town of Kingsbury.
- CS2.** Review and revise the Town code as necessary to ensure property maintenance requirements and enforcement procedures are adequate to ensure properties are maintained and contributing positively to the Town.
- CS3.** Continue to support technology upgrades, as necessary, to better serve residents, businesses, and future investments in the Town of Kingsbury.
- CS4.** Preserve and highlight the Town's heritage by encouraging new and mixed-use developments to reflect the Town's historic development patterns and character.
- CS5.** Enhance the appeal and vibrancy of the hamlet areas through the development of distinct signage and gateways to create a strong sense of place.
- CS6.** Continue to explore opportunities for community interaction, recreational uses, and parkland to provide the Town of Kingsbury opportunities to strengthen its sense of place for all residents.
- CS7.** Maintain and enhance access to community traditions, services, and programming to meet the needs of Kingsbury's residents and foster a sense of togetherness.
- CS8.** Enhance Kingsbury's hamlets through gateway and streetscape improvements to provide a unique sense of place. Work with volunteer groups to partner on maintenance of gateways.





## Housing

### Goals

- Goal 1:** Encourage housing options that meet the needs of current and future residents of a variety of ages and income levels.
- Goal 2:** Improve housing conditions and property maintenance.

#### Funding Sources:

### Actions

- H1.** Diversify the Town's housing options to retain existing residents, particularly seniors who desire to age in place, while attracting new residents and younger generations. Support housing provisions that meet the needs of persons of all income levels, age groups, and special needs, where appropriate.
- H2.** Continue to focus planned residential growth near Hudson Falls, where existing water and sewer infrastructure are provided.
- H3.** Consider educational outreach efforts about property maintenance through the Town's website and mailings to encourage increased property maintenance and enhancements to overall community character.
- H4.** Continue to improve the Town's rental property/landlord registry to allow the Town to more efficiently contact landlords when there are building code violations, complaints and other concerns that require contact with building owners.
- H5.** Connect residents in need to volunteer programs that help seniors, persons with disabilities and low-income residents obtain suitable housing, make home repairs, and secure provision of other services such as shoveling and yardwork that could be accomplished by local volunteer groups.
- H6.** Evaluate the Town's housing regulations to determine if adjustments are necessary to support smaller housing sizes and accessory dwelling units while making sure that community character is preserved and adverse impacts on neighborhoods are avoided.



## Economic Development

### Goals

- Goal 1:** Develop and maintain a strong, diversified, and sustainable local economy to meet the community's needs.
- Goal 2:** Improve the condition and appearance of commercial areas in the Town to stimulate new investment and make them more attractive locations for consumers, visitors, and businesses.
- Goal 3:** Focus new growth in areas where it can be supported by infrastructure, while maintaining public water and sewer to support both economic development and the residential needs of the community.

#### Funding Sources:

### Actions

- ED1.** Support broadband technology infrastructure for high-speed communication as a necessity for economic development.
- ED2.** Consider a Business Advisory Committee that works with the local Chambers and engages with local businesses.
- ED3.** Continue to evaluate the options for expanding public water and sewer near in the commercial and residential areas near Hudson Falls. Work with appropriate community partners to explore feasibility.
- ED4.** Support the creation of a community kitchen and other local food processing to enhance the local food system in Kingsbury and assist with diversifying Kingsbury's agricultural resources.
- ED5.** Continue to invest in the maintenance of existing public water and sewer systems. Prepare and implement a long-term water and sewer infrastructure maintenance and replacement plan, including the consideration of future costs and opportunities for funding.
- ED6.** Develop a plan to identify prospective businesses that align with Kingsbury's needs. Target and recruit new businesses that can provide goods and services for current and future residents.
- ED7.** Develop a coordinated Economic Development Strategy to further identify opportunities for business attraction, retention, and expansion based on an assessment of local resources and evaluation of future niche industries. The Strategy should be revisited and revised on a regular basis.



## Agricultural Economy

### Goals

- Goal 1:** Encourage the preservation and diversification of agriculture.
- Goal 2:** Support existing farming activities that promote diversification of agricultural opportunities, agritourism, and agri-business.
- Goal 3.** Preserve agricultural lands in the Town that have the most productive soils.
- Goal 4.** Continue to foster a community understanding of the social and economic significance of agricultural operations.

#### Funding Sources:

### Actions

- AE1.** Consider establishing a Farmland Protection and Preservation Committee to:
  - Promote farm-town relations.
  - Advocate agriculture, farmland protection, and agricultural economic development.
  - Market, promote, and initiate community agricultural events and awareness programs.
  - Assist the Town Board in grant seeking and writing for ag programs.
  - Facilitate existing programs that match farmers with available land.
  - Provide updates for the Town’s website to create a local farm inventory page that lists location, products, availability, prices, etc.
- AE2.** Encourage the use of tax abatement programs to incentivize property owners to maintain agricultural land uses.
- AE3.** Collaborate with entities such as Washington County and the Cornell Cooperative Extension of Washington County to raise awareness of local farms and agricultural programming.
- AE4.** Continue to support awareness and education of the Town’s participation in the Agricultural District program and the benefits and implications of living within proximity to active farms that may result.
- AE5.** Solar farms should not be located on prime soils.
- AE6.** Encourage farm-to-table concept to foster demand for local agricultural products.



## Recreation and Natural Resources

### Goals

- Goal 1:** Maintain and enhance high quality, safe and unique park, recreational and open opportunities for residents and visitors of all ages and abilities.
- Goal 2:** Promote the Town of Kingsbury as a destination for outdoor recreation, agritourism, history, and the arts, while maintaining the community's existing character and quality of life desired by residents.
- Goal 3:** Protect the natural infrastructure of the Town of Kingsbury now and into the future.
- Goal 4:** Enhance the Town's canal resources as a recreation, education and commercial/entertainment destination for residents and visitors.

#### Funding Sources:

### Actions

- RN1.** Provide opportunities for recreation connectivity throughout the Town (bicycle, snowmobile, canal, etc.).
- RN2.** Explore the feasibility of new trail connections to publicly accessible conserved lands.
- RN3.** Expand and improve parks and recreational facilities within the Town.
- RN4.** Conduct a Recreation Study to understand the needs of the Town. From the Study, the Town will be able to encourage provision of parkland, recreation fees with major subdivisions, and key improvements to recreational facilities. Maintenance responsibilities would need to be carefully considered.
- RN5.** Develop Wayfinding Signage for bicyclists and snowmobilers. Wayfinding should direct them toward existing paths and dedicated routes. Key destinations should be shown on signs along with approximate distances.
- RN6.** Prevent clearcutting within intact, high-quality, and mature forests to preserve existing forest habitats.
- RN7.** Preserve connections between natural habitats.
- RN8.** Restore degraded habitats wherever feasible.
- RN9.** Improve New Swamp Road to provide bike and pedestrian accessibility to the Empire State Trail from State Route 196.



## Transportation and Mobility

### Goals

- Goal 1:** Provide an efficient, safe and connective transportation system – “Complete Streets”.
- Goal 2:** Continue to support regional transportation assistance.

**Funding Sources:**

### Actions

- TM1.** Conduct a streetscape improvements study to identify design improvements and gateway enhancements to improve safety.
- TM2.** Continue to expand opportunities for bicyclists and explore opportunities for increasing connections between recreational destinations, as well as circulation between residential areas and commercial areas of Kingsbury.
- TM3.** Evaluate the feasibility of a sidewalk system in key locations of the Town of Kingsbury to provide safe and convenient pedestrian access, including connections between neighborhoods, schools, and commercial activity.
- TM4.** Coordinate with Greater Glens Falls Transit to support necessary connections in the Town of Kingsbury.
- TM5.** Work with Washington County and NYSDOT as needed to promote the Town’s vision. Areas of coordination may include traffic improvements at key intersections, sidewalks on State Route 32, enforcement of speed limits along certain roadway corridors, traffic calming, and promote appropriate locations for future bus stops.



## Fiscal & Environmental Responsibility

### Goals

- Goal 1:** Develop a capital plan that accommodates the long-term needs of the Town while maintaining fiscal responsibility with the needs of the community.
- Goal 2:** Continue to provide effective and efficient Town services.
- Goal 3:** Provide an enriched community service environment that accommodates Kingsbury's community needs, essential services, and strengthens collaboration.
- Goal 4:** Encourage environmental stewardship.

#### Funding Sources:

### Actions

- FR1.** Develop a Capital Improvement Plan that identifies all capital expenditures needed for a 3 to 5-year period. This plan should be updated annually for each new upcoming year to plan and prioritize spending.  
This Capital Improvement Plan should include a facilities management plan that establishes long term capital maintenance needs for Town buildings and facilities including, but not limited to, Highway Department facilities and equipment, and Town Hall.
- FR2.** Upgrade municipal facilities to allow energy saving technologies. Kingsbury Town Hall was constructed in 2016 with an eye toward energy efficiency, including LED lighting throughout the building and improved heating energy efficiency.
- FR3.** Development lighting standards that promote energy efficiency and reduce light pollution while providing adequate lighting for safety. Consider upgrading streetlighting to LED.
- FR4.** Continue to incorporate electric vehicle charging stations into the Town and commercial business infrastructure.
- FR5.** Continue to streamline solar applications that are aligned with the Town's solar law.
- FR6.** Establish an Official Map for the Town to identify the future location of infrastructure.
- FR7.** Continue to improve the Town's green infrastructure and encourage participation in this effort. Continue to support the dedication of new green space as part of the approval process of new commercial projects.



**FR8.** Encourage composting as a means of fiscal and environmental stewardship in Kingsbury.

- Kingsbury approved a "composting facility" on Route 4 that received deceased cows and horses and composts them using technology approved by the DEC and recommended by Cornell University. They also accept household tree/leaves, as well as from neighboring communities.
- Although operated by Washington County Sewer District, the Town of Kingsbury is home to the Washington County Sewer District Composting facility. This facility accepts initially treated human waste and combines it with wood chips/shavings and creating a final mulch product for use in commercial landscaping.
- Continue to support local composting facility (worm farm) that accepts household waste, tree/leaves, as well as shredded paper from the Town Hall.

**FR9.** Increase resilience to extreme weather events to protect community resources.

- Continue to support the Kingsbury Town Highway Department's proactive approach to upsizing Town culverts upon replacement to address the impact of "100 year" storms."
- Continue to support the Kingsbury Town Highway Department's proactive approach to tree pruning near power lines. The Town purchased a bucket truck to assist with this process to minimize outages associated with downed powerlines. The Town continues to actively address larger trees in declining health to avoid tree falls near roadways and other critical areas.
- Continue to actively maintain ditch clearing efforts to ensure proper runoff in heavy storms.



## Future Land Use

### Goals

- Goal 1:** Promote land use polices that advance the community’s needs reflected in the Vision of Imagine Kingsbury.
- Goal 2:** Update land use policies to provide for sustainable resources, while protecting and preserving the Town’s agricultural, natural and community character.

**Funding Sources:**

### Actions

- LU1.** Amend the Town of Kingsbury Zoning Law to reflect changes recommended within this plan including recommendations for targeted growth, incentives, and land conservation. It is also recommended that the following items be considered within the zoning amendments.
- Update Definitions.
  - Update site plan requirements.
  - Administration of lot line adjustments.
  - Enforcement of conditions and requirements associated with a development project approval.
  - Update housing requirements for a variety of residential uses, including but not limited to multi-family, smaller dwelling units, accessory dwelling units.
  - Attached, single family development should be encouraged where adequate infrastructure exists.
  - Update requirements related to public utilities for future connections.
  - Review district boundaries to ensure meets and bounds are correct.
  - Update lot frontage requirements.
- LU2.** Review other Town codes to reflect recommendations of this plan, such as but not limited to Chapter 235 Streets and Sidewalks.
- LU3.** Update the commercial district to be conducive to desired types of businesses and planned growth.



- LU4.** Encourage the appropriate mixing of residential, civic, and commercial uses throughout the hamlets to support them as centers of civic, economic, and cultural growth.
- LU5.** Consider establishing a cap on solar facility development and ensure that solar farms are well screened and are not located on prime soils.
- LU6.** Develop additional rural siting guidelines for new residential development that could be given out with all building permits for new dwellings to help educate landowners not going through the Planning Board on the best ways to site a new home in an ag and environmentally friendly manner. This could be an educational tool to help site new residences in a way that is least disruptive to agricultural operations. These guidelines would not be requirements but could assist to address a changing character within the Rural District and reduce conflicts with agricultural uses.
- LU7.** Consider expanding the definition of agri-tourism and standards related to agri-tourism to be consistent with the NYS Department of Agriculture and Markets guidelines.
- LU8.** Coordinate with the Village of Hudson Falls on land use and planning initiatives at the to ensure complimentary growth.



