

**TOWN OF GLEN**  
MONTGOMERY COUNTY  
NEW YORK



**COMPREHENSIVE PLAN**  
**JULY 2000**

# **TOWN OF GLEN**

## **GOALS**

**PRESERVE AND ENHANCE THE TOWN'S FARMING  
OPERATIONS AND AGRICULTURAL LANDS**

**PRESERVE THE NATURAL ENVIRONMENT**

**EMPLOY VIABLE TOWN INITIATIVES TO FOSTER  
ECONOMIC DEVELOPMENT**

**ENHANCE AND ENCOURAGE PRESERVATION OF THE  
TOWN'S HISTORIC CHARACTER**

**PROMOTE LOCAL AND REGIONAL TOURISM**

**PRESERVE THE TOWN'S RURAL CHARACTER  
AND OPEN SPACES**

**MAINTAIN AND ENHANCE THE AESTHETICS OF THE TOWN**

**ENHANCE THE RECREATIONAL AND CULTURAL  
OPPORTUNITIES IN THE TOWN**

**COOPERATE WITH THE TOWN'S ADJACENT MUNICIPALITIES  
AND MONTGOMERY COUNTY**

**CONTINUE AN OPEN DIALOGUE ON THE FUTURE  
OF THE TOWN OF GLEN**

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# Acknowledgements

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**Date of Acceptance:** **July 10, 2000**

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<b>Councilman</b>	<i>Steve Helmin</i>
<b>Councilman</b>	<i>Randy Yurkewecz</i>
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<b>Chairperson</b>	<i>John Thomas</i>
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**Other Town Officers:**

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<b>Town Justice</b>	<i>Thomas J. Murray, Sr.</i>
<b>Town Justice</b>	<i>John A. Brookman</i>
<b>Code Enforcement Officer</b>	<i>Paul Daley</i>

*Dedicated to the memory of:*

*Kaye Yurkewecz*

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# Preface

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## *Introduction - Purpose*

The Town of Glen is facing important decisions today that will affect its future for many years. The Town is concerned about many questions that will shape the future of this community. How can farming and farmland be protected? How can we preserve our rural setting and historical heritage? How can we provide jobs and opportunities for the upcoming generations? How can we stabilize our tax base? How can we allow and encourage new development without harming the environment?

The Town's location adjacent to New York State Thruway Exit 28 has made it a candidate for potential new industrial activity. The Town is concerned about rapid development and the subsequent loss of both its rural character and its farming community. The Town is faced with the challenge of how to balance environmental and historic preservation with economic development.

The purpose of the comprehensive planning process is to provide guidance for making decisions that will shape the future of the community. One of the underlying assumptions of the comprehensive planning process is that if a Town does not take decisions into its own hands, outside forces will most likely determine its future.

Whether these forces are developers, state agencies, or the general economy, the Town runs the risk of losing its identity if it does not clearly articulate its goals for the future. The Town of Glen has recognized this fact by deciding to formulate a Comprehensive Plan for its future growth, development and preservation.

In New York State, General Town Law provides that local planning boards may prepare a comprehensive land use plan for the future development of the entire municipality. These laws state in part:

*"Among the most important powers and duties granted by the legislature to a town government is the authority and responsibility to undertake town comprehensive planning and to regulate land use for the purpose of protecting the public health, safety and general welfare of its citizens." (§272)*

These laws further define a Town Comprehensive Plan as:

*"The materials, written and/or graphic, including but not limited to maps, charts, studies, resolutions, reports and other descriptive material that identify the goals, objectives, principles, guidelines,*

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*policies, standards, devices and instruments for the immediate and long-range protection, enhancement, growth and development of the town located outside the limits of any incorporated village or city.” (S272-a)*

The purpose of the Town of Glen Comprehensive Plan is to provide a coherent vision of the future based upon the patterns and lessons of the past. This vision will guide our community wisely in the growth and development that naturally follows progress, allowing for sensible expansion while preserving our Town's historical character and natural resources. This comprehensive plan is not a law, ordinance or regulation. It will serve both as an informational document on the Town's natural and human resources, and as a policy guide to be used by Town Government in the course of routine activities. It is a living document which will be periodically reviewed and revised to ensure that it remains relevant to the changing conditions within the Town.

This plan forms the basis for land use regulations and assures that these laws are designed to achieve legitimate community objectives. It sets down specific actions the Town can take to assure that the goals and objectives of this plan are realized. The plan's structure of goals, objectives, and implementation tasks is intended to provide the Town's policy makers with logical information to make coherent decisions. This comprehensive plan will only be valuable to the extent that it is used by the Town's elected officials, planning board, and citizens to work together to build a prosperous future for the community.

## ***Plan Format***

This Comprehensive Plan consists of two basic parts. The first part gives a detailed profile of the past and present Town of Glen. The Town's environmental features (ie; geology, topography and slopes, soils, wetlands etc.) were inventoried and mapped. A series of small scale maps depicting the various environmental features of the Town are included in this plan. This section also includes the Town's present socioeconomic situation (ie; land use, transportation network, housing, demographics, etc.). Material in this section was analyzed and presented literally and graphically.

The second part of this document is the future recommendations for the Town, based upon all of the information presented in the first part. The second part begins with statements of goals, objectives and implementation tasks, developed from a Town-wide survey and community meetings. Goals are broad policy statements regarding future Town development. Objectives are more narrow, designed to address specific issues. Implementation tasks are specific actions intended to realize goals and objectives. The future land use plan is a critical part of the Comprehensive Plan which will guide future development patterns. The final section of the second part discusses the importance of implementing, updating, and amending the plan and the time periods in which it should be accomplished.

# **PART ONE: TOWN OF GLEN COMMUNITY PROFILE**

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## **Chapter One**

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### **Historical and Regional Overview**

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#### ***Historical Background and Development Patterns***

The earliest inhabitants of the Town of Glen were Algonquin and Mohawk Indians. The Mohawk Indians were the strongest and most powerful tribe of the Iroquois Nation, with villages scattered throughout the Mohawk Valley. They controlled the area from Albany west to the Susquehanna and Delaware Rivers, and north to the St. Lawrence River. The French Jesuit Missionaries attempted to convert the Mohawks to Christianity as early as 1642, but their efforts were largely unsuccessful. Auries Creek was named in memory of an Indian Warrior known as "Aaron", or "Aurie" in Dutch. It is believed that his hut on the east side of the creek sheltered the last Mohawk Indians in the area.

There were several important Indian castles in the Town of Glen. The most famous is the lower Mohawk Indian Castle

of Ossernenon, now the site of the National Shrine of the North American Martyrs at Auriesville. It was the site of the martyrdom of three French Jesuit missionaries by the Mohawk Indians. It was also the birthplace of Blessed Kateri Tekakwitha, daughter of an Algonquin Christian mother and a Mohawk Indian Chief. Gandawague was a lower Mohawk Castle of the Turtle Clan located about one mile west of present day Auriesville. Andagoron was a middle Mohawk Castle of the Bear Clan located on a hilltop about two miles west of Fultonville. Gandawague and Andagoron were both destroyed in De Tracey's raid of 1666.

In the early 1700s, white settlers received patents from the British crown for land in the present Town of Glen. The Meebee (Mabie) brothers are believed to be the first permanent white settlers. They

obtained a patent in 1705 for land near Cadaughrita, a bluff on the Schoharie Creek, known by the Indian word for "perpendicular wall." In 1722, John Scott, commander at Fort Hunter, received a patent for 1,500 acres between Aurie's Creek and present day Fultonville. His son was granted a patent for 1,100 acres in 1725. Peter Quackenboss, one of three brothers who emigrated from Holland to New York, settled on Captain Scott's land. His son David married Scott's daughter, Anne. Their son, John Quackenboss, born in 1725, was believed to be the first white child born on the south side of the Mohawk River between Fort Hunter and Canajoharie. Other major land patents included the Ten Eyck patents, 1,500 acres in 1726 and 185 acres in 1761, and the Visger patent, 900 acres in 1726. Two very large patents were granted in 1737. Corry's patent granted 25,400 acres to William Corry, George Clark and others, and the Aurieskill patent, granted 10,000 acres to James DeLancey and four others.

Pioneer settlers included sixteen Irish families who came in 1740 under the patronage of Sir William Johnson. They settled on land along Irish Creek that was part of the Corry patent, near present day Round Barn and Lang Roads. They abandoned the settlement and returned to Ireland several years later after disturbances between Indians of New York and Canada. Richard Hoff, Marcus Hand, John Ostrom and Mattias Mount settled in the Town prior to the Revolution. Cornelius Conover and his son Isaac built a block house for protection from the Indians. A few years before the Revolutionary War Abraham Quackenboss built a brick store on his farm, two miles south of the site of Fultonville. This became

a trading post for Indian tribes in the vicinity and flourished until the outbreak of the war. After the war, John Rossa opened a store in the Quackenboss residence. Prominent settlers in the last years of the century included J. R. Van Evera, John Van Derveer, John Edwards, and John H. Voorhees.

In 1796 the first bridge was erected over the Schoharie Creek at Fort Hunter by Major Isaac De Puy. The route on the south side of the Mohawk River was the principal road through the Valley at that time and was known as the "South Shore" or "Military Road." This bridge was later used as a toll bridge upon completion of the Erie Canal.

During the French and Indian Wars, and later during the Revolutionary War, the Mohawk Valley region was the scene of repeated invasions, attacks and battles. During the French and Indian War the Algonquin allied with the French against the Iroquois. During the Revolution, the Iroquois Indians maintained their alliance with the Tories. Many of the settlements in Glen suffered severely at the hands of vengeful Tories and Indians in 1780.



*Lithograph 1. Canal Store at Auriesville*

Auriesville was the first collection of houses in the Town of sufficient importance to deserve the name of village. Robert Dunbar opened a store in the village around

1797. Jeremiah Smith also established a store, distillery and ashery, and purchased grain and produce from local farmers. John C. Van Alstine traded in Auriesville in the early 1800s. Aurie's Creek provided excellent water power for milling purposes. Peter Quackenboss erected a saw and grist mill on the creek at the close of the Revolution, and serviced farmers from miles around. A post office was established in 1824. Two hotels, a store, blacksmith shop and school were listed in a 1870 description.



*Lithograph 2. Van Horne Farm near Mill Point*

Mill Point was another early settlement and business center. Francis Saltz and "Boss" Putman purchased the Shucksburg Patent of 1,200 acres along the Schoharie. Abram Rulifson built a grist mill at Mill Point which he sold to Simon and Peter Mabee around 1797. They enlarged it to include a saw-mill, fulling mill, carding machine and woolen factory, and later sold it to Joel Faulkner. Samuel, Henry and Jacob Van Dorn established a store at the turn of the century, which they sold to Cornelius Hoff and John Hand. The success of these businesses was dependent upon a series of bridges built over the temperamental

Schoharie Creek, which were swept away in 1800, 1804 and 1812. Stone remnants of bridge supports are still visible along the Schoharie Creek south of Mill Point.



*Lithograph 3. J.V.S. Edwards Store in Glen Hamlet*

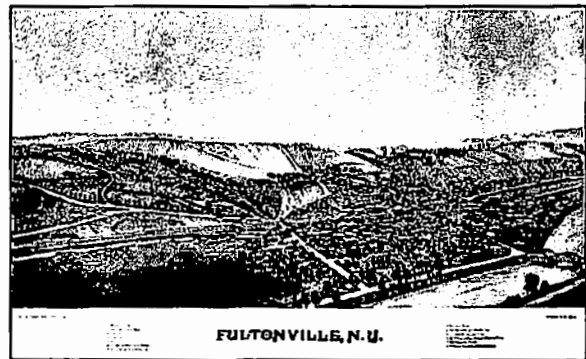
The Hamlet of Glen was settled during the closing years of the revolution and became the center of business life in the Town. It was originally known as the Five Corners or Voorheesville, named after local storekeeper Peter Voorhees. The first store in the hamlet was established in 1797 by John Smith. Jacob Saunders Glen was a prominent citizen and shopkeeper who owned 10,000 acres, part of the DeLancey Patent that became available after the Revolutionary War. Using clay from his farm, he constructed a kiln and built a two story brick store and house in the hamlet in 1818. Upon his death in 1859, his niece's husband, J.V.S. Edwards, became owner and proprietor of both the house and store. The store also housed the first post office in the Town, established in 1823 under postmaster Cornelius H. Putman, and the first phone company. Jacob Saunders Glen Edwards, the son of J.V.S. Edwards, founded the Glen Telephone Company in 1879, with a single line linking the store to Fonda and Fultonville. From 1891 until his death in 1898, he expanded the system to serve Fonda, Fultonville, Auriesville, Rural Grove, Johnstown and Gloversville.

The Hand family built a two story clapboard store in the 1840s, which has remained in commercial use almost continuously since then. The first Dutch Reformed Church was organized in 1795. Members originally planned to build a log church in the settlement of Log Town, but it was actually constructed in the hamlet in 1814. This building was purchased by J.V.S. Edwards in 1842, and moved to his farm as a storehouse. Another church building was erected on the site. When this burned in 1875, the present brick structure was built. Some followers of the Dutch Reformed Church split off into the True Reformed Church and erected a clapboard church building in 1831, which still stands. By the late 1800s the hamlet also contained two hotels, a cigar manufactory, steam saw and grist-mill, tannery, wagonshop, blacksmith and cheese factory. The hamlet thrived as a business center until the West Shore Rail Road attracted most of the trade to the waterfront area in the 1880s.



BLACKSMITH SHOP OF T. N. TALLMADGE | COTTAGE HOTEL, GLEN, N.Y. J. E. HUBBS. PHOTO  
GLEN, MONTGOMERY CO. N. Y.

*Lithograph 4. Blacksmith Shop and Cottage Hotel*



*Lithograph 5. Village of Fultonville, L.R. Burleigh,  
Troy, New York, 1889*

The Village of Fultonville was the most recent settlement in the Town. John Evert Van Epps settled on 900 acres of marshy land along the Mohawk River, known as "Van Epps Swamp" during the Revolution. There was little development until the first John Starin established an inn and tavern on the banks of the Mohawk in 1795, and later built a store in 1810. The first low wooden bridge across the Mohawk River, connecting to Caughnawaga, was built in 181. This was washed away and replaced by a covered bridge in 1823.

In preparation for the arrival of the Erie Canal, John's son Myndert Starin and Thomas Robinson bought a large tract of land in 1822. This became the site of the village of Fultonville, named for steamboat inventor Robert Fulton. They laid the foundation for the village, laying out streets and building a store, distillery, blacksmith shop, flour, paper and saw mills, a dry dock and boatyard. When the canal opened in 1825, a full-fledged village was ready to take advantage of it. Fultonville prospered as a center of trade in the region, handling freight for Caughnawaga (Fonda), Johnstown and northern Montgomery County.

The Village was incorporated in 1848. During the Gay Nineties, Donaldson Hall boasted the largest dance floor between Schenectady and Utica and featured famed orchestras of the period.

In 1848, Myndart's son John H. Starin, who was the village postmaster, pharmacist, and a keen observer of canal trade, moved to New York City. He assembled a fleet of 176 steam tugs and assorted craft, established the Staten Island Ferry, and a steamboat line in New Haven. He returned home to Fultonville as the "Commodore" in 1874. He erected a palatial estate at the eastern end of the Village called "Prospect Hill" and purchased 600 acres of land for a model farm. He organized a silk mill and the Fultonville National Bank, and served as a community and industrial leader.



*Lithograph 6. "Prospect Hill" at the Starin Estate*



*Lithograph 7. Starin Stock Farm*

The area that today encompasses the Towns of Glen, Charleston and Florida, was originally known as the Mohawk district. It was designated as the Town of Mohawk in 1788. It was split in 1793, with the territory east of the Schoharie Creek became Florida, and the area west became Charleston. The Town of Glen was officially formed in April 1823 from the Town of Charleston and named after Jacob Saunders Glen. The first Town of Glen census showed 3,678 residents in 1840. There was a steady downward trend in population until the turn of the century.

The Mohawk River and water level route through Valley facilitated the path of settlement westward. Before white settlers arrived in the area in the early 17<sup>th</sup> century, Native Americans had used the Mohawk corridor as a principal route for centuries. During the Revolution, troop movements through the Valley introduced many soldiers to the fertile lands of central New York, and many returned to settle after the war. With the increase in settlement came the need for improved roads.

The stagecoach period began in 1790 with trips from Albany to Johnstown and Canajoharie, which were extended to Utica in 1792. In 1800, a road was built from Schenectady to Utica and the Mohawk Turnpike Company was incorporated. In the same year, the Great Western Turnpike was improved from Albany to Syracuse as stagecoach service ended through the area. The Utica and Schenectady Railroad connected Amsterdam with distant points in 1836. The Erie Canal system was expanded in 1841, and construction of the Barge Canal system further improved the canal in 1903.

In most portions of the Town the soil is a fertile loam mixed with clay, well suited for farming. During the 19<sup>th</sup> and 20<sup>th</sup> centuries, the Town developed as a farming community with an integral supportive mixture of small-scale commercial and industrial establishments such as inns and mills. In the early years, farmers devoted themselves primarily to dairying, which created an accompanying industry of cheese manufacturing.



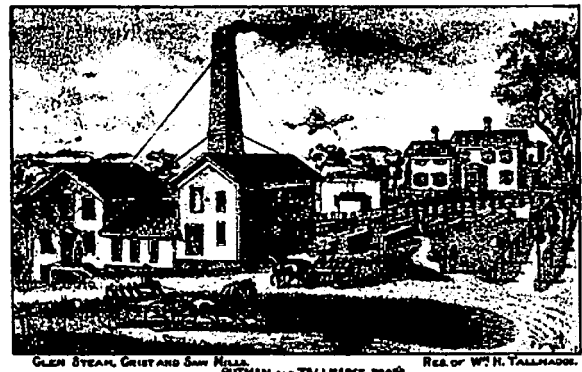
*Lithograph 8. John D. Schuyler Farm*



*Lithograph 9. Richard Winne Farm*



*Lithograph 10. Peter Van Evera Farm*



*Lithograph 10. Glen Steam, Grist and Saw Mills*

Like most farming communities in the northeast, in recent years the Town has seen a decrease in farming and an increase in vacant agricultural land. There has also been an increase in single family houses built on this former farm land. The Town of Glen remains primarily an agricultural community with a strong mixture of local industries and retail businesses.



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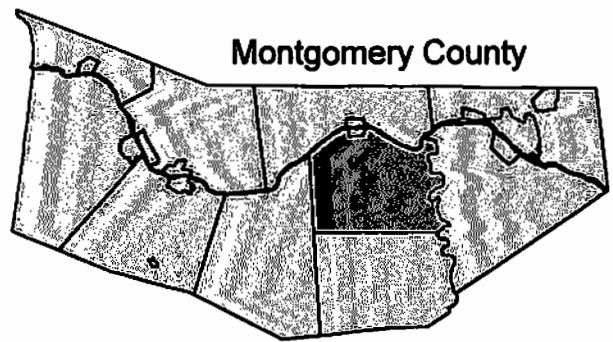
## ***Regional Setting***

The Town of Glen is located in the east-central portion of Montgomery County, in New York State's historic Mohawk Valley. The Town is approximately 39.5 square miles in size and has a roughly rectangular shape. The Town's eastern boundary is formed by the Schoharie Creek, which flows northward until its confluence with the Mohawk River, which in turn forms the Town's northern boundary. The western boundary of the Town is formed by the common border with the Town of Root, and the southern boundary is formed by the common border with the Town of Charleston. The Village of Fultonville is located in the north central portion of the Town along the Mohawk River, and is the only incorporated place within the town. Other neighboring municipalities include the Town of Mohawk and Village of Fonda to the north, and the Town of Florida to the east.

The Town of Glen and Montgomery County are located very near the geographic center of New York State. The county is one of the smaller counties in New York State comprising 262,009 acres or 409 square miles. Montgomery County is only 22 miles from the state capitol of Albany, and only 180 miles from New York City. The New York State Thruway and New York State Barge Canal run for 40 miles through the center of the county from the eastern to the western border. Following the Thruway, the Village of Fultonville is approximately 40 miles west of Albany, and 50 miles east of Utica. The City of

Amsterdam, which is Montgomery County's only city, is approximately 10 miles to the east. The cities of Johnstown and Gloversville in Fulton County are less than 10 miles to the north.

# Town of Glen



## Regional Location Map



Montgomery County Dept.  
of Planning & Development  
August 1999

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# Chapter Two

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## Natural Setting

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### *Geology*

About 550 million years ago much of New York State was a low-lying, gently rolling expanse of land only slightly above sea level. During the Ordovician period (490-430 million years ago) the area sank and was covered by seawater for approximately 325 million years. During this time great quantities of sand, mud, lime and salt accumulated under marine conditions. These sediments hardened into the bedrock that underlies the Town of Glen today.

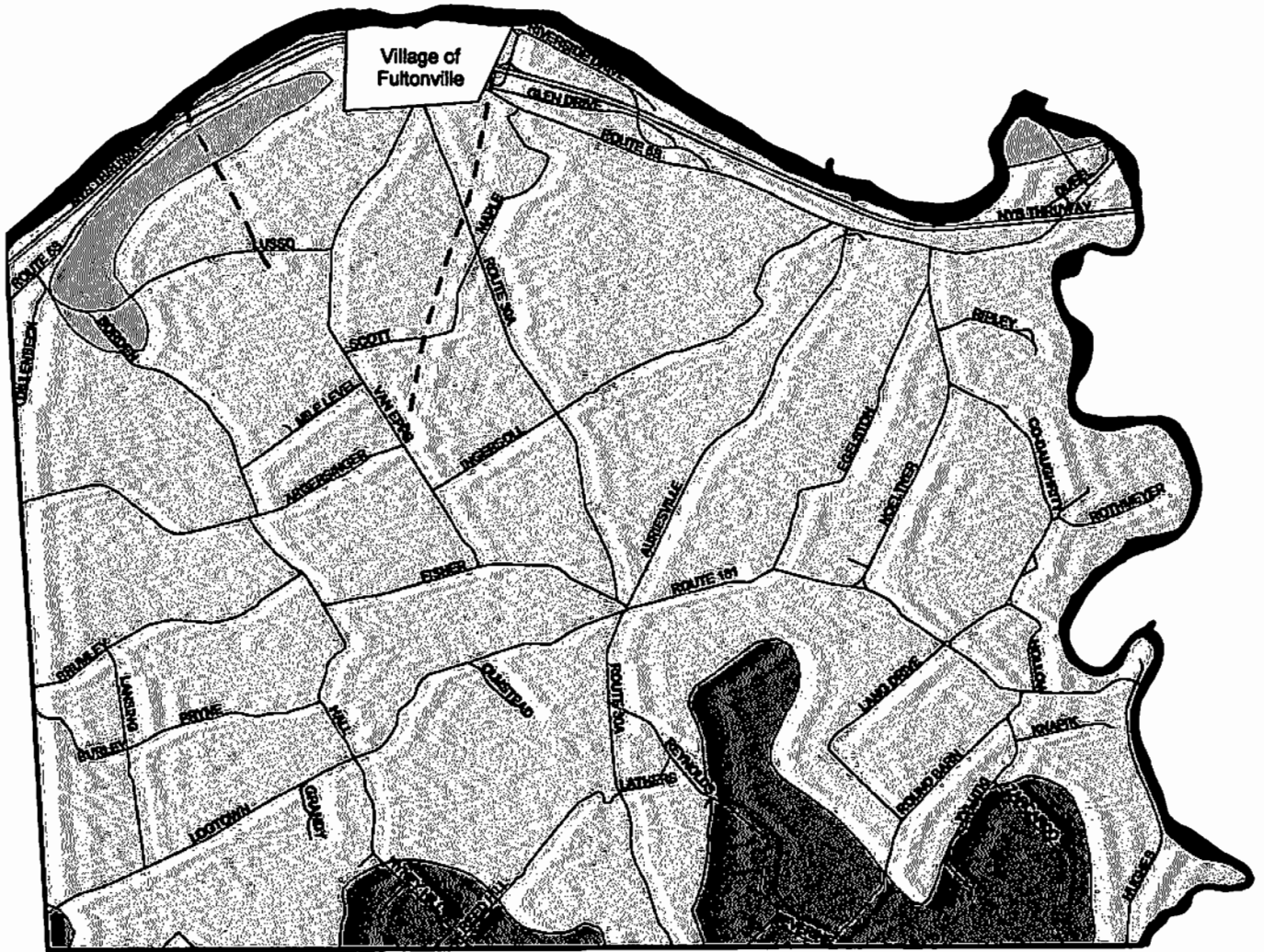
The vast majority of the Town is underlain by soft Canajoharie and Utica Shales, which have eroded to elevations about 1000 feet below the surrounding highlands of the Adirondack Mountains and Appalachian uplands. Schenectady Formation lies under the higher elevations in the southern section of the Town. A narrow strip along the Mohawk River is underlain by Glens Falls, Amsterdam, and Lowville Limestones.

The present day landscape in the Town of Glen was created by glaciers thousands of years ago. Glaciers covered all

of New York State with a nearly featureless ice surface during the Pleistocene ice age. As the glaciers advanced and retreated they transformed the landscape, changed river patterns, reshaped mountains and deposited rock debris known as glacial till. The final glacial retreat in the town of Glen, the Wisconsin Glacier, occurred about 8,000-10,000 years ago. The soils in Montgomery County were primarily formed from mineral materials deposited by the Wisconsin Glacier. The vast amount of shale deposited in this glacial till contributed to the clay rich soils prevalent in the Town of Glen.

There are two geologic faults in the Town of Glen. A fault is a line of fracture in the earth's crust, along which one body of rock has been displaced relative to another as a result of vertical or horizontal movement.

# Town of Glen







Source:  
USGS Geologic Map of Montgomery County



Montgomery County Dept.  
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March 1999

## Geology

### Key

-  Canajoharie & Utica Shales
-  Glen Falls, Amsterdam, & Lowville Limestones
-  Schenectady Formation
-  Geologic Fault



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## ***Topography and Slopes***

Topography is the configuration of a surface including its relief and the position of its natural and man-made features. When considering areas suitable for development, the topographic conditions of an area become a main factor in influencing the type of development that is feasible in that area.

Land use and development are greatly influenced by elevation and slope. The shape of the terrain must be known if land use is to be properly planned. In general, as elevation increases, so does the cost of roads, utilities and maintenance services. As the degree of slope increases, so does the difficulty of building and supporting new structures. Due to increased technologies, development can now take place on most slopes of varying degrees with proper planning.

Development of hillsides must be approached with great care because it affects the equilibrium of a region. Removing vegetation and adding impervious surfaces, such as buildings or pavement, may increase runoff, erosion and flooding, and reduce groundwater percolation. Soil sedimentation may ultimately decrease water quality. Disturbance of hillsides can also destroy a community's aesthetic setting. Another problem is that the cost associated with developing on steep slopes increases because of the extra measures that need to be taken to combat the problems listed above..

Lack of slope, on the other hand, also places certain constraints on development. Many times these areas contain wetlands or

seasonally wet soils. Lack of slope retards the drainage of surface water and limits the effectiveness of sanitary sewage disposal systems.

The slope of a site can be determined by examining the contours of a topographic map or site plan. The measurement in percent can be calculated by placing the vertical rise over the horizontal distance between two points. The equation for this reads:

$$\text{SLOPE} = \textit{Vertical Distance} \textit{ divided by } \textit{Horizontal distance} \times 100.$$

On site inspection should always occur to determine if a site's slope is suitable for development. Slopes of 0 to 3% are generally poorly drained and are likely to include wetlands, seasonally wet soils, or flood prone areas. Slopes of 3 to 8% are the most suitable for development providing there is careful consideration of site specific features, such as ground cover, soils, and water features. Development on moderate slopes (8 to 15%) should be analyzed carefully and the necessary erosion control techniques should be practice. Large commercial and industrial structures should be discouraged from building on lands with a moderate slope. In general, all development should be avoided on severe slopes (greater than 15%) because development of these slopes will most likely result in severe erosion.

The Town of Glen consists chiefly of uplands, interspersed by streams with steep banks. Large areas of very flat land, which

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require careful planning to improve drainage, occur south of the Village of Fultonville and in the southwest corner of the Town. Gently rolling slopes of 3 to 8% cover most of the Town and are suitable for development. Moderate slopes of 11 to 20% occur in pockets throughout the town and are probably not appropriate for large scale commercial or industrial projects. There are only a few areas with severe slopes of over 15%, which occur primarily along creek beds.

Elevations in the Town range from a low of 280 feet along the banks of the Mohawk River, to a high point of 1220 feet above sea level near the southern border of the town by Severine Lane. The Schoharie Creek, which forms Glen's eastern border, enters the town at an elevation of 400 feet above sea level and descends to 280 feet where it empties into the Mohawk River.



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## ***Soils***

Soil composition directly affects all land-use planning and development, including building and road construction, septic systems, water availability, and agriculture. The structural bearing capacity and subsurface drainage of soils are important criteria in selecting new areas for development. Accurate soil information is necessary to determine the capabilities and limits of a site for particular uses. It also can help determine appropriate patterns of residential, commercial, industrial, agricultural and recreational use.

Drainage capacity affects the density of residential development when it is dependent upon individual septic systems or sanitary drain fields and private wells. Soils with poor drainage and slow permeability must have well-designed systems, because wet and dense soils can be easily contaminated.

Soil data for the Town of Glen is provided by the United States Department of Agriculture, National Resource Conservation Service (formerly the Soil Conservation Service) in the form of a Soil Survey. The Montgomery County Department of Planning and Development has this soil survey on its Geographic Information System in digital format. The Department is able to overlay any parcel within the County onto this soil map and delineate what type of soil is found there and its characteristics.

The Soil Survey provides information on the properties of soils and their effect on selected non-farm uses of the land. The Soil

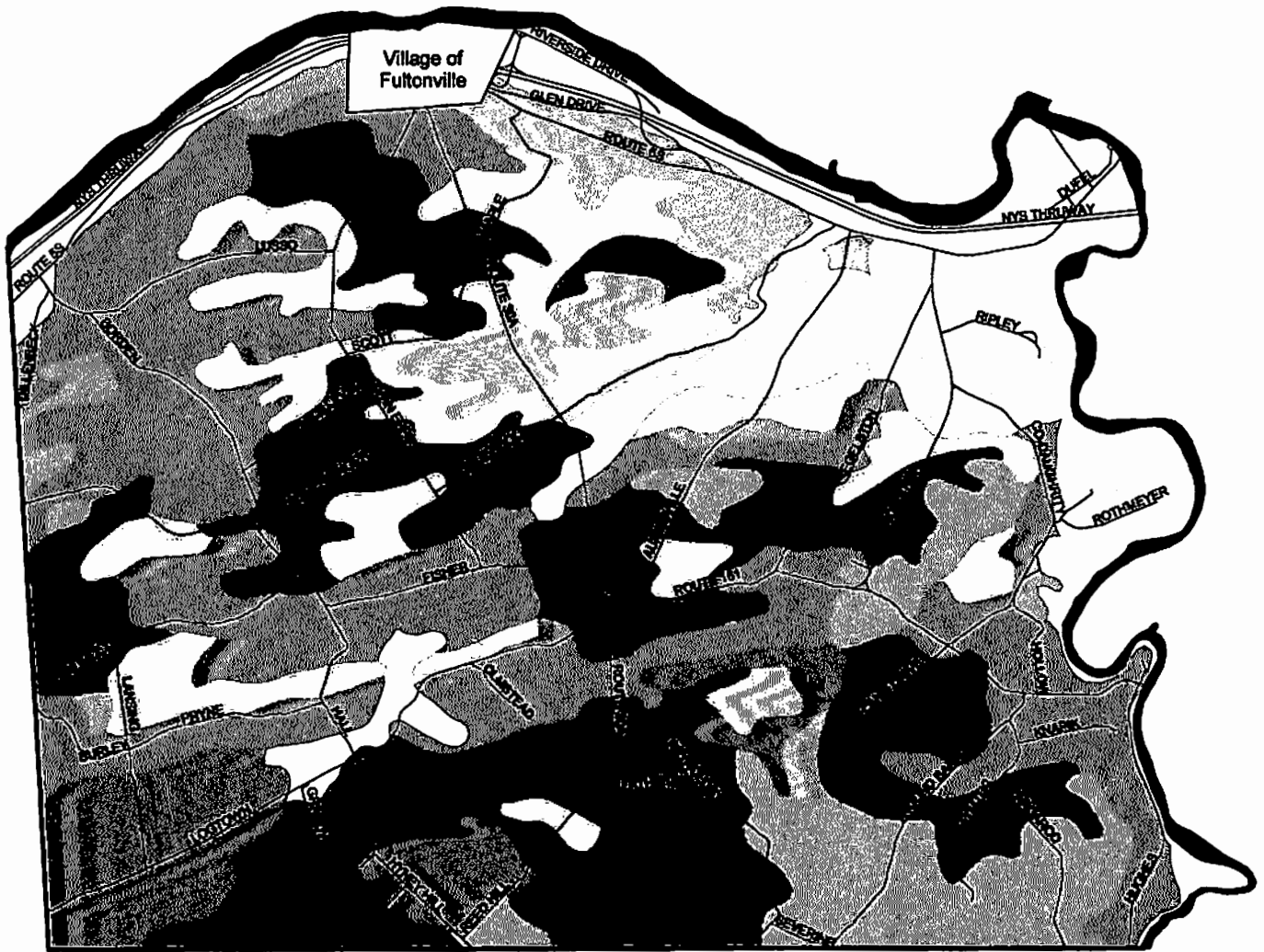
Survey expresses soil limitation for selected uses as either slight, moderate, or severe.

The rating of *slight* indicates that the soil has properties favorable for the rated use. Soil limitations are minor and can be easily overcome. A rating of *moderate* indicates that the soil has properties moderately favorable for the rated use. The limitations can be mitigated with special planning, design or maintenance. A rating of *severe* indicates that the soil has one or more unfavorable properties for the rated use. Limitations are difficult and costly to overcome, but a rating of severe does not mean that soil cannot be used for the specific rated use.

Several Soils Constraints maps are being prepared for the Town with this Comprehensive Plan. The maps examine the suitability of soils throughout the Town for agriculture and various types of community development. The Soil Survey and maps and will help the Planning Board when considering the most suitable use of a particular piece of land. This should not supplant direct and detailed on-site investigation when a development is being planned.



# Town of Glen



## Key

- Dominantly Deep, Well & Moderately Well Drained Soils formed in Glacial Till; On Uplands
- Dominantly Deep, Somewhat Poorly Drained Soils formed in Glacial Till; On Uplands
- Dominantly Deep, Poorly & Very Poorly Drained Soils formed in Glacial Till; On Uplands
- Dominantly Mod. Deep & Shallow, Excessively to Mod. Well Drained Soils formed in Thin Glacial Till Deposits over Bedrock; On Uplands
- Dominantly Mod. Deep & Shallow, Somewhat Poorly Drained Soils formed in Thin Glacial Till Deposits over Bedrock; On Uplands
- Dominantly Deep, Mod. Well & Somewhat Poorly Drained Soils formed in Silty or Clayey Glacio-Lacustrine Sediments; On Lake Plains & Valleys
- Dominantly Deep, Poorly & Very Poorly Drained Soils formed in Silty or Clayey Glacio-Lacustrine Sediments; On Lake Plains & Valleys
- Dominantly Deep, Excessively to Mod. Well Drained Soils formed in Sandy Deltaic & Glacio-Lacustrine Sediments; On Lake Plains & Valleys
- Dominantly Deep, Excessively to Poorly Drained Soils formed in Gravelly & Sandy Outwash; On Old Alluvial Fans, Terraces & Kames in Valleys
- Dominantly Deep, Well to Very Poorly Drained Soils formed in recent Alluvial Deposits; On Flood Plains

## General Soil Map



Montgomery County Dept.  
of Planning & Development  
March 1999

Source:  
Soil Survey of Montgomery and Schenectady Counties, New York



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The Soils Agricultural Capability Class Map on the following page shows the suitability of soils for most kinds of field crops. Map categories are based on soil group ratings established by the USDA Natural Resources Conservation Service. The groups are made according to the limitations of the soils when used for field crops, the risk of damage when they are so used, and the way they respond to treatment. The classification does not take into account major reclamation projects or landforming that would change slope, depth, or other characteristics of the soils. It also does not apply to rice, cranberries, horticultural crops, or other crops that require special management.

Classes 1 and 2 are the best ("prime") soils for intensive agricultural use (row, forage and fiber crops) and should be preserved wherever possible. Classes 3 and 4 are nearly prime soils ("important") and are used for the production of food, feed fiber, forage and oilseed crops. Classes 5 and 6 are soils that can be used for agricultural production, however, their natural yield capacity is only moderate and therefore their preservation is not required

The Soil Agricultural Capability Class Map shows that about 16% of the land in the Town (3927 acres) is class 1 or 2, or prime agricultural soil. Approximately 72% of the land area (18,135 acres) is class 3 or 4, or soil of statewide importance.

Soil Agricultural Capability Class is not the same classification system as the Mineral and Organic Soil Groups that are used to determine Agricultural Assessment Values. The following is a list of the eight

capability classes for agriculture and a general description of each:

- **Capability Class 1**  
*Soils have few, if any limitations that would restrict their use as soils for field crops of any kind.*
- **Capability Class 2**  
*Soils have few, if any limitations that reduce the choice of plants being grown or that require moderate conservation practices to be installed for proper management of the soil resource.*
- **Capability Class 3**  
*Soils have severe limitations that reduce the choice of plant grown, that require special conservation practices, or both.*
- **Capability Class 4**  
*Soils have very severe limitations that reduce the choice of plants grown, that require very careful management, or both.*
- **Capability Class 5**  
*Soils are not likely to erode, but have other limitations that limit their use largely to woodland or wildlife land.*
- **Capability Class 6**  
*Soils have severe limitations that make them generally unsuitable for cultivation and that limit their use largely to pasture, woodland or wildlife land.*
- **Capability Class 7**  
*Soils have very severe limitations that make them unsuitable for cultivation and that limit their use to woodland or wildlife land.*
- **Capability Class 8**  
*Soils and landforms have limitations that preclude their use for commercial plants and that restrict their use to recreation, wildlife land and aesthetic purposes.*

# Town of Glen



Source:  
 Montgomery County Soil and Water Conservation District  
 and USDA Natural Resources Conservation Service



Montgomery County Dept.  
 of Planning & Development  
 March 1999

## Soil Agricultural Capability Class

Key

	Class 1		Class 5
	Class 2		Class 6
	Class 3		Class 7
	Class 4		Class 8



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## ***Groundwater***

Groundwater is precipitation that seeps into the ground and is stored in subsurface layers of sand, gravel and porous rock, called aquifers. Aquifers act as reservoirs and natural filters for groundwater, and help maintain the balance in the water system of a region. Groundwater naturally discharges into streams, wetlands and springs. It is a major source of water supply in rural areas and a valuable resource.

Proper planning is essential in protecting the quantity and quality of groundwater when development occurs. Leaking septic tanks and sewage lines, unsealed landfill sites, and sewage disposal sites can allow pollutants to pass directly into groundwater and contaminate the drinking water supply.

Town of Glen residents rely primarily on groundwater for on-site, individual water supply. According to the 1990 U. S. Census, 53% of households in the town use water from a drilled well and 35% use water from a dug well. Three percent of the town's households rely on public or private systems for their water supply, and the remaining 9% use another source.

There is great variability in well yield and water quality in the Town of Glen. A report entitled "Availability of Ground Water from Unconsolidated Deposits in the Mohawk River Basin" was prepared by the USGS in cooperation with the New York State Department of Environmental Conservation in 1990. This report describes "estimated yields" which are based on

geologic evidence and reported well-yields, depths, and diameters. It also describes "inferred yields" in areas where the saturated thickness of aquifer material is unknown and there is no supporting well data. The majority of the western section of the Town of Glen has estimated potential well yields of 10 to 50 gallons per minute, while the southeastern section has estimated potential yields of less than 10 gallons. Lands along the Mohawk River and Schoharie and Auries Creeks have inferred yields of greater than 100 gallons per minute. There are several areas with inferred potential yields of 10 to 100 gallons per minute. These occur along Route 5S east of the Village of Fultonville, including parts of the Glen Canal View Business Park and Auriesville Shrine. There are also isolated pockets with these inferred yields in the curve of the Schoharie Creek by Rothmeyer Road, at the intersection of Route 161 and Lang Drive, along Route 30A between Reynolds and Lathers Roads, between Lansing and Pyrne Roads, and at the intersections of Van Epps and Scott Roads, and Lusso and Borden Roads. There are also several areas with estimated potential yields of less than 10 gallons per minute. These occur west of the Village along Route 5S and in an area by Mile Level and Argersinger Roads.

The variability of these anticipated yields is validated by the experiences of Town residents. There are reportedly very poor well yields within the Hamlet of Glen and along Argersinger, Lusso and Mile Level Roads. Some properties within the Hamlet must draw their water from ponds.

The Town of Glen has two water and sewer districts using services provided by the Village of Fultonville. The districts presently serve the White Mop Company, State Police Barracks, Department of Transportation, Public Safety Facility, and Glen Canal View Industrial Park. There is the potential for further hook-ups in these districts.

Holt Consulting prepared a Preliminary Ground Water Resource Evaluation for the Town in 1997. Four sites were identified as exhibiting potentially favorable geologic characteristics for the development of a municipal ground water supply source.

*Site 1* contains approximately 750 acres located to the west of the Hamlet of Glen. Logtown Road and Route 30A form the northern and eastern borders. The 800 foot elevation contour forms the southern extent of the site, and the Hyney Hill and Logtown Road intersection represents the western limit. The site is underlain by lacustrine sand and delta deposits that consist of well sorted, stratified, fine to coarse sands and gravels. This site is the most favorable for a municipal ground water supply due to its elevation of 700 feet m.s.l and its upland location with respect to the Hamlet.

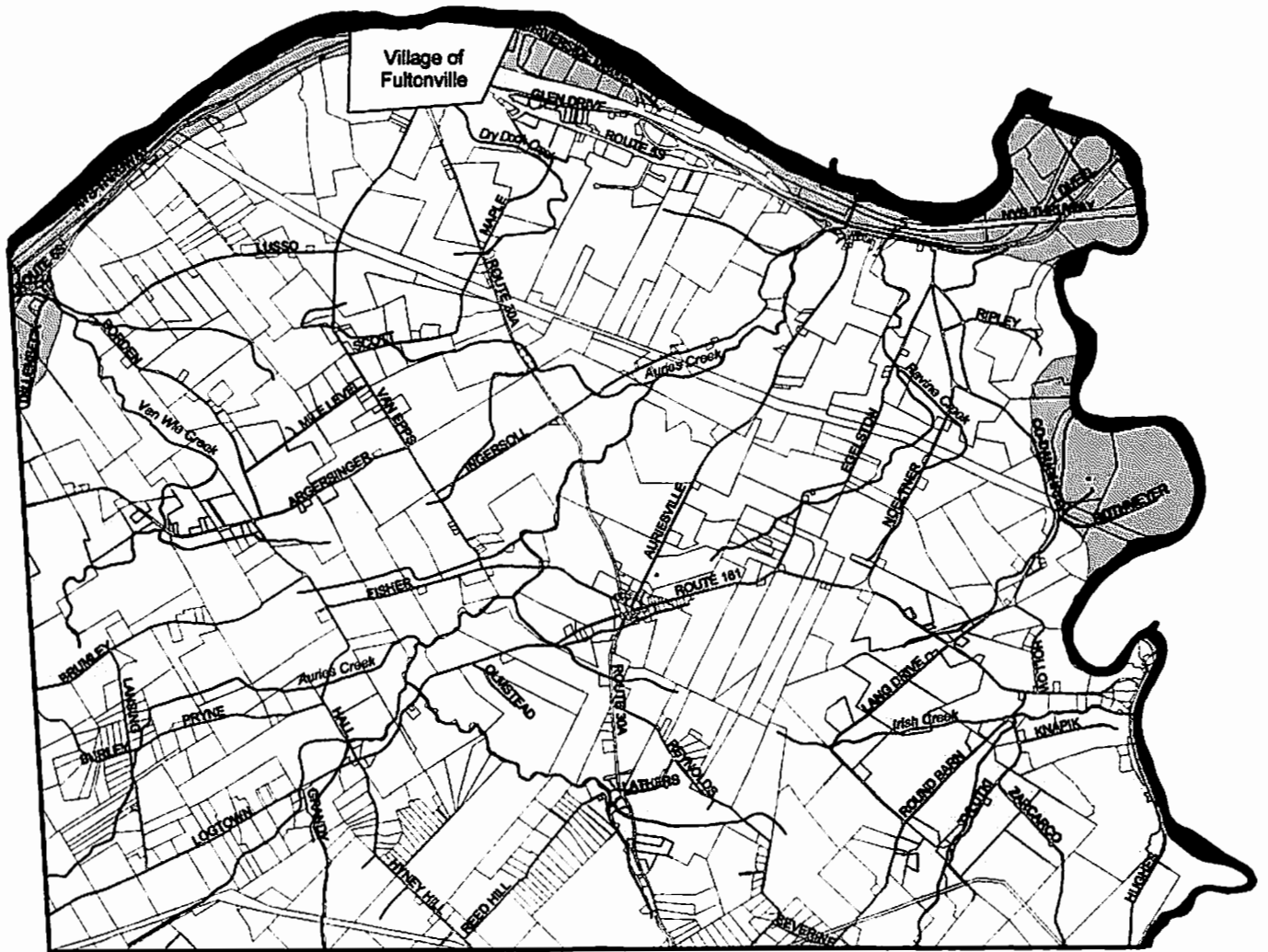
*Site 2* encompasses approximately 275 acres to the north and west of the intersection of Noeltner Road and Route 161. This site has close proximity to the Hamlet but has an elevation lower than 700 feet m.s.l. This would require pumping the water to a higher elevation for storage and distribution purposes.

*Site 3* encompasses an area south of Route 5S by the Glen Canal View Business Park. This area contains lacustrine delta deposits that have produced high yielding water wells for local drillers. This site appears favorable to host a well field to serve the Business Park, but would require an elevated storage tank and/or pumping distribution system in order to serve as a municipal water supply.

*Site 4* is a 300-foot deep well behind the Culligan Building in the Village of Fultonville. This well may be capable of producing a significant quantity of water. This could supply water for the Route 5S corridor and Business Park, but would require a water distribution main to be installed beneath the NYS Thruway system.

The next step is a Phase II field exploration program which would evaluate the suitability of one or more of these sites to host a municipal well site. This would include geophysical field investigation and/or test borings to specifically evaluate the coverage and thickness of the mapped water bearing deposits. This phase of investigation would be followed by a test well drilling and pump testing program, including analysis of water quality characteristics.

# Town of Glen






Source: Water Resources Investigations Report:  
 Potential Yield of Wells in Unconsolidated Aquifers in Upstate New York,  
 USGS and NYS DEC, 1986

Montgomery County Dept.  
 of Planning & Development  
 December 1999

## Potential Yield in Unconsolidated Aquifers

### Key

-  Unconfined Aquifer  
 Potential yield >100 gal/min
-  Aquifer of Unknown Potential  
 (kame, kame terrace, kame moraine, outwash or alluvium)
-  Aquifer of Unknown Potential  
 Probable yield <10 gal/min  
 (lacustrine or eolian, fine to medium sand)



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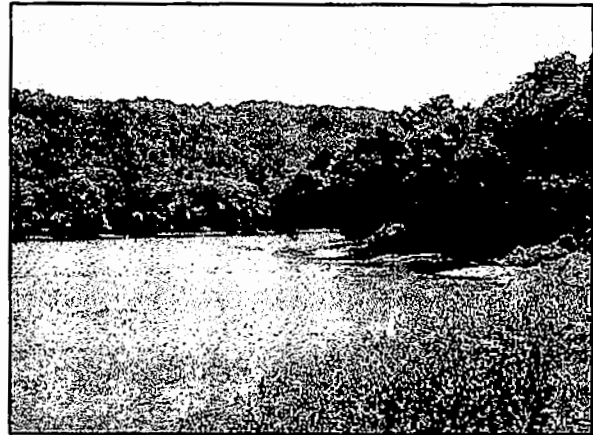
## ***Surface Water***

Surface water includes permanent bodies of water such as rivers, lakes, ponds, streams, creeks and estuaries. They are a valuable source of water, food, recreation, transportation, and power generation. The principal reasons for controlling development on or near water are to protect watersheds, preserve the quality and quantity of the water supply, and prevent damaging floods. In regions where agriculture is a major land use, water availability and quality are as important as the soils.

The Town of Glen is bounded on two sides by bodies of water. The Mohawk River forms the northern boundary and the Schoharie Creek defines the eastern border. Auries Creek and Irish Creek are the two main creeks within the Town. There are also several other smaller creeks: Van Wie Creek, Dry Dock Creek, and Ravine Creek. All of the creeks are classified as Class C waters by the New York State Department of Environmental Conservation. By definition presented in 6 NYCRR, Class C waters are suitable for fishing and fish propagation. The water quality is suitable for primary and secondary contact recreation even though other factors may limit the use for this purpose.

The Mohawk River, where it borders the Town of Glen, is classified as either B or C. It is class B west of the Village of Fultonville and east of Auriesville. It is class C in the central sections between Fultonville and Auriesville. Class B waters are suitable for primary contact recreation and any other uses except as a source of water supply for

drinking, culinary or food processing. Classified waters are protected and a permit is required for any stream disturbance due to development.



*Picture 1. The Mohawk River in the Town of Glen*

A watershed is simply defined as a catchment area of a stream, river or other water body. The Montgomery County Water Quality Committee has identified three primary watersheds in the Town: Schoharie Creek, Auries Creek and Van Wie Creek.

The Schoharie Creek is the largest creek in Montgomery County and its watershed covers 27,269 acres. It is classified as a "living" creek with changing boundaries. The creek is dammed several times and used as a source of drinking water and hydroelectric power, with a force estimated to equal Niagara Falls. The Schoharie is very susceptible to flooding during ice thaws in the spring. Smallmouth bass congregate in the deep fertile waters, and walleye pikes use the area as a spawning ground. Cliffs along the creek provide a

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roost for various birds of prey such as the Kingfisher, Red Tailed Hawk and Osprey.



*Picture 2. A view of the Schoharie Creek*

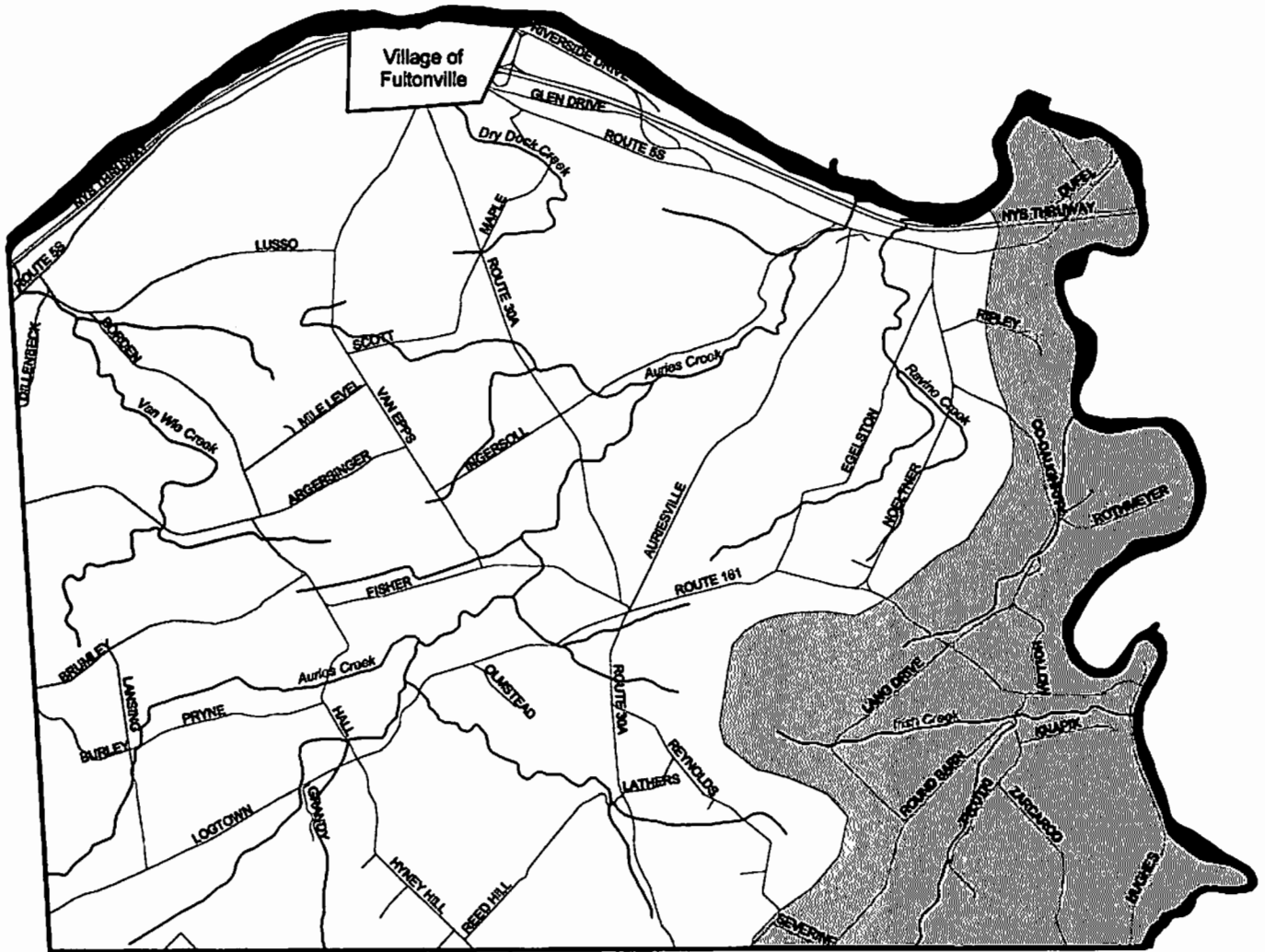
The watershed of Auries Creek covers over half the Town of Glen and a good portion of Charleston, with an area of 20,887 square miles in Montgomery County. There are steep cliffs along its banks housing Kingfishers that patrol the creek for small fish. The mouth of the creek is a popular fishing spot for bass. Van Wie Creek has a small watershed entirely in Montgomery County covering 7,792 acres. There is a small waterfall visible from Borden Road.



*Picture 3. A segment of the Old Erie Canal*



# Town of Glen




Source:  
 USDA Natural Resource Service  
 Montgomery County Watershed Map



Montgomery County Dept.  
 of Planning & Development  
 March 1999

## Watersheds

### Key

- Auries Creek
- Van Wie Creek
-  Schoharie Creek



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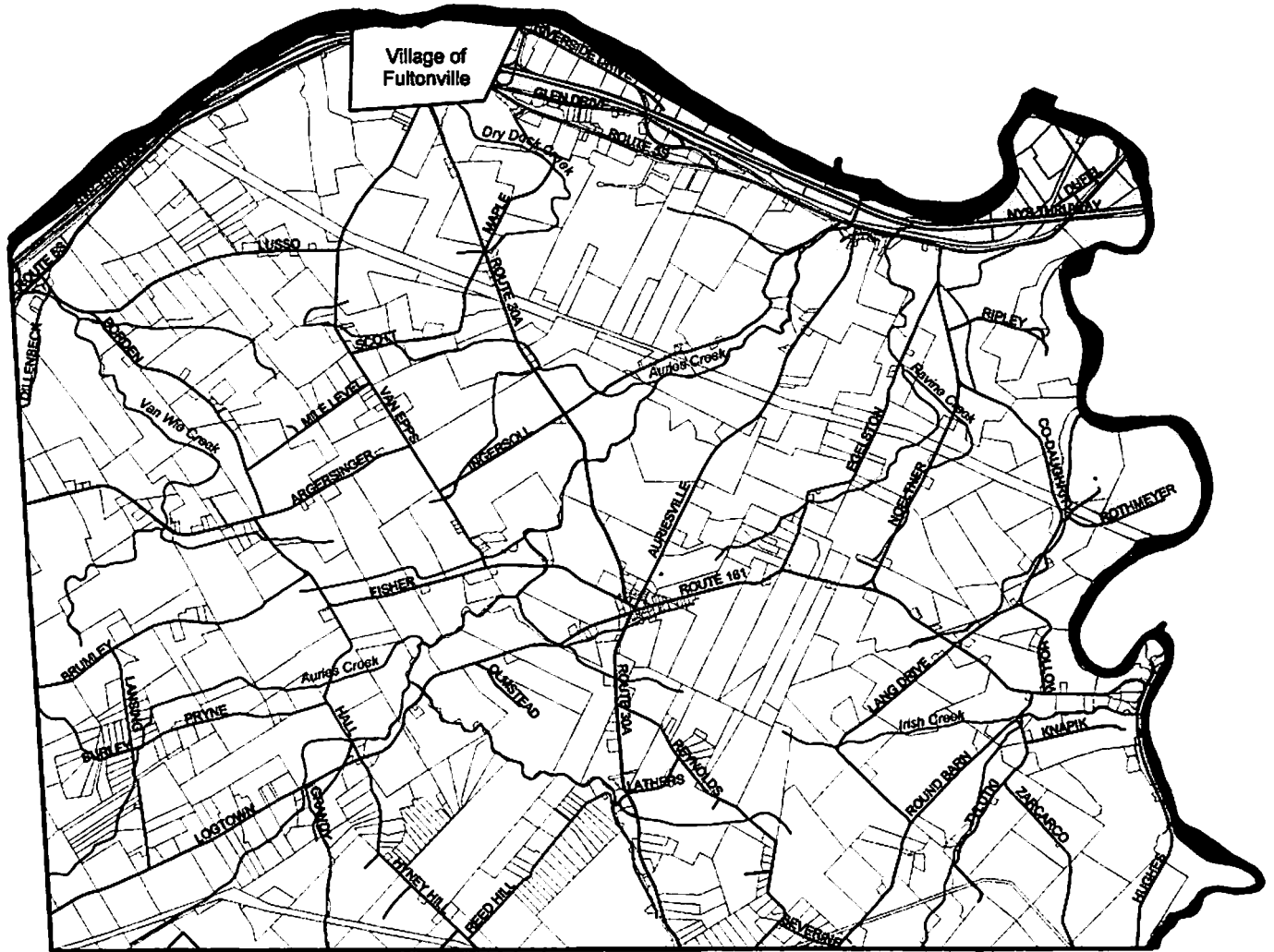
## ***Flood Zone Areas***

Floodplains are the land areas adjacent to a body of water which are covered by excess water during periods of flooding. Flooding is a natural occurrence and problems arise when homes, road and other developments are placed in its path. Filling, damming, or constructing encroachments in floodplains can decrease their storage capacity and increases flood flows and velocities downstream.

Floodplains are divided into zones based on the statistical frequency of inundation. These distinctions are very important for land-use and development controls because building on floodplains endangers human life and property. Agriculture is often an ideal use in floodplains as the soils are very fertile and there is usually substantial groundwater. Floodplains can also add to a community's open space and recreational needs.

The Town of Glen participates in the National Flood Insurance Program. Flood hazards were identified in January of 1975 and Flood Insurance Rate Maps became effective in February of 1986. These maps show areas along the Mohawk River, Schoharie Creek, and at the mouths of the Van Wie, Auries and Irish Creeks which are classified as Zone A. This zone describes the 100-year flood area, which means that statistically, it has a one-percent chance of being flooded in any given year. Base Flood Elevations and flood hazard factors have not been determined in this area.

# Town of Glen






Source: Flood Insurance Rate Map,  
Federal Emergency Management Agency, 1986



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August 1999

## Flood Prone Areas

- Key**
-  Streams
  -  Water Bodies
  -  Flood Prone Areas



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## ***Wetlands***

Wetlands are tracts of low-lying lands that are saturated with moisture and usually overgrown with vegetation. Once thought to be detrimental to public health and safety, their positive contributions to social, economic, and environmental health are now recognized and protected.

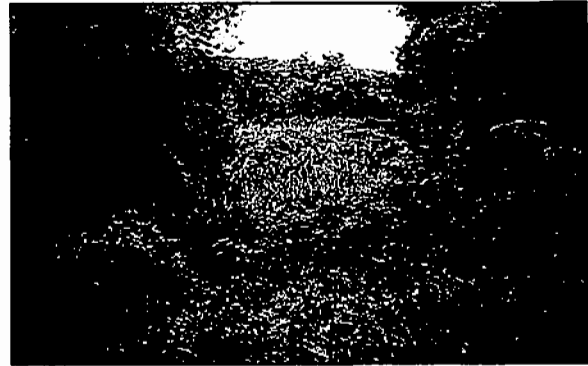
Wetlands act as natural flood control devices by storing runoff from heavy rains and melting snow. They also protect water quality in lakes, streams, rivers, and wells by filtering pollutants, sediments, and nutrients from runoff. Wetlands support a great variety of wildlife and are essential breeding grounds for several rare and endangered species. They are areas of scenic beauty which can enhance the quality of life, private property values and tourism.

Due to their importance, large wetlands are regulated and mapped by New York State Department of Environmental Conservation. New York State DEC maps all wetlands that are at least 12.4 acres in size. State regulations prohibit the disturbance of wetlands without a permit, and prohibit development within 100 feet of a wetland boundary.

New York State Freshwater Wetlands are scattered throughout the Town of Glen. There are 13 regulated wetlands totaling approximately 859 acres.

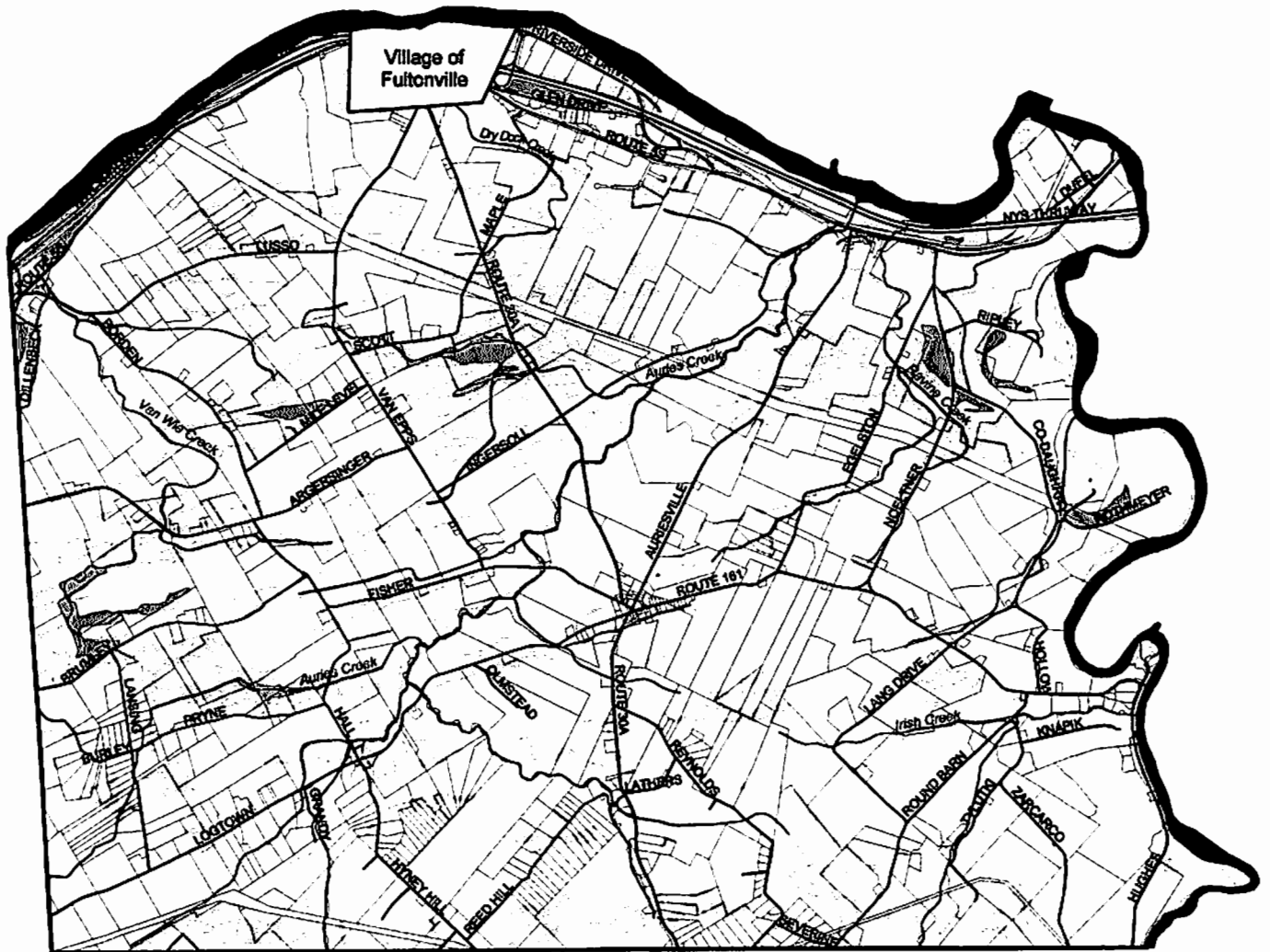
There are also a large number of smaller and undocumented wetlands throughout the Town. These are regulated by the U.S. Army Corps of Engineers and

have no minimum size. Hydric soils are identified on the Wetlands Map, and can be used as an indication of the probable location of federal wetlands. These wetlands must be verified on a site specific basis according to vegetation, soil, and hydrologic conditions.



*Picture 4. Typical wetland vegetation near the old Erie Canal*

# Town of Glen






This map depicts the approximate outline of freshwater wetlands regulated under Article 24 of the NYS Department of Environmental Conservation, Division of Fish and Wildlife. Freshwater Wetland boundaries are subject to amendment. The regulated freshwater wetlands are shown on official maps available at regional offices of the NYS DEC and at the office of the clerk of each local government.



Montgomery County Dept.  
of Planning & Development  
June 1999

## Wetlands

### Key

-  Streams
-  NYS DEC Regulated Wetlands
-  Hydric soils



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## ***Sensitive Environmental Areas***

Sensitive natural habitat areas are those determined to contain special plant and animal species. These species may live on land or in water. Special consideration should be given when a development is proposed near these areas.

Several rare and endangered wildlife species have habitats in the Town. The Karner Blue Butterfly, sighted on the Starin Estate, is listed as an endangered species by the Federal Department of the Interior and New York State DEC. This small butterfly has a wing span of approximately one inch. The larvae feed exclusively on wild blue lupine leaves. The Northern Harrier, or marsh hawk, has also been sighted in the Town, and is listed by New York State DEC as a threatened species (one likely to become endangered within the foreseeable future.) This slender-bodied hawk breeds in marshes, grasslands, meadows and cultivated fields. The American Bald Eagle has been reported near Auries Creek, and is listed as a threatened species by both the Department of the Interior and New York State DEC.

The Mohawk River, Schoharie Creek and other creeks within the Town are important habitats for fish, birds and mammals that rely on river ecosystems, including a variety of migratory species. Wetlands and woodlands in the Town support complex animal communities that are intrinsically important and may not be tolerant of nearby development. Unique habitats should also be preserved for scientific and educational reasons. Deer, wild turkeys, blue herons and northern harrier are

some of the common animal populations that inhabit the wetlands and woodlands of the Town.

Development should also be watched in or near woodlands because they play an important role in the protection of watersheds. There are woodlands and State Forest Lands in the higher elevations of the Town. Their vegetation prevents erosion and filters water as it percolates downwards.

## ***Development Constraints***

A composite development constraints map has been prepared that overlays the Town's New York State DEC Wetlands, hydric soils, flood prone areas, and steep slopes. These are areas that should be avoided when considering the potential location for most types of new development. Conversely, development in the areas shown in white on the map will have the least impact on the natural environment.



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# Chapter Three

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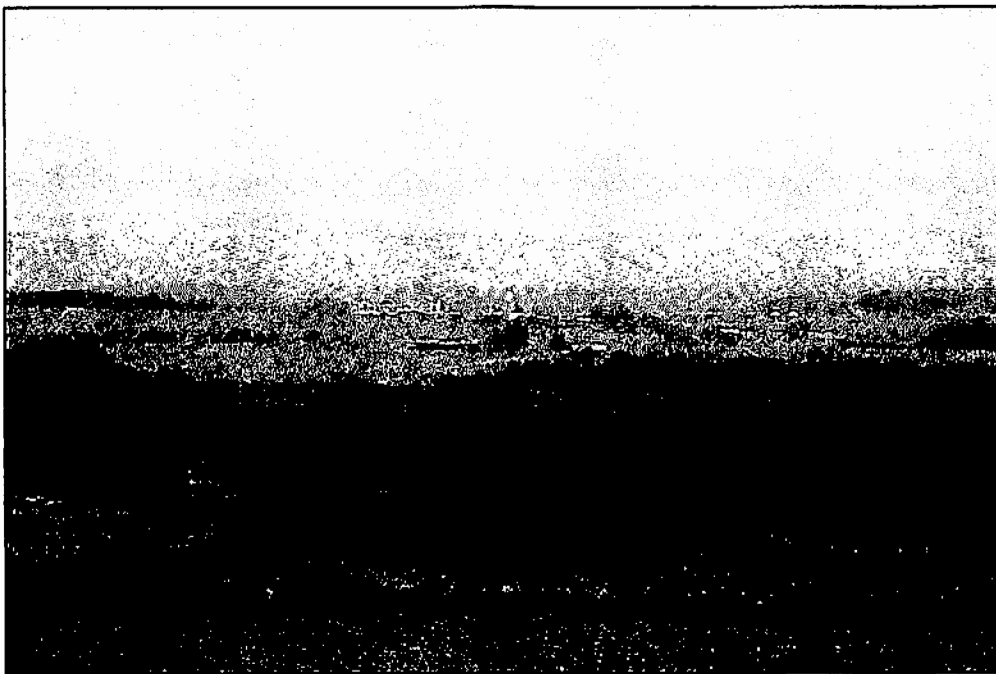
## Socio-Economic Resources

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### *Land Use*

The primary or dominant use of a particular parcel of land is labeled as its land use. It is important to inventory and map the existing land use in the town. Understanding the existing land use patterns allows the community to recommend goals and objectives that are compatible with the

general character of the Town. The existing land use map lays the foundation for a future land use map which reflects the present and future land use patterns in the Town. By reflecting these patterns, a properly prepared zoning regulation will enable the desired patterns of the Town to be implemented.



*Picture 5. Agriculture is the primary land use in the Town of Glen*



In order to look at current land use patterns in the Town of Glen, a parcel specific 1999 Property Classification Map was prepared. This map is based on the Town Assessor's property type classification codes on record at the Montgomery County Real Property Tax Service Agency. This map depicts the 1999 assessed property classification of each parcel in the Town, which was the most current data available during the preparation of this plan.

According to the Real Property Tax Service Agency, there are approximately 25,187 total acres in the Town of Glen. The primary property classification type in the Town is agriculture. Agricultural lands total 14,603 acres and cover the majority, or 58%, of the Town. Residential lands total 3,912 acres or 16% of the Town. Vacant lands (property that is not in use, is in temporary use, or lacks permanent improvement), encompass 3,277 acres or 13% of the Town.

Commercial land totals 194 acres, or less than 1% of the Town. Retail businesses and services are primarily clustered along Riverside Drive, a short section of Route 5S east of Fultonville, and in the vicinity of the hamlet of Glen. Many of these commercial endeavors are agri-businesses which support the local and regional farming industry.

Industrial land totals 85 acres, or 0.3% of the Town. White Mop Wringer Company on Riverside Drive and Anderson Instrument in the Hamlet of Glen are the major operating industrial sites in the Town. The Glen Canal View Business Park is being developed along Route 5S, and totals approximately 290 acres. Morat Industries recently started operations in the park.



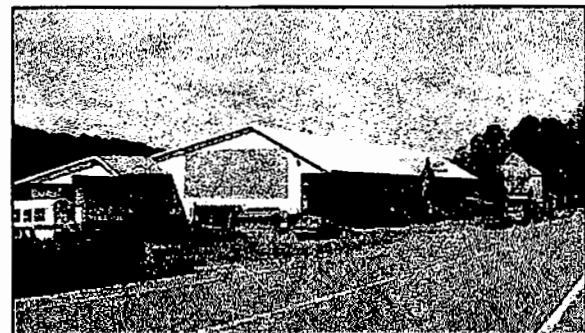
Picture 6. The Poplars Inn on Riverside Dr.



Picture 7. K.C. Canary on Route 5S



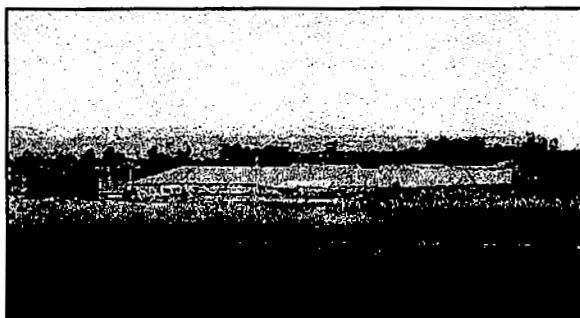
Picture 8. Randall Implement Co. on Route 5S



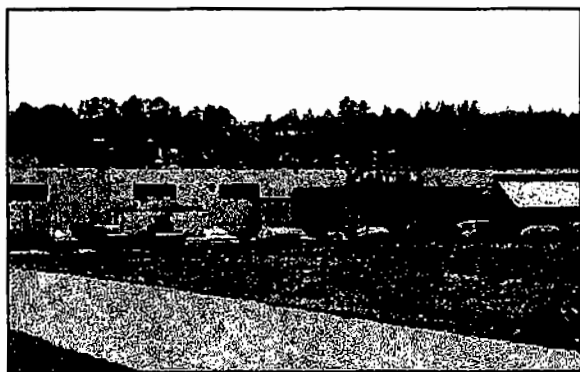
Picture 9. Lynwood Hand Farm Center on Rt. 161



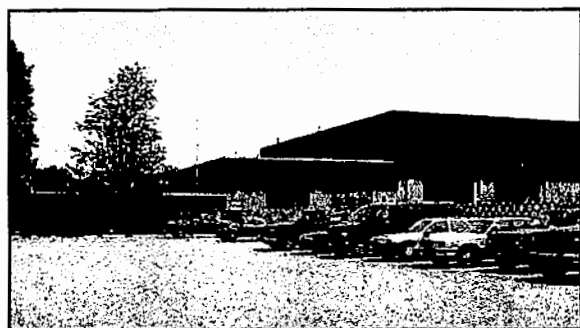
*Picture 10. Entrance to Anderson Instruments*



*Picture 11. Anderson buildings nestled into site*



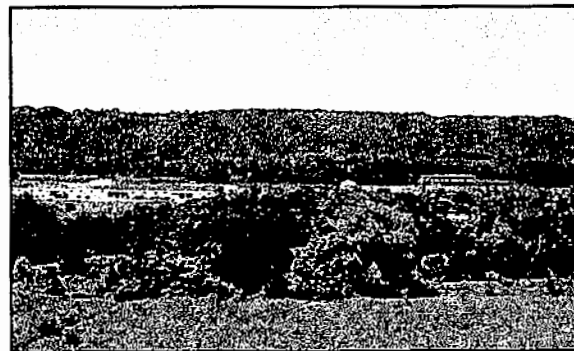
*Picture 12. White Mop Wringer Co., Riverside Dr.*



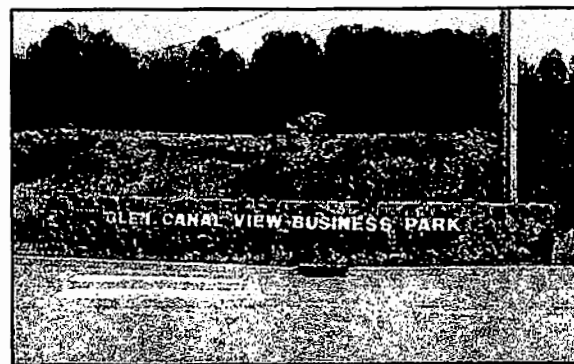
*Picture 13. Lane Construction Co., Riverside Dr.*

The National Shrine of the North American Martyrs, encompasses 500 acres of community service lands along Route 5S in Auriesville. It is a religious site and the major tourist attraction in the County. Other historic areas include the Hamlet of Glen, site of the Jacob Glen House, Dutch Reformed Church, and Glen Country Store, and the John H. Starin Estate, immediately southeast of the Village of Fultonville. There are also 175 acres of New York State Forest Land in the Town.

The Property Classification map should be consulted when developing the land use development plan for the Town of Glen. This will ensure that future development patterns are compatible with the present character of the Town.



*Picture 14. A view of White Mop Wringer and Lane Construction from Route 5S*



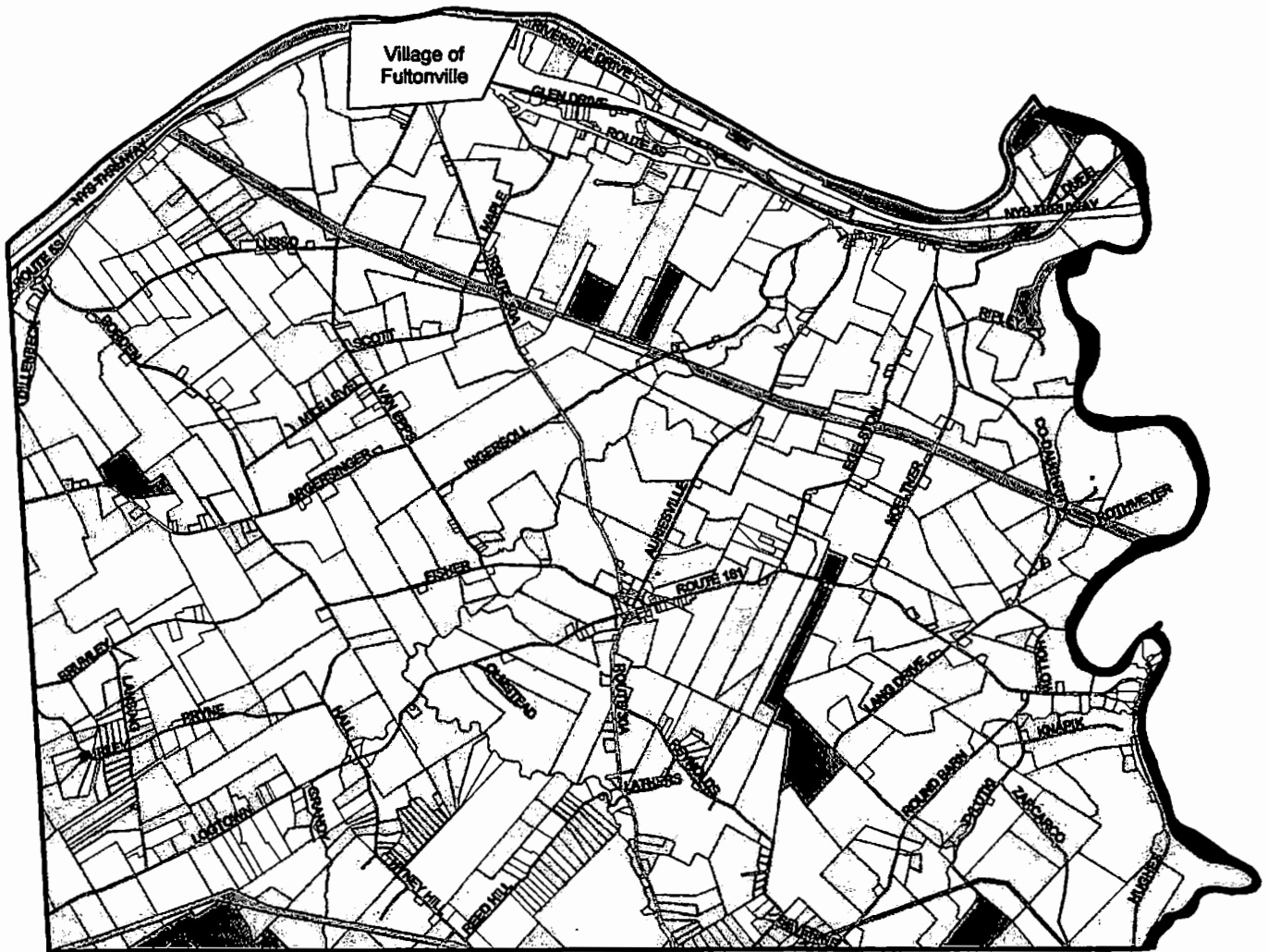
*Picture 15. Entry to Glen Canal View Business Park*

**Table 1 TOWN OF GLEN 1999 PROPERTY CLASSIFICATION**

<i>Land Use Category</i>	<i>Number of Parcels</i>	<i>Total Acres</i>	<i>Average Size (Acres)</i>	<i>Land Area Percentage</i>
<b>Agricultural</b>	274	14,602.87	53.30	57.98%
<b>Commercial</b>	22	194.35	8.83	0.77%
<b>Community Services</b>	25	1,572.96	62.92	6.25%
<b>Industrial</b>	5	85.43	17.09	0.34%
<b>Public Services</b>	24	571.33	23.81	2.27%
<b>Residential</b>	470	3912.39	8.32	15.53%
<b>Vacant Land</b>	265	3277.02	12.37	13.01%
<b>Wild, Forested, Conservation Lands &amp; Public Parks</b>	32	968.20	30.26	3.85%

Source: Montgomery County Real Property Tax Service Agency

# Town of Glen



Source:  
Montgomery County Real Tax Property Service Agency



Montgomery County Dept.  
of Planning & Development  
June 1999

## Key

- Agriculture
- Commercial
- Community Services
- Industrial
- Public Services
- Residential
- Vacant
- Wild Forest Conservation Land

## 1999 Property Classification



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## *Agricultural Resources*

An agricultural property classification map has been prepared, depicting the various types of agriculture in the Town of Glen. According to the Montgomery County Real Property Tax Service, there are approximately 14,603 acres of agricultural land in the Town. 5,002 acres are used for field crops, 4,121 acres for dairy products, 112 acres for truck crops, 111 acres for cattle, calves and hogs, and one acre for honey and beeswax. In addition, there are 5,256 acres classified as agricultural vacant land.

The Town of Glen is located within Montgomery County Agricultural District Three. The district was established as District 4 in 1975, in accordance with Article 25AA of the New York State Agricultural and Markets Law, and included the Towns of Glen and Charleston. It was recertified in 1998 as District 3, including the Towns of Root, Glen, Charleston, Florida and parts of the Town of Amsterdam. This program is designed to promote agriculture by protecting farmers from anti-nuisance ordinances, limiting promotion of non-farm development, limiting the acquisition of land by eminent domain, and protecting farmers from excessive real property taxation by valuing farmland on its productive capacity.

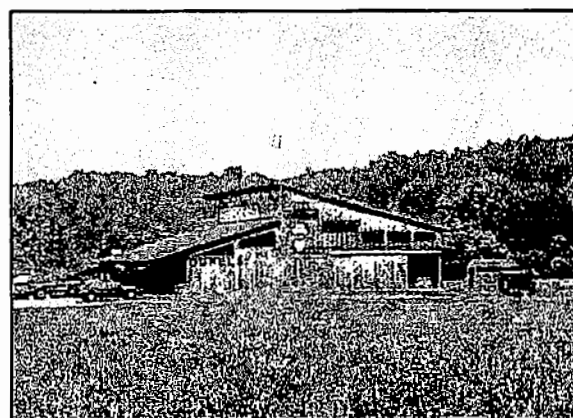
According to the 1998 Agricultural District Review there are 19,068 acres within the Town of Glen included in the District. Of these acres, 12,891 are in farms and 8,268 are cropped. Principal farm operations include 22 dairy, 10 grain, 3 livestock, 3 horticultural specialties, 1 vegetable, and 1 berry farm.



*Picture 16. A scenic farmstead in the Town*



*Picture 17. A barn on the Harold Levering Farm*

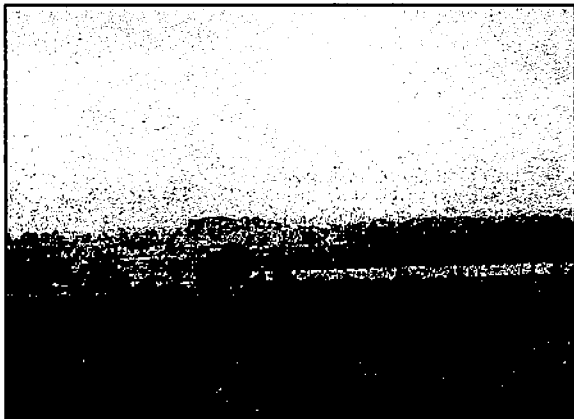


*Picture 18. Dufel's Farmstand at Schoharie Crossing*

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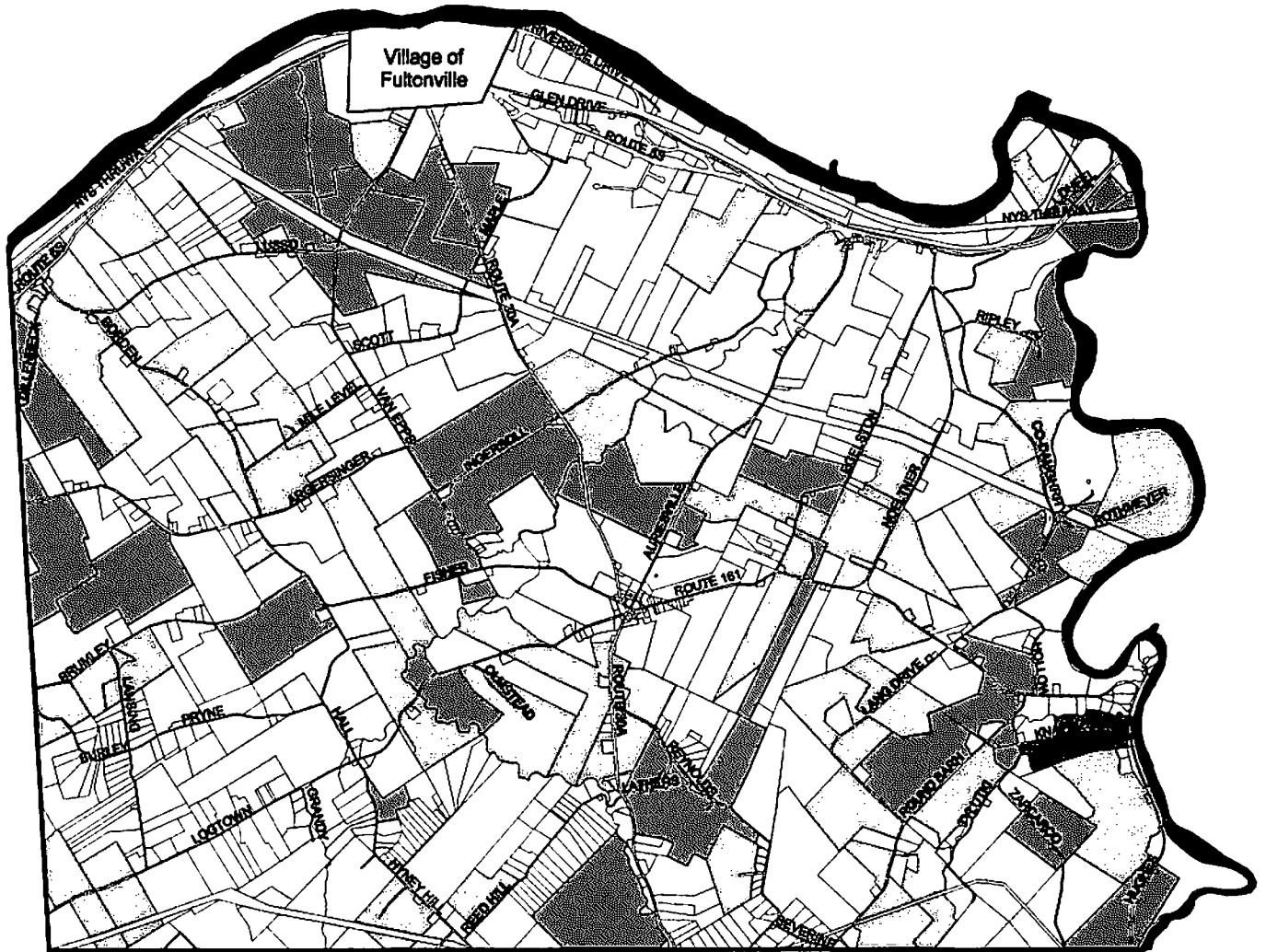
The Town is very rich in fertile agricultural land. The Prime Agricultural Land Map on page 39 is based on soil information from the USDA Natural Resources Conservation Service. Approximately 27% of the Town is classified as prime agricultural land, and an additional 2% is classified as prime farmland if drained.

Prime farmland has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber and oilseed crops. It has the combination of soil properties, growing season, and moisture supply needed to produce sustained high yields of crops in an economic manner. Prime farmland has an adequate and dependable supply from precipitation or irrigation, a favorable temperature and growing season, an acceptable level of acidity or alkalinity, an acceptable content of salt or sodium, and few or no rocks. Its soils are permeable to water and air.



*Picture 19. A typical view of fertile farmland in Glen*

# Town of Glen









Source:  
Montgomery County Real Tax Property Service Agency



Montgomery County Dept.  
of Planning & Development  
June 1999

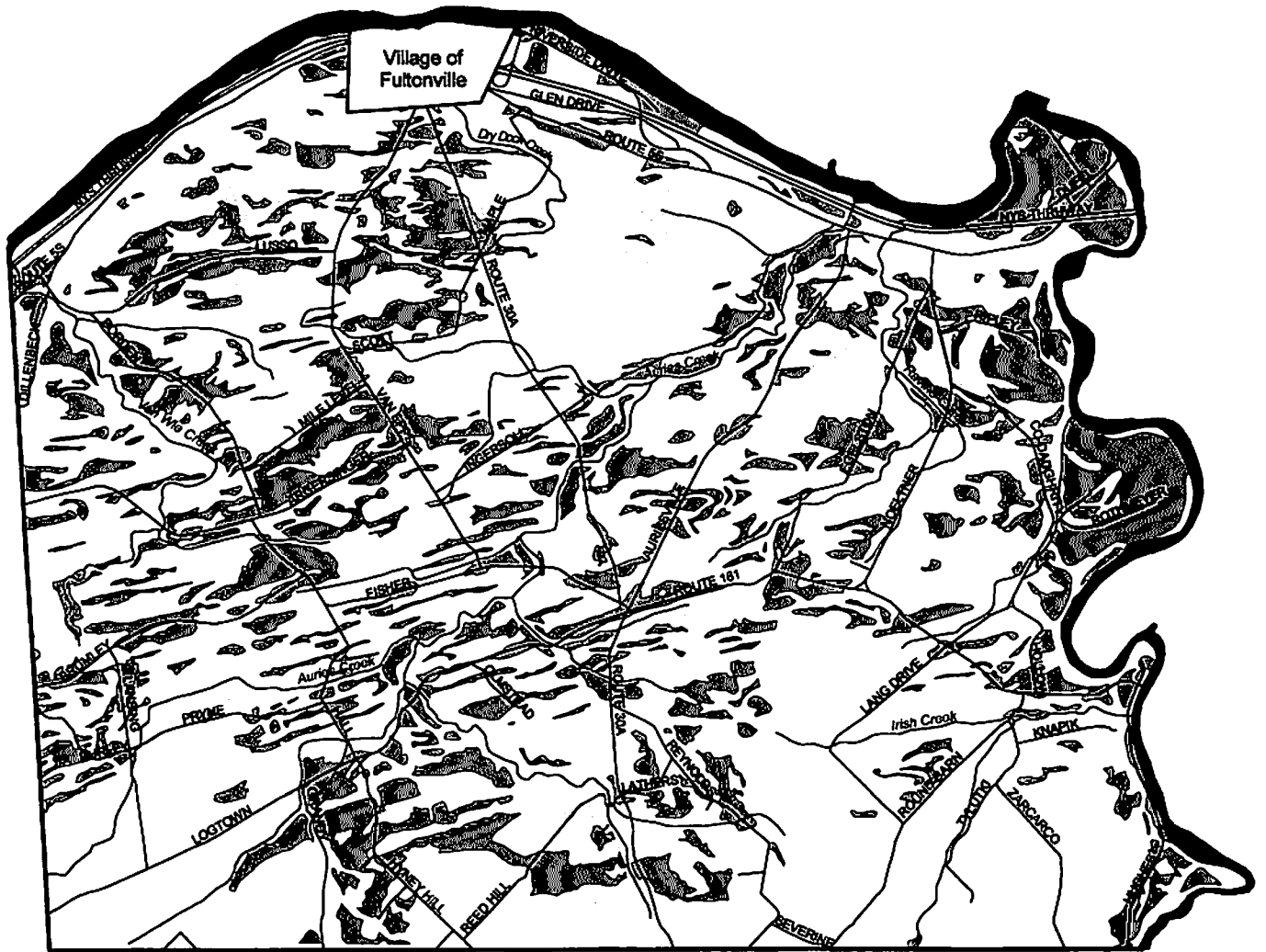
## 1999 Agricultural Property Classification

### Key

-  Agricultural Vacant Land
-  Field Crops
-  Truck Crops-Not Mucklands
-  Honey and Beeswax
-  Dairy Products
-  Cattle, Calves and Hogs



# Town of Glen



Source:  
 Montgomery County Soil and Water Conservation District  
 and USDA Natural Resources Conservation Service



Montgomery County Dept.  
 of Planning & Development  
 August 1999

## Prime Agricultural Land

### Key



Prime Agricultural Land

Prime Agricultural Land if drained





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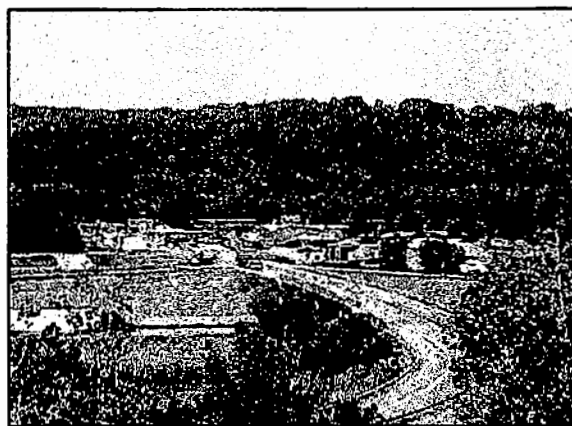
## ***Transportation***

The transportation network of a town ties the community together and links it to the outside world. Transportation networks are important to the economic growth and stability of a town or community. They provide needed access to markets, goods and services that are not available locally.

Historically, the proximity to major transportation routes contributed greatly to the development of the Town of Glen and Montgomery County. The Erie Canal was constructed in 1825, stimulating the development of business and industry. The Village of Fultonville thrived as one of the largest "canal towns" between Utica and Schenectady. The West Shore line of the New York Central Railroad also ran through the Town of Glen.

Today, both the canal and railroad are gone, but the Town has a well developed infrastructure for a typical rural community. Most importantly, the New York State Thruway continues to link the area to the rest of the state for commerce and tourism. The Thruway is an important interregional highway which crosses the center of the state from New York City to the Pennsylvania Line, with connections to Montreal, Boston, Cleveland and Chicago. There are 11.87 miles of Thruway in the Town of Glen and Exit 28 provides the community with a great transportation advantage. In addition, there are 20.75 miles of other state roads in the Town. Route 30A serves the Fonda-Fultonville area as a major north-south route from the Adirondacks to the Catskills. Route 5S runs parallel to the Mohawk River and

the Thruway, serving primarily as a local connector highway. Route 161 runs east from the Hamlet of Glen, becoming Route 30 in the Town of Florida and connecting to Amsterdam and points North. The New York State Department of Transportation is currently in the process of reconstructing sections of Routes 5S and 30A.



*Picture 20. Thruway Exit 28 in the Town of Glen*

There are 15 county highways in the Town, which total 38.29 miles and are arranged in a loose grid system. The Town is split by Route 30A into two pavement maintenance districts. These are reviewed on an ongoing basis by the Montgomery County Department of Public Works and resurfaced as necessary.

The Town also has 26.44 miles of town roads which are maintained by the Town of Glen Highway Department. Both town and county roads are primarily 2 lane, 16-18 wide bituminous concrete with gravel shoulders.

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Town residents, like most rural residents, are almost completely dependent upon automobiles for transportation. There is twice daily round-trip commuter bus service available to Albany from Fonda. The nearest train station is in Amsterdam and the closest commercial airport is 30 miles to the east in Albany.

Six bridges with spans over 20 feet cross the Town's creeks. One is on State Route 30A, two are on the county highway Logtown Road, three are on town highways: Dillenbeck, Hall and Round Barn Roads.



*Picture 21. The Millpoint Bridge crossing the Schoharie Creek to the Town of Florida*

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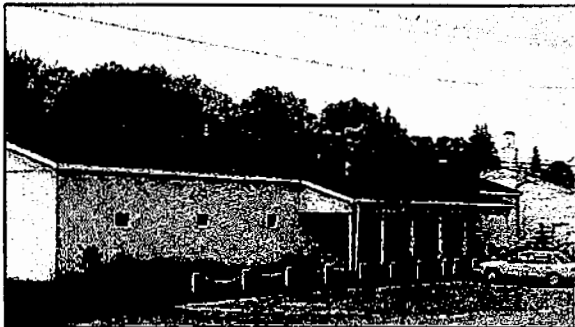
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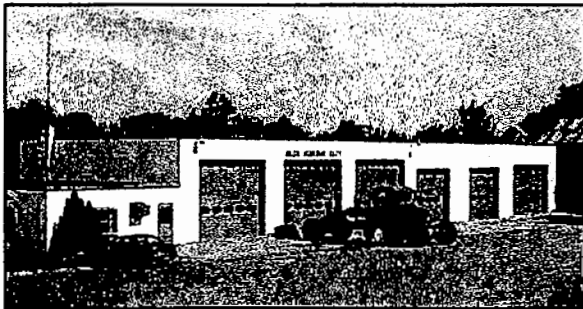
## ***Community Facilities and Services***

Community facilities and services encompass areas such as police and fire protection, ambulance service, medical care, education, and solid waste disposal.

The Town of Glen has a new Town Hall located at 7 Erie Street in Fultonville. This building serves as the focus of the Town's civic business. It houses offices for the Town Clerk, Justices, and Assessors and serves as the municipal courthouse. The Town Board and Planning Board hold their regular meetings in the hall. It is also the site for Town meetings and the polling place for Voting District #1. The Town Highway Department Garage, located at the intersection of Fisher and Route 30A, serves as the polling place for Voting District #2.

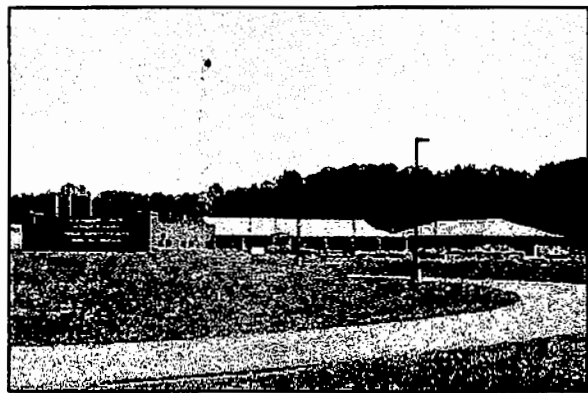


***Picture 22. Town of Glen Town Hall***



***Picture 23. Town of Glen Highway Department***

Police protection is provided by the Montgomery County Sheriff's Department and the New York State Police. The new Montgomery County Public Safety Facility and the State Police Barracks are both located on Route 5S. Town residents have access to a county-wide E-911 emergency system.



***Picture 24. Montgomery Co. Public Safety Facility***

Like most small towns in New York, fire protection is provided by volunteer fire companies. There are two fire districts in the Town, which contract with the Fultonville and Town of Glen Volunteer Fire Departments.



***Picture 25. Town of Glen Fire Department***

Ambulance service in the Town is provided by the Fonda-Fultonville Area Volunteer Ambulance Corps, with back-up by First Response in the Village of Fort Plain.

The Town contracts with a private hauler to collect residential recyclables on a regular basis. Residents hire private haulers for waste disposal or take their waste to a transfer station in the Town of Root.

The Town of Glen is entirely within the Fonda-Fultonville Central School District. Students in K-12 are enrolled in the elementary, middle and high schools located in Fonda. The Glen Reformed Church operates a nursery school for pre-schoolers in the Hamlet of Glen. The Town is primarily served by the Frothingham Free Library in Fonda. Residents also use the library in nearby Fort Hunter, and the larger libraries in Amsterdam and Canajoharie.

Fulton-Montgomery Community College, part of the State University of New York system, is located approximately 7 miles away in the Town of Mohawk. FMCC offers associate degree and certificate programs. It also has a commitment to life-long learning and offers an extensive continuing education program.

There are two churches in the Town of Glen. The Glen Dutch Reformed Church was established in the hamlet of Glen in 1795. The present brick building was erected in 1875 on Main Street. Auriesville is the home to the National Shrine of the North American Martyrs, established in 1885. It is built on the site of the Mohawk Indian Village of Ossernenon. This major religious landmark includes one of the first circular

churches in the United States, and attracts tourists and pilgrimages from May through October. Community groups may request the use of the picnic facility on the site.



Picture 26. "Coliseum" Church at Auriesville Shrine

The Schoharie Crossing Boat Launch is the only public recreational site in the Town. It contains 34 acres providing a boat launch, fishing and picnic areas, and a hiking and bicycle path which connects to the Schoharie Crossing State Historic Site in Fort Hunter. A small public park of approximately 1 1/2 acres is located in the Village of Fultonville. This contains several basketball courts and a playground for small children. In addition, 175 acres of New York State Forest Land are located in the Town, available for hiking and camping and accessible from the Town of Charleston.



Picture 27. Information kiosks at the Schoharie Crossing Boat Launch

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The New York State Canal Way Trail in Montgomery County currently extends from just east of Amsterdam in the Town of Florida, to Schoharie Crossing in the Town of Glen. New York State DOT recently constructed a section of the trail through the Village of Fultonville as part of the Route 5S roadway reconstruction. When the 4 mile section between Schoharie Crossing and the Village is completed, there will be 12 miles of contiguous trail in eastern Montgomery County. There are plans to extend this bike and pedestrian trail throughout the entire county in the future.



*Picture 28. Bike Path bridge over Schoharie Creek*

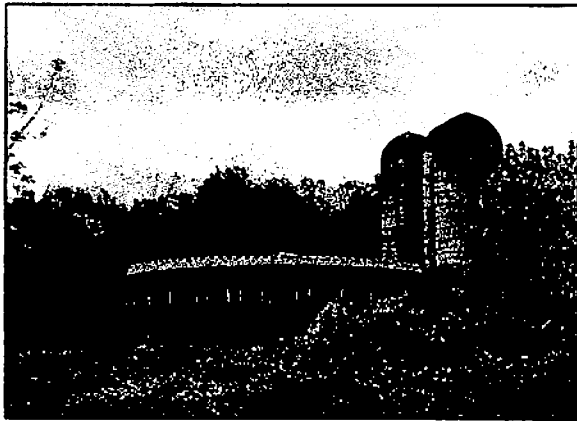
There are many activities available to the Town youth, but most require travel to nearby municipalities. Organized sports activities include youth basketball, football, soccer and softball leagues. The 4-H Club and Boy and Girl Scouts have active local groups. A radio-control airplane club holds events on a field on Logtown Road.

Senior citizens in the Town have the option of assisted living at the Cloisterie on Maple Avenue and Chestnut House Adult Home on Argersinger Road.

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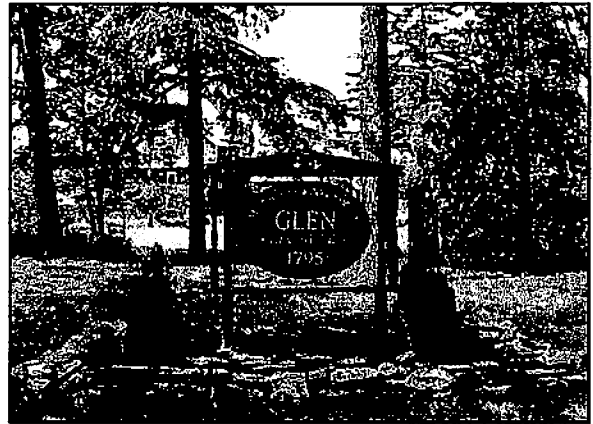
## *Historic and Cultural Resources*

There are historic, architectural and cultural resources throughout the Town of Glen which give the community a rich historic character. Many homes, agricultural buildings, commercial and religious structures have been standing since the 18<sup>th</sup> century. Most have been in continuous use during this time, and are still an integral and vital part of the community. Unfortunately, many historic buildings have been lost to development pressures. A unique Round Barn still remains on Round Barn Road, but many Dutch and German Barns have fallen to the elements or development.



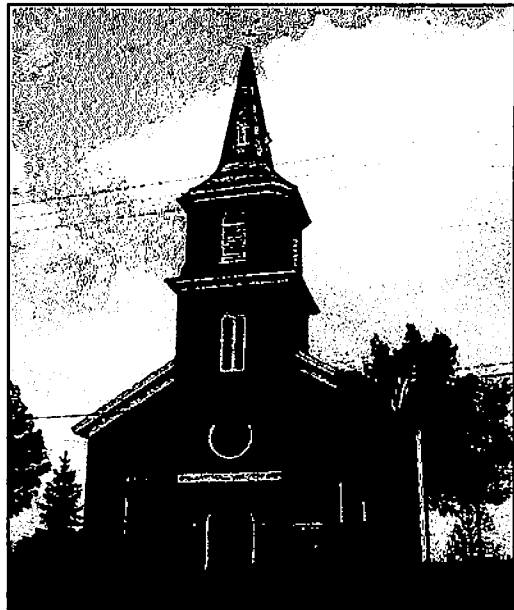
*Picture 29. The Round Barn on Round Barn Road*

The most important cluster of historically significant structures is in the Hamlet of Glen. A local resident has applied to the New York State Office of Parks, Recreation and Historic Preservation, to recognize the Hamlet as the Glen Historic District. The proposed historic district includes approximately twenty properties, including religious structures, residences, commercial buildings, a former dancehall, schoolhouse, hotel, grange, parsonage and 19<sup>th</sup> century cemetery.



*Picture 30. Welcome sign in the Hamlet "green"*

The Glen Reformed Church is the tallest building in the Hamlet, with a four story bell tower. It is typical of vernacular brick churches in upstate New York, dating from 1875. This simple church is not ornately adorned, but is beautiful in its rustic elegance. It has a slate roof, arched windows with limestone sills and stained glass.



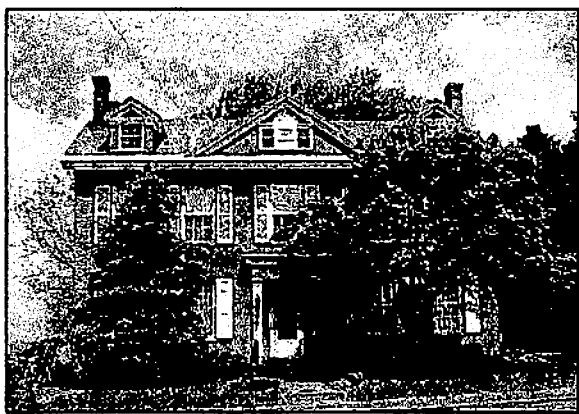
*Picture 31. The prominent Glen Reformed Church*

The Wycoffite Scot Church Hall, built in 1831, is a clapboard structure with interlocking joints and a tin roof. The gable has an original Federal style wooden fan decoration. The arched window frames were constructed without using nails or screws and still hold several of the original glass window panes.



*Picture 32. The Glen Reformed Church Hall*

There are several architecturally distinguished residences in the Hamlet. The J.V.S. Edwards House was built by Jacob Sanders Glen in 1818. This Federal style residence was constructed with bricks made from local clay and fired in an on-site kiln. The original barns and outbuildings still stand on a site near the main house.



*Picture 33. The J.V.S. Edwards House*

The J. S. Glen Edwards House, built in 1878, is a three-story Second Empire Style house with a decorative slate mansard roof. It still retains much of its interior and exterior features, including a clapboard tower with ornate iron trim. The original outbuildings remain, including a barn, gazebo, pigpen, hen house and washhouse.

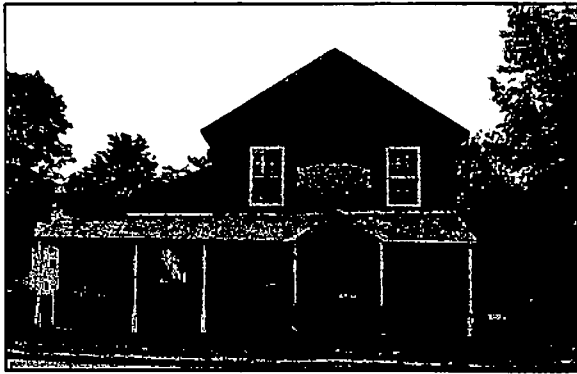


*Picture 34. The J.S. Glen Edwards House*

Jacob Glen built a two-story brick store next to his house in 1818. This building also housed the first post office and phone company in the Town, and is one of the oldest commercial structures in the Mohawk Valley. It has a distinguished two-color slate roof and a Dutch loophole window in the gable. The store was featured in a Beers lithograph and its engraved likeness exists in private collections and the New York State Archives. There are plans to reopen the Edwards Store as a center for traditional manufacture of 18<sup>th</sup> and 19<sup>th</sup> century wares and accessories.

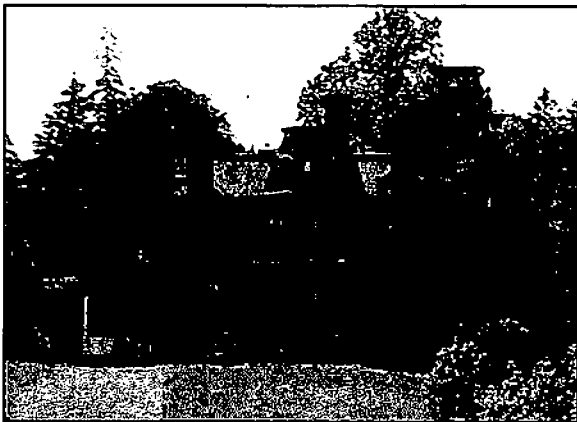
A two-story clapboard store was built by the Hand family in the 1840s. The Lathers family bought it in 1912, and kept it almost continuous commercial use. It is currently home to the Glen Country Store.





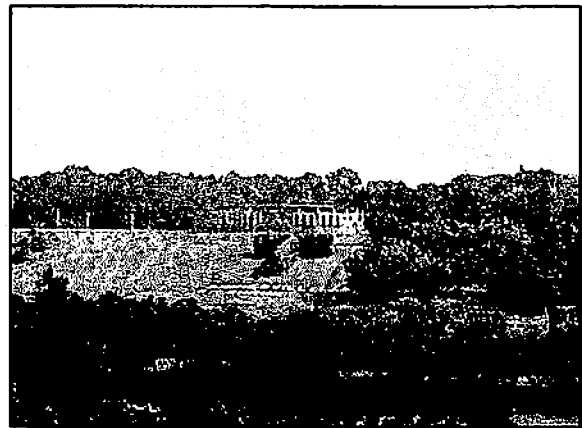
*Picture 35. The Glen Country Store*

Another historically significant site is the Starin Estate, constructed in 1874 by the “Commodore,” Congressman John Starin. The estate included “Prospect Hill,” a palatial residence and decorative gardens in the Village, and an adjoining stock farm, nursery, aviary, deer park, and race course in the Town. Starin built reservoirs and a hydraulic system to provide the Estate with a constant supply of clear water. He also laid mains down to the Village of Fultonville, providing residents with free public water. Starin imported rare plants and trees for his nurseries and greenhouses, including palm trees and cactii, southern pine trees with exfoliant bark, and white mulberry trees used as food for the silk worms raised for his silk mill.



*Picture 36. The Starin Estate as seen from Route 5S*

Starin’s granddaughter gave the estate to the Reparatrix Sisters in the 1940s, who passed it on to the Capuchin Fathers in the 1960s. Unfortunately, in an attempt to make the estate more appropriate to their spartan lifestyle, the monks removed much of the ornamentation on the buildings and grounds. The Starin Estate is now home to the Fort Royal Foundation, an environmental foundation attempting to preserve unique vegetation and ecosystems that exist on the property and in the surrounding area.



*Picture 37. The Topiary Cross at Auriesville Shrine*

The National Shrine of the North American Martyrs at Auriesville is an important historic and religious site in the Town, and a major tourist attraction in the Mohawk Valley. Saints Rene Goupil, Isaac Jogues, and John Lalande were martyred at Ossernenon Mohawk Castle on the site in the 1860s. It is also the birthplace of Blessed Kateri Tekakwitha, Lily of the Mohawks. The shrine at Auriesville was initiated in 1885 as a wooden cross and tiny chapel on a hilltop. The Coliseum Church was opened in 1939, a year after the Martyr’s canonization. It was one of the first circular churches in the United States, and the altar was built to resemble the palisades that surrounded Mohawk villages. The grounds are

beautifully landscaped and include the ravine where St. Rene was buried, an outdoor Stations of the Cross, the Martyrs' Museum, Original and Rustic Chapels and numerous picturesque shrines. The Retreat House was recently closed. Three priests are in residence during the summer months.

The Town of Glen was also home to two other sacred Mohawk Indian sites. Andagoron, a middle Mohawk Castle of the Bear Clan, was located two miles west of Fultonville. Gandawague, a lower Mohawk Castle of the Turtle Clan, was located one mile west of Auriesville. The Mohawk Indians considered much of Montgomery County and the Town of Glen to be sacred ground and have recently returned to the area. A traditional Mohawk community named Kanatsiohareke, meaning the clean pot, was reestablished in the Town of Mohawk in 1993.



*Picture 38. The old Erie Canal in the Town of Glen*

The Erie Canalway is an important heritage resource for Montgomery County and the Town of Glen. It is part of the Mohawk Valley Heritage Corridor, the New York State Canal Corridor Initiative, and is under consideration as a National Heritage Corridor. The original Erie Canal followed the course of the Mohawk River throughout

the Town. Remnants of the impressive stone aqueducts which carried the canal over the Schoharie Creek still remain and are visible at the Schoharie Crossing Boat Launch in Glen and the State Historic Site in Fort Hunter. Much of the original canal's stone embankment and water channel remain hidden between Route 5S and the Thruway. Hopefully this cultural resource will be rediscovered when the New York State Canalway Trail is constructed.



*Picture 39. The Canal Aquaduct at Schoharie Creek*

The Town of Glen is rich in both pre-historic (pre-European) and historic archaeological resources. In 1900, Dr. William Beauchamp compiled a list of known prehistoric sites across the state. New York State Archaeologist, Dr. Arthur Parker revised and added to this list in 1920, identifying 61 sites in Montgomery County. Documentation of sites along the Mohawk River watershed was also conducted by Dr. Robert Funk in 1976 and Dr. Dean Snow in 1995. The majority of these sites were occupied by Mohawk Indians prior to and during the Colonial Period. They are concentrated along the banks of the Mohawk River and its major tributaries, such the Schoharie Creek. These sites included large villages, smaller camps, burial grounds and lithic or stone workshops.

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The New York State Museum and Office of Parks, Recreation and Historic Preservation have a combined listing of 34 known archaeological sites in the Town. The locations of these sites are confidential information and are disclosed only if direct impacts from development are anticipated.

There are numerous cemeteries in the Town of Glen, some dating back to the Revolutionary War. Unfortunately, many are on private land and have not been maintained over the years. The following cemeteries were recorded on the listed dates and are documented on the NY GenWeb site: [www.rootsweb.com/~nyherkim/ccmeteries.html](http://www.rootsweb.com/~nyherkim/ccmeteries.html)

- Auriesville Cemetery (300 headstones in 1920s)
- Cromwell Burial Lot, off Dillenbeck Drive (12 headstones in 1967)
- Hall Burial Lot, west side of Hall Road, south of Pryne Road intersection (11 headstones in 1967)
- Cemetery on Auriesville/Glen Road (9 headstones in 1920s)
- Van Epps-Starin Cemetery, southeast corner of Van Epps/ Route 30A (15 headstones in 1996)
- Quackenbush Cemetery, one mile west of Auriesville (34 headstones in 1920s)
- Faulkner Graveyard at Mill Point (7 headstones in 1920s)
- Rulison Graveyard at Mill Point (10 headstones in 1920s)
- Hoff/Shelp Family Cemetery near Mill Point on Route 161 (33 headstones in 1998)
- Pruyin and Faulknor Cemetery, on Hughes Road overlooking Schoharie Creek

In addition, Montgomery County Real Property Tax records show the Glen Reformed Church Cemetery on Logtown Road, Maple Avenue Cemetery on Route 5S, Wycoff Church Cemetery on Route 30A south of the Hamlet, and the Staley Cemetery off Co-Daughrity and Rothmeyer Roads.

William McConkey was the ferryman who transported General Washington across the Delaware River in 1775. He moved to the Town of Glen after the Revolution with his wife and two daughters and built the first hotel in the hamlet. He is buried in the Abram Davis Farm Graveyard in the Town of Charleston near the Glen Town line.

As the Town continues to grow and develop, individual buildings of historic significance may be at risk for replacement or alteration. Sensitive prehistoric and historic archaeological resources could be disturbed and lost. The Town should perform a historic resources survey and support efforts to preserve its historical, architectural, archaeological and culturally important sites.

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## Demographic Profile

### A. Population Characteristics:

Demographics are the statistical characteristics of human populations. The purpose of this section is to analyze and graphically illustrate characteristics and trends of the population and housing stock within the Town. This will help prepare the Town for the impact of future growth or decline on land use and community facilities. The information contained in this section is based on the 1990 U.S. Census and other recorded statistical sources. All data and graphs describe characteristics of the Town of Glen, but do not include the Village of Fultonville, unless otherwise noted.

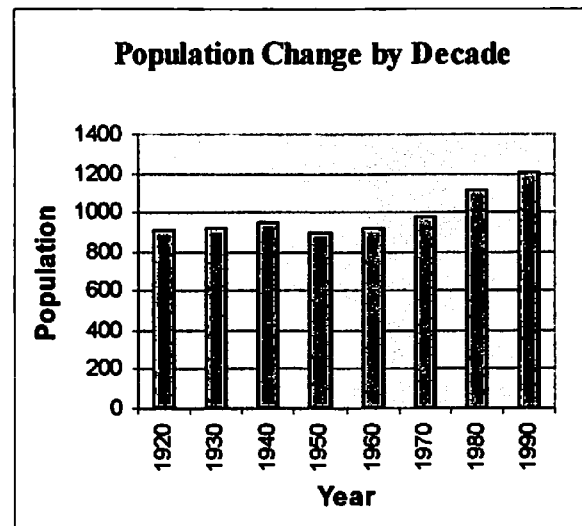
Between 1920 and 1950 the population in the Town of Glen remained relatively constant. There was a short-lived growth spurt between 1930-1940 that was lost during the next decade. Since 1950 the Town's population has increased by a third, from 902 to 1202 people. The Town's greatest increase in population occurred between 1970-1980 when the Town grew by 131 people at a rate of 13%. While the Town of Glen has grown steadily over the past few decades, the Village of Fultonville has seen a steady decrease in population, like most other villages in Montgomery County.

Population density is the amount of persons per unit of land. The Town of Glen comprises approximately 39.5 square miles. The population density is calculated by dividing the Town's population of 1202 by 39.5 Square miles. The population density in the Town is 30.4 persons per square mile.

**Town of Glen Population  
1920-1990**

Year	Population	Population Change	Percent Change
1920	913	N/A	N/A
1930	918	5	0.54%
1940	948	30	3.27%
1950	902	-46	-4.85%
1960	919	17	1.88%
1970	985	66	7.18%
1980	1116	131	13.29%
1990	1202	86	7.71%

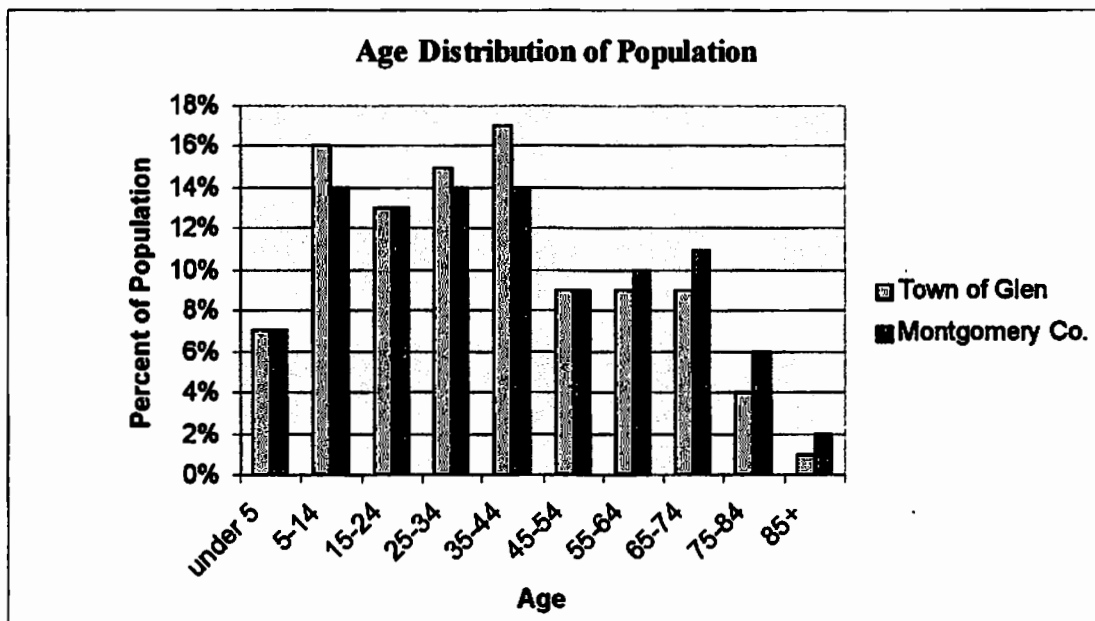
**Table 2**



**Graph 1**

The chart below shows the age distribution of residents of the Town of Glen by percent of total population. Adults who are 35-44 year olds make up the largest group in the population, comprising 17.4% of the Town residents. The second largest age group are the 5-14 year olds who make up 15.5% of the population. The Town has a slightly "younger" population than the County as a whole, with a median age of

34.4 years compared to 36.5 years. In general, there is a greater percentage of youths and adults under the age of 44 than in the county-wide population, with a corresponding decrease in the percentage of elderly residents. This is perhaps due to Town's attraction to young families building new homes. There have been 65 residential building permits issued in the Town in the last 5 years.



Graph 2

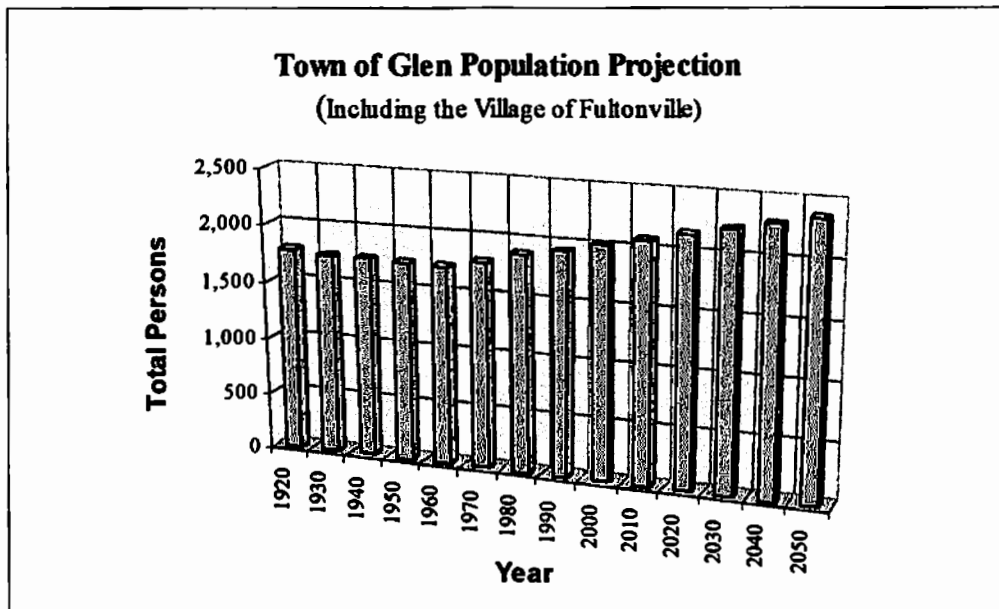
At the time of the 1990 census, the population of the Town of Glen was predominately white. Irish, Dutch and English are the most common ancestral origins. There is also a significant proportion of the population with Italian and Polish roots. According to the 1990 census, there were only a few residents with Hispanic or Asian background in the Town of Glen and they all lived in the Village of Fultonville.

Population projections done by the Montgomery County Planning Department for the Town of Glen indicate a slow steady increase of about 3% per decade. It should be noted that population projections have many limitations. This is particularly true at the municipal level where they are based on judgements about the interrelationships of regulations, infrastructure and market conditions. For example, adoption of or

changes to zoning regulations could impact population projections. The introduction of water and sewer systems within a rural community will most likely increase the population projection. A major factor is future employment opportunities in the region. Population projections at the town level are useful only to the extent that they are based on realistic assumptions.

There are many factors that may have an impact on the future growth rate in the Town of Glen. Perhaps the greatest factor is the successful completion and marketing of the two industrial parks in the county. This would greatly increase the employment opportunities in the region, and have a major impact on the population projections.

Enrollment projections based on county birth rates were prepared for the Fonda-Fultonville Central School District by Information Management Systems. These projections predict a slight decrease in enrollment over the next decade, but cannot be accurately applied to the Town of Glen. The FFCSD includes students from many other municipalities, including the villages of Fonda, Fultonville and Tribes Hill, and parts of the Towns of Amsterdam, Charleston, Florida, and Mohawk. The villages in the county have shown a steady decrease in population as the town populations have increased. In other areas, this population shift has been attributed to a search for more abundant and cheaper land, and relief from congestion, pollution, crime and high taxes.



Graph 3

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**B. Household Characteristics:**

Household economic characteristics include information such as average household size, median household income, per capital income and information pertaining to individuals below the poverty level.

A *household* is defined as the number of occupied housing units and is the central concept linking population and housing. Households are made up of one or more persons sharing a housing unit.

A *family*, according to the U.S. Census, is persons related by blood, marriage or adoption, living together in a household. According to the 1990 census, there were 413 households in the Town of Glen, and 328 of these were defined as families. The average family size in the Town is 3.18 persons, while the average household size is 2.8 persons. The table below shows the average household and family in the Town of Glen as compared to Montgomery County and New York State.

**Table 3 HOUSEHOLD CHARACTERISTICS**

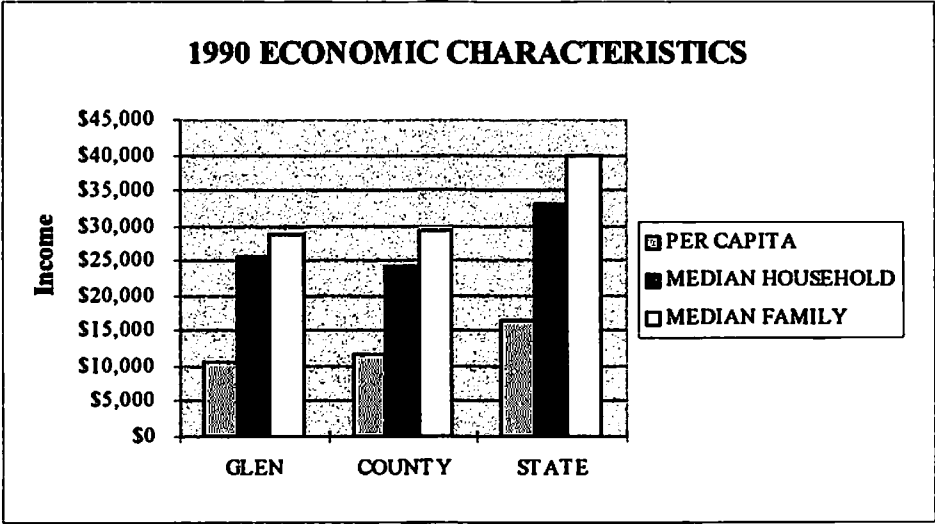
Average Persons Per	Town of Glen	Montgomery County	New York State
Household	2.80	2.52	2.63
Family	3.18	3.06	3.22

An important characteristic of households and families is their income level. The median household and family incomes provide a figure for the average income of each occupied housing unit.

*Per capita income* defines the average income in the Town per person. A regional comparison of household, family and individual income levels is shown in the following table.

**Table 4 ECONOMIC CHARACTERISTICS 1990**

	Town of Glen	Montgomery County	New York State
Median Household Income	\$25,500	\$24,068	\$32,965
Median Family Income	\$28,750	\$29,252	\$39,741
Per Capita Income	\$10,581	\$11,640	\$16,501
% Persons Below Poverty Level	10.3%	11.80%	13.00%



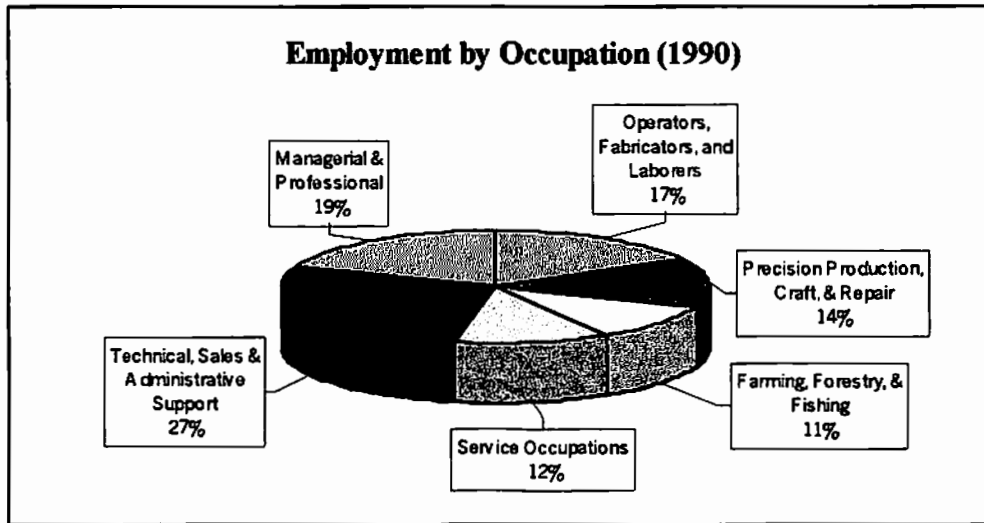
**Graph 4**



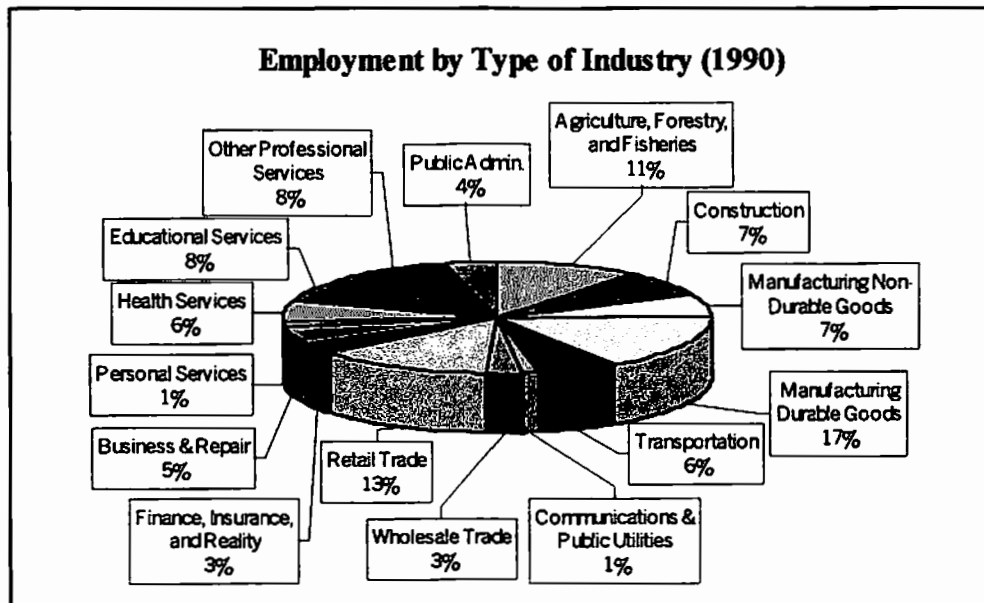
### C. *Employment and Education Characteristics*

This section will contain information on types of employment, occupation, means of transportation, commuting times and educational levels of the Town's residents. The graphs below compare employment by occupation and type of industry.

According to the 1990 U.S. Census, there were 545 employed persons aged 16 and older in the Town of Glen. The Town's workforce is almost evenly split between blue collar (54%) and white collar (46%) occupations.



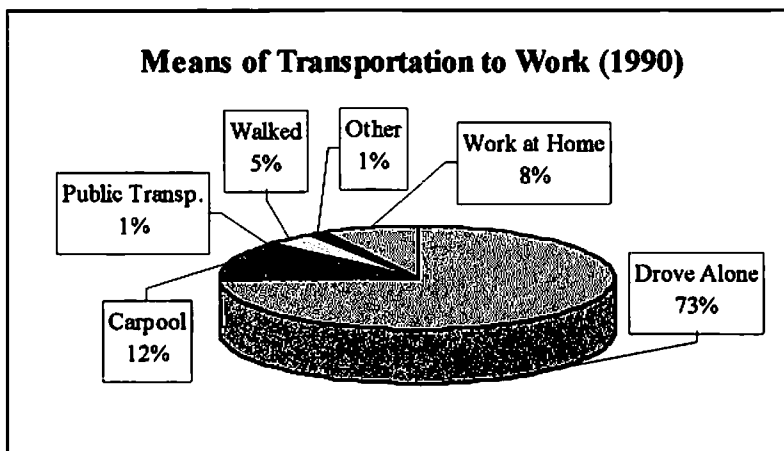
**Graph 5**



**Graph 6**

Manufacturing durable goods was the largest type of industry for Town residents 16 years and older (17%). This is followed closely by retail trade (13%) and agricultural industries (11%). Agriculture, forestry and fisheries employed 61 persons in 1990 as compared to 105 in 1980, a 42% reduction.

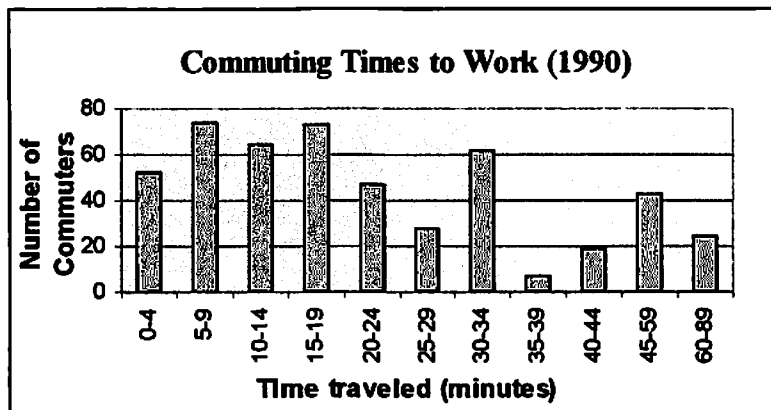
In the group of Town residents who are 25 years of age or older, the following levels of education have been attained. 26% have not graduated from high school, 38% have a high school diploma, 25% have completed one or more years of college, and 12% have a Bachelor's degree or higher.



Graph 7

The automobile is clearly the dominant method of transportation, with 85% of the workers either driving alone or carpooling. 8% work at home, 5% walk and the remainder use public transportation or another means. Of the 545 employed persons, in the Town, 382 work within

Montgomery County. The remainder commute outside the County for work. 78% of the commuters travel less than 35 minutes to work. This accounts for most of the people who work within Montgomery, Fulton, and Schoharie Counties and the Eastern Capital District.



Graph 8

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## ***Housing Profile***

Available, affordable, and safe housing is a key ingredient in a community's appearance and ability to accommodate growth.

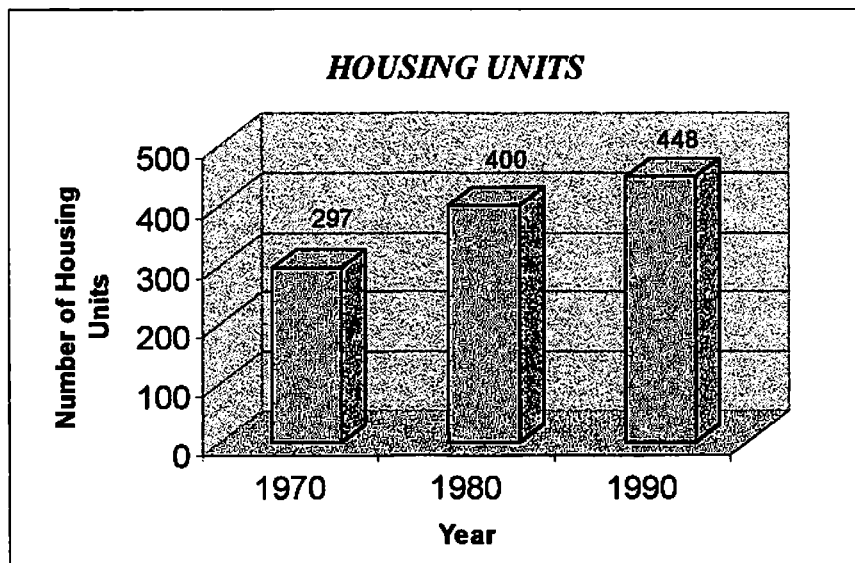
A wide variety of housing types exist in the Town of Glen. Some of the most common housing types are historic two-story farmhouses, newer raised ranch and cape cod style homes, modular homes and mobile homes.

All of the following figures and graphs are based on data from the 1990 U.S. Census. A *housing unit* is defined as any room or group of rooms intended to be occupied as separate living quarters. There were 456 housing units in the Town of Glen, with an average density of 11.5 housing units per square mile. The number of housing units has increased steadily from

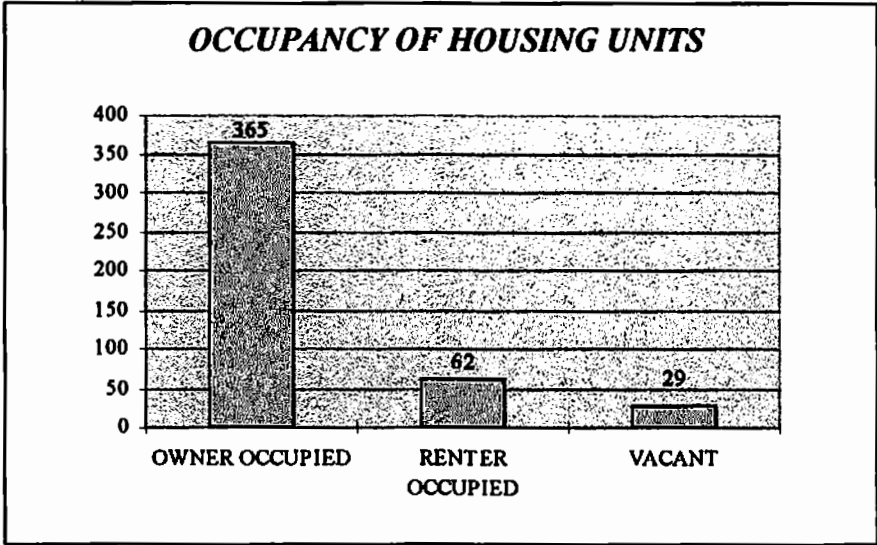
297 units in 1970 to 448 in 1990. In addition, Town records show that 65 residential building permits were issued since 1995.

The median value of owner occupied housing in the Town was \$56,620. This is slightly below the County value of \$61,600, and significantly below the State value of \$131,600. These figures indicate that home ownership is very affordable in the Town of Glen as compared to the rest of the County and State.

Rental housing was also quite affordable in the Town of Glen. The median contract rent was \$292, not including utilities. Although this is slightly higher than the County median of \$244, it is well below the New York State median contract rent of \$423 per month.



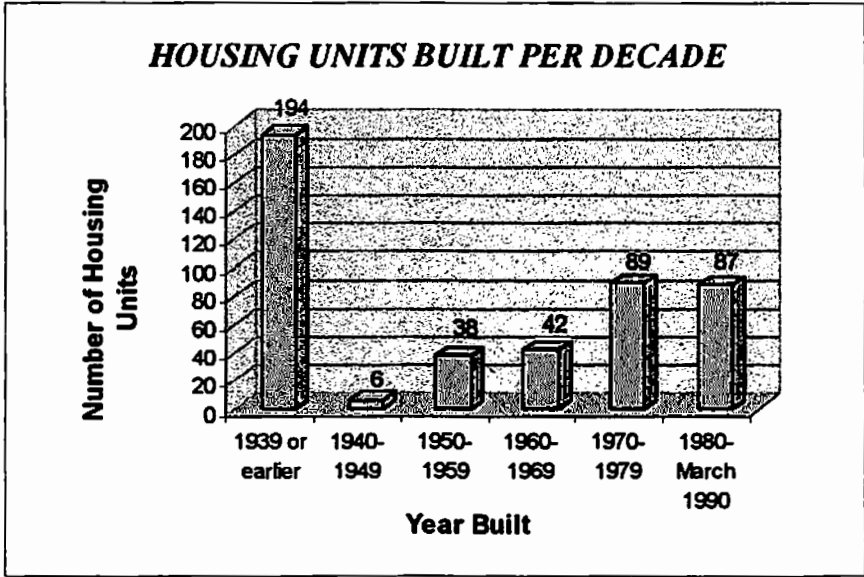
**Graph 9**



**Graph 10**

According to the 1990 Census, of the 456 housing units in the Town, 365 were owner occupied, 62 were renter occupied, and 29 were vacant.

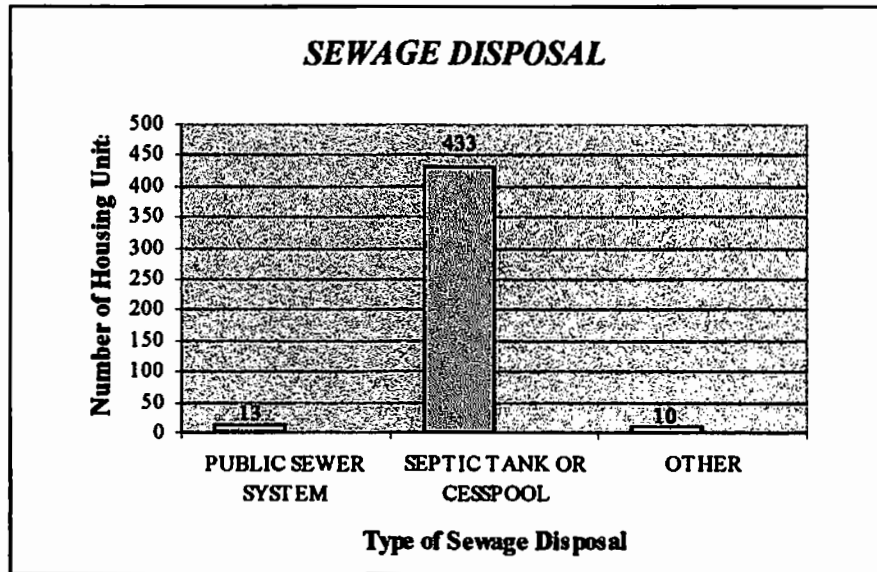
194 housing units were built prior to 1940. Very few were built between 1940 and 1960. Between 1970 and 1990 approximately 90 dwelling units were built each decade.



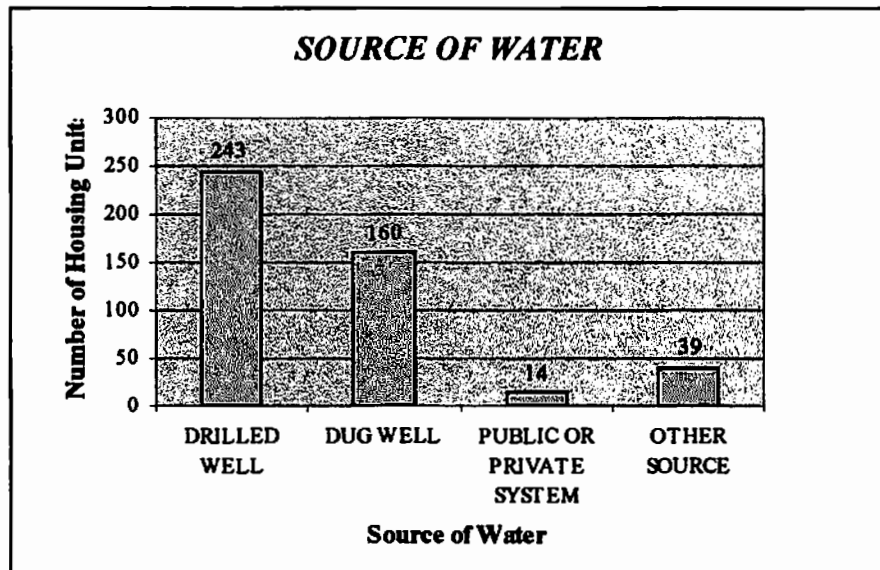
**Graph 11**

The availability of public sewer and water is an important feature in the housing profile. The 1990 U.S. Census indicates that septic tanks and cesspools are the most common type of sewerage system in the Town, and are used by 433 housing units. Only 13 housing units in the Town are

serviced by public sewers, and the remaining 10 units use "other means." There are only 14 housing units in the Town that rely on a public system or private company for their water supply. 243 housing units (53%) rely on a drilled well, and 160 units (35%) rely on a dug well.



Graph 12



Graph 13

# **PART TWO: FUTURE RECOMMENDATIONS**

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## **Chapter Four**

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### **Goals Formulation**

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#### ***Arriving at the Goals***

The goals and objectives of this plan were formulated through many years of planning, surveys, workshops and public hearings on a wide variety of land use issues in the Town. There has been a continuity of public involvement in the planning process during this time. The roots of the land use planning process began in 1975 with the certification of Agricultural District #4. This was followed in 1987 and 1989 with the adoption and amendment of floodplain management regulations.

In the late 1980s the Town Board created a Land Management Ad Hoc Committee to make recommendations for regulations on solid waste facilities, and to consider other types of land use measures. This committee drafted a local law prohibiting solid waste facilities. After reviewing this law and holding a public hearing, the Town Board adopted a local law in 1988 prohibiting Solid Waste Facilities. The Ad Hoc Committee continued working,

focusing on land use measures that would result in beautification of the Town. Based on the enabling statutes in New York State Town Law, a junkyard law was recommended. The Committee researched the issue, drafted a regulation and presented it to the Town Board. The Town Board held a public hearing and adopted the Junk Storage Law in 1989. The Committee also assisted the Town Board in reviewing junkyard applications and making recommendations on their approval. Next, the Committee researched mobile home regulations and presented a draft regulation to the Town Board. In 1990, Mobile Home Regulations were adopted after a public hearing. The Committee also assisted with the State Environmental Quality Review for a Town Salt facility on Auriesville Road.

In late 1990, the Ad Hoc Committee prepared a community questionnaire, which was mailed to 530 Town property owners, and made available to the public at the Glen

Store. The questionnaire elicited a 39% response rate. A total of 300 people provided responses, with about two-thirds from residents who had lived in the Town for more than 10 years. The most surprising result of the survey was wide-spread concern about environmental factors and maintaining Glen's rural character. 65% of all respondents were in favor of limiting development in environmentally sensitive areas such as steep slopes, wetlands and floodplains. In light of the results of this survey, which were presented to the Town Board in February 1991, the Committee recommended the creation of a Planning Board to formalize the Town's planning efforts.

The Planning Board was created in December 1991. The new Board addressed a variety of planning issues during 1992. Presentations were held on the proposed White Mop sewer extension along Riverside Drive. Town maps were gathered and soil mapping was discussed in order to identify constraints for septic installation. The Board became involved with the proposed DOT Mill Point Bridge reconstruction, hoping to ensure sufficient slope stabilization to protect homes in the hamlet. Road standards were investigated. The Board met with representatives of the Montgomery County Soil and Water Conservation District and the SUNY Urban Planning Department for technical advice on planning issues.

In 1993, the Planning Board and Town Board met with Sheldon Damsky, an expert in New York State planning and zoning. The legal aspects of the Town's existing mobile home law, and general zoning, subdivision and site plan regulations were discussed. Over the next few years, the Planning Board researched draft subdivision regulations,

obtained recommendations from the County and Town on road standards, and consulted with the New York Planning Federation, Mr. Damsky, and others. In March 1994, the Board held a well-attended public workshop on subdivision regulations. David Church, of the New York Planning Federation, presented a slide show. In mid 1995, the Town Board held a public hearing and adopted the subdivision regulations. Over the next 5 years the Planning Board reviewed and held public hearings on approximately 6 subdivisions.

In 1995 the Planning Board made comments on the draft Environmental Impact Statement for the Public Safety Facility. They also held a special meeting with the Town Board to hear a proposal on the Glen Business Park. During 1995-96 the Town Board created the sewer and water districts. In 1996, the Planning Board began working on Site Plan Review Regulations for Cell Towers. These regulations were adopted after public hearing in 1998.

In 1995, the Town Board contracted with the Montgomery County Department of Planning and Development to provide technical assistance to the Planning Board in developing the Comprehensive Plan. The Planning Board held public workshops in October 1996 and December 1999 to gather residents' opinions on the Town's past, present and future. The Planning Board then inventoried and analyzed the existing environmental and social conditions in the community. The Board formulated the goals, objectives and recommendations of this plan using the survey results, and the continuity of public input at workshops and hearings on land use issues over the past decade.

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## Chapter Five

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# Goals, Objectives and Implementation Tasks

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### *Goals, Objectives and Implementation Tasks*

The goals, objectives, and implementation tasks define the principles that should be used to guide the Town's future growth and development. The goals, objectives, and implementation tasks listed in this chapter are the most important elements of this plan, and were developed after looking at the results of the Town-wide survey and public workshop. These goals and objectives can only be realized if the Town's policy makers implement them.

It should be noted that the goals listed in this chapter are not listed in order of priority. They are all equally important and should be treated as such by the Town's officials and its people.

#### ***Overall Goal:***

***Promote land uses that complement and enhance the Town's existing development patterns while preserving the Town's rural and historic character and natural resources.***

#### ***Goal 1: Preserve and Enhance the Town's Farming Operations and Agricultural Lands***

**Objective 1:** Continue the promotion of, and the participation in, the New York State Agricultural District Program.

#### ***Implementation Tasks:***

- The Town should actively assist the Montgomery County Planning Board and Agricultural and Farmland Protection Board in ensuring that all active farms presently in Agricultural District #3 remain in the District when it comes up for review every 8 years. By publicizing and sponsoring Ag District Review Meetings, they can inform farmers of the benefits of Ag Districts and help collect the data necessary to complete the redistricting process.



- Educate local landowners and Town officials of the provisions of New York State Ag & Markets Law Article 25AA (Agricultural Districts Law) at Town Meetings with representatives of the appropriate agricultural boards.

**Objective 2:** Encourage the preservation of farmland.

*Implementation Tasks:*

- Study and evaluate the experiences of other communities with agricultural zoning.
- Enforce the Ag Data statement provision of Ag & Markets Article 25AA in Site Plan and Subdivision Review procedures.
- Encourage uses, in existing agricultural areas, whose impacts are compatible with agricultural operations.
- Ensure that agricultural operations are allowed in all areas of the Town where they are compatible with existing land use.

**Objective 3:** Encourage the growth of agriculture through other efforts.

*Implementation Tasks:*

- Consider the implementation of a Town Right-To-Farm Law to protect farmers from "nuisance" complaints from non-landowners.
- Inventory farmers' needs for local agri-business and encourage their development in the Town.

**Goal 2: Preserve the Natural Environment**

**Objective 1:** Preserve and protect natural resources within the Town.

*Implementation Tasks:*

- Make explicit the Planning Board's consideration of the protection of natural resources (wetlands, steep slopes, aquifers, stream corridors, etc.) as a factor in Subdivision and Site Plan Review.
- Curtail the construction of permanent development in special flood hazard areas inundated by 100 year flood as delineated by the National Flood Insurance Rate Map for the Town.
- Evaluate the Town's existing Flood Management Local Law against the New York State Department of Environmental Conservation Model Law. Revise the existing local regulations if necessary.
- Ensure that any project the Town undertakes, funds or approves is done in compliance with 6 NYCRR Part 617 (State Environmental Quality Review) of Environmental Conservation Law.
- Proceed with a Phase II field exploration program of sites identified as possible sources of groundwater in the Preliminary Ground Water Resource Evaluation Report prepared by Holt Consulting. Consider further steps in the development of a municipal ground water supply source, including test well drilling and a pump testing program.

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***Goal 4: Enhance and Encourage Preservation of the Town's Historic Character***

**Objective 1:** Identify and recognize historic properties warranting protection.

***Implementation Tasks:***

- Complete a historic resources survey. Inventory sites that the community feels are historically significant to the Town and its character, and that should be protected.
- Erect signs that identify these historical sites. The signs should reflect the desired community appearance and add to the attractiveness of the Town's rural setting.
- Research grant funding for enhancement and preservation of historic sites.
- Establish the Hamlet of Glen as a Historical District on the State and National Register of Historic Places.

**Objective 2:** Preserve the Town's historic character through appropriate land use controls.

***Implementation Tasks:***

- Develop a Hamlet District for the Hamlet of Glen which encourages a mixture of small scale residential and commercial uses which are compatible with the existing development pattern. Consider design standards to ensure that proposed development is compatible in design, scale and materials with the existing historic character.

***Goal 5: Promote Local and Regional Tourism***

**Objective 1:** Actively promote scenic and heritage tourism as a means to enhance the quality of life and economic vitality in the Town and Mohawk Valley.

***Implementation Task:***

- Work with the Mohawk Valley Heritage Corridor, Montgomery County Chamber of Commerce and other agencies designated to promote tourism in the Mohawk Valley.

***Goal 6: Preserve the Town's Rural Character and Open Spaces***

**Objective 1:** Promote low density housing throughout most of the Town, where water and sewer service is not available or feasible.

***Implementation Task:***

- Develop minimum lot sizes for all types of new development, which are determined by the suitability of soils and the proposed use of the land.

**Objective 2:** Promote open space preservation practices.

***Implementation Tasks:***

- Allow and encourage cluster housing and/or small lot residential subdivisions in areas where soil conditions support such development or where sewer and water infrastructure is available.
- Buffer areas adjacent to wetlands, aquifers, stream corridors, steep slopes.

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**Goal 7: Maintain and Enhance the Aesthetics of the Town**

**Objective 1:** Ensure that new development is in conformance with the character of the Town.

*Implementation Tasks:*

- Amend the Town's Site Plan Local Law to ensure that all development other than single family residential or typical agricultural practices are subject to review.
- Ensure that all local laws, ordinances, New York State regulations and building codes are adequately enforced by the Building and Code Enforcement Officer, and that all requirements are met before a Certificate of Occupancy Permit is issued for any new building.

**Objective 2:** Provide for signs, site planning and landscaping that are compatible with the Town's character and that are pleasing to visitors and Town's people alike.

*Implementation Task:*

- Implement buffering and landscaping requirements that provide for adequate screening between commercial/industrial development and adjacent areas of residential development.
- Develop standards for signage that address size, location, materials and design.

**Goal 8: Enhance the Recreational and Cultural Opportunities in the Town**

**Objective 1:** Ensure the availability of adequate recreational facilities and opportunities.

*Implementation Tasks:*

- Investigate the feasibility of developing a community waterfront park along the Mohawk River.
- Further investigate the needs of the community for public recreation areas.
- Support the completion of the New York State Canalway Trail throughout the Town of Glen. The Town should work with the New York State Canal Corporation, Thruway Authority, Department of Transportation and other agencies in implementing the planned construction of the trail.

**Objective 2:** Encourage the availability of a variety of cultural activities in the Town.

*Implementation Tasks:*

- Conduct a survey of the existing cultural organizations in the Town to facilitate their awareness of each other and encourage them to work together.
- Research grant funding for cultural activities.

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***Goal 9: Cooperate With the Town's adjacent municipalities and with Montgomery County***

**Objective 1:** Coordinate government activities at all levels with surrounding communities.

***Implementation Task:***

- Develop a formal mechanism for regular inter-municipal government meetings to resolve issues of mutual concerns and to enhance the efficient delivery of services.

**Objective 2:** Continue to support the existing public safety facilities in the Town.

***Implementation Tasks:***

- The Town of Glen should continue to support the Town of Glen Volunteer Fire Department, New York State Police and Montgomery County Sheriff's Department and ambulance services that serve the Town.

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***Goal 10: Continue an Open Dialogue on the Future of the Town of Glen***

**Objective 1:** Be responsive to the feelings and desires of the Town's residents with regards to future growth and development.

***Implementation Tasks:***

- The Town should hold a yearly public meeting in which the Town's people can discuss the present state of the Town and offer ideas for the future direction of the Town.
- The Town should analyze this comprehensive plan on a yearly basis to ensure that the goals and objectives are being fulfilled and update it, if necessary, every five years.

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## Chapter Six

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### Future Land Use Plan

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The Future Land Use Plan is the culmination of the comprehensive plan effort. Its basic purpose is to guide the Town in future land development. The Town of Glen recognizes that there is a strong rural tradition among local landowners that they have complete flexibility in the use of their land. But the Town also sees a vital need to strike a balance between individual property rights and protection of the character and natural environment of our community.

A future land use development plan is needed to ensure that land is developed in a manner consistent with the goals and objectives of the comprehensive plan. An important goal of this plan is to preserve the Town's present character as a rural agricultural community. As the number of active farms decrease, more vacant land becomes available for development. The Town wants to ensure that new growth and development of this land is compatible with the traditional settlement patterns of Glen's rural countryside. During development of the Future Land Use Plan, the Town analyzed the historical and existing land use patterns, and many environmental and socio-economic factors.

Historically, the hamlets were the Town's residential and commercial cores. Farms and agricultural open land surrounded the hamlets, with small-scale businesses and industries tucked into the rural countryside. More recently, a strip commercial district has developed along Riverside Drive for high traffic retail and truck related businesses. The Glen Canal View Business Park on Route 5S is being developed as a site for light industry. The strength, economic vitality, and quality of life of the Town was built on this diversity of uses. The Town envisions a community which maintains these patterns, encourages compatible growth and development, and provides a wide range of individual options in the use of land.

The Town of Glen developed a Future Land Use Map based upon the considerations mentioned above. This map is a broad outline of future land use areas, and it is not a zoning map. A Future Land Use map represents the general types and location of future development that the Town would like to see occur. The Zoning Map, as part of an adopted local law, implements these elements and formally regulates this future development pattern.

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The Future Land Use Plan for the Town of Glen has four land use categories: Rural, Hamlet, Commercial, and Industrial.

The **Rural Category** is the largest of the four categories and comprises most of land area in the Town. The purpose of this category is to preserve the rural character of the Town and encourage agriculture, while permitting small-scale commercial and industrial uses that are compatible with their neighbors. Uses in this category will be primarily agriculture, low density residential, open space and recreation. Small-scale businesses that enable rural landowners to make a living without disturbing their neighbors or harming the natural environment will also be permitted, subject to review. Such uses might include home occupations, professional offices, country inns, craft workshops, day care facilities, antique shops, nurseries, agribusinesses, small repair and service shops, among others. A minimum lot size of 2 acres is anticipated, although this may be reduced if municipal water and sewer are available. Clustered subdivisions will be encouraged as an alternative to conventional subdivisions, provided that density guidelines are maintained. This will allow flexibility in lot sizes and arrangement, and result in preservation of rural land as open space.

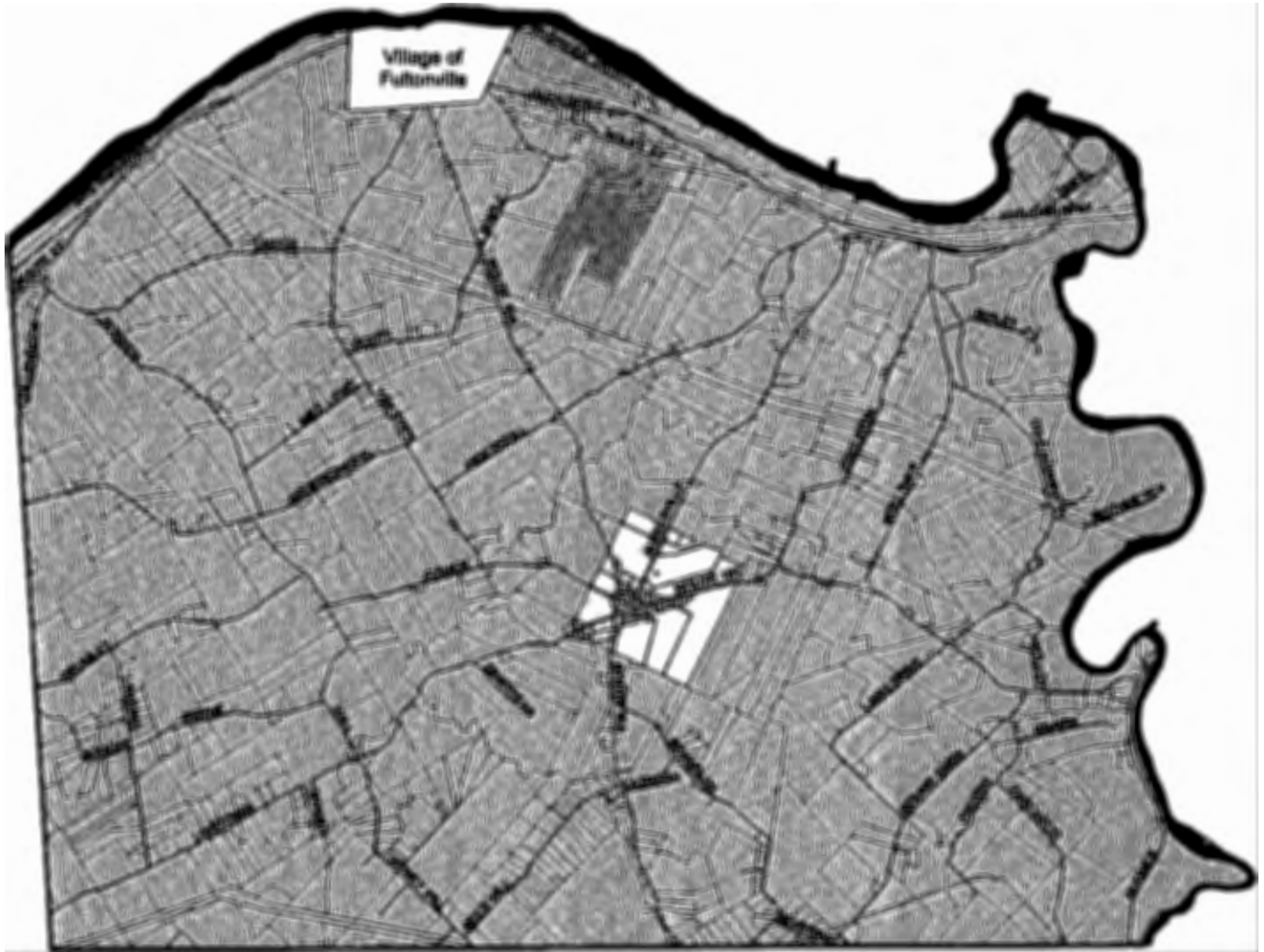
The **Hamlet Category** includes the Hamlet of Glen and the immediately surrounding area. The purpose of this mixed-use category is to foster community interaction and a sense of place, while preserving the historic development patterns of the hamlet. It will include a mix of small-scale business and residential uses that are harmonious with the traditional uses found in this center of settlement. Uses in this

category should be primarily single and two-family dwellings, community services, and small-scale commercial. A minimum lot size of one acre is anticipated. Design standards will be recommended to ensure that new development is compatible in design, layout, materials and scale with the existing character of the Hamlet.

The **Commercial Category** is located along the south side of Riverside Drive. The purpose of this category is to provide a location for those businesses, primarily high-traffic retail and trucking uses, that are incompatible with residential uses and require access from a major highway. The designated area currently has a concentration of such uses and is served by existing sewer and water infrastructure, or has the potential to be served by these lines. Uses in this category should be primarily limited to commercial and highway related businesses. An appropriate minimum lot size would be 1 acre. Establishments built in this area should meet specific design and layout guidelines related to ingress and egress, parking, signage and buffer zones etc.

The **Industrial Category** comprises the Glen Canal View Business Park. The purpose of this category is to provide for the special needs of light industrial development, while protecting the integrity of the rural character of the Town. Typical permitted uses will include agribusiness, ag and wood processing, light manufacturing, warehouse/distribution, research and development, etc. A minimum lot size of two acres is anticipated. Specific standards related to parking, access, storm water management, utilities, lighting, landscaping, noise, signage, buffers zones, etc. will be recommended.

# Town of Glen



Montgomery County Dept.  
of Planning & Development  
January 2000

## Future Land Use Plan

### Key

-  Rural
-  Hamlet
-  Commercial
-  Industrial



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## Chapter Seven

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### Adopting and Updating the Plan

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#### *Plan Adoption and Schedule of Decisions Required*

Upon review and acceptance of the Draft Comprehensive Plan by the planning board, a resolution by the Town of Glen Planning Board should be passed that recommends the Plan to the Town of Glen Board.

The Town Board should review the draft plan and pass a resolution accepting the draft plan as complete; and commence the State Environmental Quality Review Process. The Town Board should declare itself lead agency, and complete Parts 1 and 2 of the Full Environmental Assessment Form. The Town Board must determine significance within 20 days of establishing itself as lead agency. If the Town Board finds that the adoption of the Comprehensive Plan will not result in any large and important impacts and will not have a significant impact on the environment, then the Town Board must prepare a negative declaration in accordance with 6 NYCRR Part 617.

The Town Board should also schedule a public hearing on the Draft Plan and provide notice of public hearing in a

newspaper of general circulation in the Town at least ten (10) calendar days in advance of the hearing. The proposed Comprehensive Plan shall be made available for public review during this ten (10) day period at the office of the Town Clerk. The public hearing on the proposed Comprehensive Plan must be held within 90 days of the Planning Board's resolution recommending the plan.

The Town should then refer the draft plan to the Montgomery County Planning Board for review and recommendation as required by §239m of the General Municipal Law. At the end of the required 30 day comment period for the County Planning Board and after the public hearing, the Final Comprehensive Plan should be prepared.

The Town Board, upon completion of the Final Comprehensive Plan and all SEQR requirements, should adopt the Town of Glen Comprehensive Plan as the Town's official development policy. The adopted Plan shall be filed in the office of the Town Clerk and a copy should be filed in the office of the Montgomery County Planning and Development Department.



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## ***Implementing the Plan***

The mere statements of goals, objectives, and implementation tasks in this plan will not produce the desired results unless the Town implements its goals and objectives through land use regulations, public investment and cooperation and/or partnerships with adjacent municipalities.

Once the Comprehensive Plan is adopted, the Town Planning Board should ask the Town Board to designate a Town Zoning Commission to develop the Town's Zoning regulation in accordance with the guidelines indicated in the Comprehensive Plan. Upon completion of these regulations, the Zoning Commission should present them to the Town Board for consideration and adoption.

The Town Planning Board should revise the Town Site Plan Review Local Law and Subdivision Regulations if necessary to bring them into compliance with the goals and objectives of the Comprehensive Plan.

## ***Updating & Amending the Plan***

The Town of Glen Comprehensive Plan should be reviewed by the Town Board and Planning Board annually to ensure that its goals, objectives, and implementation tasks are relevant to the changing conditions within the Town. It is recommended that the entire Comprehensive Plan be reviewed by the Town Board and Planning Board at least once every five years, and be amended when needed. The plan should be updated at least once every ten years.

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# Bibliography

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The Town of Glen Planning Board developed this Comprehensive Plan using a variety of references and original data. The following is a list of the written material which was referenced in this document. They include, but are not limited to:

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# Survey Results

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In October 1990, the Town of Glen mailed a questionnaire to all property owners. The purpose of the questionnaire was to obtain opinions about land development issues to help guide the Town Board in its future decision-making. A total of 206 questionnaires containing 300 individual responses were returned. The following are the summarized results of the survey.

1. How long have you been a resident or property owner in the Town of Glen?

Less than five years	28%
5 to 10 years	12%
10+	47%
Life-long resident	16%

2. Are you:

A year-round resident	66%
Part-time (seasonal or weekend)	7%
Nonresident landowner	6%

3. In what section of the Town do you live:

Hamlet of Glen	34%
Hamlet of Auriesville	7%
Mill Point	14%
Within ¼ mile of Fultonville	11%
Other	31%
No answer	3%

4. Please indicate below how you use your property (check all uses that apply, and consider all parcels of land that you own in the town):

Personal residence	157	Nature preserve	15
Farming	55	Hunting	25
Rental property	20	Fishing	10
Business (other than farm)	17	Subdivision for sale	5
Timber harvesting	9	Other	10
Investment	23		

5. Are there any deed restrictions or other private controls on the use of your property (such as minimum lot size, restricted uses of land, or no future subdivision allowed)?

Yes	9%
No	71%
I don't know	8%
Not applicable	12%

6. As the Town of Glen grows and changes, a variety of issues, problems and opportunities are likely to arise. Please indicate your opinion of the importance of the following items.

	<u>Very important</u>	<u>Not important</u>
Preserving agricultural lands	215	16
Maintaining Glen's rural character	230	27
Creation of jobs and new businesses	106	75
Preservation of historic areas and buildings	170	44
Protection of groundwater supplies	265	5
Affordable housing	113	87
Protection of natural features	229	13
Maintaining or improving land values	187	35
Keeping taxes down	280	5

7. Development can have a direct impact on neighboring properties and on the Town as a whole. Please indicate your opinion of the importance of the following impacts.

	<u>Very important</u>	<u>Not important</u>
Flooding and erosion	110	8
Damage to water quality	243	15
Loss of wildlife habitats	207	12
Adequacy of roads	187	17
Incompatible neighboring land use	158	26
Degrading of scenic views or areas	166	28
Increased school needs	115	64
More town and county services	8	100

8. Wells and septic systems can affect ground water. Have you noticed any problems in either of the following in the area of town where you live?

	<u>Yes</u>	<u>No</u>	<u>No Answer</u>
Water quality	15%	74%	11%
Water quantity	16%	67%	13%
Septic system failure	4%	46%	50%

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9. Do you think that at some future time, there will be a need for an off-street public parking area in the Hamlet of Glen?

Yes	27%
No	71%
No Answer	2%

10. Should the Town limit development in environmentally sensitive areas, such as steep slopes, wetlands not regulated by the State and floodplains?

Yes	65%
No	34%
No Answer	1%

11. To ensure proper separation of wells and septic systems, would you be in favor of a local ordinance establishing minimum lot sizes for new homes?

Yes	68%
No	22%
No Answer	10%

If YES, what would the minimum lot size be?

2-5 acres	55.56%
5-10 acres	14.81%
10+ acres	5.93%

Other responses:

¾ acre	0.74%
1 acre	18.52%
1.5-2 acres	2.22%
25 acres	0.74%
40 acres	0.74%
50 acres	0.74%

12. Do you think that public water and sewer systems will be necessary in the future?

Yes	32%
No	57%
No Answer	11%

13. If public water and sewer systems were available in the hamlets, would you be in favor of encouraging new growth on small lot sizes similar to the existing lots?

Yes	33%
No	67%

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14. Do you think that industrial development should be encouraged in the Town of Glen outside of Fultonville?

Yes	44%
No	41%
No Answer	15%

15. Have you ever heard of techniques to preserve farms and open space, such as cluster housing, preservation easements and transfer of development rights (TDR)?

Yes	33%
No	37%
No Answer	20%

Would you be interested in learning more about them?

Yes	37%
No	35%
No Answer	28%