



Town of Queensbury

A Brief History of Queensbury



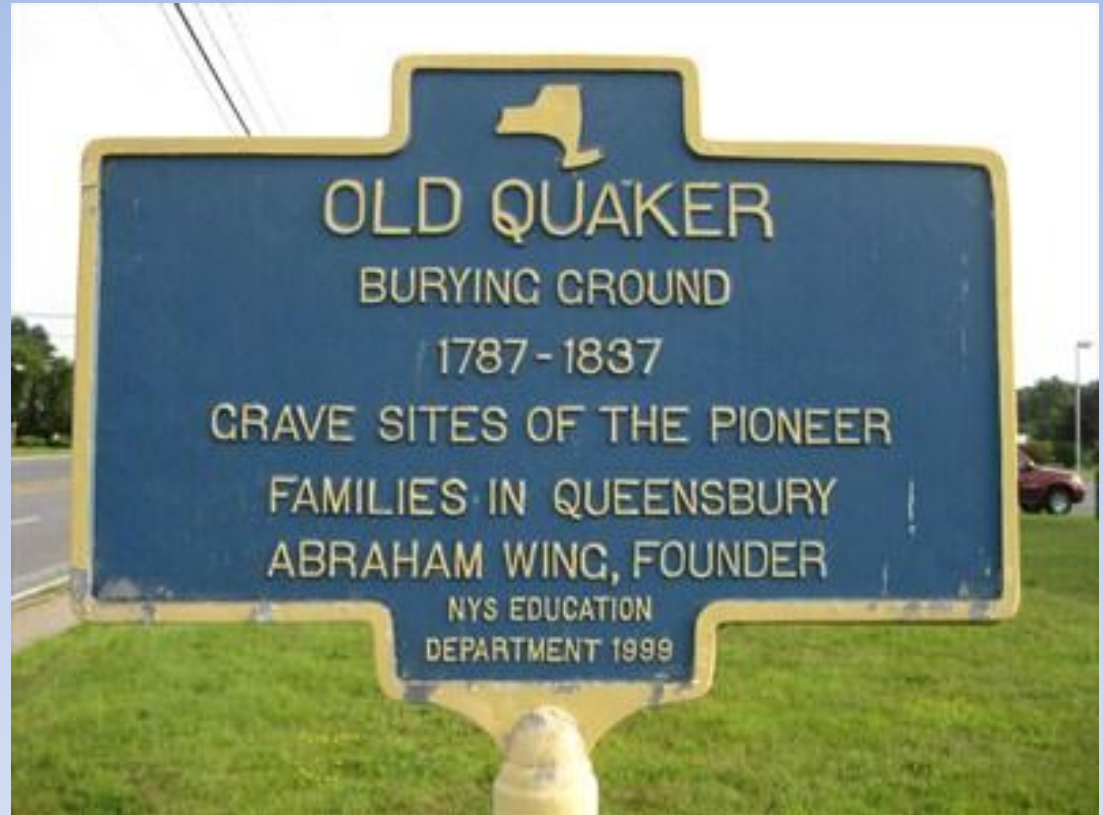
Located in the southeastern part of the Park and within Warren County, Queensbury was once a part of the great northern wilderness - a favorite hunting and fishing site for the Iroquois during the summer and an area through which their war parties traveled on the way to Canada. During the French and Indian War, the Colonial Army Marched through here from Albany in August, 1755, building a road as it marched. This Military Road was the first road - the link leading to settlement of the Town of Queensbury.

1762-1800's

The Queensbury Patent, date May 1762, granted by King George III of England. In August of that year, Abraham Wing arrived here with a surveyor, Zaccheus Towner, and began surveying the township and dividing the land into lots.

The work was completed by November. In the summer of 1763, Wing and Ichabod Merritt moved from Dutchess County and began to carve out new homes in the wilderness.

By the end of the first decade, about two dozen log homes were located in the area, and a few rudimentary roads and bridle paths had been established. Early progress was slow as many of the settlers abandoned the area during the end of the French and Indian War and during the Revolutionary War timeframes.



1900's

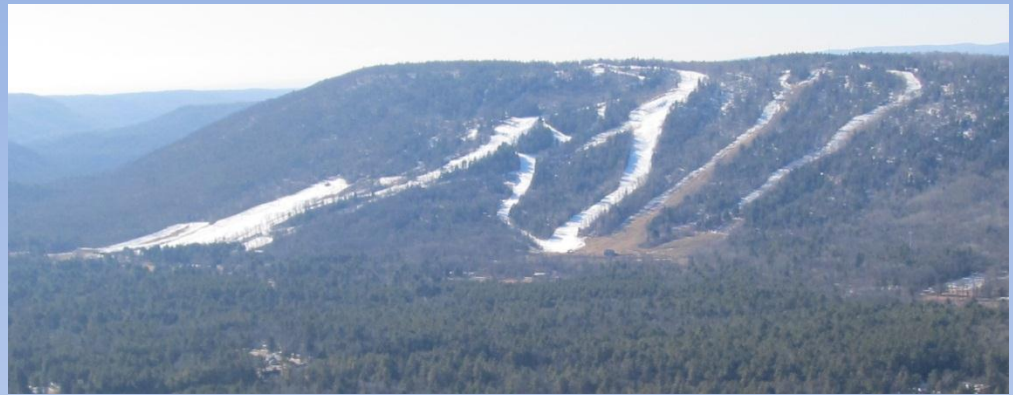
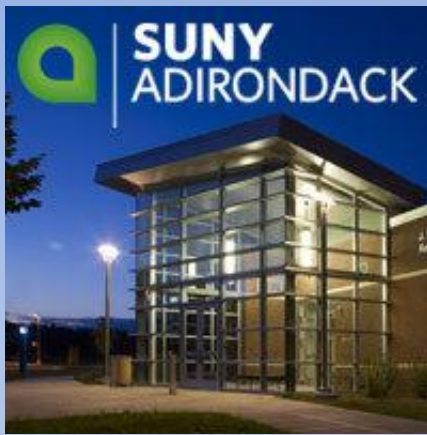


- In 1908, the City of Glens Falls incorporated, separating from the Town of Queensbury. Through all these changes, the Town continued to grow. Floyd Bennett Field opened in 1928 on Miller Hill, and airfield named in honor of a local pilot who flew Admiral Byrd to the North Pole. World War II brought new industries and new citizens to the Town. Postwar development led to numerous housing and commercial developments and shopping malls after the Northway section of I-87 was built and Quaker Road was completed in 1961.



Storytown / Great Escape
Est. 1954





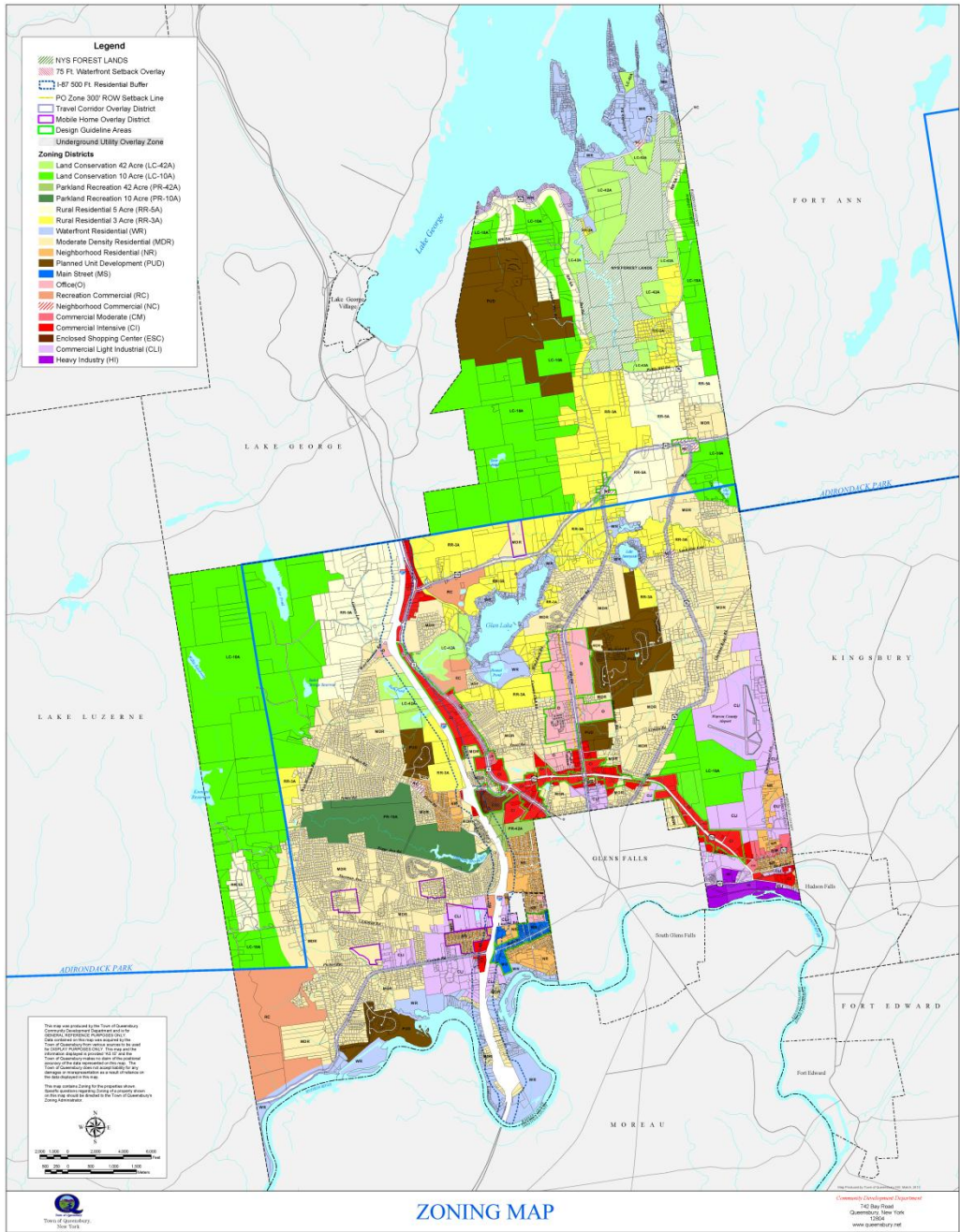
West Mountain -1961
SUNY Adk (aka ACC) – 1961
Angio Dynamics – 2002
Aviation Mall - 1975

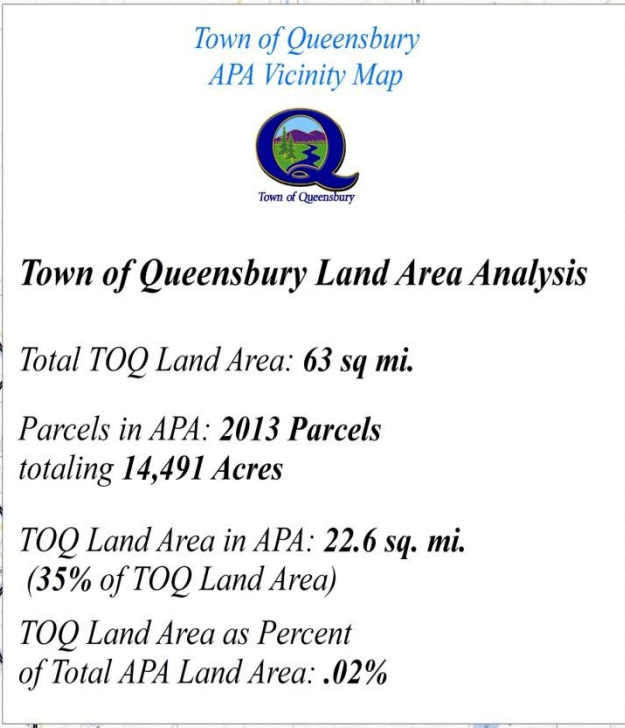
Present



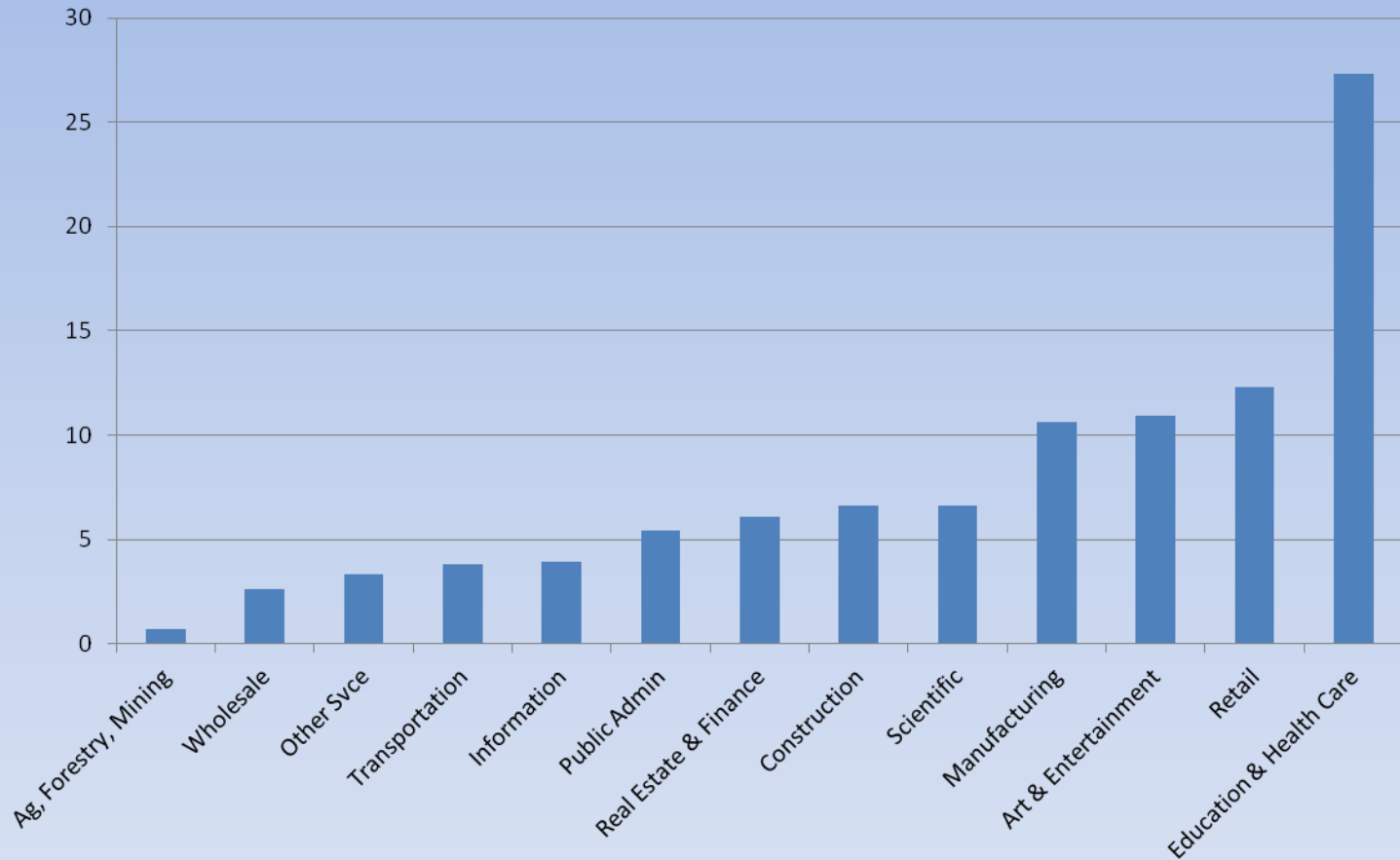
Today, Queensbury is noted for its tourism trade. Motels, restaurants, amusement parks, golf courses, ski trails, etc., abound, serving thousands of tourists each year. The resulting increased responsibility for the Town government has led to the preparation of a land use map; a zoning ordinance; subdivision regulations; and establishment of a Town Planning Board and a master plan. During this tremendous growth, the Town erected its first government complex on Bay Road, opened in 1966, to keep the various elements of the Town government in close proximity for the task confronting it. Queensbury continues to grow while keeping a firm hand on the direction of that growth.

Zoning Map

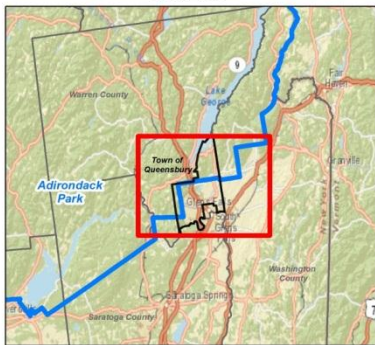




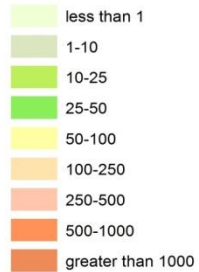
- 2010 US Census Population: 27,901



Vicinity Map



**Population Density
People per Sq. Mi.**



Town of Queensbury Population Analysis



Total Population in APA: 1760 (as reported by APA)

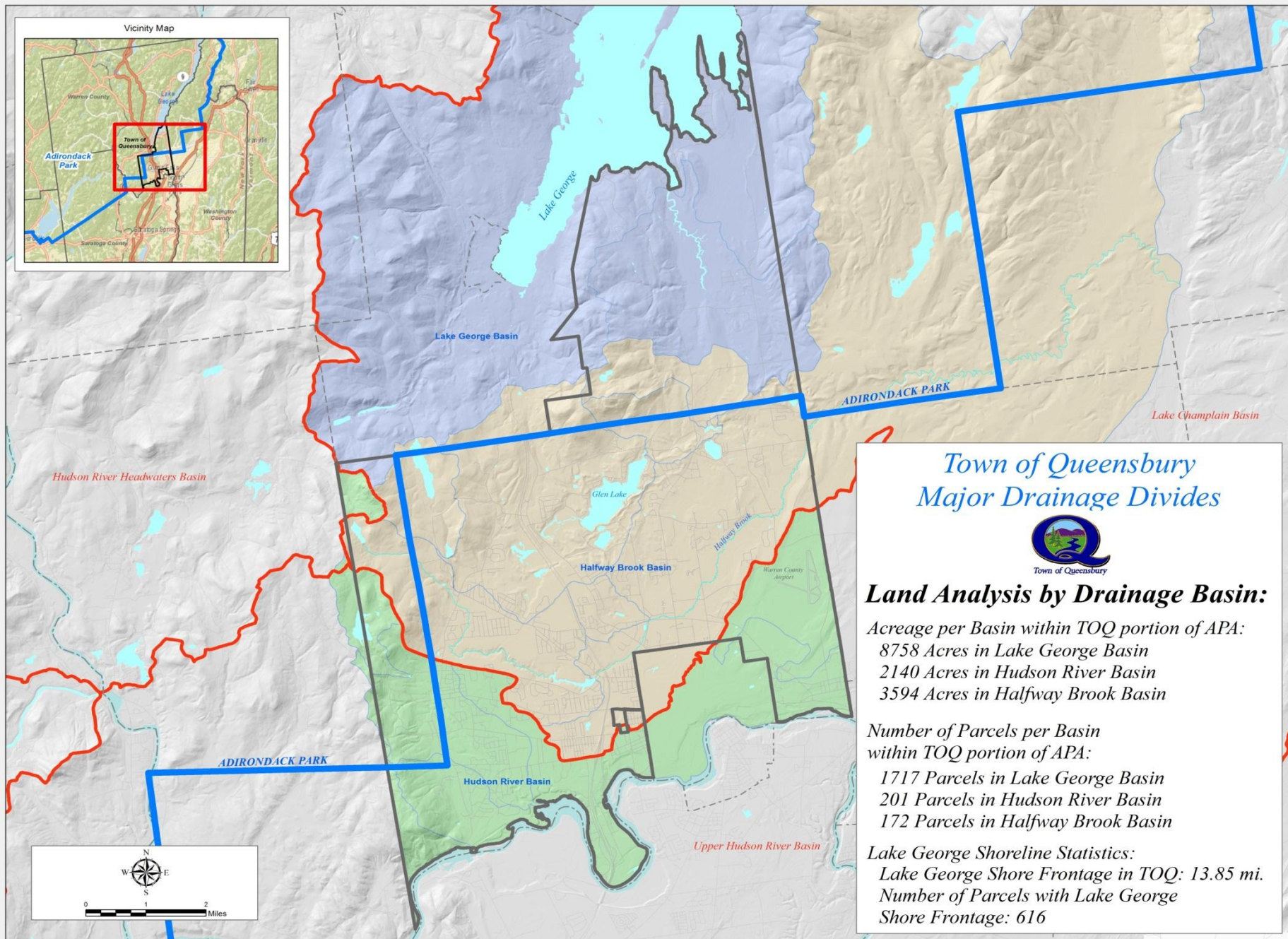
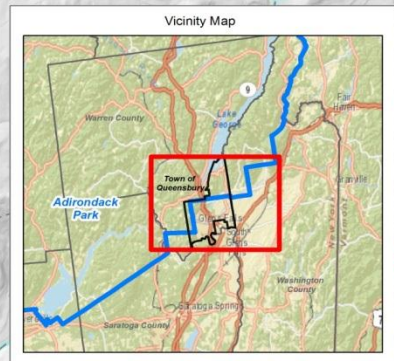
*Population Density within
TOQ portion of APA: **78 people per sq. mi.***

*Population in TOQ portion of
APA as a percentage of
overall TOQ population: **6.3%***

*Residential Properties in
TOQ portion of APA: **1341***



0 4,500 9,000
Feet



Town of Queensbury Major Drainage Divides



Land Analysis by Drainage Basin:

Acreage per Basin within TOQ portion of APA:

8758 Acres in Lake George Basin
2140 Acres in Hudson River Basin
3594 Acres in Halfway Brook Basin

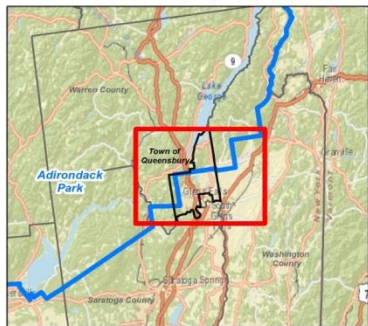
*Number of Parcels per Basin
within TOQ portion of APA:*

1717 Parcels in Lake George Basin
201 Parcels in Hudson River Basin
172 Parcels in Halfway Brook Basin

Lake George Shoreline Statistics:

Lake George Shore Frontage in TOQ: 13.85 mi.
Number of Parcels with Lake George
Shore Frontage: 616

Vicinity Map



Legend

- Mapped APA Wetlands
- Areas of Slope Greater Than 20%

Elevation (Ft.)

- Under 100
- 100-199
- 200-299
- 300-399
- 400-499
- 500-599
- 600-699
- 700-799
- 800-899
- 900-999
- 1000-1499
- 1500-1999
- 2000-2400



0 4,500 9,000 Feet

Town of Queensbury Environmental Features



Environmental Features Analysis in TOQ portion of APA:

Area of Land with slope
of 20% or more: **4705 Acres**

Area of Land with APA
mapped Wetlands: **1817 Acres**

Total Amount of Waterbodies,
Steep Slopes and Wetlands
in TOQ portion of APA: **6647 Acres**

Total Amount of Waterbodies,
Steep Slopes and Wetlands
as Percentage of overall land in
TOQ portion of APA: **46%**

Events and Recreation



The Queensbury Government consists of Town Board made by 1 Supervisor and 4 Ward Councilmen;

Town Supervisor – Ronald Montesi

Ward 1 – Anthony Metivier

Ward 2 – Brian Clements

Ward 3 – John Strough

Ward 4 – Timothy Brewer

The Ward system was initiated in the Town in 1986 and operates today as one of the 10 out of over 900 towns in the state with such a system. The Ward system was implemented after passing, by public referendum, in 1985. This method was preferred by voters over the “at-large” system.

The Town Water Department currently services over 21,000 customers throughout the Queensbury Consolidated Water District, the Towns of Kingsbury, Hudson Falls and Moreau along with the Warren/Washington County Industrial Park. On average the Town pumps, treats and distributes nearly 6,000,000 gallons of water per day from the Hudson River.

The Town Wastewater Department currently is comprised of 7 districts. Of these 7 districts, the City of Glens Falls Wastewater Treatment Plant services 6, with the remaining district utilizing a local treatment facility. The Wastewater Department operates and maintains nearly 40 miles of sanitary piping within their system.

The Town Highway Department currently maintains over 200 miles of public highways, ditches and Stormwater infrastructure.

The Town Cemetery Department Maintains 11 cemeteries throughout the town. Several of these locations were founded in the 1700s.

Queensbury is protected by 5 volunteer Fire Departments and 3 Emergency Medical Service providers who respond to thousands of calls annually.

The Parks & Recreation Department operates several parks throughout the Town including the Gurney Lane location that offers a 6200 sf pool along with hiking trails for Summer and snowshoeing, sledding and skating in the Winter months.

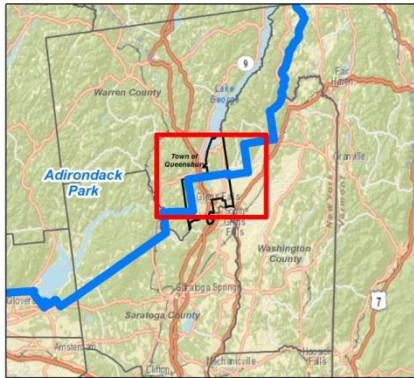


The Town Clerk's Office processes nearly 60 million dollars a year with the collection of annual school taxes, Town and County taxes as well as water and sewer billings.



The Town's Assessor's Office maintains records for all of the 13,370 parcels having a total assessed value of \$3,155,987,900. Currently, the Town is considering a re-valuation within the next two years and then, hopefully, annually thereafter.

Vicinity Map



Top of the World PUD:
1264 Acres

NYS Forest Lands:
1422 Acres

Land Uses Inside APA within the Town of Queensbury

Class	Use	Number of Properties	Total Acreage
100	Agricultural	1	0.0003
200	Residential	1341	3937.6911
300	Vacant	474	2410.2356
400	Commercial	24	100.9415
500	Recreation	22	602.0141
600	Community Service	13	41.7446
700	Industrial	10	196.4129
800	Public Services	18	1238.8702
900	Wild, Forested	116	5654.3670

Town of Queensbury Land Use in APA



Total Assessed Value in
TOQ portion of APA: **\$833,602,366**

Assessed value for entire
Town of Queensbury: **\$3,155,987,900**

Assessed Value within
TOQ portion of APA represents
26% of Total Town Assessment



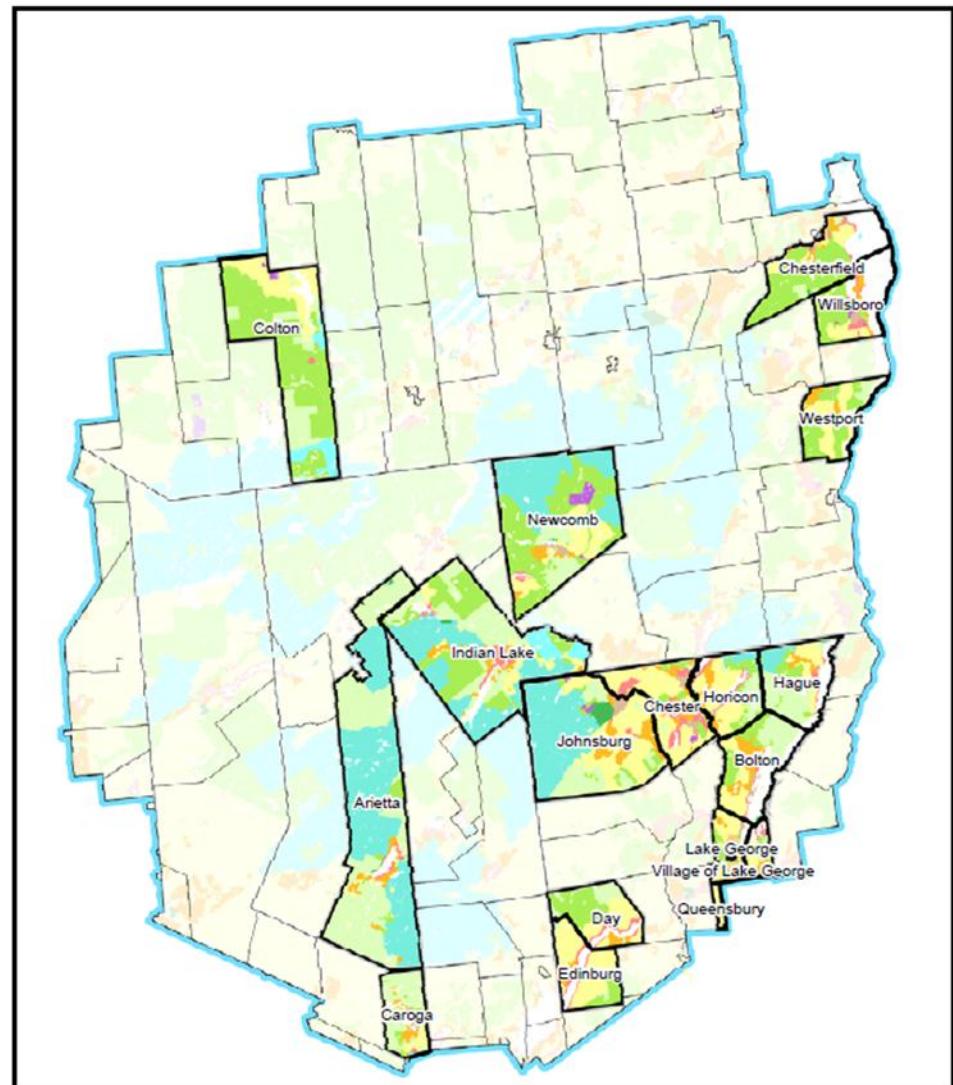
0 4,500 9,000
Feet

The Town Building and Codes department processes approximately 600 building permits annually. This number is down from a decade ago when the average annual permitting was near 1000.



The Town Planning & Zoning Office works with the Building Department to process all Building Permit applications and to facilitate the operation of our Planning Board and Zoning Board of Appeals. On average our Planning Board will process over 100 applications per year, while our Zoning Board of Appeals will see about 75 applications annually. These numbers too, are down approximately 25-30% over the past decade. With our GIS Administrator, we are able to produce all of our own mapping projects, including the maps shown in this presentation. Additionally, this office works with the Town Board in the review of zoning changes and map amendments.

Queensbury is one of 18 municipalities with an Agency approved Land Use Program. Our 1982 Zoning Code revision appears to be the first acknowledgement of Agency approval.

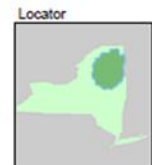


TOWNS WITH AGENCY APPROVED LAND USE PROGRAMS



Adirondack
Park Agency
Local Government Services
December 2007

This map should
not be used for legal
jurisdictional determinations.



CLUP & Zoning Code Timeline

- Fall 2004: Planning Ordinance Review Committee (PORC) appointed by Town Board
- May 2006: PORC completes draft comprehensive land use plan (CLUP)
- May 2007 PORC completes draft zoning code
- August 2007: Town Board adopts CLUP
- April 2009: Town Board adopts revised zoning code
- Zoning Code has since been revised 7 times by the Town Board

Changes to the Zoning Code

- Reduced total number of zoning districts
- More stringent restrictions on shoreline development
- More detailed design requirements for commercial development
- Improvements to administrative and enforcement language

Improved shoreline protections

- Definition of Shoreline -- The mean high water mark at which land adjoins the waters of lakes, ponds, wetlands, rivers and streams within the town.
- Fertilizer use within 50 feet of shorelines prohibited in the WR district
- Protection of existing vegetation through cutting restrictions
- Required shoreline vegetative buffers – maintain or increase existing buffers, or create new buffers where necessary to meet minimum standards
- Stormwater management plans required at site plan review

Current Planning Projects in Queensbury

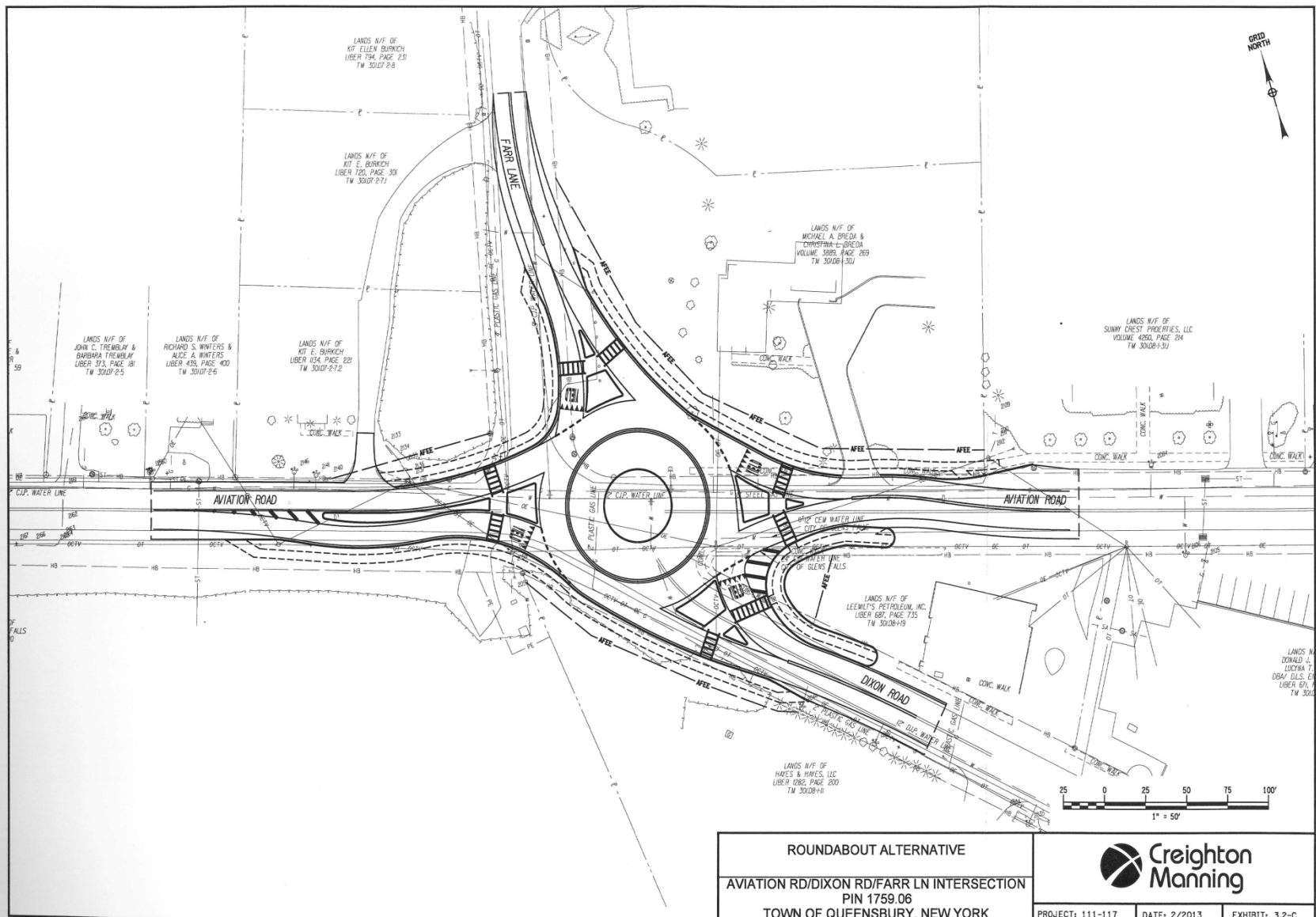


Aviation/Dixon/Farr Intersection Improvements



**Adirondack/
Glens
Falls
Transportation
Council**





ROUNDBOUT ALTERNATIVE

AVIATION RD/DIXON RD/FARR LN INTERSECTION
PIN 1759.06
TOWN OF QUEENSBURY, NEW YORK



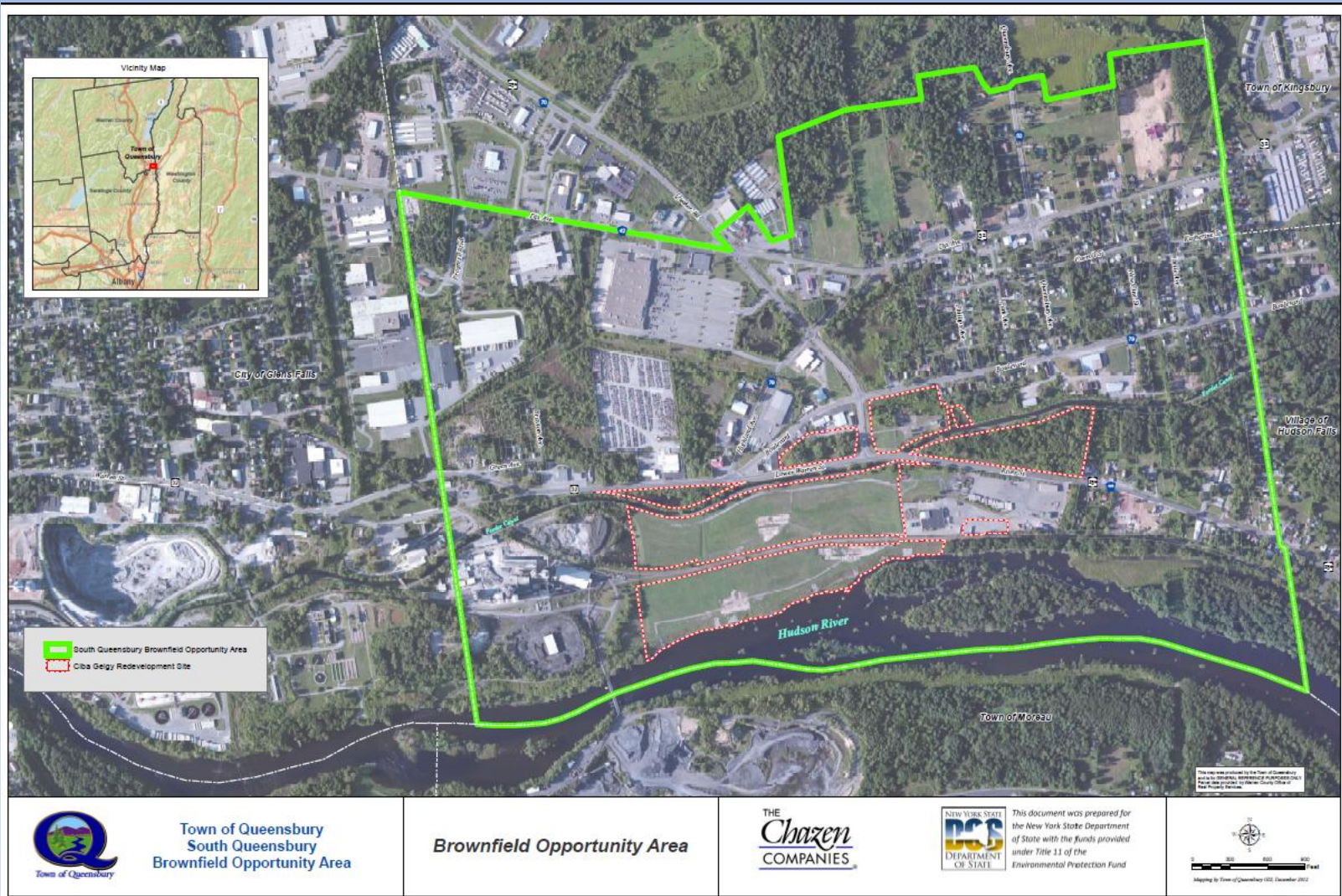
PROJECT: 111-117 DATE: 2/2013 EXHIBIT: 3.2-C

Queensbury South Vision Plan

<http://queensburysouth.com>

- Brownfield Opportunity Area Pre-Nomination Study
- Local Waterfront Revitalization Plan for redevelopment of Ciba-Geigy properties





Affordable Housing Rehab Program for Owner-occupied Single Family Homes



Shelter Planning & Development, Inc.



***Town of Queensbury
Affordable Housing Strategy***

Town of Queensbury
742 Bay Road
Queensbury, New York

Prepared by

Town Community Development staff and
Shelter Planning and Development, Inc.

with assistance from

THE
Chazen
COMPANIES



*Queensbury Affordable Housing Strategy
December, 2003*

Town of Queensbury
Housing Rehabilitation Program
Target Area Map



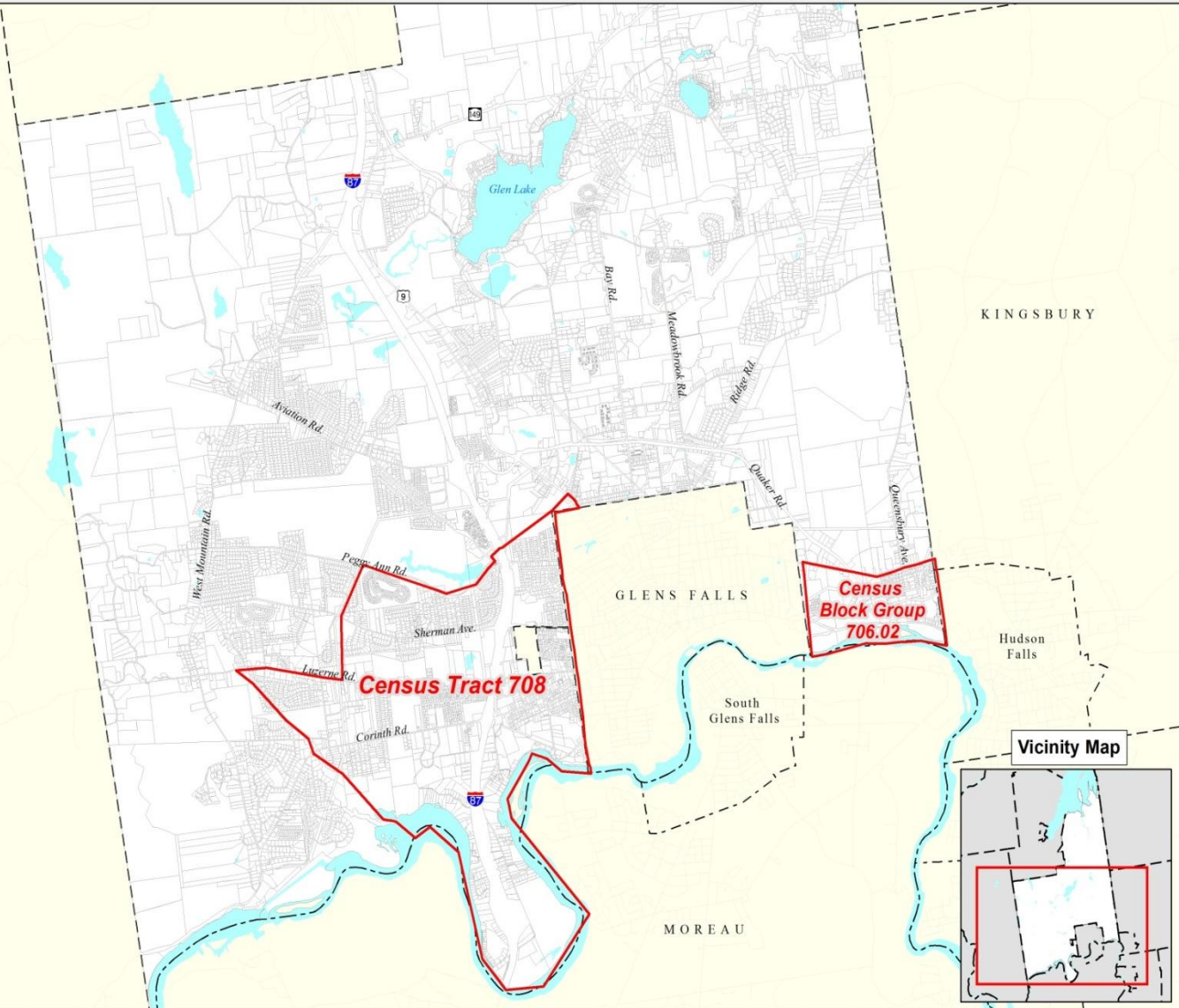
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Not to Scale

Map Prepared by Town of Queensbury GIS: 5/2013

LAKE LUZERNE



KINGSBURY

GLENS FALLS

**Census
Block Group
706.02**

Hudson
Falls

South
Glens Falls

Census Tract 708

MOREAU

Vicinity Map



Thank you!



Town of Queensbury