

Town of Gallatin Comprehensive Plan

Part II: Appendices, Maps, and Supporting Community Information

October 2022

Table of Contents

Appendix 1: Town Profile and Inventory of Resources 3

A. Brief History of Gallatin, NY	3
B. Schools	9
C. Cultural and Historic Resources	10
Scenic Areas and Byways	10
Historical Landmarks	10
Parks and Recreation	11
Library	12
Tourism	12
D. Community Facilities and Infrastructure	12
Transportation	12
Roads	12
Local Highway Department	13
New York State Highways and Traffic Volumes	14
Columbia County Routes Traffic Volumes	14
Infrastructure and Facilities	15
Emergency Services	15
Solid Waste	15
Town Owned Properties	16
E. Local Government	16
Town Budget	16
Building Permits	17
Subdivision and Special Use Permit Approvals	17
F. Current Land Use Regulations	18
G. Natural and Physical Resources	19
Bedrock Geology	19
Surficial Deposits	19
Soils	20
Slope	21
Water Resources	21
Forests	24
Grasslands, Shrublands, and Young Forests	25

Environmentally Sensitive Areas and Critical Habitats.....	25
H. Land Uses	26
Agricultural Properties.....	26
Residential Properties	27
Vacant Properties	27
Commercial Properties.....	28
Community Services.....	28
Public Services.....	28
Agricultural Districts	28
Open Space	28
I. Demographics.....	29
Households.....	30
Housing Affordability	32
Appendix 2: Public Input.....	34
A. February 2020 - Initial Strengths, Weaknesses, Opportunities, Threats (SWOT) as identified by Comprehensive Plan Committee	35
B. September 2021 – Strengths, Weaknesses, Opportunities, Threats (SWOT) as identified at a Joint Meeting of the Town Board, Planning Board, Zoning Board of Appeals, Conservation Advisory Committee.....	37
C. October 2021 – Results of Open House and Online Follow Up to Open House	39
D. March 2022 – Community Survey (all questions)	48
E. Results of Community Survey - April 2022.....	54
Appendix 3: Maps.....	55
Appendix 4. Natural Areas and Wildlife in Your Community, A Habitat Summary Prepared for the Town of Gallatin, New York State Department of Environmental Conservation (2021)	78
Appendix 5. Climate Smart Community Resolutions.....	107

Appendix 1: Town Profile and Inventory of Resources

A. Brief History of Gallatin, NY

The Town of Gallatin has had a multi-faceted past, reflecting its heritage of Dutch, English, and New England traditions. To begin with, the town we know as “Gallatin” today did not always have this name or even the geographical boundaries of the present town. It was not until 1830 that modern Gallatin was formed from what was then called Ancram. Columbia County itself had been created out of a part of Albany County in 1786. Soon afterwards, in 1788, eight townships were established in the county. [Today there are 18.] One of these was named Livingston, comprising what are now Ancram, Copake, Gallatin and Taghkanic.

In 1803 this town of Livingston was again divided, creating Granger (renamed Taghkanic in 1814) and Gallatin. But this “Gallatin” consisted of what are now both Ancram and Gallatin. The name “Gallatin” was given to the area to honor Albert Gallatin, who was then Secretary of the Treasury and one of the most popular political heroes of the time. In fact, the name “Gallatin” was given to several American counties, towns and even a river – places the man himself never saw. In 1814 the name was changed to Ancram, after the Livingston family home in Scotland. Between 1814 and 1830, therefore, there was no town called “Gallatin.” It was in 1830 that this large tract named “Ancram” was divided down the middle from north to south with the eastern half keeping the name Ancram and the western half taking the revived name of “Gallatin.”

Gallatin is one of the southernmost towns in Columbia County, once part of Livingston Manor, the 160,000-acre manor of the Livingston family. Robert Livingston [1654-1728], the founder and First Lord of the Manor, was born in Scotland but grew up in Rotterdam, Holland, where his family had fled for religious and political reasons. In Rotterdam, then a leading European financial and business center, Robert received the education in business and practical politics that he later put to such successful use. Robert emigrated to Albany in 1674, working as a fur trader and clerk, capitalizing on his fluency in both Dutch and English. Within a few years, he became Albany Town Clerk, Clerk of the Board of Indian Commissioners, and Secretary to Nicholas van Rensselaer, patroon of Rensselaerwyck. By the time he was 32, Robert Livingston was one of the richest and most powerful men in the state. His marriage to van Rensselaer’s widow in 1679 assured even greater social standing and political influence. He went into politics, becoming a member of the governor’s council and the Provincial Assembly.

Livingston, who held the position of Clerk of the Board of Indian Commissioners, soon was buying large tracts of land from the local Indians. In 1686 he received an official patent from the Governor, making it all legal. He was now Lord of a 250 square mile Manor – the Livingston Land Grant of more than 160,000 acres. Settlers were not quick to arrive, however. In 1702 there were only four or five cottages in this huge wilderness of Livingston Manor, “men that live in vassalage...too poor to be farmers.” More came, however, in response to what seemed at first to be inviting terms, especially after the dispersal of the Palatine settlers from Germantown. The new colonists were compelled to sign contracts, however, that made them virtual serfs. Settlers could lease the land “for lives or for years” but could not buy it. As part of the contract, each year tenants were obliged to give the Lord part of their wheat crop, “four fatt hens” and a designated amount of free labor (As historian S.E. Morison, asked, “What did the Livingstons do with all those chickens?”). Harsh

lease restrictions caused tenant dissatisfaction from the beginning, culminating in the next century in the explosive Anti-Rent Wars of the 1840s.

Geographically, Gallatin is hilly, “a poor upland,” and was never good farming country, a factor which has shaped its history. The highest point in the Town is Signal Rock, (elevation 1104 feet) on what was once known as Mattashuck Hill south of Lake Taghkanic. The area is now known as Green Hill, because of the many evergreen trees in the area. Many years ago, the United States Geological Survey erected a flagpole to mark the site, but it was blown down by a storm in 1918, according to local legend. Signal Rock is the name given this high point because it was used by the Indians for fires and smoke signals that could be seen for many miles.

Mahican Indians originally lived in the Gallatin area. When white men first arrived, the land was sparsely settled, after many years of warfare between Mahican and Mohawk tribes. The Mahicans welcomed the newcomers, selling them land and creating treaties. It was a Mahican clan, the Winnebagos, that sold Robert Livingston some of the land that became Livingston Manor. The actual date of the first white settlement in what is now Gallatin cannot be verified, but conservative historians cannot place it much before 1740. The standard history of Columbia County (1878) names Hans Dings, “a Hollander,” as the first settler.

Surprisingly, comprehensive records documenting the Palatine emigration provide more reliable information. Dings was German, not Dutch. These contemporary records show that Hans Jacob Dinges, his wife and four children were in the sixth party of Palatines that came to New York in 1710. (Church books show that the ancestral home of the Hudson Valley Dings family was the German village of Hochstenbach.) The Dings family settled first in the hamlet called Annsberg, one of the four Palatine settlements that comprised Germantown. “Jacob Dings of Annsberg” was listed as one of the Palatine volunteers who took part in the abortive British expedition against the French in Canada in 1711. Hans Jacob Denkes (then so spelled) appeared on the tax rolls in the North Ward in 1717/18 and continued to be listed there until 1737/38. He was surveyor of fences in the North Ward in 1722. In 1723 the names of Hans Dings and Adam Dings (his son) appear in the Dutchess County Supervisor’s Records as witnesses to a will.

These German colonists, called Palatines from the part of Germany where many of them came from, were brought to New York by the British to manufacture naval stores – in an impractical scheme that soon failed. Contemporary records describe the miserable conditions that prevailed in the Palatine camps within a couple of years of their settlement. The winter of 1712-1713 was especially severe. Promised food supplies never arrived and famine resulted. “They boil grass, and the children eat the leaves of the trees,” an eyewitness reported. Starvation and deprivation were so horrendous that the colonists tried to escape to other parts of the Hudson Valley. Some got to the Schoharie Valley, others to New Jersey and some sought another home, in the wilderness to the east. There is no documentation for what actually occurred. Tradition has it that Hans Dings was following the course of Roeliff Jansen Kill when he came across an Indian’s wigwam “in a lovely glade.” The friendly Indian invited Dings to settle there. Dings returned to the Manor and told the Lord of the Manor (presumably Philip Livingston at this time) about the offer. Livingston sent for the Indian and had a lease drawn up. This would have been in the area now called Silvernails. The Dings family lived there for several generations, until the Livingston Manor proprietor of the time realized that the Ding farm boundaries included more land than the lease

called for. He had the land re-surveyed, cutting off a very desirable piece of land with a mill privilege. This made the Dings occupant so angry that he sold his lease back to Livingston and moved to Pennsylvania. The Dings Family cemetery, located off the Silvernails Road, is the oldest cemetery in Gallatin, dating from before 1748.

In 1825 Livingston descendants (now beginning to sell off pieces of the estate) sold the Dings farm to John Silvernail. Silvernail's son Egbert continued farming there until the late 1800s, when he sold it to Jacob Duntz. At one time there was a railroad station at Silvernails, a post office and a grist mill. The railroad station sign was salvaged and hangs on a barn near the Silvernails Farm on Silvernails Road. The original house built by the Dings family has been described as having been constructed of heavy timbers, some 20 inches square. When the building was torn down at the beginning of the 19th century, several documents were found hidden in the rafters – some in Dutch, some in English – including a servant girl's indenture papers. Another story tells how, when excavation work for a new foundation was going on near the site, a number of human skeletons were found, as well as arrowheads and flint spear tips, in what may have been an Indian burial ground.

The only church now standing in the town is the Gallatin Reformed Church, on County Route Seven. It was established in 1748 as the Dutch Reformed Protestant Church, with a simple Dutch style wooden building. In 1823 the old church building was condemned and a new one constructed just north of it. In 1872 an addition was added to house the pipe organ, and there was further renovation in 1874. The church has been known by a number of names through the years, and some residents still refer to it as "the Vedder Church," honoring Herman Vedder (1777-1873), who was pastor of the church for some 61 years. A monument in the churchyard commemorates his long service. A historic marker on the county road indicates the location of the Vedder family farm, given to Vedder in 1804 by John Livingston with a "life lease," not expecting that Vedder would live another 69 years. Some of the tombstones in the cemetery adjoining the church date from before the Revolution. The church's remarkably fine pipe organ, dating from 1872, was completely rebuilt in 1969, thanks to Ruth Swanton, the organist at the time, and her husband. Mrs. Swanton's organ recital at the church was a major feature of the Town's celebration of its 150th anniversary in 1980. A plaque in the church honors the Swantons.

Another of the early settlements was Snyderville. This hamlet through the years has borne the names of various families that lived there – not only Snyder, but also Mink ("Mink Hollow") and Weaver ("Weaver Hollow"). Also called West Gallatin at one time, it is located in the northwest corner of the town, on Doove (also spelled Dove) Creek, at the junction of County Route Eight, Snyderville Road and Taghkanic road. The early settlement contained a store, hotel, gristmill, plaster mill, cider distillery, blacksmith shop and half a dozen houses. One of these, called "Whitehall," was the largest, most imposing, and only painted house in the area. It was a landmark, and references to property being located "on the road to Whitehall" will be found in old deeds. When the Snyders bought the mill in the 19th century, the area became known as Snyderville.

There was once a church about a mile east of Snyderville. In 1858 a Methodist congregation, with the financial backing of Henry Younghance of a prominent Gallatin family, constructed a simple frame church building, painted brown. The church was abandoned about 1900, when church membership declined. The small cemetery nearby, with no early graves, has been neglected over

the years, but is now maintained by the Highway Department. Traces of the foundation of the old church building have been found, but the building itself is gone. The schoolhouse nearby (on County Route Eight) was in use from 1861 until 1942. It is on the National Register of Historic Places.

In the same area, about half a mile east of Snyderville, off of County Route Eight, is Karwacki Road (named for the farm family there). South of here was once located an unusual settlement known as Stovepipe Alley, because of the stove pipe chimneys protruding from the peculiar sod houses of the two dozen or so families that lived there. They are thought to have been descendants of Indians and the Palatine Germans. They made their living by making and selling baskets, similar to the now highly-collectable “Taghkanic baskets.” The people themselves have vanished, but the name “Stovepipe Alley” still appears on maps. Farther to the east along County Route Eight, past the Parkway, is Pond Lily Pond. At one time, ice blocks were cut there and stored in the still standing icehouse.

In the northeast corner of the town is Suydam, on Route 82, near the junction of County Routes Eight and Eleven. This was once a thriving hamlet, located on the Salisbury Turnpike, the principal route from Connecticut, through Ancram, to the Hudson River. The stagecoach inn, dating from 1798, was a popular resting stop for drovers bringing livestock to the river for shipment to market. The name comes from a Dr. Jacob Suydam, who had his office there from 1798 until 1822. Around 1800, Dr. Suydam donated land for a schoolhouse, which burned down in 1918, but was replaced by another building which was used as a school until 1955, the last one-room schoolhouse in Gallatin.

Because of its location on Roeliff Jansen Kill, Gallatinville was the largest settlement in the early town, with a railroad station, a hotel, stores, a grist mill, a plaster mill, two blacksmith shops, a post office and about a dozen houses in the 19th century. The log schoolhouse that existed there is said to have been the first school in the area. (The one-room schoolhouse that replaced this building is now the Town Hall.) The flour and grist mill built there by Robert Livingston in 1742 and later improved became an important industry. During the Revolutionary War, the mill produced flour to feed Washington’s troops. Later, in 1830, when Gallatin became a town, it was in Gallatinville that the first Town Meeting was held, with 55 positions created to tend to Town needs. The sign for the railroad station now hangs on a local barn.

An important part of Gallatin’s early economic history is now only a name. About a mile and a half southwest of Gallatinville (on the old Nobletown Turnpike and what is now County Route Seven) was located Spaulding Furnace. This plow furnace and foundry was established by Moses Spaulding around 1840, on what came to be called Spaulding Creek. The furnace produced around 125 plows a year. The shop went through several owners but was abandoned in 1910. A historic marker is on the site.

The breakup of Livingston Manor around the middle of the 19th century, after more than a century and a half, was a decisive point in the history of the State, of Columbia County, and of Gallatin. The long-festering discontent resulting from the harsh terms of land tenure led to the violence of the Anti-Rent Wars of the 1840s, with rebellious farmers disguising themselves as Indians to

prevent identification. There were no major clashes in Gallatin itself, though some of the worst of the violent confrontations regarding tenant rights occurred in neighboring Taghkanic.

In 1849 the State Attorney General filed several lawsuits for the recovery of land, to test the validity of leases in various counties. The test case for Columbia County [“The People of the State of New York v. Herman Livingston”] was over a tract of land in Gallatin. At first the court gave a decision favorable to the State, but this was reversed on appeal. Although the judge agreed that the lease holding system was against the welfare of the people and “antagonistical to free institutions,” he conceded that the state constitution and legal precedent protected the Livingston land titles. He ruled, reluctantly, in favor of Herman Livingston. Although the Livingston deeds repeatedly were tested and were held to be inviolate, in the course of time the land was sold off voluntarily, as old deeds will show. On the face of it, the Anti-Rent movement seemed to be a failure, but it strongly influenced state and even national politics, helping to destroy the manorial system, giving farmers at long last the right to own their own farms.

The roads through Gallatin were important major thoroughfares even in the earliest days, meeting the needs of moving livestock, agricultural products and even bar iron and cast-iron goods by oxcart from eastern New York, Connecticut and Massachusetts to the Hudson River. The Salisbury Turnpike (which went through Suydam) was a vital road link. Another important road was the Nobletown Turnpike, which led to Hillsdale and Great Barrington to the east and north. Rail service came after the Civil War, in 1874, with the Rhinebeck and Connecticut Railroad. The line ran from Rhinecliff on the Hudson to Boston Corners, with stops at Copake, Ancram, Gallatinville, Silvernails, Jackson Corners, and Elizaville. Financial problems developed, however, and in 1882 the railroad line (of about 35 miles) was transferred to the Hartford and Connecticut Western. In 1907 this line was taken over by the Central New England Railway. Business continued successfully until after the First World War, when highway improvements led to the predominance of trucks and passenger cars. Business fell off so much that the Central New England Railway went out of business in 1938.

The largest body of water in the Town is Lake Taghkanic. Mahican Indians, the first settlers along its shores, gave it this name, meaning “water enough.” Later it was called Cobies Pond, from the Palatine Jacobi family that settled there. Still later, it was named Lake Charlotte, supposedly after the housekeeper of the Livingston home there. By the end of the 19th century, it was a major resort. Dr. McRae Livingston donated the lake and some surrounding land (150 acres in all) to New York State in 1929, with the provision that the name be changed to Lake Taghkanic.

The State subsequently acquired through purchase and the power of eminent domain additional land to create the present Lake Taghkanic State Park of 1569 acres, mostly in Gallatin, but partly in Taghkanic. In 1933, men of the Civilian Conservation Corps, the New Deal public works project, cleaned up the 500-acre eastern section, constructing a beach, a bathhouse, cabins and camping ground. The legal power of the State to take over private land for the public good was exercised in the early 1950s when about 20% of the property owners along the lakefront refused to sell their land for the Park. By 1954 the Taconic State Parkway had been extended as far north as Taghkanic and Route 82, giving easy access to the Park, making it a prime tourist attraction.

Extension of the Taconic State Parkway in the last half-century has been a major factor in the Town's growth. The Parkway, designed as a scenic highway for pleasure driving, was built in several stages beginning in 1926. At first it went only as far north as Peekskill in Westchester County. The highway came as far north as Gallatin only in 1954. With access to the area thus dramatically improved, the population of Gallatin grew 267% between 1960 and 1990. In 1963 the northern portion of the Taconic extended to the Berkshire Spur of the New York State Thruway near Chatham. The Taconic is now a busy commuter highway, carrying more than 10,000 cars a day in the northern portion (and 65,000 a day through Westchester County). In 2001 the State began closing off many grade crossings to improve safety.

The population of Gallatin was actually greater in 1845 than it was at the time of the 2000 Census. The figure in 1845 was 1675, in 2000 only 1499. When the Western Frontier opened after the Civil War, many farmers moved westward, in search of better soil and better farming conditions. The low point in population occurred during the Depression, when the 1930 Census recorded only 511 residents. As recently as 1960, the population was only 621. With the decline of farming in the 20th century, especially dairy farming, and the breakup of large farms, land use has gone through immense changes in the area. Some old farms have been sold to developers for the construction of homes. There are still some farms in Gallatin, including thoroughbred horse farms, and farms producing both cow, poultry and goat dairy products. Now as in its recent history, Gallatin remains a rural community.

Catherine T. Brody, Former Gallatin Town Historian
February 2, 2007

B. Schools

Three school districts serve the residents of Gallatin (See School District Map in Appendix 3).

- Germantown Central School District covers a 16.3 square mile area in the northern half of the town. In 2004, the entire district had an enrollment of 713 students. For the school year 2020-2021, the entire district had a total enrollment of only 485 students for grades K-12. The Germantown district also serves students located in the towns of Germantown, Clermont, Taghkanic, Livingston, and Ancram.
- The Pine Plains School District covers a 22.3 square mile area in the southern half of the town. For the school year 2020-2021, the entire district had a total enrollment of 829 students for grades K-12.
- For the school year 2020-2021, the Stissing Mountain Jr/Sr High School, located in Pine Plains had a total enrollment of 504 students. For the school year 2012-2013, enrollment was 250 students. For the school year 2020-2021, the Middle School had an enrollment of 234 students for grades 6-8.
- The Seymour Smith Elementary School is also located in Pine Plains. It was built in 1932 and houses grades K – 5. The school had a student enrollment of approximately 500 pupils in 2004. In 2020-2021 enrollment at the Seymour Smith Intermediate Learning Center was 216 students.
- The Cold Spring Early Learning Center is located in Stanfordville in northern Dutchess County. In 2004, the school had a student enrollment of approximately 280 pupils. In 2020-2021 enrollment at the Cold Spring Early Learning Center was 109 students.
- The Taconic Hills Central School District serves a one square mile area in eastern Gallatin, along the border with Ancram. In 2004, total enrollment for the entire district was 1,871. In 2020-2021, total enrollment for the entire district was 1,143 students.

The chart below shows some of the changes the three school districts have experienced over the past two decades. In all three, student enrollment and number of teachers has decreased, reflecting the changes in demographics in the area:

Some statistics for the school districts serving the Town of Gallatin:

		Germantown	Pine Plains	Taconic Hills	Similar School/State Average
2003-2004 (For comparison)	Student Enrollment	713	1420	1871	
2003-2004 (For comparison)	Number of Teachers	56	109	148	
2020-2021	Student Enrollment	530	829	1221	
2021-2022	Number of Teachers	47.2	95	119.4	
2019*	Cohort Graduation Rate	80%	83%	81%	83%
2019*	Dropout rate, General Education Students	13%	9.0%	7.0%	6.0%
2020-2021	Free and Reduced Lunch**	41.6%	40.2%	59.1%	53.2%
2019*	General Education Graduates Earning Regents Diplomas	48%	43%	42%	44%

**Regents exams were canceled in August 2020, January 2021, and some in June 2021, due to COVID-19.*

*** A large number of students qualify for either free or reduced lunch programs. Data from 2004 depicts only the percentage qualifying for reduced lunch.*

In addition to these public schools, there are four private schools in Columbia County. These include the Columbia Christian Academy; Darrow School; Hawthorne Valley Waldorf School, and Mountain Road School.

Columbia-Greene Community College in Hudson provides residents of the Town with access to a comprehensive college operating under the State University of New York. The college is a multi-faceted, vocational training center and offers programs leading to the degrees of Associate in Arts, Associate in Science, and Associate in Applied Science as well as one-year certificate programs and specialized courses.

C. Cultural and Historic Resources

Scenic Areas and Byways

A Scenic Overlook to the Catskills can be found on the Taconic Parkway, about a mile south of Lake Taghkanic. There are no Town or state-identified scenic byways in the Town of Gallatin.

Historical Landmarks

See Historic Locations map (See Historic Places Map in Appendix 3).

The following historic sites and structures have been identified in Gallatin:

1. Signal Rock is the highest point in Gallatin (elevation 1,204) and was used by the Mahican Indians for signal fires. It is located on Green Hill, previously known as Mattashuk Hill.
2. Hans Ding Homestead, the first known settler of Gallatin.
3. Reformed Protestant Church and Cemetery, established in 1748.
4. Site of West Gallatin Methodist Episcopal Church and Cemetery, established in 1857.
5. Site of Moses Spaulding Furnace, circa 1840. It was used to manufacture plows for area farmers.
6. Site of first sawmill in Gallatin, built by Robert Livingston on the Doove Kill.
7. Site of Stagecoach Inn, circa 1798-1822, with Dr. J. Suydam, Proprietor.
8. Site of R. Lasher house, c. 1770.
9. Rev. Herman Vedder Farm and Homestead, c. 1804. He was the Pastor of the Reformed Protestant Church from 1800 to 1861.
10. The Snyderhouse on Route 8 near Snyder Road. This is listed on the National Register of Historic Places.

Historical Markers in Gallatin:

“In 1686 Governor Dongan confirmed the grant of a manor of 160,000 acres of land along the Hudson River to Robert Livingston (1654-1728). Livingston, as lord of the manor, exercised extensive powers over land and tenants. In 1715 a new patent gave the manor a seat in the colonial legislature. The founder's third son, Robert, was given a 13,000-acre tract in the southern corner of the manor, where in 1730 a house was built and named "Clermont." During the Revolution, this lower manor house was burned. Rebuilt and occupied by Chancellor Robert R. Livingston, it gave its name to Robert Fulton's steamboat, which the chancellor sponsored.

Tenants on the manor were few until 3,000 Palatine refugees were settled there by Governor Hunter in 1710 to make naval stores. With the failure of the project, they moved on to Schoharie. Later, more tenants arrived and the crops, mines and manufactures of the manor flourished.

The numerous Livingston families played prominent roles in the colony and early State, and, as aristocracy, dominated the life of this area. They were attacked in the "Anti-rent Wars" of the 1830's and 1840's and lost their manorial privileges but continued to reside on their lands.”: #5 - *Taconic State Parkway, northbound, Town of Gallatin*

Parks and Recreation

The Town of Gallatin has been sponsoring Empire Passes to all residents for free entry to Lake Taghkanic State Park. Lake Taghkanic State Park is a 1605-acre park located in the Towns of Gallatin and Taghkanic with 863 acres in Gallatin. A 169-acre lake used for boating and fishing is located entirely within Gallatin. Other facilities at the park include a tot playground, volleyball court, basketball court, baseball diamond, campground, party pavilions and cabins for rental. The park is open year-round but most of its activities take place between May and November.

A variety of multi-use trails exist throughout the park. The past few years have brought a significant increase in visitors from local areas. A majority of visitors to the park are from downstate areas. Park officials indicate that during some years, the park is operating at capacity during the summer months. There are seven other state-operated parks or historic sites located in Columbia County that are available to Gallatin residents.

The Gallatin Conservation Area (GCA) at 124 Gallatinville Road offers access to the Roeliff Jansen Kill for fishing, hiking and outdoor enjoyment. Honey from the GCA beehives is available seasonally at the Town Hall.

Library

The Town of Gallatin is a member of the Mid-Hudson Library System. Residents use libraries in Red Hook, Pine Plains, Germantown, Livingston and the Roe Jan Library in Copake, as well as Millerton, Hudson, Claverack, and Stanfordville.

Tourism

Lake Taghkanic State Park draws visitors from all areas, especially from southern metropolitan areas. One campground and one Bed and Breakfast, along with at least 35 short term rentals (Air BnB, and VBRO) are found in the Town.

Columbia County Tourism is a source for tourism information in the area:

<https://columbiacountytourism.org>

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D. Community Facilities and Infrastructure

Transportation

There are about 73 miles of roads in the Town of Gallatin. The most significant highway in the town in terms of its traffic volume is the Taconic State Parkway. It serves as a direct link between Albany and the Capital District to the north, and the New York Metropolitan area. Gallatin is approximately 2 hours by car from New York City. State Route 82 and County Routes 2, 8, 7, 11 and 15 also cross through sections of Gallatin and are the major routes which connect the town to the rest of Columbia County and Dutchess County to the south.

Roads

See Roads map in Appendix 3. The main arterial route through the Town of Gallatin is the Taconic State Parkway (TSP). This divided, but not ‘limited access’ highway has connections with the rest of the road network in Gallatin via Jackson Corners Road along the southern border with Pine Plains and a secondary intersection with County Route 15 (opposite Lake Taghkanic State Park). These intersections allow for connections with other roads in the northern part of Town.

The topography of the town has led to a road network that is not well interconnected. There is a limited transportation network within the Town, but the TSP is not considered a barrier to traffic flow as much as it is in some other municipalities in the area. It does provide easy access to the Lake Taghkanic State Park for residents in the southern portion of the town, as well as access to northern Columbia County, Dutchess County, and other points south.

State Route 82 crosses the northeastern corner of Gallatin. It connects the Town with Ancram’s road network to the east, and Taghkanic’s to the north. This provides the most direct link to the city of Hudson for residents in this area of the town.

The following table outlines the various road types and mileages throughout the town.

State Roads - 15.54 miles	
State Route 82	3.63 miles
Taconic State Parkway	
Northbound	5.96 miles
Southbound	5.96 miles
Total State Road Mileage	15.55 miles
County Roads - 20.84 miles	
Jackson Corners Road/Co. Rte. 2	4.89 miles
County Route 7	4.99 miles
County Route 8	6.03 miles
County Route 11	4.57 miles
County Route 15	1.69 miles
Local Roads – 41.38 Centerline miles	
Lake Taghkanic State Park Roads – 3.37 miles for both towns, with 2.71 miles in Gallatin	
Total for all roads (excluding Lake Taghkanic State Park roads) - 79.10 Centerline miles	

Local Highway Department

There are 39.38 miles (centerline) of Town roads in Gallatin. Additionally, there are 15.60 miles of NY routes (Route 82 and the Taconic State Parkway), and 21.02 miles of Columbia County Roads. County roads are CR #2, #7, #8, #11, and #15. There are a total of 76 centerline miles in the Town of Gallatin.

Town roads are maintained by the Highway Superintendent along with three full-time and 1 per diem staff members. The Gallatin Highway Department assists and receives services from other towns and Columbia County under the shared services program. In addition to roads, the Highway Department maintains several parking lots, lawns and cemeteries.

The average age of equipment is 17 years. Town equipment includes:

1- tandem dump/plow truck	1- grader
1- all-wheel drive plow truck	1- loader
1- 6 wheel plow truck	1- backhoe
1- tri axle dump truck	3- tractors
2- 6 wheel dump trucks	1- chipper
1- 1 ton dump/plow truck	1- roller
1- pick-up	

The Department has identified future needs as 1) additional personnel (recommended personnel is 1 per 10 miles of road maintained depending on other responsibilities of the highway department; 2) a seasonal cold storage building on site; and 3) a larger break room (currently 10' x 10').

New York State Highways and Traffic Volumes

About 12 miles of State roads pass through Gallatin (about 19.6% of all roads in the town). State Route 82 and the Taconic Parkway run through Gallatin.

Between 1992 and 2003, the Route 82 segment between the Gallatin Town line and the hamlet of Ancram had seen a 40% increase*. The volume along Route 82 at the intersection of the Taconic Parkway had increased 30% in the same 11-year period*. More recently, traffic volumes along Route 82 have decreased along the portion of this route beginning at US 9, and ending at NY 203, as it runs through Columbia County. There has been no specific traffic count taken on Route 82 within the Town of Gallatin, but the segment studied here has seen a 12.7% decrease between 2009 and 2019. In 2019, there were 5063 vehicles AADT (Average Annual Daily Traffic).

Traffic volumes along the Taconic Parkway as it passed through Gallatin has been counted near the entrance to the Lake Taconic State Park, and at the Dutchess County line near Jackson Corners. From Route 82 to the entrance to Taghkanic State Park, traffic volume was 7211 in 2019. Previous data showed traffic volumes actually decreased by about 2% between 1992 and 2003. More recently, in 2017, the TSP Station 820908, Municipality listed as Clinton, Milan, Stanford, had a total Annual Average Daily Traffic (AADT) of 11,403. In 2011 the total AADT at this same location was 9,122**. This is a significant decrease of 25%. From the Town of Milan town line to the entrance to Taghkanic State Park, traffic volume was 8319 in 2019.

**Source – NYS DOT, Resident Engineer for Columbia County. Traffic counts taken over a 72-hour period and averaged by day.*

***Source NYSDOT, Traffic County Hourly Report. https://gis.dutchessny.gov/traffic-data/trafficreports/820908_41_2017.pdf. Traffic counts were averaged over a 24-hour period, adjusted for seasonal variation. Further information is from: <https://www.dot.ny.gov/tdv>*

Columbia County Routes Traffic Volumes

There are no county highway traffic counts. For state highways, the NYSDOT conducted a traffic count on County Route 7 in 2020. Start of the section was at CR 11, and the end of the section was at the Ancram town line. The total Annual Average Daily Traffic (AADT) count was 765. In 2017 the NYSDOT conducted a traffic count on County Route 8, starting at the Gallatin town line, and ending at the Taconic State Parkway. The AADT was 719.

The NYSDOT also conducted a traffic count on County Route 2, starting at the Dutchess County line, and ending at CR TOUR 19, in 2015. The AADT was 1,184**.

*** https://www.dot.ny.gov/divisions/engineering/technical-services/hds-respository/NYSDOT_2021_LHI_County_Roads_Columbia_County.pdf*

Infrastructure and Facilities

Water

All residents and businesses in the Town of Gallatin are served by private wells.

Sewer/ Septic

All waste treatment in the Town is done through private on-site septic systems.

Emergency Services

Police Protection

The Town of Gallatin has no municipal police department and residents rely on the Columbia County Sheriff's Department and the New York State Police to provide protection. Lake Taghkanic State Park has park police to handle enforcement of park regulations. Both the County Sheriff and State Police indicate that there are no issues related to coverage in the town.

Fire and Ambulance

The Town contracts with several fire and ambulance departments including the following: (See Fire District Map in Appendix 3)

- Milan Fire and Ambulance
- Pine Plains Fire and Ambulance
- Ancram Fire
- Livingston Fire
- Copake Community Rescue
- Northern Dutchess Paramedics
- Taghkanic Fire

Of the above, all but the Northern Dutchess Paramedics are staffed by volunteers. The Town contributes funds for each of the districts. When Northern Dutchess Paramedics are called or used, they direct bill to the patients for their fees. All rescue squads indicated that their biggest issue was coverage of volunteers during the day and concerns related to the need to have paid staff for adequate coverage.

Solid Waste

The Columbia County Solid Waste Division provides integrated solid waste management services to the residents and businesses of Columbia County. There are 9 collection stations in the county. Gallatin has a transfer collection station on State Route 82 between Elsohn Road and Ancram.

The transfer station is owned and operated by Columbia County and any county resident may use the collection stations for household trash and recyclables. Hazardous waste and tire disposal is provided by the main County facility in Greenport.

Town Owned Properties

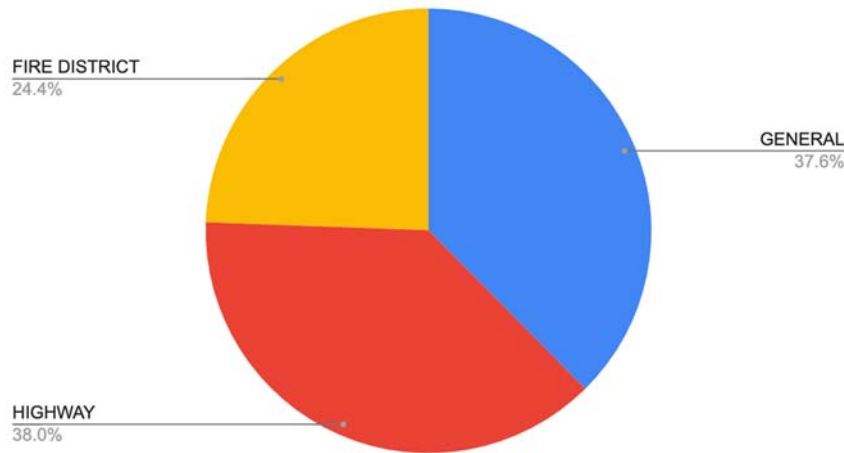
Town owned properties include the Highway Garage on County Route 8, the Town Hall on County Route 7 (a 2.1-acre parcel), the 27-acre Gallatin Conservation Area at 124 Gallatinville Road, and a 1.49-acre town government parking lot on County Route 7.

E. Local Government

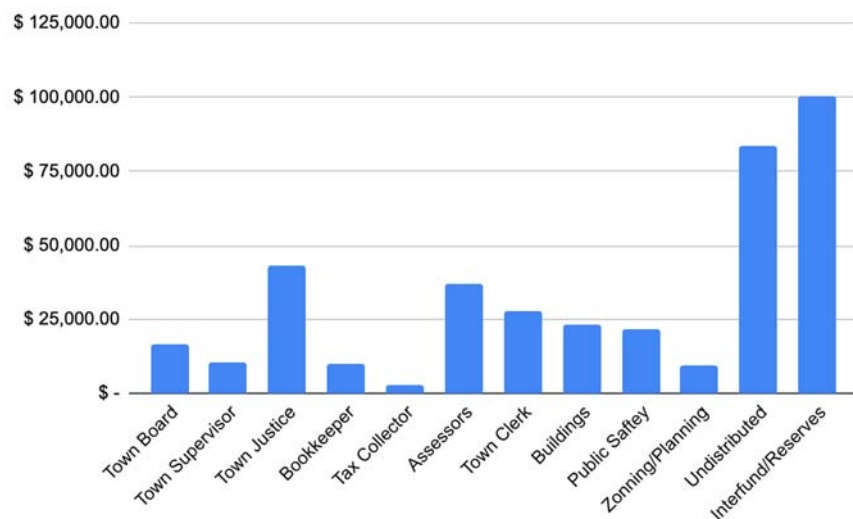
Town Budget

The Budget for the Town of Gallatin in 2021 was \$1,267,004.00. About 38% of the budget is allocated to the Highway Department, with about 38% allocated to the general fund and approximately 25% to the Fire Districts.

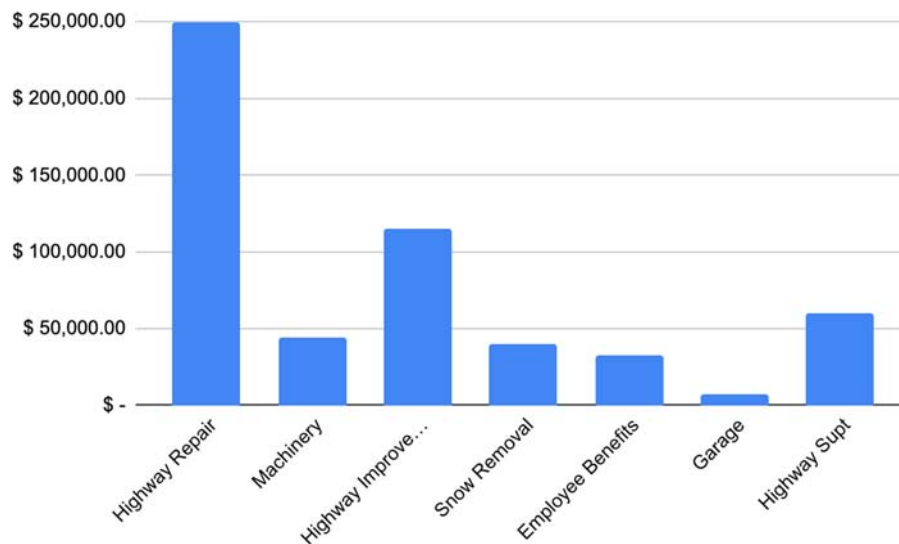
Town of Gallatin Budget 2021



Within these categories, Government support and public safety breaks down like this:



The highway department spends the majority of its budget on repairs and improvements.



Building Permits

The following table details the number of building permits issued in the Town of Gallatin for new homes and for all building projects. Since 1996, 161 new homes have been built.

Year	Number of permits granted for new homes (includes stick built, modular, and mobile homes)	Total Permits Issued
1996 - 1999	31	NA
2000 to 2006	80	NA
2007 - 2012	12	344
2013-2018	26	313
2019-2021	12	147

Subdivision and Special Use Permit Approvals

A review of Planning Board minutes from 2015 through July 2022 indicates that there have been 13 minor subdivisions approved and an additional 20 lot line adjustments. Of the 15 subdivisions, two were 4-lot splits and the remainder were 2-lot splits. This subdivision activity resulted in a total of 34 lots. The lots varied in size from 2 acres to 480 acres with an average new lot size of 45 acres. Six new lots were 5 acres or less in size.

In the same period from 2015-July 2022, twelve (12) Special Use permits were issued by the Planning Board. Two were approved for Accessory Dwellings, one for Bed & Breakfast, five for Free Standing Solar arrays, two for Private Garages over 1150 Sq. Ft., one for a Personal Service Business, and one for an ECHO Housing unit.

F. Current Land Use Regulations

Gallatin has a variety of local laws that regulate land uses. These include:

- Dog Control (Local Law 1-2003)
- Unsafe Buildings (Local Law 3-2004)
- Littering Law (Local Law 1-2011)
- Zoning and its various amendments (major amendments in 2012 made after the 2007 plan was adopted) (See Zoning District Map)
 - Site Plan Review (in zoning)
 - Mobile Home Regulations (in zoning)
 - Road Specifications
 - Communication Towers (in zoning)
 - Signs (in zoning)
 - Design Guidelines (in zoning)
- Re-established a floating/commercial industrial district on certain properties (Local Laws 1 of 2013, 1 of 2015, and 2 of 2015)
- Subdivision
- Alternate Members of ZBA and Planning Board (Local Law 2 of 2017)

G. Natural and Physical Resources

All natural resources information is depicted on maps shown in Appendix 3.

Bedrock Geology

Bedrock is the many-miles-thick crust of the earth. It is solid rock made up of many individual rock types. It is present everywhere but is usually covered by other surficial deposits. Bedrock composition influences water supply, topography, and the makeup of surficial soils.

The Town of Gallatin is in an area known to geologists as the New England Uplands, which includes the Taconic Mountains (See Bedrock Geology Map in Appendix 3). The Taconics were formed about 450 million years ago when a large volcanic island collided with the North American plate. The collision forced the low-lying sedimentary layers up into the mountain range that runs north-south through Gallatin today.

A summary of the bedrock formations found in Gallatin:

Lorraine & Trenton & Black River Groups	21.5 square miles (east)
Owl - Walloomsac Formation	20.52 square miles
Oag - Austin Glen Formation	0.99 square miles
Taconic Overthrust (Allochthonous) Sequence	17.8 square miles (west)
Osf - Stuyvesant Falls Formation	0.15 square miles
Omi - Mount Merino Formation	3.16 square miles
OCe - Elizaville Formation	14.49 square miles
Cg - Germantown Formation	0.004 square miles

Surficial Deposits

Bedrock is usually covered by a layer of soil and other loose material (See Surficial Geology in Appendix 3). This material is a product of weathering which breaks down the bedrock. These loose materials can remain in place or be transported by water, wind, or glacial ice. 90 percent of the bedrock in New York State is covered by surficial deposits more than one meter thick. Most of these deposits were left by glacial activity.

The vast majority of the Town of Gallatin (nearly 80%) is overlain by till, which is the mixture of ground up bedrock that formed under the glaciers as they moved down the Hudson Valley (See Bedrock Geology Map). As the ice sheet receded and streams formed in the lower lying areas, these were filled in with looser textured sand and gravel deposits. A large area along the towns' western border with Livingston has very shallow surficial deposits and exposed bedrock.

A summary of the Surficial Deposits found in Gallatin:

al - Fluvial: Stream Deposition

Recent alluvium – 1.76 square miles

Oxidized fine sand to gravel, permeable, generally confined to flood plains within a valley. In larger valleys, it may be overlain by silt. Subject to flooding, thickness 1-10 meters.

k - Glaciofluvial: Stream deposition adjacent or in front of the ice

Kame Deposits – 1.51 square miles

Coarse to fine gravel and/or sand, includes kames, eskers, kame terraces, kame deltas, ice contact, or ice cored deposition, lateral variability in sorting, texture and permeability, may be firmly cemented with calcareous cement, thickness is variable (10-30 meters)

Outwash sand and gravel – 0.48 square miles

Coarse to fine gravel with sand, proglacial fluvial deposition, well rounded and stratified, generally finer texture away from the ice border, permeable, thickness is variable (2-20 meters)

t - Till: Deposition beneath the ice

Till Variable texture (boulders to silt) – 31.49 square miles

Usually poorly sorted sand-rich diamict, deposited beneath glacier ice, permeability varies with compaction, thickness is variable (1-50 meters)

r – Bedrock – 4.39 square miles

Exposed or generally within 1 meter of surface.

Soils

Agricultural Soils

Prime Farmland is land which has the best combination of physical and chemical characteristics for the production of crops (See Farmland Map in Appendix 3). It has the soil quality, growing season, and moisture supply needed to produce sustained high yields of crops when treated and managed, including water management, according to current farming methods. Farmland of Statewide Importance is land other than Prime Farmland which has a good combination of physical and chemical characteristics for the production of crops.

Of Gallatin's 25,373 acres, less than 7% is considered prime farmland, and another 17% is of statewide importance. There are two separate concentrations of these soils, one in the northwest corner of the town, and another in the southeast.

A summary of the farmland soils found in Gallatin:

High quality farmland soils	6,055 acres
Prime Farmland	1,740 acres
Soils of Statewide Importance	4,315 acres

Constrained soils

Constrained soils include those with shallow depth to bedrock, shallow depth to water table, wet soils subject to flooding and ponding, and poorly drained soils (See Soil Septic, Soil Drainage, Soil Depth to Water Table and Soil Depth to Bedrock maps in Appendix 3). Each of these natural conditions decreases development potential or makes development more costly. The septic limitations map shows locations with limitations for installation of septic systems due to one or more of the above soil conditions.

Slope

The topography of the town ranges from rolling hills to mountainous. Although elevation varies throughout the town, steep slopes are prevalent in all areas. Over 40% of the town has a slope of 15% or more (See Topography and Steep Slope maps in Appendix 3). The extreme topography places special burdens on large-scale development in most portions of the town.

A summary of the steep slope areas found in Gallatin:

- Whole Town – 25,373 acres
- Over 45% - 25.33 acres
- 25 to 45% - 710 acres or 2.8% of the town
- 15 to 25% - 9512 acres or 37.5% of the town

Water Resources

The two major flat-water bodies found in Gallatin are Lake Taghkanic and Pond Lily Pond. Both are located in the north-central part of the Town (See Water Features Map in Appendix 3). Lake Taghkanic is the third largest lake in Columbia County, is owned by New York State, and is maintained as a State Park and Campground.

The Roeliff Jansen Kill flows through the southeastern corner of the town, and then along the southwestern edge of the town, where it forms the border with Clermont.

A summary of the water features found in Gallatin:

Water – 335.5 acres
 Lake Taghkanic – 203 acres
 Pond Lily Pond – 37.3 acres
 Roeliff Jansen Kill – 19.3 acres
 11 other ponds ranging from 19 to 1.25 acres

Wetlands – 791 acres
Hydric Soils – 2,371 acres

Hydric Soils are poorly drained soil types which may indicate wetlands and other water associated classifications.

Soils constrained by water - 2,964 acres (includes hydric soils, frequently flooded, frequently ponded, somewhat to very poorly drained, low depth to water table).

Watersheds

A watershed is an area of land where all of the water that is under it, or drains off it, goes into the same stream, river, lake, or other waterbody (US EPA) (See Watersheds and Subwatersheds maps in Appendix 3). The greater part of the town lies in the Kinderhook Creek to Roeliff Jansen Kill watershed. The major water feature draining this watershed in the south is the Roeliff Jansen Kill. The major tributaries of the Roeliff Jansen Kill are Shekomeko Creek and the Fall Kill. To the north, Lake Taghkanic is drained by the Doove Kill.

A summary of the drainage features found in Gallatin:

Watersheds

Kinderhook Creek to Roeliff Jansen Kill – 37.6 square miles
Claverack Creek – 2 square miles

Subwatersheds

Fall Kill-Roeliff Jansen Kill (38% of Town Area)
Punch Brook- Roeliff Jansen Kill (28.6% of Town Area)
Klein Kill-Roeliff Jansen Kill (21.5% of Town Area)
Loomis Creek-Claverack Creek (5.1% of Town Area)
Shekomeko Creek (6.7% of Town Area)

Lakes

The two major water bodies within Gallatin are Lake Taghkanic, at 203 acres, and Pond Lily Pond, which lies just south of Lake Taghkanic (See Water Features Map in Appendix 3).

Streams and Creeks

The Roeliff Jansen Kill is the Town's most significant stream and flows through the hamlet of Gallatinville before joining Shekomeko Creek in southeast Gallatin (See Water Features Map in Appendix 3). The Roeliff Jansen Kill continues flowing west and forms a good portion of the southern boundary of the town. Other principal streams in Gallatin include the Fall Kill, which flows south from wetlands near Signal Rock into the Roeliff Jansen Kill, and the Doove Kill, which serves at the outlet for Lake Taghkanic near the northern boundary of Gallatin.

The NYS DEC maintains a water quality classification system and monitoring program for the major streams and waterbodies in the State. There are five designated classes, based upon "best use" (not the quality of the stream). The designated best uses are defined as follows:

- Class A, AA-Water supply, Primary and secondary contact recreation and fishing.
- Class B – primary and secondary contact recreation and fishing
- Class C – Fishing, Suitable for fish propagation and survival
- Class D - Fishing

Waterbodies may also have a (T) or (TS) indicating they are high quality trout waters or trout spawning. Most waterbodies in Gallatin are Class C with T or TS (Trout or Trout Spawning).

The classifications for water bodies in the Town of Gallatin are as follows and shown on the water resources and watershed maps:

- Roeliff Jansen Kill and tributaries: C (t) and C (ts)
- Doove Kill (Roeliff Jansen Kill to tributary near Route 8 and Taconic Parkway): C (t)
- Doove Kill (from Taconic State Parkway to source): D
- Fall Kill: (tributary of Roeliff Jansen Kill) C (ts)
- Lake Taghkanic: B (t)
- Pond Lily Pond: C
- Shekomeko Creek: C (t)
- Snyder Creek: C (ts)

Waterbodies classified C(T), C(TS) and types of A and B streams are referred to as “Protected streams.” Unmapped perennial streams in NYS DEC databases share the classification of the receiving water body. The DEC regulates activities in the beds and banks of protected streams, defined as areas immediately adjacent to and sloping toward the stream. Activities that excavate, fill or disturb these beds or banks require a DEC permit. DEC water quality certification permits, and US Army Corps of Engineers (ACOE) permits may also be required for work involving streams. The Protection of Waters regulations are found in Article 15 of New York State Environmental Conservation Law.

Most of the stream buffers in Gallatin do not have any regulation or protection. Adding buffers to streams helps to protect streams and flood plains from erosion and pollutants and maintain water quality. According to the DEC (see the Gallatin Habitat Summary in the Appendix) sections of the Doove Kill has been impacted from agricultural and other non-point pollution sources.

Wetlands

Freshwater wetlands are a valuable natural resource. When associated with a stream, they have the ability to temporarily store and gradually release large amounts of water. By helping streams maintain a more constant flow rate, they serve as flood and storm water control areas and are important to controlling erosion and flooding to areas downstream. Other benefits of wetlands include water purification, maintenance of important wildlife habitats and open spaces, and recreation.

Wetlands are identified on the basis of existing vegetative types. Certain plants are predominant in wet soils and are, therefore, a good indicator of wet conditions over time. Approximately 1,160 acres of freshwater wetlands have been identified in the Town of Gallatin (See Water Features Map in Appendix 3). Wetland maps indicate that these wetlands are fairly evenly distributed throughout the town but almost all lie within the Roeliff Jansen Kill drainage area, making them important for flood control and water quality protection.

Pursuant to ECL Article 24 Parts 662 and 663, certain freshwater wetlands are protected by New York State (currently those that are 12.4 acres or larger, but this will be lowered to 7.4 acres in 2028 by NYS DEC). Smaller wetlands may also be protected under federal regulations. The Freshwater Wetlands Act, aimed at preventing wetlands being filled or drained, regulates activities within or adjacent to designated wetlands. A permit issued by the NYS DEC for regulated activities is required. The U.S. Army Corps of Engineers has jurisdiction over some

wetlands not administered by the NYS DEC. Permits need to be secured prior to any filling, alteration, or construction in or adjacent to any wetlands. There are also many wetlands that are unmapped, unregulated and have no protections. Additional probable and possible wetlands are mapped on the Columbia County Planning Department GIS maps.

The Water Features Map shows currently mapped wetlands in Gallatin.

Floodplains

Floodplains are a natural part of streams or riparian habitats, functioning like wetlands to provide important functions. These include storing and filtering water, slowing stream flows, wildlife habitat, areas for fishing and kayaking, and flood management. 100-year and 500-year floodplains are shown on the Water Features Map. Flooding and ponding frequency is shown on the Soils: Flooding and Ponding Frequency map.

The Town of Gallatin participates in the National Flood Insurance Program and is eligible for assistance from FEMA in the event of a flood and has adopted the floodplain regulations as set forth in the Flood Insurance Study for the town. Many of the NYS DEC regulated wetlands are also located in or adjacent to floodplain areas.

The Federal Emergency Management Agency (FEMA) provides floodplain boundary maps. FEMA has mapped the 100-year and 500-year flood hazard zones in Gallatin. The mapped boundaries delineate the flood elevation that has a 1 percent chance (100-year zone) or 0.2 percent chance (500-year zone) of being equaled or exceeded each year. The Roeliff Jansen Kill, Shekomeko Creek, and Doove Kill are all subject to flooding and have flood hazard zones along their entire lengths.

100-year flood hazard zone - 663 acres
500-year flood hazard zone – 81.66 acres
Total Flood Hazard 744.49 acres

The current Gallatin watercourse overlay protection zone reflects the FEMA Flood Hazard Boundary Map, with the intention of updating the boundaries as new information, amendments and revisions are made according to Gallatin Zoning Law.

Forests

“Gallatin supports some of the highest quality forests in the Hudson River Estuary Watershed. Many factors contribute to high forest conditions including the large extent of forest cover in the town (77.5% of the land area), low density of roads and development, and limited degree of forest fragmentation. Large forests on either side of the Taconic State Parkway are especially notable, ranked among the top 5% regionally in terms of size and connectivity values. Forest patches in the northeast corner of town extending into Ancram and Taghkanic rank in the top 5% based on low fragmentation and other factors. These large, connected forest patches also comprise part of an important regional forest linkage zone that provides room for species to move safely and meet their needs. Connected forest corridors are also vital for species’ ability to migrate in response to climate change.

Some forests in the town are smaller and more fragmented, but still have significant habitat and ecosystem values. Forest edge disturbances often dominate in small forests, including increased prevalence of invasive species, nest predators, and altered micro-climatic conditions. These forests nevertheless serve a critical ecological function as buffers to the town's streams and help to protect steep slopes, promote groundwater infiltration, and reduce flood damage. Regardless of size or habitat values, all forests and trees in the town help to manage stormwater, moderate temperature, and improve air quality, among other ecosystem benefits."¹

Grasslands, Shrublands, and Young Forests

Gallatin is largely forested today, but the Land Use and Land Cover map(s) indicates that approximately 16% of the town is in herbaceous land cover (including hay, pasture, or cropland)

Environmentally Sensitive Areas and Critical Habitats

The New York State Department of Conservation Natural Heritage Program has identified the wetland known as Sal's Bog as a significant habitat for plants. This wetland lies just south of Pond Lily Pond and has been partially protected with a conservation easement placed on one of the adjoining parcels by Columbia Land Conservancy.

Since the 2007 Plan was developed, additional information about specific habitat, biodiversity or other environmental features have been developed. Within Gallatin, data now shows the Town includes migratory fish runs, several significant core forest areas that are in the top 5% in regional connectivity, local connectedness and forest patch size. Different areas in Town are also now identified as important areas for rare aquatic animals, rare plants, terrestrial animals, coldwater stream habitats, and habitats for migratory fish. See Appendix 3 for the Town of Gallatin Habitat Summary for more detailed information.

¹ From the Town of Gallatin Habitat Summary (See Appendix 4)

H. Land Uses

The Town of Gallatin has a total area of 39.62 square miles, or 25,393 acres. The most prevalent land uses found in Gallatin are Residential (51.5%), up from (42%) in 2007, Agriculture (7.7%) down from (13%); Private Forest (12.0%), and Conservation and Parks (3.5%). The local tax assessor has classified over 20 % of the land area as vacant.

The following tables and charts further outline the variety of land uses found in the town. These charts are derived from property classifications given to each parcel of land by the Town's assessor. The property class codes are based on the New York State Property Classification System. The Classification System is designed to provide a statewide uniform classification system for assessment administration. Assessors assign a code to each property on an assessment roll.

Property Class (2021)	Acres	Percent of Town Area	Number of Parcels
Agricultural (100 Class parcels)	1,946	7.7%	25
Residential (200 Class parcels)	13,078	51.5%	879
Commercial (400 Class parcels)	79	0.3%	6
Vacant Land (300 Class parcels)	5,258	20.7%	325
Conservation and Parks (900 Class parcels)	878	3.5%	4
Private Forest (910 Class parcels)	3038	12.0%	12
Community Services (600 Class parcels)	27	0.1%	10
Public Services (800 Class parcels)	57	0.2%	7
Road Right of ways (692 Class parcels)	954	3.8%	(NA)
Unclassified	74	0.3%	9
Total	25,393		1,366

*Recreation and Entertainment omitted from update

Agricultural Properties

Agricultural uses are limited in Gallatin by the topography, soils, and the many wetlands and other water constraints found in the town. There are 25 parcels classified as Agricultural uses with a total area of 1,946 acres (See Farmland Map). They are found in those areas with better quality soils, in the flat lower lying areas along the major streams. There are 14 parcels that are considered agriculture that are protected (154 acres). In addition, there are 442 acres on 4 parcels of non-agricultural land that are currently conserved/protected parcels yielding a total of 1, 754 protected acres. All of the agriculture class parcels are in a County defined Agricultural District.

Agricultural Sub-Class, 2021	Total Acres	Number of Parcels
Agricultural-Livestock	1176	11
Agricultural-Crops	299	7
Agricultural-Horse Farm	28	1
Agricultural-Vacant (productive)	443	6
Total	1,946	25

Residential Properties

The most prevalent land use in Gallatin is single family residential. The largest land area is occupied by those residential uses classified as rural estates. These are single-family homes on parcels larger than 10 acres in size. The highest concentrations of smaller residential parcels are found along Jackson Corners Road in the south, and also along the western border with Livingston. There are 54 residential parcels or 509 acres of land that are currently protected/conserved.

Residential Sub-Class, 2021	Total Acres	Number of Parcels
Single Family	1888	542
Rural with Acreage	7768	178
Estate	952	9
Mobile Home	575	72
Seasonal	143	23
Multiple	1,584	33
Two Family	129	18
With Commercial Use	39	4
Total	13078	879

Vacant Properties

The second largest property classification found in Gallatin is vacant land (nearly 21%). There are 102 parcels between 5 and 25 acres, and another 59 parcels over 25 acres in size. There are 277 acres on 6 parcels of land that are currently protected/conserved.

Vacant Sub-Class, 2021	Total Acres	Number of Parcels
Less than .5 acre	11	37
.5 to 1 acre	24	30
1 to 2 acres	38	27
2 to 3 acres	87	35
3 to 5 acres	139	35
5 to 10 acres	325	46
10 to 25 acres	882	56
25 to 50 acres	1,143	31
50 to 100 acres	1,269	18
over 100 acres	1,339	10
Total	5,257	325

The remaining property classes are outlined in the following tables:

Commercial Properties

Commercial Sub-Class, 2021	Total Acres	Number of Parcels
Storage, Warehouse and Distribution	30	3
Multipurpose Use or Multi-purpose	50	3
Total	80	6

Community Services

Community Service Sub-Class, 2021	Total Acres	Number of Parcels
Religious	4	2
Government	11	4
Cultural and Recreation	3	1
Roads, Streets, Highways and Parkways	5	1
Cemeteries	4	2
Total	27	10

Public Services

Public Service Sub-Class, 2021	Total Acres	Number of Parcels
Communication	5	2
Waste Disposal	31	4
Electric Transmission	21	1
Total	57	7

Agricultural Districts

New York State Agriculture and Markets Law 25AA, allows farmers and landowners to form special districts where agriculture is encouraged and protected. This law includes many different techniques to protect farmland. Incorporated into agricultural district legislation are use-value assessment programs, right-to-farm laws, protection from unreasonable local regulation, and the requirement of agricultural data statements on local land use decisions that impact lands within the district. Portions of Agricultural Districts 1 and 4 are found in the town, covering about 7,956 acres, over 31% of the town.

Open Space

Of Gallatin's 25,393 acres, about 56.1% (14,245 acres) have a property classification that indicates there has been some development on the property. The remaining 43.9% (11,147 acres) are classified as either vacant land, agricultural, or forest/conservation/parkland (including Lake Taghkanic State Park). The largest contiguous area of undeveloped land is found in the center of the town, along the Taconic State Parkway.

I. Demographics

Summary:

In 1970, the town's population was 737. The town's population increased by 28.3% from 1980 to 1990, and then decreased by 9.6% during the 1990's. The Town of Gallatin had a 2000 population of 1,499 persons. Between 2000 and 2020, the town's population declined by 1.8%. In 2010 there were 1,824 people in Town and the 2020 estimate (American Community Survey or ACS) included 1,628 people, 620 households, and 338 families residing in the town. There were 995 housing units. The racial makeup of the town was 91.7% White, 2.9 % African American, 0.0% Native American, 2.8% Asian, 0.00% Pacific Islander, 0.1% from other races, and 2.6% from two or more races. 2.6% of the population is Hispanic or Latino of any race.

There were 620 households out of which, 305 or 44% were married couples living together, 7.5% had a female householder with no husband present, 5.9% had a male head of household and 26% were never married; 7% were divorced, and 7% were widowed. The average household size was 2.33 and the average family size was 3.1.

Gallatin shows an aging population with fewer people under the age of 50 years. In the town, the population was spread out with 18.1% under the age of 19, 14.7% from 19 to 34, 9% from 35 to 44, 26.7% from 45 to 64, and 23.4% who were 65 years of age or older. The median age was 50.2 years. In 2017 there were an estimated 851 females, and 834 males.

The median income for a household in the town was estimated to be \$75,000 in 2020 and the median income for a family was \$82,631. The per capita income for the town was \$38,187. Also, 9.7% of the population and 6.5% of families were below the poverty line. Out of the total population, 15.2% of those under the age of 18 and 6.7% of those 65 and older are living below the poverty line.

Table 1: Age and Percent of Population - Town of Gallatin

Age Group	1990 Census	2000 Census	2020 ACS
0-4	7.0%	4.4%	68/ 4.6%
5-9	7.1%	7.5%	88/ 6.0%
10-14	6.04%	6.6%	69/ 4.7%
15-19	6.1%	6.5%	41/ 2.8%
20-24	5.8%	3.5%	80/ 5.4%
25-29	6.5%	3.3%	65/ 4.4%
30-34	8.0%	6.0%	72/ 4.9%
35-39	7.8%	9.4%	60/ 4.1%
40-44	8.1%	8.7%	91/ 6.2%
45-49	6.0%	8.9%	98/ 6.7%
50-54	5.4%	7.6%	159/ 10.8%
55-59	5.1%	5.9%	102/ 6.9%
60-64	4.1%	6.1%	135/ 9.2%

Age Group	1990 Census	2000 Census	2020 ACS
65+	16.5%	15.5%	345/ 23.4%
Total	99.9%	99.9%	100.1%

Table 2: Comparison of Population Changes of Columbia County Municipalities

Municipality	1970	1990	2000	2020	2000 - 2020 % Change
Town of Gallatin	737	1,658	1,499	1,473	-1.8%
Town of Ancram	1,215	1,510	1,513	1,440	-4.8%
Town of Copake	2,209	3,118	3,278	3,346	-6.6%
Town of Livingston	2,280	3,582	3,424	3,628	-6.0%
Town of Taghkanic	804	1,111	1,118	1,231	-10.1%

Source for 2020 data - American Community Survey

Households

The number of households in the Town of Gallatin only decreased about .003% during the decade of the 1990's (615/613). From 2000 to 2020 the number of households increased by 1.1%. The number of families decreased by -6.5% while the number of families headed by a female with no male decreased by 23.7%. Note, the number of families headed by a male with no female (5.9% in Gallatin) is now a census category as of 2020.

Table 3: Selected Town Demographic Characteristics (1980 – 2020)

Subject	1980	1990	2000	2020	Percent Change 2000-2020
Total Population	1,292	1,658	1,499	1,473	-1.7%
Number of Households	465	615	613	620	1.1%
Number of Families		465	415	388	-6.5%
Married Couple Families	320	389	344	305	-11.3%
Female householder, no male	29	25	38	29	-23.7%
Number Housing Units	709	953	913	989	8.3%
Occupied Housing	465	615	609	620	1.8%
Owner-occupied	397	505	497	547	10.1%
Renter-occupied	68	110	112	73	-34.8%
Vacant Housing	244	338	304	369	21.4%

Source: United States Census Bureau, Census from 1980, 1990, and 2000, 2020 American Community Survey

Table 4: Other Selected Town Demographic Characteristics (1980-2020)

Subject	1980	1990	2000	2020*	Percent Change 2000-2020
In labor force	499	828	747	755	1.1%
Not in labor force	429	477	450	471	4.7%
Unemployed	57	40	22	115	42.3%
Agriculture, Forestry, Fisheries and mining	51	56	38	34	-10.5%
Construction	40	70	117	53	-54.7%
Manufacturing	74	105	46	39	-15.2%
Transportation	34	28	41	37	-9.8%
Communications (Information)	12	22	14	12	-14.3%
Wholesale Trade	30	43	17	26	52.9%
Retail Trade	41	122	57	88	54.4%
Finance, Insurance, Real Estate	21	43	31	37	19.4%
Business and Repair Svc and personal services	25	27	NA	NA	NA
Entertainment/Recreation	12	17	28	81	189%
Health and Educational Services*	84	182	170	177	NA
Professional services	*	*	60	59	-1.7%
Other Services	11*	41	27	16	-40.7%
Public Administration	41	32	53	33	-37.7%
Median Household Income	\$14,757	\$31,087	\$42,454	\$75,500	77.8%
Median Family Income	\$17,955	\$35,086	\$48,393	\$82,631	70.7%
Per Capita Income	\$6,553	\$13,871	\$21,041	\$37,596	78.7%
People with Income below poverty level	6.5% (84)	6.5% (108)	5.6% (84)	7.0 % (103)	22.6%
Single Family Units	515	788	813	880	8.2%
2 or more units in structure	53	25	29	35	20.1%
Mobile Home or Trailer	45	88	71	74	4.2%
Median Gross Rent	\$235	\$575	\$700	\$1,027	46.7%
Median Value of owner-occupied housing unit	\$42,200	\$111,600	\$115,500	\$317,692	175%

Source: United States Census Bureau, Census from 1980, 1990 and 2000 and 2020 American Community Survey

*1980 Single-family units and mobile home are combined for US census

*1980 Education categories for Elementary & High school differ from 1990 & 2000 categories

*1990 Professional combined with Health & Education as categories differ from 2000 census data

*2000 Census category changes: Business & Repair & Personal eliminated. Professional services expanded to: Professional, scientific, management, administrative, and waste management services. Entertainment & Recreation expanded to: Arts, entertainment, recreation, accommodation and food services. Health & Educational services expanded to: Educational, health and social services.

*2020 ACS 5-Year Estimates no longer address < 9th grade or Attended 9 -12 grade. The categories have been combined into a category labeled as Less than high school education.

* 2020 census data has added educational categories of associate degree and bachelor's degree.

*2020 ACS 5-Year Estimates no longer address Worked in County – Worked out of County – Worked at Home. New categories include Living outside any principal city: Worked in Micropolitan Statistical Area of residence – Worked in a principal city – Worked outside any principal city – Worked in a different Micropolitan Statistical Area – Worked in a Metropolitan Statistical Area – Worked in a Principal City – Worked outside any principal city – Worked outside any Metropolitan or Micropolitan Statistical Area.

*2020 ACS lists Health and Educational Services separately.

Housing Affordability

There are several ways to determine if housing is affordable in a community. One method is to determine the “rental index.” This index shows the maximum gross rent a given household can afford. Affordable rental housing is considered to be no more than 30% of a household's monthly income. The average monthly rental rate in the Town of Gallatin in 2017 was \$1,265. The median household income was \$71,250. This is about \$5,937.50 of income per month. Thirty percent of this is \$1,781.25, which means that the average household could afford \$1,781. per month in rent. This figure is higher than the average monthly rent. Thus, as of the most recent Census data, rentals appear to be affordable in Gallatin for the average household. Note that in 2022, housing prices were showing increases so this conclusion might not reflect the most recent housing costs.

However, using Census data from 2020, there were a considerable number of households earning median incomes below this level and many households would have difficulty affording the \$1,781 rent. The percentage of renter-occupied homes where more than 30% of household income was spent on rent was 61.1% for the Town in 2017.

**Source: A Demographic Profile. Selected Geographies: Gallatin town, Columbia Co, NY. (Headwaters Economics, 2020).*

Another method to determine affordability is to look at the ratio between the median value of a single-family house and median household income. Nationally, a ratio of 2 or less is considered to be affordable. Using figures from the *Columbia County Housing Brief (Hudson Valley Pattern for Progress, 2022)*, the affordability ratio for Gallatin is \$350,000 (median value of homes) divided by \$77,710 (median household income), or 4.5. This figure is far above the desired ratio of two and indicates that some families would spend more than four times their annual income on a home. This figure indicates that affordability is an issue in Gallatin.

According to the *Columbia County Housing Brief*, the median price of homes sold within Gallatin was \$315,625 in 2019. Income required for purchase was \$94,000 and the median income for the town was \$77,710. Affordable home price at median income was listed as \$260,000. The GAP between median price sold less affordable purchase price was \$55,625. The number of homes listed for sale at an affordable price (within municipality) was zero out of four. This information tells us that housing in Gallatin overall was not affordable for town residents. The Affordability Index displayed in the Housing Brief was based on 2019 median income adjusted for inflation to

2021. Further analysis shows that out of the 382 households in Gallatin, housing was only considered affordable for 68.2%.

Finally, the purchase price multiplier also gives an indication of affordability. This looks at the maximum mortgage approval amount likely to be given to potential homebuyers. This is usually about 2.25 times annual income. The figure below shows this multiplier plus a 10% down payment. This is the amount of money that would be able to be afforded for a mortgage by the median household, using the 2019 data.

$$\begin{aligned} 2.25 \times \$77,710 &= \$174,847.50 \\ \$174,847.50 \times 10\% \text{ down} &= \$192,332.25 \end{aligned}$$

Thus, median households would be able to afford a \$192,332.25 dollar house. However, the median price of houses sold in the area was \$315,625. This would indicate that many households have some difficulty affording the average house.

Appendix 2: Public Input

This appendix includes results from all public engagement efforts as part of this Comprehensive Plan update process. These include:

- A. February 2020 - Initial Strengths, Weaknesses, Opportunities, Threats (SWOT) as identified by Comprehensive Plan Committee
- B. September 2021 – Strengths, Weaknesses, Opportunities, Threats (SWOT) as identified at a Joint Meeting of the Town Board, Planning Board, Zoning Board of Appeals, Conservation Advisory Committee
- C. October 2021 – Results of In-Person Open House and October 2021 – Results of Online Open House, Combined
- D. March 2022 – Community Survey (all questions) See Part I for Highlights of Survey Results.
- E. Results of Community Survey - April 2022

A. February 2020 - Initial Strengths, Weaknesses, Opportunities, Threats (SWOT) as identified by Comprehensive Plan Committee

Town of Gallatin
Kick Off Meeting 2/3/2020

Report of Strengths, Weaknesses, Opportunities, Threats Identified by Committee/Public

Positives

- Beauty
- Quiet
- Farming/agricultural activities
- Natural world, wildlife
- Rural atmosphere
- People, part of the community
- Forestry
- Variety of landscape
- Peaceful
- Open spaces
- Location and accessibility to urban areas
- Roe-Jan
- Flexibility in our zoning to accommodate needs
- Broadband access
- Roads and road maintenance

Weaknesses

- Need to strengthen connections between people
- Seniors without computers are hard to reach
- Community outreach is tough
- Attention faces out of our community – sense of community is elsewhere
- Different town names on zip codes – perpetuates the split in our community
- Response time for emergency services and power outages is bad
- We are ½ hour from anywhere
- Lack of close shopping
- Transportation for seniors and people who do not drive is non-existent
- Lack of a place, lack of a locus for our community
- No neutral turf – hard to find one place that everyone from all corners of town feels comfortable with.
- Silos of people – people do not mix well
- Travel – no direct way to get here to there
- Lack of a village feeling
- Abandoned properties
- Huge economic divided in Town – it is very start and builds resentment among some for outsiders. This is a significant town dynamic.

Opportunities

- Hi speed internet
- Create housing opportunities
- Simplify SCID for purposes of promoting small business start ups
- We owe seniors more than we give them
- Zoning that allows shared workspaces
- Invite more people to Town (via air bnbs)
- Cannot ignore STR – use it to show what Gallatin is.
- Championship softball between east and western part of town
- More connection to Taconic State Park (idea – free passes?) – so many people use it and visit but Gallatin does not take advantage of that. Need to show us off. Have a farmers’ market near the Taconic Parkway?
- Route 15/County Route 8 could be a potential town center.
- Identify an area for community solar
- Bring people together to serve the underserved.
- Need to build bridges to create community through our actions
- Balance how we love our open space and farms versus dividing land and growth.

Threats

- Growth using open space and agricultural lands
- Sky rocketing property values
- Becoming suburban
- Land occupied by large estates and wealthy people – segregation of different demographics in Town
- Lack of families with children
- Lack of people who want to serve as firefighters, teachers, etc.
- Climate change
- Aging community

B. September 2021 – Strengths, Weaknesses, Opportunities, Threats (SWOT) as identified at a Joint Meeting of the Town Board, Planning Board, Zoning Board of Appeals, Conservation Advisory Committee

Strengths

- Quiet
- Rural
- nature on unbuilt land
- Privacy
- Lack of sidewalks
- Intimacy
- scale
- close proximity to restaurants and entertainment
- Mix of people old and new, city and country
- low taxes
- agriculture
- landscape beauty
- Historical Buildings
- Mature Forests
- Lowkey/Under the radar
- Great little town
- lack of convenience
- Broadband 98% covered per Supervisor
- Great Place for Small home Business
- Increased opportunity to participate and volunteer
- Home Value

Weaknesses

- Encourage more farming opportunities
- Rising cost of home prices
- Lack of affordable housing
- Loss of volunteer firefighters
- No housing for service people to live in the community
- Oddly shaped lots with road frontage requirements
- Lack of cohesive community
- Town is divided into 3 different school districts
- Short term rentals taking housing away from community
- lack of diversity
- Risk of habitat interruption with lots
- tearing down of ancillary buildings
- lack of folks in town to run road crew.

- Impossible to find housing for farm workers
- Inability for seniors to stay in community for lack of senior housing
- Seniors dying alone in their homes
- Roe Jan feeder streams with no protections
- No work/live housing
- Traffic on small roads / impacted by Airbnb and tourists
- Lack of cell phone service
- difficulty finding a means to communicate with everyone in town
- Farm food is not affordable for some Gallatin Residents

Opportunities

- Increasing agri tourism with Airbnb attached to a farm. Farm to Table
- Steering this community to a more positive future. We should encourage the change
- Community Center with a Soft ball field
- Education about Historical Buildings
- Allow the towns people to donate land parcels to house community center/senior housing
- Purchase parcels ourselves - take an active approach and self-development
- Create names for the small hamlets in town, like Ancram
- Farmers Market
- Find a volunteer marketing person
- Embracing change
- Hydroponic Farming
- Farms of the future
- Innovative types of businesses, agri and eco-tourism
- Horse trails
- Creating a town center/market adjacent to the Taconic parkway
- Empire passes to access Lake Taghkanic Park for Gallatin residents
- Business Directory and cohesive roadside business signage to promote local business and create more connection in town
- Improved signage for the town

Threats

- Increase in cost of labor, housing and feed to make a farm profitable
- Durs development leads the way to more developers eyeing parcels in town
- Near enough to NYC with changing technology trends means NYC is depopulating and the exodus is going to be to here
- NO CHANGE attitude stops progress
- fewer kids in the districts means higher cost to the taxpayers
- Failing schools - parent/kids opting out and home schooling or going private
- Large solar field development
- Climate Change - tree loss, agricultural, power loss, road wash outs, invasive species, reduction of the bird population
- Ignorance of country life
- lack of preservation of farmland

C. October 2021 – Results of Open House and Online Follow Up to Open House

In October, 2021, the Comprehensive Plan Review Committee held a community-wide open house at Lake Taghkanic State Park. About 50 people participated in-person and an additional 12 people participated online. This was followed immediately by an online open house, which allowed for the same input via an online portal. The same questions were asked in both in-person and online efforts. The results below combine public input received from both in-person and online efforts. Where the tables below mention “stickers” those were from the in-person input. These efforts were designed to gain input on how the community feels about the vision statement and goals established in the 2007 Plan and whether changes to it are needed to reflect current conditions in Gallatin. These efforts also sought to understand what the community considers Gallatin’s assets, issues, and opportunities. The results of the in-person and online open houses were used to help develop questions included in the town-wide survey (See Appendix D) and contributed to updates to the vision and goal statements included in this Plan.

2007 Plan’s Vision for Gallatin

“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.”

How Do You Feel About this Vision Statement Today?

I like it and it still reflects what I hope Gallatin will be in the Future.	It Needs Work.
26 stickers from the in-person open house; 10 from survey (4 Stickers put in the middle, or “ On the fence”	8 stickers from the in-person open house; 2 from survey

2007 Plan's Goals for Gallatin

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.
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.

I like these goals and they cover the topics I think are important.	They Need Work.
33 stickers from the in-person open house, 3 stickers in the middle or "on the fence"	2 Stickers from the in-person open house
Online survey showed that goals 1, 2, 4, 7, 8 were ones that people were satisfied with.	Online comments showed Goals 3, 5, 6 had a few more people dissatisfied with these.

Gallatin's Assets

Asset	Which TWO Are Most Important to You? (Combines Results from In-Person and Online Efforts)
Beauty, Scenery, Landscapes	9
Broadband Access	0
Farming/Agriculture	9
Natural Resources, Environment, Habitat, Clean Streams, Forests	30
Good Roads and Road Maintenance	5
Lake Taghkanic State Park	5
Location and Access to Urban Areas	4
Low Tax Rates	6
Many Small, Home-Based Businesses	2
Minimal Development	21
Open Spaces	2
People Who Are Here, Friendly, Low-Key Community	2
Privacy	2
Rural Atmosphere and Character	26
Taconic State Parkway	2
Quiet and Peaceful	12

Gallatin's Issues

Issue	Which TWO Are Most Important to You? (Combines Results form In-Person and Online Efforts)
Aging Community, Seniors Isolated	3
Attitudes That Prevent New Uses	4
Climate Change Impacts on Town	24
Community Outreach is Hard	8
High Property Values – Rising Home Prices, No Rentals	5
Lack of Cohesive Sense of Community -Community Split, Large Economic Divide in Town Between People	4
Lack of Close Shopping	4
Lack of Diversity	1
Lack of Families with Children	2
Lack of Transportation Options for Those That Do Not Drive	3
Little Interaction of People Here, Lack of a Village Feeling	13
Loss of Farms and Farmland	31
Loss of Volunteers in Community	1
Short Term Rentals Impact on Housing Availability	4

Gallatin's Opportunities

Opportunity	Which TWO Are Most Important to You? (Combines Results form In-Person and Online Efforts)
Allow for More Housing Opportunities in Zoning	2
“Buy Local” Campaign	4
Create a Directory of local businesses	11
Develop Location Along Taconic Parkway for Farmers and Local Craftsmen to Sell Their Products	17
Develop an Area for Community Solar	2
Do A Strategic Marketing Plan for Town	1
Educate People About Town Assets and Resources	4
Educate People About Role of Nature in Town	9
Embrace Change in a Way That Preserves the Strengths of Town	11
Establish a Real Property Transfer Tax When Properties Are Sold to Fund Open Space Protection	12
Hi Speed Internet for All	15
Invite More People to Town, especially those with children	1
Find Ways to Serve the Underserved	8
Find Ways to Bridge Different Sections of the Community	12
Involve More Residents and Their Talents in Volunteering for Town	5
More Use of And Connection to Lake Taghkanic State Park	2
Promote Town to New Farmers	12

Opportunity	Which TWO Are Most Important to You? (Combines Results from In-Person and Online Efforts)
Promote regenerative agriculture, farms of the future, ag-related businesses	19
Route 15/County Route 8 as Location for Potential Town Center	10
Place Well-Designed Signage for Local Businesses	3
Take Advantage of Taconic Parkway	0
Town To Be Proactive and Use Purchased or Donated Land to Develop Senior Housing	6
Town to have Open Space for Recreation (horse trails)	17
Zoning That Is More Flexible to Allow Shared Workspaces, Live/Work Uses, Allow More Variety of Small Businesses Able to Embrace New Ideas and Ventures	18

At the in-person open house, participants were given post cards that they could provide, in their own words, what they love about Gallatin, and what they feel could be improved. The following statements are from the in-person cards:

I Love My Community Because...

- The rural landscape, the beautiful vistas, very nice people
- Rural nature and mix of people living here
- Its open minded, not insular, a great place for owls to have babies, a home of excellent air quality and a place of peace
- I love the really rural beauty and the quiet, the people are good, and the feeling is friendly and communal
- It is quiet, the surrounding area is beautiful, there is space to move around and enjoy the outdoors
- Rural character, agricultural uses, friendly demeanor of most residents, access to other towns when needed
- Rural character, agricultural feel to the area
- It is my home
- Rural character, its beautiful here
- It is quiet and peaceful
- Low density, clean quiet and peaceful, please keep it that way
- It has deep roots and history and strong rural bones and because it is a genuine place and not crowded
- Great job on the comprehensive plan, we need an NRI, residents need to know our resources that need protecting and ways they can do it. I love the open spaces, farms and woods.
- It has a good comprehensive plan for the past 10 years which has been instrumental in preserving and protecting Gallatin. It has also worked in maintaining the sense of

community, so important to the quality of life here. It is also essential in protecting wildlife habitat, water and migration, which are essential to Gallatin.

- Quiet, peaceful, nature, farming, no commercial areas or town center, keep Gallatin a secret, friendly neighbors, open/wooded wildlands – must preserve, low taxes due to no town services needs to be provided, no development.
- We love our town. Keep up the good work.
- Reinforce the Plan – open, rural, and especially agricultural
- Its beauty and the people
- My husband's family has been here for 5 generations, and I love the fact that not much has changed as far as 'hustle and bustle'. I come from NYC and Chicago, and I was desperately looking for the quiet and laid-back lifestyle that Gallatin offered....unfortunately, as you look on the back of this card, which has changed.

My Community Could be Improved By....

- I love the town and do not want it to get developed and denser. Bravo for all you do.
- Providing some rules or laws that are more leaning towards the rights for people's quiet and peaceful enjoyment of their property. The senseless noise from never-ending gunshots and minibikes and four wheelers has ruined what a great deal of people love about living in Gallatin. It is lowering some property values also.
- Cluster housing, senior housing, affordable housing
- Central meeting place with pop up café and classes
- Town center and Rt 8 and Rt 15t would be nice. Reuse the abandoned buildings on Rt 15 by Taghkanic Road for farmer's market.
- Essential in protecting wildlife habitat, water and migration which are central to Gallatin.
- Preservation of space and rural elements but find a way to encourage young families to live here affordably
- Staying agricultural
- Staying as it is – farming and agricultural
- Making it easier to create and conduct a business from home – embrace 21st century nature of work
- Lower taxes
- New communications, improved communications
- Have new job position for communications outreach for website and digital outreach and records
- Open season for gunfire becoming a haven for gun enthusiasts driving other people away
- Regulating more on nuisance properties and people. Sales of property have been lost due to nuisance properties violating peace, quiet, rural atmosphere
- A centralized community center to get to know neighbors better.
- Continue to maintain rural character.

At the in-person open house, participants had the opportunity to discuss various topics with members of the Comprehensive Plan Review Committee. The following comments were collected at the in-person open house:

Other comments offered to consultant from participants (oral comments):

- Love this event – great to inform people, gather them, make them feel included. Thanks.
- Keep all town meetings available via zoom
- Cluster housing, smaller lots – very concerned about this – address it.
- Keep farms. No development at all is desired. Remain like it is now. No conventional subdivisions.
- Air BnB's are a problem.
- High traffic speeds are problems.
- Peaceful and quiet – that is all we want.
- Yes, to a pavilion with a portable outhouse for seasonal use. Allow for parking for 4-wheelers to come and park.
- The Town Board is moving too slow. Too many layers and committees – make a shortcut to make things happen.
- Get internet everywhere in Town along with cell service.
- Make all town buildings solar.
- Legalize gambling and have a casino here.
- Allow growing and selling pot, but no lounge
- Rts 8 and 50 are good locations, but not practical because it is too steep.
- Use Friedlands Farm (unsure of spelling) as a good location for a pavilion. Good place for a farm market, Columbia County art show, etc.) not too far from the corner.
- Concerned about development on Route 11.
- Concerned about construction on Sigler Road (spelling??)

Post It Note Map Comments:

- Show sustainable, organic agricultural uses, vs non-organic uses
- Show tributary to Roe Jan
- Gallatin is dependent on a larger area than the town boundary so all maps should be more regional. Show fire district, recreational facilities, schools, town centers, embrace co-dependency
- Local vs regional – extend reach of maps – pine plans (school), milan (fire), Elizaville (Post Office)

Post It Note Ideas for Town Goals:

- Sustainable agriculture given precedence over commercial extractive agriculture.
- Climate crisis mitigation is paramount
- More opportunities to connect people and resources
- Develop a central community center to bring people together.
- Encourage private business opportunities within properties, within reason (i.e., use, neighbors, etc.)
- Add climate policy
- Add Gallatin is a model for climate policy.

- Add Attract regional residents
- Add Social support and food bank and library
- Add environmental climate goal
- Add community connection goal – digital/physical
- Government services are very limited – should be rewritten
- Serving local residents is a narrow term. We can serve a global community with e-commerce and some who would come from the non-local area to benefit the area.
- Goal 6: suggest the following: “Gallatin provides quality public services and responsive government operations.”
School taxes
- Sustainability and climate communication and engagement of government and the community
- Home businesses
- Could we look at quality of life with regards to noise from large trucks on roads?
Specifically, I live on County Route 11, and trucks that - I think - go between the big lumber yard and gravel pit over by the church constantly pass through on their way to 82, making an enormous racket. Is there any way to address this?
- Less lot splitting and developing

Post It Note Ideas for Assets, Issues, and Opportunities

- Enforce town laws that keep town roads from overuse
- Oppose local development that would cause increased traffic through our community
- Bike/rail trail (several comments this way)
- Preserve environment and water resources
- Stop fretting about lack of traditional ‘village center’ and create a 21st century community
- Maintain ability to enjoy outdoor activities including hunting, farming, trails
- Reduce mowing, use organic pesticides and fertilizers
- Need a climate policy
- Help find grants to maintain or save agricultural structures and support new uses of those structures
- Development has to be restrained. We do not want to be like Dutchess – small lots, cul-de-sacs, ‘McMansions,’ losing all rural quality.
- Need local law for noise regulation on firearms and loud noises. (Several comments on this)
- Rich talents and companies in rural towns
- Build on hybrid town meeting format to build more robust digital communication infrastructure that supports strong sense of community (several comments)
- Take advantage of proximities and build relations with existing network.
- Embrace no town center, build on adjacent towns opportunities (Ancram Pool)
- Participate in lawsuit against NYS re: size of solar farms.
- Improve local law to encompass a reasonable enforcement of nuisance due to gunfire, fireworks, and vehicles and overall damage to peace and quiet

- Embrace the diverse working types/styles of a changing economy and make Gallatin a town where artisans, artists, builders, carpenter, software developers, etc. can live and work from Gallatin with support from the town comprehensive plan's look forward to the future of work in a rural setting.
- Improved snowmobile trails.
- Low taxes
- Develop a community center/common location so can get to know community members
- Keep truck traffic off town roads unless local delivery
- Identify public access roads
- Think about how not having more rules about nuisance noise from constant gunshots is affecting real estate values. Not everyone enjoys those sounds. Something to think about when selling or purchasing a home.

Post It Note Ideas for Vision Statement

- How do we acknowledge/improve history and values of First People?
- Educate the citizens about environmental protection. Reduce lawn mowing, use organic fertilizers and pesticides. No clear cutting of trees. Support farmers. Do NRI.
- How can we promote social diversity?
- Please keep the Gallatin Conservation Area Conservation focused. It is rare place of undevelopment for the community. Low impact.
- Be mindful of maintaining current population. Avoid new structures.
- Enforcement is half of the law. If the plan cannot be applied and enforced, it is ineffective.
- How do we become better stewards of the land? Even within ag and economic need?
- Please regulate or ban Air BnB in residential areas. Strangers impede our safe neighborhoods.
- Limit development – we do not want to become Dutchess County full of development.
- It would be nice to have a community area – central meeting place for meetings.
- Open Spaces.
- Variety of housing opportunities.
- All ages and income levels.
- Active agriculture.
- More gatherings at the pavilion. I love this pavilion.
- Celebrate the town's history with an event like an old house tour.
- Now we have no public services offered except roads, no climate planning, no promotion of affordable housing, first paragraph of existing statement holds true.
- How people work is changing so it is important that Gallatin can support these changes for its residents. Artisans working/building at home/remote working – this would include updated zoning as well as technology infrastructure. A livelihood you can conduct from home in a beautiful town.
- How do we balance sustainability and conservation with housing and economic development needs and demands?
- Add – Climate resiliency planning.

- Add – Social Services.
- “Diverse” these days means more than people of all ages and income levels. Diverse, these days usually includes people of color and people from a variety of ethnic backgrounds. If the vision statement is going to use the term diverse it should probably refer to a more encompassing range of characteristics.
- Should address sustainability and climate as a lens for decision making
- Affordable housing is becoming a thing of the past and needs to be better addressed/prioritized. This is especially true now given the huge bump in sales volume and prices due to the pandemic. Providing affordable housing solutions for all is important. In addition, we should limit over development and over building at the expense of the rural nature of our community and working farms.

D. March 2022 – Community Survey (all questions)

The following survey was developed by the Comprehensive Plan Review Committee for the community. Questions were developed using information from the Town Board/Planning Board/Zoning Board of Appeals/Town Staff (Joint Meeting), the in-person/online open house, and input from the Review Committee.

The survey was mailed to all households in Town and residents/landowners were invited to participate either by filling out the survey on paper and mailing it in, or by completing the Survey online. The survey, in its entirety, was as follows:

ABOUT YOU

1. Do you rent or own your property in the Town?

☐Rent ☐Own ☐Both

2. How long have you lived or owned property in the Town of Gallatin?

☐Less than 5 years ☐5-10 years ☐11-20 years ☐Greater than 20 years

3. What is your residency status?

☐ Full time resident ☐Part time resident ☐Landowner, but not a resident

4. What is your age? ☐ 18-24 ☐ 25-35 ☐ 36-44 ☐ 45-54 ☐ 55-64 ☐ 65 and over

5. Do you have any children under the age of 18 living with you? ☐Yes ☐No

6. Do you have a home-based business in Gallatin? ☐Yes ☐No

Strengths and Weaknesses in Gallatin

7. What three words or phrases describe what you like most about the Town of Gallatin?

- a.
- b.
- c.

8. Name three things in the Town of Gallatin that you believe need improvement.

- a.
- b.
- c.

Gallatin's Vision

9. The 2007 Comprehensive Plan included the following Vision for the Town of Gallatin: "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."

What would you like to see included or changed in an update to this Vision Statement?

Exploring Current Issues & Opportunities in Gallatin

The following five topics of importance to Gallatin were identified by Gallatin residents at a Town government meeting held in September 2021; at a community open house held in October 2021; and from input from the Gallatin Comprehensive Plan Review Committee. Each topic explores issues and opportunities that Gallatin could address in the updated Comprehensive Plan. The following questions relate to those topics, and ask how important each are to you?

10. Agriculture-Related Issues and Opportunities. Please indicate how important each of the following are to you to be addressed by Gallatin in the updated Plan.

	Important	Not Important	No Opinion
Loss of farms and farmland in Town over time			
Promote sustainable agricultural practices			
Promote a wide variety of farms and ag-related businesses in Town			
Promote products from Gallatin farms such as finding a location for a farmers' market/local product venue			
Other Agriculture-Related Issues or Opportunities Important to you (please list):			

11. Community and Aging-Related Issues and Opportunities. Please indicate how important each of the following are to you to be addressed by Gallatin in the updated Plan.

	Important	Not Important	No Opinion
Loss of young families and children in Gallatin's population.			
Some senior citizens feel isolated			
Lack of senior housing and services			
Facilitate new senior housing opportunities			
Lack of cell phone service in all parts of Town			
Lack of cohesive sense of community			
Lack of easy and effective Town-wide communication about Gallatin issues, events, and activities			
Lack of transportation options for those that do not drive			
Create regular events and activities for Town residents			
Enhance education and information about Town assets, history and community resources			
Find a location to serve as a community meeting place (e.g., Town Hall, Courthouse Building at Taconic Parkway, other location)			
Find ways to bridge and connect different sections of the community			
Enhance volunteer opportunities to involve more residents and their talents in Town government and community			
Recruit more volunteers to serve as firefighters and EMT's			
Develop policies, programs, and activities that allow for positive change, but that preserve Gallatin's community and environmental strengths			
Other Community and Aging-Related Issues or Opportunities Important to you (please list):			

12. Environment/Climate-Related Topics. Please indicate how important each of the following are to you to be addressed by Gallatin in the updated Plan.

	Important	Not Important	No Opinion
Mitigate climate change impacts on the Town and our residents			
Minimize potential wildlife habitat disturbances with land development			
Encourage protection of all streams, including Roe Jan tributaries that have no local protections.			
Encourage protection of currently unprotected wetlands			
Develop and locate a community solar facility that would benefit Gallatin residents			
Implement regulations of solar facilities			

	Important	Not Important	No Opinion
Enhance education and information about Town natural resources			
Establish a real property transfer tax when properties are sold to fund open space protection			
Protect open spaces, habitat connectivity and connected forest areas			
Other Environment/Climate Issues or Opportunities Important to you (please list):			

13. Affordable Housing-Related Issues and Opportunities. Please indicate how important each of the following are to you to be addressed by Gallatin in the updated Plan.

	Important	Not Important	No Opinion
Lack of affordable homes and rentals			
Short term rentals which many perceive as taking housing away from community members			
Update zoning to promote a variety of housing for all ages and incomes			
Seek funding for programs that support senior housing needs			
Be proactive and use purchased or donated land for town-sponsored senior or affordable housing			
Other Affordable Housing Issues or Opportunities Important to you (please list):			

14. Small Business/Home Based Business-Related Topics. Please indicate how important each of the following are to you to be addressed by Gallatin in the updated Plan.

	Important	Not Important	No Opinion
Lack of an established commercial zone in Town			
Explore and understand both beneficial and adverse impacts in the Town related to short term rentals			
Develop regulations of short-term rentals to address potential adverse impacts but that have flexibility for homeowners to earn income on their home by using short term rental			
Develop regulations of short-term rentals that allow for increased agri-tourism on farms.			
Update zoning to offer more flexibility to permit shared workspaces, live/work uses, co-housing and other kinds of development that allow for a mixing of small businesses and residential uses			

	Important	Not Important	No Opinion
Update zoning to allow for more innovative types of businesses and agri- and eco- tourism			
Develop a strategic marketing plan for town businesses			
Develop a town-wide branding for local businesses			
Continue to develop a directory of local businesses			
Create a buy local campaign			
Other Small Business and Home Occupation Issues or Opportunities Important to you (please list):			

15. Recreation-Related Topics. Please indicate how important each of the following are to you to be addressed by Gallatin in the updated Plan.

	Important	Not Important	No Opinion
Lack of bike/hike trails or other recreation opportunities			
Provide Empire passes for all residents allowing free entry to Lake Taghkanic State Park to increase use of and connection to Lake Taghkanic State Park (use of hiking, trails, beach and ball fields)			
Create bike trails			
Create more recreational spaces			
Other Recreation Issues or Opportunities Important to you (please list):			

16. What do you feel are the top 2 priorities Town of Gallatin should address in the next decade?

17. The Gallatin Town Hall is in need of significant repairs if it is to remain a safe structure to conduct town business as well as provide adequate space to better serve our residents. In addition to repairing, rebuilding, and or replacing roofs, foundations and mechanicals, this would be the appropriate time to increase the space available to support our community. Your input as to the features and functions that you would use or think important to provide in the community center will help guide our decisions going forward. Please check all of the following that apply:

- ☐ Add an additional Columbia County Office for the Aging Senior Community Center to Gallatin to provide twice weekly hot meals as well as recreational, educational, and health-related activities for Columbia County residents aged 60 and over, plus their spouses, as well as disabled children.
- ☐ Opportunities for all residents to gather for other recreational, educational, and social activities.

- ☐ Warming and cooling center for residents during extreme weather conditions, power outages, etc.
- ☐ Opportunities for residents to use the community space for private functions.
- ☐ (Please specify):

18. Please identify other ways the existing Town Hall can serve the needs of residents?

19. How well are Town services meeting your needs?

- ☐ Very Good ☐ Adequate ☐ Need Improvement ☐ No Opinion

Please Add Comments About Town Services:

20. Where do you prefer to obtain information from or about our community? Check all that apply.

- ☐ Email ☐ Text ☐ Mail ☐ Newspaper ☐ Social Media (Twitter, Facebook, Instagram)
- ☐ Town Website ☐ Other (Please name): _____

21. Are there new committees that you feel are important to be formed in Gallatin to meet community needs?

22. If you would like to receive email notifications from the Town, please add your email address here or subscribe to the Gallatin News and Alerts at www.gallatin-ny.org

23. Please share here any other comments you have about the Town of Gallatin or ideas of specific actions, programs, projects, or changes needed to address the needs and issues facing the Town:

E. Results of Community Survey - April 2022

The full set of survey results, including all open-ended, text questions are also available on the Town's website at: www.gallatin-ny.org. The survey provided crucial input from the community and together using information from the Joint Meeting (Appendix B) and the Open House (Appendix C), this survey provided the Comprehensive Plan Review Committee with insight as to the vision, goals and desired actions now incorporated into this updated Plan.

The full survey, as detailed on the Town website, is summarized in Part I.

Appendix 3: Maps

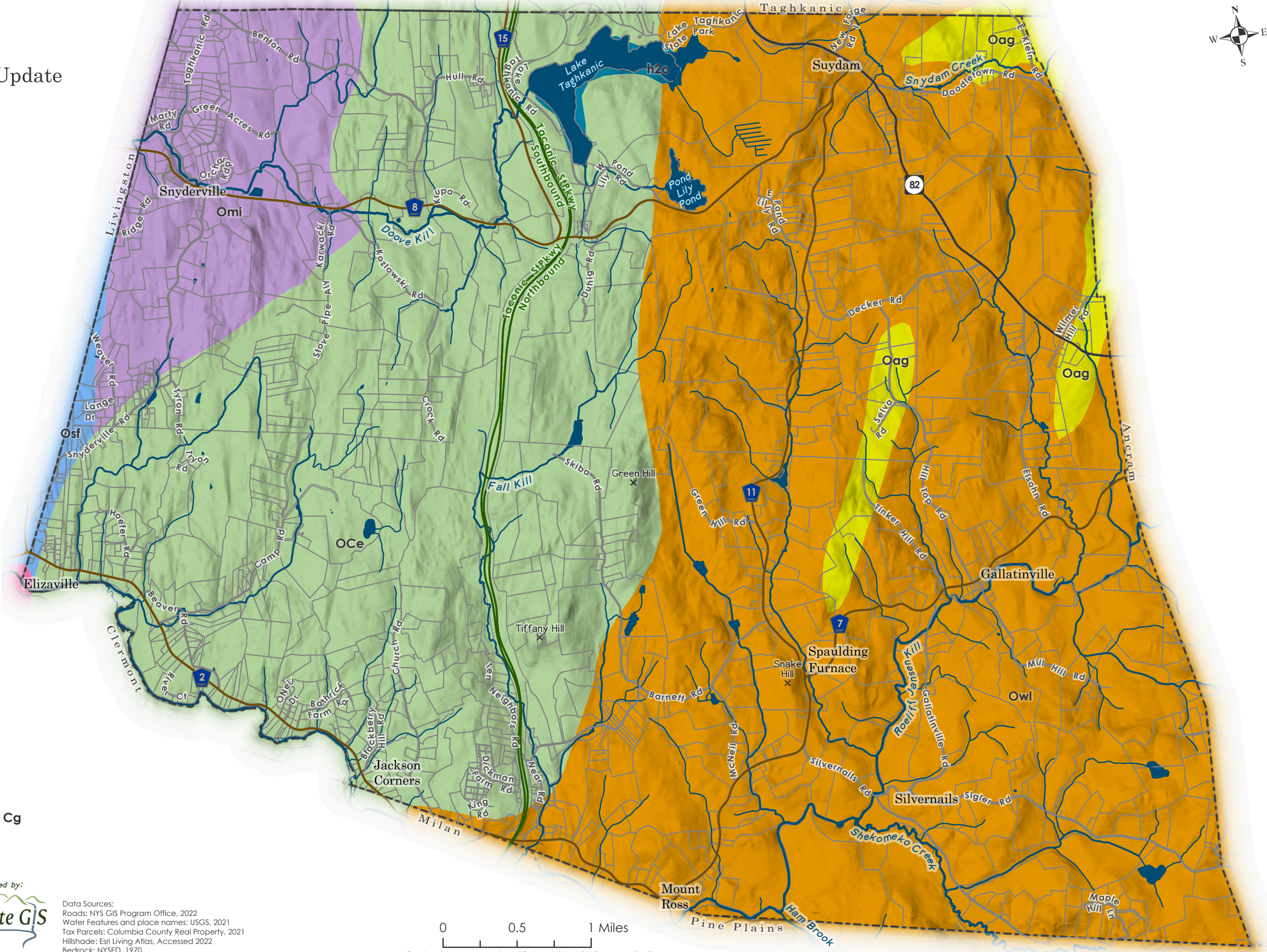
This comprehensive plan process included updating all maps. The following maps were developed and are included in this Appendix. All maps can also be found on the Town's website at <https://gallatin-ny.org>. Each of these maps provide important information about the built and natural features of the Town of Gallatin. They offer insight into locations having building opportunities or environmental sensitivities that should be considered during future land development activities.

Bedrock Geology
Farmland
Fire Districts
Historic Places
Orthoimagery 2021
Property Class 2021
Protected Lands
Roads
School Districts
Soil: Flooding and Ponding Frequency
Soils: Drainage
Soils: Low Depth to Bedrock
Soils: Low Depth to Water Table
Soils: Septic Tank Absorption Field Limitations
Steep Slopes
Sub-Watersheds
Surficial Geology
Topography
Water Constraints
Water Features
Watersheds
Zoning

Town of Gallatin
Columbia County, NY
Comprehensive Plan Update

Bedrock Geology

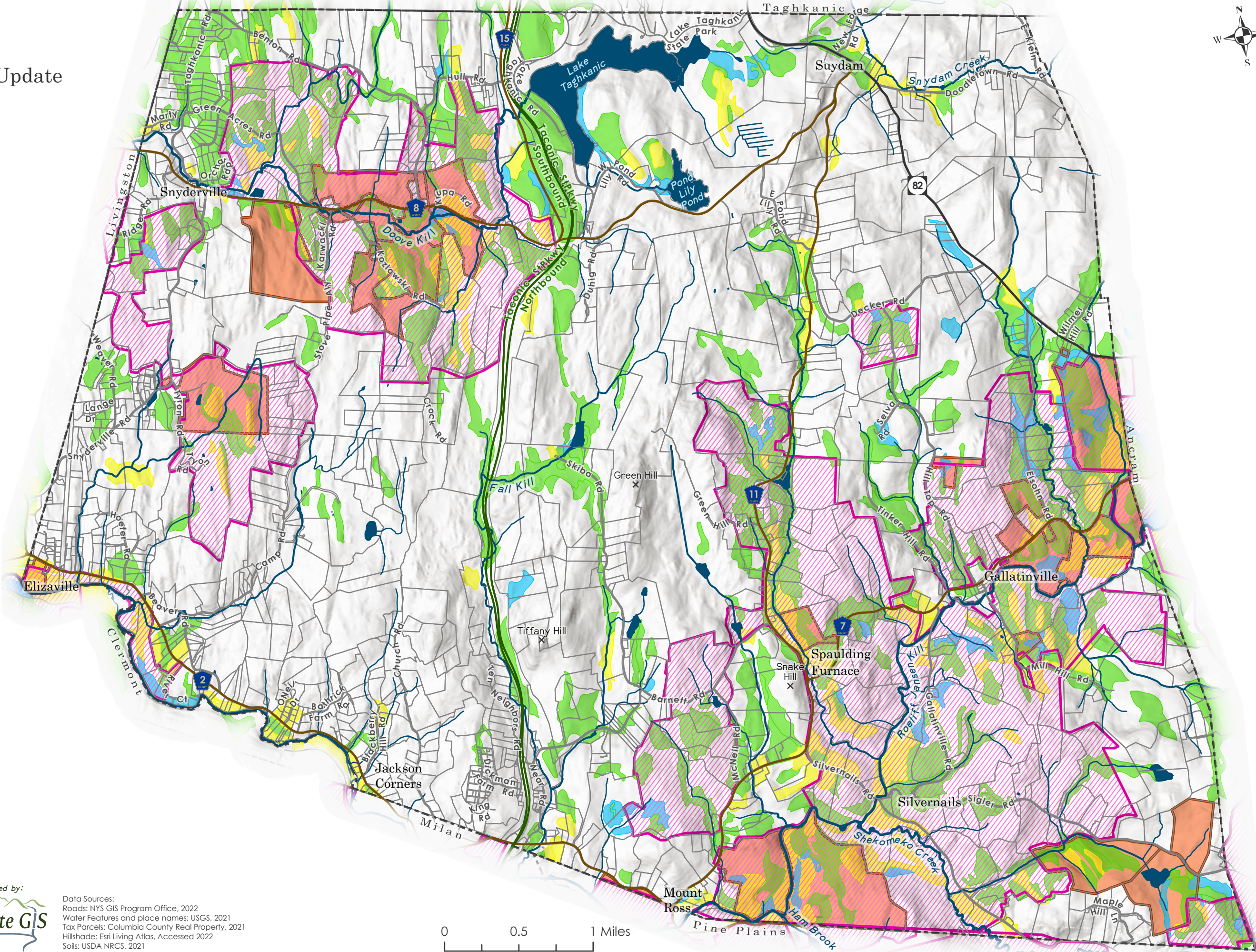
- Tax Parcels
- Surface Water
- Roads
 - State Highway
 - State Parkway
 - County Roads
 - Local Roads
- Bedrock Type
 - Cg: Germantown Formation
 - Omi: Mount Merino Formation
 - OCe: Elizaville Formation
 - Osf: Stuyvesant Falls Formation
 - Owl: Walloomsac Formation
 - Oag: Austin Glen Formation
 - h2o: water



Town of Gallatin
Columbia County, NY
Comprehensive Plan Update

Farmland

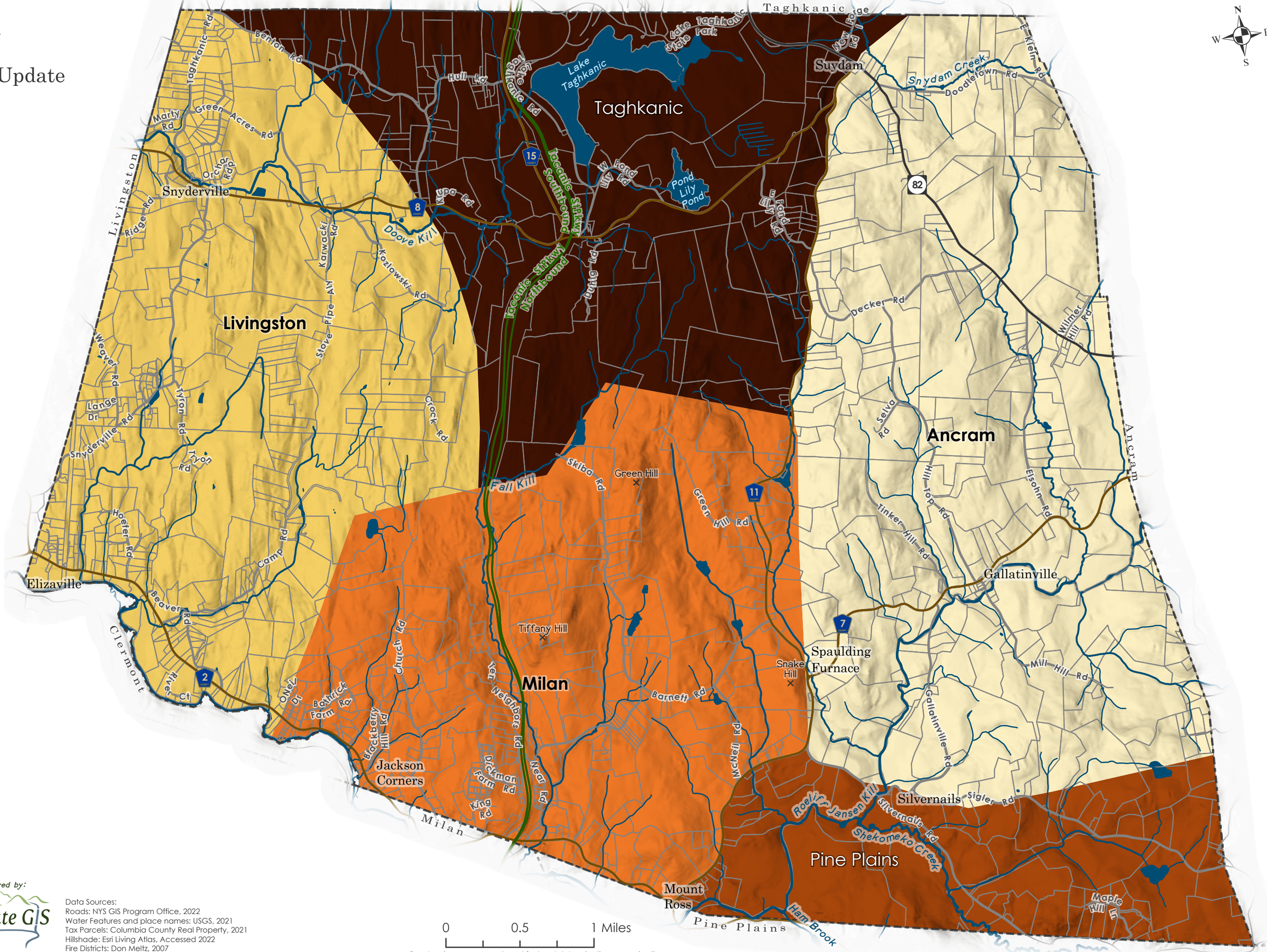
- Tax Parcels
- Surface Water
- Roads
 - State Highway
 - State Parkway
 - County Roads
 - Local Roads
- Agricultural Districts
- Prime farmland soil
- Farmland soil of statewide importance
- Prime farmland soil if drained
- Agricultural Classified Parcels



Town of Gallatin
Columbia County, NY
Comprehensive Plan Update

Fire Districts

- Tax Parcels
- Surface Water
- Roads
 - State Highway
 - State Parkway
 - County Roads
 - Local Roads
- Fire District
 - Ancram
 - Livingston
 - Milan
 - Pine Plains
 - Taghkanic



Town of Gallatin

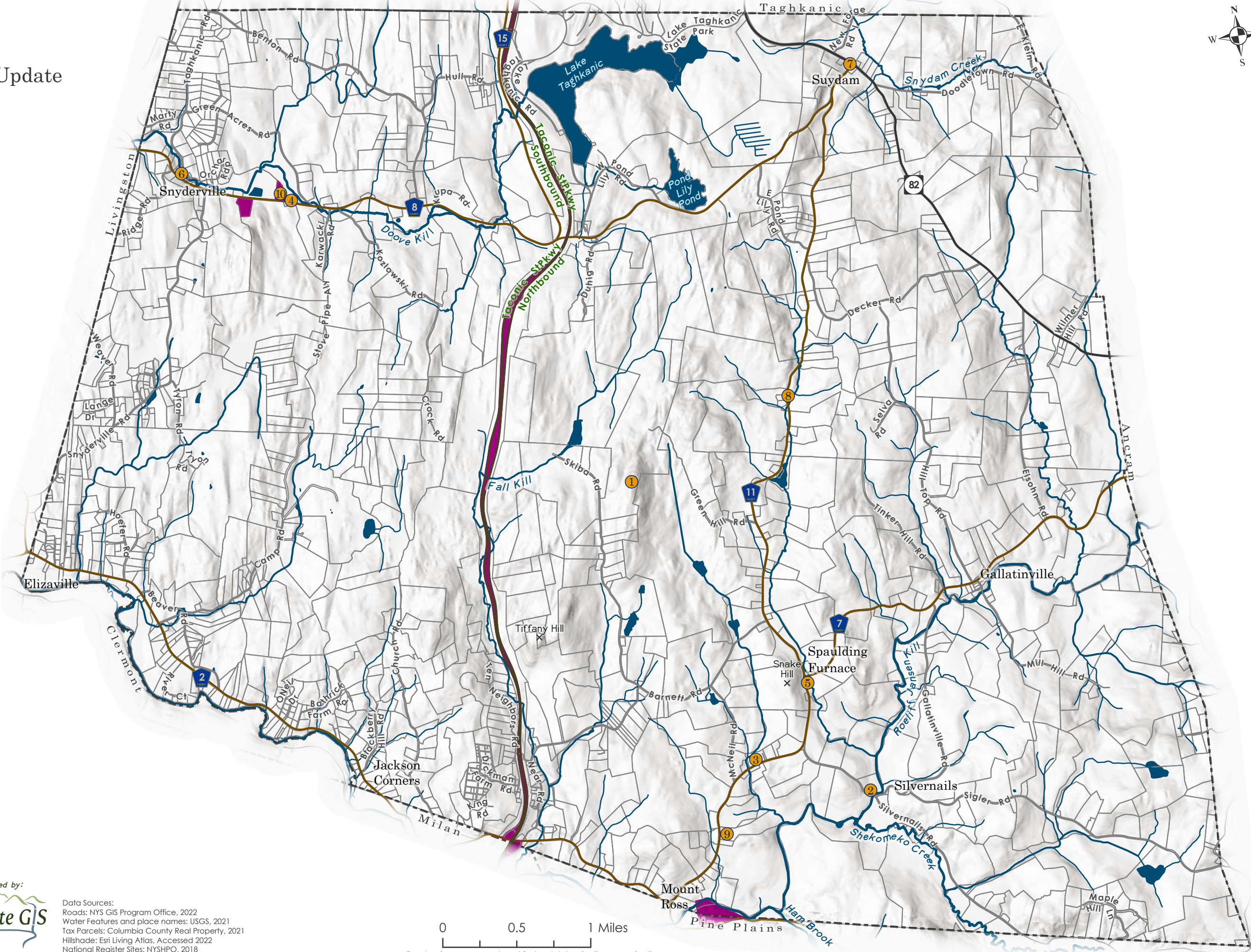
Columbia County, NY

Comprehensive Plan Update

Historic Places

- Tax Parcels
- Surface Water
- Roads
 - State Highway
 - State Parkway
 - County Roads
 - Local Roads
- Local Historic Sites
- National Register Sites

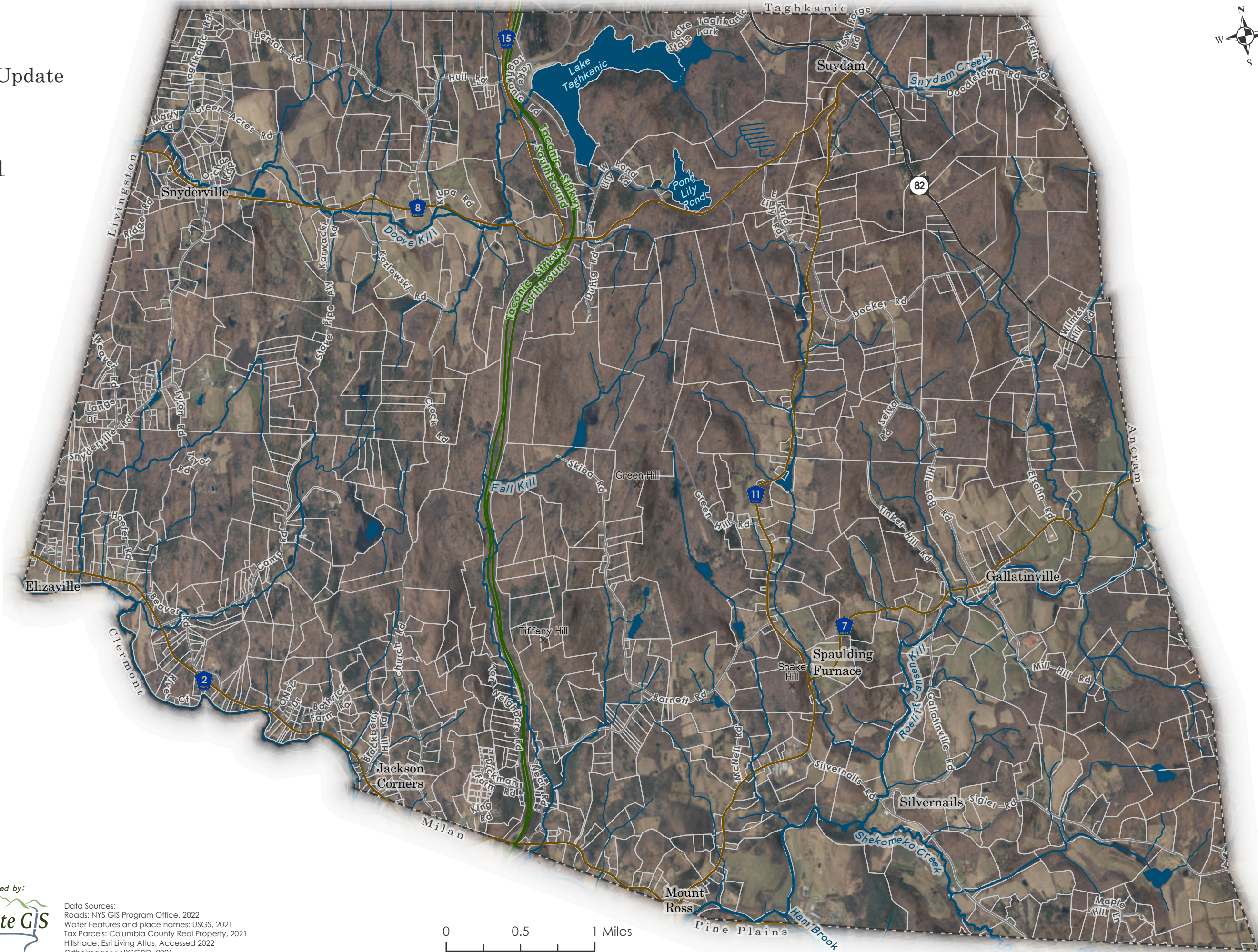
1. Green Hill, also known as Mattashuk Hill, highest point in Gallatin, was used by the Mohican Indians for signal fires.
2. Hans Ding Homestead, the first known settler of Gallatin.
3. Reformed Protestant Church and Cemetery, established in 1748.
4. Site of West Gallatin Methodist Episcopal Church and Cemetery, established in 1857.
5. Site of Moses Spaulding Furnace, circa 1840. It was used to manufacture plows for area farmers.
6. Site of first sawmill in Gallatin, built by Robert Livingston on the Doove Kill.
7. Site of Stage Coach Inn, circa 1798-1822, with Dr. J. Suydam, Proprietor.
8. Site of R. Lasher house, c. 1770.
9. Rev. Herman Vedder Farm and Homestead, c. 1804. He was the reverend of the Reformed Protestant Church from 1800 to 1861.
10. The Snydererville Schoolhouse on Route 8 near Snydererville Road. This is listed on the National Register of Historic Places.



Town of Gallatin
Columbia County, NY
Comprehensive Plan Update

Orthoimagery: 2021

- Tax Parcels
- Surface Water
- Roads
 - State Highway
 - State Parkway
 - County Roads
 - Local Roads



Town of Gallatin
Columbia County, NY
Comprehensive Plan Update

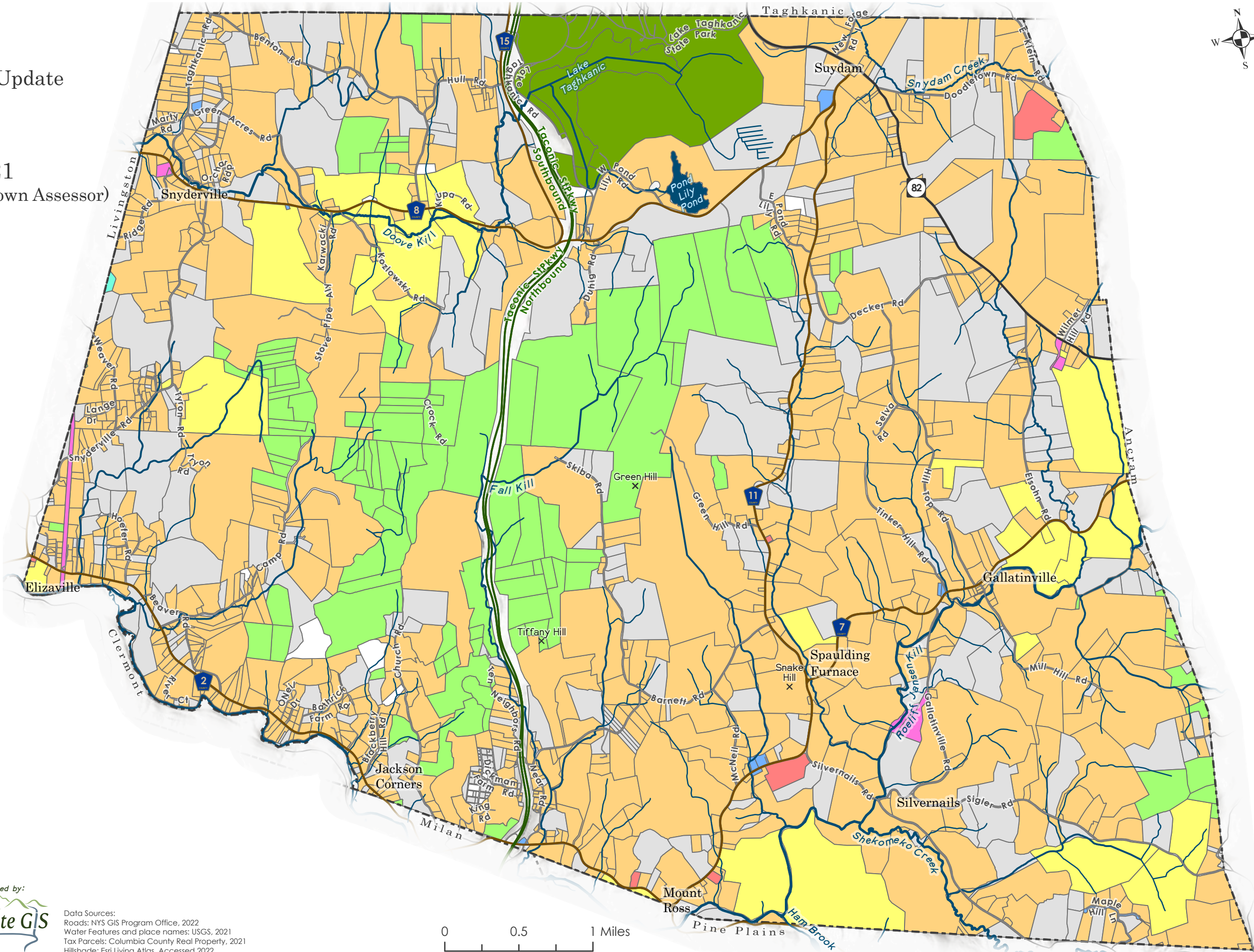
Property Class: 2021
(As Determined by the Town Assessor)

Property Classification

- Agricultural
- Residential
- Commercial
- Camps
- Community Services
- Public Services
- Private Forest
- Parks and Conservation
- Vacant
- Unclassified
- Surface Water

Roads

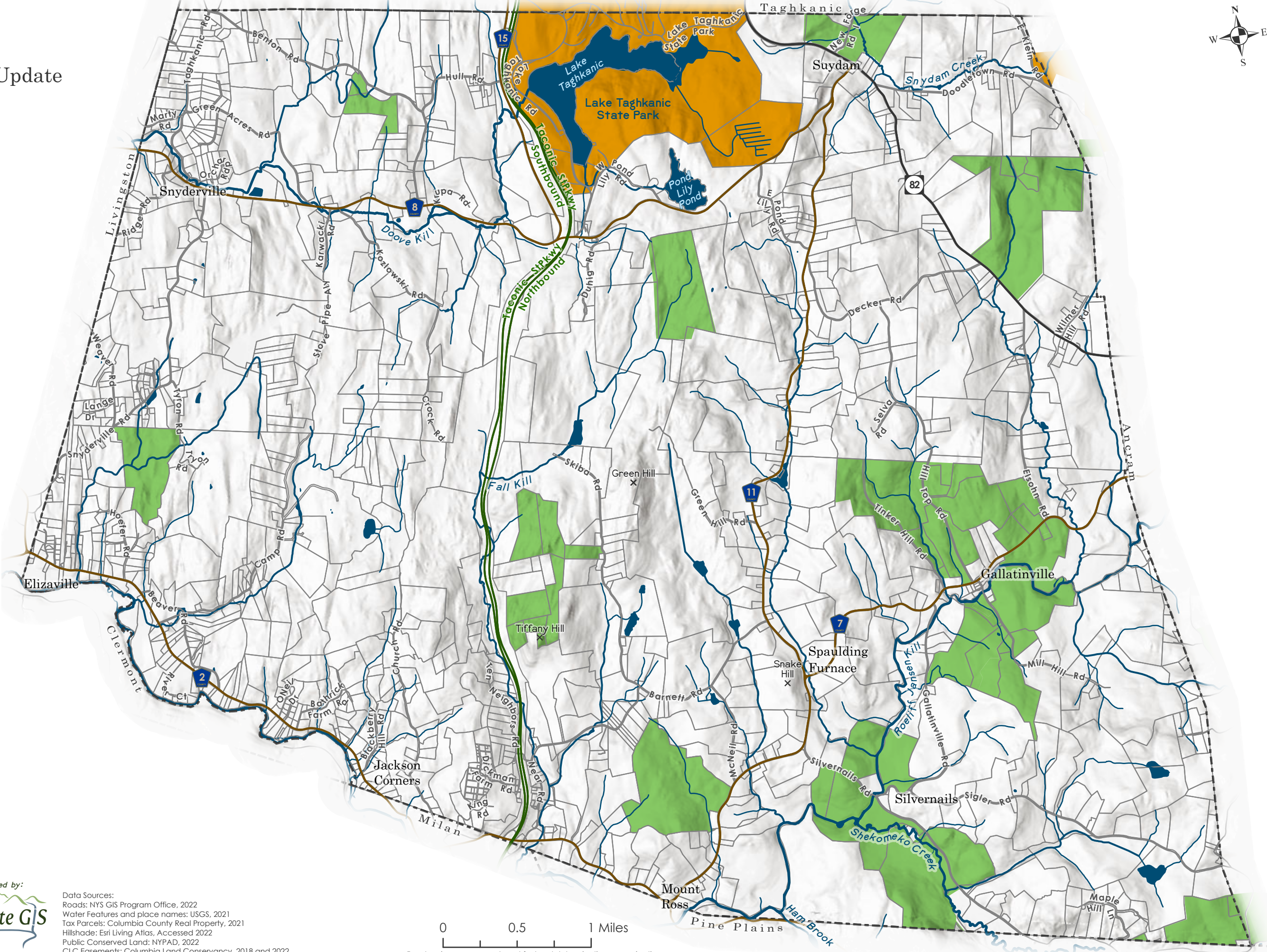
- State Highway
- State Parkway
- County Roads
- Local Roads



Town of Gallatin
Columbia County, NY
Comprehensive Plan Update

Protected Land

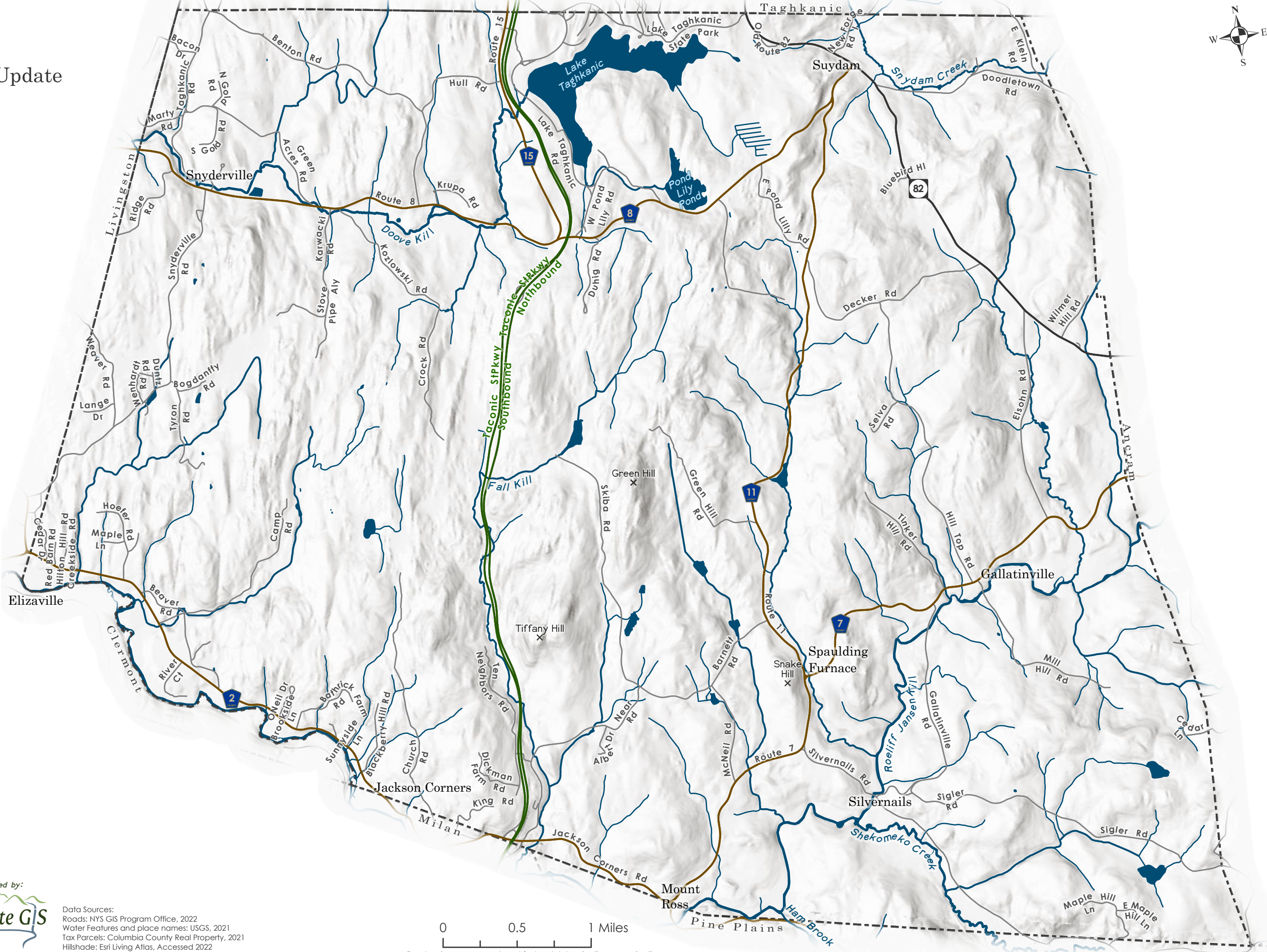
- Tax Parcels
- Surface Water
- Roads
 - State Highway
 - State Parkway
 - County Roads
 - Local Roads
- Public Conserved Land
- Private Columbia and Dutchess Land Conservancy Easements



Town of Gallatin
Columbia County, NY
Comprehensive Plan Update

Roads

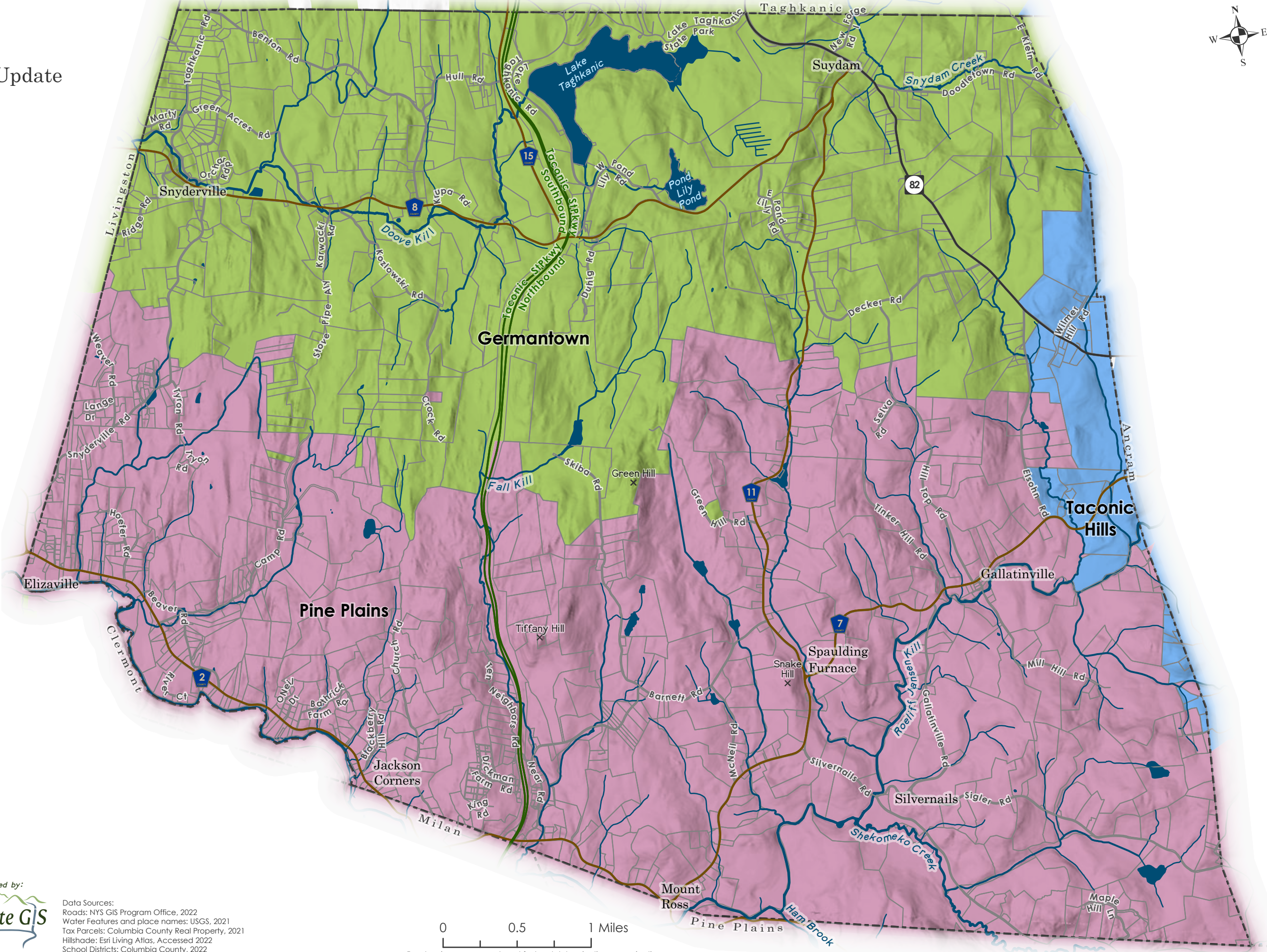
- Surface Water
- Roads
 - State Highway
 - State Parkway
 - County Roads
 - Local Roads



Town of Gallatin
Columbia County, NY
Comprehensive Plan Update

School Districts

- Tax Parcels
- Surface Water
- Roads
 - State Highway
 - State Parkway
 - County Roads
 - Local Roads
- School District
 - Germantown
 - Pine Plains
 - Taconic Hills



Town of Gallatin
Columbia County, NY
Comprehensive Plan Update

Steep Slopes

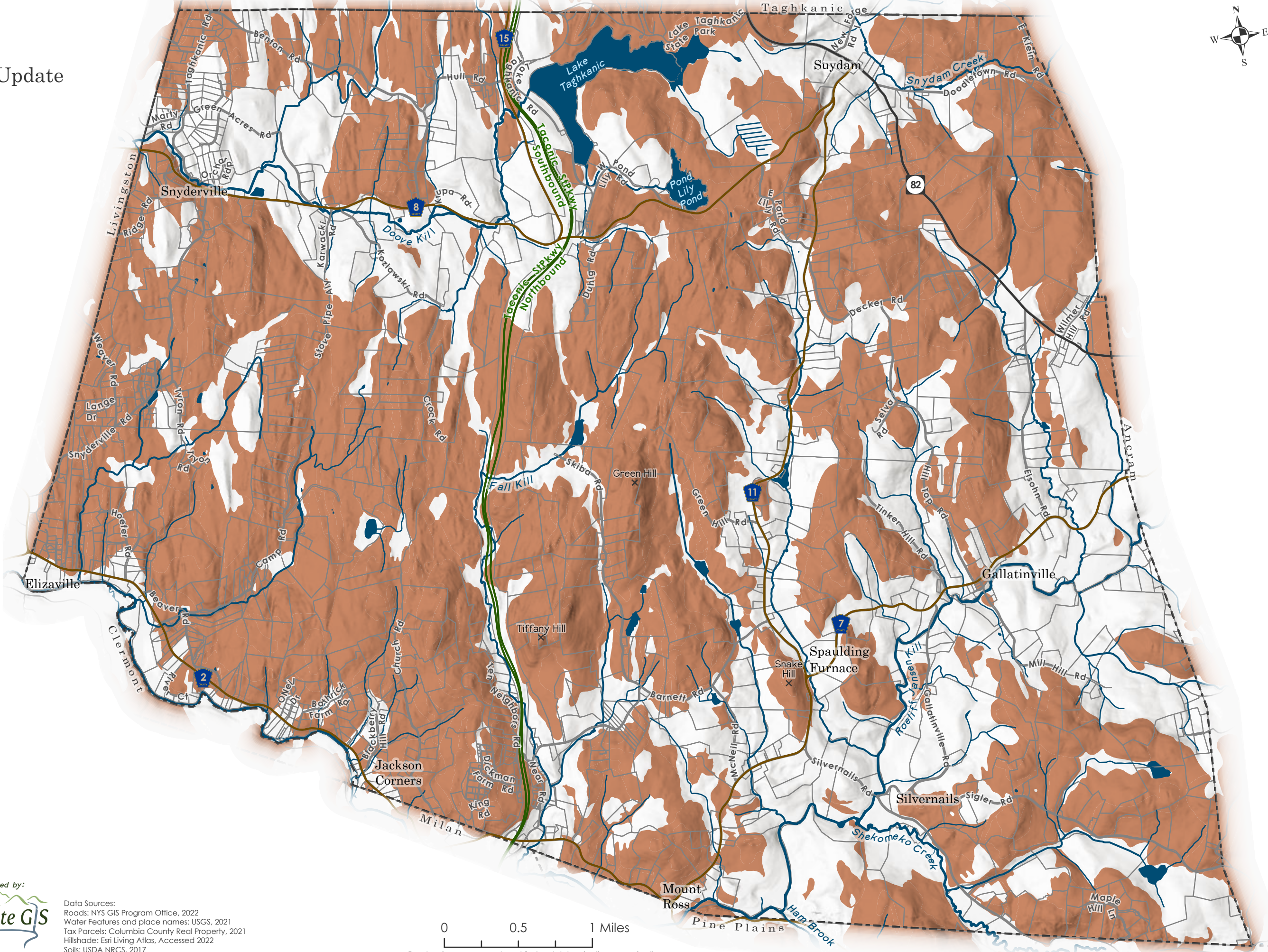
- Tax Parcels
- Surface Water
- Roads
 - State Highway
 - State Parkway
 - County Roads
 - Local Roads
- Percent Slope
 - >15% to 25%
 - >25% to 45%
 - >45%



Town of Gallatin
Columbia County, NY
Comprehensive Plan Update

Soils: Low Depth to
Bedrock

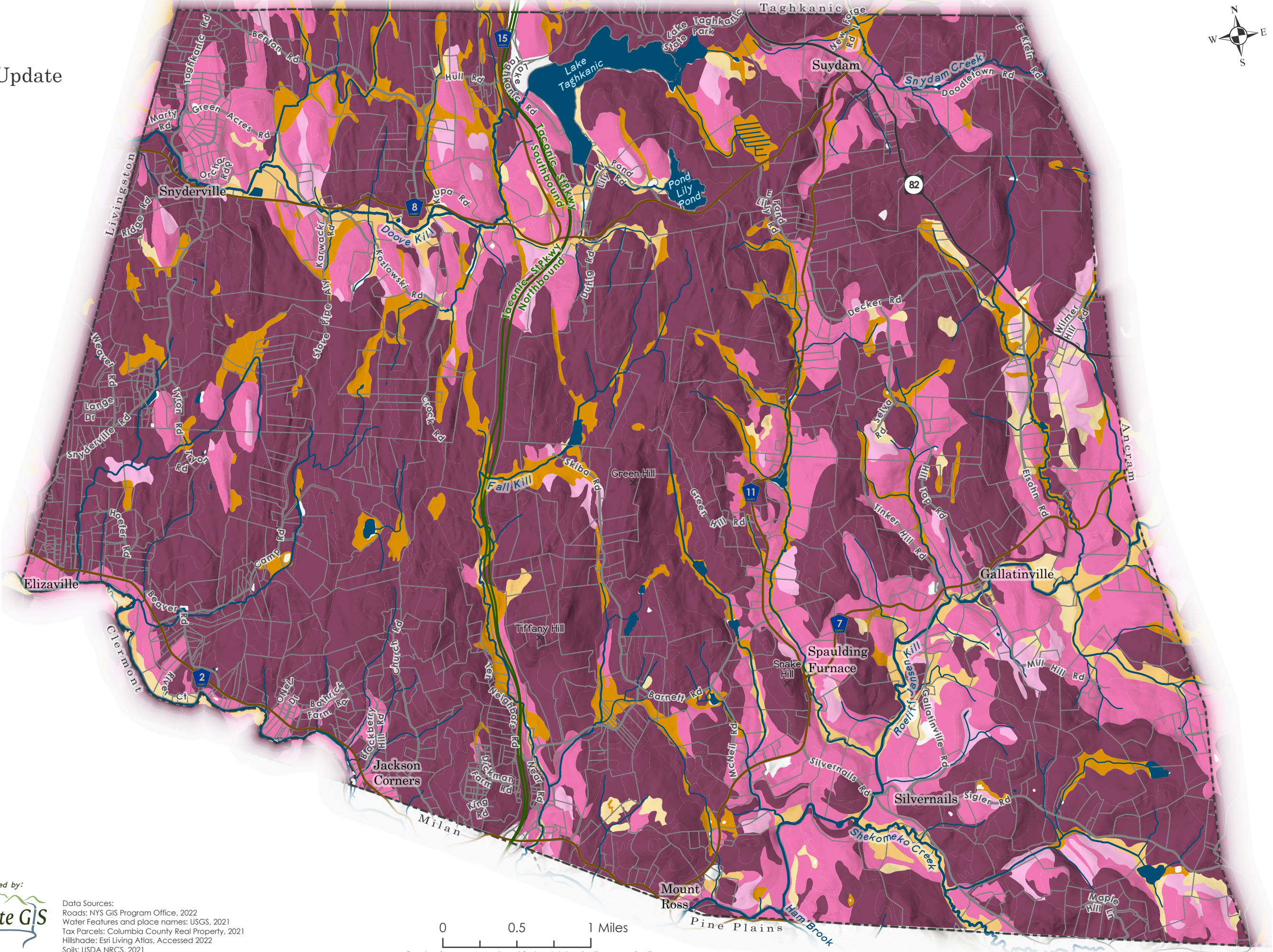
- Tax Parcels
- Surface Water
- Roads
 - State Highway
 - State Parkway
 - County Roads
 - Local Roads
- Low Depth to
Bedrock Soils (≤ 38
cm)



Town of Gallatin
Columbia County, NY
Comprehensive Plan Update

Soils: Drainage

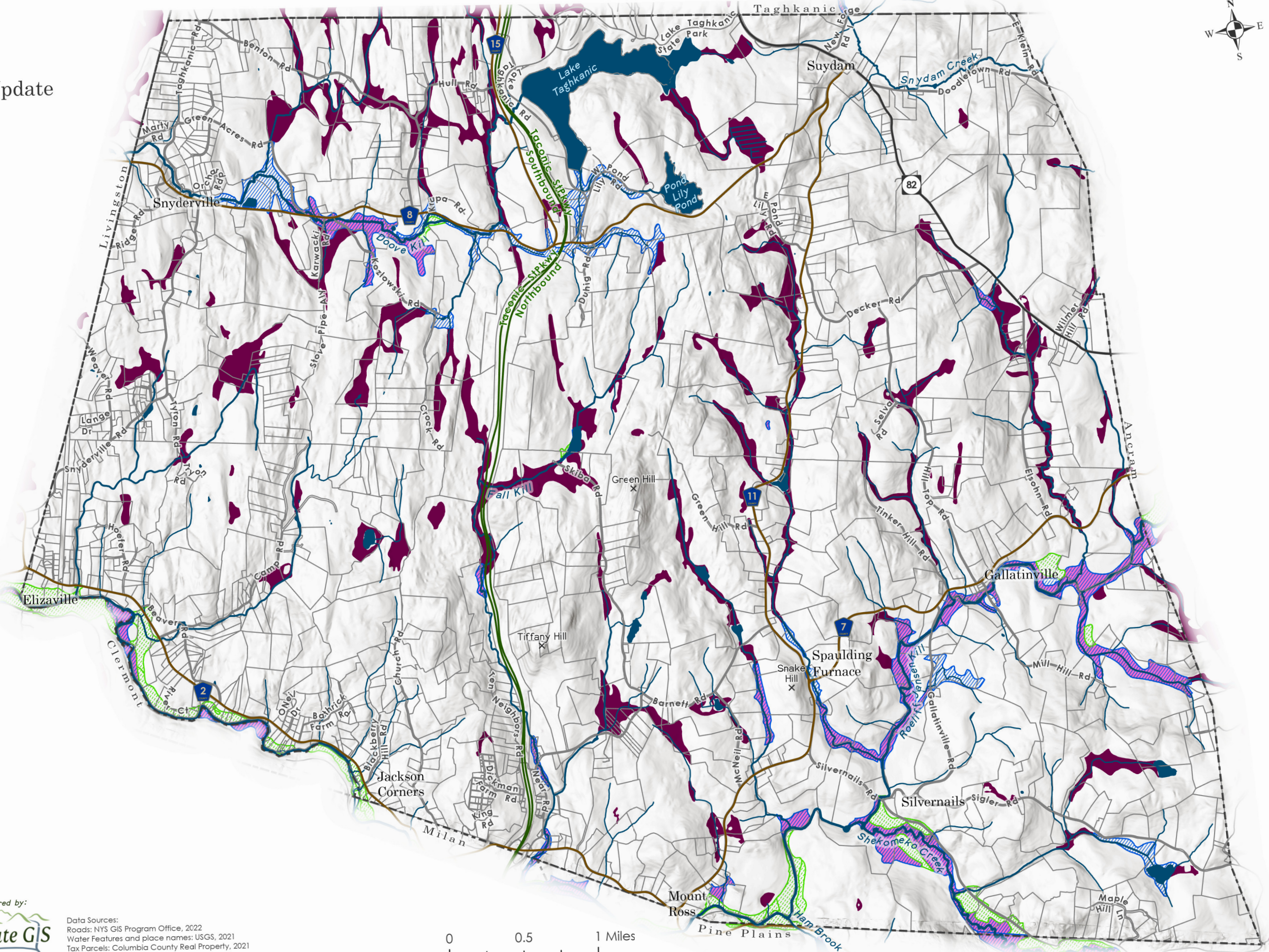
- Tax Parcels
- Surface Water
- Roads
 - State Highway
 - State Parkway
 - County Roads
 - Local Roads
- Drainage Classification
 - Somewhat excessively drained
 - Well drained
 - Moderately well drained
 - Somewhat poorly drained
 - Poorly drained
 - Very poorly drained



Town of Gallatin
Columbia County, NY
Comprehensive Plan Update

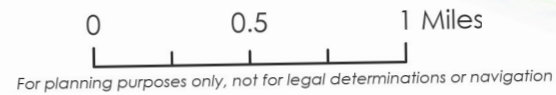
Soils: Flooding and
Ponding Frequency

- Tax Parcels
- Surface Water
- Roads
 - State Highway
 - State Parkway
 - County Roads
 - Local Roads
- Flooding Frequency
 - Frequent
 - Occasional
- Ponding Frequency
 - 75-100%
 - 50-74%



Map prepared by:
Upstate GIS

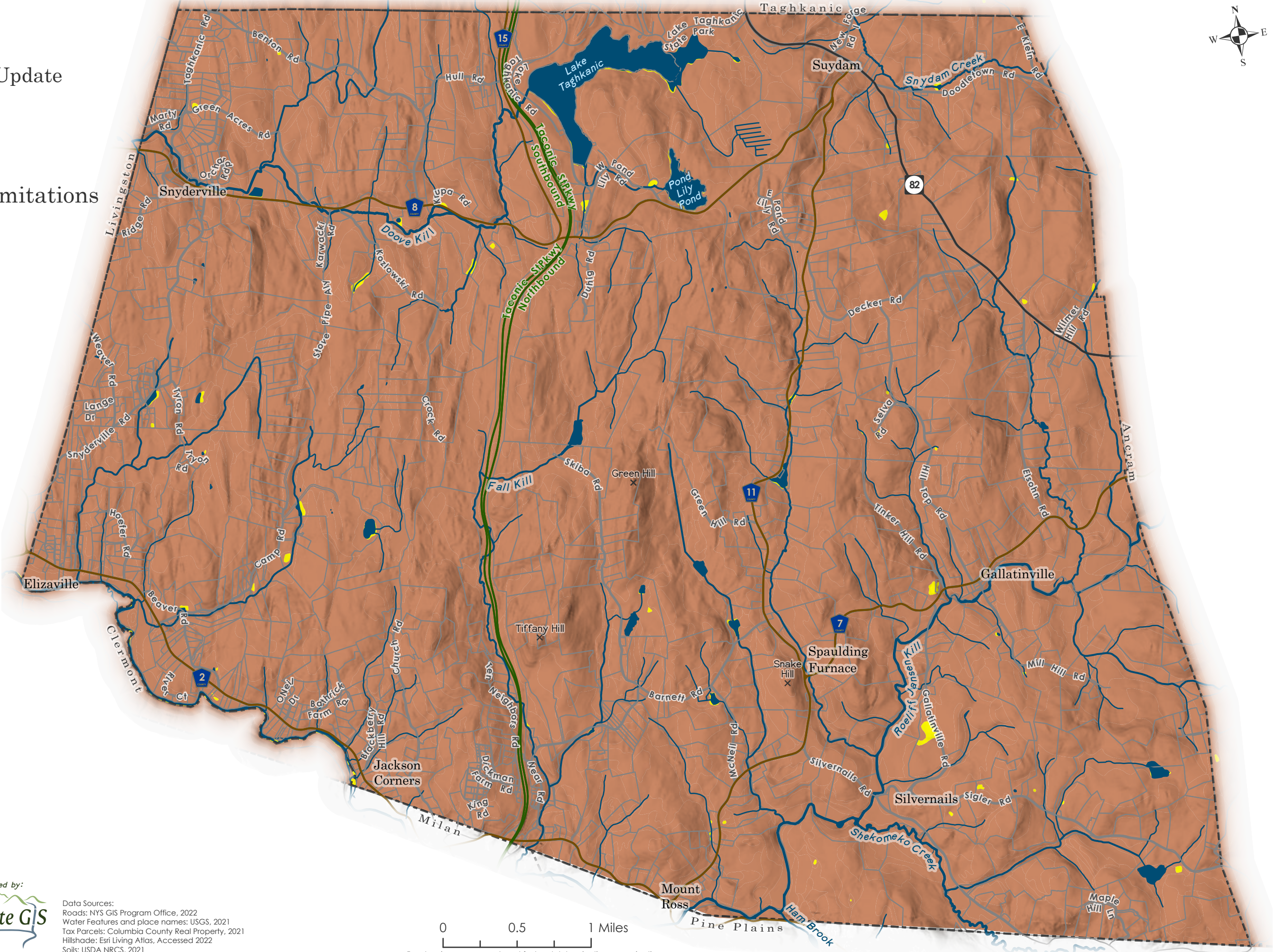
Data Sources:
Roads: NYS GIS Program Office, 2022
Water Features and place names: USGS, 2021
Tax Parcels: Columbia County Real Property, 2021
Hillshade: Esri Living Atlas, Accessed 2022
Soils: USDA NRCS, 2017



Town of Gallatin
Columbia County, NY
Comprehensive Plan Update

Soils: Septic Tank
Absorption Field Limitations

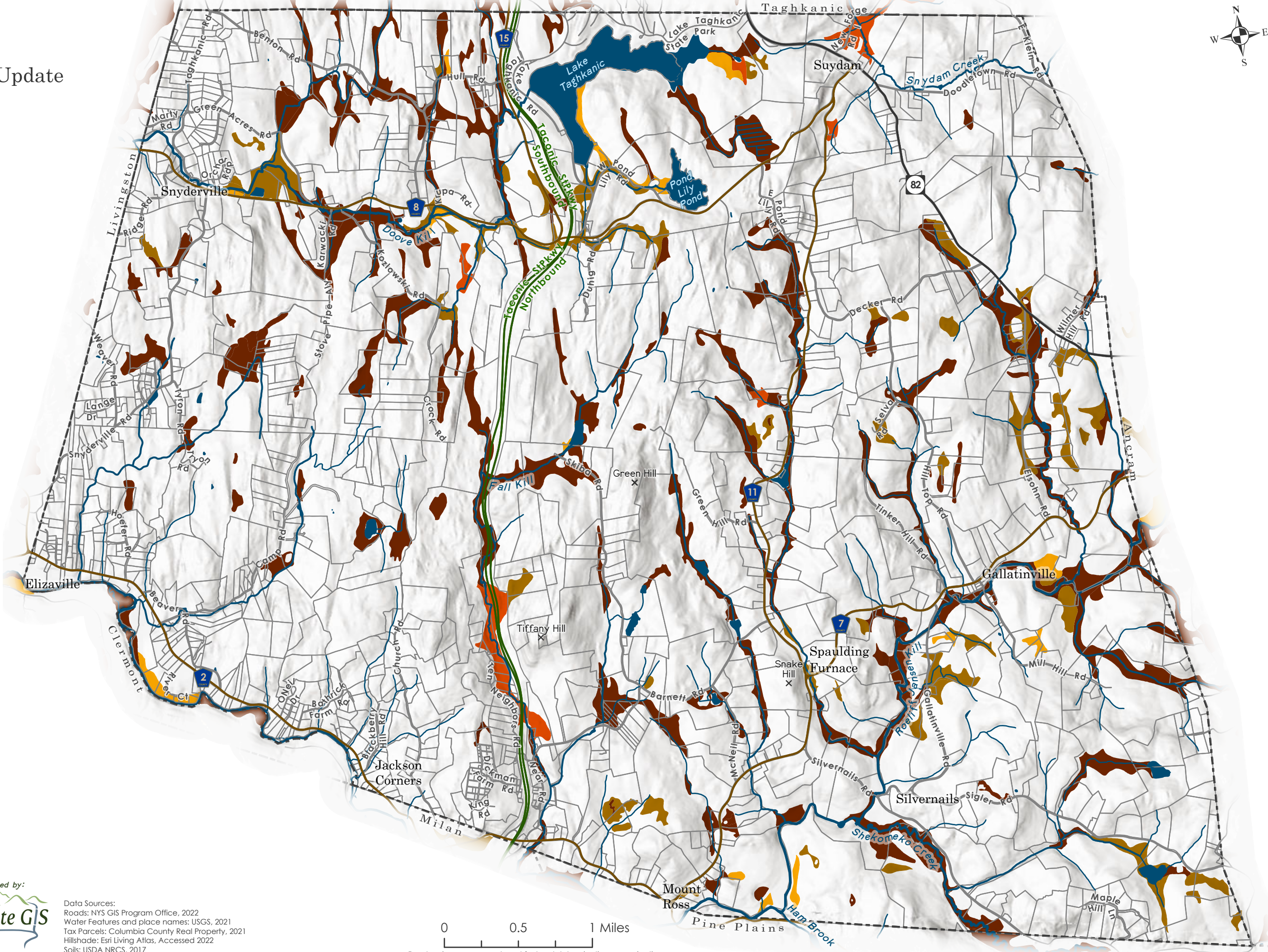
- Tax Parcels
- Surface Water
- Roads
 - State Highway
 - State Parkway
 - County Roads
 - Local Roads
- Septic Tank Absorption Fields
 - Very limited
 - Not rated



Town of Gallatin
Columbia County, NY
Comprehensive Plan Update

Soils: Low Depth to
Water Table

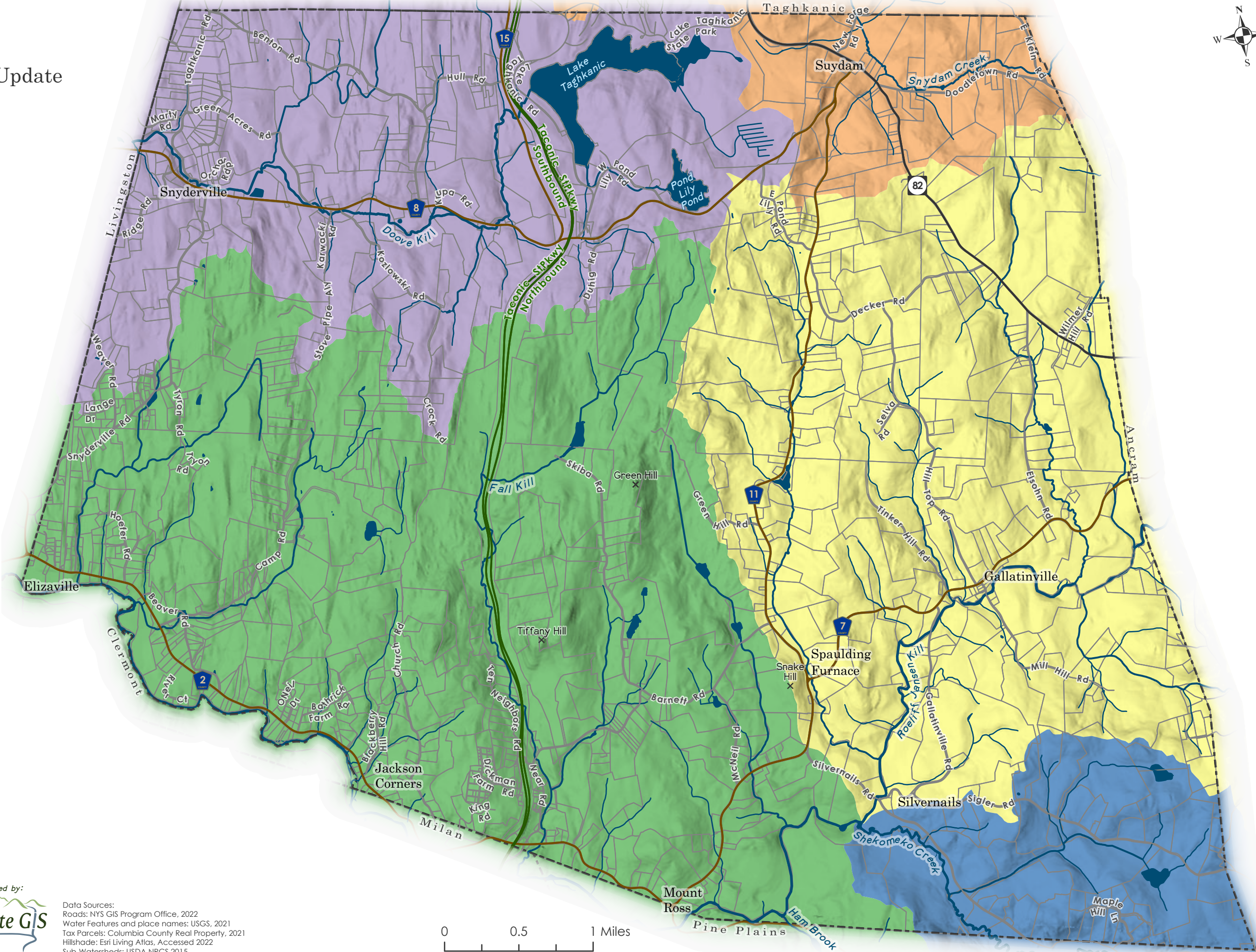
- Tax Parcels
- Surface Water
- Roads
 - State Highway
 - State Parkway
 - County Roads
 - Local Roads
- Water Table Depth - Annual Minimum
 - 0 cm
 - 8 cm
 - 15 - 23 cm
 - 30 - 31 cm



Town of Gallatin
Columbia County, NY
Comprehensive Plan Update

Sub-Watersheds

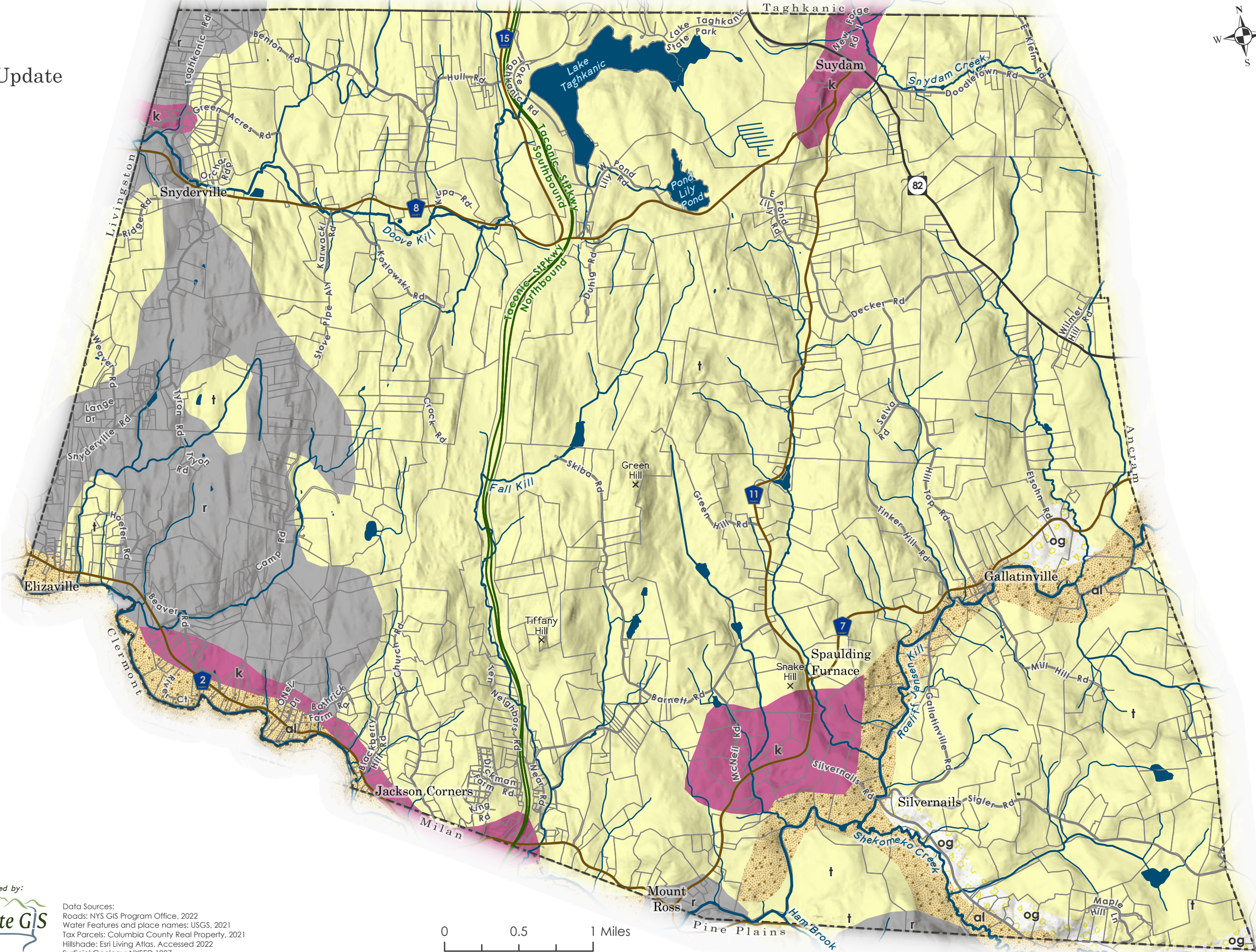
- Tax Parcels
- Surface Water
- Roads
 - State Highway
 - State Parkway
 - County Roads
 - Local Roads
- Sub-Watersheds
 - Fall Kill-Roeliff Jansen Kill
 - Klein Kill-Roeliff Jansen Kill
 - Loomis Creek-Claverack Creek
 - Punch Brook-Roeliff Jansen Kill
 - Shekomeko Creek



Town of Gallatin
Columbia County, NY
Comprehensive Plan Update

Surficial Geology

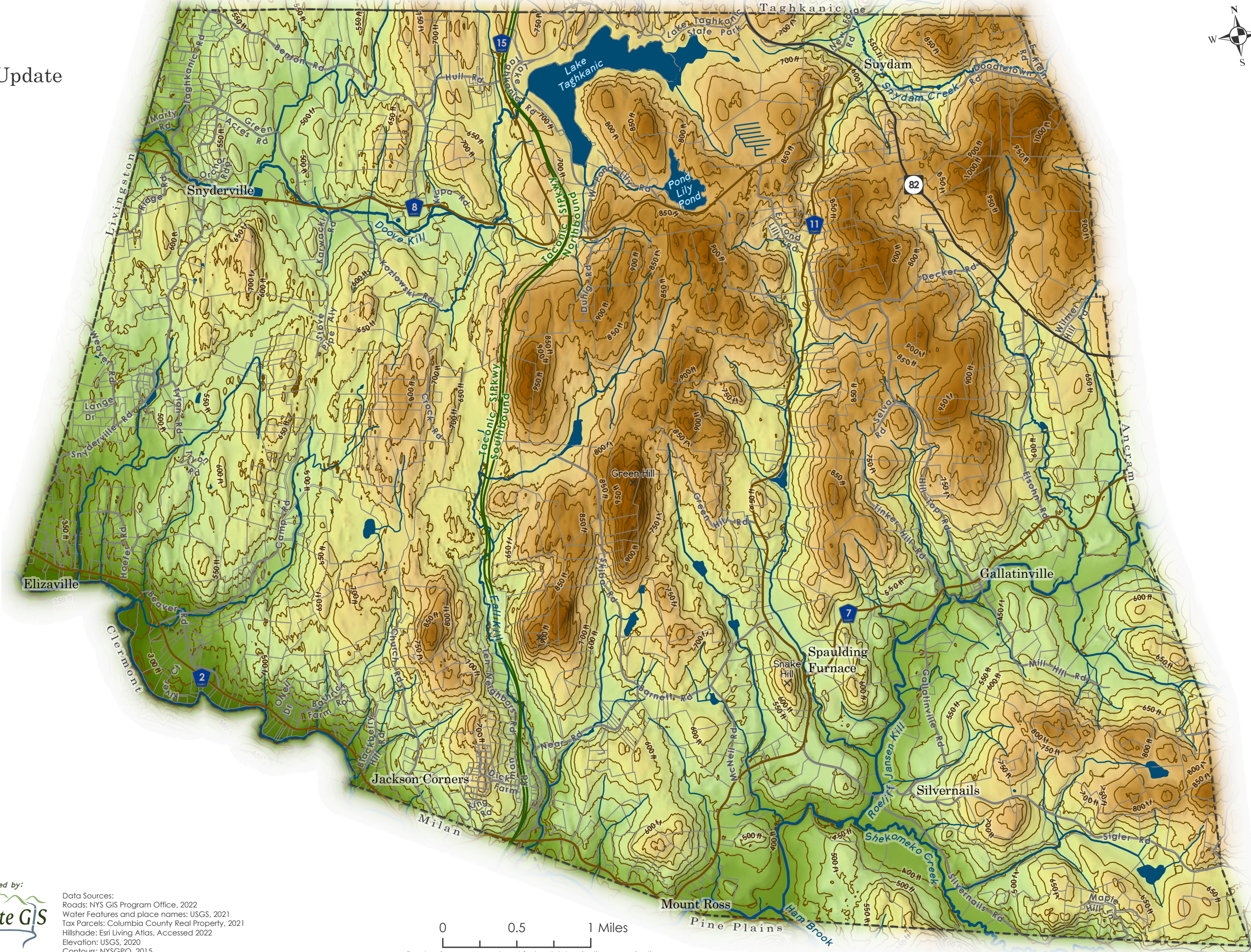
- Tax Parcels
- Surface Water
- Roads
 - State Highway
 - State Parkway
 - County Roads
 - Local Roads
- al: Recent alluvium
- og: Outwash sand and gravel
- k: Kame deposits
- t: Till
- r: Bedrock



Town of Gallatin
Columbia County, NY
Comprehensive Plan Update

Topography

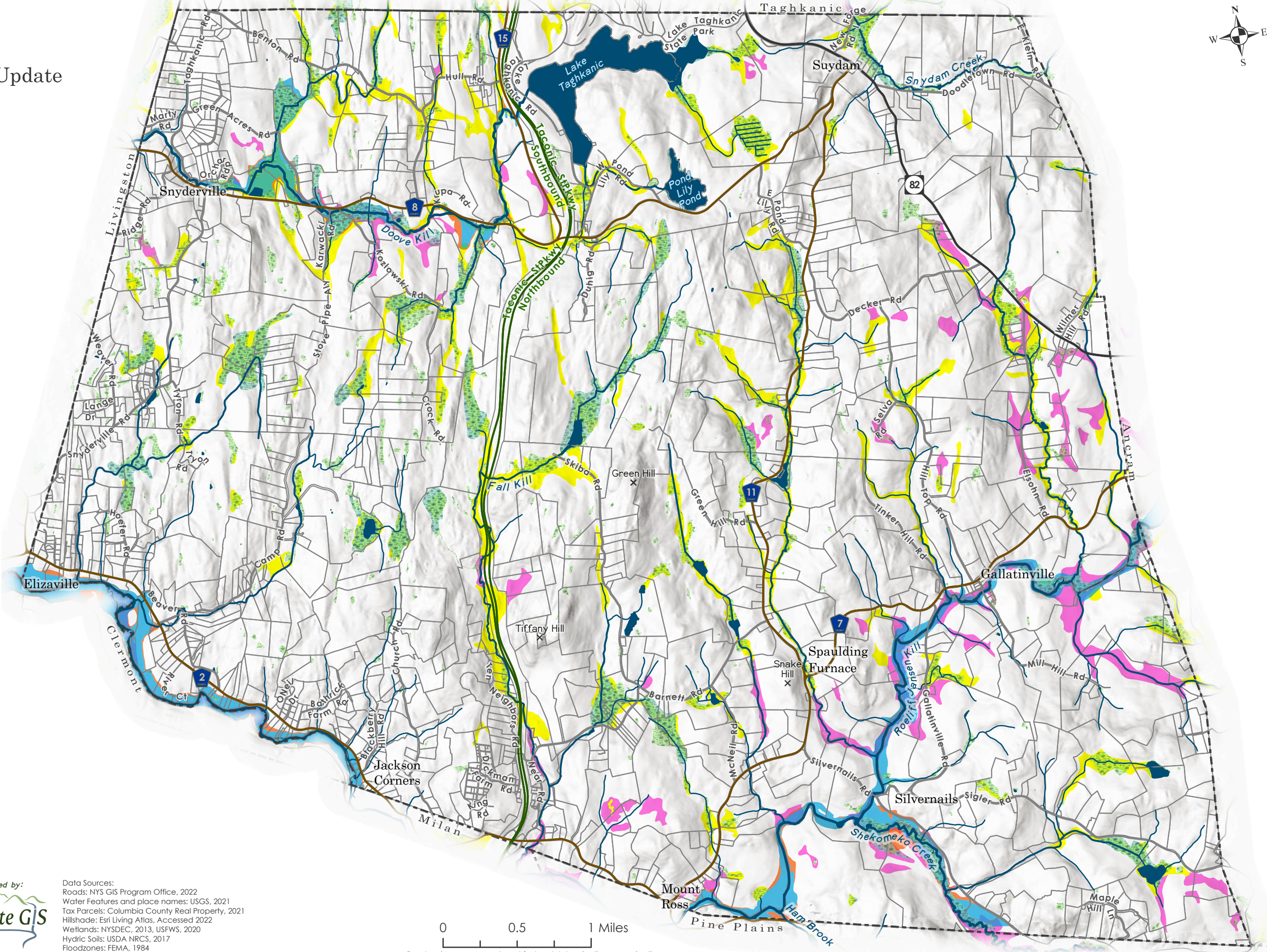
- Tax Parcels
- Surface Water
- 50-Foot Contours
- Roads
 - State Highway
 - State Parkway
 - County Roads
 - Local Roads
- Elevation Above Mean Sea Level
 - High: 1,104'
 - Low: 230'



Town of Gallatin
Columbia County, NY
Comprehensive Plan Update

Water Features

- Tax Parcels
- Surface Water
- Roads
 - State Highway
 - State Parkway
 - County Roads
 - Local Roads
- NYSDEC Regulated Wetlands
- USFWS NWI Wetlands
- 100-year Flood Zone
- 500-year Flood Zone
- Hydric Soils
 - All hydric
 - Partially hydric



Town of Gallatin
Columbia County, NY
Comprehensive Plan Update

Water Constraints

Tax Parcels

- Roads
- State Highway
 - State Parkway
 - County Roads
 - Local Roads
 - All Water Constraints

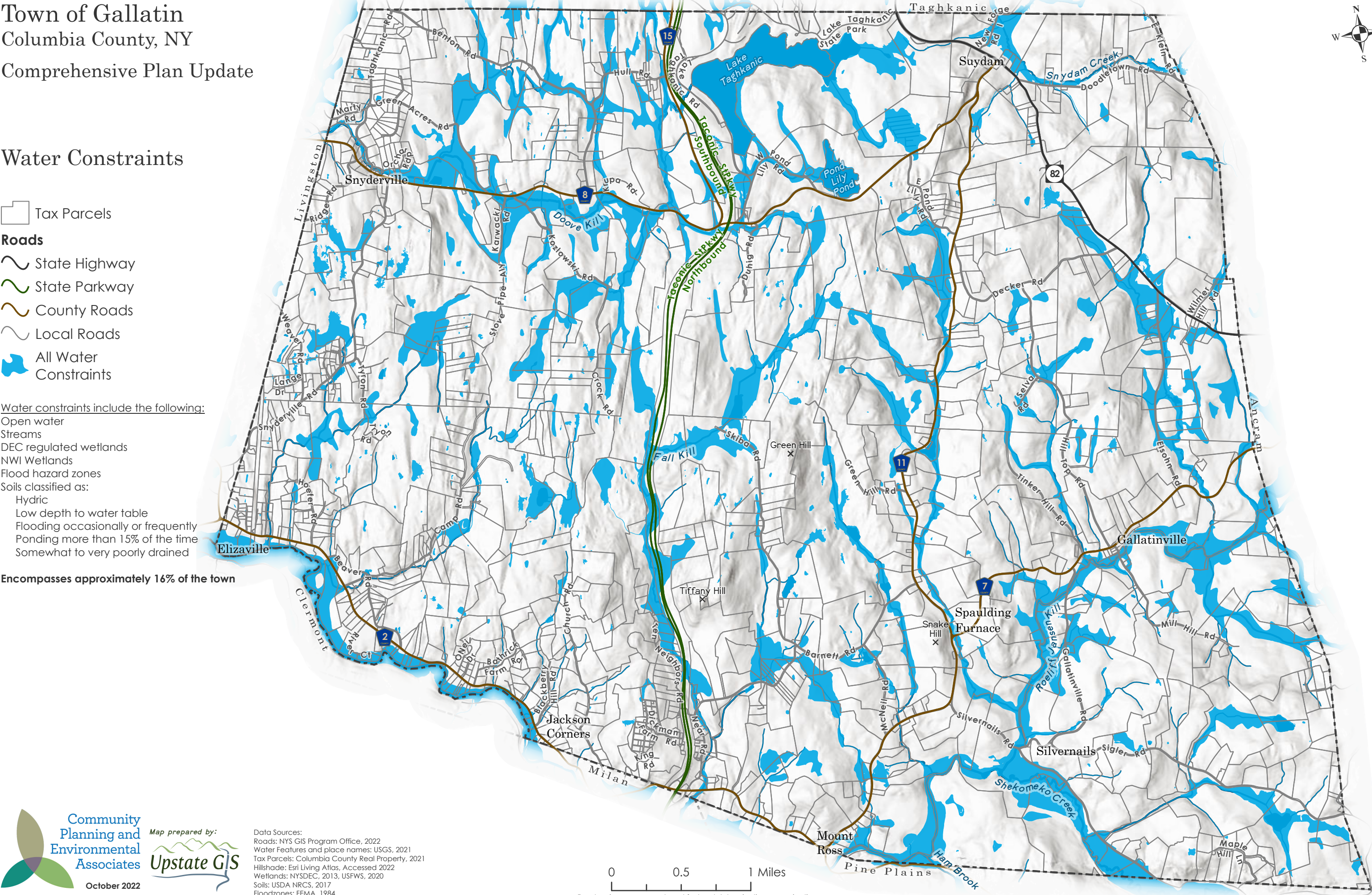
Water constraints include the following:

- Open water
- Streams
- DEC regulated wetlands
- NWI Wetlands
- Flood hazard zones

Soils classified as:

- Hydric
- Low depth to water table
- Flooding occasionally or frequently
- Ponding more than 15% of the time
- Somewhat to very poorly drained

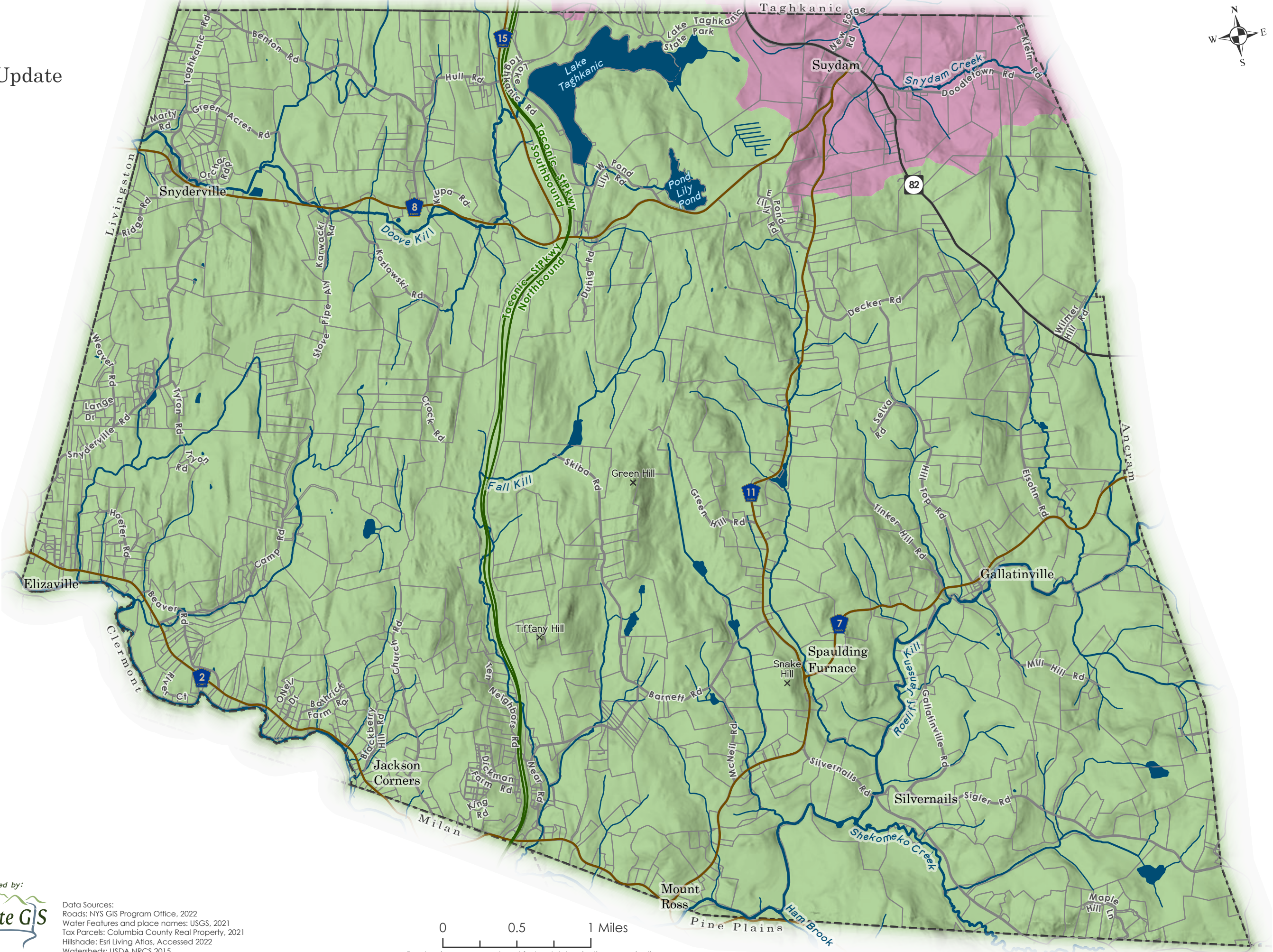
Encompasses approximately 16% of the town



Town of Gallatin
Columbia County, NY
Comprehensive Plan Update

Watersheds

- Tax Parcels
- Surface Water
- Roads
 - State Highway
 - State Parkway
 - County Roads
 - Local Roads
- Watersheds
 - Claverack Creek
 - Roeliff Jansen Kill



Town of Gallatin
Columbia County, NY
Comprehensive Plan Update

Zoning

-  Tax Parcels
-  Surface Water
- Roads**

 State Highway

 State Parkway

 County Roads

 Local Roads
- Zoning Districts**

 H: Hamlet

 RA-2: Residential Agriculture 2 acres

 RA-3: Residential Agriculture 3 acres

 LDR-3: Low Density Residential Agriculture 3 acres

 LTSPRK: Lake Taghkanic State Park

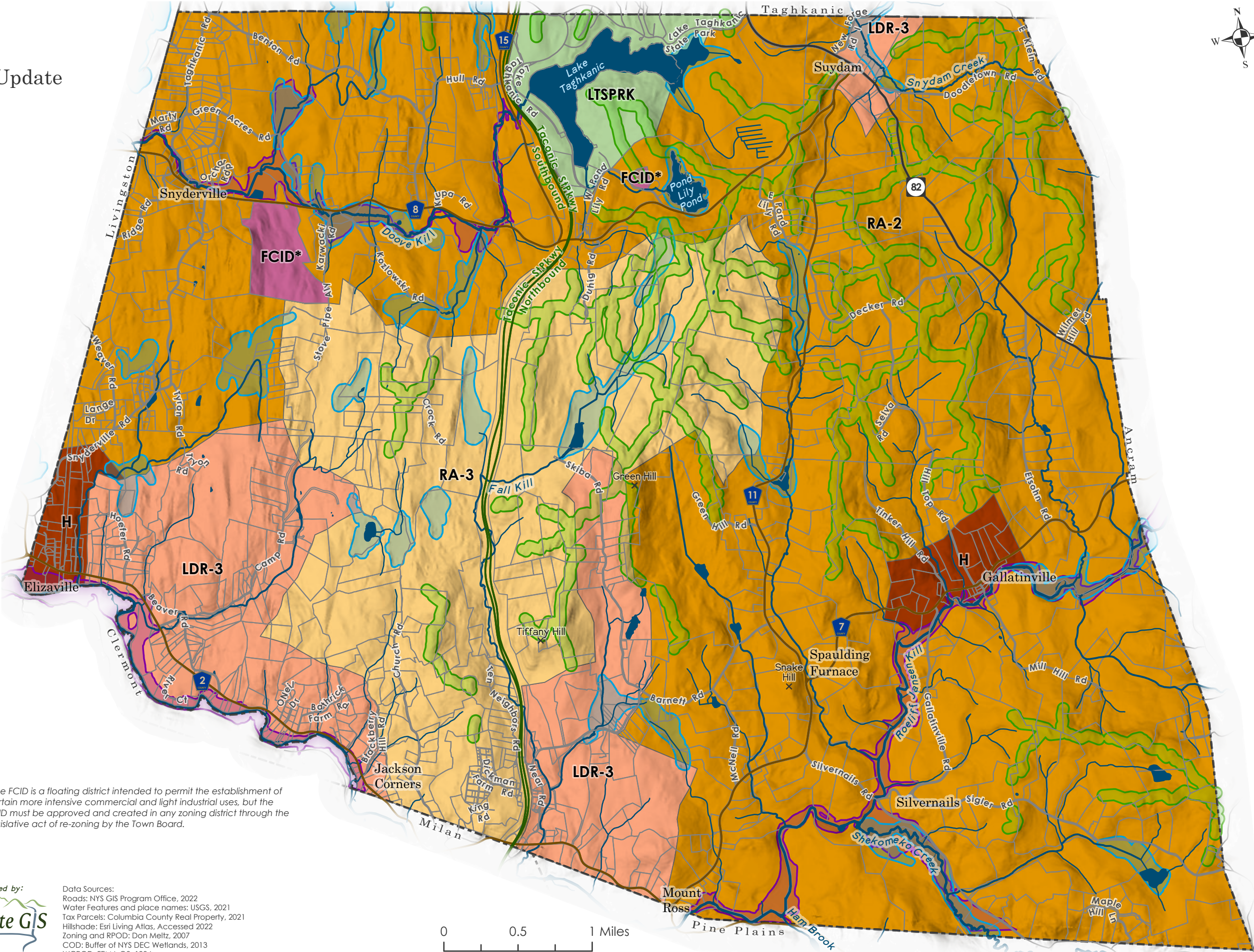
 FCID*: Floating Commercial / Industrial District

 Ridgeline Protection Overlay District (RPOD)

 Conservation Overlay District (COD)

 Watercourse Protection Overlay District (WCPD)

*The FCID is a floating district intended to permit the establishment of certain more intensive commercial and light industrial uses, but the FCID must be approved and created in any zoning district through the legislative act of re-zoning by the Town Board.



Appendix 4. Natural Areas and Wildlife in Your Community, A Habitat Summary Prepared for the Town of Gallatin, New York State Department of Environmental Conservation (2021)

This document was created by the New York State Department of Environmental Conservation's Hudson River Estuary Program and Cornell University's Department of Natural Resources. It was compiled in August 2021 and provides information for land-use planning and decision-making as requested by the Town of Gallatin. It identifies significant ecosystems in the town, including streams, forests, wetlands, and other natural areas with important biological values.

This most recent version of the Habitat Summary includes complementary text, maps, and tables and updates a prior Habitat Summary for Gallatin produced by Karen Strong in 2010. The Habitat Summary text describes what is known about the town's important natural areas and habitats based on information in databases of the New York State Department of Environmental Conservation (DEC) and the New York Natural Heritage Program (NYNHP) and a review of local studies available at the time of writing

This summary is based only on existing information available to the New York State Department of Environmental Conservation (DEC) and its partners, and therefore should not be considered a complete inventory. Some of the maps included in the Habitat Summary use the same data as the updated maps created for this Comprehensive Plan.

The purpose of the Habitat Summary is to help Gallatin identify critical areas for habitat and Wildlife. In so doing, the NYS DEC provides information so that municipalities are better equipped to pursue conservation opportunities and make informed land-use decisions. This proactive approach to planning can help municipalities avoid the costs of urban and suburban sprawl, maintain community character and quality of life, and preserve the many benefits, or ecosystem services, that healthy, natural systems provide to present and future generations.

The complete Habitat Summary (28 pages) is attached as Appendix 4 and shall be included in whole as part of this Comprehensive Plan, Part II.

NATURAL AREAS AND WILDLIFE IN YOUR COMMUNITY



Hudson River
Estuary Program

A Program of the New York State Department of Environmental Conservation

A Habitat Summary Prepared for the Town of Gallatin

This Habitat Summary was completed in August 2021, providing information for land-use planning and decision-making as requested by the Town of Gallatin. It identifies significant ecosystems in the town, including streams, forests, wetlands, and other natural areas with important biological values. This summary is based only on existing information available to the New York State Department of Environmental Conservation (DEC) and its partners, and, therefore should not be considered a complete inventory. Additional information about habitats in our region can be found in the *Wildlife and Habitat Conservation Framework* developed by the Hudson River Estuary Program (Penhollow et al. 2006) and in the *Biodiversity Assessment Manual for the Hudson River Estuary Corridor* developed by Hudsonia and published by DEC (Kiviat and Stevens 2001).

Ecosystems of the estuary watershed—wetlands, forests, stream corridors, grasslands, and shrublands—are not only habitat for abundant fish and wildlife, but also support the estuary and provide many vital benefits to human communities. These ecosystems help to keep drinking water and air clean, moderate temperature, filter pollutants, and absorb floodwaters. They also provide opportunity for outdoor recreation and education, and create the scenery and sense of place that is unique to the Hudson Valley. Local land-use planning efforts are instrumental in balancing future development with protection of these resources. By conserving sufficient habitat to support the region's astonishing diversity of plants and animals, communities can ensure that healthy, resilient ecosystems—and the benefits they provide—are available to future generations. For more information on local conservation approaches, see *Conserving Natural Areas and Wildlife in Your Community: Smart Growth Strategies for Protecting the Biological Diversity of New York's Hudson River Valley* (Strong 2008).

The Estuary Program works toward achieving key benefits:

- Clean water
- Resilient communities
- Vital estuary ecosystem
- Fish, wildlife & habitats
- Natural scenery
- Education, access, recreation, and inspiration

This document was created by the New York State Department of Environmental Conservation's Hudson River Estuary Program and Cornell University's Department of Natural Resources. The Estuary Program (<http://www.dec.ny.gov/lands/4920.html>) protects and improves the natural and scenic Hudson River watershed for all its residents. The program was created in 1987 and extends from the Troy dam to upper New York Harbor.

The Estuary Program is funded by the NYS Environmental Protection Fund. The Conservation and Land Use Program was created in partnership with Cornell University to help Hudson Valley communities learn what plants, animals, and habitats are found locally; understand the value of these resources; and increase their capacity to identify, prioritize, and conserve important natural areas through informed decision-making. Additional information about Hudson Valley habitats can be found on DEC's webpages, starting with www.dec.ny.gov/lands/5094.html.

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Table of Contents

■ Introduction.....	3
Summary Content.....	3
How to use this summary	4
Limitations of Maps in this Summary	4
How to find more information.....	4
Conservation.....	5
■ Important Habitats in the Town of Gallatin.....	6
Land Use and Land Cover (Figure 1)	6
Important Biodiversity Areas (Figure 2)	8
Lake Taghkanic State Park.....	8
Known Important Areas for Rare Animals and Rare Plants.....	8
Significant Natural Communities.....	9
Forest Linkage Zone	9
Floodplain Forests.....	9
Streams and Watersheds (Figure 3)	13
Streams and Watersheds in Gallatin	13
Stream Flow and In-Stream Habitats.....	14
Riparian Areas	14
Trout or Trout-Spawning Streams.....	15
Important Coldwater Stream Habitats.....	15
Water Quality Classifications and Assessment (not mapped)	15
Stream Protection	16
State Water Quality Monitoring and Assessments	16
Local Water Quality Monitoring.....	17
Wetlands (Figure 4)	17
National Wetlands Inventory and NYS Freshwater Wetlands	17
Wetland Soils	18
Vernal Pools.....	18
Large Forests (Figure 6)	18
Forest Condition Index.....	18
Core Forests	19
Grasslands, Shrublands, and Young Forests (see Land Use Land Cover Map)	20
■ References.....	26
■ General Conservation Measures	28

Introduction

The Hudson River Estuary and its watershed is a region of remarkable beauty, historical and economic significance, and high biological diversity. The region, comprising only 13.5% of the land area in New York, contains nearly 85% of the bird, mammal, reptile, and amphibian species found in the state (Penhollow et al., 2006). Municipalities can play a key role in conserving this natural heritage and the ecological processes that sustain it. By identifying important areas for habitat and wildlife, municipalities are better equipped to pursue conservation opportunities and make informed land-use decisions. This proactive approach to planning can help municipalities avoid the costs of urban and suburban sprawl, maintain community character and quality of life, and preserve the many benefits, or ecosystem services, that healthy, natural systems provide to present and future generations.

*An **ecosystem** is a community of animals and plants interacting with one another and with their physical environment.*

***Ecosystem services** are life-sustaining benefits we receive from nature, such as food, medicine, water purification, flood control, and pollination. Many of these services are provided for “free,” yet are worth many trillions of dollars.*

- Ecological Society of America

Summary Content

This summary includes complementary text, maps, and tables and updates a prior Habitat Summary for Gallatin produced by Karen Strong in 2010. The Habitat Summary text describes what is known about the town’s important natural areas and habitats based on information in databases of the New York State Department of Environmental Conservation (DEC) and the New York Natural Heritage Program (NYNHP) and a review of local studies available at the time of writing. The text details information contained in the following five maps:

- [Figure 1: Land Use and Land Cover](#)
- [Figure 2: Important Biodiversity Areas](#)
- [Figure 3: Streams and Watersheds](#)
- [Figure 4: Wetlands](#)
- [Figure 5: Large Forests](#)

Summary tables in the report include:

- [Table 1: Land Use and Land Cover Area and Percent](#)
- [Table 2: Species of Conservation Concern](#)
- [Table 3: Watershed Land Cover](#)
- [Table 4: Waterbody Assessment](#)

At the end of the summary, [references](#) identify the sources of information in this document and places to find more information. [General conservation measures](#) for protecting natural areas and wildlife are also provided.

Links in the summary will direct you to websites, publications, and fact sheets for supplemental information. Most of the GIS layers shown in the habitat summary maps are available for download from the [New York GIS Clearinghouse](#); others are available upon request from the Estuary Program. A complementary online map application, the [Hudson Valley Natural Resource Mapper](#), can be used for more interactive viewing of mapped features in the habitat summary. Attribute information for many of the individual features is available in the mapper, along with links to more information, including GIS data sources. In addition, many of the data and additional layers are available for viewing using the [Columbia County online NRI map viewer](#).

Please note that some habitats and species identified in this document may be protected by state or federal programs. The [Environmental Resource Mapper](#) on DEC's website can help identify those resources. Please work with DEC's Region 4 Office in Schenectady and other appropriate entities as necessary.

How to use this summary

This summary provides a starting point for recognizing important natural areas in the town and surrounding areas, but is limited to existing information and is not a substitute for on-site survey and assessment. Information provided should be verified for legal purposes, including environmental review. Effective conservation occurs across property and political boundaries and, therefore, necessitates a broader view of natural landscapes. By identifying areas with high-quality resources, this summary will be especially useful for setting priorities to inform municipal planning. Habitat summaries like this have been used by communities for open space plans, comprehensive plans, natural resource inventories, and other conservation and planning actions. One Hudson Valley town used the species lists in its comprehensive plan's generic environmental impact statement, another to designate critical environmental areas. Some communities have incorporated their summaries directly into plans, while others refer to the information when writing their own documents.

Though this summary does not contain adequate detail for site planning purposes, it can be useful for environmental review. First, by identifying high quality habitats on a municipal-wide scale, it helps land-use decision-makers and applicants understand how a proposed site plan might relate to important natural areas on- and off-site. Second, the summary highlights areas that may require more detailed assessment to evaluate potential impacts. Third, the tables identify species of conservation concern that may warrant special attention during reviews. If it's not already a routine step, the planning board should consider requiring

Limitations of Maps in this Summary

Maps included here were created in a geographic information system or GIS. Information on the maps comes from different sources, produced at different times, at different scales, and for different purposes. It is often collected or developed from remote sensing data (i.e., aerial photographs, satellite imagery) or derived from paper maps. For these reasons, GIS data often contain inaccuracies from the original data, plus any errors from converting it. Therefore, maps created in GIS are approximate and best used for planning purposes. They should not be substituted for site surveys. Any resource shown on a map should be verified for legal purposes, including environmental review.

applicants to produce a current letter from the [New York Natural Heritage Program](#) that identifies rare plants, rare animals, and significant ecosystems that are known to be on or near a proposed development site. The planning board and applicants should also work closely with DEC Region 4 Permits staff to ensure regulatory requirements are met.

How to find more information

Most of the GIS data presented in the Habitat Summary maps may be obtained for free from the [New York State GIS Clearinghouse](#) or from other public websites, including the [Columbia County online NRI map viewer](#). The summary can be enhanced by local knowledge. Local studies, maps, plans, and knowledgeable residents can provide details and may reveal previously unknown, high-quality ecosystems. Ecologists at the Farmscape Ecology Program at Hawthorne Valley Farm may have additional records of county-rare plants or invertebrates. Biological information in environmental impact statements may also be useful, especially when a municipality has habitat standards for environmental review. The [2018 Columbia County Natural Resources Inventory](#) contains additional mapping and detailed descriptions of habitats and other environmental resources (Stevens and Travis 2018).

Guidance and suggestions for developing a more comprehensive natural resources inventory is available in [*Creating a Natural Resources Inventory: A Guide for Communities in the Hudson River Estuary Watershed*](#) (Haeckel and Heady 2014). This handbook outlines how to inventory valuable natural and cultural assets and strategies for using natural resource information in local land-use and conservation planning. Limited hard copies are available upon request for municipalities.

Conservation

Once important habitats and natural areas are identified, municipalities have numerous options to strengthen their protection, such as incorporating maps and data into comprehensive plans and zoning, developing critical environmental areas or conservation overlay districts, adopting resource protection regulations, and acquiring conservation easements for sensitive habitats, such as floodplains or wetlands and their buffers.

Included with this summary are [*General Conservation Measures for Protecting Natural Areas and Wildlife*](#) that can help guide Gallatin's plans and land-use decisions. Additional information on the how and why of local habitat conservation is available in [*Conserving Natural Areas in Your Community: Smart Growth Strategies for Protecting the Biological Diversity of New York's Hudson River Valley*](#) (Strong 2008). This handbook was published by DEC and details why towns should conserve their biological resources, as well as the tools and techniques local governments can use to conserve natural areas and wildlife. Chapter 5 covers habitat conservation. The document is available in hard copy upon request.

Technical assistance is available through the Estuary Program, including help with incorporating natural resource conservation principles and information into municipal land-use planning procedures, plans, and policies. The Estuary Program and its partners also provide training to local leaders to recognize and map ecologically significant habitats and communicate their importance to the community. The [*Hudson River Estuary Grants*](#) program supports projects that continue to raise the capacity of municipalities, land trusts, and non-profits to identify and assess watershed biodiversity, promote stewardship and conservation of vital habitats, and create local conservation programs. For more information on technical assistance opportunities or questions about the habitat summary report and maps, please contact Ingrid Haeckel, Hudson River Estuary Conservation and Land Use Specialist.

Important Habitats in the Town of Gallatin

Land Use and Land Cover (Figure 1)

The Land Use and Land Cover Map provides a bird's-eye view of general habitat types, development, and land use patterns in the Town of Gallatin based on remote sensing analysis of Landsat satellite imagery. It displays information at a 30-meter spatial resolution from the 2016 National Land Cover Dataset (<http://www.mrlc.gov/>). Each 30x30m square displays a land cover or land use class. An accuracy assessment found overall accuracy for the 2016 data was 86%, with variations by geography and by identified class (Wickham et al., 2021). **Note that NLCD data are most reliable at regional scales and have important limitations at the municipal scale. The data are not necessarily accurate for all locations and do not distinguish many important habitat types.** Read more about the applications and limitations on the NLCD factsheet (<http://pubs.usgs.gov/fs/2012/3020/>). This map can be a helpful tool to understand general patterns of land use and land cover, to identify large connected habitat areas, and to identify potential areas of concern where land uses may impact habitats or water resources. Definitions for land use and land cover classes shown on the map are as follows (<https://www.mrlc.gov/data/legends/national-land-cover-database-2016-nlcd2016-legend>):

Open Water- areas of open water, generally with less than 25% cover of vegetation or soil.

Developed, Open Space- areas with a mixture of some constructed materials, but mostly vegetation in the form of lawn grasses. Impervious surfaces account for less than 20% of total cover. These areas most commonly include large-lot single-family housing units, parks, golf courses, and vegetation planted in developed settings for recreation, erosion control, or aesthetic purposes.

Developed, Low Intensity- areas with a mixture of constructed materials and vegetation. Impervious surfaces account for 20% to 49% percent of total cover. These areas most commonly include single-family housing units.

Developed, Medium Intensity -areas with a mixture of constructed materials and vegetation. Impervious surfaces account for 50% to 79% of the total cover. These areas most commonly include single-family housing units.

Developed High Intensity-highly developed areas where people reside or work in high numbers. Examples include apartment complexes, row houses and commercial/industrial. Impervious surfaces account for 80% to 100% of the total cover.

Barren Land (Rock/Sand/Clay) - areas of bedrock, desert pavement, scarps, talus, slides, volcanic material, glacial debris, sand dunes, strip mines, gravel pits and other accumulations of earthen material. Generally, vegetation accounts for less than 15% of total cover.

Deciduous Forest- areas dominated by trees generally greater than 5 meters tall, and greater than 20% of total vegetation cover. More than 75% of the tree species shed foliage simultaneously in response to seasonal change.

Evergreen Forest- areas dominated by trees generally greater than 5 meters tall, and greater than 20% of total vegetation cover. More than 75% of the tree species maintain their leaves all year. Canopy is never without green foliage.

Mixed Forest- areas dominated by trees generally greater than 5 meters tall, and greater than 20% of total vegetation cover. Neither deciduous nor evergreen species are greater than 75% of total tree cover.

Shrub/Scrub- areas dominated by shrubs; less than 5 meters tall with shrub canopy typically greater than 20% of total vegetation. This class includes true shrubs, young trees in an early successional stage or trees stunted from environmental conditions.

Grassland/Herbaceous- areas dominated by graminoid or herbaceous vegetation, generally greater than 80% of total vegetation. These areas are not subject to intensive management such as tilling, but can be utilized for grazing.

Pasture/Hay- areas of grasses, legumes, or grass-legume mixtures planted for livestock grazing or the production of seed or hay crops, typically on a perennial cycle. Pasture/hay vegetation accounts for greater than 20% of total vegetation.

Cultivated Crops - areas used for the production of annual crops, such as corn, soybeans, vegetables, tobacco, and cotton, and also perennial woody crops such as orchards and vineyards. Crop vegetation accounts for greater than 20% of total vegetation. This class also includes all land being actively tilled.

Woody Wetlands- areas where forest or shrubland vegetation accounts for greater than 20% of vegetative cover and the soil or substrate is periodically saturated with or covered with water.

Emergent Herbaceous Wetlands- Areas where perennial herbaceous vegetation accounts for greater than 80% of vegetative cover and the soil or substrate is periodically saturated with or covered with water.

Table 1: Land Use and Land Cover Area and Percent in the Town of Gallatin, NY.

Land Use/Cover Class	Acres	Percent of Town
Open Water	267.1	1.1%
Developed, Open Space	872.7	3.4%
Developed, Low Intensity	374.3	1.5%
Developed, Medium Intensity	31.8	0.1%
Developed, High Intensity	12.2	0.0%
Barren Land	11.8	0.0%
Deciduous Forest	16,843.1	66.4%
Evergreen Forest	500.8	2.0%
Mixed Forest	1,022.1	4.0%
Shrub/Scrub	96.7	0.4%
Herbaceous	139.4	0.5%
Hay/Pasture	3,334.4	13.1%
Cultivated Crops	601.1	2.4%
Woody Wetlands	1,195.4	4.7%
Emergent Herbaceous Wetlands	66.5	0.3%

The Town of Gallatin spans approximately 39.6 square miles. The Town is rural and lacks a commercial center. Just 5.1% of the land area is classified as developed and much of that is developed open space (e.g., lawns). It is one of the most densely forested towns in Columbia County, with 77.5% of the land comprised of forested and woody land cover types. In addition, 15.5% of the Town remains in agricultural land uses, primarily hayfields and meadows, especially along County Rt 8 and along the Roeliff Jansen Kill upstream from the Taconic State Parkway. Lake Taghkanic is the largest open waterbody in the Town, measuring 168 acres. Wetlands, large forests, and grassland and shrubland habitats are further described in subsequent sections of this report.

[Important Biodiversity Areas \(Figure 2\)](#)

The [Important Biodiversity Areas Map](#) highlights *known* significant habitats in Gallatin based on state-level and limited county-level assessments. Some of the overlapping layers in the map may be viewed in greater detail using the [Hudson Valley Natural Resource Mapper](#) and the [Columbia County NRI map viewer](#). **Species of Conservation Concern** documented in or near Gallatin are listed in Table 2 and include species listed in New York (NY) or federally (US) as [endangered](#), [threatened](#), [special concern](#), [rare](#), a [Species of Greatest Conservation Need](#) (SGCN), or a [Hudson River Valley Priority Bird](#) species. SGCN are species identified in the State Wildlife Action Plan that are experiencing some level of population decline, have identified threats that may put them in jeopardy, and need conservation actions to maintain stable population levels or sustain recovery (NYSDEC 2015). High priority SGCN are species in need of timely management intervention or they are likely to reach critical population levels in New York within 10 years. Audubon New York identified the Hudson River Valley priority birds by assessing continental, national, and regional bird planning initiatives in addition to state and federal priority designations.

[Lake Taghkanic State Park](#)

The largest protected area in Gallatin, Lake Taghkanic State Park spans 1,569 acres in Gallatin and the Town of Taghkanic. The park has several significant natural features identified by the New York Natural Heritage Program – a rare plant, a rare freshwater mussel, and a hemlock-northern hardwood forest – described further below. The park supports a state campground and is a popular destination for boating, fishing, swimming, and hiking, among other activities.

[Known Important Areas for Rare Animals and Rare Plants](#)

The New York Natural Heritage Program (NYNHP) has identified important areas for sustaining populations of rare animals and rare plants based on existing records and the species' habitat requirements. Known important areas include the specific locations where species have been observed, as well as areas critical to maintaining the species' habitat. Proactive planning that considers how species move or disperse across the landscape, with careful attention to maintaining connected habitat complexes, will contribute to the long-term survival and persistence of rare species. A complete list of state rare species documented in Gallatin is provided in **Table 2**. NYNHP has identified known important areas in Gallatin for the following species (with links to conservation and management guidance):

American eel (High Priority SGCN) is a migratory fish that has been documented throughout the Roeliff Jansen Kill watershed (White, et al., 2011). American eel is in decline throughout much of its range, and though eels are able to bypass certain dams, culverts, and other aquatic barriers, they rely on connected, free-flowing streams to complete their life cycle and return to the Atlantic Ocean to spawn.

Eastern box turtle (NY-Special Concern) occurs in a variety of habitats. They primarily use well-drained forests and open deciduous forests, but are also found in field edges, shrublands, marshes, bogs, and stream banks. Box turtle has been documented in Gallatin and is at the northern limit of its natural range in the Lower Hudson Valley. Stewardship of species at northern range edges is particularly important as climate changes and suitable habitat shifts north. Box turtle is threatened by habitat loss and fragmentation, vehicle strikes, and the pet trade.

[Eastern pondmussel](#) is a state-rare freshwater mussel documented at Lake Taghkanic. This and other freshwater mussels have significantly declined in the past century due to habitat destruction from siltation, dredging, channelization, impoundments, and pollution, and most recently due to zebra mussel invasion. Mussels are furthermore heavily reliant on healthy fish populations and aquatic habitat connectivity to maintain viable populations.

[New England cottontail](#) (NY-Special Concern) is the only native cottontail east of the Hudson River in New York and its range has been greatly reduced in the state due to forest maturation, habitat loss, and competition with the more abundant Eastern cottontail. It prefers open woods, disturbed areas, shrubby areas, thickets, and marshes. It has been documented at several locations in Gallatin.

[Southern swamp buttercup](#) (NY-Endangered) is a plant occurring along the edges of streams, reservoirs, or other waterbodies and is known from only three locations in the state, including Gallatin.

[Wood turtle](#) (NY-Special Concern) lives primarily along low gradient perennial streams and may spend time in adjacent forests and meadows. Wood turtle occurs along stream corridors in Gallatin and is threatened by habitat loss, stream degradation, nest predation, and the pet trade.

Note: Rare animals may occur in more locations than are currently known by NYNHP or DEC. Contact the DEC Region 4 Office in Schenectady at (518) 357-2355 with any concerns or questions about the presence of protected species in the Town of Gallatin.

Significant Natural Communities

The New York Natural Heritage Program (NYNHP) has mapped two occurrences of rare and/or high quality natural communities in Gallatin, including high quality hemlock-northern hardwood forest and an inland poor fen. The significant forest occurs on ravines and rocky hillsides to the north and south of Lake Taghkanic and described as a mature forest of average size with excellent physical and biological diversity. Portions of the community display old growth characteristics including trees over 150 years old. Gallatin Bog is an example of inland poor fen described as a small, high quality wetland complex surrounded by an extensive, minimally disturbed, forested landscape. It is an example of a quaking/kettlehole type bog.

The following list includes links to online conservation and management guidance for these habitats:

- [Hemlock-Northern Hardwood Forest](#)
- [Inland Poor Fen](#)

Forest Linkage Zone

Large, connected forests in Gallatin contribute to a regional forest linkage zone identified by the Nature Conservancy and New York Natural Heritage Program. This linkage is comprised by relatively well-connected forest habitats that provide a pathway from the Appalachian range and Catskills west of the Hudson River to the Taconic Ridge and larger forests north and east in New England. Connected forests allow a wide range of wildlife to move safely to find mates and the resources they need. Forest linkages such as these are vital to the ability of many species to migrate as climate changes. See the Large Forest section of this report for greater detail on forest resources in the town.

Floodplain Forests

Floodplain forests are home to a unique suite of plants and animals that tolerate occasional flooding. They were mapped throughout Columbia County by Ecologists at the [Farmscape Ecology Program](#) based on an analysis of aerial photography and soil data (Knab-Vispo and Vispo 2010). “Ancient” floodplain forests (those present since the 1940s or earlier) are especially rare and ecologically unique, supporting a higher diversity of native plants and lower frequency of invasive shrubs than present in recently reforested floodplains. Regardless of age and species composition, forested floodplains support the in-stream food web and serve as a travel corridor for some wildlife. In addition to their biological values, floodplain forests play a vital role in minimizing soil erosion and surface runoff, control water temperatures, and help reduce downstream flood intensity. Floodplain forest data are viewable in greater detail using the Columbia County NRI map viewer.

Table 2: Species of Conservation Concern in the Town of Gallatin, NY

The following table lists species of conservation concern that have been recorded in Gallatin, NY. The information comes from the [New York Natural Heritage Program](#) (NYNHP) biodiversity databases, the [1990-1999 New York Amphibian and Reptile Atlas](#) (NYARA), and the [2000-2005 New York State Breeding Bird Atlas](#) (NYBBA). Species from the NYBBA are included in the table if they were documented in Atlas blocks that are more than 50% in Gallatin. The table only includes species listed in New York as [endangered](#) (at the state (NY) and/or federal (US) level), [threatened](#), [special concern](#), [rare](#), [Species of Greatest Conservation Need](#) (SGCN), or a [Hudson River Valley Priority Bird](#) species recognized by Audubon New York. Historical records are provided from the NYNHP biodiversity databases. Generalized primary habitat types are provided for each species, but for conservation and planning purposes, it's important to recognize that many species utilize more than one kind of habitat. More information on rare animals, plants, and ecological communities can be found at <http://guides.nynhp.org>. **Note:** Additional rare species and habitats may occur in Gallatin.

			NYS Conservation Status					Data Source
Common Name	Scientific Name	General Habitat	Hudson River Valley Priority Bird	Species of Greatest Conservation Need xx = high priority	Special Concern	Threatened	Endangered	
Mammals								
New England cottontail	<i>Sylvilagus transitionalis</i>	young forest, shrubland		xx	x			NYNHP

Birds								
American redstart	<i>Setophaga ruticilla</i>	forest	x					NYBBA
Baltimore oriole	<i>Icterus galbula</i>	forest	x					NYBBA
Black-and-white warbler	<i>Mniotilta varia</i>	forest	x					NYBBA
Broad-winged hawk	<i>Buteo platypterus</i>	forest	x					NYBBA
Cerulean warbler	<i>Dendroica cerulea</i>	forest	x	x	x			NYBBA
Cooper's hawk	<i>Accipiter cooperii</i>	forest	x		x			NYBBA
Downy woodpecker	<i>Picoides pubescens</i>	forest	x					NYBBA
Eastern wood-pewee	<i>Contopus virens</i>	forest	x					NYBBA
Louisiana waterthrush	<i>Seiurus motacilla</i>	forest	x	x				NYBBA
Northern flicker	<i>Colaptes auratus</i>	forest	x					NYBBA
Northern goshawk	<i>Accipiter gentilis</i>	forest	x	x	x			NYBBA
Rose-breasted grosbeak	<i>Pheucticus ludovicianus</i>	forest	x					NYBBA
Scarlet Tanager	<i>Piranga olivacea</i>	forest	x	x				NYBBA
Sharp-shinned hawk	<i>Accipiter striatus</i>	forest	x		x			NYBBA
Veery	<i>Catharus fuscescens</i>	forest	x					NYBBA
Wood thrush	<i>Hylocichla mustelina</i>	forest	x	x				NYBBA

			NYS Conservation Status					Data Source
Common Name	Scientific Name	General Habitat	<u>Hudson River Valley Priority Bird</u>	<u>Species of Greatest Conservation Need</u> xx = high priority	<u>Special Concern</u>	<u>Threatened</u>	<u>Endangered</u>	
Worm-eating warbler	<i>Helmitheros vermivorum</i>	forest	x	x				NYBBA
Yellow-throated Vireo	<i>Vireo flavifrons</i>	forest	x					NYBBA
American kestrel	<i>Falco sparverius</i>	grassland	x	x				NYBBA
Bobolink	<i>Dolichonyx oryzivorus</i>	grassland	x	xx				NYBBA
Eastern meadowlark	<i>Sturnella magna</i>	grassland	x	xx				NYBBA
Savannah sparrow	<i>Passerculus sandwichensis</i>	grassland	x					NYBBA
Belted kingfisher	<i>Megaceryle alcyon</i>	lake, stream	x					NYBBA
Chimney swift	<i>Chaetura pelagica</i>	urban	x					NYBBA
Pied-billed grebe	<i>Podilymbus podiceps</i>	wetland	x	x		NY		NYBBA
American woodcock	<i>Scolopax minor</i>	young forest, shrubland	x	x				NYBBA
Black-billed cuckoo	<i>Coccyzus erythrophthalmus</i>	young forest, shrubland	x	x				NYBBA
Blue-winged warbler	<i>Vermivora pinus</i>	young forest, shrubland	x	x				NYBBA
Brown thrasher	<i>Toxostoma rufum</i>	young forest, shrubland	x	xx				NYBBA
Chestnut-sided warbler	<i>Setophaga pensylvanica</i>	young forest, shrubland	x					NYBBA
Eastern kingbird	<i>Tyrannus tyrannus</i>	young forest, shrubland	x					NYBBA
Eastern towhee	<i>Pipilo erythrophthalmus</i>	young forest, shrubland	x					NYBBA
Field sparrow	<i>Spizella pusilla</i>	young forest, shrubland	x					NYBBA
Prairie warbler	<i>Dendroica discolor</i>	young forest, shrubland	x	x				NYBBA
Ruffed grouse	<i>Bonasa umbellus</i>	young forest, shrubland	x	x				NYBBA
Willow flycatcher	<i>Empidonax traillii</i>	young forest, shrubland	x					NYBBA

Reptiles								
Common musk turtle	<i>Sternotherus odoratus</i>	wetland, stream		xx				NYARA
Eastern box turtle	<i>Terrapene c. carolina</i>	forest, young forest		xx	x			NYARA

			NYS Conservation Status					Data Source
Common Name	Scientific Name	General Habitat	Hudson River Valley Priority Bird	Species of Greatest Conservation Need xx = high priority	Special Concern	Threatened	Endangered	
Northern copperhead	<i>Agkistrodon contortrix mokasen</i>	forest, rocky summit, wetland		x				NYARA
Spotted turtle	<i>Clemmys guttata</i>	wetland		xx	x			NYARA
Wood turtle	<i>Clemmys insculpta</i>	stream		xx	x			NYARA

Fish								
American eel	<i>Anguilla rostrata</i>	stream		xx				NYSDEC
Brook trout	<i>Salvelinus fontinalis</i>	stream		x				NYSDEC

Mussels								
Eastern pondmussel	<i>Ligumia nasuta</i>	pond, stream		x				NYNHP

Insects								
Brook Snaketail	<i>Ophiogomphus aspersus</i>	stream		x				NYNHP

Plants								
Davis' sedge (historic record)	<i>Carex davisii</i>	forest, stream				NY		NYNHP
Southern swamp buttercup	<i>Ranunculus septentrionalis</i>	stream, wetland					NY	NYNHP

Streams and Watersheds (Figure 3)

Streams, their floodplains, adjacent wetlands, and other “riparian” or streamside habitats provide important ecosystem services including clean water, flood management, and recreational opportunities like fishing and kayaking. In addition, they provide some of the most productive wildlife habitat in the region.

*A **watershed** is the area of land where all of the water that is under it, or drains off of it, goes into the same stream, river, lake, or other waterbody.*

– U.S. Environmental Protection Agency

Streams and Watersheds in Gallatin

All land in Gallatin ultimately drains to the Hudson River Estuary via tributary streams. These drainages were mapped by DEC and the US Geological Survey and are shown on the [Streams and Watersheds Map](#). Except for a small portion of the town draining northward via Suydam Creek to Taghkanic Creek and then Claverack Creek, all of Gallatin drains via the Roeliff Jansen Kill (“Roe-Jan”) and its tributaries. Major tributaries to the Roe Jan in Gallatin include Shekomeko Creek, the Fall Kill, and the Doove Kill. Lake Taghkanic is located within the Doove Kill drainage.

The Roe Jan is one of the largest and cleanest tributaries to the Hudson River Estuary according to water quality assessments. It flows approximately 54 miles beginning in the Town of Hillsdale and entering the Hudson River at Linlithgo, forming the border between Germantown and Livingston. Upstream of the dam at Bringham Mills, the Roe Jan supports a popular recreational fishery for brown trout and is stocked annually along sections in Ancram and in Dutchess County. [Public fishing rights](#) (permanent fishing easements purchased by DEC) are present upstream and downstream from Gallatin.

Land cover relates closely to the health of a watershed and the quality of its surface and groundwater. Watersheds with a high percentage of forest or tree canopy cover are generally associated with higher water quality. The expansion of impervious surfaces in a watershed such as roofs, pavement, and other development is conversely associated with stream degradation (National Research Council 2008). Even low amounts of impervious cover can result in impacts. **Table 3** summarizes land cover statistics from the 2016 National Land Cover Database for Gallatin’s major watersheds.

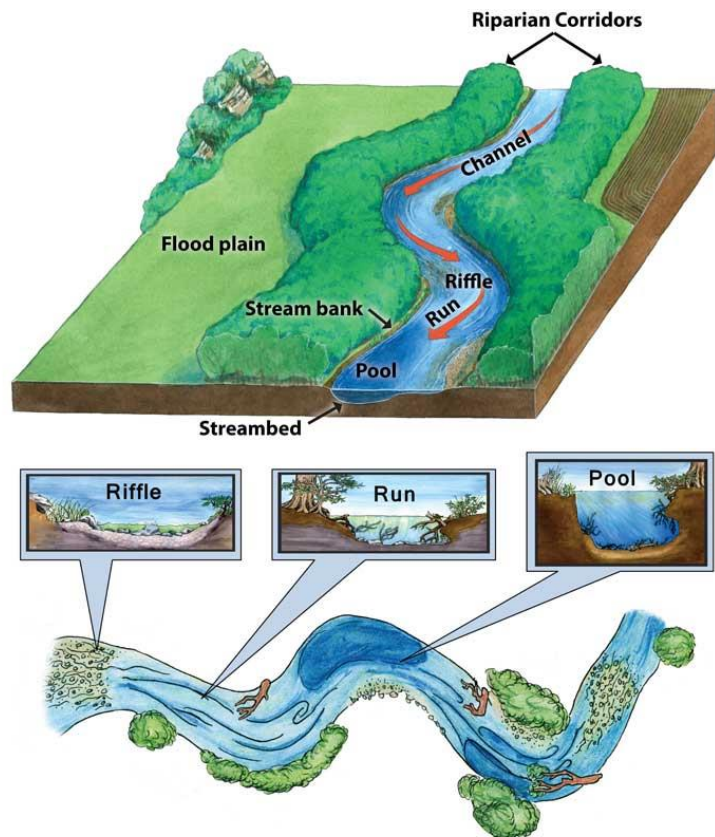
Table 3. Watershed Land Cover in the Town of Gallatin, NY

Watershed Name	Tree canopy cover	Impervious cover	Percent of Town Area
Fall Kill-Roeliff Jansen Kill	66.3%	1.1%	38.0%
Punch Brook-Roeliff Jansen Kill	55.6%	0.7%	28.6%
Klein Kill-Roeliff Jansen Kill (including Doove Kill)	47.5%	1.3%	21.5%
Shekomeko Creek	51.4%	0.9%	6.7%
Taghkanic Creek-Claverack Creek (including Suydam Creek)	54.5%	1.5%	5.1%

Stream Flow and In-Stream Habitats

Mapped streams shown in the Habitat Summary are from the National Hydrography Dataset and are mostly perennial, flowing year-round. Perennial streams and rivers are fed by numerous smaller intermittent and ephemeral streams and by groundwater. Intermittent streams only flow during certain times of the year, fed by groundwater and runoff from rainfall and snowmelt. Some very small streams are ephemeral, only flowing after rainfall. Despite small size, intermittent and ephemeral streams make up 50-80% of stream miles in a river system (American Rivers 2007).

The vast network of small streams in the landscape provide many of the same functions and values as larger perennial streams. Intermittent streams provide seasonal refuge and spawning habitat for small fish, habitat for macroinvertebrates that drift downstream to feed larger fish and organisms, and support nutrient cycling and flood control processes, among other benefits. Ephemeral streams provide floodwater and sediment storage and are often hydrologically linked to headwater wetlands and vernal pools. However, both intermittent and ephemeral streams are often unmapped, underappreciated, and overlooked.



Parts of Stream. Source: <https://texasaquaticscience.org/streams-and-rivers-aquatic-science-texas/>

Streams share some common habitat features. Many streams have alternating deep and shallow areas called pools and riffles. The deep, slow water in pools provides shelter and resting areas for fish. Shallow, swift water in the riffles adds oxygen to the water and provides fish with spawning and feeding areas. The fast moving water between riffle areas and pools is called a run. Some streams also form natural meanders or curves that slow down the water and absorb energy. These curves produce erosion such as cut banks and depositional areas like gravel bars where sediments are deposited. Large woody material such as logs, trees, and branches is an important component of in-stream habitat that supports the capture of sediment, gravel, and organic matter, prevents streambank erosion, and decreases water temperature – all factors that enhance habitat for fish and other organisms.

Riparian Areas

Riparian areas are located adjacent to streams as well as ponds, wetlands, and other waterbodies. They are sensitive transition zones between land and water and are vital to stream physical processes, habitat, and water quality. Riparian areas help clean water by intercepting runoff and filtering sediment and nutrients. They can attenuate flooding by slowing down and absorbing floodwaters. Riparian trees are especially important for providing shade, bank stabilization, woody material, and nutrients that benefit fish and other aquatic life. Many terrestrial wildlife species also depend on riparian habitats and use them as travel corridors.

Riparian areas on the map are from the NYNHP's Riparian Opportunity Assessment (Conley et al., 2018). The project mapped riparian areas based on digital elevation data, wetlands, and modeling for the 50-year flood zone. Note that the data were developed through modeling and have not been field verified.

Nevertheless, the mapped riparian areas can provide a starting point to inform land use strategies and stream protection efforts. The Hudson River Estuary Program's "[Trees for Tribs](#)" initiative offers free consultation and native trees and shrubs for qualifying streamside buffer planting projects in the estuary watershed.

Trout or Trout-Spawning Streams

Trout are valuable indicators of healthy aquatic ecosystems because of their habitat requirements of cold and high-quality water. Trout become thermally stressed when the water temperature rises above 70°F. They typically inhabit clear, cool, well-oxygenated streams and lakes and depend on clean gravel areas for spawning. Mapping from [DEC's Water Quality Standards](#) indicate that trout or trout-spawning stream habitat is present in many of the streams in Gallatin.

Important Coldwater Stream Habitats

Among trout species, native brook trout (SGCN) are the most highly sensitive to habitat degradation from increases in water temperature and sedimentation of stream habitats. The map identifies important coldwater stream habitat areas mapped by the New York Natural Heritage Program based on wild brook trout records from DEC fish surveys. Brook trout and other coldwater fish species are in decline regionwide due to habitat loss, fragmentation, and degradation. Mapped areas include lands most likely to contribute to the continued presence and quality of coldwater stream habitat. The map does NOT indicate areas with public fishing rights, and many areas are unsuitable for recreational trout fishing due to small fish populations and small fish size.

Other Stream Wildlife Records

In addition to trout habitat, wildlife records for wood turtle (NY-Special Concern), common musk turtle (SGCN), and the state-rare brook snaketail dragonfly reflect the presence of high quality stream habitats in Gallatin. Wood turtle usually occurs along low gradient perennial streams and adjacent riparian areas and is threatened by habitat loss, stream degradation, nest predation, and the pet trade. Musk turtle (or stinkpot) occurs along slow-moving streams and rivers and less commonly in ponds and lakes. The brook snaketail inhabits clear, rapid-flowing streams and is threatened by polluted runoff and alterations to stream hydrology.

Water Quality Classifications and Assessment (not mapped)

DEC designates the "best uses" that a waterbody should be supporting. Waterbodies are classified by the letters A, B, C, or D for freshwater. The letter classifications and their best uses are described in NYS regulation 6 NYCRR Part 701. For each class, the designated best uses are defined as follows:

- Class A, AA-water supply, primary and secondary contact recreation and fishing
- Class B-primary and secondary contact recreation and fishing
- Class C-fishing, suitable for fish propagation and survival
- Class D-fishing

Waterbodies classified as A, B, or C may also have a standard of (T), indicating they are trout waters, or (TS), indicating they are trout-spawning waters. Water quality classifications of surface waters in Gallatin may be viewed using the [DEC Environmental Resource Mapper](#) or [Hudson Valley Natural Resource Mapper](#). Official descriptions for the classifications and standards of waterbody segments in Columbia County are found in [6 CRR-NY 863.6 Table 1](#). Note that the waterbody classification does not necessarily indicate good or bad water quality – it relates simply to the designated "best uses" that should be supported. DEC recognizes that some waterbodies have an existing quality that is better than their assigned classification and uses an anti-degradation policy to protect and maintain high-quality streams.

Most streams and waterbodies in Gallatin are Class C with the exception of Lake Taghkanic, which is Class B. Most streams in the town are mapped as trout or trout-spawning waters, however, including the Roe Jan, Fall Kill, Doove Kill, and Suydam Creek, and their tributaries.

Stream Protection

Protected streams in New York State are subject to the provisions of the Protection of Waters regulations in Article 15 of the Environmental Conservation Law. These regulations are based on the classification and standard of a waterbody. C(T), C(TS) and all types of B and A streams (as well as waterbodies under 10 acres located in the course of these streams) are collectively referred to as “protected streams.” Class C streams without the (T) or (TS) standard are not protected. In situations where streams are unmapped in NYSDEC databases, perennial streams share the classification of the receiving stream, while intermittent streams become Class D.

DEC regulates activities in the bed and banks of protected streams, defined as the areas immediately adjacent to and sloping toward the stream. Activities that excavate, fill or disturb these beds or banks require a DEC permit. DEC water quality certification permits and U.S. Army Corps of Engineers (ACOE) permits may also be required for work involving streams; contact the DEC Region 4 for information regarding specific projects.

While the regulations stemming from stream classifications provide a level of protection from damage to the bed and banks of protected streams, lack of jurisdiction on “non-protected streams” (including Class C streams, which are widespread) and on stream buffers more broadly may be an opportunity for local-level protection efforts. Local level stream protection efforts can play an important role in comprehensive watershed protection.

State Water Quality Monitoring and Assessments

DEC monitors water quality through several [routine statewide monitoring programs](#) and publishes assessments that describe the quality of water resources. A waterbody’s assessment results, compared with its classification, provides an understanding of its health and can lead to the designation of a stream or waterbody as impaired. A waterbody’s level of impairment influences which programs, opportunities, and responsibilities the community has for addressing problems.

The [Waterbody Inventory/Priority Waterbodies List](#) (WI/PWL) documents support (or impairment) of water uses, overall assessment of water quality, causes and sources of water quality impact/ impairment, and the status of restoration, protection and other water quality activities and efforts. WI/PWL information is used to identify those water quality issues and specific waterbodies where efforts will have the greatest impact and benefit, objectively evaluate needs for project funding, monitor water quality improvement, and record and report changes over time.

The most recent DEC assessments for Roe Jan indicate no known impacts to its classified best uses. The Doove Kill is listed as having minor impacts due to nutrient loadings from agricultural and other nonpoint sources. The lower Taghkanic Creek and tribs (including Suydam Creek in Gallatin) are listed as threatened due to drinking water withdrawals by the City of Hudson, which reduce flow in the creek and result in thermal stresses on the fishery during the summer. Lake Taghkanic and Lily Pond are unassessed in the WI/PWL.

Table 4. State Waterbody Assessment in the Town of Gallatin, NY

Waterbody Name	Description	Assessment
Roeliff Jan Kill, lower and minor tribs	From mouth to Shekomeko Cr./Silvernails	No Known Impact
Roeliff Jan Kill, mid and minor tribs	From Silvernails to Taconic Shores	No Known Impact
Doove Kill and tribs		Minor Impacts
Taghkanic Creek, lower and tribs (including Suydam Creek)	Stream and tribs from mouth to New Forge	Threatened

Local Water Quality Monitoring

In 2016, residents in the Roe Jan watershed began a grassroots water quality monitoring effort to better understand local stream conditions. The [Roe Jan Watershed Community](#) (RJWC) has since collected samples at 12 sites along the main stem of the Roe Jan from Hillsdale to Linlithgo, with technical assistance from Riverkeeper and the Bard Water lab and with strong support from the Columbia Greene chapter of Trout Unlimited. Initial testing focused on turbidity levels and *Enterococcus*, a fecal indicating bacteria that lives in the intestines of humans and other warm-blooded animals. “Entero” counts are useful as a water quality indicator due to their abundance in human sewage, correlation with many human pathogens, and low abundance in sewage-free environments. The EPA uses Entero counts to define if water is safe for swimming or other primary contact in its Federal Recreational Water Quality Criteria. RJWC added a sampling site at the Gallatin Conservation Area in 2017 and began testing that year for additional parameters including temperature and conductance. In 2021, RJWC began sampling for trace metals and organics at selected sites (including the Academy Hill location just downstream from Gallatin). RJWC also does macroinvertebrate monitoring in coordination with the DEC citizen-science [WAVE initiative](#).

For the 2016-2019 data collection period, over 80% of sampling sites on the main stem of the Roe Jan met federal guidelines for safe swimming. This is among the best water quality observed in Hudson River tributaries by community monitoring programs. For the Gallatin Conservation Area, 76% of samples collected from the Roe Jan 2017-2019 met the safe swimming thresholds. See the [Riverkeeper Roe Jan page](#) to explore a watershed map, data from each sampling site, and year-to-year patterns. Additional Roe Jan water quality data are available through the [Bard Water Lab](#) or contact the [Roe Jan Watershed Community](#) for more information.

Wetlands (Figure 4)

There are many types of wetlands in Gallatin, including wet meadows, emergent marsh, forested and shrub swamps, and vernal pools. In addition to providing critical habitat for many plants and animals, wetlands help to control flooding and reduce damage from storm surge, recharge groundwater, filter and purify surface water, and provide recreation opportunities. The upland area surrounding a wetland is essential to its survival and function; both may diminish when a wetland is surrounded by pavement, buildings, and pollution-generating or other incompatible land uses ([Environmental Law Institute 2008](#)).

Wetlands are areas saturated by surface or groundwater sufficient to support distinctive vegetation adapted for life in saturated soil conditions.

Knowing about local wetlands can enable the town to proactively plan to conserve this critical part of our life support system. The Wetlands Map shows information from several existing sources that provide approximate locations and extent of wetlands. They are inherently inaccurate and not a substitute for site visits and on-the-ground delineation. Nonetheless, the town can use these maps as a starting point for inventorying local wetlands and supplement them with more refined data as they become available.

National Wetlands Inventory and NYS Freshwater Wetlands

Mapped wetlands are shown from the U.S. Fish and Wildlife Service’s (USFWS) [National Wetlands Inventory \(NWI\)](#) as well as DEC’s [Regulatory Freshwater Wetlands](#) (which only include wetlands larger than 12.4 acres, unless designated “of unusual local importance”). Open water habitats including the Hudson River are symbolized in blue as “waterbodies.” NWI maps offer general information on wetland habitat, distinguishing forested wetlands (e.g., shrub or forest swamp) from emergent wetlands (e.g. marsh or wet meadow). Communities can learn more about wetland habitat values by conducting local surveys and studies. Note that NWI maps often underestimate wetland area and omit smaller and drier wetlands (Zucker and Lau, unpublished report). In particular, vernal pools, wet meadows, and swamps are often under-represented on maps. Many of DEC’s wetland maps are outdated and have similar inaccuracies (Huffman and Associates 2000). NWI and NYS freshwater wetlands can be viewed using the [Hudson Valley Natural Resource Mapper](#).

Forested wetlands or swamps are common along streams in Gallatin and large examples are present along the Suydam Creek, Doove Kill, Shekomoko Creek, and other tributaries of the Roe Jan. Protecting such riparian wetlands and their buffer areas contributes to flood control and water quality protection, in addition to habitat benefits.

Wetland Soils

County soil maps are also a good source for predicting the location of potential wetlands. Soils classified as very poorly drained or poorly drained are good indicators of probable wetland areas, and soils classified as somewhat poorly drained may indicate possible wetland areas (Kiviat and Stevens 2001). Note that the probable and possible wetland areas cover a greater area than NWI and DEC wetland layers. Likewise, note that soil units are only mapped to an approximate area of about two acres, and that soils within the unit may not be homogeneous. Areas shown as supporting probable or possible wetlands should always be verified in the field for the purposes of environmental review. Wetlands soils can be viewed using the [Hudson Valley Natural Resource Mapper](#).

Vernal Pools

Although no [vernal pools](#) have been mapped in Gallatin, local wood frog and spotted salamander records in the *NY Amphibian and Reptile Atlas* indicate that vernal pools likely occur in the town. Vernal pools are small, isolated wetlands that are often dry in summer. They provide habitat for many animals, including a group of forest amphibians that use the pools for breeding. Vernal pools often go undetected in the forest due to their small size and seasonal drying. Vernal pools and other small, isolated wetlands are also vulnerable due to limited regulatory protection (see [Woodland Pool Conservation](#) for more information). Specific management recommendations can be found in [Best Development Practices: Conserving Pool-Breeding Amphibians in Residential and Commercial Development in the Northeastern United States](#) (Calhoun and Klemens 2002) and [Maine Municipal Guide to Mapping and Conserving Vernal Pool Resources](#) (Morgan and Calhoun 2012).

Other Wetland Wildlife Records

Records for other at-risk wetland wildlife species also suggest the presence of high quality wetland habitat in Gallatin. NY-Threatened pied-billed grebe was observed during the 2000-2005 NYS Breeding Bird Atlas and is a marsh-dwelling species that specializes in larger wetlands. Spotted turtle (NY-Special Concern) occurs in Gallatin and moves between a variety of wetland and upland habitats during the course of a year. They are threatened due to habitat loss, declining water quality, vehicle strikes while crossing roads, and the pet trade.

Large Forests (Figure 5)

Forests provide numerous benefits including wildlife habitat, clean water, climate moderation, and forest products. Though each forest's value is relative to the surrounding landscape, in general, larger forests provide higher quality habitat and greater benefits than smaller ones. Historically, most forest across the Hudson Valley region was cleared for agriculture in the 19th century. Forests have made a remarkable recovery over the past century or more, but vary widely in ecological value based on size, proximity to development, deer browse pressure, presence of invasive species or tree diseases, and past land use history, among other factors

Forest Condition Index

Large forest patches greater than 100 acres are shown based on a Hudson Valley forest assessment (Conley et al., 2019). The analysis shows patches of forested and other woody land cover classes from the 2016 National Land Cover Database that are unfragmented by roads, railroads, and non-forest habitat, with a minimum patch size of 100 acres. Further analysis created a forest condition index score for each forest patch based on metrics related to forest condition, connectivity, stressors, habitat, and other ecosystem values.

Detailed scoring information from the forest condition index is available for viewing using the [Hudson Valley Natural Resource Mapper](#) under Forest layers.

Core Forests

Core forests are interior forest areas surrounded by at least a 100-meter wide buffer of edge forest habitat and were mapped based on the large forest patches described above. These interior forest areas support a unique array of plants and animals that are easily disturbed by the human activity generally associated with more open habitats (e.g. agricultural fields, meadow, roads and developed areas). Core forest is especially important for area-sensitive wildlife including many forest songbirds, which require extensive tracts of habitat and avoid nesting near areas with human disturbance. Although the value of individual forest patches for wildlife depends on landscape context and other factors, core forests that are at least 200 hectares (~500 acres) in size are likely to provide enough suitable habitat to support about 80% of area-sensitive forest interior species (Environment Canada 2013). Core forests that are at least 100 hectares (~250 acres) in size are estimated to support about 60% of area-sensitive forest species. Core forests that are at least 50 acres (~125 acres) will still support some area-sensitive species, but several will be absent and species tolerant of forest edges will dominate. Avoiding or minimizing further fragmentation of core forests will help conserve the integrity and habitat value of ecologically significant forest patches in the town.

Forest fragmentation occurs when large forests are divided into smaller forest areas, often by clearing for new roads or development. Fragmentation decreases forest habitat quality and health, disrupts wildlife movement, and facilitates the spread of invasive species. These impacts are greatest at forest edges but can extend for hundreds of feet into forest patches, often displacing sensitive wildlife that depend on interior or core forest.

Gallatin Forests

Gallatin supports some of the highest quality forests in the Hudson River Estuary Watershed according to the Forest Condition Index. Many factors contribute to high forest condition including the large extent of forest cover in the town (77.5% of the land area), low density of roads and development, and limited degree of forest fragmentation. Large forests on either side of the Taconic State Parkway are especially notable, ranked among the top 5% regionally in terms of size and connectivity values. Forest patches in the northeast corner of town extending into Ancram and Taghkanic rank in the top 5% based on low fragmentation and other factors. These large, connected forest patches also comprise part of an important regional forest linkage zone that provides room for species to move safely and meet their needs. Connected forest corridors are also vital for species' ability to migrate in response to climate change.

Some forests in the town are smaller and more fragmented, but still have significant habitat and ecosystem values. Forest edge disturbances often dominate in small forests, including increased prevalence of invasive species, nest predators, and altered micro-climatic conditions. These forests nevertheless serve a critical ecological function as buffers to the town's streams and help to protect steep slopes, promote groundwater infiltration, and reduce flood damage. Regardless of size or habitat values, all forests and trees in the town help to manage stormwater, moderate temperature, and improve air quality, among other ecosystem benefits. The [Land Use and Land Cover Map](#) shows forests of all sizes in Gallatin.

Forest Wildlife Records

Large, connected forests in Gallatin support significant forest breeding bird diversity, including cerulean warbler (NY-Special Concern) and several SGCN species including Louisiana waterthrush, scarlet tanager, and worm-eating Warbler (see Table 2 for full list). Other species of conservation concern that use the large forests in Gallatin are northern copperhead (SGCN) and eastern box turtle (NY-Special Concern). Forest areas with shallow soils and rock outcrops are especially important for copperhead and other snakes.

Forest Health

One of the greatest threats to forests in Gallatin today is the introduction of tree diseases, forest pests, and other invasive species inadvertently brought in by people through landscaping and international commerce. Hemlock woolly adelgid and emerald ash borer have already done much damage in nearby towns, and are expected to eventually kill most large trees of these common species in the region. Also, oak wilt, a fungal disease which can quickly kill oak trees, has been found in Schenectady County. The DEC Division of Lands and Forests has further information about [Forest Health Issues](#) and preventative measures to reduce the spread of pests, such as using locally-sourced firewood. The [Capital/Mohawk Partnership for Regional Invasive Species Management](#) (PRISM) works to promote education, prevention, early detection and control of invasive species and is helping communities to prepare for and respond to this threat. Guiding future development to minimize forest fragmentation and loss will help minimize the spread of invasive species into interior forests and conserve important habitats in the town.

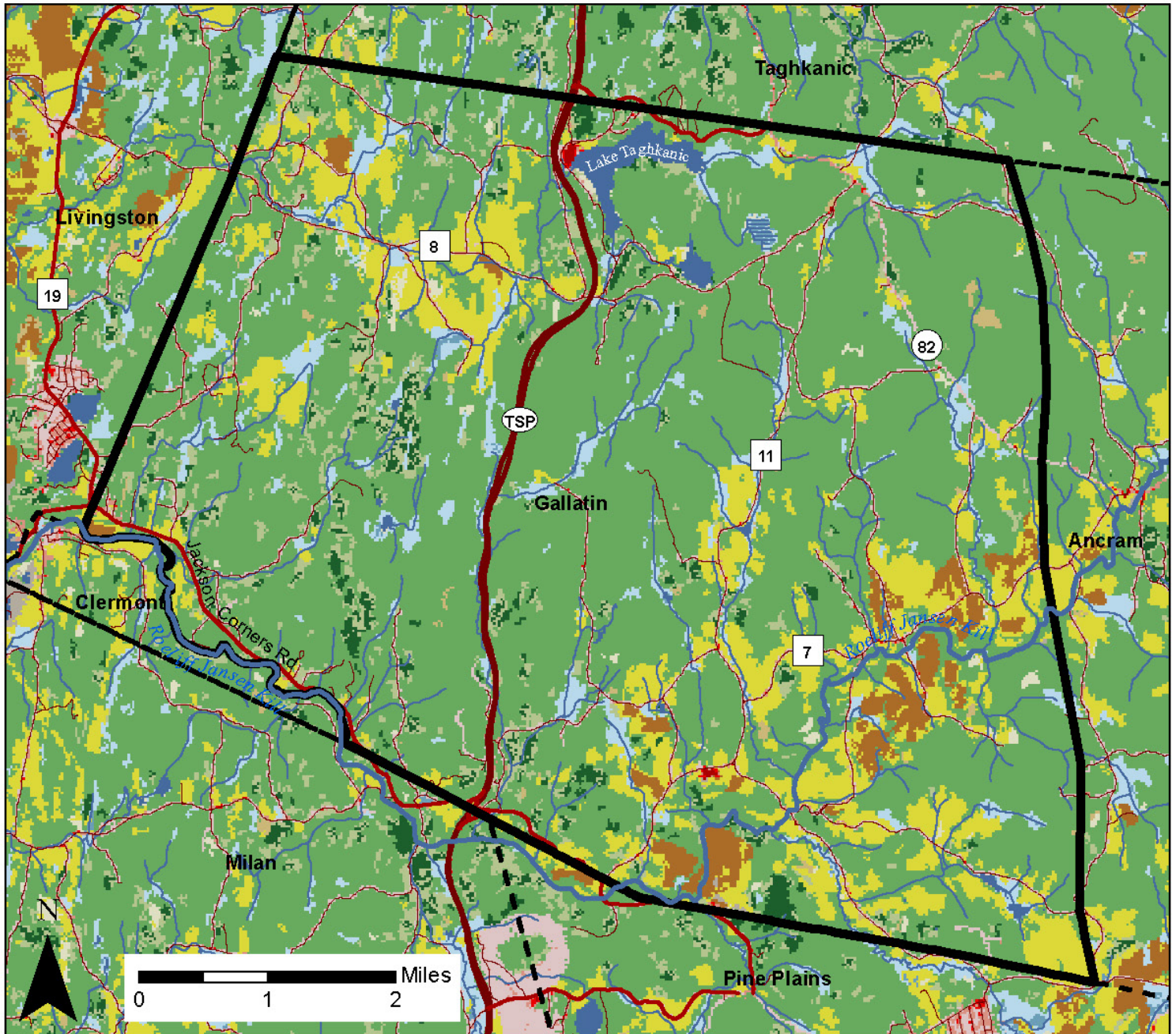
Grasslands, Shrublands, and Young Forests (see [Land Use Land Cover Map](#))

Recently disturbed sites, such as hayfields, abandoned farm fields, or forest clearings, can provide important habitat for species that require grasslands, shrublands, and young forests. These successional habitat types are transitional and relatively short-lived, and typically require periodic maintenance to avoid becoming more densely vegetated, eventually developing a canopy and becoming forest. We can infer from the [Land Use and Land Cover Map](#), aerial photography, and wildlife records that valuable grasslands, shrublands, and young forests occur in Gallatin.

Grassland or [meadow](#) habitat can support a variety of life, including rare plants, butterflies, reptiles, and birds, in addition to providing agricultural uses and scenic values. The quantity and quality of grasslands for wildlife have rapidly decreased in the Northeast during the last century due to increased human population, changes in agricultural technology, and abandonment of family farms. This continuing trend threatens populations of grassland birds that have adapted to the agricultural landscape. Gallatin is largely forested today, but the Land Use and Land Cover map indicates that approximately 16% of the town is in herbaceous land cover (including hay, pasture, or cropland). The [2000-2005 NYS Breeding Bird Atlas](#) documented breeding by four grassland bird Species of Greatest Conservation Need in the Gallatin area, including American kestrel, eastern meadowlark, bobolink, and savannah sparrow (see [Table 2](#)). Audubon New York offers guidance on [managing habitat for grassland birds](#).

Shrublands and young forests are transitional habitats characterized by few or no mature trees, with a diverse mix of shrubs and/or tree saplings, along with openings where grasses and wildflowers grow. They can occur in recently cleared areas and abandoned farmland and are sometimes maintained along utility corridors by cutting or herbicides. These habitats are important for many wildlife species declining throughout the region because former agricultural areas have grown into forests, and natural forest disturbances that trigger young forest growth, such as fires, have been suppressed. Records from the *NYS Breeding Bird Atlas* support the presence of 11 species of conservation concern in Gallatin that prefer young forest and shrubland habitat, including American woodcock, ruffed grouse, and blue-winged warbler (see [Table 2](#)). For more information, see Audubon's guidance on [managing habitat for shrubland birds](#). In addition, NY-Special Concern New England cottontail is known from several locations in Gallatin. It is the only native cottontail east of the Hudson River and it prefers older shrubland habitat with dense understory or thickets, as well as wetlands with some tree cover.

Figure 1: Land Use and Land Cover in Gallatin, NY



Legend

- Road
- Major Road/Highway
- Stream

Land Use and Land Cover

- | | |
|------------------------------|------------------|
| Developed - High Intensity | Cultivated Crops |
| Developed - Medium Intensity | Hay/Pasture |
| Developed - Low Intensity | Herbaceous |
| Developed - Open Space | Shrub/Scrub |
| Barren Land | Deciduous Forest |
| Emergent Herbaceous Wetlands | Mixed Forest |
| Woody Wetlands | Evergreen Forest |
| Open Water | |

This map was produced as part of a habitat summary for the Town of Gallatin, NY. For more information, contact DEC Hudson River Estuary Program Conservation and Land Use Specialist Ingrid Haeckel at ingrid.haeckel@dec.ny.gov.

Data Sources:

MRLC: 2016 National Land Cover Database (2019); DEC: streams (2017); NYSITS: railroads and municipal boundaries (2018); ESRI: roads (2018). Map created 2021



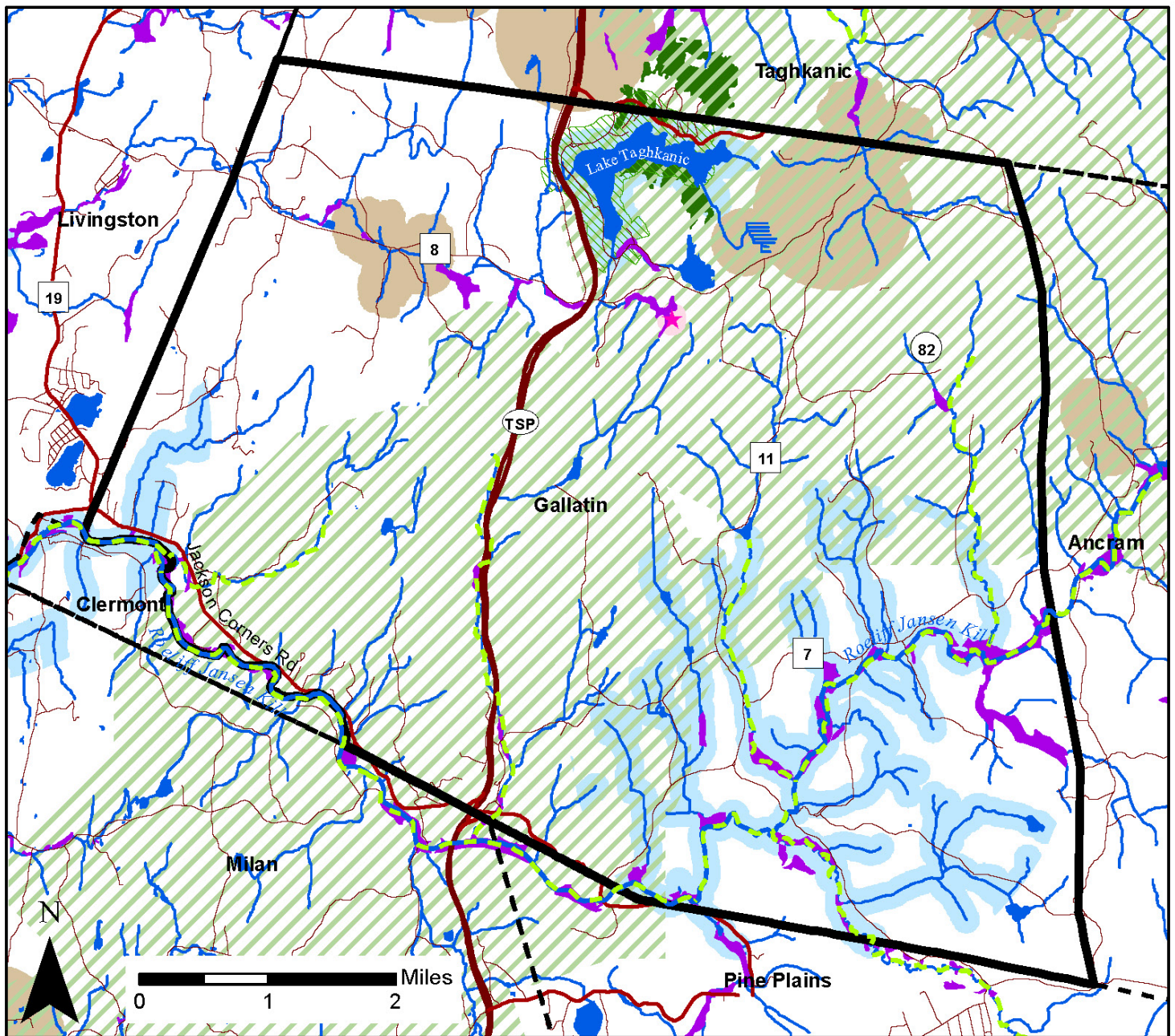
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Figure 2: Important Biodiversity Areas in Gallatin, NY



Legend

- Road
- Major Road/Highway
- Stream
- Waterbody
- Floodplain Forest
- Forest Linkage Zone

Significant Natural Community

- ★ Gallatin Bog
- Hemlock-Northern Hardwood Forest

Known Important Area for:

- Rare Terrestrial Animals
- Rare Aquatic Animals
- Rare Plants
- Gallatin Bog
- American Eel

This map was produced as part of a habitat summary for the Town of Gallatin, NY. For more information, contact DEC Hudson River Estuary Program Conservation and Land Use Specialist Ingrid Haeckel at ingrid.haeckel@dec.ny.gov.

Data Sources:

NY Natural Heritage Program: important areas (2018); natural communities (2019); The Nature Conservancy: forest linkage (2005); Farmscape Ecology Program: floodplain forest (2010); DEC: streams (2017); NYSITS: railroads and municipal boundaries (2018); ESRI: roads (2018). Map created 2021



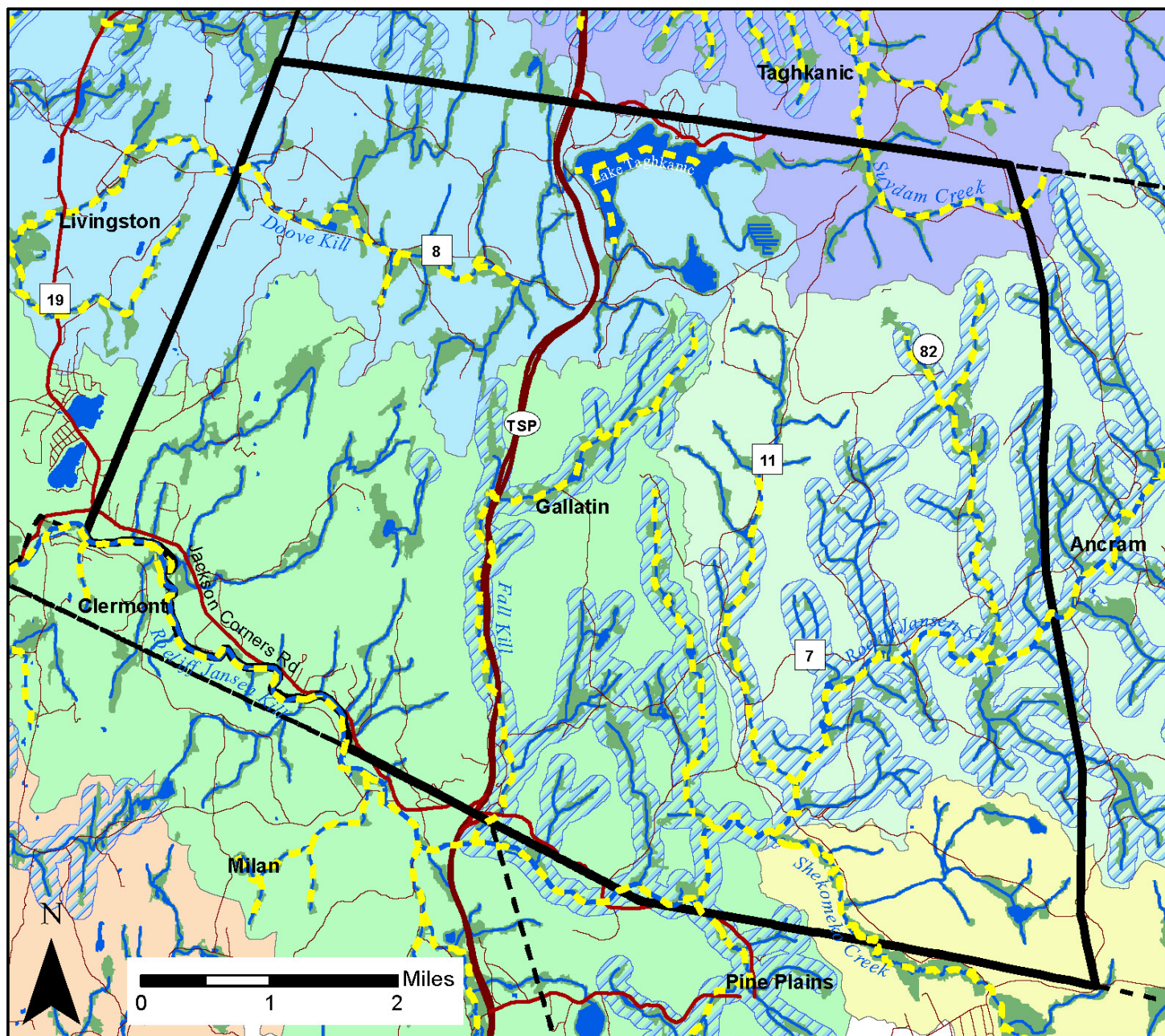
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Figure 3: Streams and Watersheds in Gallatin, NY



Legend

- Trout or Trout-Spawning Stream
- ▨ Important Coldwater Stream Habitat
- Riparian Area
- Road
- Major Road/Highway
- Stream
- Waterbody

Watersheds

- Punch Brook-Roeliff Jansen Kill
- Fall Kill-Roeliff Jansen Kill
- Shekomoko Creek (Roeliff Jansen Kill tributary)
- Doove Kill-Klein Kill-Roeliff Jansen Kill
- Suydam Creek-Taghkanic Creek-Claverack Creek

This map was produced as part of a habitat summary for the Town of Gallatin, NY. For more information, contact DEC Hudson River Estuary Program Conservation and Land Use Specialist Ingrid Haeckel at ingrid.haeckel@dec.ny.gov.

Data Sources:

NY Natural Heritage Program: riparian areas and coldwater habitats (2018); DEC: trout streams (2019); USGS: HUC12 watersheds (2009); NYSITS: railroads and municipal boundaries (2018); ESRI: roads (2018). Map created 2021



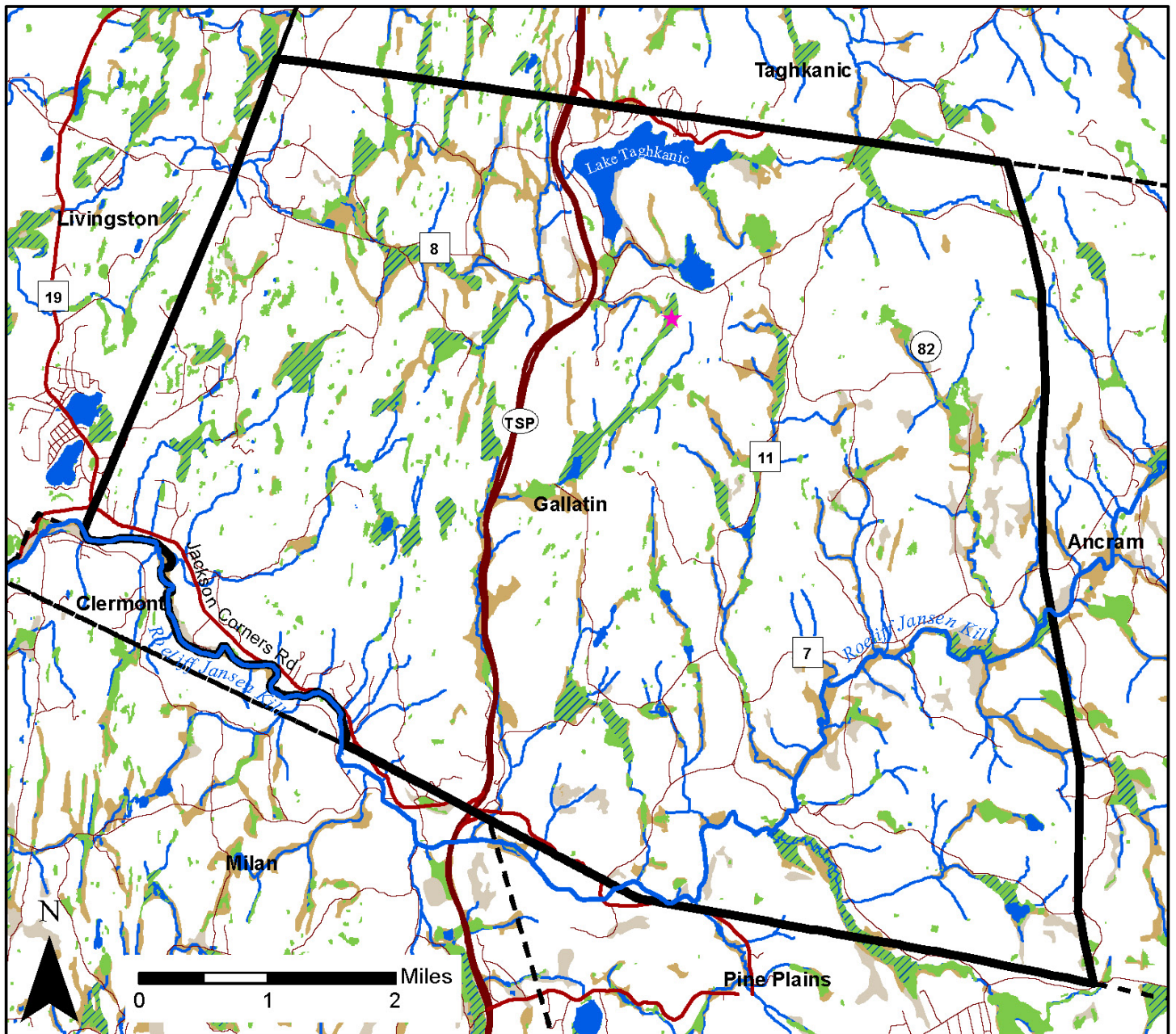
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Figure 4: Wetlands in Gallatin, NY



Legend

- Road
 - Major Road/Highway
 - Stream
 - Waterbody
 - ★ Gallatin Bog
 - DEC Freshwater Wetlands
 - National Wetlands Inventory (NWI)
- ### Wetland Soils - Drainage Classification
- Poorly and very poorly drained (probable wetland)
 - Somewhat poorly drained (possible wetland)

This map was produced as part of a habitat summary for the Town of Gallatin, NY. For more information, contact DEC Hudson River Estuary Program Conservation and Land Use Specialist Ingrid Haeckel at ingrid.haeckel@dec.ny.gov.

Data Sources:

DEC: freshwater wetlands (1999); USFWS: NWI wetlands (2016); NRCS: wetlands soils (2018); NYSITS: railroads and municipal boundaries (2018); ESRI: roads (2018). Map created 2021



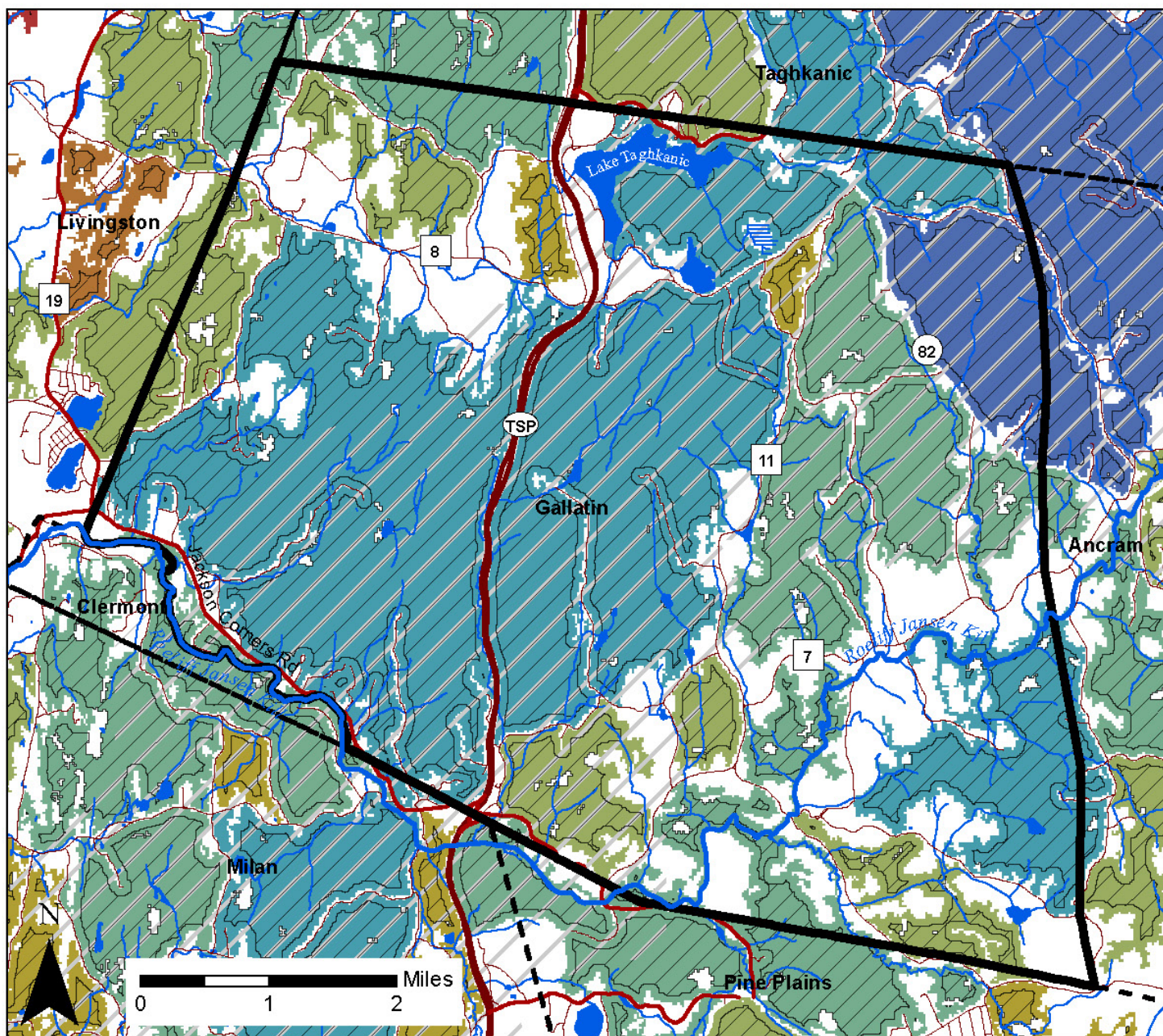
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Figure 5: Large Forests in Gallatin, NY



Legend

- Road
- Major Road/Highway
- Stream
- Waterbody
- Core Forest
- Regional Forest Linkage

Forest Condition Index (Hudson Valley Percentile)

- 95-99 - Top 5%
- 90-95 - Top 10%
- 80-90 - Top 20%
- 60-80
- 40-60
- 20-40
- 0-20

This map was produced as part of a habitat summary for the Town of Gallatin, NY. For more information, contact DEC Hudson River Estuary Program Conservation and Land Use Specialist Ingrid Haeckel at ingrid.haeckel@dec.ny.gov.

Data Sources:

NYNHP: forest condition index and core forests (2019); NYNHP and TNC: forest linkage (2005); NYSITS: railroads and municipal boundaries (2018); ESRI: roads (2018). Map created 2021



Hudson River
Estuary Program

A Program of the New York State Department of Environmental Conservation



Cornell University

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General Conservation Measures for Protecting Natural Areas and Wildlife



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- **Protect large, contiguous, unaltered tracts** wherever possible.
- **Preserve links** between natural habitats on adjacent properties.
- **Preserve natural disturbance processes**, such as fires, floods, tidal flushing, seasonal drawdowns, landslides, and wind exposures wherever possible. Discourage development that would interfere with these processes.
- **Restore and maintain broad buffer zones** of natural vegetation along streams, along shores of other water bodies and wetlands, and at the perimeter of other sensitive habitats.
- In general, **encourage development of altered land** instead of unaltered land wherever possible.
- **Promote redevelopment of brownfields**, other post-industrial sites, and other previously-altered sites (such as mined lands), “infill” development, and “adaptive re-use” of existing structures wherever possible, instead of breaking new ground in unaltered areas.
- **Encourage pedestrian-centered developments** that enhance existing neighborhoods, instead of isolated developments requiring new roads or expanded vehicle use.
- **Concentrate development along existing roads**; discourage construction of new roads in undeveloped areas. Promote clustered development wherever appropriate, to maximize extent of unaltered land.
- **Direct human uses toward the least sensitive areas**, and minimize alteration of natural features, including vegetation, soils, bedrock, and waterways.
- **Preserve farmland potential** wherever possible.
- **Minimize area of impervious surfaces** (roads, parking lots, sidewalks, driveways, roof surfaces) and maximize onsite runoff retention and infiltration to help protect groundwater recharge, and surface water quality and flows.
- **Restore degraded habitats wherever possible**, but do not use restoration projects as a “license” to destroy existing habitats.

Source: Kiviat, E. & G. Stevens. 2001. Biodiversity Assessment Manual for the Hudson River Estuary Corridor. NYS Department of Environmental Conservation, Albany, NY.

Appendix 5. Climate Smart Community Resolutions

In October of 2022, the Gallatin Town Board adopted a resolution pledging to reduce greenhouse gas emissions and adapt to Climate Change by adopting the New York State Climate Smart Community Pledge. The Town Board further resolved to undertake a Vulnerability Assessment and Climate Adaption Plan in collaboration with the Columbia County Climate Smart Communities Task Force.

The two resolutions are included in this appendix.



Climate Smart
Communities

Town of Gallatin Resolution 2022-55

At the October 18, 2022 Gallatin Town Board Meeting Councilmember Odell moved and Councilmember Quinn seconded that

WHEREAS, the Town of Gallatin (hereinafter “local government”) believes that climate change poses a real and increasing threat to our local and global environments and is primarily due to the burning of fossil fuels; and

WHEREAS, the effects of climate change will endanger our infrastructure, economy and livelihoods; harm our farms, orchards, and ecological communities, including native fish and wildlife populations; spread invasive species and exotic diseases; reduce drinking water supplies and recreational opportunities; and pose health threats to our citizens; and

WHEREAS, we believe that our response to climate change provides us with an unprecedented opportunity to save money, and to build livable, energy-independent and secure communities, vibrant innovation economies, healthy and safe schools, and resilient infrastructures; and

WHEREAS, we believe the scale of greenhouse gas (GHG) emissions reductions required for climate stabilization will require sustained and substantial efforts; and

WHEREAS, we believe that even if emissions were dramatically reduced today, communities would still be required to adapt to the effects of climate change for decades to come,

IT IS HEREBY RESOLVED that Town of Gallatin, in order to reduce greenhouse gas emissions and adapt to a changing climate, adopts the New York State Climate Smart Communities pledge, which comprises the following ten elements:

- 1) **Build a climate-smart community.**
- 2) **Inventory emissions, set goals, and plan for climate action.**
- 3) **Decrease energy use.**
- 4) **Shift to clean, renewable energy.**
- 5) **Use climate-smart materials management.**
- 6) **Implement climate-smart land use.**
- 7) **Enhance community resilience to climate change.**
- 8) **Support a green innovation economy.**
- 9) **Inform and inspire the public.**
- 10) **Engage in an evolving process of climate action.**

By Order of the Town Board

Lisa DeLeeuw

Gallatin Town Clerk

October 18, 2022

RESOLUTION #2022-56

AUTHORIZATION FOR THE TOWN OF GALLATIN TO ACCEPT TECHNICAL ASSISTANCE BEING OFFERED BY CDRPC TO DEVELOP A VULNERABILITY ASSESSMENT AND CLIMATE ADAPTATION PLAN

WHEREAS, the **TOWN OF GALLATIN** pledged to take part in the NYS DEC Climate Smart Communities Certification Program that may include preparation of a Vulnerability Assessment and Climate Adaptation Plan; and

WHEREAS, free technical assistance is available to support the development of these documents (PE7 Action: Climate Vulnerability Assessment and PE7 Action: Climate Adaptation Plan) from Cornell Cooperative Extension on behalf of the Capital District Regional Planning Commission (CDRPC) through a NYS DEC Climate Smart Communities Coordinator Services contract; and

WHEREAS, The Columbia County Board of Supervisors adopted resolution 347-2022 on August 11, 2022 to accept this technical assistance for a county plan; and

WHEREAS, the County CSC Coordinator in collaboration with Columbia County Climate Smart Communities Task Force will provide an opportunity to every municipality in the county to formally participate in the planning to create efficiencies, reduce redundancies, and increase coordination across the County; and

WHEREAS, the **TOWN OF GALLATIN** will appoint a task force and lead for the Climate Adaptation Process; and

WHEREAS, the municipality will provide an opportunity for public input and comment on the draft report; and

WHEREAS, the **TOWN OF GALLATIN** task force will present a summary of the vulnerability results and adaptation plan to the Gallatin Town Board for consideration of adoption;

NOW THEREFORE BE IT RESOLVED, that the Gallatin Town Board hereby undertakes the Vulnerability Assessment and Climate Adaptation Plan; and

BE IT FURTHER RESOLVED, the Gallatin Town Board authorizes submission of these documents to the NYS DEC Office for Climate Change for consideration of points toward Climate Smart Communities certification for the Town of Gallatin.

The question of the adoption of the foregoing Resolution was duly put to a vote which resulted as follows:

Supervisor Reilly - Yea

Councilmember Odell - Yea

Councilmember Moran - Yea

Councilmember Quinn - Yea

The Resolution was thereupon adopted on October 18, 2022

CERTIFICATION

I, Lisa DeLeeuw, hereby certify that I am the Town Clerk for the TOWN OF GALLATIN in said County of COLUMBIA and do hereby certify the above is a true copy of the RESOLUTION TO UNDERTAKE THE **TOWN OF GALLATIN VULNERABILITY ASSESSMENT AND CLIMATE ADAPTATION PLAN**. I further certify the record is located at the Gallatin Town Hall, 667 County Route 7, Gallatin New York. I have hereunto set my hand and affixed the seal of said municipality this 18th day of October 2022


Lisa DeLeeuw
Gallatin Town Clerk