

Town of Gallatin

Comprehensive Plan

Part I: Vision, Goals and Strategies

August 2007

Town of Gallatin Draft Comprehensive Plan

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The Planning Board appreciates the input received from the public through the workshops, survey, and public meetings.

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Introduction

What is a Comprehensive Plan?

Sometimes known by other names, including a “Master Plan”, the plan contained in this document outlines the goals, objectives, standards, and policies for the Town of Gallatin. In essence, the comprehensive plan provides the Town a roadmap for future decision making. It considers multiple planning areas including land use, transportation, the environment, recreation, open space, infrastructure, historic resources, and housing.

Gallatin is authorized to develop and adopt this plan by New York State Town Law Section 272-a. Once a comprehensive plan is adopted, there are several benefits and implications. These include:

1. All government agencies involved in planning capital projects in Gallatin must first consider this plan. This gives the Town a much larger stake in what other agencies are doing in Town.
2. The plan is an important document that can help Gallatin be successful in obtaining grant funding. It tells the granting agency that Gallatin has done a comprehensive planning process to identify its needs and implement programs to meet those needs.
3. The comprehensive plan is a tool that the Town Board, Planning Board and even private citizens can use to make informed decisions. The background data included in the plan includes a full profile and inventory of resources in the Town. This data, along with the maps, can be important tools to be used in the decision-making process. The vision, goals, and strategies detail what the Town of Gallatin desires for itself in the future.
4. All land use regulations must be in accordance with a comprehensive plan, according to New York State law. The comprehensive plan is not a law in itself and is not adopted as a local law. However, all land use laws of the Town of Gallatin must be consistent with this plan. This plan provides the policy basis for regulations in the future. Once a plan is adopted, all land use laws should be reviewed and updated as needed so that they are in accordance with this plan.

Paraphrasing from a July 2006 article published by the New York State Planning Federation:

A comprehensive plan is not a detailed instruction manual that tells exactly what to do or what will happen.

The plan provides guideposts to observe as the community implements the plan, but it does not provide details of the implementation process. The Town Board will direct the future work to implement this plan.

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A comprehensive plan must leave flexibility for those in the future that will be doing the implementation of the plan.

The Planning Process

The Town of Gallatin Planning Board was assigned by the Town Board, the task of drafting an updated comprehensive plan. The original plan for the Town was adopted in 1975 and was then revised extensively in 1991. Given that fifteen years have passed, the Town needs updated information on issues, trends, growth patterns, and changes in public perception in order to keep current. In August 2004, the Town hired a planning consultant to review the 1991 plan and to identify areas needing updating and improvement. This effort confirmed that many areas of the plan were out of date. As a result, the Town began a comprehensive planning process to update the plan. This plan builds on the 1991 plan. Where the information was still valid, it has been retained in this update.

The Planning Board conducted a planning process that was oriented to answer the following three questions:

1. What are the current conditions, needs, and public perceptions in the Town of Gallatin?
2. Where does the Town of Gallatin want to be in the future?
3. How will the Town of Gallatin reach that future state?

Part II (Appendices) of this plan includes the information collected and analyzed that was used to answer question 1, above. The Vision statement and eight goal statements were drafted based on public input to answer question 2, above. All data collected from the public is detailed in Part II. The section entitled *Goals and Strategies to Attain Gallatin's Vision* outlines the answers to question 3, above.

The Planning Board met regularly and developed this plan with the assistance of a planning consultant. The planning process included developing and implementing a resident survey; conducting planning workshops; preparing background studies; holding additional public meetings and interviews; preparing a Geographic Information System of maps and data to understand the physical conditions in Town; conducting a "build-out analysis" to show potential future conditions in the Town; outlining strengths, weaknesses, opportunities and threats that needed addressing in the plan; defining goals and recommendations; and presenting the draft plan to the public for comment.

More specifically, the planning process included the following steps:

1. Monthly meetings of the Planning Board.
2. Resident survey (April 2005)

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3. Planning and Visioning Workshop for the public (May 2005)
4. Interviews of various organizations and individuals by topic (May and June 2005)
5. Background studies and mapping (March through August 2005)
6. Development of Vision and Goal statements (August through December 2005)
7. Presentation of Results to date to Town Board and public (November 2005)
8. Development of strategies (January 2006 through September 2006)
9. First Public Hearing on Draft Plan (May 17, 2007)
10. Submittal of Draft Plan from Planning Board to Town Board (June 14, 2007)
11. Adoption Process by Town Board (TBA)
 - a. Referral of Plan to the Columbia County Planning Board
 - b. State Environmental Quality Review
 - c. Town Board sponsored Public Hearing
 - d. Adoption of plan by resolution of Board

Implementing the Plan

In order to meet the vision and goals of Gallatin, this comprehensive plan needs to be implemented. This plan offers the Town many options and guidelines that can help Gallatin in the future. Specific standards, programs, and policy development are developed during the implementation phase of the process.

The implementation phase of the plan will be directed by the Town Board. As part of implementation, the Town Board may enact new or amend existing laws. Each time a local land use law is amended or developed, public hearing(s), review by the county planning board, and an environmental review will be necessary. In order to assist the Town Board in implementing this plan, the following steps should be taken:

- A. It is recommended that the Town Board appoint an implementation subcommittee of the Board to translate the options and guidelines presented in the plan into specific programs. This committee would prioritize the strategies to be implemented and recommend an annual schedule of tasks to the Town Board. On an annual basis, the Town Board should assign or accomplish these tasks, and review progress that has already been made.
- B. It is recommended that the Town Board assign the task of updating zoning and other land use laws to be consistent with this plan as its first implementation step after adoption of this plan.
- C. The whole plan should be reviewed and updated as necessary every five years. The update process should include public input to reassess the vision and goals, a review and update on what progress has been made in implementing the strategies, and changes made to keep the plan relevant to conditions in Gallatin at the time. The legal process for updating the plan is the same as adopting the original plan and would include public hearing(s), county review, SEQR (environmental review) and adoption by the Town Board.

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D. The Town Board should pay careful attention to grant opportunities that may be useful to implement aspects of the plan and aggressively work to attain those funds.

General Comparison of 1991 Plan to 2007 Plan

The following table compares the 1991 plan to this update.

1991 Plan	2007 Plan
Public input included citizen survey done in 1989.	Public input included citizen survey done in 2005, Planning and Visioning Workshop in 2005, Presentation of Survey Results and Goals to Public, 2005, two years of open meetings where public participated.
Demographic trends through 1990.	Demographic trends through 2000.
Existing Conditions (Physical, Public Utilities, Community Services, Transportation, Land Use, Fiscal).	Existing Conditions (Physical, Public Utilities, Community Services, Transportation, Land Use, Fiscal) Updated and Expanded.
Maps (Base, Historic Sites, Soils, Topography, Wetlands, Fire Districts, School Districts, Existing Land Use, Zoning, Future Land Use Map).	All new color maps created in Geographic Information System for analysis and ease to use: (Topography, Steep slopes, Watersheds, Bedrock Geology, Surficial Geology, Water Features, Soils: Depth to Bedrock, Soils: Depth to Water Table, Soils: Flood and Ponding Frequency, Soils: Drainage, Soils: Septic Limitations, Property Class, Farmland, Protected Land, Historic Places, Aerial Photo 2004, Fire Districts, School Districts, Zoning Districts, Subwatersheds, Water Constraints). This gives Town much more ability to understand and plan for physical features.
No long-range analysis of housing and population growth potential.	Includes a Build-Out Analysis which is a tool that Gallatin can use to understand the housing development potential created and allowed by current zoning in Town. This tool illustrates what could happen if all developable land were developed.
No analysis of strengths, weaknesses, opportunities, and threats.	Includes analysis of strengths, weaknesses, opportunities and threats in Gallatin, and is an important part of the plan.
No vision statement.	Clearly articulated vision statement to guide the Town long-term.
Goal Statements.	Updated Goal Statements that confirm the same desired direction for Gallatin and are

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1991 Plan	2007 Plan
	very similar to those in the 1991 plan.
No definition of rural character.	Includes definition of rural character. This is important since “rural character” is a central focus of the plan.
Planning policies established and organized by historic resources, physical characteristics, demographic trends, public utilities, community facilities and services, transportation, land use, and fiscal considerations (33 policies in all). Many of these are general statements that offered the Town direction with few specifics.	Planning policies established and organized in a more useable manner as a) regulatory tools and methods (54 strategies), b) capital improvements and investments (6 strategies), and c) policy development and programs (27 strategies). The plan eliminated those strategies from the 1991 plan that had already been implemented, and included or expanded those that were still relevant. The 2007 plan offers much more detail and direction for the Town is not prescriptive in its requirements. These strategies incorporate state-of-the art planning, land use, and environmental tools to help Gallatin attain its vision.
	Plan is available digitally for posting on websites or viewing on computers.
	All maps are available digitally for posting on websites or viewing on computers.

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Strengths, Weaknesses, Opportunities and Threats Analysis

This comprehensive plan and the goals it establishes are based upon an analysis of the Town of Gallatin’s strengths, weaknesses, opportunities, and threats (SWOT). The items included in the SWOT were identified through interviews, surveys, and a detailed analysis of Gallatin’s demographic, economic, environmental, and cultural profiles. This detailed information is presented in Part II, Appendix 1.

Strengths are resources or capabilities that will help the Town fulfill its vision; weaknesses are deficiencies in resources and capabilities that will hinder Gallatin in fulfilling its vision; opportunities are factors or situations that can affect the Town favorably and can help us meet our goals. Threats or challenges are factors or situations that can affect Gallatin negatively and prevent the Town from reaching its goals. The SWOT analysis provides many valuable clues about potential effective strategies, since every successful strategy builds on strengths and takes advantage of opportunities, while it overcomes or minimizes the effects of weaknesses and threats. These elements, both positive and negative, have a powerful impact on community development. The following table outlines Gallatin’s identified strengths, weaknesses, opportunities and threats.

Strengths	Weaknesses	Opportunities	Threats
Rural character	Town split into 3 school districts and no central post office leads to lack of cohesion	Enhance recreational facilities and programs	Few protections in place to protect rural character and natural resources.
Forestlands and natural resources	Lack of a sense of community	Support ridgeline and other measures to protect the environment, rural character and scenic beauty	Increasing levels of growth
Wildlife habitats	Lack of properties listed on national register of historic places	Many scenic areas exist to be inventoried and protected	Lack of cohesion in community
Low crime rates	Few community-wide events	Historic sites exist that could be used to help build community	Few planning tools to address needs
Open spaces	Lack of youth recreation activities	Opportunities to educate residents on available public services	Loss of agriculture

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Strengths	Weaknesses	Opportunities	Threats
High environmental quality	Lack of commercial development places entire tax burden on residents.	Opportunities to enhance public services and communication with residents	Higher taxes
Clean air	Environmental conditions that may make use of septic systems problematic or expensive	Support exists to fund open spaces, farmland protection, scenic lands and sensitive environmental sites	Sprawled style of development
Low density of development so far	Lack of volunteers for emergency services	Desire to increase public access to lake and open spaces	Loss of rural character and open spaces
Private	Increased growth pressures	More services for seniors	Outside influences
Friendly neighbors	Lack of lake access		Potential to have to hire staff for public emergency services has deep tax implications
Good schools	Lack of garbage pickup		Housing is not affordable to many
Beautiful landscape	Lack of services for senior citizens		Few local jobs – people travel far
Interesting history	Lack of high speed internet service		Loss of farmers and farmland
State park facilities	Lack of trails for hiking and biking		Increase in second home market may put more demands on emergency services, but can have fewer opportunities to recruit volunteers to serve.
Lack of commercial development	Lack of enforcement of regulations		Growth influences outside of Gallatin
Lack of sewer and water services	Trash along roads		Lack of support for affordable housing options
Adequate police protection	Increasing levels of traffic and traffic speeds		Housing growth can negatively impact schools and school

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Strengths	Weaknesses	Opportunities	Threats
			taxes
New Town hall			
Low population growth			
Population relatively stable			
Low unemployment rate			
People taking advantage of home occupations			
High quality of life			
Good roads and road maintenance			

Gallatin's Vision for the Future

The future Gallatin can be envisioned as:

From Green Hill to the Roeliff Jansen Kill, Gallatin is distinguished as a community with uncommon natural beauty and rural character. Gallatin's historical settlement patterns of hamlets, farms, and pristine woodlands continue to be the major features of our landscape. Our environment remains unspoiled, and open spaces, active agriculture, scenic views, and habitats for wildlife endure. We cherish and preserve our historic character and features.

Gallatin has a strong community spirit and identity. We are a friendly and diverse community made up of people of all ages and income levels, and our Town government is open and responsive to the needs of these residents and landowners. Quality public services and recreational opportunities exist within a framework of fiscal responsibility. Public policies and careful planning results in conditions that promote a variety of housing opportunities, affordable living, and growth that is consistent with the rural character and environment of Gallatin.

Goals to Attain Gallatin's Vision

Goals are broad statements that express an ideal future state desired by the Town and contained in a comprehensive plan. The following goals were developed directly from the input received from the public.

- Goal 1: Gallatin's rural character and scenic beauty is preserved, and its environment, undeveloped lands and wildlife habitats are maintained.**
- Goal 2: Farming remains an integral part of Gallatin where farms are protected and agriculture is promoted.**
- Goal 3: Gallatin remains a community that is accessible to all ages and income levels.**
- Goal 4: Gallatin is a Town where community pride, spirit, communication, and friendliness prevail.**
- Goal 5: Commercial development in Gallatin is oriented towards agriculture and ag-related businesses, home businesses, and small, low impact businesses that serve local residents.**
- Goal 6: Gallatin has quality public services and governmental functions.**

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Goal 7: The historic resources of Gallatin are preserved and remain an important component of our character.

Goal 8: Residents of Gallatin have ample recreation opportunities.

Rural Character

One of Gallatin's most important assets is defined by its "rural character." Visually it gives the impression of an agricultural community that is sparsely settled with predominantly single family homes in a somewhat random sense of order along the area's curving, winding and scenic roads. While there are some concentrations of population and structures along the Roe Jan in the eastern part of the Town and in or near the hamlets of Elizaville and Gallatinville, the Town is neither urban nor suburban. Most homes in all areas are modest in scale and relate well to the property on which they are sited. Although some larger residences exist, most are tucked away and not visible from the main roadways. Features of the landscape include areas of steep rocky slopes, mostly wooded, the Roeliff Jansen Kill basin and areas of more gentle slopes showing features of past and present agricultural activity such as fields, pastures, hedgerows, stone walls, fences, barns and silos, along with woodlands. In all areas, the sense of open space, the natural landscape and vegetation predominate over the built environment. Because of the physical nature of the landscape, wildlife abounds. Residents understand the value and nature of the Town's agricultural heritage. Citizens appreciate access to clean waterways including Lake Taghkanic and the Roeliff Jansen Kill for the beauty and recreational opportunities they offer. Protection of natural surface water flows and ground water and surface water recharge and discharge areas are important to the residents. Gallatin is a town of diverse economic backgrounds and provides opportunities to both live and work in a rural community. The Town's commercial establishments are characterized by home businesses or enterprises appropriate to the rural landscape. Citizens enjoy a sense of privacy while maintaining good relations with their neighbors. Gallatin is physically bisected by the Taconic State Parkway and has no town center, but all residents live in this beautiful landscape as a community. While the Town provides excellent municipal services, these services are not extensive. All these elements when considered together contribute to the "rural character" of Gallatin.

Recommended Strategies and Actions

Strategies are a set of actions to be undertaken to accomplish each goal contained in this comprehensive plan. Based on the public input and analysis of data (See Part II of the Plan: Appendices), Gallatin characterized the current conditions of the Town as well as the future characteristics desired by the residents and landowners. The following strategies and actions are recommended to assist Gallatin attain the above vision and goals. The Town should implement these strategies and actions over the next 10 years. At five year intervals, the Town should re-evaluate the plan and update it as necessary based on conditions in the Town at the time.

Actions Related to Regulatory Tools and Methods

The following strategies and actions reflect recommended changes that the Town of Gallatin could make to its zoning, subdivision, site plan, or other land-use related laws. Typically, these would be implemented through an amendment to existing laws. That amendment process would include all the normal steps required by law to amend a law: public hearing, and county planning board review, and environmental review as per SEQR.

1. Future development should be limited to areas with low to moderate topographical limitations. Development on steep slopes can negatively impact the environment through erosion and stormwater runoff, can negatively impact viewsheds, and can fragment important wildlife habitats.

a. Gallatin's subdivision law should be amended to require Planning Board evaluation of slopes during project review when the project involves siting of any new structures on slopes of more than 15%. The Planning Board evaluation should include review and approval of an applicant-submitted erosion control plan and a plan to mitigate negative impacts to steep slopes, water quality, ridgelines, and views prior to approval.

b. The Town should also consider establishing a steep slope overlay district in zoning to allow Planning Board review and oversight of certain kinds of development on steep slopes. The Steep Slope Overlay could establish a site plan review requirement for commercial establishments and major subdivisions. This would allow Planning Board review of those projects in order to minimize disturbance on steep slopes. To accomplish this, Site Plan law would need to be amended to ensure that guidelines and standards for review of slope are included.

c. Consider establishing a ridgeline protection overlay district. Within this overlay establish reasonable development standards and procedures that allow review and approval of projects in a way that is sensitive to the environment, community needs as well as to landowners needs.

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2. Soils with severe limitations for residential and commercial development should be considered for less intensive land use (forestry, farming, recreation). Development that occurs should be limited to low or rural density (lot sizes of two acres or greater). Moderate density (single family homes on one acre lots) should be limited to those designated hamlets. Proper septic and drainage systems is critical in those areas with a high water table, exposed bedrock, steep slopes and soils of low permeability.

a. Most of the Town has severe limitations due to soils. Gallatin can consider one or more of the following options designed to address soil limitations to development:

1. Consider changes in density levels. There are several ways this can be done:

Option a. Move away from reliance on use of minimum lot size to control density in Gallatin and consider lowering densities outside the hamlet areas. Instead, use “Average Density”. This is when one separates out lot size from density. Density averaging sets a fixed density for permitted residences within the zone. This method helps with rural character, environmental protection, and affordable housing. Gallatin could establish a density of 1 dwelling per 5 acres (for example) and have the minimum lot size set to what is required by the Health Department for those soils present on the site. Some communities go further to add in a maximum lot size along with an average density for the entire parcel (for example, an average density of one dwelling per 5 acres with each new house requiring a minimum of 2 acres). This allows smaller lot sizes as well as protection of agriculture and open spaces. Smaller lot sizes also promote more affordable housing opportunities.

An example of this follows:

Current Method: A 100 acre lot with 3 acre minimum lot size gets 33 dwellings and all must be on a minimum of 3 acres. That means that all house lots must include 3 acres of land.

Proposed Method: Using average density, the same 100 acre lot with a density of 1 dwelling per 3 acres gets the same 33 dwellings but they could be sited on smaller lots of 1 acre. This would use 33 acres for house development and leave 66 acres preserved as open space or farmland not to be further subdivided.

Gallatin can consider changing minimum lot sizes to average densities as follows: Change LDR-3 district to an average density of 1 dwelling per 3 acres; change RA-2 to a 1 dwelling per 4 or 5 acres; and change RA-3 to an average density of 1 dwelling per 8 acres (or even lower density if desired).

Option b. Use the sliding scale zoning approach. Sliding Scale zoning is a flexible approach that uses a sliding scale, depending on the original parcel size, rather than a fixed ratio for all size parcels. The sliding scale is used to promote

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the retention of larger parcels, while allowing for limited residential development. Thus, fewer acres are required per residential unit for smaller parcels in comparison to larger parcels.

Example: A parcel sized 1 to 7 acres would get 1 new dwelling using a sliding scale density of 1 dwelling per 1 acre. A parcel sized 80 to 130 acres gets 4 dwellings using a sliding scale density of 1 dwelling per 20 acres. And, a parcel 280 to 330 acres would get 8 dwellings using a density of 1 dwelling per 35 acres. This example (from a town in Pennsylvania) shows that the density ratio changes with the parcel size.

Option c: Use a net density approach to calculate density. Currently Gallatin uses a gross density approach. This means that the density allowed is calculated from the entire land base of the parcel. Net density removes environmentally sensitive areas from the calculation of density. Gallatin could make modest changes in the base density to what exists now, but modify those further, based on conditions at the site.

An Example using Gross Density calculations: A 100 acre parcel with 50 acres included in steep slopes, wetlands, stream, and floodplains would be eligible for 20 houses if the parcel was in a district requiring a density of 1 dwelling per 5 acres.

An Example using Net Density calculations: The same 100 acre parcel with 50 acres having severe environmental limitations would be eligible for 10 houses since 50 acres have environmental constraints that make that land not counted toward density. (Some communities take a “middle of the line” approach and use an “Environmental Control Formula” that gives partial credit towards density for the land that is constrained. An environmental control formula is a mathematical formula that calculates the density based on the specific features present on a parcel. The table below illustrates this concept:

Example of Use of Environmental Control Formula:

Environmental Feature	Multiplication Factor (Example)
Open Water on Site	0.0 units
Wetlands, State or Federal	0.05 units
Flood Plain	0.2 units
Slopes over 15%	0.2 units
Aquifer Recharge	0.2 units
Non-constrained Land	1.0 units

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The following **example** shows how this system using the environmental control formula could work. Under a conventional system where density was set at 1 dwelling per 3 acres (.33 dwellings per acre), this would yield 32 units:

Site Area is 97 acres and has a base density set at .33 dwelling units per acre

<u>Site</u>	<u>Area</u>	<u>Density</u>	<u>Multiplication</u>	<u># units</u>
<u>Characteristics(Acreage)</u>			<u>Factor</u>	
<u>Eligible</u>				
Open Water	3	.33	.0	0
Wetlands	10	.33	.05	.165
Floodplain	5	.33	.2	.33
Slopes over 15%	10	.33	.2	.66
Aquifer	1	.33	.2	.066
Non-Constrained	68	.33	1	22.44
TOTAL SITE CAPACITY				23.66

Option d: Identify districts or locations in Gallatin that may be conducive to establishing very large minimum lot sizes.

3. Zoning should protect stream banks, wetlands, floodplains and agricultural lands. These lands are not only important for environmental protection, but for recreation. Protect regulated wetlands as designated by the Freshwater Wetlands Act.

a. The Town should protect wetland areas and the significant habitat in Sal's Bog due to the potential presence of unique ecosystems and/or rare or endangered species through use of a conservation overlay district.

b. Combine both the existing water course protection overlay district and the conservation overlay district into one overlay. This would be more efficient and easier to understand and administer than having 2 separate, but similar overlays. This new, combined overlay would include open water, streams, DEC regulated wetlands and the required 100' minimum buffer, flood hazard areas, and hydric or flooded soils and should have one set of standards and regulations (See All Water Constraints Map). Consider naming this expanded district the Conservation Overlay District.

c. Prohibit new development within any mapped floodzone unless there are no other feasible alternatives.

d. Establish mandatory development setbacks from stream banks so that these areas critical environmental can remain free of development.

e. Ensure that streamside vegetation is maintained to the greatest extent possible.

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4. Implement guidelines to maintain and improve surface water.
 - a. This should include requiring, as a part of a proposed site plan, a sediment and erosion control plan; minimal disturbances of stream beds and banks; the promotion of sound management practices for application of fertilizers and pesticides associated with agricultural operations; and the protection of wooded areas from clear cutting and improper forest management to control erosion and protect watersheds
 - b. Development on or near the shores of ponds or lakes should be designed so as not to adversely affect the quality of the water body.
 - c. Protect water bodies from overuse through tools such as requiring a 100-foot vegetated buffer between any new structure and the shoreline.
5. The Town should continue to permit the construction of single family detached homes on moderate to rural density lots (one to three or more acres) to maintain and preserve the rural character of the Town. Other mechanisms to protect rural character include one or a combination of the following:
 - a. Establish rural siting standards (mandatory) or rural development guidelines (voluntary) to direct new structures away from ridgelines, steep slopes, and sited away from the middle of open fields. Other items that could be included are maintenance of stone walls, maintenance of wooded vegetation between the road and home sites, reduction in the number of curb cuts and driveways, etc.
 - b. Complement density averaging (described above) with other subdivision or design standards that would assist in helping new development be more consistent with continuing agriculture. To ensure that new subdivided lots have minimal impact on nearby farm operations, update the subdivision law to ensure that proposed subdivisions are well designed, promote orderly development of infrastructure, mitigate environmental impacts, and steer new development away from productive farmland. This can be accomplished through establishment of the following:
 1. Place new residences away from productive cropland
 2. Require buffers between farm and non-farm properties. New residential properties should buffer themselves from farm operations.
 3. New subdivisions should not channel water drainage onto or from nearby fields.
 4. Reduce road frontage requirements to help allow creative siting. This will help with both agriculture and rural character.

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6. All on-site sewage disposal systems should be designed, at a minimum, in accordance with all the New York State DEC and Columbia County Department of Health regulations and be approved by the appropriate agencies. The Town should ensure standards for privately owned and operated community water supply and wastewater treatment facilities should be constructed to meet standards. If adequate public or private utilities are not available to meet the demands of new development, the new development will be denied and will not receive consideration until such time as adequate public or private facilities are made available.

7. Stormwater management design guidelines should be required for all commercial and residential development. Generally, post-development peak runoff levels should not exceed pre-development peak runoff levels. All federal and DEC stormwater regulations must be met. Current DEC regulations require a stormwater pollution prevention plan (SWPP) for all development that disturbs more than 1 acre.

8. Evaluate those areas designated as hamlet areas, re-draw hamlet district boundaries to match parcel lines and include areas that reflect more realistic boundaries. When re-drawing these boundaries, consider giving these locations “room to grow” and allow a higher density typical of a hamlet area in the future when possible. Establish hamlet style development standards for residential and commercial growth to ensure that future development is consistent with traditional hamlet development patterns.

9. Keep the FCID as the primary method to permit commercial development.

a. Review and amend the use table in Section 3.1 of the zoning as needed to ensure that the uses allowed by a FCID are desired in Gallatin. This part of the table should not include uses that may be desirable to be prohibited. For example, the following uses are permitted if road frontage exists but these could potentially be very large, and serve more than local residents and if allowed, might prevent the Town from attaining the goals of this plan:

- Amusement and recreation
- Light industry or manufacturing
- Supermarket
- Warehouse

b. Consider expanding the language, standards, and expectations of Section 3.2. The process, standards, and requirements need to be more detailed and explicit in order to protect the Town’s interest should some proposal come forward. This keeps the door open for a larger commercial entity in the future, clarifies expectations, yet the process likely makes it more difficult for a developer to undertake a FCID project. Change references in zoning from PCID to FCID.

10. To preserve open space, local laws in Gallatin should allow for more creative and alternative development layouts than conventional subdivisions can provide. The

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Planning Board should be given the authority under specific guidelines to allow or require both clustered and conservation style subdivisions.

a. As a first step towards better design, the subdivision law should be amended to require that all major subdivisions submit both a conventional and alternative sketch plan. This would allow the Planning Board, at the earliest possible stage of the review process to explore creative layouts for the subdivision so that the rural, environmental, character, and open space goals of this plan can be met.

b. To protect agricultural areas, the Town could also require mandatory cluster or conservation subdivision in certain locations or types of lots. For example, these techniques may be useful on lots greater than 5 acres or when a major subdivision takes place.

c. Clustered subdivisions also can reduce development costs so that new lots and homes are more affordable.

11. Gallatin could offer an incentive in the form of a density bonus to those developers that voluntarily preserve 50% or more of their parcel for open space or agriculture via a deed restriction or conservation easement.

12. The corridor of land adjoining the Taconic State Parkway is primarily undeveloped. It serves as a natural greenway which provides a rural identity to the Town. The scenic viewshed along the Taconic State Parkway should be protected. New development should be limited and nestled into the existing landscape. Consider establishing a Taconic State Parkway Overlay Zone and include siting standards to ensure that development here maintains viewsheds and rural character.

13. An inventory should be conducted to identify those roads, or section of roads which can be considered scenic routes because of the views they command and the undeveloped nature of the road corridor. This inventory should use the public input already obtained and provided in this plan. Once completed, this information could be used by the Planning Board during project review to identify scenic locations that may need further evaluation.

14. Consider allowing for flag or key-hole lots with strict controls to ensure that this technique is not abused. Ensure that flag and key-hole lot requirements are coupled with requirements for adequate buffering and setbacks so that front yards and back yards are not too close together.

15. Consider decreasing road frontage requirements so that landowners of smaller parcels still have the ability to make one or two lots. Further, consider establishing development guidelines that set an appropriate width at building, rather than imposing large road frontage requirements.

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16. Consider allowing for shared driveway use (up to 3 or 4 residences). Shared driveways may be a useful tool to minimize the number of “cuts” needed in agricultural fields.

17. Consider changing and simplifying some of the names given to zoning districts: Change LDR-3 to Residential – Mixed Use; Change RA-2 to Agriculture/Rural and Change RA-3 to Rural. These names are easier to understand than the acronyms. Further, ensure that the boundaries of these districts match what they are intended to accomplish.

18. Map all overlay districts and make that map part of the official zoning map.

19. The zoning district RA-3 is, according to zoning purpose statement, supposed to protect those areas of Town with agricultural operations and large tracts of undeveloped woodland. The existing boundaries of RA-3 do not match the agricultural criteria. Thus, if the intent of this zone is to, in part, protect agriculture; it will not do it because the farms are not located in this district. There are no farmlands to speak of in the RA3 area.

Either the purpose statement needs to be re-written to some other purpose or the RA3 area needs to be redrawn to include the farms. Some options to address this include:

a. Consider establishing an agricultural district in local zoning. This could be a new agricultural zone to match where current agriculture is taking place and parcels that have prime or statewide farmland soils that are non-wooded. Within this district, you could establish zoning and subdivision requirements designed to protect farms. These standards would primarily include having lower densities of development, requirements for siting new buildings away from prime soils and soils of statewide importance, and using other siting standards such as clustering to move new houses away from active farms and farmlands. (See MAP 13)

b. Re-do the purpose of the RA3 district so that it does not intend to protect agriculture but that emphasizes protection of woodlands and other open spaces found in that area of Gallatin. Protection of agriculture would be the job of the ag district, suggested above.

20. Update the definition of “Farm” in zoning to be consistent with NYS Ag and Markets definitions and remove any references in the definition to acreage requirements for farms.

21. Update the definition of “Farm Stand” to be less restrictive. Some small farms may not meet the 10 acre minimum size (such as organic farms) and small farms can contribute greatly to the farm economy and rural character of the area. In fact, small farms and niche alternative farms are probably the future of agriculture in Gallatin. Also, the requirement that roadside farm stands can sell only those agricultural products grown on the premises makes it impossible for several small farms to get together to sell their produce. It should be the intention of the Town of Gallatin to encourage all agricultural uses regardless of their size or if they sell agricultural products from a variety of places.

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22. Expand the use schedule in zoning to allow a larger variety of farm uses, those uses that support direct market farm businesses, and those businesses that are compatible with agriculture. This includes allowing farmers markets (with standards), bed and breakfast establishments (move this out of the accessory use section), u-pick operations, and other agri-tourism businesses.

23. Update both zoning and subdivision laws so that the Planning Board (and ZBA) has information needed to evaluate how a proposed project may impact farms and to specify review criteria specific to agriculture. Some of these could include:

- a. Compatibility of the project with NY certified Ag districts
- b. Identification of growth-inducing aspects of the project that may require additional public services
- c. Analysis of potential impacts to productive agricultural soils
- d. Analysis of impacts to nearby farm operations, on and off-site drainage patterns

24. Zoning and subdivision applications should include copies of agricultural data statements for land use proposals within at least 500 feet of a farm operation located in a NY Ag district. You could however, make this requirement applicable to all farms. This will allow adjacent landowners to become aware of the project as well as the Board to have more information upon which to review the proposal.

25. Implement a local right-to-farm law to support farming.

26. Amend zoning to address keeping of farm animals on small lots in Gallatin and amend definitions to remove acreage requirements.

27. Consider allowing senior citizen housing for over 14 residents as a special use permit in all zones. These are currently allowed only with a floating zone (FCID) and as such, have many hurdles to overcome before they would be allowed. If Gallatin is serious about providing affordable housing, especially for seniors, then this might be overly restrictive in order to meet that goal. In addition to allowing them in certain districts, the zoning should outline specific special use criteria for design, siting, traffic, signage, lighting, landscaping, and parking lots in order to ensure that these uses will be compatible with the neighborhood. In order to make these types of housing styles work, two and multi-family homes need to be designed to look like large single-family residences as much as possible. This is especially important for two-family structures. This should be detailed in standards for special use permits. Multi-family houses should be designed to fit in with the rural and/or historical design appearance of Gallatin. Adequately define Senior and Elderly Housing.

28. During subdivision and/or site plan reviews for any nursing, retirement or other type of senior housing facility, ensure that small, passive-use parks and gardens with walkways are included in the site plans.

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29. Consider use of inclusionary zoning. This should be applied only to large developments. Inclusionary zoning is a mandatory requirement that certain large developments provide a percentage of units built as dedicated for moderately-priced units. These programs generally try to attain workforce housing which is defined as housing which when purchased shall use no more than 30% of the home buyer's family income for principal, interest, taxes and insurance as determined by US Department of Housing and Urban Development median income for Columbia County. For example, if median income is determined to be \$50,000 a workforce housing unit would cost the family no more than \$15,000 in principal, interest, taxes and insurance annually (\$1,250 per month). Any inclusionary zoning enacted by the Town of Gallatin must incorporate methods to extend the affordability period indefinitely, while still ensuring opportunities for individual asset growth. Inclusionary zoning could also include incentives or offsets to compensate property owners for revenue foregone by producing homes at below-market prices.

30. The Town should consider developing a comprehensive housing strategy for working families. In order to accomplish this, the Town will need to assess housing needs, understand the market, foster collaboration with other agencies such as the Columbia Partnership, proactively plan for future growth, build support for programs that support affordability, insist on excellent design, and promote a mix of incomes in Town. Assistance from experts in housing and affordable housing may be needed to develop this program.

31. Consider exploring the possibility of creating new hamlet districts to promote hamlet style development and offer opportunities for smaller lot development. Coincident with this, ensure that development standards in hamlet zones result in hamlet style development. In other words, evaluate Section 4.3 (District area and bulk regulations) specific to the Hamlet area so that the setbacks, lot width and lot frontage requirements are compatible with existing hamlet conditions. A minimum lot width and required frontage of 100 feet is not usually consistent with existing, traditional development patterns. Consider allowing a minimum of 50 foot road frontages.

32. Ensure that use tables in zoning permit a variety of senior housing types. Add to the use tables (and definitions) different types of senior housing such as assisted living, retirement homes, nursing homes, etc. Gallatin may also want to encourage their use by including special standards, but not require a special use permit for them.

33. Maintain current regulations allowing accessory apartments and ECHO units, etc. ECHO housing refers to small, removable modular cottages on a concrete foundation or slab in the rear or side yard of a dwelling and are meant to be removed after use. They are typically allowed for senior citizens.

34. For ease of use, consider re-organizing the use table (Section 3.1) so that all residential uses are grouped together and separate from commercial uses. Further, the Town should review the entire use schedule and amend as necessary to ensure that permitted uses are desired, consistent with this plan, and with proper permitting

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procedures. Include Dude Ranch and Golf Courses as uses allowed only under the FCID process. Ensure that each use listed in the Schedule of Uses as requiring a special use permit have corresponding permitting criteria in the special use section of the zoning law.

35. Maintain current regulations for other types of multi-family houses.

36. Amend subdivision to expand the major subdivision definition to include when four minor subdivisions take place on a parent parcel over a specified time frame, it is defined as a major subdivision.

37. Review and make changes to the use table (Section 3.1) specifically related to where and what commercial uses are allowed in Gallatin. Some suggestions are:

a. Allow for mixed use in hamlet areas. Businesses locating to hamlet areas should be compatible in size and design with the traditional and rural nature of the hamlet. Consider size restrictions to prevent new buildings that are out of scale with hamlets.

b. Review the special permit uses allowed in the RA3 and RA2 areas to allow only those commercial uses compatible with agriculture, rural character, and serving local residents.

c. Maintain current regulations relating to Home Occupations.

38. New commercial uses must be low profile, non-polluting and with a site design that is consistent with the scale and character of Gallatin. They should meet strict development standards in order to ensure compatibility with Gallatin's rural character. These development standards could include the following:

a. Enhance signage regulations to address sign design issues and decrease allowable size of sign. Permit signs by special use permit instead of as a permitted use.

b. Give the planning board explicit authority to review architectural design during site plan review of commercial buildings and develop a clear set of illustrated design standards to ensure architectural quality and compatibility with local styles. Prohibit franchise architecture.

c. Enhance lighting standards in site plan to reduce glare and light pollution, and ensure appropriate lighting. Base these standards on the Illuminating Engineering Society of North American (www.iesna.org) and the International Dark Sky Association (www.darksky.org) recommendations for outdoor lighting. Planning regulations should include examples and suggested styles. Light pollution was a common concern from survey.

d. Revise parking standards to enhance design, lighting, landscaping, and location of parking lots in relation to the road. Parking lots for over 10 cars should be landscaped (or hidden with landscaped berms). Revise parking standards based on

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the National Parking Association and NYS DEC (for run-off) standards to result in less asphalt, less runoff, and more space for landscaping.

e. Enhance landscape requirements for new buildings. Development should have shade trees as much as possible. Existing vegetation and large trees should be maintained as much as possible.

f. Establish a maximum building footprint size to prevent large uses. At the least, establish commercial development standards to address the visual impacts of large commercial developments, such as building siting, mass, and orientation; facade treatment; location and size of parking lots; landscaping, etc. and standards for smaller scale, pedestrian-oriented developments. In addition, the zoning should have standards to address visual impacts of intense land uses on adjacent neighborhoods and public roadways (e.g., lighting, buffers, screening of visually intrusive elements, etc.)

39. Amend Section 3.1 (Use Regulations) so that the Use Table indicates which use also requires site plan review. Ensure that this section refers to the site plan requirement that all uses requiring a special use permit also requires site plan review.

40. In the future should Gallatin desire additional commercial development, ensure that all policies and regulations result on nodal, rather than strip style commercial development. Nodal development of commercial is the more desired pattern instead of strip development along the road. For instance, Bells Pond corner is a good example of a node.

41. Evaluate regional commercial opportunities and have a regional approach to commercial development. Revisit the zoning's use table in light of the commercial base available throughout the region.

42. The Town should continue to maintain proper levels of community services as population increases. If adequate community facilities and services are not available to meet the demands of new development, new development will be denied and will not receive consideration until such time as adequate community facilities and services are made available. Formalize this through adoption of a Local Adequate Facilities Law. This is a town law that requires that there be detailed information provided by the applicant for development regarding the availability of adequate road, sewer, water, schools, and other critical facility capacity to serve proposed development prior to that development. Such regulations can require developers to wait until the community can provide the necessary infrastructure to make the development safe, accessible and in compliance with health standards. The net effect is typically to keep development more compact and contiguous to existing development, or to cause it to locate in nodes around other service providers. A basic set of APF controls provides that development shall be approved only if the Planning Board analyzes information provided by the developer and makes explicit findings that there is, or will be at the time of actual development, an adequate supply of water to serve the needs of the project, adequate capacity to collect

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and treat wastewater from the project, adequate road capacity to handle traffic to and from the project, and adequate capacity in stormwater drainage to handle stormwater runoff from the project. Include the notion of adequate school facilities to handle the growth.

43. Amend zoning and subdivision laws to give the Planning Board authority to require a fiscal impact analysis as part of its review of applications. The Town should consider the fiscal as well as environmental impacts of development on Town services and school systems to ensure that new development will not result in decreased quality of existing services or material increase in the overall cost of municipal services.

44. The Town should require traffic access management when commercial and large development occurs along roadways. These are traffic volume restriction and speed reduction methods. Mechanisms appropriate to most of the roads should use the New York State Department of Transportation Highway Design Manual, Chapter 25 – Traffic Calming, Revision 33, August 31, 1998. Traffic calming may not be applicable to every project proposed. Individual projects should be assessed to determine if necessary and feasible. In order for traffic calming techniques to be applied by the Planning Board during the project review process, ensure that adopted local highway standards incorporate and allow use of these techniques. The most effective tools to implement include limiting the number of curb cuts permitted per parcel, reduce the number of curb cuts along a highway corridor and allowing for use of shared driveways and shared parking lots.

45. Amend Town highway specifications for new roads that are consistent with the design and maintenance of rural, low-volume roads. Specifications of roadways in proposed major subdivisions should be considered on an individual case basis but should be designed, and reviewed so that the new roadway is consistent with rural standards. To improve safety and maintain rural character of roads,

- a. Align driveways so that they are opposite each other or offset at least 125 feet;
- b. Maintain landscaping and trees along roads;
- c. Ensure that all proposed access points to Town roadways have adequate site distances. An engineering assessment should be provided by all applications during the site plan review process.

46. Elevate the role of historical character in the Site Plan review by adding a requirement that the Planning Board must review proposals for their compatibility with the historical character of the neighborhood.

47. For any publicly funded projects that come before the Planning Board, ZBA or Town Board, ensure that the Historic Preservation Field Services Bureau of the State Historic Preservation Office is involved in project review. Through its review, the Bureau identifies historic resources involved in public projects and assists with developing

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preservation approaches. This environmental review process ensures that historic preservation is considered in the planning of publicly funded projects.

48. Understand the applicable laws that can help Gallatin protect historic resources. These include Section 106 of the National Historic Preservation Act of 1966 which directs federal agencies to consider historic resources in their project planning. New York State has a parallel law for state agencies in Section 14.09 of the State Preservation Act of 1980.

49. The Town should require the preparation of traffic studies to analyze the impact of development projects throughout the Town. When ever a proposed project is expected to result in an increase of 100 or more cars per day or during peak hours, a traffic impact analysis should be conducted as part of the subdivision or site plan approval. Developers should be required to pay their fair share for traffic improvements needed to mitigate traffic impacts associated with their projects.

50. If the existing transportation system is not adequate to meet the demands of new development, new development should be denied and will not receive consideration until such time as an adequate transportation system is made available.

51. Development proposals will be reviewed not only for their impact on existing services but also on future services. If it is not economically feasible to increase services to adequately meet the projected demand, the proposed development should not be approved until such time as the required improvements can be implemented.

52. New, large developments should be pedestrian friendly and provide for passive recreation.

53. As a Greenway Community, the Town should work towards implementing the plan to meet the Hudson River Greenway Criteria. The chart below references the five Greenway Criteria with specific goals established in this plan that address those criteria.

Greenway Criteria (Strategy #53)

Comprehensive Plan Goal that Supports Greenway Principle		Greenway Principle Supported by the Plan				
Goal Number	Topic of Goal	Regional Planning	Protect Natural and Cultural Resources	Enhance Public Access to Hudson River	Enhance Economic Development	Heritage and Environmental Education
Goal 1	Rural Character and Environment Preserved					

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Comprehensive Plan Goal that Supports Greenway Principle		Greenway Principle Supported by the Plan				
Goal Number	Topic of Goal	Regional Planning	Protect Natural and Cultural Resources	Enhance Public Access to Hudson River	Enhance Economic Development	Heritage and Environmental Education
Goal 2	Agriculture Preserved					
Goal 5	Economic Growth					
Goal 7	Historic Resources					
Goal 8	Recreational Opportunities					

* Access is not to the Hudson River directly.

54. Consider instituting either a building permit cap or development scheduling (phased growth) program for large developments to establish appropriate levels of development that will keep pace with public services. Another option would be to develop a local Adequate Facilities Law in Gallatin. An adequate facilities law would require that adequate public services such as school capacity, roads, water/sewer or other infrastructure needs are in place prior to development.

A building permit cap limits the number of building permits that may be issued for a given type of development in a given year. The number of permits is often set at the average for the previous five or ten years to stabilize growth, but may be set lower or somewhat higher as desired by the community. Use of this technique can only pace the construction of dwellings on the newly-created lots. A building permit cap is primarily intended to slow the rate of new development, either permanently, or to give the municipality time to improve the infrastructure (build the sewer treatment plant, for example); or to give the municipality time to study the full implications of particular growth on town services, infrastructure, taxes and quality of life. Other benefits include spreading the financial burden of providing services to new residences over longer time periods, and allowing open space acquisition funds to better keep pace with development. The cap is usually imposed by a town or city bylaw or ordinance, but the number of permits may vary from year to year, through a vote of the municipal legislative body, based on variables such as adequacy of water supply, sewerage plant capacity, school population, and others. A Building Permit Cap shall not apply to land transfers between family members. Building Permit Caps shall be reviewed periodically (every 5 years is recommended) and revised if necessary.

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Development Scheduling, also known as phased growth, is a technique that allows for the gradual buildout of approved subdivisions over a number of years. Small subdivisions are able to be constructed in one year, while larger subdivisions would be “phased” over a number of years. An option is to run the schedule as a “points” system where the more points a project earns the quicker the buildout. Points are awarded for good design, provision of open space or parks, affordable housing, etc.; they are subtracted for building on farmland, using scenic road frontage, etc.

55. The Town should ensure that all impacts and public service needs resulting from a development are fully mitigated (including schools, roads, parks, recreation, infrastructure, etc.) and any costs associated with that mitigation be borne by the developer.

Actions Related to Capital Improvements and Investments

The following strategies and actions reflect recommended capital improvements and investments that the Town of Gallatin could make. Capital improvements are related to any purchase or improvement of land, equipment, structures, facilities, etc. The Town Board would implement these strategies and funding could come from public tax dollars, grant funds, donations, or other mechanisms.

1. Utilize a Capital Improvement Plan. This is a plan that shows the proposed expansion, upgrading, maintenance and financing of infrastructure projects. A CIP is a multi-year schedule that lays out a series of Town projects, facilities and large equipment, and their associated costs. Over the five-year period considered by the CIP, the plan shows how the Town will maintain, expand or renovate facilities and services as needed to meet the demands of existing or new population. The information in the plan helps decision-makers improve coordination of services for greater efficiency and assess short-run financing requirements in the context of long-run fiscal needs and constraints.
2. Any water or sewer infrastructure utilizes the most up-to-date technology and management systems to minimize costs. Should critical needs exist to more effectively manage on-site septic systems, Gallatin should explore the need for alternate types of waste treatment systems to serve the Town instead of public sewers. This would include treatment options such as decentralized management systems, constructed wetlands, small package plants, biological treatments, and other technologies that are available for its small community infrastructure needs.
3. The Town should consider acquisition of land to develop recreational facilities for the use of Town residents.
4. To fund acquisition of lands for recreational use, update the recreation fee schedule that would be imposed for each lot subdivided.
5. The Town Board should explore the possibility of expanding recreational opportunities and acquisition of land for that purpose. Identify lands for public acquisition or protection for open space and recreation. These lands could be protected through zoning, conservation easement programs, use of open space requirements in subdivision, farmland protection policies, public – private partnerships & stewardship and community education.
6. Evaluate the feasibility of developing a community center facility. This evaluation should consider location, cost, and type of facility.

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Actions Related to Policy Development and Programs

The following strategies and actions reflect recommended policy statements and programs that the Town of Gallatin could implement.

1. Consider developing a local program to reduce property tax assessments on land protected by term easements. Section 247 of the General Municipal Law allows towns to have a local program to accept term easements in exchange for reduced tax assessments. This is typically enacted as a local “Conservation Easement Law”.
2. Consider a local Purchase of Development Rights (PDR) program. Purchase of Development Rights refers to when a municipality or non-profit environmental organization such as a land trust purchases the development rights on a property. The property is owned and maintained by the original owner, and can be bought and sold, but no further development is allowed. This is also referred to as a conservation easement. Funding for this could come from New York or Federal grant programs, town bonds, town property taxes, or town real estate transfer taxes.
3. Promote and support use of a real estate property transfer tax to build funding for purchase of open space and farmland protection.
4. Work with other communities and non-profit housing organizations in Columbia County to develop workforce and affordable housing programs.
5. Consider appointing a Community Pride Committee or seek to expand the involvement of existing community oriented groups (such as Lions Clubs or Rotary Clubs) to develop programs related to civic pride and sense of community. This group could assist with a town website, newsletter, senior’s clean-up help, and organize activities.
6. Fund and develop a regular town newsletter. This could be quarterly or bi-annually as funds permit. This reaches all residents whether they have website access or not. Within this newsletter, ask for citizen’s ideas on how community pride and citizen involvement can be enhanced. Implement these ideas via the Community Pride Group or efforts, above. Some mechanisms to implement this idea include using students to help, have the Town Historian write a column, and have advertising to help support it.
7. Publicly recognize local people for community involvement and enhancement projects. This would be an excellent section for a newsletter.
8. Engage more youth in community pride and town activities. Establish on a quarterly or bi-annual basis, a teen forum to discuss teen needs and programs that they can get involved in.
9. Enhance advertisement of Town web site related to community pride, citizen involvement etc.

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10. When the plan is completed, work to develop a summary brochure; make available at public locations; place on website; and/or mail to all households.
11. Town Board can sponsor an annual or bi-annual “Town Meeting” to discuss issues, strengths, weaknesses, and ways to move forward together.
12. Identify an appropriate location that can serve as a “Town Center”. The public input received indicated that lack of a town center was a negative feature about Gallatin and that many thought this would be a desired feature. This could be a location that could serve multiple roles: commercial, recreational, cultural, and new residential. This area could be zoned as a hamlet.
13. The Town should encourage the expansion of emergency services and facilities within the Town to keep pace with the community’s growing population. Work with the local emergency and fire departments to continue volunteer services in Gallatin. When large developments are proposed, the Town should thoroughly evaluate impacts to the volunteer capability of these departments and seek mechanisms to mitigate fiscal impacts related to use of paid staff in the future.
14. Support aggressive volunteer recruiting programs.
 - a. Offer tax incentives for emergency service volunteers.
 - b. Work with the emergency departments to identify other mechanisms to recruit and retain volunteers.
15. Assist emergency departments applying for FEMA and other grants in order to expand and improve programs and initiatives.
16. The Town should undertake an inventory of historic sites and resources in conjunction with the Town Historian to determine their significance. Add this information to the GIS database created for this plan and more fully create a Historic Inventory Map.
17. Expand the role of the Town historian to include providing assistance to landowners who seek to have their properties listed on the state or national historic district. The Town historian should be the contact in Gallatin to provide information to these landowners on the benefits and ramifications of listing their properties.
18. Expand use of historic markers in Town. Work with the NY Office of Parks, Recreation, and Historic Preservation to obtain markers for historical sites. Add all markers to the historic inventory map. Ensure that existing markers are in good repair.
19. Create a space for historical exhibits, documents, etc. This could be at Town Hall, or at a future community center facility.

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20. The suggested town newsletter along with the Town website should include a section devoted to town history.

21. The Town can sponsor an oral history program where those who are knowledgeable about Town's history, places, stories, items, etc. come together to discuss it and the conversation is recorded permanently as a permanent archive.

22. Provide options for and local incentives to private landowners that preserve and rehabilitate historic locations. These incentives can include a) educating them about state and national tax benefits already available for historic properties on the register, b) a historic landowner recognition program (awards, certificates, plaques, etc.), c) local tax incentives, or d) use of façade easement programs (The Town can hold a historic easement on a structure to ensure that the historic qualities are preserved permanently.

23. Obtain funds for these initiatives. Hire a grant writer to assist the Town obtain funds for projects that will serve to implement goals of this plan.

24. Encourage adaptive reuse of historic buildings. This can for example, be accomplished through creation of a revolving restoration loan fund to assist owners in improving historic properties, building façade improvement grants, tax incentives. Zoning should specifically allow conversion of buildings to new uses as a specially permitted use, rather than promote demolition of existing buildings.

25. Initiate a project to designate specific local roads as historic and scenic, and establish a corridor overlay zone to protect those features.

26. Work to decrease speeds and the detrimental effects of speeding traffic on pedestrians. This can in part, be accomplished by retaining the existing features of Gallatin's rural roads including narrower traffic lanes and curves, and street trees.

27. The Town encourages growth and development that supports recreation.