

**Town of White Creek
Washington County, New York**

***Comprehensive Plan:
Data Gathering Phase Report***

April 2, 2007

Submitted by the Steering Committee

**This report was prepared in part with funds provided by
the New York State Department of State
under the Quality Communities Grant Program.
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**Town of White Creek
Comprehensive Plan: Data Gathering Phase
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EXECUTIVE SUMMARY

The Town of White Creek is a quaint, rural township nestled in the foothills of the Taconic Mountains in Southern Washington County. In the Spring 2006, to better understand the ‘state of the state’ of the Township, the Town of White Creek Board initiated a Data Gathering Phase of a Comprehensive Plan with the support of a Quality Communities Grant. This phase included gathering ‘hard data’ as well as engaging a broad array of community members in identifying the strengths and weaknesses of the township.

The Executive Summary includes key findings of the report.

- Agriculture continues to make a significant contribution to the Town’s economy, rural character and overall well-being. About one-quarter (and potentially closer to 36% of the Town’s land) is in agricultural production—primarily dairy but also corn production. The value of agricultural products in Washington County was \$97.28 million—ranking 13th in New York State, and the overall sector’s economic impact was \$213 million. Despite this between 1940 and 2004 the land in farms in the County has been cut in half and the number of farms at 856 is now less than a third of what it was in the 1940s.
- The Town has a small, locally-based manufacturing sector. In total about 17.8 % of residents are employed within the manufacturing sector in the Town and elsewhere). 24% of residents of White Creek are employed by the education, health and social services sectors (both locally and regionally). Cambridge Central School is the Town’s largest employer. (The demise of the Mary McClellan Hospital had a significant negative impact on the Township).
- Median Household Income was modest in the Town at \$34,412 (9% below the Washington County Median Household Income and 26% below New York State’s). Significantly 12.5% of White Creek’s residents live below the poverty level.
- White Creek has sensitive environmental features, particularly steep slopes, forested-land, Class A streams, and diverse wildlife. Nearly one-quarter of the land in the Town has slopes of over 25% and nearly a fifth of the land has slopes of between 16-25%-- which are not attractive to develop. Many of these slopes are in the northern section of the Town where over 3,000 acres of forested land is owned by New York State.
- White Creek has modest infrastructure including: 85 miles of roadway—none bigger than two lanes and 31% of which are gravel roads;¹ no public water or wastewater system; and marginal communications services.
- White Creek has a wealth of historic architecture, sites and structures as well as sites for outdoor recreation.
- White Creek’s Population now at 3,411 grew by 6% between 1990 and 2000 and just behind neighboring townships of Cambridge (11%) and Jackson (8.7%) during the same period.
- White Creek is experiencing growth including a 20% increase in the number of housing units from 1980 (at 1,200) to 2000 (1,466); establishment via subdivision of 76 new lots since 1993; and over the past 3.75 years over \$7.9 million of construction activity has been recorded through building permit filings.

¹ Note: The Town is responsible for maintaining 54.4 miles of road and about half of these roads are gravel. NYS, Washington County and the Village each maintain a portion of the remaining 30+ miles.

- White Creek has Subdivision Regulations and Site Plan Review but has never developed a Comprehensive Plan, or collective vision for the Township—despite two attempts respectively in 1973 and 1991.

Public Outreach suggested that residents VALUE:

- Agriculture benefits the local economy.
- Working farms, natural beauty, open space and rolling hills which dominate the landscape—particularly in the southern portion of the town--and give the community its rural character and charm.
- Sense of old-fashioned community, local traditions and spirit of working together.
- Local business sector.
- Diversity of people (young, old, farmer, teacher, artist)
- Proximity to cultural, recreational and educational opportunities and urban environments.

Public Outreach suggest that residents are CONCERNED that:

- Farms are disappearing though agriculture is important to the economy and community character.
- It is becoming more difficult to maintain the character of the Town.
- The Town is not prepared for change, new development or development pressure.
- Affordable housing is lacking, and the ability to live in the township is becoming out of reach.
- Employment opportunities in the Town might become fewer in the future.
- Dependence on certain forms of energy.

Recommendation:

Public outreach suggests that residents would like to develop a comprehensive plan for the Town of White Creek using a community-based, participatory process. To this end to date, a diverse steering committee has taken the first few steps necessary to develop a comprehensive plan. During Phase One the committee gathered and analyzed data about the Town of White Creek and identified the strengths as well as the problems, issues and concerns of the community. This report captures the ‘state of the state’ of White Creek.

Moving forward, in order to develop a comprehensive plan, Township residents need to collectively:

1. Develop a ‘Vision’ for the Town of White Creek
2. Develop Plan Goals and Objectives for the Town of White Creek
3. Generate and Evaluate Plan Alternatives for implementing the Goals
4. Write a Comprehensive Plan for the Town of White Creek (which integrates the vision, goals, objectives and selected alternatives identified and builds on the communities assets and addresses issues of concern) and Adopt the Plan
5. Set an Implementation Schedule

To this end, the Steering Committee recommends that the Town of White Creek:

- Develop a comprehensive plan driven by a locally-developed community vision of the future which builds on the assets and uniqueness of White Creek;
- Seek grants to continue the planning process. Potential sources include:
 - Strategic Planning Technical Assistance Grants administered under the NYS Community Development Block Grant Program, operated by the Governor's Office for Small Cities and Quality Communities (Notice may be released in Summer 07);
 - Quality Communities Grant Program
- Appoint a diverse steering committee to guide the planning process;
- Hire a consulting firm to help the steering committee engage and guide community members in the process of developing a comprehensive plan and writing the plan. A proposed scope of work for a consultant is found at the end of this report. (See Appendix B)

1.0 INTRODUCTION

1.1 What is a Comprehensive Plan?

A comprehensive plan is a policy guide that sets forth directions for the future of a community. It is not a law or regulation. Rather, it is a blueprint to help guide the future. Like any blueprint, it is subject to change and revision with the passage of time and events.

The plan sets forth goals and implementation strategies to guide the physical development of the Town. Local officials daily undertake actions, enact regulations and approve development, all of which are likely to have long-term implications. To ensure that these daily decisions ultimately benefit the whole community, the decision making process should be undertaken within the context of a considered evaluation of the Town's objectives for future growth and its desired character.

The ten steps proposed to develop a Comprehensive Planning Process include:

1. Plan to Plan
2. Structure and Schedule the Process
3. Gather and Analyze Data
4. Identify Problems, Issues and Concerns
5. Develop a 'Vision' for the Plan
6. Develop Plan Goals and Objectives
6. Generate and Evaluate Plan Alternatives
7. Select and Develop a Preferred Plan
8. Adopt the Plan, Set and Implementation Schedule
9. Monitor for Results and Impact

Diverse community involvement through public workshops and outreach within the community is a key to plan development and success.

In 2005, the Town of White Creek has launched the 'data gathering phase' of a comprehensive plan with support from the NYS Quality Communities grant program.² As part of this process, the Township gathered and analyzed data on the 'current state' of the Town of White Creek and through community outreach identified the Township's strengths as well problems, issues and concerns of the residents of the municipality.

The Town Board appointed a fifteen-member steering committee to assist with data collection and community outreach. (See Appendix A) This committee met monthly for nearly a year and its members were asked to gather data about the community. A \$3,000 grant from the NYS Quality Communities grant program facilitated hiring of Chazen Companies to assist with data collection primarily and to facilitate a public meeting to solicit community members thoughts about the Townships strengths and weaknesses. (The Committee modeled the report format after the Town of Greenwich's that was developed with the assistance of Chazen). Steering

² Data Collection Phase of the Comprehensive Plan was funded through a 'Quality Communities Grant from New York State' which had been jointly awarded by the NYS Department of State to the Town of White Creek (for data collection), Town of Cambridge (for completion of a comprehensive plan) and Village of Cambridge (for revision of zoning).

Committee members held additional meetings with various community groups including farmers, clergy, local business people, planning board members and board members.

1.2 About this Document

The Steering Committee now presents this draft report to the Town documenting the ‘state of the state’ of the Town of White Creek. The report includes information about the Town’s history, land use patterns, demographics, natural resources, infrastructure, economy, agricultural sector and recent development. A synthesis of the Town’s strengths and weaknesses as defined by residents engaged in the planning process is also included.

Overwhelmingly throughout the process there seemed to be a concern that change was incrementally occurring and would continue to do so and as a result a keen interest among residents of the Town of White Creek to be prepared for the future and develop a comprehensive plan through a highly participatory process.

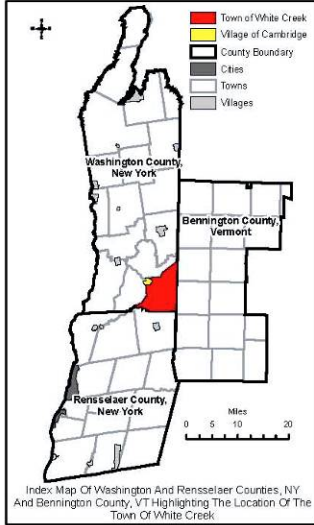
2.0 The Town of White Creek Today: Existing Conditions

2.1 Introduction and Overview

The Town of White Creek is a quaint, rural township nestled in the foothills of the Taconic Mountains in Southern Washington County. Working farms, open space and rolling hills dominate the landscape—particularly in the southern portion of the town--and give the community its rural character and charm. The soil in tillable parts is a fine gravelly loam—fertile and productive. The central and northern parts are mountainous, forested with pines and various hardwoods and feeding a network of Class A creeks. Interspersed throughout the agrarian landscape and steep hills are meandering country roads and historic homes, barns and sites. It is a town steeped in history and its residents imbued with a strong sense of community and civic involvement. Along with agriculture, a small but dedicated, local business sector within the village and hamlets anchors the economy. Despite these resources 12% of the township's residents live below the poverty level.

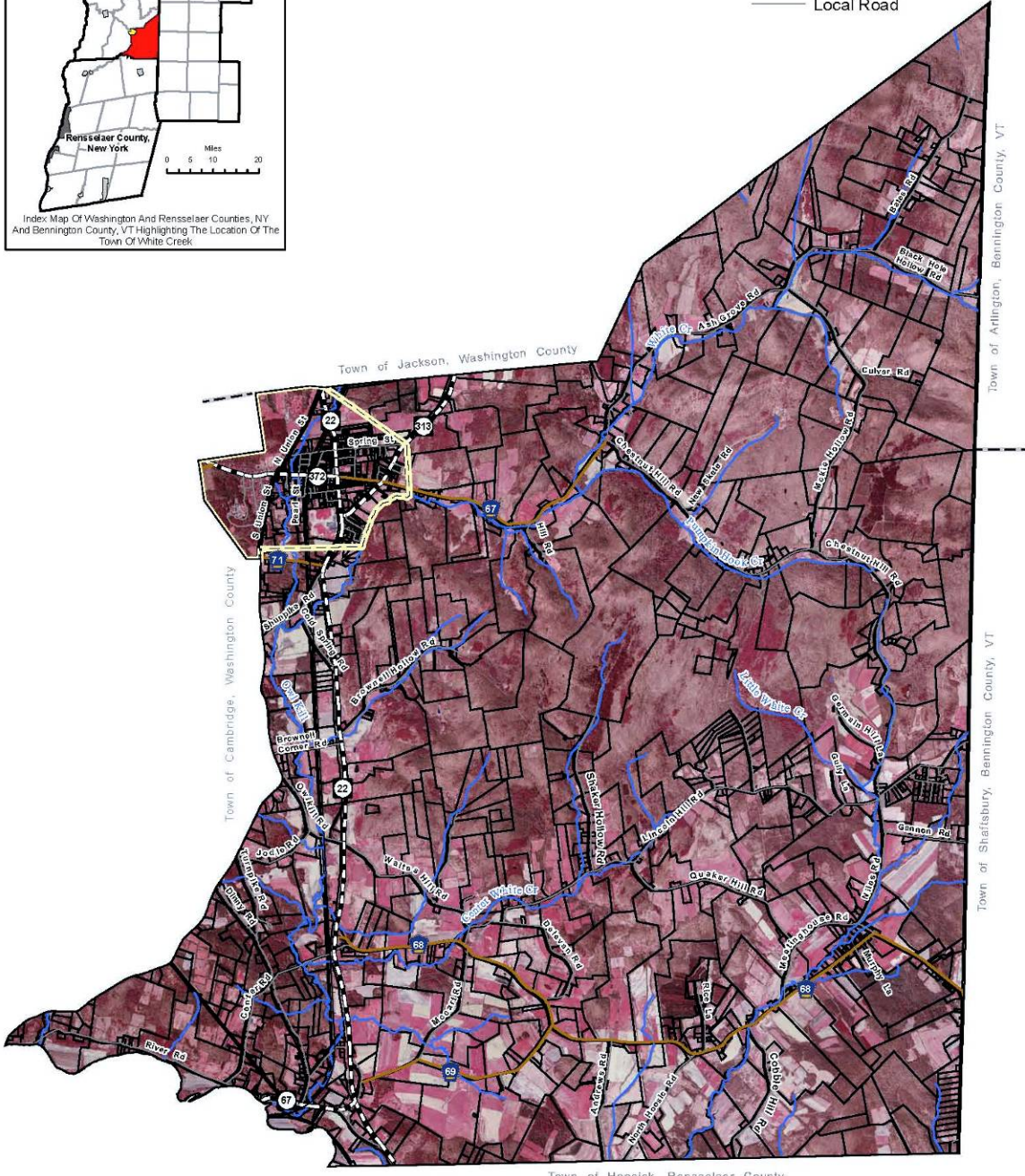
The Village of Cambridge is an important element of the Town's vitality. The Village has a traditional, pedestrian-friendly "main street" character, historic sites and structures, array of cultural opportunities and a unique mix of services. In most respects, the Village of Cambridge is social, civic, and economic center of the community. Though it is a separate geopolitical entity, it is important to White Creek's character and more densely developed than the greater Township. Two-thirds of the Village is located within the Town of White Creek.

In addition, there are two hamlets in the Town. Located in the eastern section of the town is the historic hamlet of White Creek home to a general country store, fire department, Jermain Church, and Jermain Hall (an historic community center for the town) along with a number of residencies. A portion of the Hamlet of Eagle Bridge which straddles White Creek and the Town of Hoosick is located in the southwest of the town housing light industry, a restaurant and farm stand.



Legend:

- Town of White Creek Boundary
- Village of Cambridge Boundary
- Boundary of Adjacent Municipality
- Parcel Boundary
- Streams
- Railroad
- Roads**
- State Route
- County Road
- Local Road



Data Sources:

1. Parcels - Washington County Office Of Real Property Services, 2006
2. Orthophotos - N.Y.S. Dept. Of State, April 2001
3. Roads - NYSDOT, 1998
4. Surface Waters - NYSDDEC, 2001



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Town of White Creek Comprehensive Plan

Figure 1
General Location Map And Orthophoto

Town of White Creek
Washington County, New York

| | |
|----------|------------|
| Drawn: | CLC |
| Date: | 05/15/2006 |
| Scale: | 1:54,000 |
| Project: | 90629.01 |
| Figure: | 1 |

2.2 Regional Setting

The Town of White Creek is constituted of approximately 28,300 acres of land or about 47.9 mi²). As shown on Figure 1, *General Location Map and Orthophoto*, the Town of White Creek is located at the southeasterly corner of Washington County, New York. The Town is bordered by the Town of Cambridge to the west and the Town of Jackson to the north; the Town of Hoosick in Rensselaer County to the south; and the Towns of Shaftsbury and Arlington in Bennington County, Vermont to the east.

Due to its location at the edge of both the Capital District of New York and the Bennington, Vermont region, White Creek has grown at a slow but steady pace. Within an hour's drive, one can take advantage of the nature resource and recreation opportunities in the Adirondack Park and Lake George, the cultural, economic and educational opportunities in the Capital District and the cultural, entertainment and retail opportunities in the Saratoga Springs, Manchester VT, or Williamstown, MA area. These more urban centers have provided employment opportunities to Town of White Creek residents.

While these more urban entities have expanded significantly, the rural character of White Creek has to date been retained and change has thus far been incremental. However, the community is becoming more susceptible to development pressures. Nearby Saratoga County is expanding rapidly and serves as the fastest growing county in New York State and the impact of unfolding economic development plans for Malta loom.

2.3 Historical Background

Originally the Pompanuck Indians lived in White Creek. Europeans commenced settlement between 1761 and 1765. The Town of White Creek was taken from Cambridge in 1815 by an act of legislature, and in 1816 the first town officers were elected. One third of White Creek is on the Cambridge Patent, and the remainder of its territory is included in the Schermerhorn, Lake & VanCuyler, Wilson or Embury, Bain, Grant and Campbell patents.

By the late 19th Century the principal villages of White Creek were: White Creek, Martindale Corners, Pumpkin Hook, North White Creek, Dorr's Corners, Ashgrove, Post's Corners and Centre White Creek. White Creek was one of the important early business centers of the southern part of the county. By 1820, White Creek was the largest village sporting a hat factory, grist mills, cotton factory, flax mill, woolen mill, tanneries, manufacturers of scythes, hoes and axes as well as around this time a large prosperous general store and post office. Pumpkin Hook (now Chestnut Hill Road) used a network of creeks to become a mini-industrial center—hosting by the early 19th century a mill, chair factory, clock and comb factory as well as a woolen mill as well as a machine shop. Competition elsewhere in the country led to their demise.

Sheep raising was an extensive industry in the Town of White Creek in the early years. Flocks of sheep as large as 2,000 were owned by single persons in 1850, when there were over 30,000 sheep kept in the town. An interest in sheep farming was supplanted by dairy farming and the raising of flax and potatoes. In 1877 Jermain's White Creek village creamery was established.

The completion of The First Northern Turnpike (North/South Union Route 22 in 1799) opened up new markets in Troy for area farmers, allowing the already strong base in agriculture to expand. The following year, in 1800, Cambridge Washington Academy was erected in the Village. (About

many existing residences in the historic district of the Village of Cambridge and hamlet of White Creek have Federal characteristics harkening to their construction during this era.

The arrival of the Troy Rutland Railroad through Cambridge in 1852 signaled another turning point for the Township of White Creek, particularly the Village. During the latter half of the 19th century, Cambridge was the heart of Washington County, through which passengers traveled between Albany and Rutland. The railroad allowed the smaller but significant agricultural industries to further expand by connecting Cambridge to nearby cities such as Albany and Rutland, and to larger cities such as Boston and New York City. For example, the railroad exported dairy products from local farmers, delivering fresh milk to the surrounding big cities. Around this time, the predominant industry in agriculture shifted from wool or flax to dairy farming—products of which (particularly cheese) were in high demand in the nearby urban centers .

2.4 Land Use

The Town of White Creek is divided into 1,926 tax parcels and the Town encompasses approximately 29,450 (+/-) acres. Figure 2, *Existing Land Uses*, along with Table 1 illustrates the range of land use types within the Town of White Creek. This information is based on Washington County’s assessment data.

Table 1. *Land Use in the Town of White Creek* provides information on various land use types within the Town. Based on assessment data, the three dominant land use categories within the Town of White Creek are Residential, Agriculture, and Vacant Land. The Residential Use category is the largest, accounting for 43.5% of the Town’s land area. Agricultural uses comprise 23% of the Town’s land area. Vacant Land accounts for 20% of the Town’s total land area.

Table 1. Land Use in the Town of White Creek
(Excluding the Village of Cambridge)

| Land Use Classification | Acres | % of Land Use in Classification | # of Parcels | Mean Parcel Size (acres) |
|---|-----------------|---------------------------------|--------------|--------------------------|
| Residential (Rural Residential All other residential) | 12,827.6 | 43.5% | 1,241 | 10.3 |
| Agriculture | 6,800.9 | 23.1% | 138 | 49.3 |
| Vacant | 5,865.6 | 19.9% | 356 | 16.5 |
| Wild, Forested, Conserved Lands and Public Parks | 2,893.0 | 14% | 14 | 206.6 |
| Commercial | 361.8 | 1.2% | 96 | 3.8 |
| Industrial | 40.1 | 0.1% | 11 | 3.6 |
| Public Services | 93.4 | 0.3% | 22 | 4.2 |
| Community Services | 483.9 | 1.6% | 39 | 12.4 |
| Recreational and Entertainment | 36.6 | 0.1% | 3 | 12.2 |
| No Data Provided on Land Use | 52.2 | 0.2% | 6 | 8.7 |
| Total | 29,455.2 | 100% | 1,926 | |

A land use category that includes Wild, Forested, Conservation Lands and Public Parks comprises nearly 14% of the Town’s land area, while Commercial Land and Industrial Land collectively account for less than 2% of the Town.

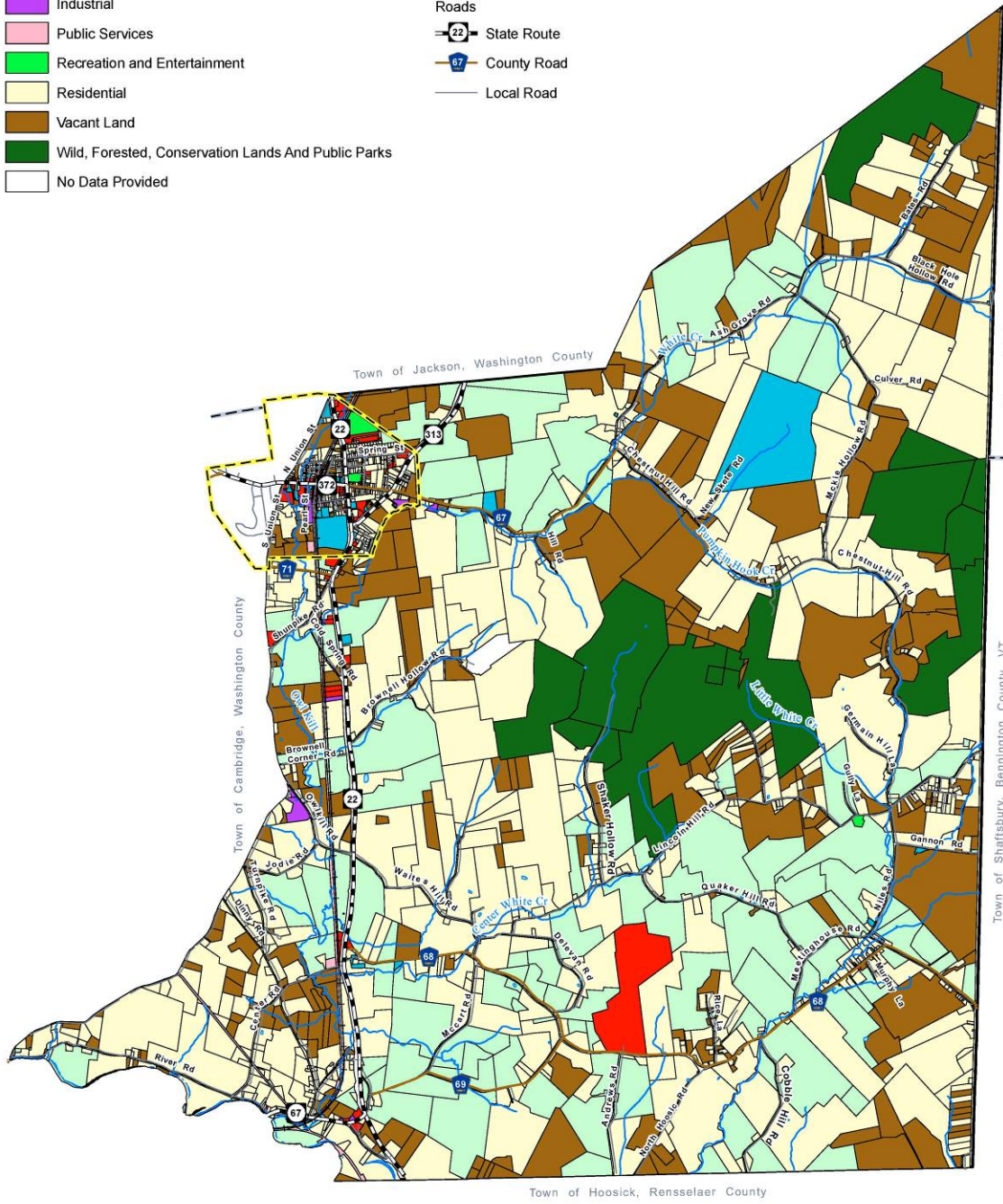
It should be noted that assessment data does not necessarily provide an accurate picture of the land use pattern in a rural community such as White Creek. Though 43.5% of the land in Town is classified as Residential, many of the residential parcels contain a single house with substantial acreage. In other words, most of the land on these parcels is undeveloped, vacant open land, forested or used for agricultural purposes.

Legend:

Existing Land Use

- Agricultural
- Commercial
- Community Services
- Industrial
- Public Services
- Recreation and Entertainment
- Residential
- Vacant Land
- Wild, Forested, Conservation Lands And Public Parks
- No Data Provided

- Village of Cambridge Boundary
- Boundary Of Adjacent Municipality
- Streams
- + Railroad
- Roads**
- 22 State Route
- 67 County Road
- Local Road



Data Sources:
 1. Land Use - Washington County Office Of Real Property Services, 2006.
 2. Roads and Railroads - NYS DOT, 1999.
 3. Surface Waters - NYS DEC, 2001.



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Town of White Creek Comprehensive Plan

Figure 2
Existing Land Use

Town of White Creek
 Washington County, New York

| | |
|----------|------------|
| Drawn: | CLC |
| Date: | 09/17/2006 |
| Scale: | 1:54,000 |
| Project: | 90629.01 |
| Figure: | 2 |

2.4.1 Residential Land

There are 1,241 parcels totaling 12,827 acres are categorized as Residential--constituting 43% of the town's land area. However, as noted below, as of the 2000 census there were only 1,466 housing units in the Township. The majority of residential parcels contain a single house with substantial undeveloped acreage. (A majority or 70.6% of houses are single unit detached homes, 14.7% of the homes are mobile homes and about 13% of housing units are part of 2-9 unit dwellings). The mean residential parcel is 10.3 acres. Residential parcels are clustered largely in the east of the town particularly the Village of Cambridge and, to a lesser degree, the two hamlets of Eagle Bridge and further west toward Vermont, White Creek. Otherwise homes are sprinkled throughout the northern and central more mountainous town. Hence, the residential parcels contribute to the rural, open space and in some cases the working landscape character of the community.

2.4.2 Agricultural Land

At least twenty-three percent of land or 6,800 acres of property broken out into 138 parcels is used for agricultural purposes. There is a predominance of agricultural land to the south east of the Township.

Agricultural uses comprise over 23% of the Town's land area. With regard to land use, Town of White Creek Assessor Parcel Classification derived from 2004 Real Property Tax Data suggests that potentially closer to 36% of the land has agricultural related classifications. See Table 2:

Table 2. *Property Class Codes of Agricultural Related Land Uses*

| Property Class Code | Land Use | No. of Parcels | Acreage |
|---------------------|--|----------------|---------|
| 112 | Dairy Products: Milk, butter, cheese | 12 | 2,125 |
| 120 | Field Crops | 4 | 352 |
| 241 | Primary Residential also used in agricultural production | 40 | 3,429 |
| 105 | Agricultural Vacant Land | 78 | 4,323 |
| 110 | Livestock and Products | 1 | 230 |
| 321 | Abandoned Agricultural Land | 4 | 290 |
| | Total | 139 | 10,749 |

Figure 6 developed with assistance from the Agricultural Stewardship Association locates agricultural properties. More information about agriculture in the Township is found in Section 2.13 below.

2.4.3 Vacant Land

Nineteen percent (19%) of White Creek's land is categorized as vacant. There are currently 356 parcels of land totaling 5,865.6 acres, which are classified as vacant, with a mean parcel size of 16.5 acres.

2.4.4 Commercial and Industrial

Less than 2% of the Town of White Creek's land is classified as Commercial or Industrial. Commercial development has occurred along the major NYS Routes within the Town namely clustered along Route 372 (Main Street) in the Village of Cambridge, along NYS Route 22 (within the Village and less densely south of the Village), the western end of Route 313 (location of health care providers) and where Route 22 meets Route 67 in Eagle Bridge. The character of the Village's commercial center is compact and historic—harkening back to the late 19th Century when the community was in its hayday. Sprawl outside the Village is limited though new commercial venues have been developed along Route 22 South of the Village.

The Commercial land class includes apartment buildings (of which there are two large 20+ unit senior housing complexes in the Village and another multi-unit on Route 68), restaurants, snack bars, auto dealers, gas stations, auto-body and repair shops, storage warehouse, shopping centers, office and professional buildings and retail establishments.

Small industrial parcels are scattered primarily in the east part of the township along major NY State Routes. Off of NYS Route 372, in the center of the Village of Cambridge sits VARAK Park, Vermont Timber Frame, and Eastern Casting. Outside and south of the Village environs, along Route 22 is the Cambridge Valley Industrial Park which includes Morcon and Cambridge Pacific. A second and larger parcel housing ProPak and a seed packaging company rests alongside Owlkill Road. At the juncture of Route 22 and Route 67 lie other parcels housing Eagle Bridge Machine and Tools.

2.4.5 Wild, Forested and Conserved Lands

Figure 5, *Parks, Trails, and Conserved Lands*, illustrates the Town of White Creek's recreational resources and protected lands. These recreational and open space resources contribute to the rural character and lifestyle of the White Creek community. The Town contains a few small parks, several large state reforestation areas and agricultural lands that have been conserved.

State Reforestation Land: The State of New York owns three blocks of forestland in the Town which collectively encompass more than 3,000 acres. This represents approximately 10% of the Township's landmass. The largest forested block of land is Mt. Tom State Forest, which is located in the center of the Town; north of Lincoln Hill Road and along both sides of Notch Lane. The Mt. Tom State Forest contains approximately 1780 acres of woodland. The second largest forest is named Chestnut Woods State Forest. This forest is located on the eastern edge of the Town between Chestnut Hill and the Vermont border. Chestnut Woods State Forest contains approximately 800 acres of woodland. Finally, Goose Egg State Forest is located on the northern boundary of the Town. This forest contains approximately 450 acres and lies between Bates Road to the south and the 512 acre Battenkill State Forest to the north, with which it is contiguous. (The Battenkill River borders the Battenkill State Forest at Eagleville, Town of Jackson.

Unit Management Plans (UMP's) have not been drafted for these forests. UMP's are written by NYS Department of Environmental Conservation planners for DEC lands statewide. The plans assess the forests' natural and physical resources, identify opportunities for recreational use, and consider the ability of the resources and ecosystems to accommodate public use. They also identify management objectives for public use, consistent with land classification guidelines and the wild character of the lands.

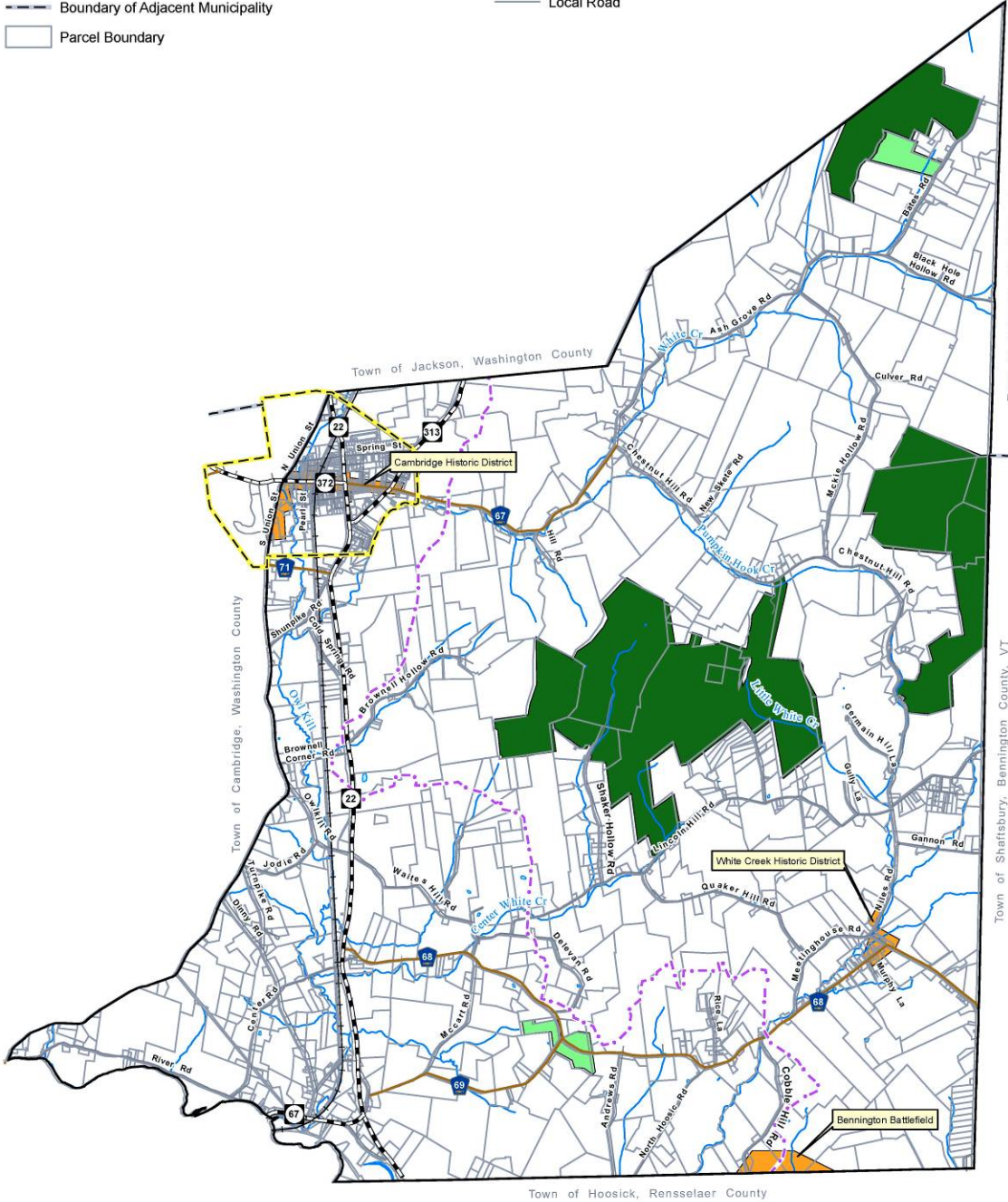
State Forest management focuses on four main areas:

1. Timber – Managing for timber production by using accepted forestry principles.
2. Recreation – Allowing for recreation such as hunting, trapping, fishing, camping, photography, cross-country skiing, snowshoeing, etc. Trail development is done through the UMP process.
3. Wildlife – Using forestry practices that provide wildlife habitat and food benefits. Hunting is another form of wildlife management.
4. Watershed protection – Ensuring that timber harvest, recreation, and other actions that could affect water quality are conducted in a manner that reduces or eliminates erosion and siltation of streams, ponds and wetlands.

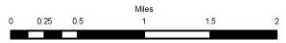
As of this date, public input on the upcoming UMP drafts for these forests is still being solicited.

Legend:

-  Snowmobile Trail
-  State And National Register Listed Historic Sites
-  State Reforestation Areas
-  Lands Conserved By The Agricultural Stewardship Association
-  Village of Cambridge Boundary
-  Boundary of Adjacent Municipality
-  Parcel Boundary
-  Streams
-  Railroad
- Roads**
-  State Route
-  County Road
-  Local Road



- Data Sources:**
1. Parcels - Washington County Office Of Real Property Services, 2006
 2. Historic Sites and Snowmobile Trails - N.Y.S. Office of Parks, Recreation and Historic Preservation, 2006.
 3. ASA Conserved Land - Agricultural Stewardship Association, 2006.
 4. State Reforestation Areas and Roads - NYSDOT, 1999.



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| Dutchess County Office: 21 Fox Street Poughkeepsie, New York 12601 Phone: (845) 454-3990 | Orange County Office: 306 Meadow Avenue Newburgh, New York 12550 Phone: (845) 567-1133 | Capital District Office: 547 River Street Troy, New York 12180 Phone: (518) 273-0095 | North Country Office: 100 Glen Street Glens Falls, New York 12801 Phone: (518) 512-0513 |
|---|---|---|--|

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Town of White Creek Comprehensive Plan

Figure 5

Parks, Trails And Conserved Lands

Town of White Creek
Washington County, New York

| | |
|-----------------|-------------------|
| Drawn: CLC | Date: 06/18/2006 |
| Scale: 1:54,000 | Project: 90629.01 |
| Sheet: 5 | |

2.4.6 Public Services

There are 22 parcels totaling 93.4 acres which are categorized as public services

2.4.7 Community Services

There are 39 parcels totaling 483.9 acres or 1.6% of the Town's land area in this category. They include the Cambridge Central School, Town and Village facilities, lands associated with the Fire Departments, and New Skete.

2.4.8 Recreation and Entertainment

There are three parcels totaling 36.6 acres in this category. They include the White Creek Recreation Field on Lincoln Hill (about 300 yards from Niles Road) and a parcel north of the Village on Route 22. The approximately four-acre White Creek Recreation Field was recently donated by the White Creek Fire Department (and previously Ben Niles) to the Town of White Creek.³ The parcels includes a softball diamond in good condition, a basketball court (almost regulation size and in need of new nets), a tennis court (blacktopped and in need of a new net), playground, and picnic area. Capital improvements planned include rehabilitating the 'snack shack'. The park is open to the public, several adult softball leagues from the area (including Bennington) use the softball field two-three times a week in the summer. There is a famed Softball Tournament held the first weekend in August which typically involves sixteen teams. Its operation is financed through the efforts of a small recreation committee (primarily through a fundraiser held during the annual softball tournament). The Town of White Creek carries the insurance on the parcel and has appointed a White Creek Recreation Committee to manage the property; and the softball leagues, which use the field in the summer, mow the lawn and are facilitating improvements to the snack shack.

2.4.9 Mining

There are two modest, locally-owned and managed gravel and sand mines in White Creek which are significantly regulated by NYS Department of Environmental Conservation.

2.5 Climate

White Creek is within a region with a humid continental climate, with a wide temperature range, heavy winter snowfall, and moderately heavy total annual precipitation. Mean annual precipitation in the town is about 40 inches, which is above the US average. Mean snowfall is about 60 to 70 inches. Precipitation is fairly evenly distributed throughout the year, but is usually heaviest in late winter and spring.

The growing season averages 150 days, with an average date of May 7th for the last killing frost, and October 5th for the earliest killing frost. (This section taken from Greenwich Comp plan)

³ Note: The Ben Niles Family previously owned the parcel and donated it to the White Creek Fire Department under the condition that if the recreation field were ever to be abandoned the Fire Department would be able to sell the land and use the proceeds. The Fire Department transferred ownership of the field to the Town of White Creek in recent years.

2.6 Soils and Bedrock Geology

Soils within Washington County formed from the deposition of glacial deposits during the Wisconsin age, perhaps as recent as 25,000 years ago. During this period of glaciation, most of New York was buried under a mass of ice that was centered in eastern Canada. The ice was thick enough in the Adirondacks and Catskill Mountains to cover the highest peaks. Pressure from thousands of feet of ice and its movement outward toward less thick ice regions churned up the earth's surface. Rock was ground into fragments that ranged in size from boulders to the smallest clay soil particle. Some of the underlying bedrock, consisting of shale, slate, sandstone, limestone and syenite and granite gneisses, was ripped from its foundation and moved forward with the advancing glaciers. The glaciers generally moved from north to south at right angles to the bedrock belts, but tongues of ice followed the major valleys.

When the glaciers receded 10 to 12 thousand years ago, soil and rock contained within the ice was deposited on the exposed bedrock. These deposits, called glacial till, varied in thickness. As the glaciers melted, large quantities of water ran off and carried with it a heterogeneous mixture of stones, gravel, sand, silt and clay. Some of the transported material was sorted and redeposited in layers of sand and gravel to form outwash plains, kames, eskers and deltas. Many of the gravel and sand pits located in the Town of White Creek are located in these types of glacial deposits. In other areas, the glacial till was piled in belts of hills, called moraines. In some low lying wet depressions, small areas of organic soils from decomposing plant material formed. More recently, alluvial deposits within floodplains build the soils within stream valleys. These soils are some of the more productive and fertile in the Town.

Many of the soils in the southern half of the Town of White Creek are characterized as being deep, contain a fragipan⁴¹, and formed in glacial till on uplands. These soils are also found on the upland areas surrounding White Creek and Pumpkin Hook Creek. The dominant soils in these areas are part of the Bernardston-Nassau association. The soils in the association are gently sloping to sloping and the Bernardston soil series consists of soils that are deep, well drained to moderately well drained, and medium-textured. The Nassau soil series consists of soils that are shallow, somewhat excessively drained and medium-textured. The other dominant soil group mixed with the Bernardston/Nassau association is the Scriba-Sun association. These soils are nearly level and sloping, deep, somewhat poorly drained to very poorly drained and medium-textured. All of these soils formed in glacial till from shale, slate and sandstone. These soils are predominantly used to grow row crops and hay and are also used as pasture.

The wooded portion of the Town, consisting of the central and northern land masses, contain shallow soils that formed in glacial till over bedrock. They are composed predominantly of two soil associations, the Nassau-Bernardston association and the Nassau-Rock outcrop association. Both are hilly to very steep. These soils are poorly suited for agricultural production due to slopes of greater than 15 percent, the percent coarse fragments (cobbles, stones and boulders) within the soil profile and the relatively thin solum. However, the timber grown on these soils help support local sawmills and the State's forest products industry.

Soils found within the floodplains of the Hoosic River, Owl Kill, White Creek and Little White Creek are deep and formed in recent alluvium. The soils located from the confluence of White Creek and Pumpkin Hook Creek east consist of deep soils formed on plains, terraces, kames, eskers and deltas in glacial outwash deposits. These deposits are also found east of the

⁴ A fragipan is a very dense, loamy, brittle, subsurface horizon that is very low in organic matter content and clay, but is rich in silt or very fine sand. In general, fragipans impede the movement of water and obstruct root development.

Village of Cambridge along Ashgrove Road and northeast along State Route 313 and 22 as well as along the flats in the Hamlet of White Creek. They are generally characterized as being part of the Hoosic-Otisville association. These areas are nearly level to gently sloping, somewhat excessively drained and moderately coarse textured gravelly soils that were formed in water-sorted deposits from shale, slate, sandstone and gneiss. These soils are predominantly used for the production of corn for silage as well as for grain corn. They are among the most productive soils found in the Town.

Soils located within the floodplain of Little White Creek, Owl Kill and the Hoosic River are part of the Limerick-Saco-Fluvaquents association and the Teel-Hamlin association. Both are nearly level, deep, medium-textured, and formed in recent alluvium that is high in silt and very fine sand. The soils in the Limerick-Saco-Fluvaquents association are poorly drained to very poorly drained while the soils in the Teel-Hamlin association are somewhat poorly drained to well drained.

2.7 Groundwater

According to a 1974 report by Hans Klunder Associates entitled Land Development Capability in Washington County New York, “Aquifers are zones of deposits below the earth’s surface capable of producing large quantities of water. In Washington County aquifers are limited to large deposits of coarse grained outwash materials. The source of water in these aquifers is predominantly the rainwater which is absorbed by these deposits and the soils adjacent to them. These recharge areas are (often) also some of the most desirable lands for development because they are flat and the gravel soils are good for septic leach fields. Consequently these areas must be protected to ensure that excessive septic effluent is prevented from reaching the water table, and that paving is not allowed, preventing replenishment of water. An adequate water supply is important as it is from these aquifers that streams, springs and brooks develop. Many may drill wells for domestic water supply.

The report contains a map documenting where aquifers in Washington County are located. See Figure 4 which focuses on Hydrology. It appears that the Village rests largely on an aquifer and that the aquifer extends south parallel to State Route 22, widening significantly near McCart Road between County Routes 68 and 69. Another branch of the aquifer extends along Ash Grove Road including a small break through to Black Hole Hollow. Another section of aquifer is located around the hamlet of White Creek.

2.8 Water Resources

Important and sensitive environmental features are located throughout the Town of White Creek. They include streams, wetlands, 100 year floodplains, and areas of steep topography (slope). Figure 3, *Environmental Features*, illustrates the location of these environmental features throughout the Town.

2.8.1 Lakes

There are no lakes in the Town of White Creek. Several lakes, however, are located to the north of the Town of White Creek in the Town of Jackson. Two recreational lakes are Hedges Lake and Lake Lauderdale. The latter houses a County-owned and maintained park which offers swimming, picnicking and hiking trails.

2.8.2 Rivers and Streams

There are numerous creeks and streams that flow throughout the Town. Figure 3, *Environmental Features*, illustrates the location of all the streams within the Town. All water bodies in the state of New York have been assigned classifications for best use and standards of quality and purity by the New York State Department of Environmental Conservation (NYSDEC). Classifications are based upon water quality at the time of sampling as well as past, current and desired uses of the water. Class-A waters are suitable for drinking water; Class-B waters are suitable for primary contact recreation (i.e. swimming); Class-C waters are suitable for fish propagation; and Class-D waters are suitable for secondary contact recreation, such as boating. It is important to note that a Class-D designation does not necessarily imply that the water is polluted. The symbol (T) after any class designates that the waters contain trout and the symbol (TS) after any class designates that the waters are suitable for trout spawning. Modification or disturbance of the bed or banks of protected streams that are classified C(T) and above requires a permit from the NYSDEC. A permit may also be required for work in a class D stream if it has been designated a trout stream or brook. Both C and D may be protected below mean high water for disturbance or fill if the stream is considered to be navigable.

The major streams throughout the Town are classified as follows:

Table 3. Stream Classifications in the Town of White Creek

| Stream | Classification |
|--------------------|-----------------------|
| Owl Kill | Class C(T) |
| Pumpkin Hook Creek | Class A(TS) |
| White Creek | Class A(TS) |
| Center White Creek | Class C |
| Little White Creek | Class A(TS) |

The Town is also bounded on its southwest corner by approximately 3.7 miles of the Hoosic River. Although this section of the River has a history of environmental problems such as chemical spills, it does contain a population of rainbow and brown trout along with warmwater species such as black bass, sunfish, bullhead, and yellow perch.

2.8.3 Wetlands

Wetlands are prevalent in low lying areas and along streams throughout the Town of White Creek. In total there just over 1,800 acres of lands classified as wetlands in the Town. As noted in Figure 3, wetlands are found in the western part of the Township near the Village of Cambridge and west of Route 22. Scattered smaller pockets of wetlands are also found in the southern portion of the Township. The term “wetlands” means those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas.

Wetlands serve many important functions including: providing habitat for wildlife and plants, playing a role in storm water management and flood control, filtering pollutants, recharging groundwater, and providing passive recreational and educational opportunities.

Both the New York Department of Environmental Conservation (NYSDEC) and the U.S. Army Corps of Engineers (ACOE) regulate wetlands in New York State.

NYSDEC freshwater wetlands are protected under Article 24 of the Environmental Conservation Law, commonly known as the Freshwater Wetlands Act (FWA). The FWA directs the NYSDEC to regulate freshwater wetlands in the state. The FWA protects those wetlands larger than 12.4 acres in size, and certain smaller wetlands of unusual local importance. Wetlands that are regulated by the NYSDEC are mapped, making them relatively easy to identify. There are 818.9 acres of NYSDEC Wetlands in White Creek.

Under Section 404 of the Clean Water Act, the ACOE has jurisdiction over navigable waters of the United States, as well as their tributaries and adjacent wetlands where the use, degradation or destruction of such waters could affect interstate or foreign commerce. These include nearly all

wetlands larger than 1/10 of an acre. ACOE regulated wetlands are not mapped as such. For the purposes of this report, we have utilized the U.S. Fish and Wildlife Services National Wetlands Inventory (NWI) to show the location of probable wetlands. In total there are 1,019.1 acres of USFWS NWI Wetlands in White Creek.

The presence of hydric soils is another good indicator of the possible presence of a federally regulated wetland. In any case, field verification is necessary when development activity is planned to determine the existence and exact extent of these wetlands so that disturbances can be avoided.

2.8.4 Flood Plains

Areas bordering on a stream, river, pond, lake or wetland that are periodically submerged by floodwater are considered to be floodplains. Floodplains serve two important purposes; they act as temporary natural water storage areas during periods of high water after heavy rains or melting snow, and they reduce peak flows during flooding, therefore limiting downstream bank erosion. Flood zones, as identified by the Federal Emergency Management Agency (FEMA) in the Village constitute 113.8 acres primarily along the banks of the Cambridge Creek (in the Town of Cambridge), and the Owlkill and White Creeks (in the Town of White Creek).

Beyond the Village, there are a number of floodplains but maps are not digitized so specific acreage is not available. Flood plans follow along the banks of the Owlkill and to the eastern boundary of the county along the Hoosic River and for the eastern most portions of the White Creek.

2.8.5. Natural Resources: Wildlife and Vegetation

White Creek is home to a range of habitats and diverse species of wildlife and vegetation. Natural areas within the township provide a range of habitats, from dry uplands and rich upland forests to flood plains, streams and wetlands. Hence, there is a rich representation of native biota of the region. For example, the area supports over 100 species of birds given the diverse habitat.













The thousands of acres of forests in the Township are dominated by sugar maple and American beech trees. Other common hardwood species include American elm, white ash and pignut and shagbark hickories and there also are many white pines. Mount Tom State Park in particular offers a variety of important and unique species. Moose and bobcats can be occasionally spotted, black bear are becoming more prevalent, and grey foxes, fisher, raccoons and opossum are ever present.

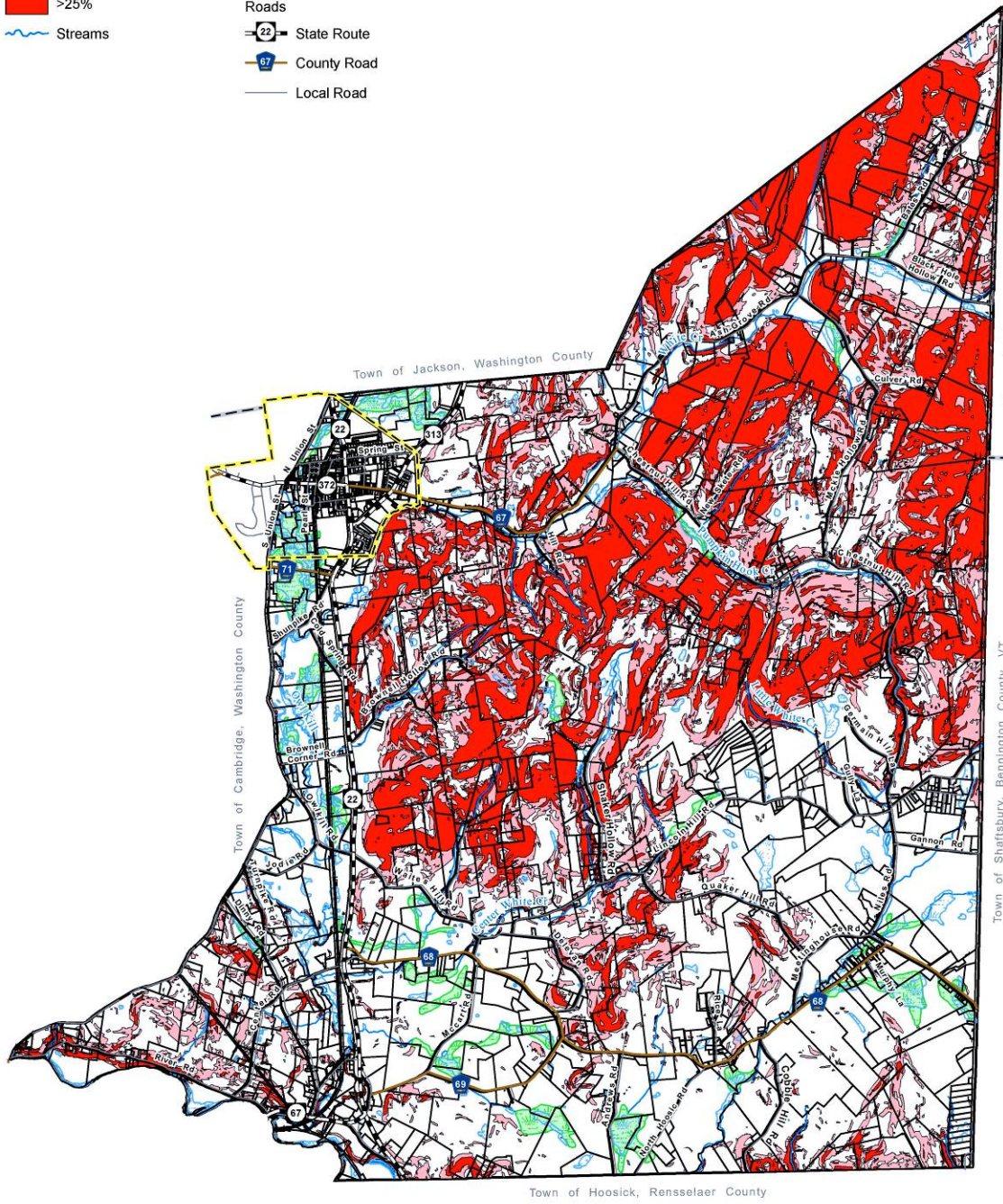
As noted in the Town of Cambridge Comprehensive Plan, “Common crops, especially alfalfa and corn, provide valuable food sources for such wildlife as white-tailed deer, wild turkeys, and waterfowl....Farmlands too support a wide variety of birdlife. Bluebirds, mourning doves, and goldfinches are common but grassland birds such as meadowlarks and bobolinks appear to be on the decline, probably because modern haying practices preclude their successful nesting. Coyotes, red foxes well as eastern cottontails and woodchucks are common near farmland and bear are becoming more prevalent in forested areas.”

See Appendix 4 for more information about tree and bird species. Community members are planning to draft additional information about the diverse habitats of the Town and impact on wildlife and species to include in later versions of this report.

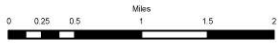
Outdoor recreation is a way of life in White Creek. The natural beauty of its fields, forests, hills and streams are enjoyed year-round by sporting enthusiasts such as fishermen, hunters, hikers, cross-country skiers, bicyclists, runners and snowmobilers. There is a reasonable amount of formal and informal public access; with over 3000 acres of state forests, and the Battenkill and Hoosic Rivers only a few miles away. The Town's proximity to the mountains of nearby Vermont and the Adirondacks is also valued by many.

Legend:

-  USFWS NWI Wetlands
-  NYSDEC Wetlands
- Steep Slopes**
-  16% - 25%
-  >25%
-  Streams
-  Parcel Boundary
-  Village of Cambridge Boundary
-  Boundary of Adjacent Municipality
-  Railroad
- Roads**
-  State Route
-  County Road
-  Local Road



- Data Sources:**
1. Parcels - Washington County Office Of Real Property Services, 2006.
 2. NYSDEC Wetlands - NYSDEC, 1999.
 3. USFWS NWI Wetlands - USFWS, 2006.
 4. Surface Waters - NYSDEC, 2001.
 5. Roads - NYSDOT, 1999.
 6. Slopes - USGS Digital Elevation Model data, 1999.



CHAZEN ENGINEERING & LAND SURVEYING CO., P.C.

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|---|---|---|---|
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|---|---|---|---|

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Town of White Creek Comprehensive Plan

**Figure 3
Environmental Features**

Town of White Creek
Washington County, New York

| | |
|----------|------------|
| Drawn: | CLC |
| Date: | 09/17/2006 |
| Scale: | 1:54,000 |
| Project: | 80629.01 |
| Figure: | 3 |

2.9 Topography and Slope

As noted in Table 4, 57.4% of the land within the Town has slopes between 0-16%. Almost one-quarter of the land in the Town of White Creek is very steep with slopes of over 25%. A majority of the parcels in the northeasterly portion of the Town have slopes greater than 25%. These areas tend to follow stream corridors and smaller drainage ways that are tributaries to the stream. Typically, slopes are expressed in three categories related to land development suitability. The categories are severe limitations to development (slopes greater than 20%), moderate limitations (slopes ranging from 10-20%), and none to slight limitations (slopes ranging from 0-10%).

Figure 3 above identifies areas of slope throughout the Town .

Table 4: Slope in White Creek

| Slope Categories | Acres | Percentage of Acres |
|------------------|----------------|---------------------|
| 0 - 16% | 16,904.2 | 57.4% |
| >16 – 25% | 5,717.9 | 19.4% |
| >25% | <u>6,833.1</u> | <u>23.2%</u> |
| | 25,455.2 | 100% |

Development activities on steep slopes increase the risk of erosion and sedimentation, soil instability, and may increase the cost of development due to engineering expenses. It is best to avoid development on steep slopes (usually defined as greater than 15% or 20%) when possible. At the very least, it is useful to judiciously remove the natural vegetation to avoid soil erosion and soil instability.

2.10 Transportation and Infrastructure

2.10.1 Road and Street Classification

Approximately 85 miles of road snake through the Town of White Creek—none bigger than two lanes and a large percentage are dirt. They are maintained by four different public entities with the lion’s share of maintenance falling to the White Creek Highway Department.

There are about 11 miles of State Routes 22, 372, and 67 run through the Town of White Creek. The roads are maintained by the New York State Department of Transportation (NYSDOT). Route 372 also functions as Main Street in the Village of Cambridge. Route 22 is the primary north south highway through the Town and the Village. It is known as Park Street within the Village limits. Most of the small amount of commercial and industrial development that exists in the Town, outside of the Village, is located along or in close proximity to State Route 22.

Washington County owns and maintains several rural highways in White Creek constituting about 11 miles. These include County Routes 67 and 71 in or near the Village of Cambridge, and County Routes 68 and 69 in the southern portion of the Town. The Village of Cambridge maintains approximately 11 miles of Village streets.

The remaining roads in White Creek totaling 54.4 miles are owned and maintained by the Town Department of Public Works or to a lesser extent the Village. About half of these Town roads (totaling 28 miles) are paved and 26.5 miles are unpaved.⁵ As a resident pointed out, the character of these unpaved dirt roads—often narrow, stone walled, and tree arched keeps the traffic slow and safe and invites walking and horseback riding. The vault of trees slows the drying of the road, reducing dust, and gives shade to walkers.

According to the Highway Superintendent dirt roads cost three times more to maintain annually than blacktopped roads and he estimates that over a 6-10 year period initial capital investments in blacktopping would be recouped through lower maintenance fees. Future projects include: upgrading the bridge at Nolans Farm, replacing the South Union Street bridge (in the Village in collaboration with the Town of Cambridge), addressing problems on Quaker Hill (which in addition to upgrading the road includes fixing the bank and drainage issues), and cutting back brush and trees along the roadside.

The White Creek Highway Department is lead by a Highway Superintendent who manages a four person crew. The Department has five dump trucks, 2 single axel trucks, 3 tandems, a grader, backhoe, loader and tractor (with wood chipper and mower attachments).

Residents’ informal observations suggest that traffic on many of the roads maintained by the Town of White Creek has increased over the past five- ten years. However, Estimated Annual Average Daily Traffic (AADT) studies undertaken by New York State Department of

⁵ Unpaved roads include: River Road, Denny Road, part of Stage Road, South Old Stage, McCart Drive, Gifford Lane, Andrews Lane, Cobble Hill, Gannon Road, Gully Lane, Notch Lane, Hunt Lane, Quaker Hill, Shaker Hollow, Jermain Hill Lane, Devalan Road, McKie Hollow Road, McKie Hollow Lane, Bodensstab Lane, Fire Lane, Waites Hill, Black Hole Hollow, Bates Road, New Skete Lane, Hill Lane, Cold Spring Lane, Brownell Corner Road, Brownell Hollow Road

Transportation show traffic holding fairly steady at an average of about 6,000 AADT between 1998 and 2004 along NYS Route 22 between Route 313 and Route 372. (See Footnote)⁶

Though there is a privately owned taxi services, there is no public transportation that serves the Village of Cambridge or the Town of White Creek.

2.10.2 Water and Sewer

The Village of Cambridge supplies water to residents within the Village boundaries. The water system in the Village is privately owned by Aqua Source. The Town of White Creek does not have a public water or sewer system. Private wells and septic systems are utilized throughout the community.

2.10.3. Electrical Power, Wind Power, Cable and Communications

National Grid services the Town of White Creek area with electrical power. They have x power stations feeding the Township's electrical needs. In recent years due to storms and fallen trees significant Township-wide power outages have been more frequent and lasted often longer than 24 hours negatively impacting the economy.

Time Warner Cable provides service to residents within the Village of Cambridge, via Verizon DSL is available within a two mile radius of Verizon hubs ([confirm this](#)). There is a cell tower on the VARAK Park Water Tower in the Village of Cambridge and significant discussion has been held at the Town and Planning Board level regarding the construction of additional cell towers with no final decision reached .

2.10.4 Other Transportation Means (Bike Trails, Snowmobile Trails, Proximity to Airfield)

Railroad: Part of a small 35 mile railroad line formerly part of the Delaware & Hudson Railway and its subsidiary and now owned by the Northeastern NY Railroad Preservation Group (NE Rail) traverses through White Creek and in Eagle Bridge links up (interchanges) with the Canadian Pacific Railway.⁷ The Batten Kill Railroad, a minority owned enterprise, operates the freight service. As of 2005, 90% of the current traffic is generated at or near the Greenwich Junction, which is about 16 miles from the interchanges with Eagle Bridge (through the Town of White Creek). In 2004, 309 carloads of freight were moved by train primarily in support of local agriculture, especially dairy farming, with inbound shipments of feed ingredients (feed, grain, and bagged feed) and fertilizers dominating. Customers include Carovail and Cargill as well as Timber Products Corporation exporting logs and Hollingsworth & Vose, paper related products. It is hoped that tourist train service will resume. A plan to upgrade the railroad tracks and respective bridges has been developed and initial funding for upgrades received. Tracks from just north of the Hoosick River to Brownell Crossing just south of the Village of Cambridge were rehabilitated in 2006 to improve freight traffic and allow for resumption of passenger service in this stretch of track. More funds are needed and have been sought for remaining track and bridge repairs.

⁶ Annual Average Daily Traffic in 1998 was 6,754; in 1999 was 5,867, in 2001 6,112 and 2002 5,693 and 2004 5,918.

⁷ From Eagle Bridge to Salem, NY there are 18 miles of track and from Greenwich Junction to Thomson there are 17 miles of track.

From 1994-2002, a tourist train the Battenkill Rambler offered excursion tours from Salem to Shushan and eventually to Cambridge. .

Air Field: Just a few miles from the Township's boarder, in the Town of Jackson, lies a privately owned Airfield—Chapin Airfield.

Biking: There is one formal bike trail established by the Scenic By-Way Lakes to Locks Program which traverses the Township along NYS Route 22 north and south—connecting the Town to Lake Champlain and Canada. In addition, amateur and professional bikers are more actively traversing White Creek due to its unique terrain, rural character and road conditions (e.g., some well maintained dirt roadways). Bikers from the region including Vermont often seek routes to ride along Chestnut Hill to County 68, or Lincoln Hill. The Town (along with Southern Washington County) is host to two amateur/professional bike races each year. In fact in April 2007, the Town of White Creek will be featured in Battenkill-Roubaix which is the fastest growing Pro/Am race in the U.S. and is expected to be the largest in the Northeast in 2007 with nearly 1,000 racers anticipated. (Its Pro/Elite Men's Race course will feature the whole Town of White Creek.) Expanded bike race opportunities are planned for the future.

Snowmobile Trails: The NYS Office of Parks, Recreation, and Historic Preservation's snowmobile program indicates one snowmobile trail that traverses the Town of White Creek from north to south. The trail links the Township to Rensselaer County in the South via the Bennington Battlefield and exists north via the Town of Jackson paralleling Route 313. See Figure

2.11 Demographic Data

2.11.1 Population

The Town of White Creek is a small rural township composed of 3,411 people. It is situated in Southern Washington County, which is comparatively experiencing some population growth.

Population Trends

| | 1990 | 2000 | |
|--|------------|------------|----------------|
| | Number | Number | Percent change |
| Town of White Creek | 3,207 | 3,411 | 6.4% |
| Portion of Village of Cambridge (White Creek) | 1,370 | 1,384 | 1% |
| Village of Cambridge | 1,906 | 1,925 | 1% |
| Town of Cambridge | 1,938 | 2,152 | 11% |
| Town of Jackson | 1,581 | 1,718 | 8.7% |
| Town of Greenwich | 4,557 | 4,896 | 7.4% |
| Washington County | 59,330 | 61,042 | 2.8% |
| New York State | 17,990,445 | 18,976,457 | 5.2% |

Note: Town totals include the Town's portion of the Village of Cambridge

Census data reveals that the Town of White Creek's population outside the Village boundaries particularly grew 6% between 1990 and 2000, which is higher than the growth rate for Washington County and New York State, which respectively grew 2.8% and 5.2% over the same decade. White Creek's growth, however, is not at the same pace as neighboring townships particularly the Town of Cambridge and Town of Jackson which experienced 11% and 8.7% increases in growth.

2.11.2 Population Projections

The population of Washington County as a whole is currently projected to hold steady for the next 20+ years. Projections at the Town-level are not available.

Population Forecasts for Washington County

| Year | Estimated Population |
|-------------|----------------------|
| 2000 | 61,042 |
| 2005 | 61,565 |
| 2010 | 61,735 |
| 2015 | 61,706 |
| 2020 | 61,413 |
| 2025 | 60,844 |
| 2030 | 60,001 |

Source: Cornell Institute for Social and Economic Research, Cornell University.

2.11.3 Sex and Age

Forty-nine percent of the population in the Town of White Creek is male and 51% is female—in keeping with the nation as a whole. The table below shows age composition, in actual numbers and as a percentage of the total for residents of the Town of White Creek. The median ages in the Towns is 39.4 years, a bit older than the NYS median of 35.9 years.

The numbers from Census 2000 indicate a shift in the Town’s age composition from 1990. While the number of children aged 10 years and younger has remained steady at about 13% of the population, the Township aged a bit as the number of individuals 40-69 years grew significantly between 1990 and 2000. Approximately 300 additional middle aged and older residents make White Creek their home. This may reflect the addition of new retirees as well as the impact that the construction of senior housing in the Village.

Table: Ages of Population in White Creek (2000 v. 1990)

| Age Range | 1990 | 1990 | 2000 | 2000 | 10 Yr Change |
|----------------|--------------|-------------|--------------|-------------|--------------|
| | Number | Percent | Number | Percent | |
| Under 5 years | 274 | 9% | 179 | 5% | - 95 |
| 5 to 10 years | 180 | 5% | 250 | 7% | +70 |
| 10 to 20 years | 509 | 16% | 504 | 15% | -5 |
| 20 to 39 years | 858 | 27% | 803 | 24% | -55 |
| 40 to 69 years | 1,035 | 32% | 1,273 | 37% | +238 |
| 70 and older | 340 | 11% | 402 | 12% | +62 |
| Total | <u>3,196</u> | <u>100%</u> | <u>3,411</u> | <u>100%</u> | <u>+215</u> |

There were 1,317 households out of which 31.6% had children under the age of 18 living with them, 54.4% were married couples living together, 10.2% had a female householder with no husband present, and 31.1% were non-families. 26.6% of all households were made up of individuals and 13.4% had someone living alone who was 65 years of age or older. The average household size was 2.52 and the average family size was 3.03.

In 2000, the racial makeup of the town was 97.51% White, 0.82% African American, 0.15% Native American, 0.50% Asian, 0.03% from other races, and 1.00% from two or more races. Hispanic or Latino of any race were 1.11% of the population. Only 2.8% of its residents are foreign born. 4.7 % speak a language other than English at home.

2.11.4 Educational Attainment

In 2000 of the 2300 residents 25 years and older, 81.8 percent are high school graduates or have continued on for higher education. 6.4% have a graduate or professional degree, 11.4% have a bachelor’s degree⁸ and 11.2% an Associates Degree and 19.9% have some college education (but lack attaining a degree). 32.9% obtained a high school diploma or its equivalency.

⁸ Compare this to Albany MSA where 15% of residents have bachelor’s degrees.

Disturbingly, 16% of White Creek's population has no diploma (of which nearly 7% of the population has less than a 9th Grade education. Educational attainment correlates strongly with income and poverty levels in the modern economy, providing some explanation for the lower median household incomes in the Town of White Creek relative to other areas (see below).

A complete demographic Fact Sheet from the U.S. Census Bureau is attached at the end of this report.

2.12 Economic Data

2.12.1 Large Employers in Town

The table below identifies the major non-farm employers in the Town of White Creek. With the demise of the Mary McClellan Hospital, once the area's (and Washington County's) largest private employer, the Cambridge Central School functions as the community's largest employer.

The Town of White Creek is also home to a number of locally-owned small manufacturing firms primarily located in an industrial zone in the center of the Village of Cambridge and south of the Village along Route 22 and at the intersection of Route 22 and 67. Another firm nearby in the Town of Cambridge, Cambridge Valley Machining employs has grown over the past five years and employs 85 people.

| Major Employers in White Creek | Sector | No. Employees 2002 | No Employees 2006 |
|---|---------------------|--------------------|------------------------|
| Cambridge Central School | Public Education | 170 | 198 |
| Morcon | Paper Converting | 57 | 71 |
| Cambridge Pacific | Commercial Printing | 40 | 32 |
| Ed Levin Jewelry | Manufacturer | 32 | 32 |
| Eastern Casting | Manufacturer | 30 | 31 |
| Eagle Bridge Machine & Tool | Manufacturer | 38 | 30 |
| Vermont Timber Frame | Manufacturer | 25 | 26 |
| Bentley Seed Company | Seed Packager | 9 | 10 45 Sept to April |
| Mary McClellan Hospital (Located in Town of Cambridge) | Health Care | 270 | --- |
| Cambridge Family Health Center/Urgent Care | Health Care | --- | 23 |
| Land View Farm | Agriculture | | 20 |
| Andland Farm | Agriculture | | 5 |
| Clark Family Farm | Agriculture | | 3 full, 2 partime |
| Lincoln Hill Farm | Agriculture | | 4 |
| | | | |

No new larger employers (in relative terms) have relocated to the Town of White Creek. Several employers have established businesses in the community—the largest being the Cambridge Health/Urgent Care Center. Not including the closure of the hospital, employment at other larger businesses has held steady and increased.

Additionally, despite these trends there has been significant investment in buildings along the Village of Cambridge's Main Street over the past five years. New retail businesses in the Village (within Town of White Creek) include several restaurants, real estate agents, jewelers, antique dealers and along Route 22 a new car wash, dollar store and Rite Aid plans to demolish

and rebuild its store at the corner of Park and Main. There is one store, Zachary’s Country Store in the hamlet of White Creek.

Most of the industrial/commercial/retail establishments in White Creek are located in the Village of Cambridge and along Route 22 and at the intersection of Route 22 and Route 67.

A strategy that Washington County has adopted and the Town of White Creek embraced includes the Empire Zone Program. Empire Zones (EZs) are designated areas throughout the State that offer special incentives to encourage economic and community development, business investment and job creation. Businesses located within an EZ are eligible to receive significant tax credits and benefits. Qualified Empire Zone Enterprises (QEZEs) are eligible for sales tax exemption, real property and business tax credits for businesses locating and expanding in such zones. The purpose of the Empire Zones Program is to give companies increasing their employment the opportunity to operate under a reduced tax burden for up to 10 years in designated areas of the State. Several parcels in the Town of White Creek (mainly Village of Cambridge) are part of the Washington County Empire Zone including the Cambridge Industrial Corporation, Eastern Castings, Morcon, Alexanders, ProPak, Cambridge Hotel DELETE (Bentley Seed, Vermont Timber Frame—delete) and the Cambridge Freight Yard as well as nearby in the Town of Cambridge the Cambridge Guest Home and Woodcook Estates as well as Cambridge Valley Machining. These retain are frozen in place as long as they maintain their same Federal Employer Identification Number at time of certification. No new businesses or properties are eligible to be part of the Empire Zone within White Creek given revisions to the Empire Zone Program and under the terms of the new statute. See Empire Zone link at www.wcldc.org. for the seven zone development areas within Washington County for new business location.

2.12.2 Occupation and Travel Time

With regard to the Occupations of White Creek residents, the 2000 Census provides data on residents’ sector of employment. As noted below, in 2000 about a quarter of the workers residing in White Creek were employed in the education, health and social service sectors within the region. (Note: This may have changed with the demise of the hospital). 17% were employed in the Manufacturing Sector, 10% in retail trade and nearly 9% in Agriculture, Forestry, Fisheries and Mining Sector. The Construction Sector as well as the Arts, Recreation and Food Services Sector boast about 8% of the labor force.⁹

| Industry | Number of People Employed | Percent |
|--|----------------------------------|----------------|
| Educational, health and social services | 369 | 24.1% |
| Manufacturing | 273 | 17.8% |
| Retail Trade | 154 | 10% |
| Agriculture, forestry, fishing, hunting and mining | 136 | 8.9% |
| Arts, entertainment, recreation, accommodation and food services | 123 | 8% |
| Construction | 121 | 7.9% |
| Public Administration | 82 | 5.3% |

⁹ Note: The Town of White Creek’s rates are similar to many other upstate New York Counties---where the top three industrial sectors are education/health/social services (20.8 percent), manufacturing (18.8 percent), and retail trade (13.2 percent).

| | | |
|---|----|------|
| Professional, scientific, management, administrative, and waste management services | 77 | 5% |
| Information | 66 | 4.3% |
| Wholesale Trade | 42 | 2.7% |
| Other Services | 38 | 2.5% |

The 2000 census data provides information on how much time people 16 years and older spent traveling to work. In 2000 the average travel time to work was 30 minutes (higher than the national average which is 25.5 minutes).

2.12.3 Income and Poverty Data

As described in the table below, the Town of White Creek is poorer than neighboring communities. Median Household Income in the Township is only \$34,412, *which is almost 20% lower than the median income of most New York State residents and 10% lower than the median household income of the County.* Residents of the Town of White Creek residing in the Village have significantly lower median income than the rest of the Township. The Median Household Income of neighboring Townships (Cambridge, Jackson) is considerably higher. Compared with the State, County and neighboring townships, *the Town of White Creek experiences a double-digit poverty rate—12.5% of its residents live below the poverty level.*

General Demographics (2000)

| | <i>Median Age</i> | <i>Poverty Rate</i> ¹⁰ | <i>Median Household Income</i> |
|--|-------------------|-----------------------------------|--------------------------------|
| Town of White Creek | 39.4 | 12.5% | \$34,412 |
| Portion of Village of Cambridge (White Creek) | 39.8 | 13.1% | \$30,694 |
| Village of Cambridge | 40.1 | 6.9% | \$31,164 |
| Town of Cambridge | 39.7 | 5.9% | \$46,579 |
| Town of Jackson | 40.5 | 9.6% | \$41,490 |
| Town of Greenwich | 39.3 | 8.4% | \$39,138 |
| Washington County | 37.5 | 9.5% | \$37,668 |
| State of New York | 35.9 | 14.6% | \$43,393 |

Note: Town totals include the Town's portion of the Village of Cambridge

¹⁰ Represents the number of individuals below the poverty level

2.13 Agricultural Sector

The Town of White Creek is a relatively small community in a much larger economic region. The Township itself is too small of a unit to evaluate economic trends because most statistical information is gathered and reported by county. Dues to the sample size of each survey, information and trends concerning many issues, such as the agricultural sector is easier to obtain and more accurate by county level. Some information contained in the Census of Agriculture, however, can be found by zip code. In addition to general information on Washington County's agricultural industry, land use statistics and information on agricultural districts within the Town of White Creek are available and reported in this section.

2.13.1 Washington County

Washington County is a leading agricultural county in the state. From 1940 to 2004, the number of farms in Washington County decreased from 2,934 to 856. Over this time period, the amount of land in farms has been cut in half, from 410,391 acres in 1940 to 204,500 acres in 2004. Despite this decrease, in the year 2004, Washington County was ranked 12th in the state for the number of farms and tied with Otesgo County for 9th in land in farms. In addition, the County was raned 13th in the total value of agricultural products with \$97,289,000 in cash receipts. Currently, approximately 204,500 acres of land in Washington County is devoted to agriculture; roughly 39 percent of the total land mass, with about 130,000 acres in cropland, 46,700 in woodland and 14,200 in pasture.

Washington County farms support numerous ancillary businesses such as feed & fertilizer suppliers, equipment sales and repairs, fuel distributors, harwear/wood supply businesses, and veterinary services. According to the 2002 Census of Agriculture, Washington County farms spent a total of \$78,598,000 on farm production expenses. The 1999 Agriculture Industry Development, Enhancement and Retention Project (AIDER) survey and report for Washington County estimated that approximately 75% of these purchases are made within the county.

When multiplier effect is taken into account the total value of agriculture products sold in Washington County, which measures agriculture's economic impact totals \$213 million. Most of the cost of community services studies estimate the multiplier effect to be approximately 2 ½ times the cash receipts received from the sale of agricultural products. According to the Washington County Agricultural and Farmland Protection Plan, no other industry in the county has a larger multiplier effect or a greater impact on the local economy.

Washington County had annual agricultural sales of \$97.32 million in 2004 (up from \$81.97 in 2002), with livestock contributing 83.7% of the sales. Apart from dairy, agricultural products include corn, hay, vegetables, fruits, and sugar maple products. The number of farms and the total land in farms and acres of crop has increased between 1997 and 2002 along with the total acres of cropland. Reflecting an increase in small farms, the average farm size has decreased to about 232 acres.

Washington County is an important producer of dairy products in the region. Below is a table from the April 2007 edition of The Hill Country Observer which shows the number of dairy farms in each county or state in selected years. Washington County has four times as many dairy farms as Columbia, Saratoga and Rensselaer counties.

Agriculture in Washington County

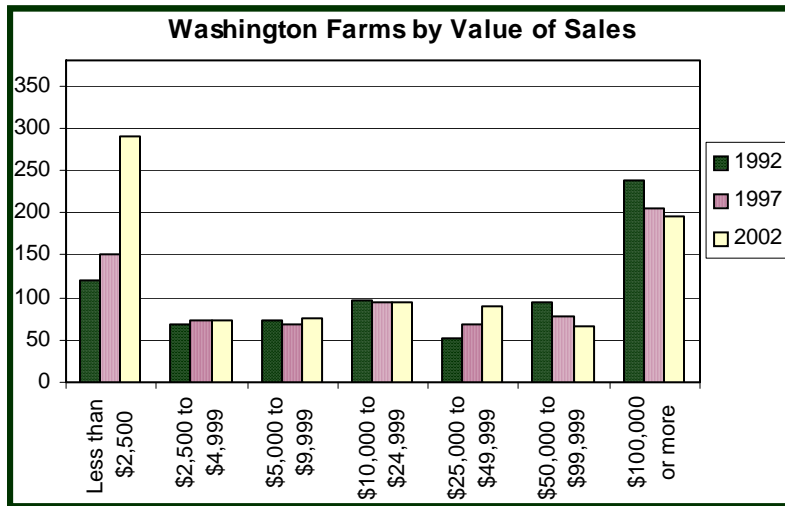
| Variable | 1987 | 1992 | 1997 | 2002 | 2004? |
|---|---------|--------------|--------------|--------------|-------------|
| Land in Farms | | 205,954 | 194,962 | 206,148 | 204,500 |
| Number of farms | 861 | 745 | 738 | 887 | 856 |
| Average farm size (acres) | 280 | 276 | 264 | 232 | 240 |
| Total cropland (acres) | 147,338 | 128,752 | 123,017 | 130,965 | 130,695 |
| Market Value of Agricultural Products Sold | | \$81.26 mill | \$77.54 mill | \$81.97 mill | \$97.29mill |
| Average Market Value of Agricultural Products Sold (\$) | | \$109,078 | \$105,073 | \$92,413 | \$113,655 |
| Average Per Farm Production Expenses | | \$90,196 | \$82,632 | \$78,798 | |

Table ? Washington County Farms by Size

| Acreage | 1992 | 1997 | 2002 | % change btw 1997 & 2002 |
|---------------------|------|------|------|--------------------------------|
| 1-9 acres | 33 | 40 | 70 | 75% |
| 10-49 acres | 70 | 93 | 145 | 55.9% |
| 50-179 acres | 241 | 230 | 321 | 39.6% |
| 180-499 acres | 291 | 266 | 228 | -14.3% |
| 500-999 acres | 91 | 92 | 99 | 7.6% |
| 1,000 acres or more | 19 | 17 | 24 | 41% |
| Total | 745 | 738 | 887 | |

At the County-level, the number of smaller farms is significantly on the rise. It is believed that as farmers retire or decide to pursue other careers, their land is subdivided into smaller parcels and sold to hobby farmers, small farm operators or estates. The number of larger farms (500

acres or more) has increased. The larger farms in the county have generally added land to their agricultural base to spread their manure over a larger amount of land. This activity is in response to the State’s nutrient management planning requirement for CAFOs. The reverse trend is true for medium-sized farms, which have decreased in number.



In 2002, the market value of agricultural products sold was \$81.97 million. In 2002, 263 farms produced over \$50,000 in sales annually and accounted for over 70% of the total sales produced in Washington County. The chart below outlines the value of sales by commodity in 2002.

Value of Sales by Commodity Group (2002)

| | |
|--|------------------|
| Milk and Other Dairy Products | \$ 61.17 million |
| Cattle & Calves | \$ 7.82 million |
| Vegetable, melons, potatoes | \$ 4.01 million |
| Nursery, Greenhouse, Floriculture, Sod | \$ 1.24 million |
| Grains | \$ 2.10 million |
| Other Crops & Hay | \$ 3.47 million |
| Fruit, Tree Nuts, Berries | \$ 763,000 |
| Cut Christmas Trees | |
| & Short Rotation Woody Crops | \$ 260,000 |
| Equine | \$ 168,000 |
| Sheep, Goats | \$ 260,000 |
| Poultry & Eggs | \$ 199,000 |
















According to the NY Agricultural Statistics Annual 2005-2006 Bulletin, over 1700 dairy farms have 23,400 cows producing 368.0 million pounds of milk. The herd average for the County is 15,500 pounds of milk per cow.

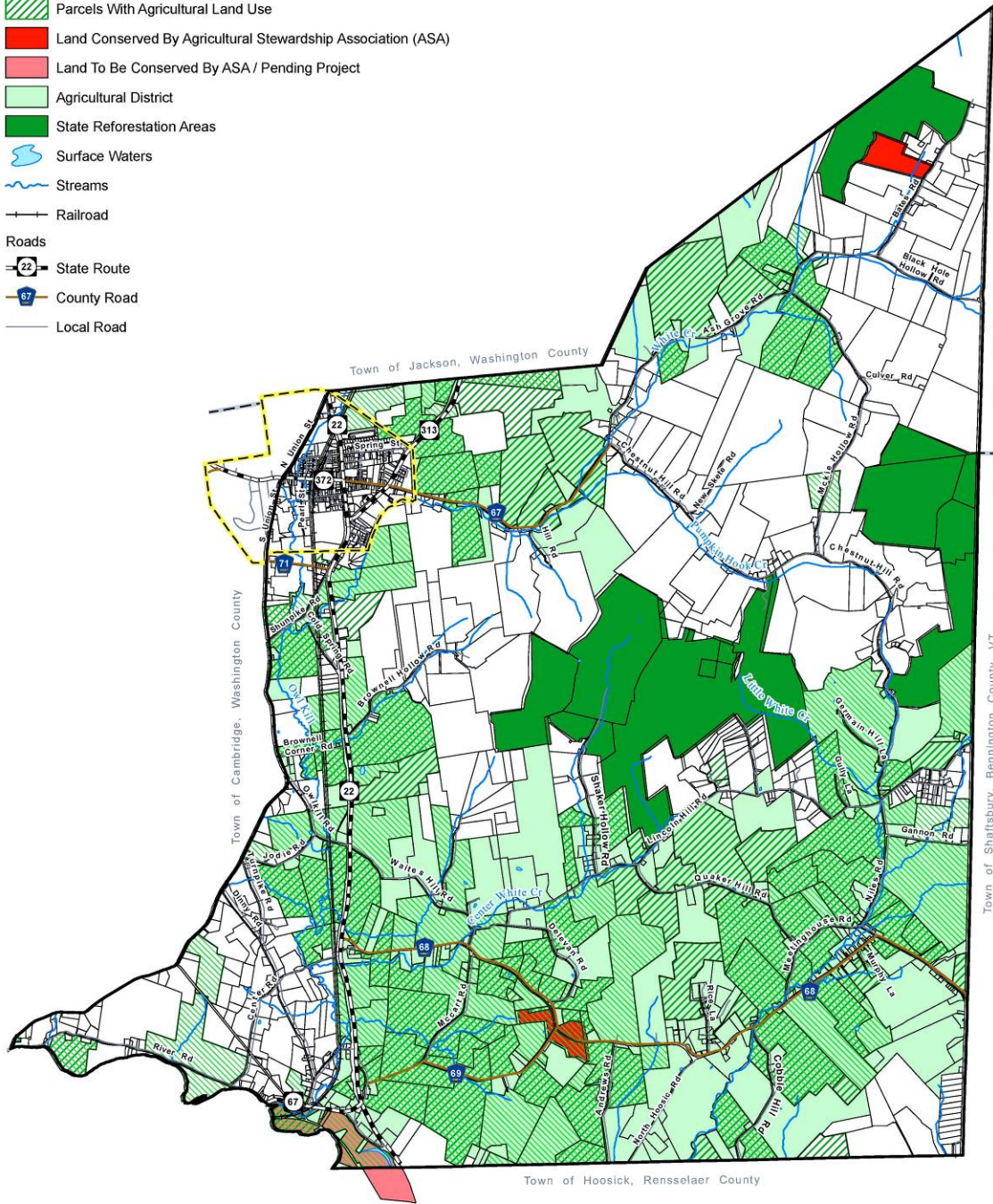
The acreage under vegetables has grown 33% from 737 acres in 1997 to over 1,100 in 2002. This may reflect the rise in local farmers’ markets in communities like Cambridge, Salem, Greenwich as well as other marketing efforts such as Farm to Chef Express which links producers with restaurants in New York City. Another category of collective type farming is the CSA or Community Support Agriculture where farmers and non-farmers purchase annual subscriptions to receive vegetables or fruits grown on the farm.

Farm Ownership and Employment: Farms in Washington County are family-owned and operated. In 2002, 547 individuals reported farming as their primary occupation,¹¹ 340 reported other. The average age of the operator is 53.4 years. Additionally, 330 farms report 1,327 employees with an annual payroll of \$ 12.4 million.

¹¹ This is a 14% increase from 1997 when only 478 people reported farming as their primary occupation.

Legend:

-  Parcel Boundary
-  Village of Cambridge Boundary
-  Boundary Of Adjacent Municipality
-  Parcels With Agricultural Exemption
-  Parcels With Agricultural Land Use
-  Land Conserved By Agricultural Stewardship Association (ASA)
-  Land To Be Conserved By ASA / Pending Project
-  Agricultural District
-  State Reforestation Areas
-  Surface Waters
-  Streams
-  Railroad
- Roads**
-  State Route
-  County Road
-  Local Road



Data Sources:
 1. Parcels - Washington County Office Of Real Property Services, 2006.
 2. Roads and Railroads - NYSDOT, 1999.
 3. Surface Waters - NYSDEC, 2001.

Map Document: R:\303001-90699020-0102\map\0002_01_Agriculture\HW\Check_11x17.mxd
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|---|---|---|--|

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Town of White Creek Comprehensive Plan
Agriculture In White Creek
 Town of White Creek
 Washington County, New York

| | |
|-----------------|-------------------|
| Drawn: CLC | Date: 06/14/2007 |
| Scale: 1:54,147 | Project: 90629.01 |
| Figure: | |

2.13.2 Agriculture in the Town of White Creek

Agriculture played a key role in the Town of White Creek's past and continues to make a significant contribution to the Town's economy, rural character and overall well-being today. Dairy farming is the primary form of agriculture within the community, but corn production is also a noticeable element of the agricultural makeup.

The working landscape and the family farm still is thriving in White Creek today, keeping alive the spirit and lifestyle of the area's first settlers. While several small farms have ceased operations in the past 30 years, much of that land has been absorbed by the remaining family farms that have expanded.

Although most agricultural statistics are reported by county, the 2002 Census of Agriculture also segregates information by zip code. The Town of White Creek predominantly encompasses two zip codes; one for Eagle Bridge (12057) and the other for Cambridge (12816). Several residents in the Town are also served by Buskirk, but the number and acreage associated with this zip code is very small. In aerial extent, the lower two-thirds of the Town is located within the Eagle Bridge zip code and the remaining northern one-third is located in the Town of Cambridge's zip code. The zip code for Cambridge also encompasses portions of the Town of Cambridge and the Town of Jackson.

| 2002 Census Data by Zip Code | Eagle Bridge | Cambridge | Total |
|---|--------------|-----------|-------|
| Farms by Size – All Farms | 42 | 63 | 105 |
| 1 to 49 acres | 10 | 19 | 29 |
| 50 to 999 acres | 31 | 44 | 75 |
| 1000 acres or more | 0 | 0 | 0 |
| Value of all Agricultural Products Sold – Total Farms | 42 | 63 | 105 |
| Less than \$50,000 | 25 | 50 | 75 |
| \$50,000 to \$249,999 | 9 | 5 | 14 |
| \$250,000 or more | 8 | 8 | 16 |
| Farms with One Operator | 26 | 34 | 60 |
| Farms with Multiple Operators | 16 | 29 | 45 |
| Farms with Women Operators | 12 | 25 | 37 |
| Farms with Principal Operator Living on the Farm | 42 | 52 | 94 |
| Farms Whose Primary Occupation is Farming | 29 | 33 | 62 |
| Farms with Primary Operator Working Off the Farm | 12 | 23 | 35 |
| Farms with Farm Related Sources of Income | 16 | 18 | 34 |
| Farms with Direct Sales to the Public | 9 | 6 | 15 |

Figure 4, *Agriculture Districts*, illustrates the location of Washington County Agricultural Districts located within the Town of White Creek. The Town has 138 parcels, comprising 6,800 (+/-) acres, which are located within Agricultural Districts. There are three Agricultural Districts within the Township. A large majority of those parcels are within Washington County Consolidated Agricultural District Number #24. This area in the southern part of the Town contains the largest block of active farmland. Portions of Agricultural District Number #3 and

Number #5 are also located within the Town. The purpose of Article 25-AA of Agriculture and Markets Law is to encourage the continued use of farmland for agriculture production.

As of 1995, Agricultural District No. 24 had 11,317 acres in the district, 7,213 acres of which were part of farms (4,718 of which were owned by farmers and 2,495 which were rented). 5,747 acres were in crops. Twenty-nine farms were contained within this district an increase in previous years (i.e., 27 farms in 1987 and 21 in 1979).

Agricultural District No. 24 (1995 Data)

| <i>Type of Production</i> | <i>Number of Farms</i> |
|----------------------------------|-------------------------------|
| <i>Dairy</i> | <i>14</i> |
| <i>Vegetable</i> | <i>3</i> |
| <i>Orchard</i> | <i>1</i> |
| <i>Sheep</i> | <i>2</i> |
| <i>Beef</i> | <i>5</i> |
| <i>Horse</i> | <i>1</i> |
| <i>Hay</i> | <i>2</i> |
| <i>Horticultural Specialty</i> | <i>1</i> |
| <i>Total</i> | <i>29</i> |

As of 1995, the number of dairy cattle has decreased to 1,068, down from 1188 in 1987 and 1,535 in 1979.

A very small portion of Agricultural District No. 5 is included within White Creek (including 41 parcels representing 2,552.14 acres). Of these 733.67 acres are currently receiving an agricultural exemption. Major agricultural producers include two dairy farmers and one crop farmer.

2.13.3 Insights from Outreach within Agricultural Community

The Steering Committee held a meeting with farmers to explore their thoughts about the strengths of the agricultural sector as well as their concerns and thoughts about the future. Participants noted that the Town of White Creek offered many features positive to the agricultural sector. In general they found that there is infrastructure —suppliers (machinery, grain suppliers, welders etc) (though not all in the immediate township) and technical assistance through entities such as the team at the County Soil and Water Department and the Agricultural Stewardship Association. The land has good soils to work with, diverse land with good pasture for dairy, and the growing season is good. There is access to markets for dairy products (i.e., Stewarts and AgriMart) as well as vegetables through farmers markets, roadside stands etc. The taxes for agricultural areas are lower and right to farm laws exist. Local leaders along with residents are supportive of agriculture.

Despite these positives, farmers have concerns and face challenges. Highest on the list of concerns was development pressures. Also of great concern, were pricing structures (e.g., within New York State, competitiveness with farms in the West and their impact on small farms), maintaining leaders interested in agriculture and enticing a younger generation to farm. They also noted a fear of excessive controls and regulations that will inhibit farm profitability. The role that the federal government plays in keeping food less expensive. There was also a fear of selling development rights only to have neighbors develop property making farming more difficult.

With regard to the future, farmers noted that a successful agricultural sector in the Township would be more profitable and involve the same or an expanded number of farms—farms which community-based and woodlots sustainable. This they thought would result in part from controlling where houses are put, taxes in check, residents eating locally produced products and community-driven zoning.

2.13.4 Agricultural Land Conserved:

One strategy to protect agricultural lands for future generations is to sell development rights. The Agricultural Stewardship Association (ASA) is a local, not-for-profit land trust that serves the Washington County region. Its primary objective is to permanently protect land available for agriculture in this region. As of February 2007, the ASA in collaboration with land owners and state and federal agencies has conserved over 250 acres of land in the Township including 119 acres on Route 22 south of the Village of Cambridge, 70 acres on County Route 68 (encompassing two parcels), about 65 acres on Bates Road and a number of acres along side County Route 67.¹² **See Figure 4**

¹² As of February 2007, the ASA had conserved a total of 6,498 acres throughout primarily Washington County.

2.14 Development Data

As noted in Sections above, important and sensitive environmental features are located throughout the Town of White Creek. They include streams, wetlands, 100 year floodplains, and areas of steep topography (slope). Generally speaking, it is best to avoid areas that contain these environmental features when undertaking development activity, as such although there is a significant amount of land in the Town that is undeveloped, the development potential of much of this land is limited because of these environmental features.

In addition, the Town of White Creek currently has in place two land-use regulatory tools: Subdivision Regulations and Site Plan Review Law. White Creek properties which fall within the Village of Cambridge must conform to the Village's zoning ordinance which currently being updated to reflect its Comprehensive Plan. Hence, is not reviewed herein. Below please find information about the current Subdivision Regulations and the Site Plan Review Law.

2.14.1 Subdivision Regulations

In December 1993, the Town of White Creek adopted into law Subdivision Regulations granting the Planning Board of the Town of White Creek with the authority to review and approve Plats showing lots, blocks or sites.

All plans for subdivisions (of any lot, parcel or tract of land) must be submitted to the Town of White Creek Planning Board; no building permits can be issued for the erection of a building within the proposed subdivision until the subdivision has been approved. Under the process, plats (with various degrees of detail depending upon whether it is a minor or major subdivision), must be presented and the Planning Board must hold a Public Hearing prior to approval. Minor subdivisions are considered any subdivision containing not more than 2 lots, each fronting an existing public street, not involving any new street or road or extension of municipal facilities. A 'Major Subdivision' is any subdivision not classified as a Minor one.

Under the terms of the subdivision regulations, particularly for a major subdivision, the Planning Board must consider the requirements of the community and the best use of the land being subdivided. Currently, particular attention is given to the arrangement, location and width of streets, their relation to the topography of the land, water supply, sewage disposal, drainage, lot sizes and arrangements, the future development of adjoining land not yet subdivided.

Requirements and Design Standards for all Subdivisions focus on:

- character of the land (i.e., ensuring that land can be used for building purposes without danger to health, or peril from fire, flood or other menace);
- preservation of existing features—that is the regulations state that “Existing features which would add value to residential development, such as large trees, watercourses, historic spots and structures as well as similar irreplaceable assets, should be preserved...through harmonious design of the subdivision. Development shall cause minimal disturbance to existing landscape
- street layout (i.e., size/width, relation to topography, block size, intersections, construction specifications, relation to adjacent property and street names);
- Lots (e.g., arrangement, access)
- Reservations and Easements: (potential inclusion of parks, playgrounds and other recreational uses, and easements for streets, utilities, drainage, pedestrian access)
- Master Plans. If a master plan existed then the Planning Board would also need to take it into account the planned subdivision's conformity to such a plan in its deliberations.

There is a category of ‘Exempt subdivision’¹³ or “Agricultural subdivision”¹⁴ which allows for transfer of property with a deed restriction on all development (i.e., commercial, retail, residential) except agriculture or subdivision for the transfer of property to an immediate family member for agricultural purposes.

2. 14.2. Site Plan Review Law

In 1997, the Town of White Creek enacted the ‘Town of White Creek Site Plan Review Law’. The purpose of the site plan review is to plan for a design commercial, multifamily and industrial development when it occurs on a single parcel. (In contrast, the subdivision review comes about as a result of a single parcel of land being split into two or more parcels). “Through site plan review, it is the intent of this local law to promote the health, safety, and general welfare of the town. This includes promoting agriculture and conserving and protecting agricultural resources. Additionally, through site plan review, the Town Board hopes to maintain a clean, attractive environment. Such an environment is hereby declared to be very important to the health and safety of the town’s inhabitants and essential to the optimum development of the town’s economy. It is also the intent of the law to ensure conservation of the natural and man-related resources of the town. Toward that end, this law provides a means for the town to:

- Conserve its agricultural resources and promote the town’s agricultural economy;
- Preserve water and air quality;
- Minimize traffic congestion and intrusive development impacts on nearby properties;
- Ensure access for emergency vehicles (police, fire protection, and ambulance service); and
- Provide adequate water supply and sanitary means for sewage and solid waste disposal.”

All new land use activities within the town are subject to site plan review and approval before being undertaken as well as relatively large scale development projects with potentially significant impacts on town resources. It exempts from site plan review land use activities that have historically occurred in the town such as agriculture and individual, single family detached residential development (on an undivided lot), home businesses, commercial structures with 7,900 sq. ft or less of floor space,¹⁵ mobile homes, and emergency service buildings.

Design Objectives are outlined to insure safety and “that new development... (is) compatible with the rural, small town character of the community. Design Objectives focuses on ensuring an adequacy of access to various utilities, outlines site access standards, and suggest that the development of sites with certain natural resource considerations (e.g., slopes greater than 15%, bedrock less than 5 feet from surface, areas of high groundwater, soils with excessively fast/slow percolation, flooding hazards and regulated freshwater wetlands) be avoided. To help insure that new development is compatible with the rural, small town character design guidelines include whenever feasible, retain and re-use old farm roads and country lanes, new structures

¹³ An Exempt Subdivision pertain to (1) the transfer of land in accordance with court-approved probate, or (2) division of one parcel of land for transfer from an original, wholly-owned parcel to an immediate family member or (3) build sale or exchange of land of forty acres or more; or (4) transfer of parcels of land between owners of adjoining parcels if added lots are not created and there is no intention of creating a new residential building site or new business.

¹⁴ An Agricultural Subdivision pertains to the division of five acres or more of land, not involving new streets or easements of access, for use or sale for agricultural purposes, including development of structures to be used for agricultural activities.

¹⁵ Floor space is defined as gross floor space of the structure, parking areas and all paved surfaces.

should be placed at the edges of fields (rather than the middle), ideally locate new structures near the road (as traditionally designed), situate parking to the side and rear, minimize glare of lighting on adjacent properties and clearing of vegetation.

The site plan review process includes submission to the Planning Board and review of a sketch plan, site plan,¹⁶ environmental assessment form and/or agricultural data sheet if necessary and holding of a public hearing and if necessary submission of plans to the County Planning Board. Once approved the Planning Board notes that a certificate of occupancy shall only be issued when all improvements shown on the plan are made.

¹⁶ Including boundaries; size, location and existing use of structures on the property; identification of all easements, grading and drainage plan, soil erosion and sediment control plan; location, type of construction and exterior dimensions of all proposed structures; pedestrian access; utilities; signage; buffer areas and landscaping plan; lighting; record of applications/permits from relevant agencies; construction schedule. Elevations of building profiles and engineering plans can also be required by the Planning Board and the Board may also engage the services of consultants to help in its review.

2.14.3 Subdivision Activity

Over the past 13 years, since 1993, the Planning Board has approved 47 minor subdivisions and 28 major subdivisions resulting in 76 new lots.

Table of Subdivision Activity and Site Plan Review in the Town of White Creek

| Year | No. of Minor Subdivisions | No. Major Subdivisions | General Location/Lot # of Major Subdivision | Site Plan Reviews |
|--------------|---------------------------|------------------------|---|--------------------|
| 1993 | 3 | 3 | 1. 5 Lot—Stage Road 2. 2 Lot—Co Rt 69 3. 2 Lot—Niles Rd 4. 2 Lot Ashgrove Rd | |
| 1994 | 4 | 5 | 1. 2 Lot Co Rt 68 2. 2 Lot Chestnut Hill 3. 2 Lot Lincoln Hill Rd 4. 2 Lot Lincoln Hill Rd 5. 6 Lot Black Hole Hollow | |
| 1995 | 6 | 2 | 1. 2 Lot Rice Lane 2. 2 Lot Co. Rt 68 | |
| 1996 | 6 | 2 | 1. 2 Lot Shaftsbury Hollow Rd 2. 3 Lot Chestnut Hill Rd | |
| 1997 | 5 | 1 | | |
| 1998 | 5 | 2 | 1. 2 Lot Owlkill Road 2. 2 Lot Gannon Road | |
| 1999 | 5 | 0 | | 1 on Route 22 |
| 2000 | 4 | 2 | 1. 2 Lot Co. Rt 68 2. 4 Lot Route 22 | 1 on Route 22 |
| 2001 | 1 | 1 | 1. 5 Lot North Hoosick Road | 1 on State Line Rd |
| 2002 | 2 | 4 | 1. 7 Lots Quaker Hill & Lincoln Hill Roads 2. 3 Lots Hunt Lane 3. 2 Lots Delevan Rd/Co Rt 68 4. 2 Lots Jody Road | |
| 2003 | 1 | 4 | 1. 2 Lot Mailbox Way 2. 2 Lot North Hoosick Rd 3. 2 Lot Co Rt 69 4. 2 Lot Owlkill/Jody Rd | |
| 2004 | 1 | 2 | 1. 2 Lot Ashgrove 2. 3 Lot Ashgrove | |
| 2005 | 4 | | | |
| Total | 47 | 28 | 76 new lots | 3 |

The majority of major subdivisions were single lots splitting carving off two additional lots. Five Major Subdivisions approved were between four-seven lot subdivisions. Localities which experienced the majority of major subdivisions include: Ashgrove Road/Black Hole Hollow (13 new lots), Lincoln Hill/Quaker Rds (11 new lots); and County Route 68 (8 new lots). See Map of Major Subdivisions 1993-2005.

2.14.4 Construction Activity

The Washington County Code Enforcement Office holds responsibility for building code inspections in the Town of White Creek. These inspections are done on new construction and significant repairs and renovations—pursuant to the State of New York Uniform Fire Prevention and Building Code. Information on permit applications between January 2003 and September 2006 was obtained from this agency and is summarized below.

Data is aggregated based on construction within the broader Township and the Village of Cambridge (which is unfortunately not disaggregated between those Village properties in the Town of White Creek vs. Cambridge). In total over the past 3.75 years, 165 building permits have been issued for renovations and forty-three (43) for the construction of new structures (excluding accessory barns which are included in renovations). The total value of renovations in the Village of Cambridge and Town of White Creek combined was \$2.233 million and value of new structures was \$7,177 million—resulting in construction activity estimated at \$9.4 million.

A majority of the new structures constructed were residential (totaling 35 including 22 modular homes, 13 new presumably single family homes, and one 20+ unit apartment complex¹⁷). Seven of the thirty-five were constructed within the Village. Only eight commercial structures were constructed—though six in the past two years; all were constructed in the Township of White Creek. Note: The only new commercial structure within Village limits was the Cambridge Health Center/Rescue Squad.

The table below only describes the building permits issued outside the Village limits in the Town of White Creek. Seventy-four building permits were issued for renovations amounting to over \$1.07 million. The construction of thirty-three new structures was permitted totaling \$4.25 million including four new commercial structures and 30 new homes. Hence, in the last 3.75 years over \$5.323 million in construction activity took place in the Town of White Creek outside the Village limits.

Building Permits Issued in Town of White Creek (Beyond Village Limits)

| Year | # of Permits for Renovations | Total Value of Renovations | No. of Permits for New Structures | Total Cost of New Structures | Type of New Structure |
|---------------------|-------------------------------------|-----------------------------------|--|-------------------------------------|--|
| 2003 | 17 | \$268,299 | 6 | \$403,000 | * Five Modular Homes *One Single Family |
| 2004 | 19 | \$185,213 | 10 | \$794,033 | * 4 Modular homes * 5 Single Family homes * 1 Commercial |
| 2005 | 25 | \$385,719 | 12 | \$2,318,275 | * 4 Modular homes * 5 Single Family homes * 3 Commercial |
| 2006 (Thur Sept) | 13 | \$231,130 | 5 | \$738,000 | * 2 Modular homes * 3 Single Family homes |
| TOTAL | 74 | \$1,070,361 | 33 | \$4,253,308 | |

¹⁷ In 2003, a permit for the construction of a \$1.5 million 20+ unit apartment complex, Cambridge Woods in the Village of Cambridge was granted.

2.14.5 Housing

The Town of White Creek experienced a 22 % increase in the number of housing units from 1980 – 2000—from approximately 1,200 units in 1980 to 1,466 units in 2000. (Note: Over the 3.75 years between 1/03 and 9/06) thirty building permits were issued for new homes.) Overall housing density for the Township is low (at an average density of 11.8/km² (30.6/mi²). Housing units concentrated near the Village of Cambridge and hamlet of White Creek

Out of the occupied housing units in 2000, 1012 (or 78%) are owner-occupied, and 305 (or 23.2%) are renter-occupied. An owner occupancy rate of 78% is considered fairly high, well above the New York State average of 54%. Rental housing units in the Town of White Creek had a median contract rent of \$466 (compared to \$385 in the Village of Cambridge). Census data shows, that for residents in White Creek, however the cost of rental housing is a greater financial burden. In 1999, 30% of households gross rent constituted 35% or more of their household income—the upper limit of what would be considered affordable. (For an additional 11% it constitutes between 20-34.9% of their household income).

A majority or 70.6% of houses are single unit detached homes, 14.7% of the homes are mobile homes and about 13% of housing units are part of 2-9 unit dwellings. Housing stock is generally older. A majority (43.4%) of housing units (number 636) were built in 1939 or earlier; 494 dwelling units were constructed between 1940 and 1979; and 310 housing units were constructed between 1980 – 1999.

According to the 2000 Census the median value of a home was \$86,400 with homes generally valued between \$50,000 - \$99,999.

| Value | Number | Percent |
|------------------------|--------|---------|
| Less than \$50,000 | 38 | 6% |
| \$50,000 to \$99,999 | 407 | 64.7% |
| \$100,000 to \$149,000 | 151 | 24% |
| \$150,000 to \$199,000 | 19 | 3% |
| \$200,000 to \$299,999 | 7 | 1.1% |
| \$300,000 to \$499,999 | 7 | 1.1% |

There is a level of stability to the ownership of housing in the Town of White Creek. The 2000 Census revealed that over 47% of householders moved into their homes before 1989 (with about 25% residing in the same location since before 1979). However, there is definitely flux and new residents: 308 people (or 23.4%) moved into their homes between 1995 and 1998; and 220 householders (or 16.7%) moved in between 1999 and March 2000. “At the County level there significant increase in housing units for sale. From 1990 to 2000 there was a 90.7 percent increase in the number of housing units for sale. This indicates that residents were putting their homes up for sale at a significant rate during the 1990s.”

With regard to expenses, in 2000 the median monthly mortgage rate is \$983. Utility use as of 2000, 68.1% of homes used fuel oil, kerosene etc., 10.6% used electricity and 13.4% burned wood.

2.14.6 Other Ordinances

The Town of White Creek has a few other ordinances which impact development including a Mobile Home Ordinance, Sign Law and a Right to Farm Law.

Community Services and Resources

2.15.1 Fire and Rescue

The Town of White Creek is served by two, independent EMS agencies: The Cambridge Valley Rescue Squad (CVRS) originating in 1969 and the Town of Hoosick Rescue Squad (THRS), originating in 1957. Currently, the district boundaries are agreed upon between the two services.¹⁸ Both entities offer their districts within the community an independent ambulance service. THRS has an all volunteer staff and CVRS has a paid daytime staff (Mon-Sat) and remainder is volunteer (totaling about 25-30 active members). CVRS offers Advanced Life Support—Critical Care Level and THRS offers Basic Life Support.¹⁹ The CVRS responded to 829 calls in 2005—402 in the Town of White Creek. 61% of those 486 people actually transported by CVRS went to Southwestern Vermont Medical Center and 25% were transported to Glens Falls Hospital.

The Town of White Creek relies on the services of three different Fire Departments: The Village of Cambridge, Town of White Creek and the Buskirk Fire Department. More information on the valuable scope of services offered by the fire departments will be included in future reports.

Town Halls

The Town of White Creek has two town halls. One located at 28 Mountain View Drive on the edge of the Village of Cambridge is a more modern single-story structure. In the rear it houses partitioned office space for the Supervisor, Clerk, Clerk's assistant, Assessor, and Budget Officer. This Town Hall hosts regular monthly board meetings, Town Court and serves as a polling place. The judge's chambers are relocating to the Village of Cambridge's new municipal building once complete. Jermain Hall is located on Niles Road in the Hamlet of White Creek on the site of a former creamery. The present historic wood-framed, slate roofed building was donated to the town by the Jermain Family to be used as a meeting hall. The interior includes a large open hall (with chairs and tables), a kitchen and restrooms. The Hall is used for community events, meetings of 4-H clubs and church groups as well as a poll station. No fee is charged but groups using the hall understand that they are expected to contribute to the lighting, heat and such maintenance.

Churches

¹⁸ Essentially most residences/commercial units on roads in the north of the Township including those in the Village, Ash Grove, Chestnut Hill (northern part), Turnpike Road, Route 22 fall within the CVRS district. Most of those in the southern tier of the Township including the hamlet of White Creek, Shaker Hollow, Notch Lane, Lincoln Hill Road, Quaker Hill Road, Route 68 and the hamlet of Eagle Bridge fall within the THRS district.

¹⁹ CVRS has three ambulances, six privately owned emergency ambulance service vehicles (these are cars owned by members that are equipped with emergency warning equipment, radio and basic life support supplies including an Automatic External Defibrillator; THRS has two ambulances, one agency owned Emergency Ambulance Service Vehicle and a Mass Casualty Resource Trailer.

Churches are part of the rural fiber and tradition of the White Creek community. There are approximately eleven churches (or public religious bodies) in White Creek encompassing Christianity and several other denominations or sectors. These include:

- The Cambridge United Presbyterian Church (81 E. Main Street, Cambridge)
- Embury Methodist Church (41 E. Main, Cambridge)
- Church of the Open Bible (W. Main Street Cambridge)
- First Baptist Church (29 W. Main, Cambridge)
- Gospel Lighthouse (Turnpike Road, Cambridge)
- Center White Creek Baptist
- Jermain Methodist
- Jehovah's Witnesses (Route 22, Cambridge)
- St. Patrick's Catholic Church (17 S. Park St. Cambridge)
- St. Luke's Episcopal Church (4 St. Luke's Place/Cambridge)
- Twelve Tribes (North Union, Cambridge)
- New Skete –Orthodox Church of America

A steering committee member met with the United Church Council to gain members' insights. The churches are proud of their history, origins and service. They enjoy their role, heritage and contributions to the character in White Creek. It is crucial to them that they continue to serve and be accessible to White Creek and non-White Creek constituents. In addition to spiritual teachings and community gatherings, churches offer a myriad of services to the community including weddings, baptisms, and funerals and the buildings that they own serve as the home not only to religious opportunities but also various educational, social service and community events. The churches collectively run the local food bank as well. They are not simply sources for 'off-street parking' in the Village as was mentioned in the Village comprehensive plan.

Some key concerns for churches located in White Creek include: (1) Attendance, participation and membership has diminished significantly over the decades; (2) the costs of maintaining the church are hard and they are finding it hard to meet financial needs; (3) there is a fear of 'dying-out' –forced closing due to financial constraints and dwindling membership. It is thought that these trends emanate from the following: (1) changing family values about the importance of church participation and attendance; (2) too many churches in such a small rural area—too many for too little population; (3) 'competition' with other activities occurring at the same time. Hence, churches generally enjoy their White Creek heritage and place in the community but are greatly concerned about still being here in the future. They want to remain as a vital staple in the community.

Historic Resources and Archeological Resources

As noted elsewhere in this report the Town of White Creek's history is rich. It is the home to two National Register Historic Districts as seen in Map/Figure 3.

The Cambridge National Register Historic District encompasses 240 primary structures from the early, mid and late-nineteenth century. Currently most buildings remain in an exceptional state of preservation. The Historic District includes four churches, a printing establishment, a railroad station, a hotel, old opera house, library, mill buildings, a noteworthy covered footbridge, a cemetery and many private residencies and commercial buildings. A large percentage of notable architectural features of these buildings are intact with timber frame construction. Approximately twenty residencies have Federal period characteristics.

The White Creek Historic District encompasses twenty-two individual properties clustered around the intersections of Byars and Niles Roads and County Route 68. As noted in the 1977 nomination form, “included within the district are structures representing a variety of functions and styles spanning the period from 1770 to 1885. The typical structure is timber framed, clapboard sheathed, and covered by a gable roof of shingle or slate.” “The principal style found in the district is the Greek Revival, though examples of half-house and shed-roofed dwellings of the eighteenth century, Federal style residences and two Queen Anne-style buildings of the late nineteenth century also contribute to the character. Since the nomination form, several historic structures have burned including the fire station (which was originally a harness shop) and the general store and several have received awards for preservation efforts.

There are several archeological sites within the Town of White Creek. First, within the Village of Cambridge, situated in the center of a 2.5 acre plot defined by West Main Street, North Union Street, Spring Street and the Owlkill is the A-B-C site (OPRPHP A11545.000566). The site was excavated by William O’Donnell in the late 1980s and has been called by Dr. Robert Funk, a former NYS Archeologist, “one of the largest known encampments of the River Phase Archaic hunting and gathering society which has been radiocarbon-dated between 4,000 and 3,500 years ago’ and , “a very unusual and important site of the Late Archaic period in New York State.” It contains a number of Normanskill side-notched projectile points, in addition to other lithic tools, such as hammerstones, bannerstones, and celts.

While the history of the community is deep, there are several elements that have regional and even national significance. Additionally, many local activities and facilities add to the cultural opportunities in the Township. Though not exhaustive they include the following:

- Bennington Battlefield: On August 16, 1777, General John Stark with New Hampshire, Vermont, and Massachusetts militia defeated and captured an expeditionary force sent by General Burgoyne and commanded by Colonel Baum. This was one of the first decisive victories in the War of the Revolution. Bennington Battlefield State Historic Site, a National Historic Landmark is composed of 340 acres most of which is in the Town of Hoosick, Rensselaer County but part of which is within the Town of White Creek, Washington County.²⁰ A Memorandum of Understanding between State Parks and the Town of Hoosick calls for the town to provide public education programs and interpretive staffing and in return, they will have use of the Caretaker's House, a contributing component of the site. The Town has already transformed the house into a furnished and interpreted historical visitor's center and sponsored a historical summer camp for local youth at the house. The Town is also planning a major celebration at the site in 2007 for the 230th anniversary of the battle at Bennington

Revolutionary War: White Creek and its residents played an important role in the Battle of Bennington—the site for which is just south of the Township. Col Baum’s route to Bennington was through White Creek; on August 13, 1777 he camped for the night near what was then known as Waite’s Corners—now along Route 22. Several White Creek residents are thought to have contributed to the success of the American’s at the Battle of Bennington. For example, William Gilmore lead a group who had learned of the impending arrival of reinforcements for Baum to tear up Little White Creek bridge delaying the reinforcements guided by Breyman.

²⁰ Approximately 132 acres are wooded, the rest consisting of open farmland, while the northern portions of the property are at an elevation of 1,040 feet, offering excellent views

Grandma Moses: Anna Mary Moses - better known as Grandma Moses (b. 1860/ d. 1961) was a renowned American folk artist whose paintings hang in countless museums in the United States and Europe and have been reproduced as Christmas cards, tiles and fabrics here and abroad. Married to Thomas Solomon Moses in 1887, she spent most of her life as a farmer's wife and the mother of five children based in Eagle Bridge, in the Town of White Creek. The subject matter for her paintings was farm life/events/cycle and the local rural countryside. Her home still stands and her tradition of painting is carried on by her (great?) grandson and artist Will Moses and farming by Richard Moses.

Underground Railroad: Though potentially not as prominent in its involvement as neighboring Greenwich, residents in the Town of White Creek were active in the Abolitionist Movement and Underground Railroad. Salt caves in Mount Tom State Forest/Notch Lane were stops for fugitive slaves.

Delaware & Hudson Railroad Complex: The historic Delaware & Hudson Railroad Complex is located in the commercial heart of the rural Village of Cambridge. The Freight Yard's three freight structures along with the Cambridge passenger station (c. 1901), Cambridge Hotel (c. 1885) and Hubbard Hall (an 1878 Opera House) form an intact grouping of nineteenth-century railroad-oriented structures that is unique in New York State. They parallel one of the oldest intact railroads in New York built in the 1850s to connect industrial metropolis with the agricultural communities and slate quarries of Washington County and Vermont.

Hubbard Hall Projects, Inc. Hubbard Hall Projects (HHP) is a not-for-profit community multi-arts center based in an 1878 opera house located in the Village of Cambridge. It was established in 1978 when it acquired the opera house which at the time had been idle for over fifty years. Since then, in addition to restoring the performing space, it has presented and produced professional and amateur programs in the visual and performing arts and offered educational workshops for audiences and participants of all ages drawn primarily from Washington County and its neighboring counties in New York and Vermont. Over 60 % of HHP's audience drives over an hour to partake of its programming.

The Cambridge Museum and Historical Society The Cambridge Museum and Historical Society is located at 12 Broad Street in the Village of Cambridge. Established in 1929, its mission is to preserve the history of Cambridge and the surrounding areas for the education and enjoyment of the public. The Museum offers exhibits that include Revolutionary and Civil War memorabilia, 19th Century Baron furniture manufactured in Cambridge, period clothes, toys and much more.

Historic Lodging Establishments The Village of Cambridge is home to two historic lodging establishments namely The Cambridge Hotel, a 'train hotel' fondly known as the home of apple pie a la mode—which is currently under contract to be sold, and The Rice Mansion Inn formerly the home of seed tycoon Jerome B. Rice, and his wife Laura which along with its carriage house offers a bed and breakfast atmosphere.

School Data

Residents of the Town of White Creek are within the Cambridge Central School District or Hoosick Falls Central School District. There are also several private schools in the area including: St Mary's Academy in Hoosick Falls, Grace Church in Bennington and South Shire and Highland Hall in North Bennington which educate district children.

2.16.1 Cambridge Central School

Cambridge Central School (CCS) is a K-12 school located on a 46 acre parcel along NYS Route 22. The original building was constructed in 1950 and the most recent alteration was completed in 2001. CCS is known as a strong school within the Capital District—in recent years ranking in the top 12 of 79 schools based on the New York State School Report Card.

Enrollment for 2005-2006 school year at CCS was 1,083. Projected school enrollment for CCS through 2011 reach around 1,126. (Note: In the 1970s, CCS regularly hosted enrollments of over 1,300, in the 1980s and early 1990s enrollment dipped to around 1,040-1,186, and in the late 1990s increased to 1,200).

2.16.2 Hoosick Falls Central School

Hoosick Falls Central School (HFC) is a K-12 school is a 200,005 sq ft facility located on a 46 acre parcel along NYS Route 22 in the Town of Hoosick. The original building was constructed around 1961 and three additions have been made to the structure since its initial construction. A capital project to make improvements to the roof and replace windows has been approved. Enrollment for 2006-2007 school year at HFC was 1,288. Projected school enrollment for HFC through 2011 is about 1,285.

2.17 Town Government and Budgets

The Town of White Creek is led by an elected Supervisor and a four-member Town Board. The Supervisor represents the Town at the Washington County level. Town Board members are elected for a four-year term. (It has been noted by the Comprehensive Plan Data Collection Steering Committee that there are no residency requirements for elected Town Board members which is of concern.) The Town Board meets at least monthly.

The Town also employs a part-time Town Clerk (elected position), part-time Budget Officer, Town Justice (elected position), part-time Justice Clerk and fulltime Highway Superintendent (elected position). There are currently three Assessors, a Dog Control Officer and as well as a small Highway Department Crew (described above). Extremely, extremely modest expenditures are made to retain a Planning Board Clerk, Registrar of Vital Statistics, and Grievance Board Members. The Town also has established a Town Planning Board, which as described above reviews a variety of land use issues in accordance with site plan review and subdivision regulations.

The estimated budget for the Town of White Creek in FY 2007 totaled about \$901,500 including for fire protection. Of this, 67.4% (or \$607,671) is raised through property taxes and 23.8% comes from estimated revenues.²¹ A fund balance of \$79,250 provided 8.7% of the budget. The table below outlines estimated expenditures.

²¹ Revenues include fines/bail forfeitures, dump stickers, interest as well as mortgage tax revenues which constitute the largest source of revenue at \$56,000 in 2007

3. Synthesis of the Town of White Creek

The bulk of the report provides a summary of the existing trends and conditions in the Town of White Creek. It is based largely on a data collection strategy. In contrast, this section describes the strengths and the weaknesses of the Town primarily as outlined by the residents of the community through their participation in public meetings and steering committee members' attendance at various community groups' forums.

A well-attended public workshop facilitated by the Chazen Companies was held at Jermain Hall in November 9, 2006 to identify strengths of the community as well as issues of concern and outreach to several community groups. A second meeting again facilitated by the Chazen Companies looking more regionally was held on December 9, 2006 at which strengths and issues of concern were also raised and reinforced findings from the earlier meeting. In January 2007, the Steering committee hosted a meeting for those involved in agriculture sector to obtain their views.

3.1 Strengths and Weaknesses

The table below summarizes the Town of White Creek's major strengths and weaknesses as described by its residents.

| Strengths | Weaknesses |
|---|---|
| Natural beauty, wildlife and diverse rural landscape | Farms are disappearing and agriculture is important to the economy and community character. |
| Sense of old-fashioned community, local traditions and spirit of working together | Lack of preparedness for change or new developments or development pressure. |
| Agricultural way of life | Lack of affordable housing |
| Proximity to natural resources/beauty, cultural, recreational, and educational opportunities and urban environments | Fear of fewer employment opportunities in the future. |
| Good schools and supportive environment for children | Energy dependence. |
| Local business sector | |
| Not too much traffic—nothing more than a two lane road | |
| Mix of people (old, young, farmer, artist) | |

3.2 What Makes White Creek Special?

Residents of White Creek and the greater Cambridge Valley say that they live in a quiet, pastoral, easy-going place, with abundant natural beauty and wildlife and open space. They want to keep it that way. "There is more than just visual beauty here. When I sit outside at the end of the day I hear the sounds of plows and animals, and can smell the cut hay. You don't get that in the city." "When you go outside at night, it's dark. You see stars, not lights."

White Creek is rural and agricultural, and the people who live here appreciate that and the slower pace that comes with it. “There’s nothing more than a two-lane road here and not much traffic. Unless you get stuck behind a tractor.” White Creek agriculture forms much of the character of the community, and also benefits the local economy.

Although White Creek is rural, it is not so far off the beaten path that urban amenities such as shopping, higher education, medical facilities, and cultural events are unavailable; all are within an hour’s drive. A good agricultural infrastructure also provides access to regional assets such as machinery, grain suppliers, and welders.

Outdoor recreation is a way of life in White Creek. The natural beauty of its fields, forests, hills and streams are enjoyed year-round by sporting enthusiasts such as fishermen, hunters, hikers, cross-country skiers, bicyclists, runners and snowmobilers. There is a reasonable amount of formal and informal public access; with over 3000 acres of state forests, and the Battenkill and Hoosic Rivers only a few miles away. The Town’s proximity to the mountains of nearby Vermont and the Adirondacks is also valued by many.

There is also a sense of “old-fashioned community” here. People care about each other, and have, as one resident explained, “an interest in working together for the common good.” Civic participation and volunteerism are common, but not required. “If you want privacy you have it, if you want to get involved you can do that, too.”

This organic sense of community is enhanced by the wide variety of people who live in the Town. Old people, young people, farmers, doctors, loggers, artists, musicians, factory workers, mechanics, government workers, food service workers, construction workers and many others live and work together in a relatively close setting. They all have different perspectives, but are still able to coexist in a way that is uncommon in larger suburban communities. “You can’t afford to live in some communities like Manchester, Vermont, if you’re just a little guy. It’s not like that here. It’s OK to be a little guy in White Creek.” “There is also a cultural richness here that is unique and extraordinary for a community this size.”

Variety is a key word in describing White Creek. “There’s a variety of types of homes and buildings. They’re not cookie-cutter; you can tell things have evolved over time.” Variety also exists in the Town’s businesses; there are large traditional farms and small organic farms, farm stands and farmers markets, small manufacturing facilities, grocery stores, a hardware store, an opera house, artists, and more. Almost all of these businesses are locally-owned and operated, which benefits overall community health. The business owners have a vested interest not only in running a profitable business, but in running it in a way that benefits the community because they live there themselves. “You can buy a lot of your meats and produce right here, from someone you know, without leaving town. It goes from their farm right to your table.” “The farmers market is a great meeting place, and it helps support local farmers and artisans.”

The greater Cambridge Valley is seen as a good place to raise children. A number of residents have moved here for just that reason. Cambridge Central School is seen as being relatively good and safe, despite not having the financial resources of larger suburban schools in the Capital District.

Residents also appreciate the tradition and history of the area as well as the architecture.

3.3 Challenges

There is a perception that farms are beginning to disappear with the rise in real estate values and development pressure. “You need working farms, not just a landscape. Farms feed the people and they feed the economy, too.” There is a general concern about the economic viability of farms, both in White Creek and across New York State.

Affordable housing has become more difficult to find, especially for young people who cannot find local work that pays enough to support it. “That’s hard to take . . . kids who were born and brought up here have to move away because they can’t afford to buy a house.” An associated concern was amplified by fears of too many vacation homes in the Town, in which there could be too many absentee owners who can afford to pay a lot for their homes but don’t have much invested in town life, or who skew the economic mix. “We don’t want all rich people with vacation homes.”

Another resident mentioned the effect converted camps and vacation homes could have on the ecosystem. Septic systems could negatively impact waterways, well water and power could be difficult to obtain, and so on.

There is a fear that employment opportunities could become even fewer, with more and more families forced to commute long distances to find viable work. This is magnified by the fact that many residents do not possess the educational requirements necessary to gain such employment. Adequate employment can be difficult to find, with a high percentage of residents commuting an hour or more to their jobs. “When people don’t work and shop here it makes it less of a community.” And employment opportunities, of course, relates to affordable housing - if your job pays more, it is easier to afford a house.

There is a feeling that we often have a hard time acknowledging that change – such as development pressure - can occur, and even if we acknowledge it we are not prepared for it. More than one resident mentioned the unforeseen impact of development on Saratoga County in connection with a proposed technology park in Malta; another mentioned a large-scale housing development recently proposed by the Battenkill River in Greenwich; another in Mechanicville that is turning farmland into hundreds of home sites; while another resident was concerned about growth along Rt. 22. There is a concern that, “Change could manage us, instead of us managing change. And it can happen fast, before you have a chance to do anything about it.”

Adequate streamside building setbacks, and buffers for fish and wildlife habitat, is another concern associated with development, as is water quality.

It was noted that local review boards must be, “aware, educated, and empowered in order to deal with development issues; especially large-scale developments.” How can we be sure our local planning board has the skills it needs, or help it develop those skills?

There is a concern about undesirable land uses, and the inadequacy of local laws to protect against them. It was noted that development of a very large waste dump had recently been pursued next to the Bennington Battlefield historic site and Walloomsac River, and that the dump had been rejected because the Town of Hoosic, “had the foresight to put a law on the books preventing that type of thing before the threat occurred.”

One resident was cautious about the laws themselves, while another resident expressed concern about striking a balance between regulation and individual rights. “What is the responsible thing to do? How can we balance government not telling people what to do against people not doing something that will significantly and negatively impact their neighbors? How do you strike a balance between individual rights and community interests?”

Similar concerns were expressed about potential zoning. It was noted that there are currently no density restrictions or minimum lot size and that this leaves us unprotected, while another felt that zoning could have problems of its own such as overly limiting what a person can do with their property.

There is a recognition that our elements of our infrastructures are lacking: cellular telephone service is spotty, broadband internet and television service is not readily available in much of the Town, power outages seem commonplace. This affects not only quality of life, but business productivity and opportunities.

A number of residents mentioned negative impacts of development, such as: litter, crime, an increased need for services, higher taxes, population increase, water problems. Water supply and quality is generally a concern, including streams, groundwater, and “the antiquated systems of the Village water supply and sewage.”

Impacts of global warming were a concern, with a resident noting that recent floods washed out roads, requiring FEMA funds to repair. Additionally concerns about energy dependence and commuting and farming fuel costs as well as the desire to embrace renewable energy sources was voiced.

Delivery of social services, especially for the elderly, could be better coordinated.

3.4 Continuing to Plan

Overwhelmingly throughout the process there seemed to be a concern that change was incrementally occurring and would continue to do so and as a result a keen interest among residents of the Town of White Creek to be prepared for the future and develop a comprehensive plan through a highly participatory process. (Participants at workshops were asked to show by a ‘vote’ of a raised hand if they wished to continue on with a comprehensive planning process—almost all hands were raised.)

A comprehensive plan for the Town of White Creek would seek to build on and highlight the community’s various strengths outlined above and seek to devise a plan (outlining goals, objectives and strategies) to address and tackle the concerns residents had.

4. Recommended Next Steps

Public outreach suggests that residents would like to develop a comprehensive plan for the Town of White Creek using a community-based, participatory process. To this end to date, a diverse steering committee has taken the first few steps necessary to develop a comprehensive plan. During Phase One the committee gathered and analyzed data about the Town of White Creek and identified the strengths as well as the problems, issues and concerns of the community. This report captures the ‘state of the state’ of White Creek.

Moving forward, in order to develop a comprehensive plan, Township residents need to collectively:

1. Develop a 'Vision' for the Town of White Creek
2. Develop Plan Goals and Objectives for the Town of White Creek
3. Generate and Evaluate Plan Alternatives for implementing the Goals
4. Write a Comprehensive Plan for the Town of White Creek (which integrates the vision, goals, objectives and selected alternatives identified and builds on the communities assets and addresses issues of concern) and Adopt the Plan
5. Set an Implementation Schedule.

To this end, the Steering Committee recommends that the Town of White Creek:

- Develop a comprehensive plan driven by a locally-developed community vision of the future which builds on the assets and uniqueness of White Creek;
- Seek grants to continue the planning process. Potential sources include:
 - Strategic Planning Technical Assistance Grants administered under the NYS Community Development Block Grant Program, operated by the Governor's Office for Small Cities and Quality Communities (Notice may be released in Summer 07);
 - Quality Communities Grant Program
- Appoint a diverse steering committee to guide the planning process;
- Hire a consulting firm to help the steering committee engage and guide community members in the process of developing a comprehensive plan and writing the plan. A proposed scope of work for a consultant is found at the end of this report. (See Appendix B)

Appendix A

List of Steering Committee Members

The Town of White Creek Board appointed a Steering Committee to guide the Data Collection Phase of a Comprehensive Plan. The Committee met monthly (with the exception of the summer) from May 2006 – March 2007.

| | | |
|--------------|-----------------|-----------------------------|
| Sarah Ashton | Pete Baldwin | Ed Gulley |
| Peter Hetko | Rupert Jennings | Adriano Manocchio |
| Carol Moore | Rich Moses | Kristen Narkiewicz |
| Ben Niles | Jim Perry | Tim Smith |
| Donny Sweet | Roady Walker | <u>Advisor</u> : Bob Somers |

Report Consultant

The Town of White Creek along with the Village of Cambridge and Town of Cambridge received a grant from the NYS Department of State Quality Communities Grant Program to further municipal planning. With support from the NYS Department of State Quality Communities Grant Program, the Town of White Creek hired Chazen Companies to assist with some data collection particularly related to GIS mapping, facilitate public workshops and serve as a resource to the committee.

Michael Welti, Senior Planner, The Chazen Companies

**Appendix B: Potential Scope of Work for
Development of Town of White Creek Comprehensive Plan**

Appendix C

DRAFT TEXT FOR BIRDLIFE - White Creek Comprehensive Plan, Natural Resources Section By Sue Van Hook, September 9, 2002

This area supports over 100 species of birds readily seen by the casual observer because of the Town's diverse habitats. A variety of birds make the Town their home including raptors, waterfowl, scavengers and songbirds.

The Creeks and small ponds outside the village boundaries provide food and nest sites for Mallards and Wood Ducks, and occasional Black Ducks and Hooded Mergansers. A Wood Duck has been reported nesting in a tree on Broad Street. Great Blue and Green Herons are common summer breeders. The loud rattle of Belted Kingfishers and Long-billed Marsh Wrens moving along the creek bottoms can be heard from many backyards and the covered footbridge at Varak Park. Several species of swallows and Cedar Waxwings feed on insects above and near these waterways.

The riparian corridor of trees and shrubs along the creeks support many songbirds. Northern Orioles, Scarlet Tanagers, Red-breasted Grosbeaks and Indigo Buntings sport their tropical oranges, reds and blues. Numerous warblers are most readily observed during spring migration in early May. These beauties include Parula, Blackburnian, Yellow-rumped, Black-throated Green, Black-throated Blue, Chestnut-sided, Black and White, Blue-winged, Louisiana, Magnolia, and Yellow warblers. The red, white and black of American Redstarts, another warbler, are not too difficult to detect. The "witchety, witchety, witchety" call of Northern Yellowthroats is easy to hear in riparian thickets. A brief "pssh-pssh" uttered by human tongue will bring this warbler to the fringe of the vegetation so that its black mask and white eyebrow stripe can be seen against the brilliant yellow breast.

Areas of second growth forest and high density brush exist throughout the village connecting backyards. There are some substantial patches of quality habitat for warblers, finches, sparrows, and flycatchers to name a few of the songbirds that frequent these areas. One noteworthy species is the Red Crossbill, which migrates according to mast years for various conifers. A pair appeared at a backyard feeder and remained for several months during the late fall.

The fields and hedgerows are home to American Goldfinches, Song and Savannah Sparrows, Eastern Kingbirds, Eastern Bluebirds, and Killdeer. Freshly tilled agricultural lands attract the inland species of gull, the Ring-Billed Gull. Raptors such as Red-Tailed, Broad-Winged, Cooper's Hawks and Kestrels use the open lands for hunting prey. Barred, Screech, Saw Whet, Barn and Great-horned Owls take over the hunt at night. Turkey Vultures, Crows and Ravens clean up the remains of carcasses.

Birds that fly with the bats at dusk include Chimney Swifts and Common Nighthawks. These species are major contributors to controlling insect populations in the village.

It is a thrill for every resident and visitor to Cambridge to be able to hear and see Pileated (Woody) Woodpeckers. The king of woodpeckers, reaching 15 inches in length, is quite dramatic to witness in its undulating flight of black and white wings. To announce its presence it utters a few piercing notes. One pair bred in the Woodland Cemetery in 2002. Other species in and around the village include Downy and the larger Hairy Woodpeckers, and Common Flickers which can be watched foraging for ants. Yellow-bellied Sapsuckers are known to us by the horizontal rows of holes drilled into deciduous trees. More common in the last two years is the Red-bellied Woodpecker which is extending its range north as our climate warms.

It is important to leave some dead and diseased trees within the village limits to maintain food and shelter for species that rely on insects and tree cavities for nest sites. Without this niche, we would lose the

woodpeckers, Black-capped Chickadees, Tree Swallows, Eastern Bluebirds, Kestrels, Wood Ducks, Purple Martins, Chimney Swifts, Owls, Nuthatches, Brown Creepers, House Wrens and the European Starling.

The mellifluous songs of the Hermit, Wood, Swainson's Thrushes and the Veery ring through the woods on hospital hill and the hills that circle our valley. The "peewee" of the Eastern Wood Peewee along with "teacher, teacher, teacher" sung in a crescendo by the ground-nesting Ovenbird, are common sounds in these woods. Chickadees, the Red and White-breasted Nuthatches and Titmice are year-long residents that we all know as frequent visitors to our backyard feeders. Ruby and Golden-crowned Kinglets tinkle high in conifer treetops while Warbling and Red-eyed Vireos endlessly repeat their 3 note slurs from high in the deciduous canopy.

The intact expanse of high quality woods and fields attract migrants. If a sizable storm hits during spring migration, it forces the birds down from their 20,000 foot high flight path. This is termed a Fall Out and the results are rather spectacular. During a Fall Out on Mother's Day in the mid- 1990's, four Northern Orioles, three Scarlet Tanagers, and one Red-Breasted Grosbeak, all males, were seen in one backyard on Grove Street. A trip in foul weather gear to the Woodland Cemetery that day yielded multiple species of warblers too.

Birdwatching is among the top { a number that I am still looking for } American pastime. Cambridge residents are able to enjoy 118 species in the village and vicinity. Careful management and conservation of diverse quality habitats will ensure great birdwatching for future generations.

List of Bird Species

REPORTED :

Waterfowl: Canada Geese, Mallard, Wood Duck, Black Duck, Hooded Merganser, Common Merganser

Eagles and Hawks: Bald Eagle, Osprey, Red-Tailed Hawk, Broad-Winged Hawk, Red-Shouldered Hawk, Rough-Legged Hawk, Northern Harrier, Cooper's Hawk, Sharp-Shinned Hawk, American Kestrel

Grouse/Pheasant: Ruffed Grouse, Bobwhite, American Woodcock, Ring-Necked Pheasant *, Turkey

Hérons/ Sandpipers/Plovers: Great Blue Heron, Green Heron, Solitary Sandpiper, Killdeer

Gulls: Ring-Billed Gull

Pigeons/ Doves: Rock Dove *, Mourning Dove

Owls: Barred Owl, Great-Horned Owl, Barn Owl, Screech Owl, Saw-Whet Owl

Swifts: Chimney Swift, Common Nighthawk

Hummingbirds: Ruby-throated Hummingbird

Woodpeckers: Pileated Woodpecker, Northern Flicker, Red-bellied Woodpecker, Yellow-bellied Sapsucker, Downy Woodpecker, Hairy Woodpecker

Kingfishers: Belted Kingfisher

Flycatchers: Eastern Kingbird, Great-crested Flycatcher, Olive-sided Flycatcher, Eastern Phoebe, Eastern Wood Peewee, Least Flycatcher, Acadian Flycatcher, Willow Flycatcher

Swallows: Barn Swallow, Tree Swallow, Purple Martin

Corvids: Common Raven, Common Crow, Eastern Blue Jay

Chickadees/Titmice/Nuthatches: Black-capped Chickadee, Tufted Titmouse, Red-breasted Nuthatch, White-breasted Nuthatch, Brown Creeper

Wrens: Long-billed Marsh Wren, House Wren

Thrashers: Brown Thrasher, Mockingbird, Catbird

Thrushes: American Robin, Wood Thrush, Hermit Thrush, Veery, Swainson's Thrush, Eastern Bluebird

Kinglets/ Vireos: Ruby-crowned Kinglet, Golden-crowned Kinglet, Cedar Waxwing, Solitary Vireo, Warbling Vireo, Red-eyed Vireo, European Starling *

Warblers: Ovenbird, American Redstart, Yellow Warbler, Black-throated Green Warbler, Black-throated Blue Warbler, Chestnut-sided Warbler, Black and White Warbler, Yellow-rumped Warbler, Blue-winged Warbler, Blackburnian Warbler, Louisiana Warbler, Magnolia Warbler, Northern Waterthrush, Parula Warbler

Blackbirds: Red-winged Blackbird, Rusty Blackbird, Common Grackle, Brown-headed Cowbird *

Sparrows/Grosbeaks/Finches: Northern Oriole, Scarlet Tanager, Red-breasted Grosbeak, Evening Grosbeak, Indigo Bunting, House Sparrow *, Purple Finch, House Finch, Common Redpoll, American Goldfinch, Pine Siskin, Red Crossbill, Savannah Sparrow, Song Sparrow, Chipping Sparrow, Tree Sparrow, White-throated Sparrow, Fox Sparrow, Towhee, Dark-eyed Junco

SUSPECTED:

Common Snipe, Spotted Sandpiper, American Bittern, Virginia Rail, Sora

SPECIES AT RISK:

Tall grass species - Bobolink, Eastern Meadowlark

* indicates species are not native to North America

Some Suggestions and Guidelines Concerning Trees

Street Trees:

Street trees provide a range of benefits. They moderate microclimates, especially when near paved areas, reducing heat in the summer and reducing heat loss in the winter. They provide strong visual appeal; tree-shaded streets and sidewalks rank high in terms of esthetic preferences. Street trees also provide shelter and nesting and foraging habitat for a wide variety of song-birds. Relatively continuous tree corridors connecting areas of more extensive bird habitat are important habitat features, and increase the habitat value of connected wooded areas. Shade and ornamental trees are particularly important in public spaces to enhance general appeal, to provide esthetic focal points, and as planned gathering points. Appropriate guidelines in selecting and planting 'public' trees might include

- primary use of native species for shade and street trees (although occasional non-native specimen trees might be used for impact and special situations)
- avoidance of non-native species known to be invasive of natural habitat (e.g., Norway maple)
- avoid monoculture (sugar maple is currently the dominant street tree in Cambridge, and probably should remain so, but an appreciable proportion of other species will be visually appealing, provide some diversity of habitat, and mitigate effects of epidemics)
- consider exposure to road-salt in choice of species (and *reduce* exposure when possible)
- use small, short-lived, ornamental/flowering types sparingly and in focal locations.

'Tree Walk' Possibilities:

- Cemetery Hill: Many species already present within cemetery grounds, including many particularly impressive specimen trees
- Center-Village: A 'street-walk' layout might be designed to bring pedestrians by a good variety of shade and specimen trees
- railroad corridor or stream/wetlands walk: These would require more investment in pathways, some use of private lands (although some public lands, too – e.g., new school property)
- Hospital hill and lands: Currently, diversity is not great, but planning/planting could easily create a nice collection/arboretum on Hospital Hill.

The Lists:

Trees that might be seen in walks around village and in public areas. There are certainly many other species planted in private lawns and gardens and not readily visible from the street. Strictly shrubby species are generally not listed:

Conifers

white pine (*Pinus strobus*): extensively planted, occurring naturally in wide range of habitats (cemetery)

red pine?? (*Pinus resinosa*): regional native, often used in plantations. In village?

Scotch pine (*Pinus sylvestica*): non-native, widely planted in plantations (Hwy 313)

Austrian pine (*Pinus nigra*): non-native, occasionally planted

red spruce (*Picea rubens*): native at higher elevations, some planted in village

Norway spruce (*Picea abies*): non-native, extensively planted (cemetery)

white spruce (*Picea glauca*): school?

Colorado blue spruce (*Picea pungens*): western US, a number of planted specimens (cemetery)

balsam fir (*Abies balsamea*): (S. Park St.)

white fir (*Abies concolor*): western US native, one planted specimen, E Main St.

eastern hemlock (*Tsuga canadensis*): local native, and planted occasionally (cemetery)

douglas fir (*Pseudotsuga menziesii*): western US native, several by CCS gym, S. Park

larches (*Larix* spp): planted specimens, most appear to be Eurasian species (cemetery)
white cedar (*Thuja occidentalis*): regional native, extensively planted (cemetery)
eastern redcedar (*Juniperus virginiana*): regional native. In village?
horticultural cedars (*Juniperus* spp.): several non-native, mostly shrubby, used in landscaping
bald-cypress (*Taxodium distichum*): SE US native, one planted specimen (cemetery, above
Newton tombstone, by Stevenson)
yews (*Taxus* spp, mostly *cuspidata*): non-native, mostly shrubby, used in landscaping
ginkgo (*Ginkgo biloba*).

Broadleaves

sugar maple (*Acer saccharum*): extensively planted, especially as street tree, and occurs naturally
in upland wooded areas (cemetery)
silver maple (*Acer saccharinum*): occasional street tree, natural regeneration in wetlands
red maple (*Acer rubrum*): occasional street tree, extensive in wetlands
box elder (*Acer negundo*): weedy tree in a variety of habitats
Norway maple (*Acer platanoides*): non-native, widely planted, occasionally naturalized
striped maple (*Acer pennsylvanicum*): native in surrounding hills, occasionally planted
black walnut (*Juglans nigra*): native farther south, planted by people and squirrels
butternut (*Juglans cinerea*): native in wet woods, occasionally planted in village (313 so of
Main)
black cherry (*Prunus serotina*): abundant native, planted extensively by birds, fencerows, etc.
American elm (*Ulmus americana*): abundant native, rapid colonizer, most large trees dead of
blight
willows (*Salix* spp): several species, many small/shrubby, some native (pussywillows *S.*
bebbiana, *S. discolor*; large *S. nigra*), others not (e.g. weeping willow *S. babylonica*)
white ash (*Fraxinus americana*): abundant native, sometimes planted as yard tree (often self-
planted) (cemetery)
green ash (*Fraxinus pennsylvanica*): native, often planted as street tree, ornamental
basswood (*Tilia americana*): native forest tree, occasional planted specimens
linden (*Tilia* spp): Eurasian species and hybrids planted as stree trees
sycamore (*Platanus occidentalis*): native, along streams (S edge of village)
alternate-leaved dogwood (*Cornus alternifolia*): small woodland native (other species shrubby)
Russian olive (*Elaeagnus angustifolia*): weedy in vacant lots
mountain ash (*Sorbus* spp): native and non-native species, all planted...
black locust (*Robinia pseudo-acacia*): native to southern US, widely planted and naturalizing
honey locust (*Gleditsia triacanthos*): native midwest, horticultural (mostly thornless) varieties
widely planted
staghorn sumac (*Rhus typhina*): weedy small tree, common in abandoned areas, vacant lots,
roadsides
winterberry holly (*Ilex verticillata*): wet woods along streams, etc.
red oak (*Quercus rubra*): common native in village woodlands, sometimes planted (cemetery)
white oak (*Quercus alba*): less common native, sometimes planted (cemetery)
pin oak (*Quercus palustris*): native to south, widely planted yard and street tree
chestnut oak (*Quercus prinus*): native in surrounding hills; in village??
American beech (*Fagus grandifolia*): local forest tree, a few in village (cemetery)
paper birch (*Betula papyrifera*): common native, but many planted white birches are next species
gray birch (*Betula populifolia*): waste areas, etc.
yellow birch (*Betula alleghaniensis*): wetlands along Owlkill
white birch (*Betula alba*): Eurasian (may also have *B. pendula*?)
eastern cottonwood (*Populus deltoides*): native, weedy, some large, mostly but not all in wet
areas

big-tooth aspen (*Populus grandidentata*): native weedy colonist, abandoned areas, vacant lots

quaking aspen (*Populus tremuloides*): similar

Lombardy poplar (*Populus alba* mutant): sterile, short-lived, horticultural monstrosity. In village?

horse-chestnut (*Aesculus hippocastanum*): at least one specimen on Grove St.

tulip-tree (*Liriodendron tulipifera*): native to south, two specimens on Avenue A.

Shrubs:

5-6 spp Viburnum

3 spp dogwood (*Cornus*)

prickly ash (*Zanthoxylum*)

Pernicious species:

loosestrife

garlic mustard

honeysuckle spp

norway maple

bittersweet

autumn olive

black locust

multiflora

Ecological Units

Natural and semi-natural areas:

- Wetlands

- uplands

Corridors:

Culturally semi-intensive:

- Agricultural

- meadow

Culture intensive: