The background of the slide is a scenic photograph of a bridge spanning a body of water. The bridge is a multi-span concrete structure with a dark railing. In the foreground, a small white boat with a red cover is docked at a pier. The water is dark blue, and the far bank is covered in dense green trees. The sky is a clear, light blue with some light clouds. The text is overlaid on the upper half of the image.

**Town of Northampton
Zoning & Subdivision
Update
Community Workshop
August 12, 2009**

Tonight's Agenda

Town of Northampton Zoning & Subdivision Update

"Always plan ahead. It
wasn't raining when
Noah built the ark."

Richard Cushing



- Welcome and Introductions
- Comprehensive Plan
- Zoning 101
- Northampton's Current Zoning
- Zoning Goals and Tools
- What We Need to Know
- Discussion
- Next Steps

Comprehensive Plan

Town of Northampton Zoning & Subdivision Update

“Destiny is not a matter of chance; but a matter of choice. It is not a thing to be waited for, It is a thing to be achieved.”

William Jennings
Bryant

- Town adopted a Comprehensive Plan in 2007
- That plan is an official document
- It presents goals, objectives, guidelines and policies for the immediate and long-range protection, enhancement, growth and development of the Town.
- Guides municipal leaders and helps to ensure that the needs of the community will be met.



Comprehensive Plan

Town of Northampton Zoning & Subdivision Update

"If we keep on doing what we've been doing, we'll keep on getting what we've been getting"

David Thornburg

Overall goal is to foster and promote the Town as a place that:

- Has a strong sense of neighborhood and community.
- Is friendly and family-oriented
- Values its history and historical properties.
- Is known for responsible land use and balanced growth.
- Is Vital and growing which values its small town, Adirondack character

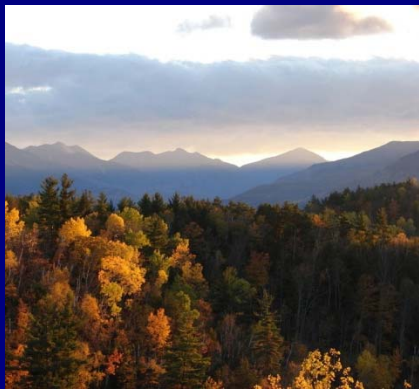


Comprehensive Plan

Town of Northampton Zoning & Subdivision Update

“Change is the law of life. Those who look only to the past or present are certain to miss the future.”

John F. Kennedy



Recommendations Related to Zoning

- Town government must manage and enhance the environment of the community through a comprehensive set of updated zoning regulations.
- Utilize site plan and environmental review procedures to mitigate any future potential environmental impacts especially to water, air open space, wetlands community character and visual resources.

Comprehensive Plan

Town of Northampton Zoning & Subdivision Update

"Home is where
part of the family
waits until the
others are through
with the car."

Herbert Prochnow



Recommendations Related to Zoning

- Update and enforce land use regulations/controls to prevent adverse impact of new development.
- Protect the environmental assets as their use contributes to the economy and community character of the Town, as well as those Unique and Critical Environmental Areas that contain sensitive wildlife and plant habitats familiar to our Adirondack surroundings.

Comprehensive Plan

Town of Northampton Zoning & Subdivision Update

“For every complex and difficult problem, there is an answer that is simple, easy, and wrong.”

H. L. Mencken



Recommendations Related to Zoning

- The Town has areas with steep slope limitations. In planning for future development, it is critical to be aware of these areas, restrictions associated with them and potential costly engineering difficulties that could arise.
- Clearly define the commercial zone along Route 30 and establish consistent policies on the types of business, residences, construction, and commercial signs that would be regionally appropriate for that important access corridor.

Town of Northampton Zoning & Subdivision Update

"I've often thought that if our zoning boards could be put in charge of botanists, of zoologists and geologists, and people who know about the earth, we would have much more wisdom in such planning than we have when we leave it out to the engineers."

William O. Douglas

- Key policy tool along with power to budget, tax and condemn property
- Governs the way land is used and developed
- Must be adopted in accordance with a comprehensive plan
- Carries out the Town's long range land use objectives

Zoning 101

Town of Northampton Zoning & Subdivision Update

"Prediction is
difficult, especially
about the future."

Yogi Berra

- Divides the community into separate districts, or zones and presents them on a map
- Common zones are residential, commercial, agricultural, industrial and mixed use.
- Addresses public health, safety, morals and general welfare
- Regulates the uses for property, siting of development on land and the density of development



Zoning 101

Town of Northampton Zoning & Subdivision Update

“Conservation is a
state of harmony
between man and
nature.”

Aldo Leopold

“For the purpose of promoting health, safety, morals or the general welfare of the community, the town board is hereby empowered by ordinance to regulate and restrict the height, number of stories and size of buildings and other structures, the percentage of lot that may be occupied, the size of yards, courts, and other open spaces, the density of population, and the location and use of buildings, structures and land for trade, industry, residence or other purposes...” (*Town Law §261*)



Balance

Town of Northampton Zoning & Subdivision Update

“Growth for the sake of growth is the goal of the cancer cell.”

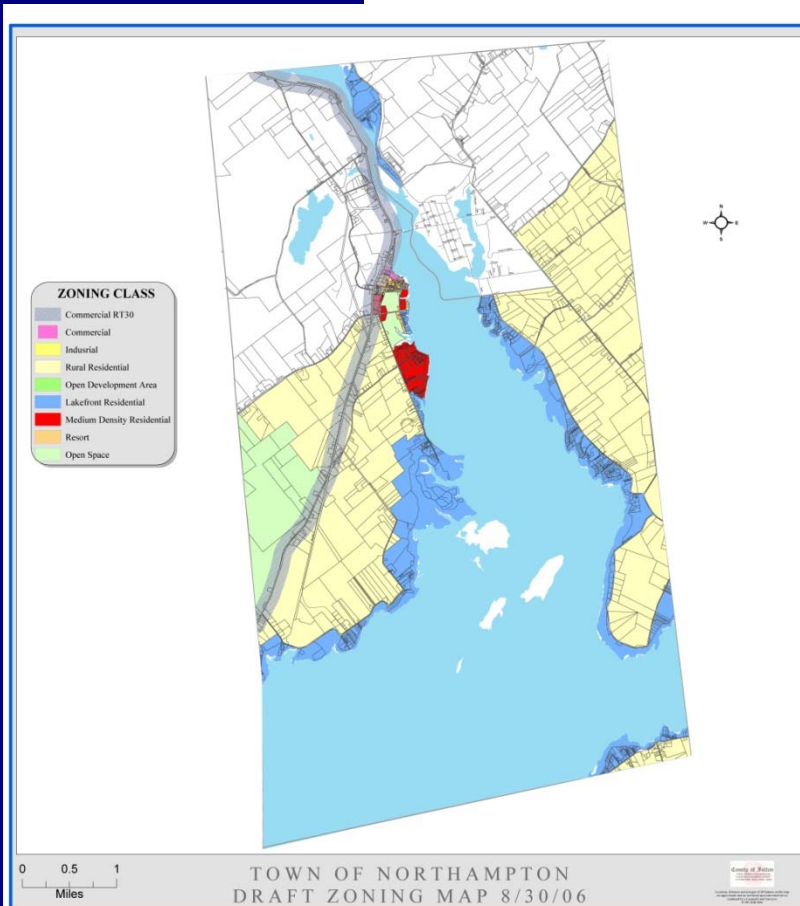
Edward Albee

- Must balance local desires and regional needs such as affordable housing, open space preservation, water or environmental quality
- “There must be a balancing of the local desire to maintain the status quo within the community and the greater public interest that regional needs be met”
- “No zoning plan can possibly provide for the general good and at the same time so accommodate the private interest that everyone is satisfied”



Your Zoning Today

Town of Northampton Zoning & Subdivision Update



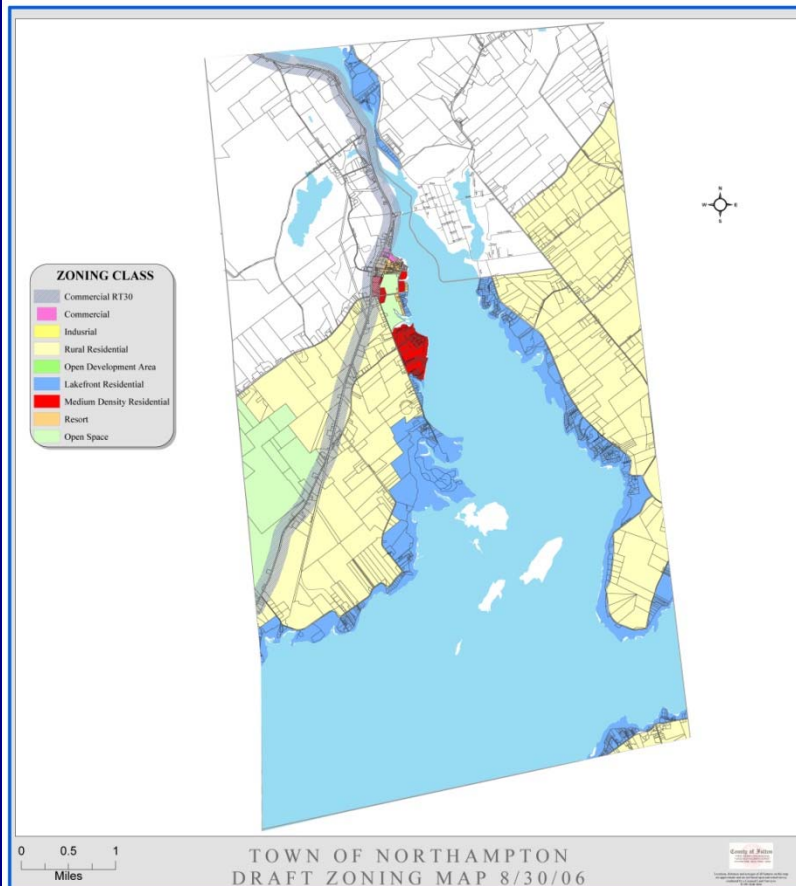
- First adopted in 1972 with modest changes over time
- Divides the town into districts on a Zoning Map which regulate the types of uses, lot size, density, set backs and height
- Allows for the creation of Planned Development Districts
- Additional regulations pertaining to certain uses

Your Zoning Today

Town of Northampton Zoning & Subdivision Update

Beyond local laws, some aspects of land development in the Town are also regulated by:

- State and Federal laws governing all of New York State
- The Adirondack Park Act
- The regulations of the Hudson River Black River Regulating District



Zoning Update Process

Town of Northampton Zoning & Subdivision Update

"Discovery consists of looking at the same thing as everyone else and thinking something different."

Albert von Szent-Gyorgyi

- Identifies issues the Planning and Zoning Boards have handled
- Implements the goals of the comprehensive plan
- Strikes a balance: private property rights and community responsibilities



Goals of Modern Zoning

Town of Northampton Zoning & Subdivision Update

"Any idea can
turn into dust, or
magic –
depending upon
the talent that
rubs up against
it."

William
Bernbach



- Protects the community from hazards –“health, safety and welfare”
- Supports community vision
- Supports economic diversification
- Encourages private investment
- Complements public investments
- Supports a mix of uses
- Preserves community character
- Protects natural resources
- Makes the right project easy
- Sends the message that quality matters

What We Need to Know

Town of Northampton Zoning & Subdivision Update

"Nothing is more responsible for the good old days than a bad memory".

Franklin Pierce
Adams

- On each Post-it® note you have been given, write one word or phrase that describes an issue you want the zoning update to address
- Go to the side of the room and post your ideas grouping them by category
- We will report back on the key issues that have been identified
- Discussion



Town of Northampton Zoning & Subdivision Update

"In our profession,
a plan that
everyone dislikes
for different
reasons is a
success.

A plan everyone
dislikes for the
same reason is a
failure.

And a plan that
everyone likes for
the same reason is
an act of God."

Richard Carson

- Collect community input
- Draft zoning map
- Draft zoning ordinance
- Meet with boards to review draft
- Community workshop to present draft
- Revise draft
- Hearing, SEQRA and adoption

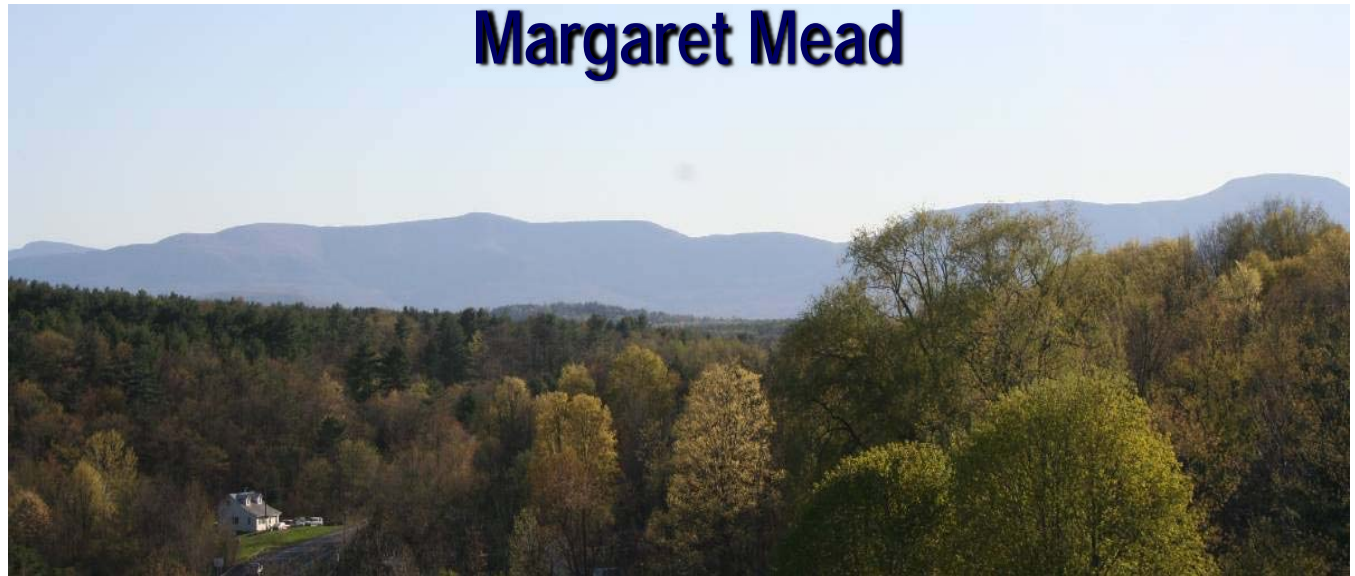
Town of Northampton Zoning & Subdivision Update

“More than any other time in history, mankind faces a crossroads. One path leads to despair and utter hopelessness. The other, to total extinction. Let us pray we have the wisdom to choose correctly.”

Woody Allen

“Never underestimate the power of a few concerned citizens to change the world, indeed it is the only thing that ever has.”

Margaret Mead



**Questions & Answers
Thank You**