

# Stillwater Comprehensive Plan Inventory & Analysis

Saratoga County, New York

Adopted by Town Board July 6, 2006

For Final Publication Purposes

The Plan was divided into 2 Documents:

Inventory & Analysis consisting of Sections 1 through 4  
& the Action Plan consisting of Sections 5 through 7

The appendices are included with the Inventory & Analysis document

A complete copy of the Plan  
can be found on the Town's website:

[www.StillwaterNY.org](http://www.StillwaterNY.org)

Prepared for:

The Town of Stillwater  
The Village of Stillwater  
The Stillwater Central School District

# Stillwater Comprehensive Plan

## Saratoga County, New York

### Inventory & Analysis Section 1 through Section 4 Including Appendices

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## 1.0 INTRODUCTION

### 1.1 What is a Comprehensive Plan?

A comprehensive plan is a policy guide that articulates a community's path for the future. A comprehensive plan captures the community's image of itself and identifies specific goals, objectives, and strategies to preserve those aspects worthy of protection and promote change where change is desired.

A comprehensive plan typically includes a statement of goals, followed by a discussion of how to achieve those goals (i.e. implementation). Goals are the broadest expression of a community's desires. Goals give direction to the plan as a whole. Goals are long-term aspirations and are used to achieve a vision of the Town in the future.

The formulation of community goals is one of the most important products resulting from the development of a comprehensive plan. In addition to giving direction to the plan and articulating the community's vision for its future, goals help define priorities and provide common ground among diverse groups.

Besides providing a policy foundation, the *Comprehensive Plan* can be used as a tool to help obtain funding for a variety of projects. The *Comprehensive Plan* can be used as a marketing tool to promote the assets of the Town. The *Comprehensive Plan* also provides the foundation for any land use regulations the Town may adopt in the future.

### 1.2 Context of the Plan

Stillwater is potentially on the cusp of great change. Stillwater and the Greater Capital District have experienced a robust real estate development market during the last five years. Some of this growth is a result of normal economic development activity, some the result of population increases and demographic shifts within the Capital District that reflect a migration to suburbs.

Long term regional economic development efforts have culminated in the recent approval of the Luther Forest Technology Campus (LFTC). This 1350 acre campus which is partially located within the Town's western boundaries has the stated goal of attracting four nanotechnology manufacturing facilities and two million square feet of ancillary development. If successful, this project could bring up to 10,000 professional jobs to the greater Saratoga County region. Growth is at the door.

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Because of these potentially enormous changes, the Town of Stillwater, the Village of Stillwater, and the Stillwater School District are working together to ensure that the Stillwater community is prepared for the future and that growth proceeds in a way that is desirable, while protecting the rural and historic character of the town.

### **1.3 The Planning Process**

A Comprehensive Plan Committee (The Committee) was appointed by the Stillwater Town Board in October 2004. The Committee was charged with preparing the Stillwater Comprehensive Plan. The Committee began meeting in the fall of 2004. Community input was sought through interviews with individuals and agencies involved in a broad spectrum of topics especially land use planning and development activities in Stillwater. The Committee solicited additional input through the use of the Town's website, informational mailers, and public interactions include the committee meetings. In addition a public Visioning Meeting was conducted on January 29, 2005. These efforts aided in the issues identification process. A summary of these issues is found in the appendices.

In addition to the issues identification phase, an inventory of existing land uses, population trends, building history, traffic, and historic and natural resources was conducted. The Committee formulated goals based on the issues identification process and using the inventory as a contextual guide.

Potential alternatives to address the goals were developed by The Committee upon consideration of the information gathered during the public meetings, stakeholder interviews, and inventory gathering phase. The preferred alternatives were selected and recommendations for implementation were developed.

Finally, an implementation plan was developed for achieving the desired goals. These elements were published in a draft plan, and subjected to public review and comment. The Plan was published on the Town's website and an informational open house was conducted on February 9, 2006. A joint public hearing was conducted by the Steering Committee and the Stillwater Town Board on April 4, 2006.

At the conclusion of this process, the Stillwater Comprehensive Plan was finalized and presented for adoption.

### **1.4 Legislative Authority**

Pursuant to Section 272-a of the New York State Town Law, a town comprehensive plan is a means to regulate land use for the purpose of protecting the public health, safety and general welfare of its citizens. Pursuant to Section 7-722 of the New York State Village Law, a village comprehensive plan is a means to undertake village

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comprehensive planning and to regulate land use for the purpose of protecting the public health, safety and general welfare of its citizens.

Both Town Law and Village Law cite the value of comprehensive planning as a tool to foster cooperation among governmental agencies. To that end, this particular Comprehensive Plan was developed with, for and by the Town and the Village of Stillwater, and the Stillwater Central School District, with assistance from the Saratoga County Planning office.



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## 2.0 EXISTING CONDITIONS

### 2.1 Regional Setting

The Town (and Village) of Stillwater is located in east/central New York State, approximately 25 miles north of Albany. The town is bordered on the east by the Hudson River, and the towns of Saratoga on the north, Malta on the West and Halfmoon on the south. A site location map is presented as Figure 1. An area topographic map is presented as Figure 2, *Topography*.

Stillwater bears greater resemblance to the rural communities bordering the Town to the north (Saratoga) and the east across the Hudson River (Schaghticoke) than its does to the Saratoga County Communities bordering I-87 (Wilton, Malta, Clifton Park). This is displayed in its rural land use patterns, local economic influences, and demographics.

### 2.2 Brief Historical Context of Stillwater

Stillwater has a rich history. The first Europeans visiting the area were likely Dutchmen traveling north from Ft. Orange (present day Albany) in the pursuit of the fur trade. This placid stretch of the Hudson River was termed Stillwater.

Father Isaac Jogues was the first documented visitor to Stillwater. He and Sieur C. Bourdon passed through this area in 1646. Those traveling between Albany and Montreal used the King's Highway, built during this era. A small stockade built by Col. Peter Philip Schuyler in June of 1709 was named Ft. Ingoldsby. This lasted many years but was subsequently abandoned. A new blockhouse, Fort Winslow, was built in the summer of 1756.

In 1762, a Congregational Church society from Connecticut settled in the southern part of the town. At about the same time, Baptists from Rhode Island settled in the northern section. In 1764, approximately 200 Scotch-Irish Presbyterians were overtaken by winter on their way to Lake George and spent those harsh months in the Stillwater area.

The first known settler was Isaac Mann who came from New York in the 1750's. He built a mill along the river and later sold it to George Palmer in 1764.

During this period, the town grew from a struggling outpost into a market for the northern settlements along the river, the settlers in the lake region, and others to the east. At the outbreak of the Revolutionary War, gristmills, sawmills, a tannery, an ashery and fuller's works, a brewery and brick kilns, as well as stores and saloons, made Stillwater a thriving settlement.

General Philip Schuyler, as the Commander of the Northern Department of the Army, had his headquarters at the home of Dirck Swart. This home is still standing

in the village of Stillwater. During 1775 and 1776 General Henry Knox and his troops dragged the many cannon captured from the British by Ethan Allen and Benedict Arnold at Ticonderoga through Stillwater en route to Dorchester Heights where their presence convinced the British to evacuate Boston.

The two Battles of Saratoga, the “Turning Point of the American Revolution,” were fought in the Town of Stillwater. The first occurred on September 19, 1777 and the second on October 7, 1777; the latter battle struck a decisive American victory that is rated as one of the fifteen most important battles in military history. With the defeat of General Burgoyne’s army, prisoners were marched to the present day village of Stillwater, where they were ferried across the Hudson River on their way to Cambridge, Massachusetts.

The Saratoga National Historical Park opened in 1927 marking the sesquicentennial of the 1777 Saratoga Battles at the Freeman Farm and the Barber Wheatfield. Seventy two years later, in 1999, the original blockhouse style visitor’s center at the Battlefield was relocated to the Village of Stillwater where it now sits prominently at Blockhouse Park on the western bank of the Hudson River.

Stillwater, along with Ballston, Halfmoon, and Saratoga became official towns on March 8, 1788. The Village of Stillwater was incorporated in 1816, also known as the “*Year without a Summer.*” This was also the year that surveying began for a canal which would link Stillwater with Montreal to the north and New York to the south. The Champlain Canal opened in 1823, ushering in a “Golden Age” for Stillwater. Commerce in the form of transportation, home building, stores, inns, mills, and various other services were prevalent at this time. The community flourished because of the confluence of the Canal and the Hudson River. Many businesses such as knitting, paper, carding, fulling and hosiery were also located on or near the river. The canal was used to transport goods to Albany and to New York as well as points north.

In the post-Civil War days, the number and variety of industries increased rapidly. Transportation on the canal, or by railcar after a rail spur was built, expedited the distribution of materials to market.

In the 1880s Stillwater was called the industrial center of the county. Its mills grew in number and importance. The canal was at its peak and the docks at two lumberyards were flourishing. The dry docks and boat building stations below the dock were working full time. In the closing years of the 19<sup>th</sup> century Stillwater had knitting mills, a pulp and paper mill, a leather board and cardboard mill, a grist and flour mill, saw mills, an iron garden furniture factory, a carriage and wagon shop, and a harness shop. There were four doctors, a dentist and five churches.

From 1924 to 1964 the Ballston/Stillwater Knitting Company employed about 135 persons. From 1938 to 1950 the Stillwater Tissue Mills manufactured paper towels

and bathroom tissue. By 1974 the only industry that remained was the American Linen Company, which was supplier of linens and uniforms. It employed about seventy people at that time.

At the outset of the 21st century Stillwater was in the process of becoming a “bedroom community”, with people commuting to work in the nearby Capital District. For many years there had been and continues to be a residential and commercial building boom underway in the surrounding towns of Halfmoon, Malta and Clifton Park.

The Stillwater Historical Society (Historical Society) is actively engaged in research, preservation, and public education activities. The Historical Society has developed a number of informational materials on the Town’s history, including web site postings on the Town’s website. An inventory of Historically Significant locations and a list of Cemeteries and Burial Places is included as Appendix A.

Its many stately Victorian homes, the historic Hudson River, the many rolling hills/green pastures/picturesque farms, and the town’s role in the French and Indian and Revolutionary Wars, are just a few of the factors that make Stillwater a popular place to visit and a very satisfying place to live: it is a town with a glorious past, a promising future, a town that is not standing still.

## **2.3 Environmental Resources**

Stillwater’s natural resources have been well-documented in previous Comprehensive Plans and Master Plans. This plan focuses on discussions of natural resources as they relate to development constraints, opportunities for recreation, and open space.

A brief discussion of each category of natural resource is provided to place the plan in context with the surrounding environment.

### **2.3.1 Geology & Soils**

#### *Geology*

Geologists divide New York State into regions to describe the various geologic histories and the processes that led to the geology that we currently observe. Stillwater is located in the Hudson Valley and specifically the Hudson-Mohawk Lowlands physiographic region.

#### *Bedrock Geology*

Bedrock of the region generally consists of shale, siltstone, sandstone, and limestone. Bedrock underlying Stillwater had its origins in the Ordovician period of the Paleozoic era or approximately 500 million years ago and consists of shale from the Austin Glen, Mount Merino, and Canajoharie formations. Figure 3, *Bedrock*

*Geology*, identifies the extent of each of these formations. Much of this information is provided from the NYS Geological Survey. Shale is a fine-grained sedimentary rock, dark gray to black in color that is easily eroded. The shale formations are very thick or deep in their vertical extent and are not noted for their water-producing abilities.

### *Surficial Geology*

Stillwater's surficial geology is expressed in its rolling topography and diversity of unconsolidated deposits. *Figure 4, Surficial Geology* identifies the various surface deposits that generally consist of fine-grained sand, silt and clay. These deposits are the result of glacial action that occurred nearly 15,000 years ago.

Stillwater was located on the fringes of Glacial Lake Albany. Streams and rivers draining into Lake Albany brought with them huge volumes of sediments. The Town of Schaghticoke, to the east, is located at the outlet and associated delta of one of those glacial rivers. Stillwater, being located on the margins of the lake, was subject to a variety of depositional environments, due to the repeated advance and retreat of the glaciers as well as the ebb and flow of the lake and its tributaries.

The dune deposits located in the western portion of the town are the result of accumulation of sands on the lake's bottom and subsequent wind action after the retreat of Lake Albany. Dune sands are generally well-sorted or clean sands, lacking fine grains. These dunes are geologically similar to the Albany Pine Barrens. Dune sands are generally suitable for agricultural and land development activities.

There are a number of other lacustrine (or lake) deposits scattered about Stillwater. These include small lacustrine delta deposits on the western perimeter, broader deposits of lacustrine sand and lacustrine silt and clay. Development suitability of these deposits varies and is further described in the section on soils.

Along Stillwater's eastern boundary, bedrock is exposed at the surface in the areas that border the Hudson River. More recent alluvial deposit can be found along the river with broader areas of alluvium noted at the northern portion of the Town.

Glacial till is observed over a large area of the northern portion of the Town in the area of NYS Rte 32 and NYS 423. Till is also present along the western boundary of the exposed bedrock areas adjacent to the Hudson. Till is a heterogeneous mix of silt, sand, clay and rock and is often formed at the front of a glacier and is the result of the glacier's gathering and grinding of material. Till can be very difficult to excavate and generally has poor qualities for farming, as well as for on-site wastewater disposal.

### *Soils*

Information on soils is provided from the Soil Survey of Saratoga County, N.Y. a product of the USDA Natural Resources Conservation Service (NRCS). The Saratoga County Soil Survey is an “Interim Report” and has never been formally completed by the NRCS. Knowledge of soils including their properties and distribution is essential to land use planning. Soils characteristics often determine the suitability of land for development.

This section describes the soils in Stillwater and emphasizes properties which are most critical in land-use planning. Information presented on soils, within the context of this plan, is limited to development suitability and agricultural significance. The USDA NRCS has a wealth of other information that is useful for a variety of purposes. It is also important to note that the soil survey information relies to some degree on limited data gathering and a broad application of this data. There are variations in soil composition and characteristics that can exist within a given map unit. The map is accurate in its general aspects, but as a result of the mapping scale and natural variations within geological units, field checks of properties may be required, and are recommended where detailed knowledge of particular properties is critical, especially as regards land development

The soil map units for the Town are presented on *Figure 5, Soils*. A summary of the map units is presented as Table 2.3-1 and Table 2.3-2.

**Table 2.3-1: Predominant Town Soils**

Soil Symbol	Soil Name	Acres	Percentage
OaC	OAKVILLE LOAMY FINE SAND, ROLLING	3,487	13%
OaB	OAKVILLE LOAMY FINE SAND, UNDULATING	1,653	6%
HuD	HUDSON SILT LOAM, HILLY	1,482	6%
BnB	BERNARDSTON-MANLIUS-NASSAU COMPLEX, UNDULATING	1,444	5%
RhB	RHINEBECK SILT LOAM, 3 TO 8 PERCENT SLOPES	1,403	5%
HuB	HUDSON SILT LOAM, 3 TO 8 PERCENT SLOPES	1,293	5%
RhA	RHINEBECK SILT LOAM, 0 TO 3 PERCENT SLOPES	994	4%
WnB	WINDSOR LOAMY SAND, UNDULATING	957	4%
OaD	OAKVILLE LOAMY FINE SAND, HILLY	899	3%
Ma	MADALIN MUCKY SILTY CLAY LOAM	670	3%

**Total of Predominant Town Soils: 16,564 63%**  
**Total Town Soils: 26,394 100%**

**Table 2.3-2: Predominant Village Soils**

Soil Symbol	Soil Name	Acres	Percentage
MnB	MANLIUS-NASSAU COMPLEX, UNDULATING, ROCKY	166	21%
BnB	BERNARDSTON-MANLIUS-NASSAU COMPLEX, UNDULATING	101	13%

Ma	MADALIN MUCKY SILTY CLAY LOAM	95	12%
Te	TEEL SILT LOAM	91	12%
Lm	LIMERICK-SACO COMPLEX	87	11%
MnC	MANLIUS-NASSAU COMPLEX, ROLLING, ROCKY	65	8%
Ra	RAYNHAM SILT LOAM	54	7%
RhA	RHINEBECK SILT LOAM, 0 TO 3 PERCENT SLOPES	31	4%
BnC	BERNARDSTON-MANLIUS-NASSAU COMPLEX, ROLLING	25	3%
Tg	TIOGA FINE SANDY LOAM	18	2%

**Total of Predominant Village Soils: 734 94%**  
**Total Village Soils: 783 100%**

*Agriculturally Significant Soils*

The USDA Natural Resources Conservation Service recognizes two classes of agriculturally-significant soils in Saratoga County: 1) Prime Farmland Soils; and 2) Farmland of Statewide Importance. Table 2.3-3 and Table 2.3-4 provide a list of each of the soil types as classified by the USDA found in the Town and Village of Stillwater. Prime Farmland Soils are identified with a “P” and soils of Statewide importance are identified with an “S”. *Figure 5, Soils* present the aerial extent of these soils.

Prime Farmland is land that has the characteristics to produce high yield crops. These characteristics include soil quality, growing season, and moisture supply.

**Table 2.3-3: Agriculturally Significant Town Soils**

Soil Symbol	Soil Name	Prime Farmland	Statewide Importance	Acres	Percentage
BmC	BERNARDSTON SILT LOAM, 8 TO 15 PERCENT SLOPES	P		733.10	2.96%
BnB	BERNARDSTON-MANLIUS-NASSAU COMPLEX, UNDULATING		S	1,443.61	5.83%
BnC	BERNARDSTON-MANLIUS-NASSAU COMPLEX, ROLLING	P		1,043.13	4.22%
BvC	BROADALBIN-MANLIUS-NASSAU, COMPLEX, ROLLING	P		12.88	0.05%
ChB	CHENANGO SILT LOAM, LOAMY SUBSTRATUM, UDULATING		S	31.84	0.13%
ChC	CHENANGO SILT LOAM, LOAMY SUBSTRATUM, ROLLING	P		52.30	0.21%
ClA	CLAVERACK LOAMY FINE SAND, 0 TO 3 PERCENT SLOPES		S	76.10	0.31%
ClB	CLAVERACK LOAMY FINE SAND, 3 TO 8 PERCENT SLOPES		S	381.06	1.54%
DeB	DEERFIELD LOAMY FINE SAND, UNDULATING	P		116.37	0.47%
EIB	ELMRIDGE VERY FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES		S	131.90	0.53%
HoB	HOOSIC GRAVELLY SANDY LOAM, UNDULATING	P		94.62	0.38%
HoC	HOOSIC GRAVELLY SANDY LOAM, ROLLING	P		52.42	0.21%
HuB	HUDSON SILT LOAM, 3 TO 8 PERCENT SLOPES		S	1,293.15	5.23%
HuC	HUDSON SILT LOAM, 8 TO 15 PERCENT SLOPES	P		601.79	2.43%
MnB	MANLIUS-NASSAU COMPLEX, UNDULATING, ROCKY	P		448.34	1.81%
MnC	MANLIUS-NASSAU COMPLEX, ROLLING, ROCKY	P		464.17	1.88%
MvA	MOSHERVILLE SILT LOAM, 0 TO 3 PERCENT SLOPES	P		23.95	0.10%
MvB	MOSHERVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	P		11.76	0.05%
MxB	MOSHERVILLE-HORNELL COMPLEX, UNDULATING	P		67.10	0.27%

OaA	OAKVILLE LOAMY FINE SAND, NEARLY LEVEL		S	525.69	2.12%
OaB	OAKVILLE LOAMY FINE SAND, UNDULATING		S	1,653.30	6.68%
OaC	OAKVILLE LOAMY FINE SAND, ROLLING	P		1,833.70	7.41%
PwA	PITTSTOWN SILT LOAM, 0 TO 3 PERCENT SLOPES		S	21.51	0.09%
PwB	PITTSTOWN SILT LOAM, 3 TO 8 PERCENT SLOPES		S	169.80	0.69%
SCB	SCHROON SANDY LOAM, GENTLY SLOPING, STONY		S	2.90	0.01%
SeA	SCIO SILT LOAM, 0 TO 3 PERCENT SLOPES		S	46.66	0.19%
SeB	SCIO SILT LOAM, 3 TO 8 PERCENT SLOPES		S	283.32	1.15%
Sn	SUN SILT LOAM	P		436.25	1.76%
Te	TEEL SILT LOAM		S	305.89	1.24%
Tg	TIOGA FINE SANDY LOAM		S	120.06	0.49%
UnB	UNADILLA VERY FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES		S	251.83	1.02%
UnC	UNADILLA VERY FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES	P		61.01	0.25%
WnA	WINDSOR LOAMY SAND, NEARLY LEVEL	P		5.37	0.02%
WnB	WINDSOR LOAMY SAND, UNDULATING	P		956.51	3.87%

**Total of Agriculturally Significant Town Soils: 13,447.51 55.59%**  
**Total Town Soils: 24,740.62 100%**

**Table 2.3-4: Agriculturally Significant Village Soils**

Soil Symbol	Soil Name	Prime Farmland	Statewide Importance	Acres	Percentage
BnB	BERNARDSTON-MANLIUS-NASSAU COMPLEX, UNDULATING		S	100.67	12.85%
BnC	BERNARDSTON-MANLIUS-NASSAU COMPLEX, ROLLING	P		25.16	3.21%
HoB	HOOSIC GRAVELLY SANDY LOAM, UNDULATING	P		11.18	1.43%
MnB	MANLIUS-NASSAU COMPLEX, UNDULATING, ROCKY	P		166.40	21.24%
MnC	MANLIUS-NASSAU COMPLEX, ROLLING, ROCKY	P		65.01	8.30%
SeB	SCIO SILT LOAM, 3 TO 8 PERCENT SLOPES		S	12.38	1.58%
Te	TEEL SILT LOAM		S	91.18	11.64%

**Total of Agriculturally Significant Village Soils: 471.98 60.26%**  
**Total Village Soils: 783.25 100%**

*Development Constraints*

Identifying development constraints is an important step in analyzing the natural characteristics of the Town. For planning purposes, Table 2.3-5, *Development Constraints*, identifies each category of severe environmental constraints, which include slopes over 20%, wetland areas, floodplains, as well as depth to bedrock of 0-20 inches and depth to water table of 0-2 feet in areas not served by public water or sewer. These development constraints serve as a general reference for reviewing the feasibility of future development. Typically, land development suitability is expressed in terms of severe limitations, moderate limitations, and slight limitations.

A slight to moderate rating indicates that some modification or special design consideration is usually necessary to allow development. A moderate to severe

rating indicates that it will be difficult and/or costly to develop the land and those potential impacts need to be studied in detail and mitigated. Areas with moderate to severe limitations are typically suitable for low density development if special construction techniques are employed and/or public infrastructure is installed. Ideally, development within environmentally sensitive zones should be restricted to uses that will not require major alteration of the terrain and which minimize human activity. Development in areas of severe limitations should be avoided.

**Table 2.3-5: Development Constraints**

Suitability for Development	Slope	Depth to Bedrock	Depth to Water Table	Wetlands	Floodplain
None to Slight Limitations	0-10%	> 40 inches	>4 feet	None	None
Slight to Moderate Limitations	10-20%	20-40 inches	2-3 feet	None	None
Moderate to Severe Limitations	>20%	0-20 inches	0-2 feet	Present	Present

*Figure 6, Constraints to Development* identifies those constraints that impact the physical ability of land to support development. This figure was prepared by overlaying available wetland mapping, the floodplain map, the depth to bedrock map, the depth to water table map, and the slope map over one another in order to identify lands that have none, few or many constraints to development. Note that land is considered moderately to severely constrained, with respect to development, if it has any one of the constraints listed in this table. Also note that the mapping sources from which Figure 6 was created are relatively large in scale and are designed for conceptual planning purposes. Constraints mapping may underestimate actual environmental constraints present in the field, for instance, due to changing conditions since the last round of regulatory mapping, or due to the incompleteness of regulatory mapping. Thus, site-specific investigation is always necessary before land can be developed. Nevertheless, the map does provide a broad, general sense of the overall development suitability of the Town and is therefore useful for land use planning purposes.

In addition, soils must be reviewed for suitability prior to development. Soils that have poor drainage should not be expected to accept septic system effluent, while those with loose sand and gravel or fractured rock may result in inadequate filtering of effluent prior to reaching potential ground water supplies.

Wet soils and soils with shallow bedrock are somewhat less restrictive. Wetness, which includes flooding, slow percolation, or a high water table, can result in surface or groundwater contamination. Shallow bedrock may prevent proper system installation and cause septic flows to surface without adequate filtering. Fill and or mounded systems will often allow for suitable placement of discharge systems in these instances.



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*Figure 7 Hydric Soils*, demonstrates the potential location of these soils. Hydric soils are significant because of the potential to be regulated as wetland areas. Therefore, these soils are shown as a constraint in Figure 8. Use of these lands may be restricted by either Federal or State regulations. The use and/or development of Prime Agricultural Farmland or Farmland of Statewide Significance for other than agricultural purposes may be further restricted by Agricultural and Markets Law.

### **2.3.2 Water Resources**

#### *Surface Waters*

The Town of Stillwater has several notable surface water resources; the Mechanicville Reservoir, Saratoga Lake, the Anthonykill, and the Hudson River are principal among them. The Old Champlain Canal is also a significant water feature.

Surface water features are assigned classifications for best uses and standards of quality and purity by the New York State Department of Environmental Conservation (NYSDEC). Classifications are based on water quality at the time of sampling, as well as recommended best usage, which is determined by natural conditions and past, current, and desired uses of the water –bordering lands. Class A and AA waters are suitable for drinking water; Class B waters are suitable for primary contact recreation, such as swimming; Class C waters are suitable for fish propagation; and Class D waters are suitable for secondary contact recreation, such as boating. A Class D designation does not necessarily imply that the water is polluted. These are waters that may not have been sampled or are small or intermittent and, therefore, unsuitable for fish propagation. The symbol (T) after any class designates that the waters are trout waters and the symbol (TS) after any class designates that the water are suitable for trout spawning.

Most of the streams and water bodies within Stillwater are designated Class C or C(T) with the exception of the Plum Brook watershed. Plum Brook and its tributaries feed the Mechanicville reservoirs and are designated as A or A(T). These resources function together to create the Plum Brook watershed and a number of secondary watersheds within Stillwater. Surface water resources also provide excellent opportunities for passive and active recreational opportunities. Figure 8, *Water Resources*, illustrates the location of Stillwater’s water resources.

#### *Mechanicville Reservoir*

The Mechanicville Reservoir is located in the southwestern portion of the Town. It is located on lands owned by the City of Mechanicville which utilizes it as its drinking water supply. The Mechanicville Reservoir has an estimated storage capacity of approximately 65 million gallons and is located at the headwaters of Plum Brook. The Mechanicville watershed is protected through municipal control

(ownership) of a limited land area immediately adjacent to the reservoir and uses within the watershed are protected by the Town with its Aquifer Overlay District.

### *Saratoga Lake*

Saratoga Lake, located partially within the Town of Saratoga, has approximately 2.94 miles of its total 12.1 miles of shoreline located within the Town.

Saratoga Lake is approximately 4,000 acres in area and measures 4.5 miles long and an average of 1.5 miles wide (Hardt 2001). The lake depths are variable with the northeast section of the lake measuring an average of 95 feet deep and the southern section approximately 51 feet deep. The Kayaderosseras Creek is the primary inlet to the lake with several smaller inlets also providing water. Fish Creek at the northern end of the lake is the only outlet

The Saratoga Lake watershed includes 210 square miles of land area and portions of 10 Saratoga County communities including Stillwater and all of the Town of Milton, City of Saratoga Springs, and Village of Ballston Spa.

### *Hudson River*

The Hudson River runs along the eastern edge of the Town and Village of Stillwater. There are approximately 2.84 mile of shoreline associated with the Hudson River within the Village of Stillwater and an additional 9.62 miles within the Town.

There are several streams that run through Stillwater. The total amount of streams is approximately 327,640 linear feet or 62.05 miles .

### *Regulation & Protection of Surface Waters*

Stillwater has established local regulations to protect surface water resources through the adoption of an overlay district. The overlay district is intended to address water supply and quality issues.

Surface water features are protected by the NYSDEC through the water quality classification previously discussed. The assigned classification to the surface water is used to regulate discharges into these water bodies in accordance with the State Pollutant Discharge Elimination System (SPDES).

The U.S. Army Corps of Engineers (Corps) serves to protect aquatic resources, including wetlands. Corps permits are also necessary for any work, including construction and dredging, in navigable waters of the US, including the Hudson River. Should adverse impacts to the aquatic environment be identified by the Corps, these impacts are offset by mitigation requirements, which may include restoring, enhancing, creating and preserving aquatic functions and values.

In addition, Section 404 of the Clean Water Act regulates the quality of the discharge of dredged or fill materials into all waters of the U.S.; while Section 401 of the Clean Water Act regulates quality of the discharge regulated under Section 404.

### *Groundwater*

Groundwater resources are limited within the Town. While there are a great deal of residents that utilize individual wells as a source of drinking water, the potential yields are a constraint to development. There are no known primary or principal source aquifers within the Town. The USEPA defines primary or sole source aquifers as “an aquifer which is needed to supply 50 percent or more of the drinking water for a given aquifer service area and for which there are no reasonably available alternative sources should the aquifer become contaminated.”

The NYSDOH regulates water supplies within New York State. The NYSDOH defines a public system as a facility that supplies “at least 5 service connections or that regularly serves an average of at least 25 people daily for at least 60 days out of the year”. Public water systems are further categorized as community and non-community. Community systems are typically operated by municipalities or private developments and include mobile home parks. Non-community systems generally are operated to serve public/private operations such as schools, hospital, factories with there own water supply.

Several community water supplies located within the Town obtain water from groundwater sources; they include:

- The Village of Stillwater;
- The Saratoga Glen Hollow Water Supply Corporation;
- The Saratoga Water Service Corporation;
- The Saratoga National Historical Park, and
- The Hillside Colony Mobile Home Park.

The Village of Stillwater utilizes shallow wells located on property adjacent to the Hudson River as a source of its municipal supplies.

The Saratoga Glen Hollow Water Supply Corporation and the Saratoga Water Service Corporation both operate wells and treatment facilities on the western perimeter of the Town in close proximity to Saratoga Lake. These private “Transportation Corporations” were established primarily to supply water to residential development within a limited geographic area. Given the limited groundwater resources in the Town these two entities have grown over time as the needs for potable water have grown.

The Saratoga National Historical Park operates its own wells to operate its facilities and supply water to visitors to the park.

Additional discussion on water resources is presented in the Town of Stillwater’s “Water Supply Master Plan” presented under separate cover.

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### 2.3.3 Wetlands & Floodplains

#### *Wetlands*

Wetlands within the Town of Stillwater are currently regulated at the state and federal level. NYS DEC is the regulatory agency at the state level and the US Army Corp of Engineers (US ACOE) at the federal level. Each organization establishes its own set of rules for identifying or delineating a wetland and each organization has unique regulatory program.

The NYSDEC produces maps on USGS Quadrangles that identify regulated wetlands. The US ACOE does not produce maps of federally regulated wetlands. However, the U.S. Fish & Wildlife Service does produce maps under the National Wetlands Inventory (NWI) program, which are useful in evaluating the presence of federally regulated wetlands. These mapping products are for informational purposes and do not replace the need for on-site wetlands delineations.

Figure 9, *Wetlands*, presents the compilation of wetlands mapping as provided by the NYS DEC and the USF&WS NWI. There is a strong correlation (as might be expected) between the mapped wetlands and the occurrence of hydric soils (as presented in previously in Figure 8).

#### *Floodplains*

Moderate to steep slopes keep most of Stillwater well drained and free of significant flooding problems. Floodplain areas, as defined by the Federal Emergency Management Agency (FEMA) and illustrated on the Flood Insurance Rate Maps (FIRM) are shown in Figure 8, *Water Resources*. The properties in the 100-year flood zone are primarily along the Hudson River and Plum Brook. The 100-year floodplain resulting from the Hudson River extends west of U.S. Route 4 and State Route 32 to the old Champlain Canal. Much of the Village of Stillwater is located within this flood zone.

Limited areas surrounding Saratoga Lake and Anthony Kill are also located within the 100-year flood zone. Most of the properties along the Hudson River are residential properties. However, most of the properties along the Plum Brook are privately-owned and strictly protected due to the designation of the stream and use as a water supply source.

### 2.3.4 Locally Significant Habitat/Species

The Town and Village support a variety of mature and successional forested, meadow and wetland areas.

The NYSDEC's Division of Fish, Wildlife & Marine Resources operates the National Heritage Program in partnership with the Nature Conservancy. The National

Heritage Program maintains a database of New York State’s rare, threatened, and endangered species. They have identified the following important species located within Stillwater and their status:

**Birds**

Northern Harrier ( <i>Circus cyaneus</i> )	Threatened
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**Vascular Plants**

Drummond’s Rock Cress ( <i>Arabis drummondii</i> )	Endangered
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Green Rock-cress ( <i>Arabis missouriensis</i> )	Threatened
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Dwarf Bulrush ( <i>Lipocarpa micrantha</i> )	Endangered
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Hookers Orchid ( <i>Plantanthera hookeri</i> )	Endangered
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Swamp Smartweed ( <i>Polygonum setaceum</i> var <i>interjectum</i> )	Endangered
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## 2.4 Existing Land Use & Zoning

### 2.4.1 Land Use Trends

Land uses in Stillwater include a mixture of rural residential, agricultural, undeveloped, suburban residential, commercial, industrial, and institutional. Medium high densities occur along Saratoga Lake and within the Village of Stillwater. Existing land use is identified in Figure 10, *Land Use*, and was derived from the Saratoga County Real Property Office. The following three tables, Table 2.4-1 through 2.4-3, identify the total acreage of each land use type for the Town and Village individually and combined. During the review of this information the public noted discrepancies between actual land use and the published data. It was suggested that the land use assessment data should be corrected during the assessment process and through the use of other resource information (i.e., NRCS mapping).

Residential land comprises the largest sector of land classifications, followed closely by vacant land. Note that this table is based on assessment information, which is not always complete or accurate. For example, some vacant land may be used for agricultural purposes such as hayfields or grazing. Similarly, the Wild, Forested, Conservation Lands and Public Parks are the third largest land use category. However, this particular land use category provides information that is somewhat

misleading. Although there are over 6,000 acres of land in this category, over half of the lands are associated with the federally-owned Saratoga National Historical Park.

A review of the existing land use map reveals development patterns and trends in Stillwater. The most intensive levels of development were historically generally located along Route 4 which runs through the Town and the Village along the Hudson River.

**Table 2.4-1: Land Use – Town & Village of Stillwater**

Property Class	Acres	Percent Total
Agricultural	3,582.45	13.88%
Commercial	436.37	1.69%
Community Services	170.49	0.66%
Industrial	100.81	0.39%
Public Services	486.55	1.89%
Recreation and Entertainment	320.21	1.24%
Residential	7,337.59	28.44%
Vacant Land	7,245.30	28.08%
Wild, Forested, Conservation Lands And Public Parks	6,124.09	23.73%
<b>Total:</b>	<b>25,803.84</b>	<b>100%</b>

**Table 2.4-2: Land Use – Village**

Property Class	Acres	Percent Total
Agricultural	14.45	1.92%
Commercial	42.87	5.71%
Community Services	113.80	15.15%
Industrial	4.87	0.65%
Public Services	11.41	1.52%
Recreation and Entertainment	19.32	2.57%
Residential	236.03	31.42%
Vacant Land	278.08	37.02%
Wild, Forested, Conservation Lands And Public Parks	30.32	4.04%
<b>Total:</b>	<b>751.14</b>	<b>100%</b>

**Table 2.4-3: Land Use – Town**

Property Class	Acres	Percent Total
Agricultural	3,568.00	14.24%
Commercial	393.5	1.57%
Community Services	56.69	0.23%
Industrial	95.94	0.38%
Public Services	475.14	1.90%
Recreation and Entertainment	300.88	1.20%
Residential	7,101.56	28.35%
Vacant Land	6,967.21	27.81%
Wild, Forested, Conservation Lands And Public Parks	6,093.77	24.32%
<b>Total:</b>	<b>25,052.70</b>	<b>100%</b>

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### *Residential*

As noted above, residential land is the largest use in the Stillwater, accounting for 7,337 acres or 28% of the Town. Single-family homes are the predominant residential use in the Town. Other housing types exist such as two and three family dwellings, farm workers housing, mobile homes, and accessory apartments.

### *Commercial/Industrial*

There are a total of 436 acres of land used for commercial purposes, comprising 1.69% of Stillwater's total land area. Approximately 43 acres of this commercial land is located in the Village of Stillwater; the remainder is located within the Town. Commercial properties are primarily located along U.S. Route 4 with some scattered along other major roads in the Town.

Industrial development is minimal in Stillwater. There are currently a total of 101 acres or less than 0.40% of the Town's total land area, used for industrial purposes.

### *Village Marketplace*

The Village Marketplace with its distinct character, historic sites and structures, provides a unique environment. Village services include a variety of small retail stores and restaurants including pizzerias, a convenience store, a funeral home, and the post office.

### *Agricultural*

Agriculture has played, and continues to play, an important role in Stillwater's economy. The Town's Tax Assessor identified 3,582 acres of land in agricultural use, which represents 13.88% of the Town's total land. Farming historically is concentrated in the rural areas with agriculturally compatible soils. Due to the presence of significant amounts of land containing agriculturally compatible soils, (as discussed above in Section 3.3.1) Stillwater continues to be a community with a significant amount of agricultural land in active agricultural use.

In addition to being an important component of Stillwater's economic base, agriculture is also a foundation for the community's identity and comprises a significant portion of its scenic open space. Continuing to enhance the agricultural sector will help sustain these investments, expand the economic potential of farming, and maintain the quality of life in Stillwater.

### *Agricultural District*

Saratoga County Consolidated Agricultural District #1 is located in eastern Saratoga County and includes lands located in the Village and Town of Stillwater, as well as the Towns of Wilton, Saratoga, Northumberland and Moreau. Agricultural districts are initiated by landowners and must receive approval from

the county legislative body and the State before they are created or renewed. Districts must be comprised predominantly of viable agricultural land. On average, 73 percent of land contained within districts is actively farmed. The remaining non-farm acreage serves largely as a buffer to the cultivated acreage.

According to the Saratoga County Real Property Tax Service records, Stillwater has 1,159 parcels included in the Saratoga County Consolidated Agricultural District #1. Of these parcels, 83 are located within the Village and 1,076 parcels of land are located in the Town. This number is determined by the Town's Tax Assessor, who then reports the number to the Saratoga County Real Property Office.

New York State utilizes Agricultural Districts as one means of preserving agricultural land by providing protections to active farming operations. Agricultural districts were created to encourage the continued use of farmland for agricultural production. Agricultural districts are formed by landowners who voluntarily agree to keep this land in a district for eight-year, renewable time periods. In exchange, agriculture is designated as the primary activity in the district and landowners receive incentives to encourage them to continue farming. These include use-value assessment, exemptions from special district levies, right-to-farm provisions, and protection from eminent domain, adjacent non-agricultural development and state agency regulations that interfere with farming. Participants must pay roll-back taxes to remove themselves from a district prior to the eight year period.

At the local level there are several key provisions of the Agricultural District's Law affecting local land use decisions. The most relevant provisions are as follows:

1. Any land use project within the official Agricultural District is required to file a Notice of Intent (NOI) and identify potential impacts to farmlands.
2. Any land use project within 500 feet of a working farm, whether or not the farm is located within an Agricultural District, must file an Agricultural Data Statement (ADS). The ADS is typically completed by the Town Planning Board and filed with the County Planning Board. The County must provide feedback to the Planning Board before final determination of the land use project can be made.
3. Many communities, like Stillwater, make use of Right-to-Farm Provisions. These provisions protect farmers against private nuisance suits if a farmer is using sound farm practices. Right-to-Farm provisions limit enactment and administration of local laws that unreasonably restrict farm operation. The Right-to-Farm provisions also require government and public benefit corporations to minimize or avoid, to the extent practicable, adverse agricultural impacts associated with acquiring land or advancing public funds for the construction of residential, commercial or industrial facilities,



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and water and sewer facilities, to serve non-farm structures within an agricultural district.

4. Property tax treatments for agricultural lands, including agricultural and special benefit assessments.
5. Mitigation of impacts from publicly-funded infrastructure or utility projects.

Pursuant to Article 25-AA of the Agriculture and Markets Law, a review of all New York State approved agricultural districts must be conducted every eight years. The review involves a self reported survey of all agricultural landowners or owners who rent to farmers. Figure 11, *Agricultural Lands and Restrict Land Classes*, identifies the boundaries of Agricultural District #1 in Stillwater. In the 1997 review, the total acreage of the land for the Town of Stillwater, in the agriculture district, was 3,181 acres.

The latest review, conducted in 2004 as required by NYS Agriculture and Markets, identified 34 parcels classified as active agricultural uses. These 34 parcels consist of 2,645 acres and comprise seventeen active farms. Table 2.4-4, *Active Agriculture in Stillwater*, provides the information from the self-reported landowner survey sent to all landowners in Stillwater within the Saratoga Consolidated Agricultural District #1.

**Table 2.4-4: Active Agriculture in Stillwater**

Farm Enterprise	Acres	Annual Gross Sales	Capital Investment
Dairy	355	>\$500,000	>\$200,000
Dairy	87	\$10,000 to \$39,999	<\$10,000
Dairy	160	\$100,000 - \$199,999	\$40,000 - \$99,999
Dairy	115	\$10,000 - \$39,999	\$10,000 - \$39,999
Horticulture	655	>\$500,000	>\$200,000
Horticulture	32	<\$10,000	\$10,000 - \$39,999
Livestock	35.14	<\$10,000	<\$10,000 - \$39,999
Livestock	433.14	\$40,000 - \$99,999	\$100,000 - \$199,999
Livestock	65	\$10,000 - \$39,999	\$40,000 - \$99,999
Livestock / Horses	10.8	-	\$10,000 - \$39,999
Livestock / Horses	18	\$100,000 - \$199,999	\$10,000 - \$39,999
Christmas Tree	3	>\$10,000	<\$10,000
Hay	97	<\$10,000	<\$10,000
Poultry	4.5	<\$10,000	<\$10,000
Grain	284	<\$10,000	<\$10,000
Vegetable / Poultry	30	<\$10,000	<\$10,000
Grain / Vegetable / Hay	260	\$40,000 – 499,999	\$40,000 - \$99,999

Source: Saratoga County Planning Board; SCPB\Data-main\planning\plan\SCPBFarPDR04Farmfile\agdistreviewworksheetm.doc

There are discrepancies in the total acreage of land in active agricultural use between the survey results and the information provided by the Saratoga County Real Property Office. The results of the survey identify 2,645 acres of land in agricultural production. The Town's Tax Assessor identified 3,582 acres. This indicates that there are approximately 937 acres of land that appears to be agricultural land which is not in active use.

In addition to tax incentives, there are several grant programs available to those who keep land in agricultural use. Most of these programs accept proposals on a yearly schedule. The following is a partial list of the programs available through the New York State Agriculture and Markets program:

- Pride of New York, a marketing program to refine and implement a promotion and advertising program to generate a greater demand for New York produced farm products, and New York State manufactured or processed food products.

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- The Agricultural Non-point Source Abatement and Control Program funds plans, activities, and projects that will reduce and/or prevent non point-source contribution from agricultural activities.
  - Agricultural and Farmland Protection Projects which provides funding to implement agricultural and farmland protection plans.
  - Grow New York's Enterprise Program, which provides low-interest loans and grants for the development and expansion of production agriculture and agri-business enterprises, as well as a micro-enterprise development program to increase opportunities for agri-business in New York State and promote a more viable agricultural industry.

Farmers in Stillwater have had some success in obtaining Farmland Protection grants through the New York State Department of Agriculture and Markets (Ag & Markets). Active agricultural enterprises that wish to place a permanent restriction on their lands assuring the State that the lands will stay in agricultural use in perpetuity are eligible applicants. Figure 13, *Agricultural Lands and Restricted Lands Classes*, shows all agricultural lands in active use, as well as those with restricted development rights. The grants are typically prepared by a planner in the Saratoga County Planning office and submitted by the Town. If the applicant is successful, the State awards the grant to the Town and the Town then administers the grant by providing the applicant with a check. These grants include a conservation easement on farmland in perpetuity. The grant program was developed to assist in developing agricultural and farmland protection plans. The purpose of these farmland protection programs is to fund local initiatives that are intended to maintain the economic viability of the State's agricultural industry and its supporting land base and to protect the environmental and landscape preservation values associated with agriculture.

As a direct result of the Ag and Markets program, the economic viability, and the environmental and landscape preservation values of 687 acres have been preserved in perpetuity in Stillwater. In 2001, Marty and Pat Hanahan received a grant for their 135 acre farm. In 2002, the Saratoga Sod Farm received a grant for their 396 acre farm. In 2003, the Zuzick Farm received a grant for their 156 acre farm.

#### **2.4.2 Zoning**

The Village of Stillwater currently has no adopted zoning regulations.

The Town of Stillwater is divided into eight zoning districts. The Town allows land to be rezoned to Planned Development District (PDD) if a developer can demonstrate the land meets design criteria and will be beneficial to the Town. Figure 12, *Existing Zoning Districts*, illustrates the location of each of the districts within the Town.

Each district is identified in Table 2.4-5, *Zoning District*, and a summary of the permitted uses for each district follows.

**Table 2.4-5: Zoning Districts – Town**

District Code	District Name
RR	Rural Density Residential District
LDR	Low Density Residential District
RM	Moderate Density Residential District
RRD	Residential Resort District
B-1	Neighborhood Business District
B-2	General Business District
BP	Business Park
ID	Industrial District
PDD	Planned Development District

Rural Density Residential District (RR) – Single and two-family dwellings, farm worker housing, mobile homes, bed and breakfasts, agricultural uses, animal harboring, mobile homes, and home occupations, public and semi-public uses, small animal hospital or kennel, sand/gravel/soil removal and processing, and commercial greenhouses. Minimum lot size is 2 acres.

Low Density Residential District (LDR) – Single and two-family dwellings, farm worker housing, bed and breakfasts, commercial greenhouses, farms, animal harboring, and home occupations, boarding houses, public and semi-public uses, sand/gravel/soil removal and processing, and small animal hospital or kennel. The minimum lot size is 2 acres without public water and sewer and 1.5 acres with either public water or sewer, and 1 acre with both public water and sewer.

Moderate Density Residential District (RM) – Single family, two-family dwellings, three and four family dwellings, home occupations, boarding houses, and public and semi-public uses. Minimum lot size is one acre for 1, 2, and 3 family homes without public water and sewer, 20,000 square feet with either public water or sewer, and 10,000 square feet with both public water and sewer.

Residential Resort District (RRD) – Single family dwelling, bed and breakfasts, restaurants, taverns, seasonal dwelling, parks, private recreational areas, and places of worship. Minimum lot size is 21,750 square feet.

Neighborhood Business (B-1) – Retail stores, personal services, offices, banks, gasoline stations, shopping plazas, studios, enclosed entertainment facilities, restaurants, taverns, commercial garages, public and semi-public uses, funeral homes, and single or two-family homes. Minimum lot size is 10,000 square feet for business uses and one acre for residential uses.

General Business (B-2) – Non-residential uses permitted in B-1, movie theaters, amusement uses, motor vehicle service and sales, bed and breakfasts, commercial greenhouses, convenience stores, day care centers, farm and construction equipment

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sales, commercial garages and carwashes, fast food restaurants, funeral homes, galleries, hotels and motels, social clubs and organizations, and wholesale businesses and storage. Minimum lot size is 6,000 square feet.

Business Park (BP) – Office uses, business incubation, light industrial manufacturing and processing, research and development, warehousing, and public and semi-public uses. Minimum lot size is 1 acre.

Industrial District (ID) – Auto body shops, asphalt plants, bulk storage, freight or trucking terminals, heavy and light industrial manufacturing or processing, research and development, sand/gravel/soil removal and processing, warehousing, bulk fuel storage, adult uses, contractors yards, and junkyards. Uses that exceed environmental contamination thresholds established in the performance standards are prohibited. Minimum lot size is 1 acre.

Planned Development District (PDD) – This district requires rezoning by the Town Board and enables land use to be more flexible and permits a greater mix of uses, primarily to enable a higher density of structures on the property in order to provide larger green space in the remaining portions of the property. However, uses may include residential, commercial and industrial; design requirements are intended to provide a unique and beneficial development community.

## **2.5 Utilities and Infrastructure**

### **2.5.1 Transportation Systems**

The Town of Stillwater has limited modes of transportation available. The vast majority of transportation needs are met by the use of motor vehicles on the existing roadway network. Figure 13, *Roads*, identifies local, County, State, and U.S. roads located in Stillwater. Traffic patterns and transportation needs within Stillwater vary and are evaluated in the following subsections.

#### *Roadways*

The Town of Stillwater has a strong network of local, County, State, and U.S. roadways. Major arterial roads include U.S. Route 4, NYS Route 32, and NYS Route 67; major collector roads include NYS Route 9P and NYS Route 423. County routes include CR 70, CR 75, and CR 76. Interstate I-87 and NYS Route 9 are two major arterial roads in the region and are located just west of Stillwater in the Town of Malta. Both NYS Route 9P and NYS Route 67 provide easy access to these major arterials from Stillwater. In addition, the Town is supplemented by an extensive network of local Town roads.

### *Waterways*

The location of the Hudson River and the Champlain Canal System on the eastern boundary of Stillwater provides regional waterway connections. The Hudson River has served as a transportation corridor for hundreds of years and continues to provide this function today.

### **2.5.2 Water Supply**

The Town of Stillwater obtains water through contractual relationships with four (4) different water suppliers. The Village of Stillwater and the City of Mechanicville operate municipal treatment and distribution facilities, providing water to select districts and water consumers in the Town. The Town does not itself operate any treatment facilities. Additionally, two (2) private transportation corporations: The Saratoga Glen Hollow Water Supply Corporation and the Saratoga Water Services Corporation supply select geographic areas with water.

There are a number of additional isolated/private operators which the NSYDOH classifies as public water supplies; these are operated to supply water to mobile home parks. Figure 14, *Existing Water Districts and Water Supply*, illustrates the location of each of the two water districts and the two private districts. The following sections describe each of Town's four suppliers including a description of the water source, method of treatment, and storage and distribution facilities.

#### *Water District #1*

The Village of Stillwater provides water to residents within the Village boundaries as well as users located in Town of Stillwater Water District #1. According to the 2003 Annual Drinking Water Quality Report, the Village maintains 1,500 service connections supplying over 4000 individuals, including Village residents, with municipal water.

#### *Water District #3*

The City of Mechanicville operates a surface water treatment plant supplying the residents of Mechanicville, Schaghticoke, Halfmoon, and Stillwater. Water service is provided via 1,350 residential services to a population of approximately 8,000 persons and at least one industrial customer in the Town of Halfmoon. The City of Mechanicville is a supplier of water to Town Water District #3 and is the proposed source for Town Water District #4.

#### *Saratoga Glen Hollow Water Supply Corporation*

The Saratoga Glen Hollow Water Supply Corporation is a contract supplier. Water is delivered to the Town-owned distribution facilities at select locations through this private corporation.

### *Saratoga Water Services Corporation*

The Saratoga Water Services Corporation is also a contract supplier in the Town of Stillwater. Water is delivered to the Town-owned distribution facilities at select locations through this private corporation.

### **2.5.3 Wastewater**

There are no wastewater treatment facilities operated by the Town of Stillwater. The majority of landowners within the Town utilize individual on site septic systems.

Small portions of the Town have sewer service provided by Saratoga County Sewer District #1. These areas include Saratoga Ridge, Route 9P (Saratoga Lake), Riverside, Turning Point, and areas adjacent to the Village Boundary. Areas with sewer service are shown in Figure 15, *Sewer Districts*. There are also a number of additional isolated/private operators providing public sewer to mobile home parks in Stillwater. These private districts are not shown on the Figure.

The Village of Stillwater has a wastewater treatment facility to service the entire Village area. The Village wastewater treatment facility also treats the adjacent Castlecliff mobile home park in the Town. All wastewater in Stillwater is collected at the County wastewater treatment facility located in the City of Mechanicville and then discharged to the Hudson River.

Future development will be constrained by the ability of Stillwater to provide municipal sewer service. Soil survey information suggests that many soils in Stillwater may not be suitable for septic systems.

### **2.5.4 Private Utilities**

The Town and Village are supplied electricity by New York State Electric and Gas (NYSEG), limited areas of Stillwater have natural gas service.

## **2.6 Community Services & Facilities**

### **2.6.1 Law Enforcement Services**

There are presently four police agencies providing the full range of law enforcement services within the Town of Stillwater. These agencies represent the local, county, state and federal levels of government and include the Stillwater (Town) Police Department, the Saratoga County Sheriff's Office (County Sheriff), the New York State Police (NYSP), and Park Rangers at the Saratoga National Historical Park. Brief description of each agency follows.

### *Stillwater Police Department*

The Stillwater Town Police Department (Town Police) was established in 1975 and its headquarters are located in the Village of Stillwater. It is a part time operation with officers routinely on patrol during the day and evening shifts.

The Town Police Department is currently staffed by 10 officers who are periodically supplemented by alternate police officers who provide coverage during vacations, special events, and sick leave. There is also one vacant position on the day shift. The ranks include one Chief, 2 Sergeants, and 7 officers. All officers, both regular and alternate, are fully certified by the NYS Bureau for Municipal Police. There is one part time civilian position which provides administrative support. The Town Police Department operates two patrol vehicles and it also has two (2) four wheeled drive (4WD) vehicles which it uses for both patrol and specialized operations.

Coverage by Town Police patrols is routinely provided from Monday – Thursday to town residents during days and evenings (from Midnight – 7AM coverage is provided by the NYSP/County Sherrif). On Friday - Saturday Town Police coverage ends from 2AM – 3AM until the start of the day shift during which time the other departments in the town provide coverage. On Sunday the Town Police Department focuses on specialized patrols e.g. seat belt enforcement, DWI road checks, and speed enforcement.

Calls for service placed via the 911 system are answered on an alternating basis by the NY State Police at Wilton and the Sheriff's Office in Ballston Spa. The calls are assigned to a Town Police car if one is on the road. Otherwise the call, if it is of a priority nature, will be assigned to the NY State Police/County Sheriff's Patrol, whichever is the nearest available unit. If the call is of a minor, low priority nature, it will be held until a Town Police car is available. If the caller uses the Town Police Department's 7 digit phone number to reach the agency then the call will be answered by the State Police at Wilton for dispatching purposes.

The Town Police Department's annual budget is approximately \$177,000 with personal services accounting for the largest share of the budget. Funding is derived from Town property taxes, State/Federal grants, and Saratoga County under the provisions of the STOP DWI program.

The Town Police work jointly with other police agencies providing services in the town, as well as the Mechanicville Police Department. Members of the Town Police Department do make presentations to students attending the Stillwater Central School District in response to specific requests. However, there is not a member of the Town Police routinely on the premises.

### *Saratoga County Sheriff's Office*

The Saratoga County Sheriff's Office (County Sheriff) maintains a Resident Deputy Station at Village Hall in the Village of Stillwater. This facility is used by Deputies



to check in and out of service in the Town at the start/end of their shifts. Also, defendants are processed at the station, and vehicles/other police equipment are stored there. There are 3 Deputies assigned to the Town of Stillwater by the County Sheriff. In effect, a deputy is on duty in Stillwater each shift, every day of the year. However, the Deputy's patrol areas does encompass more than just the Town of Stillwater i.e. deputies patrol in adjoining towns as well as in Stillwater.

On the outside wall of the Resident Deputy Station is a call box which the public can use to request assistance. It rings directly into the Sheriff's Communications Center. Calls for police service placed via landline 911 are alternately dispatched by the State Police/Sheriff's Office as noted above in the description of the Stillwater Police Department. 911 calls placed via cell phones are routed to either the State Police or Sheriff's Office depending on the location from where the call was placed. Both the NYSP and the SO dispatch wireless 911 police calls. However, the State Police does not dispatch fire/EMS calls placed via wireless 911. A significant change is imminent with respect to this process i.e. the SO will become responsible for dispatching all calls placed via wireless 911.

The County Sheriff has a variety of specialized services which it does employ in Stillwater. These can take the form of a Sheriff's Office only initiative, or it can be a cooperative undertaking with other departments. Some of these services include K9, navigation patrol, criminal investigation, accident reconstruction, and commercial vehicle enforcement.

Finally, the County Sherriff is an active member of the Northern Drug Task Force, a multi-agency initiative that focuses on the trafficking in illegal narcotics. The jurisdiction of the Task Force includes Saratoga County.

#### *New York State Police*

Coverage of Stillwater is provided by the New York State Police (NYSP) from its station located on State Route 9 in Malta. Stillwater falls within State Police Patrol Post #718 which includes adjoining towns as well. The post is covered 24 hours a day 7 days a week. The service area for this post can extend 50 miles from one end to the other based on staffing, with response times lengthening as the post's size increases.

Dispatching of NYSP patrols is as described above in the sections describing Town Police and County Sheriff operations.

The NYSP operates a Bureau of Criminal Investigation at the Malta Station whose members can be called upon in cases of serious crimes or other incidents. The investigative, support/technical and patrol resources are available in the event these are needed in Stillwater. These resources are available from Division Headquarters in Albany, and from Troop Headquarters in Loudonville.

### *National Park Service Rangers*

In the very northeast corner of Stillwater is the Saratoga National Historical Park which is operated by the National Park Service of the United States Department of the Interior. The Park is located on approximately 3000 acres that are designated as federal land. Policing of this property in the town is the responsibility of Park Rangers.

There are currently 3 full time Park Rangers assigned to policing the Park; they are typically on duty 12 hours per day, although that can increase depending on local circumstances and events scheduled at the Park. On occasion there will be 1-5 part time officers assigned to the Park for special events. The Rangers are on duty throughout the year.

The Rangers provide a variety of services to protect its more than 100,000 visitors and Park resources. These take the form of daily patrols, investigating violations, providing education about preserving lands and archeological matters, assisting lost/injured visitors, and maintaining safety through traffic monitoring and foot patrols, and traffic control at the many special events held each year at the Park.

### **2.6.2 Fire and Emergency Services**

The Town of Stillwater is served by 2 volunteer fire departments and 1 rescue squad. In addition, under certain conditions, fire/EMS services are provided through mutual aid agreements with agencies in neighboring towns in Saratoga County as well as other nearby counties.

#### *Newland Wood Fire Company*

The Newland Wood Fire Company is referred to as the Stillwater Fire Company. It is located at Village Hall on School Street in the Village of Stillwater. Its primary jurisdiction is the village itself; however, under Mutual Aid it can respond to incidents throughout the town and in fact across the Hudson River in both Washington and Rensselaer counties.

There are presently 35 volunteer members of the Department. New member recruitment is basically limited to a 2 mile radius from the School Street facility so that timely responses to incidents can be assured. In addition, there is a Junior Program for persons 16-17 years of age. Junior members have limited responsibilities until they reach their 18th birthday at which time they can become full fledged members. Typical response time to incidents during the evenings and nights is in the vicinity of 3 minutes. During days the response times are between 3-5 minutes on average. The Department has 3 fire trucks and a 75 HP motor boat which is used primarily on the Hudson River. Depending on the nature of the incident 1, 2 or all 3 trucks will respond. For example, in cases involving structure fires all 3 fire trucks respond. The Sheriff's Office dispatches all fire and EMS calls.

Both fire and EMS respond to structure fires and motor vehicle accidents. Responses to other types of incidents are determined on a case-by-case basis. Member training is conducted at the Ballston Spa Sheriff's Depot where there are burn pits and burn buildings.

The Department's annual budget is approximately \$20,000-\$30,000 with additional funding from the Legislature/Governor's Office. This latter funding is used primarily for equipment acquisition.

#### *Arvin Hart Fire Company*

The Arvin Hart Fire Company provides response throughout the Town from one of its four strategically located stations. These 4 stations are as follows:

Station 1 – Considered the Central Station, this station is now under construction on Campbell Road on the outskirts of the Village of Stillwater. As a temporary measure a fire truck is assigned to the Town Garage across the street from the site of the new Central Station.

Station 2 – Located on George Thompson Road on the western edge of the Town

Station 3 – This station is located on Route 423 in the mid-section of the town.

Station 4 – This station is located in the Riverside section of town, in the southeast area which is close to the Mechanicville city line.

Presently there are 55 active members between the ages of 18-88, all of whom are unpaid volunteers. The Department, similar to Newland Wood, has a Junior Program. The department has five (5) engines, one rescue truck, a 4WD vehicle, two (2) utility vehicles and an air boat. Mutual aid agreements ensure coverage in those incidents requiring supplemental resources.

Primary dispatch is through the Sheriff's Communications Center. In the event of a power outage at the Saratoga Sheriff's Office the Arvin Hart Company can itself perform dispatch functions. The new station on Campbell Road will provide for improved communications capability.

The Company responds to motor vehicle accidents where the Rescue Squad is likewise responding and to other incidents as circumstances dictate and as so advised by dispatch personnel. Typical response time is approximately two (2) minutes (i.e., from the time the call is received to the time of arrival at the scene). Response times tend to increase corresponding to increased distance from the squad's station.

In a typical year Arvin Hart handles between 150-200 calls of all types.

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### *Stillwater Rescue Squad*

The Stillwater Ambulance Fund, Inc., is commonly known as the Stillwater Rescue Squad. The Stillwater Rescue Squad station is located on North Hudson Ave. (Route 4) in the village of Stillwater. The Squad's jurisdiction encompasses the second largest township in Saratoga County in terms of square mileage.

The Squad is staffed by two paid, full time EMTs who are on duty at the station from 6:00 AM – 6:00 PM, Monday-Friday. From 6:00 PM – 6:00 AM (Monday-Friday) the squad relies upon volunteers. Volunteers are also exclusively used on weekends. At the present time there are 15 volunteers in the Squad who responded to 550-600 incidents per year during each of the past several years. There are two vehicles for incident response purposes.

Calls from the public for rescue services are processed through the Sheriff's 911 Center. It contacts the Rescue Squad with the specifics about the incident and within 5 minutes a unit responds to the scene. Routinely both Fire and Rescue respond to calls involving structure fires/motor vehicle accidents, regardless of which agency initially receives the alert from the 911 Center.

The 911 Center will know if a Mutual Aid situation exists as it closely monitors the status of Stillwater Rescue Squad mobile units. If such a condition does exist, the 911 Center will contact an "outside agency" to handle the incident when Stillwater's units are already committed to other calls. For example, Mechanicville's John Ahearn unit would be activated if the incident requiring a response happens to be in the Village of Stillwater. If it happened to be on Route 9P near Saratoga Lake, then Malta would be activated.

Stillwater Rescue personnel are certified EMTs; they do not have paramedic level training/certification/equipment. The 911 Center will know if a situation requires the presence of a paramedic. If so, a paramedic from a neighboring agency will be contacted and will respond to the scene in his/her own vehicle, or the paramedic will be picked up by Stillwater Rescue.

In order to recoup some of the cost of operating the Stillwater Rescue Squad, those receiving services can be billed by the Squad. In many cases one's insurance carrier will cover the cost of medical services provided; however, the recipient may pay some of the cost if there is a gap between the cost of the service and the portion covered by insurance.

### *Saratoga County EMS*

Saratoga County EMS Council provides coordinated mutual aid benefits to each Corps in Saratoga County. Saratoga County EMS Council is charged with coordinating Emergency Medical Services in Saratoga County. Every ambulance service provider in the County holds membership in the EMS Council.

The Saratoga County EMS Mutual Aid ensures that emergency service is dispatched if a request for assistance is not met by the local EMS Corps. The design of the plan prevents geographic depletion of resources by mapping multiple alternative ambulance preferences.

### **2.6.3 School Districts**

Stillwater is serviced by four school districts: the Stillwater Central School District, the Mechanicville City School District, the Shenendehowa Central School District, and the Schuylerville Central School District. The Stillwater Central School District is the primary school district for the Town and the entire Village. Figure 16, *School Districts*, illustrates the location of each of the districts within Stillwater. The following subsections provide information regarding each of these four districts.

#### *Stillwater Central School District*

Public education in Stillwater is provided primarily by the Stillwater Central School District. The Stillwater Central School District also serves portions of the Towns of Saratoga and Easton. There are three schools in the Stillwater Central School District: Stillwater Elementary School, Stillwater Middle School, and Stillwater High School. The school district enrolls about 1275 students in grades K-12. The district's comprehensive educational program includes an award-winning Character Education Program, a variety of athletic and co-curricular activities, and offers a Distance Learning Program through Hudson Valley Community College in which senior students may earn 23 college credits. The district operates with an approximate \$16 million budget and employs over 225 people.

#### *Mechanicville City School District*

The southeastern corner of Stillwater is within the Mechanicville Central School District. There are three schools in the Mechanicville Central School District: Mechanicville Elementary School, Mechanicville Middle School, and Mechanicville High School.

The Elementary School has a total enrollment of approximately 620 students. Kindergarten classes are conducted in full-day sessions. The Middle School includes grades 6, 7, and 8 with an enrollment of approximately 360 students. Mechanicville High School has approximately 400 students enrolled and offers a comprehensive instructional program to all students in grades 9 through 12. In addition to the instructional program, the District offers a wide range of extracurricular activities.

#### *Shenendehowa Central School District*

The southwest corner of Stillwater is within the Shenendehowa Central School District. There are eleven schools in the District: Tesago Elementary School, Skano

Elementary School, Orenda Elementary School, Okte Elementary School, Karlgon Elementary School, Chango Elementary School, Arongen Elementary School, Koda Middle School, Gowana Middle School, Acadla Middle School, and Shenendohowa High School.

Shenendehowa Central School District has adopted a long range plan with strategic goals on a yearly basis. Implementation of these goals began in the Spring of 2004. Goals focus on instructional programs, human resource development, facilities, resources, and operations.

#### *Schuylerville Central School District*

The northeast corner of Stillwater is within the Schuylerville Central School District. There are two schools in the District: Schuylerville Elementary School and the Schuylerville Junior-Senior High School.

In 1946, the Schuylerville Central School District was formed. The community supported the building of a Jr./Sr. High School in 1955, the Elementary School in 1966, and a series of additions, renovations and upgrades in the subsequent years.

The Schuylerville Jr./Sr. High School is a community of students, staff members, parents, residents and business partners working together. The school serves a large student body of approximately 770 students.

### **2.6.4 Library Services**

The Town of Stillwater is provided with library services from the Stillwater Free Library on Hudson Avenue in the Village of Stillwater and the Media/Library Center on the campus of the Stillwater School Complex. The Saratoga National Historical Park maintains a library on the park site. Additional library services are available in adjacent communities. Brief descriptions of each of the facilities and their programs is presented below.

#### *Stillwater Free Library*

In 1959 St. John's Episcopal Chapel, built in 1874, became the home of the Stillwater Free Library (an Association Library serving the Town and Village of Stillwater).

The Stillwater Free Library, under the guidance of its Director and its Board of Trustees, is a community resource for reference services, young adult books, preschool story times, book clubs for the youth and adults, video tapes, newspapers and magazines, Internet access, books on tape, community bulletin board, large type books, summer reading program, bestsellers, poetry, and more. The Stillwater Free Library participates in an inter-loan library program allowing users access to a much broader range of resources.

During 2004 the Stillwater Free Library circulated 11,497 of its various holding to the public. Total inventory at the end of the year included 10,380 printed materials for young adults/adults, 6864 juvenile printed materials, 905 non-print/AV holdings, and 729 “other” holdings for a total inventory in excess of 18,000 items of all types. The library was visited by 5,684 persons in 2004. A total of 17 special programs were offered that year with program attendance being 543 individuals.

Currently the library has approximately 1000 registered borrowers. The library was staffed by 2 FTEs and 4 volunteers who periodically provide assistance.

The key issue confronting the library is lack of space. The resources, demands and expectations of the Free Library are growing but the facility in which it is housed does not offer room for expansion.

*Stillwater Central School  
Middle/High School Library-Media Center*

The Stillwater Middle/High School Library-Media Center is located on the second floor at the school complex on Routes 4 and 32.

While technically “open to the public” the library is in fact a library primarily for the almost 1300 students at the school. A one year pilot project, during which the library was open to the public during extended hours of operation, was operated a several years ago. The results of that pilot project revealed that there was very little in the way of general public usage of the facility. Accordingly, it was decided to end the pilot project and the library now is open almost exclusively during those days/hours when school is in session. Today the library is a resource for students, faculty and administrators.

Staffing at the Library-Media Center includes 2 full time librarians and 2 full time aides. Its annual budget is approximately \$239,000 (exclusive of fringe benefits) with funding provided through the school tax and some state aid. There are more than 60 personal computers (PCs) in the computer labs and another 10 PCs in the general floor area. There are almost 30,000 books in the library as well as periodicals, data bases and audio visual assets.

In addition to traditional library services, the library offers programs such as Pre-School Reading, skills development in preparing for the job market, data base training for staff and teachers, adult education classes, resource sharing with the Stillwater Free Library, book fairs and others. The library is a member of a five county regional organization which serves 31 school districts and which is run by BOCES.

The Stillwater Middle/High School Library-Media Center will meet the needs of its customers (i.e., its student body) for the foreseeable future.

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## 2.7 Parks & Recreation

### 2.7.1 Facilities

The Town currently has limited improved recreational facilities. Although there are 2,434 acres of lands classified as “Park Lands” within the Town, all but 0.05 acres of the park lands are owned by the Federal Government and are mostly park lands associated with the National Historical Park.

The following information was compiled from reports by the Town’s Highway Department and the Town’s Building and Code Enforcement Department.

#### *Blockhouse Park*

The Blockhouse is located at the intersection of Route 4 and Route 32. The site is approximately 0.77 acres and is used as the Blockhouse Museum. The facility is reportedly in excellent condition. Blockhouse Park is the centerpiece of historic preservation activities of the local historian’s office. Located on the banks of the Hudson River, the Blockhouse originally served as the Saratoga National Historical Park Visitor’s Center. The Blockhouse was moved to its present location in 1999 and opened to the public the following year.

The Blockhouse is a replica of a typical 18<sup>th</sup> century blockhouse and is host to a wide variety of programs and visitors from across the country. The Blockhouse grounds are maintained by the Village in cooperation with the Town.

#### *Gurba North*

The site is located at Gurba Drive North and is approximately 4.06 acres in area. Site amenities include a basketball court. The site is noted to be in poor condition.

#### *Gurba South*

This site is currently vacant with an existing retention pond. It is located on Gurba Drive South and is approximately 1.11 acres in area. The site experiences regular flooding and has limited options for meeting the recreational needs of Stillwater.

#### *Lilac Park*

The site is located at Saratoga Glen Hollow and is approximately 6 acres in area. Greenspace and trails are proposed for the site. The site needs general regular maintenance, including mowing.

#### *Mullah Hill*

Located on East Street on a 6.62 acre parcel. This site is currently vacant.

#### *Riverfront Park*



The Town recently purchased 18 acres of land in the northern part of Town. The goal for this property is to create the Stillwater Riverfront Park. An application is pending with the NYS Office of Parks, Recreation and Historic Resources.

#### *Riverside Veterans Park*

This playground is located on East Street in the Town of Stillwater. The park is approximately 2.56 acres. The park consists of a playground area, multi-use fields, and a Veterans monument. The playground includes children's play equipment, benches, and a picnic table.

The Town has taken "temporary incidence of ownership" of 1.23 acres of lands know as the "Boiler House" located directly east of Riverside Veteran's Park. The Town has received funds from the New York State Environmental Restoration Program (Brownfields) and is currently performing site clean-up activities. The Town desires to convert the site to a park to support activities on the Riverside Veteran's Park site.

#### *Stillwater Area Community Center*

The Community Center is located on Palmer Street on a 2.52 acre parcel. The Center is home to many community based organizations and activities including after school sports, scouting, healthcare clinics, pre-school to name a few. The Center is housed in the former Stillwater Elementary building and is operated by a independent not-for-profit organization.

#### *Turning Point Park*

This site consists of 6 acres of unimproved land located on Abele Road. The proposed amenities include a playground, courts, pavilion, and tables.

## **2.7.2 Park and Recreational Guidelines**

Parks and recreational facility planning continues to evolve. The current philosophy focuses on utilizing national guidelines and establishing local need based on a community's particulars wants and desires. The following information is presented for reference.

The National Recreation and Park Association (NRPA) and the American Academy for Parks and Recreation Administration publish the "*Parks, Recreation, Open Space and Greenway Guidelines*" (Guidelines). This document provides three types of Planning Guidelines:

1. Level of Service (LOS) Guideline – a ratio of park area per unit population;
2. Park Recreation Open Space & Greenway Classifications; and

3. Facility Space Guidelines - The land area requirements for specific facilities

The New York State Office of Parks Recreation and Historic Preservation (OPRHP) periodically develops the Statewide Comprehensive Outdoor Recreation Plan (SCORP). The SCORP provides direction in establishing policy for New York State as well as assist in prioritizing state investment parks, recreation and open space. During the development of the SCORP, the OPRHP utilizes the aforementioned references to help define and refine state and regional recreation needs.

The following guidelines are extracted from the SCORP and are presented as a reference for discussing Stillwater’s future recreational needs.

**Table 2.7-1: Town Recreational Facility Guidelines**

Facility Type	Critical Minimum Population density	Approximate Size (acres)	Standard per 1000 Population (acres)	Max Travel Time (min.)	Stillwater Calculated Standard (acres)
Play Lot	2500/sq.mi.	1-2	2	10	14.4
Pocket Park	2500/sq.mi.	0.25-0.50	0.25	10	1.8
Neighborhood Park	2500/sq.mi.	4-7	1	20	7.2
District Park	500/sq.mi.	20-100	2	30	14.4
City Park	NA	50-100	5	30	NA
Large Regional Park	NA	40+	15	1-2 hrs.	NA
Metro	10,000 sq.mi.	25	0.124	30	NA

Note that Stillwater’s population density falls below the referenced densities. Stillwater’s population density is approximately 188 people/sq. mi. (Population 7522 ÷ Area ~40 sq. miles.). Therefore the calculated standard overstates the theoretical need/demand.

**Table 2.7-2 Facility Development Standards**

Facility Type	Instant Maximum Users Density	Standard Per 1000 Population	Stillwater Calculated Demand (1)
Skating Areas (natural)	500 user/acre	1 site/2500	3
Camping	20 users/acre	NA	NA

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Picnicking	35 users/acre	NA	NA
Boating	6-8 acres/boat	NA	NA
Skiing	30 users /acre of developed slope	NA	NA
Swimming Pool	1 user/25 sq. ft.	750 sq. ft./1000	5625
Tennis Courts	4 users/court	1 court/2000	4
Basketball Courts	16 users/court	1 court/1999	4

1. 2000 Population 7522

The National Recreation and Park Association (NRPA) created standards for determining the amount of park and recreation space needed to support a community based on its population.

### 3.0 DEMOGRAPHICS

The following section identifies demographic data for population, income, poverty, family and household size, median age, and educational attainment. Demographics are the characteristics of human populations and population segments. The U.S. Census is the primary source for demographic data. The Capital District Regional Planning Commission (CDRPC) is a local regional source for demographic data. The CDRPC receives its raw data from the U.S. Census, various New York State agencies, the towns, villages, cities and counties of the Capital District Region, and utilizes this information to assist local communities in interpreting the data.

Demographic data is provided for both the Town and the Village of Stillwater, but in all cases, unless specifically stated otherwise, data for the Town includes data for the Village. According to the U.S. Census, in New York,<sup>1</sup> all incorporated villages are dependent on the towns in which they are located.

#### 3.1 Population

##### *Total Population*

Table 3.2-1, *Population 1990 & 2000 Census Data*, identifies the number of people living in the Town and Village of Stillwater. Table 3.2-1 also identifies comparable figures for New York State, Saratoga County as well as the Town of Malta for contrast and comparison. This data is from the 1990 and 2000 U.S. Census.

The population of the Town of Stillwater was 7,522 people in 2000. This includes 1,644 people in the Village of Stillwater. The population increased by 4% in the Town of Stillwater between 1990 and 2000, and the population of the Village increased by approximately 7% during the same decade. The population of Stillwater grew at a slower rate than Malta, Saratoga County, and New York State as a whole during that same time period.

**Table 3.2-1: Population 1990 & 2000 Census Data**

Census Year	Stillwater, Town	Stillwater, Village	Saratoga County	Malta	New York
1990	7,233	1,531	181,276	11,709	17,990,455
2000	7,522	1,644	200,635	13,005	18,976,457
<b>Percent Change:</b>	<b>4.00%</b>	<b>7.40%</b>	<b>10.70%</b>	<b>11.00%</b>	<b>5.50%</b>

Source: U.S. Census Bureau, Census 1990 and 2000

<sup>1</sup>

<http://www.census.gov/geo/www/GARM/Ch8GARM.pdf>

*Families and Households*

Table 3.2-2, *Total Families 1990 & 2000 Census Data*, identifies the number of families in Stillwater and the other geographic units in 1990 and 2000 according to the U.S. Census. The U.S. Census defines a family as a group of two or more people who reside together and who are related by birth, marriage, or adoption. Households are defined as all the people who occupy a housing unit as their usual place of residence, regardless of their relationship to each other.

**Table 3.2-2: Total Families 1990 & 2000 Census Data**

Census Year	Stillwater, Town	Stillwater, Village	Saratoga County	Malta	New York
1990	2,008	424	48,363	3,363	4,489,312
2000	2,110	451	53,738	3,538	4,639,387
<b>Percent Change:</b>	<b>5.30%</b>	<b>6.90%</b>	<b>10.10%</b>	<b>5.20%</b>	<b>2.40%</b>

Source: U.S. Census Bureau, Census 1990 and 2000

According to the census figures as identified in Table 3.2-2 and Table 3.2-3, the number of households in Stillwater increased at a faster rate than the number of families in Stillwater. We interpret the increase to be related to a national trend in the number of unrelated persons who lived together in 2000 without the formal relationship of “family” as defined by the U.S. Census.

**Table 3.2-3: Total Households 1990 & 2000 Census Data**

Geographic Area	Stillwater, Town	Stillwater, Village	Saratoga County	Malta	New York
1990	2,539	584	66,425	4,613	6,639,322
2000	2,786	616	78,165	5,295	7,056,860
<b>Percent Change:</b>	<b>9.70%</b>	<b>5.50%</b>	<b>17.70%</b>	<b>14.80%</b>	<b>6.90%</b>

Source: U.S. Census Bureau, Census 1990 and 2000

The number of households increased by approximately 10% in the 1990s in the Town of Stillwater, which was a smaller increase than experienced in Saratoga County or the adjacent community of Malta. The number of households increased by only 5.5% in the Village of Stillwater during the 1990s which was less than the increase experienced in New York State and quite a bit less than that noted in Saratoga County or Malta.

*Average Household Size*

Average household size identifies the average number of people living in all housing units. Table 3.2-4, *Average Household Size*, indicates that the average household size in both the Town and the Village of Stillwater is slightly larger than any of the geographic entities to which it is compared.

**Table 3.2-4: Average Household Size**

Stillwater, Town	Stillwater, Village	Saratoga County	Malta	New York
2.70	2.67	2.51	2.45	2.61

Source: U.S. Census Bureau, Census 1990 and 2000

### Age

The 1990 U.S. Census indicates that in all of the geographic locations under study as part of the Stillwater Comprehensive Plan, the population is aging. In the Town of Stillwater, as seen in Table 3.2-5, *Median Age 2000*, the median age in 2000 was approximately four and a half years older than it was in 1990. In Saratoga County, the median age in 2000 was almost five years older than it was in 1990.

**Table 3.2-5: Median Age 2000**

	Stillwater, Town	Stillwater, Village	Saratoga County	Malta
<b>1990</b>	32.5	32.8	32.8	30.4
<b>2000</b>	37.1	36.2	37.7	35.6

Source: U.S. Census Bureau, Census 1990 and 2000

Table 3.2-6, *Age Distribution in the Village and Town of Stillwater*, identifies four age cohorts: Pre-School aged children; School-Aged Children; Adults and Senior Citizens. A review of this data shows negligible change in the number of school age children or minors.

**Table 3.2-6: Age Distribution in the Village and Town of Stillwater**

Age Distribution	Town of Stillwater			Village of Stillwater		
	1990	2000	Percent Change	1990	2000	Percent Change
Pre-School (Under 5 years of age)	544	490	-9.93%	103	125	21.36%
School Aged Children (5 – 19 years of age)	1719	1706	-0.76%	366	389	6.28%
Adult (20 – 64 years of age)	4205	4520	7.49%	855	923	7.95%
Seniors (65 years of age and older)	765	806	5.36%	207	207	0.00%
<b>Total:</b>	<b>7233</b>	<b>7522</b>	<b>+4.00%</b>	<b>1531</b>	<b>1644</b>	<b>+7.38%</b>

Source: U.S. Census Bureau, Census 1990 and 2000

## 3.2. Income and Poverty

### Income

The two most commonly-used indicators to measure income are Median Household Income and Median Family Income statistics. Table 3.2-7, *Median Household Income*, provides census data from the 1990 and 2000 Census for household income. In both the Town and the Village of Stillwater, Median Household income in 1999 as reported in the 2000 U.S. Census, was slightly higher than in the rest the State and slightly lower than in the rest of Saratoga County. Median Household Income in the Town of Stillwater was \$47,579.00 and in the Village was \$43,516.00, as compared to \$43,292 in the State and \$49,460 in the County.

**Table 3.2-7: Median Household Income**

Median Household Income	Stillwater, Town	Stillwater, Village	Saratoga County	New York
In 1989	\$35,789	\$30,529	\$36,635	\$32,965
In 1999	\$47,579	\$43,516	\$49,460	\$43,393
<b>Percent Change</b>	<b>+43%</b>	<b>+43%</b>	<b>+35%</b>	<b>+32%</b>

Source: U.S. Census Bureau, Census 1990 and 2000

Table 3.2-8, *Median Family Income*, which presents income data from 1999, identifies the median income for families at \$53,023 in the Town of Stillwater and \$50,577 in the Village. The Median Family Income in 2000 for the Town of Stillwater was slightly higher than in the state and slightly lower than in the County. Median Family Income in the Village was lower than in the Town, the County or the State.

**Table 3.2-8: Median Family Income**

Median Family Income	Stillwater, Town	Stillwater, Village	Saratoga County	New York
In 1989	\$39,411	\$37,826	\$41,936	\$39,741
In 1999	\$53,023	\$50,577	\$58,213	\$51,691
<b>Percent Change</b>	<b>+35%</b>	<b>+34%</b>	<b>+39%</b>	<b>+30%</b>

Source: U.S. Census Bureau, Census 1990 and 2000

*Poverty*

The official measure of poverty is established by the Federal Office of Management and Budget (OMB). The U.S. Census Bureau uses the guidelines established by the OMB and then sets income thresholds that vary by family size and composition to identify persons and families in poverty. If the total income for a family or unrelated individual falls below the relevant poverty threshold, then the family or unrelated individual is classified as being "below the poverty level." Table 3.2-9, *2003 Poverty Guidelines* identifies income thresholds by family unit size.

**Table 3.2-9: 2003 Poverty Guidelines**

Size of Family Unit	Poverty Thresholds (48 Contiguous States and D.C.)
1	\$8,980
2	\$12,120
3	\$15,260
4	\$18,400
5	\$21,540
6	\$24,680
7	\$27,820
For each additional person add:	\$3,140

Source: U.S. Census Bureau, Census 2000

Table 3.2-10, *Persons in Poverty 2000* identifies the number of people living in poverty. In the Town of Stillwater, according to the 2000 U.S. Census, 500 people,

or 7% of the Town’s population, live below the poverty level. The highest concentration of people within the Town living below the poverty level is found in the Village, where 177 people or 11% of the Village’s population live below the poverty level. These 177 people comprise 2.36% of the Town’s total population. Approximately half of Stillwater’s “poor” are between 18 and 64 years of age.

**Table 3.2-10: Persons in Poverty in 2000**

	Stillwater, Town	Stillwater, Village	Saratoga County	New York
Total:	7,493	1,637	196,387	18,449,899
Income for Persons in 1999 below poverty level:	500	177	11,238	2,692,202
Percent of the population living below poverty level	<b>7.0%</b>	<b>11.0%</b>	<b>6.0%</b>	<b>15.0%</b>

Source: U.S. Census Bureau, Census 1990 and 2000

According to the 1990 and 2000 U.S. Census figures, as presented in Table 3.2-11, *Persons in Poverty 1990 and 2000*, the number of people living in poverty fell in New York State, in Saratoga County and in the Town of Stillwater. However, the number of people living in poverty in the Village of Stillwater rose by 42 people or 31%. This indicates that while there are fewer people living in poverty within the Town as a whole, poverty in the Village is growing.

**Table 3.2-11: Persons in Poverty 1990 and 2000**

	Stillwater, Town	Stillwater, Village	Saratoga County	New York
Total 1990	7,233	1,531	181,276	17,990,455
Income in 1989 below poverty level:	701	135	16,229	3,489,198
Total 2000	7,493	1,637	196,387	18,449,899
Income in 1999 below poverty level:	500	177	11,238	2,692,202
Percent Change in the number of people living below the poverty level between 1990 and 2000	<b>-28.7</b>	<b>+31.1%</b>	<b>-30.8%</b>	<b>-22.8%</b>

U.S. Bureau of the Census, 1990 and 2000 Census of Population and Housing

### 3.3 Educational Attainment

Table 3.2-12, *Educational Attainment for Individuals 25 Years & Older*, identifies the highest educational degree or the highest level of schooling completed by an individual 25 years of age and older, for the Town and Village and contrasts those figures with Saratoga County as a whole. According to the 2000 U.S. Census, a higher percent of the population attained a Bachelor’s degree or higher in the county as a whole than in the Town or the Village of Stillwater. In Saratoga County, 20.87% of the population earned a Bachelor’s degree or higher. In the Town of Stillwater, 16.59% of the population earned a Bachelor’s degree or higher. In the Village of Stillwater, only 12.41% earned a Bachelor’s degree or higher.



**Table 3.2-12: Educational Attainment for Individuals 25 Years & Older**

	Stillwater, Town		Stillwater, Village		Saratoga County	
	Number of People	Percent of Total	Number of People	Percent of Total	Number of People	Percent of Total
No schooling completed	28	0.56%	11	1.04%	599	0.44%
Some education but no high school diploma	901	18.13%	161	15.25%	15330	11.36%
High school graduate (includes equivalency)	1,806	36.35%	472	44.70%	39,112	28.97%
Some college, less than 1 year	315	6.34%	79	7.48%	8,753	6.48%
Some college, 1 or more years, no degree	543	10.93%	114	10.80%	15,611	11.56%
Associate degree	551	11.09%	88	8.33%	13,932	10.32%
Bachelor's degree	502	10.10%	91	8.62%	24,989	18.51%
Master's degree	214	4.31%	31	2.94%	12,374	9.16%
Professional school degree	54	1.09%	5	0.47%	2,428	1.80%
Doctorate degree	54	1.09%	4	0.38%	1,887	1.40%
<b>Total</b>	<b>4,968</b>	<b>100%</b>	<b>1056</b>	<b>100%</b>	<b>135,015</b>	<b>100%</b>

Source: U.S. Census Bureau, Census 1990 and 2000

### 3.4 Housing & Development Data

Table 3.2-13, *Number of Housing Units*, identifies the number of housing units in Stillwater in 1990 and 2000. According to the U.S. Census there were 3,054 housing units in the Town of Stillwater in 2000. Of these, 3,054 housing units, 669 were located within the Village of Stillwater.

There was a greater increase in the number of housing units in the Village, than in the Town as a whole. There were 59 additional homes built in the Village between 1990 and 2000. In the Town there were 172 additional homes built during the same decade. In addition, Table 3.2-13 identifies both the number of additional homes and the percentage increase.

**Table 3.2-13: Number of Housing Units**

	Stillwater, Town	Stillwater, Village	Saratoga County	New York
<b>1990</b>	2,882	610	75,105	7,226,891
<b>2000</b>	3,054	669	86,701	7,679,307
	<b>6%</b>	<b>9.70%</b>	<b>15.40%</b>	<b>6.30%</b>

Source: U.S. Census Bureau, Census 1990 and 2000. Town totals include the housing units located in the Village.

Table 3.2-14, *Types of Housing Units*, identifies the types of housing units found in Stillwater, Saratoga County and New York State. Housing in Stillwater primarily consists of single-family homes. There are 2008 single family homes in the Town, which includes both homes with attached and detached garages. Single family homes comprise almost 66% of the total housing stock. The second most commonly

found housing in Stillwater is a mobile home, with 594 mobile homes providing housing to Stillwater residents. Two-family residential units comprise 9.2% of the housing stock. Apartment houses, ranging from three units to more than 20 units per building account for the remaining 171 units of housing or 5.6% of the housing in the Town.

Although all housing in the Village is included in the housing counts for the Town, it is possible to look at the housing numbers for the Village alone. There are 391 single-family housing units in the Village accounting for 58.45% of the Village’s housing stock. There are 106 two-family homes in the Village, accounting for 15.84% of the total housing units in the Village. Apartment housing, in 3 to 20 or more units per building, accounts for 131 housing units, which is 19.58% of the total. There are also 41 mobile homes in the Village.

**Table 3.2-14: Types of Housing Units**

	Town of Stillwater		Village of Stillwater	
	Number	Percentage	Number	Percentage
Single Family Housing	2008	65.75%	391	58.45%
2 Units	281	9.20%	106	15.84%
3 or 4 units	106	3.47%	74	11.06%
5 to 9 units	51	1.67%	51	7.62%
10 to 19 units	8	0.26%	0	0.00%
20 or more units	6	0.20%	6	0.90%
Mobile Home	594	19.45%	41	6.13%
<b>Total number of Housing Units:</b>	<b>3054</b>	<b>100%</b>	<b>669</b>	<b>100%</b>

Source: U.S. Census Bureau, Census 2000

As is the case in much of New York State and throughout Saratoga County, most housing units are occupied in both the Village and the Town of Stillwater. Table 3.2-15, *Owner and Renter Occupied Housing 2000*, identifies the number of housing units and other information about housing including owner and renter status and vacancy status. In New York State, approximately 92% of all housing units are occupied. The Town of Stillwater was comparable with approximately 91% of all housing units occupied.

Although total occupancy status in the Town and Village are comparable to the occupancy status of the State, the statistics for owner-occupied housing tell a different story. According to the 2000 U.S. Census, there is a considerably higher degree of owner occupied housing in the Town of Stillwater than in rest of New York State. In New York State, in 2000, approximately 52% of all housing units were owner-occupied. In the Town of Stillwater, approximately 83% of all housing units were occupied in 2000. The Village has a higher degree of renter occupancy, as indicated by the fact that 33% of the housing in the Village is renter-occupied,

whereas only 17% of the Town's housing is renter-occupied. There was also a higher degree of owner-occupied housing in the Town of Stillwater than in the adjacent community of Malta, where 67% of all housing units were owner-occupied in 2000.

**Table 3.2-15: Owner and Renter Occupied Housing 2000**

	Stillwater, Town	Stillwater, Village	Saratoga County	Malta	New York
<b>Total Number of Housing Units</b>	<b>3,054</b>	<b>669</b>	<b>86,701</b>	<b>5,754</b>	<b>7,679,307</b>
Owner Occupied	2,318	413	56,317	3,538	3,739,247
Renter Occupied	468	203	21,848	1,757	3,317,613
Number of Occupied Units	2,786	616	78,165	5,295	7,056,860
Percent Occupied	<b>91.22%</b>	<b>92.08%</b>	<b>90.15%</b>	<b>92.02%</b>	<b>91.89%</b>
Percent Owner Occupied of all Units	76%	62%	65%	61%	49%
Percent of Renter Occupied of Occupied Units	15%	30%	25%	31%	43%
Total Vacant	268	53	8,536	459	622,447
Percent Vacant	8.78%	7.92%	9.85%	7.98%	8.11%

Source: U.S. Census Bureau, Census 2000

In addition to the relatively high percentage of occupied units in Stillwater, there was also a high degree of owner-occupied units. Table 3.2-15 further shows a comparatively low percentage of housing in Stillwater is rental housing, with rental housing comprising only 17% of all occupied housing. For comparison, within New York State, in 2000, almost half, 49%, of all occupied housing units was rental housing. In the county 25% of all occupied housing was rental housing and in Malta 31% of all occupied housing was rental housing.

The preponderance of the Town's rental housing is in the Village, with 33% of all occupied housing in the Village comprised of rental housing in 2000. This figure compares favorably with the percent of rental housing in Malta and Saratoga County.

Table 3.2-16, *Owner and Renter Occupied Housing in 1990*, provides an analysis of the 1990 census data in comparison with the 2000 figures and shows that there was essentially no change in the statistics for owner and renter occupation. This indicates that housing markets and home ownership rates are relatively stable in Stillwater.

**Table 3.2-16: Owner and Renter Occupied Housing 1990**

	Stillwater Town	Stillwater Village	Saratoga County	Malta Town	New York
<b>Total Number of Housing Units</b>	<b>2,882</b>	<b>610</b>	<b>75,105</b>	<b>5,053</b>	<b>7,226,891</b>
Owner occupied	2,098	389	48,042	3,069	3,466,277
Renter occupied	441	195	18,383	1,544	3,173,045
Number of Occupied Units	2539	584	66425	4613	6639322
Percent Occupied	<b>88.10%</b>	<b>95.74%</b>	<b>88.44%</b>	<b>91.29%</b>	<b>91.87%</b>
Percent Owner Occupied of all Units	72.80%	63.77%	63.97%	60.74%	47.96%
Percent of Renter Occupied of Occupied Units	17.37%	33.39%	27.67%	33.47%	47.79%
Total Vacant	343.00	26.00	8,680.00	440.00	587,569.00
Percent Vacant	11.90%	4.26%	11.56%	8.71%	8.13%
Source: U.S. Census Bureau, Census 1990					

### *Development Data*

Table 3.2-17, *New Single Family Residential Units* identifies the number of building permits issued for new single family residential construction from 1990 to 2003. According to this data, compiled by the Capital District Regional Planning Commission, there were a total of 94 permits for new single family residential housing in the Village of Stillwater, and 526 permits issued in the Town of Stillwater, during the last fourteen years. The average number of building permits issued per year in the Town of Stillwater, exclusive of the Village, was 38 permits per year, which represents approximately a 1.3% rate of growth per year. This is a fairly low rate of growth as measured by building permit activity.

**Table 3.2-17: New Single Family Residential Units**

Year	Stillwater, Town	Stillwater, Village	Saratoga County	Town of Malta
1990	44	no data available	779	67
1991	59	9	947	125
1992	17	6	900	53
1993	44	12	1019	58
1994	64	15	884	43
1995	33	18	671	42
1996	19	7	708	58
1997	21	5	793	29
1998	49	5	1031	33
1999	27	3	929	70
2000	40	2	993	64
2001	35	2	1108	57
2002	38	4	1254	87
2003	36	6	1255	69
Total	526	94	13271	855
<b>Average number of Permits per Year</b>	<b>38</b>	<b>7</b>	<b>948</b>	<b>61</b>

Source: Capital District Regional Planning Commission

### 3.5 Local Economy

#### 3.5.1 Local Employment

The 2000 U.S. Census reports that there are 3,980 workers 16 years of age and older living in Stillwater. Table 3.3-1, *Employed Population 16 Years & Older*, identifies the number of workers in each of six principal occupations and in each of thirteen industries.

Occupation describes the kind of work the person does on the job. For those who worked at two or more jobs, the data refer to the job at which the person worked the greatest number of hours. Some examples of occupational groups shown in this category include managerial occupations; business and financial specialists; scientists and technicians; entertainment; healthcare; food service; personal services; sales; office and administrative support; farming; maintenance and repair; and production workers.

Information on industry relates to the kind of business conducted by a person's employer. For employed people, the data refer to the person's job during the reference week. For those who worked at two or more jobs, the data refer to the job

at which the person worked the greatest number of hours. Some examples of industrial groups include agriculture, forestry, and fisheries; construction; manufacturing; wholesale or retail trade; transportation and communication; personal, professional and entertainment services; and public administration.

There is information on 3,980 people, all of whom work outside the home. The largest percentage of workers in any one employment sector is found in Educational, Health & Social Services. This is consistent with the fact that one of the largest employers in the Town is the School District, followed by Town Government.

**Table 3.3-1: Employed Population 16 Years & Over**

<b>OCCUPATION</b>	<b>Number of Workers</b>	<b>Percentage of Workforce</b>
Management, professional, and related occupations	1,122	28.2
Service occupations	489	12.3
Sales and office occupations	1,313	33
Farming, fishing, and forestry occupations	24	0.6
Construction, extraction, and maintenance occupations	450	11.3
Production, transportation, and material moving occupations	582	14.6
<b>Total:</b>	<b>3,980</b>	<b>100</b>
<b>INDUSTRY</b>	<b>Number of Workers</b>	<b>Percentage of Workforce</b>
Agriculture, forestry, fishing and hunting, and mining	20	0.5
Construction	378	9.5
Manufacturing	486	12.2
Wholesale trade	197	4.9
Retail trade	605	15.2
Transportation and warehousing, and utilities	147	3.7
Information	86	2.2
Finance, insurance, real estate, and rental and leasing	283	7.1
Professional, scientific, management, administrative, and waste management services	207	5.2
Educational, health and social services	834	21
Arts, entertainment, recreation, accommodation and food services	227	5.7
Other services (except public administration)	129	3.2
Public administration	381	9.6
<b>Total:</b>	<b>3,980</b>	<b>100</b>
Source: U.S. Census Bureau, Census 2000		

In addition to the 3,980 people employed in the various occupations and industries noted above in Table 3.3-1, the 2000 U.S. Census identified 12 people employed in the Armed Forces. Table 3.3-2, *Employment Status for the Stillwater Population 16*

*Years of Age & Older*, identifies 95 people who are actively looking for employment, and another 1,624 people who were not in the labor force.

**Table 3.3-2: Employment Status for Stillwater Population 16 Years & Older**

	Number of People	Percent of Population 16 Years of Age and Older
In labor force	4,087	71.6
Civilian labor force	4,075	71.4
Employed	3,980	69.7
Unemployed	95	1.7
Armed Forces	12	0.2
Not in labor force	1,624	28.4
<b>Total:</b>	<b>5,711</b>	<b>100.0</b>
Source: U.S. Census Bureau, Census 2000		

**Table 3.3-3: Employment by Industry for Stillwater Population 16 years & Older**

Industry Sector	Number of People	Percentage of Workforce, 16 years of age and older
Management, professional, and related occupations	1,122	28.2
Service occupations	489	12.3
Sales and office occupations	1,313	33.0
Farming, fishing, and forestry occupations	24	0.6
Construction, extraction, and maintenance occupations	450	11.3
Production, transportation, and material moving occupations	582	14.6
Agriculture, Forestry, Fishing, Hunting & Mining	20	0.50%
Construction	378	9.50%
Manufacturing	486	12.21%
Wholesale Trade	197	4.95%
Retail Trade	605	15.20%
Transportation and Warehousing, & Utilities	147	3.69%
Information Services	86	2.16%
Finance, Insurance, Real Estate & Rental and Leasing	283	7.11%
Professional, Scientific, Management Administrative, & Waste Management Services	207	5.20%
Educational, Health, and Social Services	834	20.95%
Arts, Entertainment, Recreation, Accommodation, and Food Service	227	5.70%
Other Services (except Public Administration)	129	3.24%
Public Administration	381	9.57%
<b>Total:</b>	<b>3,980</b>	<b>100.00%</b>
Source: U.S. Census Bureau, Census 2000		

Table 3.3-4, Largest Local Employers, identifies the major employers in Town.

**Table 3.3-4: Major Employers in Town**

Employer	Industrial Sector	Number of Employees		Years in Business
		Full Time	Part Time	
Stillwater School District	Education	173	56	---
Stillwater Town Government	Public Administration	22	30	216
Stillwater Village Government	Public Administration	5	10	188
De Crescente Distribution	Warehousing and Distribution	270	15 seasonal	55 years
Price Chopper Shopping Plaza	Retail (9 stores)	154 full and part time employees		15 years
DA Collins	Construction	21	1	50 years
PolySet	Manufacturer	24	3	17
Stillwater Golf Course	Recreation	7	3	4
Saratoga National Historical Park	Public Administration	15	8	--
Patenaude & Sons	Painting Contractor	40	60 + seasonal	75

Source: Town of Stillwater Town Clerk, Personal Communications

### 3.5.2 Travel Time

Table 3.3-5, *Travel Time for Workers*, presents U.S. Census data from 1990 and 2000 relative to the amount of time workers aged 16 years of age and older spend traveling to work.

There are several significant findings from this data. Within Saratoga County, there was a considerable increase between 1990 and 2000, in the number of workers who traveled more than 90 minutes between work and home. Many more workers living in the Town of Stillwater spent more than 35 minutes traveling to work in 2000 than they did in 1990. And the number of workers who worked at home almost doubled. In 1990 there were 83 people working at home and in 2000 there were 161 people working at home. In the Village of Stillwater, the number of people working at home more than doubled between 1990 and 2000. In 1990, there were 12 people working at home and in 2000 there were 28 people working at home.

For the most part, workers living in the Village were not traveling as far in 2000 as they did in 1990. The one statistical anomaly that is contrary to this finding is the increase in the number of workers living in the Village of Stillwater who spent more than 90 minutes traveling to work. In 1990 there was only one Village resident who



traveled more than 90 minutes. In 2000, there were eight Village residents who traveled more than 90 minutes.

**Table 3.3-5: Travel Time for Workers 16 Years of Age and Older**

	Saratoga County			Stillwater, Town			Stillwater, Village		
	1990	2000	Percent Change	1990	2000	Percent Change	1990	2000	Percent Change
Did not work at home:	88,038	98,268	11.62%	3285	3,768	14.70%	698	736	5.44%
Less than 5 minutes	3,128	3,410	9.02%	71	83	16.90%	24	35	45.83%
5 to 9 minutes	9,661	9,379	-2.92%	179	237	32.40%	58	70	20.69%
10 to 14 minutes	11,823	13,685	15.75%	319	327	2.51%	74	80	8.11%
15 to 19 minutes	12,951	13,155	1.58%	434	358	-17.51%	54	77	42.59%
20 to 24 minutes	13,727	15,545	13.24%	456	557	22.15%	131	105	-19.85%
25 to 29 minutes	7,008	7,862	12.19%	155	310	100.00%	42	55	30.95%
30 to 34 minutes	13,215	14,697	11.21%	628	641	2.07%	114	113	-0.88%
35 to 39 minutes	3,432	3,502	2.04%	128	259	102.34%	38	30	-21.05%
40 to 44 minutes	3,954	4,760	20.38%	257	347	35.02%	71	55	-22.54%
45 to 59 minutes	6,131	7,831	27.73%	489	527	7.77%	73	92	26.03%
60 to 89 minutes	2,346	2,793	19.05%	133	74	-44.36%	18	16	-11.11%
90 or more minutes	662	1,649	149.09%	36	48	33.33%	1	8	700.00%
Worked at home	2,526	3,682	45.76%	83	161	93.98%	12	28	133.33%
<b>Total:</b>	<b>90564</b>	<b>101,950</b>	<b>12.57%</b>	<b>3368</b>	<b>3,929</b>	<b>16.66%</b>	<b>710</b>	<b>764</b>	<b>7.61%</b>

Source: U.S. Census Bureau, Census 1990 and 2000

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## **4.0 FORECAST FOR GROWTH**

### **4.1 Luther Forest Technology Campus**

The Luther Forest Technology Campus (LFTC) Planned Development District (PDD) is located on the Malta-Stillwater Town Line, one-half mile southeast of Dunning Street and Route 9 in the Town of Malta, and west of Cold Springs Road in the Town of Stillwater. The project site contains approximately 1,350 acres of land. The LFTC is a long-range plan to construct nanotechnology manufacturing and support facilities to host up to four "Chip Fab" plants on the campus.

The Saratoga Economic Development Corporation (SEDC), acting as applicant, obtained approvals for the PDD and conceptual site plan approvals for the campus. The project was analyzed in a Generic Environmental Impact Statement (GEIS) prepared for the LFTC. The Final GEIS was accepted on October 16, 2003 and the PDD was subsequently approved by the Town of Stillwater. Additional details of the project are contained within those documents.

The LFTC is proposed to contain a mixture of industrial, commercial, and residential uses, including up to four silicon computer chip manufacturing facilities, 2-million square feet of support uses such as a hotel/conference center, support businesses/offices, and up to 50 residential homes. Development of the LFTC is planned to occur in five phases over a fifteen to twenty-five year build-out period.

### **4.2 GIS Buildout Analysis**

In order to understand the potential impacts of future development, it is useful to calculate the total theoretical development allowed under the Town's current zoning, given existing development patterns and natural resource constraints.

#### **4.2.1 Methodology**

This analysis was completed using a Geographic Information System (GIS) and data supplied by the Town, Saratoga County as well as data available through the NYS GIS Clearinghouse. It should be understood that the data available for this analysis is not detailed enough to allow an accurate prediction of the total development potential on every specific parcel. Furthermore, the assumptions made, (for example with respect to the impact of natural resource constraints) will affect the results. In general, studies of this type tend to overstate development potential because very few landowners develop their property to the maximum extent allowed by zoning. Nevertheless, the analysis does provide an order of

magnitude estimate of total potential future development in the Town. A completed description of the methodology is included in Appendix A.

### 4.2.2 Results

Figures 6 identifies the environmental constraints utilized for the analysis. Figure 18 conceptually illustrates the results of the analysis. The results of the Town-wide residential analysis are summarized in Table 4.2-1.

**Table 4.2-1 Buildout Results**

Zoning Symbol	Zoning District	Land Area (Acres)			Calculated Residential Dwelling Units
		Minimum Lot Size	Buildable & Underutilized	Constrained	
B-1	Neighborhood Business District	0.22956	78.09	33.49	191.28
B-2	General Business District	0.137736	246.88	110.38	980
ID	Industrial District	1	349.63	173.88	174.75
LDR	Low Density Residential / No Water + No Sewer	2	6,245.60	2,110.60	2,027.50
LDR	Low Density Residential / Water Or Sewer	1.5	285.18	86.31	131.45
RM	Moderate Density Residential / No Water + No Sewer	1	22.55	14.45	8.1
RM W or S	Moderate Density Residential / Water Or Sewer	0.45912	78.69	44.54	72.39
R-R	Rural Residential District	2	8,175.23	3,417.74	2,362.75
RRD	Residential Resort District	0.499293	39.62	33.13	12.99
<b>Total</b>			<b>15521.47</b>	<b>6024.52</b>	<b>5961.21</b>

The results show the potential for 5961 additional dwelling units in the Town. These new dwelling units are depicted as dots on Figure 18

Converting dwelling units to population by multiplying the number of dwelling units by the average household size (2.70) in Stillwater, results in a theoretical future additional population of 16,094.

### 4.3 Population Projections

Population projections are used to estimate the number of people, households and families that are likely to live in a particular location in the future. Within the

Capital District, the Capital District Regional Planning Commission (CDRPC) is charged with preparing these projections on a regular basis. As the Economic Development District for the four-county Region, CDRPC requires population and household projections to fulfill its demographic and economic planning functions.

The value of the projections is that these numbers assist in identifying future needs. Practical uses might include developing economic strategies, designing service delivery programs, evaluating future housing needs, and preparing marketing and business plans.

*Table 4.3-1, Household and Projections*, identifies the number of people and the number of households anticipated by the CDRPC in the next four decades. The Population Projection Model involved two distinct stages: a quantitative first stage using a log-linear regression projection model on historic Census data and U.S. Census Bureau estimates; and a qualitative second stage using non-quantitative judgments of the likelihood and extent of future population change within particular jurisdictions. According to these estimates, the population of Stillwater is expected to grow between nine and six percent a year. It is anticipated that there will be approximately 1500 additional people in 2040 than there were in 2000. This growth, if it occurs as predicted, is a moderate growth rate.

**Table 4.3-1: Households and Projections**

	1990	2000		2010		2020		2030		2040	
	Number of People	Percent Growth	Number of People	Percent Growth	Number of People	Percent Growth	Number of People	Percent Growth	Number of People	Percent Growth	Number of People
Saratoga County	66,425	15.02%	78,165	11.40%	88,221	8.20%	96,103	6.91%	103,232	5.76%	109,547
Town of Malta	4,613	12.88%	5,295	10.18%	5,895	9.10%	6,485	8.27%	7,070	7.58%	7,650
Town of Stillwater	2,539	8.87%	2,786	8.54%	3,046	7.56%	3,295	6.79%	3,535	6.11%	3,765

Source: Capital District Regional Planning Commission

Household size is expected to shrink over time according to the CDRPC. *Table 4.3-2, Persons per Household*, identifies the number of people per household expected over the next four decades. These numbers indicate that as the population grows, household size will decline. This will create additional pressure for the development of new housing.

**Table 4.3-2: Persons Per Household**

Census Data and Projections							
Towns Include Villages	1980	1990	2000	2010	2020	2030	2040
Saratoga County	2.90	2.67	2.51	2.43	2.38	2.34	2.31
Town of Malta	2.90	2.53	2.45	2.40	2.36	2.33	2.30
Town of Stillwater	3.04	2.85	2.70	2.60	2.52	2.45	2.39
Village of Stillwater	2.94	2.62	2.67	2.60	2.53	2.46	2.40
Capital District	2.68	2.51	2.40	2.35	2.31	2.27	2.25

Source: Capital District Regional Planning Commission

**Table 4.3-3: Population Projections 1980 - 2040**

Towns Include Villages	1980	1990	2000	2010	2020	2030	2040
Saratoga County	153,759	181,276	200,635	219,391	233,633	246,647	258,305
Town of Malta	6,968	11,709	13,005	14,183	15,345	16,518	17,645
Town of Stillwater	6,316	7,233	7,522	7,920	8,303	8,661	8,998
Town <i>without</i> Village	4,744	5,702	5,878	6,279	6,666	7,032	7,378
Village of Stillwater	1,572	1,531	1,644	1,641	1,637	1,629	1,620
Capital District	741,580	777,783	794,293	826,094	848,107	867,000	884,831

Source: Capital District Regional Planning Commission

# FIGURES

# Appendix A: Historically Significant Locations

**Town and Village of Stillwater  
Historically Significant Locations  
April 2006**

<b>Site</b>	<b>Significance</b>	<b>Location</b>	<b>Ownership</b>	<b>Condition</b>	<b>Signage</b>
Saratoga National Historical Park	Rev. War Battlefields	North east border	Federal	Excellent	yes
American Earthworks	Rev. War Patriot encampment- 1777	Routes 4 & 32 & Barbolt Court	Private & ROW	developed	NYS marker
Titonville	Built in 1700's Gov. Morris' brother's home	Routes 4 & 32	Private	Residential - excellent	no
Dirk Swart House	Gen. Schuyler's Headquarters	Routes 4 & 32	Private	Recently remodeled	NYS marker
Ephraim Newland Home	Industrial Rev. Mill Owner	Routes 4 & 32 Across from BH	Private	Restored, unusual, ornate	no
Octagon House	Theodore Baker's home	Routes 4 & 32	Private	Restored, unusual, ornate	no
Wright's Ferry	Rev War ferry spot to cross river	Ferry Lane	Public	Road/ ROW	NYS Marker
Knox Trail	Historic path of Henry Knox during Rev. War	Routes 4 & 32	Public	2 granite & bronze monuments	
Hewitt House and Tavern	Meeting place for patriots, vacation destination	Routes 4 & 32	Private	Demolished & currently Post Office	no
Bemis Tavern	Meeting place for patriots	Route 32	Private	Foundation only	no
Samuel Eddy Home	1890's factory owner's mansion	Routes 4 & 32	Private	restored	no
Stillwater Blockhouse Museum & Visitors Center	Relocated from SNHP former Visitors Center	Routes 4 & 32	Public	excellent	yes
Fort Ingoldsby	French & Indian / Rev. War	Routes 4 & 32	Private	Location only	yes



<b>Site</b>	<b>Significance</b>	<b>Location</b>	<b>Ownership</b>	<b>Condition</b>	<b>Signage</b>
	stockade				
Duncan Paper Mill	Industrial Rev. era factory that utilized canal	Routes 4 & 32	Private	Location only	no
Stillwater Academy	Built in 1847 former private school for wealthy	Routes 4 & 32	Private	Site only	NYS Marker
Montgomery Lodge	1800 era, school & Masons Lodge	Major Dickinson Ave.	Private	residence	NYS Marker
Rensselear Schuyler Home	Home of Gen. Schuyler's son	Routes 4 & 32	Private	residence	NYS marker
Mancius House	Wealthy landowner's mansion	Routes 4 & 32	Private	residence	no
Livingston Hill	Palatial estate era 1800's	Routes 4 & 32	Private	residence	no
Ezekiel Ensign Home	Built in 1773 Rev. War used by British	Ensign Lane	private	Site only	no
Wright's Ferry	Historic crossing in operation before Rev. War	Wright's Loop	private	Site only	no
Cannon Park	WW1 Monument, clock, cannon, Knox Trail marker	Routes 4 & 32	public	excellent	no
Bolton Manor	Village doctor's mansion	Lake Street & Palmer Street	private	Restored, unusual, ornate	no
Seymour Home	1800 era Milton Carter mansion	County Rd 76	private	residence	no
Donnelly Home	Former doctor's residence	Ketchum's Corners	private	residence	yes
Wood Residence	Former Willow Glen stage coach stop	NY Route 67	private	residence	no
Radar Base	Era 1950's Federal Radar Base	Radar Road	private	abandoned	no
Benedict House	1800's mansion	Putnam Road	private	restored	no

<b>Site</b>	<b>Significance</b>	<b>Location</b>	<b>Ownership</b>	<b>Condition</b>	<b>Signage</b>
White Sulphur Springs Hotel	Resort hotel late 1800s	Luther Road & NYS 9P	private	Site only	no
Brook's Station	Only remaining one-room school house, former fire station	McDermott Road	private	Currently garage	no
Abigail Power's Birthplace	Wife of 13 <sup>th</sup> Pres. Millard Fillmore's birthplace	Munger Hill Road	public	Foundation only	NYS Marker
Brown's Beach	1900's resort & public beach	NY Route 9P	private	Site only	no
Little Falls	Spring fed water falls, popular picnic & watering hole in 1900's	South of Hillside Colony, north of Gurba Estates	private	Site only	no

**Cemeteries & Burial Places  
Town of Stillwater**

<b>Name</b>	<b>Location</b>	<b>Ownership</b>	<b>Accessible to Public</b>
Union Cemetery	NY Routes 4 & 32	Corporation	yes
St. Peter's Cemetery	NY Routes 4 & 32	Parish Maintained	yes
Salisbury Cemetery	Cold Springs Rd. & Joyce Rd.	Town Owned	yes
First Baptist – West Church (Taylor-Ferris)	Route 423	Ferris	yes
Yellow Meeting House Cemetery	Van Ness Rd. & Cty. Rd. 75	unknown	yes
Dunham Cemetery	Luther Rd. & Brightman Rd.	Zappone	?
First Baptist Church Cemetery	Route 423	First Baptist Church (dissolved)	yes
Munger Cemetery	Gronczniak Road	Belfield	yes
Ketchum Cemetery	County Route 70	Wells	yes
Ostrander Cemetery	NY Route 67	Sweeney	?
Myers Cemetery	County Route 70	Wayville Cemetery	yes
Baker Cemetery	County Route 75	Baker	private
Old Presbyterian Cemetery	Colonial Rd.	Presbyterian Church	yes
John Hart Cemetery	Putnam Rd.		private
Ensign Cemetery	NY Route 4		private
Smith Cemetery	NY Route 4		private
Montgomery Cemetery	Meehan Rd.		private
Smith Cemetery	Lake Rd. & Dunn Rd.	Thomas Dryer Farm	private

# Appendix B: Buildout Analysis Methodology

## GIS Buildout Methodology

The analysis was completed as follows:

1. GIS data coverages were assembled including: 2004 tax parcels with associated real property data, residential and commercial building databases, school district boundaries, zoning, soils, slope, floodplains, municipal boundaries, streets, subdivision boundaries, water districts, sewer districts, waterbodies and NYSDEC, and NWI wetlands. These datasets were combined to create a single GIS dataset.

2. Parcels with certain property class values are excluded from examination in this study because their property classification is considered to preclude development. Cemeteries, landfills, public parks, federally owned land as examples were excluded. 3. GIS datasets were queried to determine those lands that were potentially buildable, considering natural resource constraints, and that contained the potential for additional development, based on real property data. The classifications for natural resources constraints were as follows.

- Areas with slopes greater than 15% were considered severely constrained because the Department of Health generally prohibits construction of individual sanitary sewage disposal systems on such slopes; and
- NYSDEC and NWI wetlands; and
- All hydric and organic soil associations were considered severely constrained. Note that it is possible to construct houses on such soils; however, it is often difficult or undesirable to do so. For example, very wet soils often prohibit the construction of basements because of wetness, and wetness also causes a number of long-term maintenance problems. It is recognized that almost any soil type can be made buildable with sufficient improvements. However, for purposes of this analysis, lands with significant natural resource constraints were considered to be severely constrained because they are much less likely to be built upon, or are likely to be built upon at significantly lower densities than lands without such constraints.
- Areas outside of existing sewer districts where depth to bedrock is  $\leq 18$  inches.

4. Parcels were categorized as Buildable vs. Unbuildable parcels. A parcel is considered buildable if the unconstrained area is greater than or equal to  $\frac{1}{2}$  the minimum required lot size; otherwise, the parcel is considered unbuildable. For non-vacant residential parcels (property class = 200's), the minimum lot size is subtracted from the unconstrained acreage *before* determining if the area is buildable or unbuildable. For commercial parcels, the acreage of any existing buildings is subtracted from the unconstrained acreage *before* determining if the area is buildable or unbuildable. Some parcels consist of more than one polygon; for those parcels that consist of more than one polygon, each polygon is examined separately.

5. Residentially zoned parcels were categorized as utilized vs. underutilized. A parcel is considered underutilized for *residential* purposes if the unconstrained area of a developed parcel, meaning one that currently has at least one existing dwelling unit, is more than 5 times the required minimum lot size. For parcels with property class values in the 200's (Residential); the minimum lot size is subtracted from the unconstrained acreage *before* determining if the area is utilized or underutilized. This subtraction is applied only to non-vacant residential parcels. Vacant residential parcels are automatically considered underutilized.

6. Commercially zoned parcel were examined and categorized as: Utilized vs. Underutilized. A parcel is considered underutilized for *commercial* purposes if the total unconstrained area was more than 2.5 times the built square footage reported on the tax roll. The acreage of the footprint of any existing buildings on the site is subtracted from the unconstrained acreage before determining if the parcel is utilized or underutilized. For commercially-zoned parcels it is necessary to lump the individual parcel-polygon & zoning district units because the buildings footprint areas are reported by parcel id and there is no convenient way to determine on which parcel-polygon the buildings are located. If there are no building on the site, then the parcel is considered underutilized.

7. Some parcels are split by zoning district boundaries in such a way that part of the parcel had residential zoning, and the other part had commercial zoning. For the purposes of calculating potential commercial square feet, we considered the total parcel area to be only the sum of the commercially-zoned part.

Note that this method does not take into account the peculiarities of individual parcel configurations (e.g. land locked parcels) which may therefore tend to overstate development potential.

8. Zoning regulations were applied to the buildable area for each parcel as defined above. The application of zoning regulations resulted in a calculation of the amount of development that could potentially occur if all available land were built upon in accordance with zoning regulations. Approved Planned Unit Development (PUD) districts (LFTC) and recently approved developments were not added to these calculations.

## Appendix C: Issues Summary



**Stillwater Comprehensive Plan  
Summary of Issues  
March 1, 2005**

<b>What Do You Like About Stillwater Today?</b>	<b>What Don't You Like About Stillwater Today?</b>	<b>What Do You Want to See In Stillwater In the Future?</b>	<b>What Don't You Want to See In Stillwater In the Future?</b>
Small/Hometown/Rural Character(32)	Lack of senior services (1)	Locally funded PDR for agricultural preservation (1)	Shopping Malls (2)
Proximity to the Hudson River (3)	Need for one to be automobile dependent (1)	Address the pressures around the Lake (1)	Environment Similar to Clifton Park (7)
Fair Taxes (1)	Limited access to shopping (1)	Identification of growth centers including Luther Forest Tech Campus, Cold Spring Road, the Lake, the Village (3)	Big Box stores (5)
Nice People (10)	Not enough recreational opportunities (2)	Embracing change (2)	Excessive Number of homes (2)
Low Crime Rate (1)	Village and Town are separate entities. (6)	Extend the sewer system (2)	Nuclear power plant (1)
Absence of a Significant Drug problem in the school (1)	Water contamination (3)	Public transportation, particularly for the elderly to provide access to shopping, medical centers, recreation and entertainment. (3)	Uncontrolled growth and haphazard development (5)
Quality of water and sewer service (1)	Attitude of some Village employees(2)	Larger and more responsive library offering cultural and educational opportunities (3)	Professional fire force (1)
Quality of police service (1)	No expansion capacity to the main thoroughfare, Route 4 (1)	Preservation of the small town, rural character (3)	Stagnation (1)
Quality of Town's garbage service (1)	Negative impact of parades on downtown business (1)	More recreational opportunities including hiking trails, especially along the Old Champlain Canal; bike paths; more parks; expansion of the Blockhouse park (21)	Suburbanization (6)
Efforts to clean up the brownfields (1)	Crime, especially murders (1)	More access to the river (5)	Loss of agricultural lands and community (3)
The current government representative (6)	Bickering among people, particularly political bickering (4)	Coffee shop near Turning Point (1)	Neglected properties (1)
Historical character, sense of	Negative energy around LFTC (1)	Continued commitment to the	Neglected infrastructure (1)

**Stillwater Comprehensive Plan  
Summary of Issues  
March 1, 2005**

<b>What Do You Like About Stillwater Today?</b>	<b>What Don't You Like About Stillwater Today?</b>	<b>What Do You Want to See In Stillwater In the Future?</b>	<b>What Don't You Want to See In Stillwater In the Future?</b>
history, historic preservation (8)		business community (2)	
Block House (6)	Not enough respect for the Town Historian (1)	Low tax rate and larger tax base (1)	Loss of the small town rural character (5)
Open spaces (2)	Not enough traffic to support business (1)	Better access to the Northway (1)	Loss of feeling of safety (1)
Views (2)	Not enough commercial businesses contributing to the tax base (3)	Mitigation fees from increased development (2)	Lack of respect for private property, i.e. Hiking trails all over private properties (1)
Battlefield Park (2)	Run down buildings and abandoned properties, particularly in the Village (6)	Revitalized downtown that maintains its historic qualities (3)	No open space or recreational opportunities (2)
Positive attitude (1)	Lack of understanding of the cost of doing business and creating development (3)	No more murders (1)	Industry all over town (1)
Community Center (3)	Lack of support for the development of affordable housing (3)	Protection of historic resources and views (3)	Large lot zoning making affordable housing impossible (1)
Quality of the school system with elementary, middle, and high schools all on one campus (5)	Too many competing restrictions from the State. Local, and Federal authorities (2)	Protection of green infrastructure (1)	Less commercial business than today (1)
Large lot zoning	Requiring streetlights and sidewalks (1)	Restoration of gray infrastructures (1)	More trailer parks (1)
Approval of the LFTC (4)	Not taking advantage of more grant opportunities (1)	Watershed protection (2)	Higher taxes (1)
Good business and development climate (3)	Lack of zoning in the Village (3)	Managed growth (6)	No changes to the zoning map relative to Cold Spring Road (1)
Good library (1)	Police department is not practicing community policing and is not full time, they are not professional (2)	Public transportation (2)	Emotionally based decision making (1)
Banks (1)	Taxes	Town and Village acting as one entity (11)	

**Stillwater Comprehensive Plan  
Summary of Issues  
March 1, 2005**

What Do You Like About Stillwater Today?	What Don't You Like About Stillwater Today?	What Do You Want to See In Stillwater In the Future?	What Don't You Want to See In Stillwater In the Future?
Commitment to long range planning (1)	Sewer system (1)	Better internal communication within the Town and Village (1)	
Requirement of streetlights and sidewalks (1)	Appointed boards are not coordinating their efforts(1)	Municipalities making better use of the internet to communicate with residents (1)	
Saratoga Lake (3)	Mobile home park (3)	Commercial development (1)	
Saratoga County (1)	Department heads are not under control (1)	Preservation of agricultural lands and open space using zoning tools like cluster development when sewer and water service is available (7)	
Recent growth (2)	Highway Department is ineffective (1)	Preservation of agricultural lands (4)	
Diversity of blue and white collar (1)	Road network can't handle predicted growth, no expansion capacity (1)	Protection of private property interests (2)	
Proximity to the Northway and therefore easy access to everywhere in upstate New York (2)	Resistance to change (2)	No more trailer parks (3)	
Proximity to everything you need (2)		Large and expensive homes on the hill (2)	
Parades (1)		Additional business districts (6)	
Cohesive sense of identity (1)		More restaurants (1)	
Agricultural community (2)		Setting up lighting and sidewalk districts rather than requiring developers to include at the time of construction (1)	
Ongoing effort to clean up the Village (1)		Better development climate (1)	
		More sidewalks	

**Stillwater Comprehensive Plan  
Summary of Issues  
March 1, 2005**

What Do You Like About Stillwater Today?	What Don't You Like About Stillwater Today?	What Do You Want to See In Stillwater In the Future?	What Don't You Want to See In Stillwater In the Future?
		More mixed use development (2)	
		Business expansion especially banking, grocery, small businesses (3)	
		Improved traffic patterns (1)	
		Upscale businesses (1)	
		More cultural opportunities	
		Zoning in the Village (6)	
		Eliminate local Police in favor of County Sheriff(1)	
		Improvements to the school district including another school, possibly out by the Lake (2)	
		Affordable housing (2)	
		More and different services in the Community Center (2)	
		Better balance between private property rights and community rights (1)	
		Quality developments (1)	
		More services for Seniors (1)	
		More local employment (3)	
		Rezoning of Cold Spring Road to allow for growth compatible with LFTC (1)	
		Changes in the make up of the appointed boards and staff (1)	

This list was compiled from:18 Steering Committee responses, 33 stakeholder interviews, 12 responses from the online web questionnaire, January 27, 2004 Informational Meeting (60+ attendees), the Agriculture Panel Discussion Comments and 4 letter responses  
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