

# Village of Nassau

## Master Plan



## "THE PEOPLE'S VISION"

Robert J. Severance, Mayor



## **A MESSAGE FROM THE MAYOR**

Dear Friends and Neighbors:

The primary goal of the appointed constituents of the Master Plan Committee has been to prepare a comprehensive master plan for the guided development of the entire area of the Village of Nassau. This comprehensive document addresses social, economic and physical factors prevalent in the Village, and also proposes features which will provide for the improvement of the Village and its future growth, protection and development.

Toward this end, and in recognition of the need to plan responsibly as a community, the Master Plan Committee has based their work on the results derived from a survey. This survey was distributed to Village residents in 1990. Results from the survey will be used as the primary tool to identify planning issues considered by residents to be of primary importance in the Village.

The intent of this document is to provide a long range plan that continues to address the public health, safety and general welfare of the population of the Village of Nassau.

I am hopeful that commitment and pride in the Village will continue to grow.

Robert J. Severance  
Mayor

**VILLAGE OF NASSAU MASTER PLAN**

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**Rensselaer County, New York**

Adopted by the Board of Trustees: **April 28, 1993**

## ACKNOWLEDGEMENTS

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The Village of Nassau extends its gratitude to Mayor Scott Conlee, who held office from April 1987 to October 1989, and who originated the idea for this plan.

# VILLAGE OF NASSAU MASTER PLAN

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## FOREWORD

The earliest inhabitants of the Village of Nassau were native Americans, members of the Mohican Nation. Nassau was explored as a result of Captain Henry Hudson's venture in 1614, while under the employment of the Dutch West India Company. Despite Captain Hudson's failed attempt to locate China, which had been the purpose of the voyage, the directors of the company began to offer tracts of land in the river valley for development.

The Dutch were more prone to settle the richer lowlands near the river rather than the less desirable areas farther inland. It was not until the completion of a new fort at Crown Point on Lake Champlain and the promise of security against Indian attack, that development in the Nassau area actually began in earnest.

The damming of the Valatie Kill in 1792 resulted in the creation of a power source, and with the subsequent establishment of mills, shops and homesteads, Nassau began to develop into a community of diversified economic activity. No longer tied solely to agriculture, the Village hosted a number of business enterprises, producing goods for a wider market; by 1876, plows, carriages and assorted tools were being made. In 1905, the Grubb and Kosegarten Piano Works Factory employed 160 people. Additionally, the electric railroad ran between Albany and Hudson, coming directly through the Village and providing an important transportation and communication link.

In more recent times, industry has relocated to other geographic areas. Consequently, many Nassau residents now travel beyond the Village boundaries for employment.

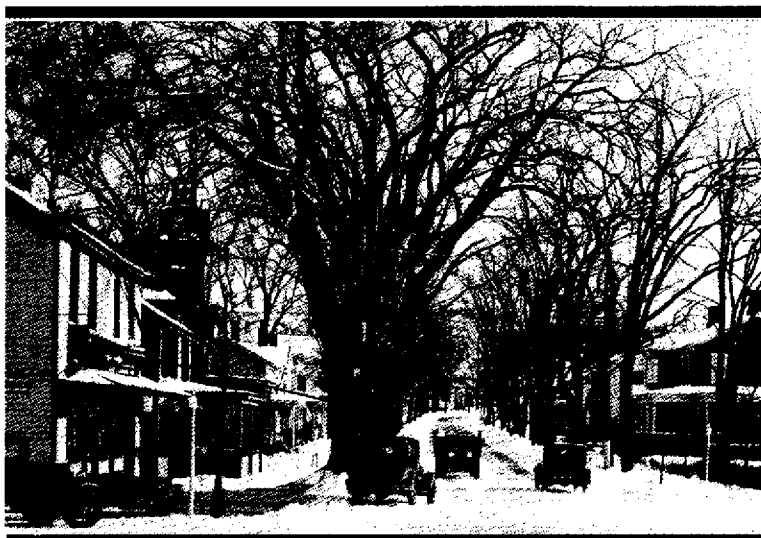
The Village of Nassau has shown many changes in appearance in its 200 year history. The form the Village has taken seems to have followed the prevalent economic functions of a particular era. Each succeeding change in function or activity has left its mark on the Village. Unfortunately, change has all too often incurred a loss.



Church Street Circa Late 1800's

Many of Nassau's finest structures were built when the Village thrived as a community known for its farming. The late 19th century saw a change to a predominantly manufacturing and commercial community, but one that was still relatively enclosed. Transportation changes in the 20th century opened the job market in Albany and turned the Village into a commercial crossroads. As a result of those developments, Nassau evolved into a predominantly bedroom community, with commercial activity largely oriented toward meeting local needs.

The Village of Nassau has been noticeably altered in the recent past, as economic change has coincidentally brought the loss of much which once made the Village quaint. While the past cannot be changed, it is a prudent act to preserve much of what is still worth keeping and strive to gain more control of the process of change so that further change will be positive and serve to enhance the Village rather than diminish it.



Church Street Circa 1935

Citizens of the Village of Nassau have defined their broad objectives, as revealed in their responses to a 1990-distributed survey.

Physical appearance, rural character, and historic preservation were all rated as above average in importance. It is the role of a Master Plan to translate those objectives into achievable goals.

By definition, a master plan (also referred to as a "comprehensive plan") is an official document or a series of documents that set forth policies for the future of a community. It is normally the result of a study and analysis of existing physical, economic, and social conditions, and contains a projection or future development. A master plan translates the community's goals and values into recommended actions for meeting those goals. It serves as a guide for public decisions affecting land-use, preparation for capital improvement programs, and the enactment of zoning and related growth management legislation.

A master plan functions as a guiding document on which local laws

are based: local legislation (i.e., zoning, historic preservation, etc.) is drawn in accordance with the master plan.

A comprehensive plan for the Town of Nassau was prepared in 1967, financially aided through a grant from the U.S. Department of Housing and Urban Development. The Village of Nassau was included as a separate entity in that plan. Issues specific to the Village were described and recommendations were made for addressing those issues.



Church Street, Modern Day 1992

While the report was comprehensive, its contents could only remain viable for the time period covered in the recommendations.

It became evident that there was a need for an updated master plan, and, in 1989, Mayor Scott Conlee encouraged the Village to initiate the process of preparing a revised master plan.

The first meeting of the Master Plan Committee was held in July 1989. The committee was formed at the request of Mayor Conlee, and all individuals comprising the committee were to become the key players in preparing the revised master plan.

The committee set out to develop a questionnaire for distribution to Village residents. The purposes of the questionnaire were to identify prevalent community issues and to rank the issues in order of importance and urgency. The conclusions drawn from the survey became the principal guidelines for the work of the committee. The content of this document, then, is largely based on those issues which the survey respondents indicated are especially important or significant; the "people's vision" is revealed.

It was not the intent of the Master Plan Committee to completely disregard the 1967-dated comprehensive plan as if it were entirely irrelevant to 1992. In fact, the Master Plan Committee referred to the 1967 plan on several occasions in the preparation of this document. Village officials are urged to consult the 1967 plan as a back-up, since there may be valid factual information which was purposely omitted from this plan.

The VILLAGE OF NASSAU MASTER PLAN is designed to be a working document. A measure of the value of this Plan will be the number of times that it is ultimately referred to when considering prospective development plans. It is important that people are made aware that this Plan exists, and that proposals reflect the (herein) recommendations set forth.

The Plan should be added to, as applicable studies and reports become available. To remain useful, it is important that its contents remain current.

## 1.0 - THE VILLAGE OF NASSAU

The Village of Nassau is situated in Rensselaer County, New York, partly in the Town of Nassau and partly in the Town of Schodack. Its largest portion is located in the southwestern section of the Town of Nassau, with the remainder immediately across the Valatie Kill in the Town of Schodack.

The Village is irregular in shape, longer in the north-south than in the east-west direction. Its western boundary is the Valatie Kill, except for that portion which extends into the Town of Schodack as far as McClellan Road. The terrain of the western portion of the Village, including most of that in the Town of Schodack, is fairly level. In the east, however, between Route U.S. 20 and Malden Street, there is a considerable hill that rises to the southeast. North of Route U.S. 20, there is another hill rising abruptly from Route U.S. 20 east of Phillips Street and occupying the northeast corner of the Village.

Data compiled by the Capital District Regional Planning Commission (CDRPC), shows that some 1,254 people lived in the Village 1990. Table I shows population by age cohort:

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TABLE I  
POPULATION BY FOUR YEAR AGE COHORT, 1990

AGE COHORT	POP	AGE COHORT	POP
0-4	86	45-49	73
5-9	119	50-54	36
10-14	66	55-59	44
15-19	93	60-64	51
20-24	91	65-69	72
25-29	91	70-74	49
30-34	111	75-79	33
35-39	97	80-84	19
40-44	114	85+	9

---

Four hundred ninety-two (492) households were counted with an average household size of 2.55 persons. A comparison of the number of households with the number of housing units (515) suggests that a 4.5% vacancy rate prevailed in 1990.

The 1967 Village of Nassau Master Plan projected a population change in the Village from 1,248 in 1960 to 1,700 in 1990. Census data for 1990, however, did not match that projection.

CDRPC projections, based on pre-1990 census data, forecast a slight Village population increase to 1,261 in the year 2000, and a decrease to 1,237 persons in the year 2010.

The 1967 Village Master Plan states the following: The economic base of a community consists of all those activities which provide the employment and the money income upon which the people of the community depend for their livelihood. Typical of such activities are farming, manufacturing, retail trade, and services.

Tables II and III show employment by occupation and by industry of wage earners living in Nassau in 1980, which contributes to the Village's economic base. These figures were the most recent at the time of preparation of this document, provided by the U.S. Dept. of Commerce, Bureau of Census:

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TABLE II  
1980 EMPLOYMENT BY OCCUPATION

<u>OCCUPATION</u>	<u>EMPLOYMENT</u>
MANAGERIAL & PROFESSIONAL SPECIALTY	111
EXECUTIVE, ADMINISTRATIVE & MANAGERIAL	45
PROFESSIONAL SPECIALTY	66
TECHNICAL, SALES & ADMINISTRATIVE SUPPORT	199
TECHNICIANS & RELATED SUPPORT	13
SALES	46
ADMINISTRATIVE SUPPORT	140
SERVICE	59
PRIVATE HOUSEHOLD	4
PROTECTIVE SERVICE	9
OTHER	46
FARMING, FORESTRY & FISHING	2
PRECISION PRODUCTION, CRAFT & REPAIR	90
OPERATORS, FABRICATORS & LABORERS	77
MACHINE OPERATORS, ASSEMBLERS & INSPECTORS	23
TRANSPORTATION & MATERIAL HANDLING	32
HANDLERS, EQUIPMENT CLEANERS, HELPERS & LABORERS	22
TOTAL	538

Source: Bureau of the Census, U.S. Dept of Commerce

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TABLE III  
1980 EMPLOYMENT BY INDUSTRY

INDUSTRY	EMPLOYMENT
AGRICULTURE, FOREST, FISH & MINING	2
CONSTRUCTION	49
MANUFACTURING	88
TRANSPORTATION, COMMUNICATION & UTILITIES	44
WHOLESALE TRADE	30
RETAIL TRADE	66
FINANCE, INSURANCE, REAL ESTATE	44
SERVICES	146
PUBLIC ADMINISTRATION	69
TOTAL	538

CDRPC Employment Projections By Industry - at 5 year intervals, are shown in Table IV.

TABLE IV  
EMPLOYMENT PROJECTIONS BY INDUSTRY

	1990	1995	2000
AGRICULTURE, FOREST, FISH & MINING	0	0	0
CONSTRUCTION	0	0	0
MANUFACTURING	32	33	34
TRANSPORTATION, COMMUNICATION & UTILITIES	6	6	7
WHOLESALE & RETAIL TRADES	34	37	37
FINANCE, INSURANCE, REAL ESTATE	15	16	17
SERVICES	2	2	2
PUBLIC ADMINISTRATION	140	143	148
TOTAL	229	237	245

## 2.0 -LAND USE

### 2.1-Introduction

The character of the Village is influenced by the land uses within, as well as, adjacent to its borders. The rural setting of the Village of Nassau, for example, is important because it outlines the Village and helps to establish its edges or boundaries. The Village is no longer perceived as a separate entity when the farmland, pastureland, and woodland adjacent to the Village are inappropriately developed. (Refer to section 7.2 "Village Enhancements").

The Village has small or narrow lots with buildings set close to the road. These characteristics of the Village contrast with suburban development with its larger lot size and greater setback requirements.

The Village grew around some activity or business such as a general store, tavern, or church. Non-residential uses are often seen as incompatible. However, in the village, this mixture of land uses adds to their visual appeal. One reason for this positive effect is that the buildings were constructed at a human scale (not exceeding two and one-half stories in height and usually not wider than a single-family detached dwelling).

The Village of Nassau is comprised of some 467 total acres. The breakdown of 1980 land uses in the Village reveals that the largest acreage issued for residential occupation (205 acres). 190 acres of the Village is forest; commercial, institutional and public uses and brushlands each account for 17 acres; 15 acres is in public lands and recreational areas.

In regard to land use by area, 30% of the Village was residential in nature in 1967, compared with 43.9% in 1980. The Village area was increased during this period from 443.4 acres in 1967 to 467 acres in 1989, through inclusion of an area southwest of the earlier Village line. (See Appendix, Zoning Maps).

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TABLE V  
LAND USE IN ACRES: 1980

RESIDENTIAL	205	COMMERCIAL	7
INDUSTRIAL	0	INSTITUTIONAL & PUBLIC USE	17
MINING AND LANDFILLS	0	PUBLIC LANDS AND RECREATION	15
AGRICULTURE	5	BRUSHLANDS	17
FOREST	190	WATER	0
TRANSPORTATION, COMMUNICATION AND UTILITIES	0		
TOTAL ACREAGE			467

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It is not anticipated that industry will move into the Village of Nassau on any sizable scale. The lack of appropriate industrial structures and sites, plus competition from other localities which have more to offer in terms of space and facilities, will act as deterrents to industrialization of the Village.

Any significant commercial expansion is also unlikely. It is expected that the local retail sector will remain relatively small, and will continue to concentrate on providing convenience goods and services.

**RECOMMENDATION:** Any land use regulations to be developed should be consistent with the character of the Village, and should be designed specifically for that area.

## 2.2-Existing Land Use

2.2-1. Single-and Multi-Family Residential: Data for 1990 indicated that a total of 515 housing units were available in the Village of Nassau. Approximately 65% of these units were single-family dwellings. Table VI shows the number and percentage of housing units by type.

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TABLE VI  
NUMBER AND PERCENTAGE OF HOUSING UNITS  
BY TYPE, 1990

<u>Unit Type</u>	<u>Number</u>	<u>Percentage</u>
Single-Family	333	64.7
Two-Family	51	9.9
Three- or more Family	116	22.5
Mobile Homes	1	0.2
Other or Unclassified	14	2.7
Total Units	515	100.0

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The 1967 Comprehensive Plan/Village Master Plan showed 346 residential units; 290, or 83.8% were single family dwellings.

Units with two or more families comprised 9.5% of the total number, a striking contrast to the 1990 data. In that year, two-family units combined with three or more family units comprised 32.4% of the total.

**RECOMMENDATION:** Single-family housing, being the predominant housing type in the Village of Nassau, shall continue to hold such ranking.

**RECOMMENDATION:** A residential occupancy permit system shall be established by the Village of Nassau, whereby rental property will be inspected at each change of (tenant) occupancy to ensure continued compliance of habitability standards.

**RECOMMENDATION:** The Village of Nassau shall encourage the development of "senior citizen housing" in the Village.

2.2-2. Home Businesses and Accessory: The 1967 Plan showed nine housing units with home occupations. Comparative data for 1989 showed five units. Through observation it can be assumed that home businesses and accessory uses are in the service and retail areas. Local zoning and other land use regulations affect home-based businesses. Any proposed alteration to existing and future home-based business uses will continue to be reviewed under the jurisdiction of local law.

2.2-3. Public, Quasi-Public and Institutional: Less than 4% of the total acreage in the Village is occupied by public and institutional facilities. The Donald P. Sutherland School (Grades K through 4) serves students from the Village and outlying areas. Four houses of worship and auxiliary buildings are located in the Village, as are the Nassau Free Library, the American Legion Hall, the Village Hall, the Nassau Town Hall and the Nassau Hose Company.

2.2-4. Commercial: Table VII shows commercial land use within the Village in 1990, with 26 separate commercial establishments.

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TABLE VII  
COMMERCIAL LAND USE  
BY TYPE AND FREQUENCY, 1990

TYPE	NUMBER
Retail Store	13
Food Service	2
Personal Care	2
Manufacturing	2
Automotive Repair	3
Professional Services	4

Source: Index and file maintained by the Code Enforcement Officer, Village of Nassau.

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**RECOMMENDATION:** Existing permitted uses shall be reviewed and refined to focus more on small, service-oriented types of businesses.

### 2.3-Signage

Signage is a common concern in many a Village, and the Village of Nassau is no exception. Presently, and over the past 25 years, a problem of non-uniformity has existed.

In the year 1976, sign regulation was codified under Village Law 120-85, and has since been enforced. The problem with the current law is that it does not address signage uniformity and style.

Signs having no aesthetic appeal are a distraction from the inherent enhancement and symmetry of the Village, and of the overall viewshed. The problem is particularly apparent in the central business district of the Village, but it is typical of the entire Village.

Signage regulations and guidelines should be developed which complement the unique character of the Village of Nassau. The Village's historic preservation objectives would be reinforced through rewriting the existing codes to include, but not be limited to, such signage standards as type of sign, height and width of sign, and standard styles. The signage guidelines could be developed by the various groups within the Village who use signs to advertise, and who otherwise might have an interest in their appearance. Such cooperative efforts could result in a sign ordinance which is acceptable to all parties, and therefore easy to implement and enforce.

**RECOMMENDATION:** Current signage regulations shall be reviewed and rewritten to reflect the following characteristics and issues: historic preservation, uniformity, style and design, and application to the overall viewshed. The rewrite should be completed and enacted within one year of the adoption of this Master Plan.

## 2.4-Zoning

Zoning ordinances were first codified in the Village of Nassau on January 1, 1970. At that time, a conglomeration of Village laws and statutes were put together and established the basis for the current zoning ordinances. These ordinances were re-codified in 1989, and form the present Code of the Village of Nassau.

Existing zoning requires a lot size of a minimum of one acre for new construction of homes and businesses. Since existing (typical) conditions are not in accordance with the present zoning ordinance, this has caused many problems within the Village. Strict enforcement of the zoning ordinances is consequently next to impossible, and may have contributed to the liberal enforcement of local zoning law over the years.

Set-back requirements are based on the one acre lot size (210'x 210'). Existing lots of smaller size (which are the majority), or narrow deep lots (of which there are several), make it difficult to add-on to an existing structure and still meet side yard requirements. **Re-evaluation of lot size and set-back requirements would make sense, in this case, to reflect the character of the Village.**

Many of the large older homes in the Village have been converted to multi-family housing, further complicating septic problems. This housing trend is expected to continue due to the high price of real estate and cost for utilities.

Permitted uses in the CBD (Central Business District) are not in harmony with available land space. **Re-evaluation of these uses should take place with the elimination of some uses and the placing of others in the "Special Use Permit" category.**

The Industrial District has no zone on the map or available land space for development. **Therefore, it is the opinion of the Master Plan Committee that the "Industrial District" section be dropped.**

Since it is the wish of the Village to project a rural character, zoning ordinances should be revised to reflect this goal. At the time of this writing, a committee has been formed to review the present zoning ordinance and judge its significance to current concerns.

**RECOMMENDATION:** (A) The Master Plan Committee recognizes the importance of a viable zoning ordinance, and so recommends that the Village Board initiate revisions of the current zoning ordinance within one year of adopting this Master Plan;  
(B) Review of the Village zoning ordinance for accuracy and applicability will occur at least once every ten (10) years.

## 2.5-Local Boards

All member constituents of local boards, including and not limited to the Town Board, Planning Board, Zoning Board of Appeals and the Preservation Commission, are authorized by the Village and are thereby responsible for the execution of duties with respect to the regulations set forth by the respective local law. All persons serving on those boards are empowered to make decisions as they may see fit, on a variety of land use issues.

In recognition of the changing nature of the responsibilities local officials have in reviewing development plans and making informed decisions, it becomes increasingly important that they receive proper training to assist them in these reviews.

**RECOMMENDATION:** The Village of Nassau encourages local planning and zoning enforcement officials to obtain the necessary training required to meet the increasing demands of the jobs they perform.

## 2.6-Site Plan Review - Historic Review

In December of 1990, the Mayor appointed five local citizens to the newly created Historic Preservation Commission. A chairperson, vice-chairperson, and secretary were elected and work began to designate certain structures and districts of the Village as subject to protection due to their historic character. To date the Commission's work has been based on the research done by the Society of Esquatak in the 1970's, when many Village structures - within three districts - were placed on the State and Federal Historic Registers. These districts have been designated as Historic Districts by the Commission. (See Map item "...Proposed Local Historic Districts, June 1991").

After determining which structures or districts are eligible for designation as a "local landmark", the Commission must hold hearings on such determinations and take testimony from interested persons. If the structures or districts are found to be historic by the Commission, then the owners may not make any changes to the structure's exterior appearance or architecture without obtaining a certificate of appropriateness from the Commission. A major activity of the Commission, in addition to that of declaring structures and/or districts to be "historic landmarks", will be educating the public to the value of such designation and of preserving the historic landmarks of the Village. This commission is also available as an advisory body in helping residents determine what would be appropriate to design, restoration, remodeling, etc.

The Village has taken a major step toward historic preservation by adopting this historic preservation ordinance. The formation of a Historic Preservation Commission signifies the importance of this issue to the Village.

**RECOMMENDATION:** The Village of Nassau shall include historic site plan review regulations which would allow review of proposed work for layout, access, and parking in addition to appearance, signage, landscaping, and compatibility with the surrounding neighborhood.

**RECOMMENDATION:** The Village of Nassau supports the work performed by the Historic Preservation Commission, and further encourages private efforts to "sensitively" improve and maintain the physical appearance of properties, especially those that are contiguous to the historic district.

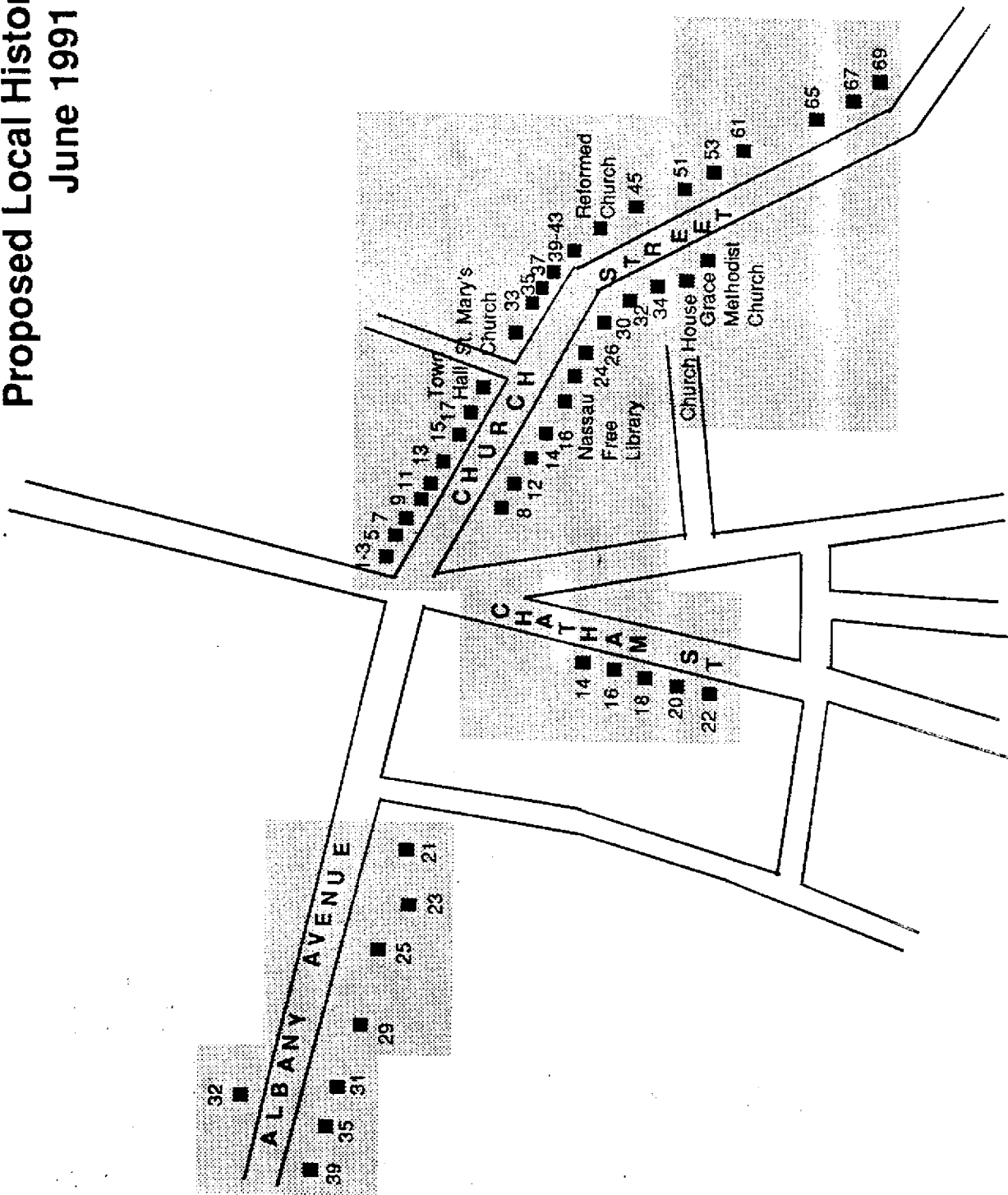
**RECOMMENDATION:** The Village of Nassau shall place a standard State Historical marker giving a short history of the Village at the intersection of Albany Avenue, Elm Street and Chatham Street.

# VILLAGE OF NASSAU

## Historic Preservation Commission

### Proposed Local Historic Districts

June 1991



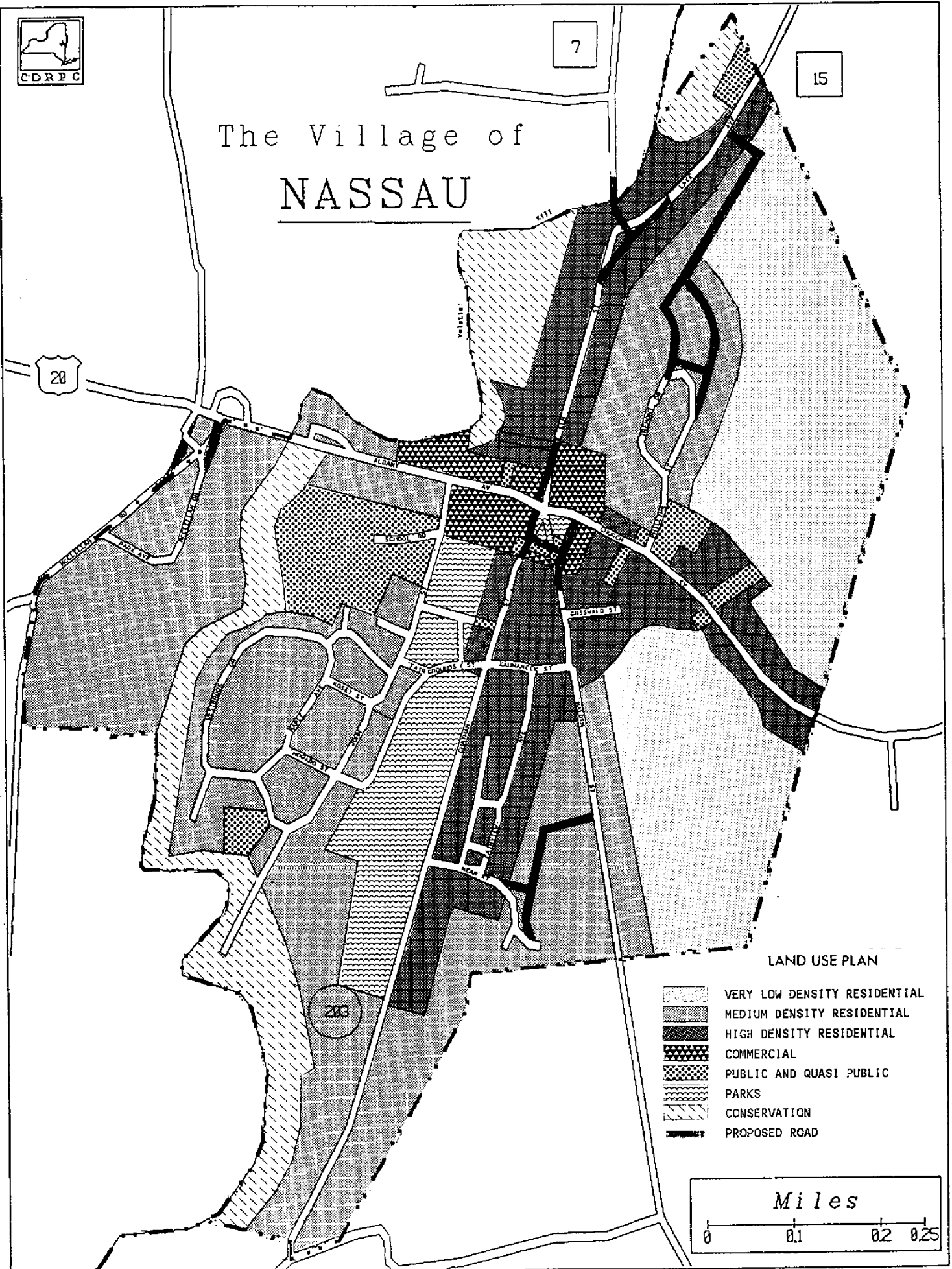


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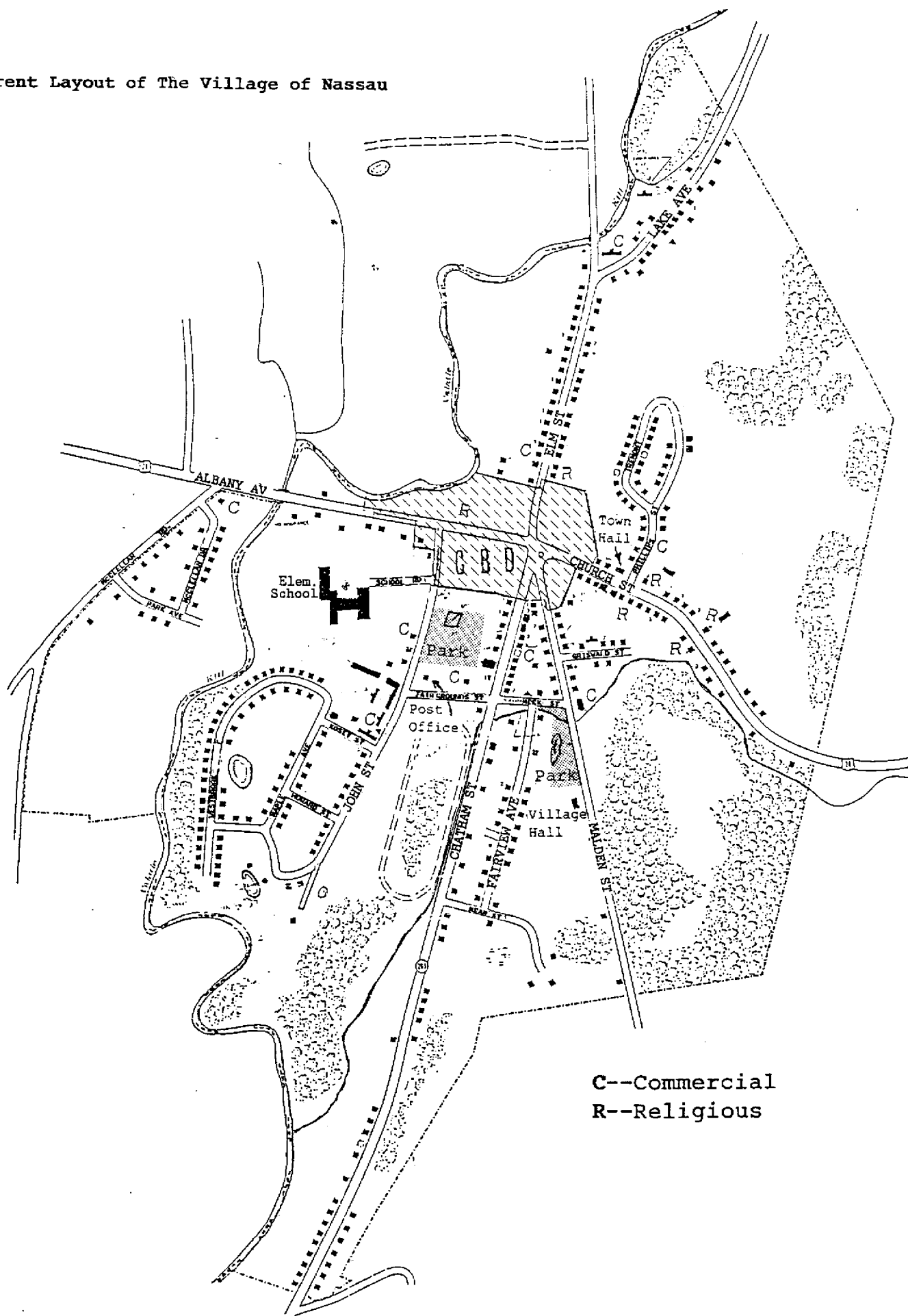
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# The Village of NASSAU

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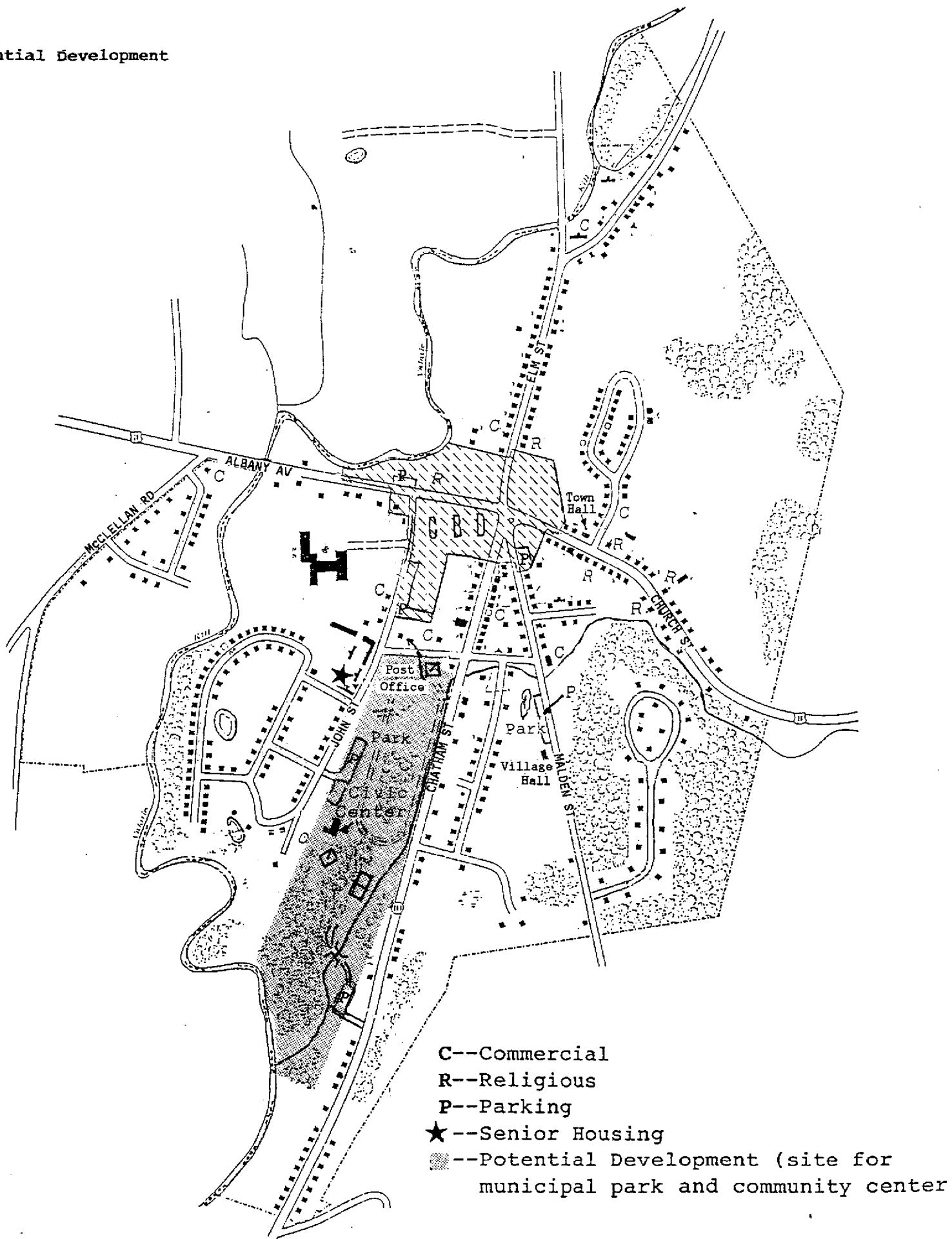


# Current Layout of The Village of Nassau



C--Commercial  
R--Religious

# Potential Development



### 3.0 - ENVIRONMENT

#### 3.1-Surface Water Resources and Flood Plains

All of Rensselaer County lies within the Hudson River drainage basin. The Village of Nassau lies in the Kinderhook Drainage Basin, being a total of 330 square miles, with 150 square miles in Rensselaer County. The Village is drained by the Valatie Kill.

The Department of Environmental Conservation (NYSDEC) has identified the Valatie Kill as a protected stream, and it is therefore necessary to contact the NYSDEC to see whether it is necessary to obtain a permit before the commencement of construction in or around the Valatie Kill. The stream classification of the Valatie Kill in the Village of Nassau is "C-T" and "D".

The Valatie Kill has been mapped under the Federal Flood Insurance Program (U.S. Department of Housing and Urban Development). Part of the Village of Nassau lies in the flood plain. Development occurring within the limits of the 100-year flood could reduce the capacity of the floodway to safely carry a 100-year flood.

#### 3.2-Groundwater Resources

A large portion of the Village of Nassau is located on an aquifer. There are two wells drawing from this aquifer that provide the Village's water supply. Approximate depth to groundwater is 25 feet.

The wells are located immediately south of the end of Maple Avenue. Consumption of water ranges from 85,000 to 170,000 gallons per day. Average daily consumption figures for 1985-1988 were 147,258, 139,904, 149,296, and 167,260 gallons, respectively. Based upon the 1990 population figures, this would indicate an average daily consumption per capita of 118 gallons. Although the capacity of the wells is believed to be 1,000,000 gallons per week, the wells have produced 380,000 gallons in a single day. Water pressure averages 80 lbs.

Considering that population projections through the year 2010 indicate little or no growth, it appears that the Village's supply of water will continue to meet the daily demand. However, per capita consumption has increased; the daily consumption figures, stated above, reflect such increase.

The 1960 per capita consumption was 56 gallons per day in comparison to 118 gallons per day in 1990. Should this trend continue, the capacity of the source to meet the water needs of the Village may become an issue.

The water provided by the ground wells is of excellent quality. Testing for Coliform contaminants is performed twice per month, as required. More stringent governmental water quality standards are underway which will require increased sampling for other types of contamination such as metals and industrially produced contaminants. As of the date of this writing, the Village of Nassau's water supply is free of contamination.

Joint efforts by the Capital District Regional Planning Commission and the Rensselaer County Planning Office are currently underway to prepare a report on groundwater and its potential for contamination, based on nearby land use. The report, named "205-J Wellhead Protection Study" is expected to be released for public comment sometime during the earlier part of 1992. There are several related issues that would be of interest to the Village of Nassau, and it is therefore recommended that a copy of the "205-J Wellhead Protection Study" shall be obtained and added to this Master Plan when it becomes available. The study shall be considered in all development proposals, when significant. (see Appendix, Wellhead Protection Study).

The existing water distribution system has mains that range from 10" to 4". The existing standpipe has a storage capacity of 186,000 gallons. Periodic improvements to this distribution and storage system will be necessary to ensure an uninterrupted flow of water, especially during emergencies.

Sections of water mains are old; Phillips Street and Tremont Drive are still receiving water through transite pipe which is no longer considered reliable. In relation to the entire distribution system, this area represents the "weak link".

A reduction in water pressure and flow is noticeable on Lake Avenue due to the current configuration of the water main and the fact that the main ends at the Town/Village line. A connection back to the main trunk lines in a loop fashion would likely resolve the problem with flow and pressure.

**RECOMMENDATION:** Existing 6" transite water mains serving Tremont Drive and Phillips Streets shall be replaced with new 8" ductile iron water main, with a cross-tie to Lake Avenue.

**RECOMMENDATION:** Additional water storage capabilities shall be provided by the addition of a standpipe. A total storage capacity for three days water use is recommended; this would also greatly improve the availability of water as needed to fight a major fire within the Village.

**RECOMMENDATION:** Old and faulty fire hydrants shall be replaced with a standard type that would prove to be more reliable in fire emergencies.

### 3.3-Wetlands

The New York State Department of Environmental Conservation, on its freshwater wetlands map for Rensselaer County, shows that there are portions of two protected wetlands which lie in the Village of Nassau. One of those is located in the northwestern quadrant of the Village; the other portion of wetland lies inside the southern bounds of the Village, involving the area about the fork formed by the Valatie Kill and nameless tributary. By law, development cannot occur within 100 feet of a wetland boundary without a permit from the NYSDEC.

### 3.4-Soils and Topography

Insofar as soils and topography are concerned, four areas of limitation are noted.

One of these lies north of Church Street and east of Phillips Street. Here, there are limitations of both unfavorable soils, (Categories 3 and 4 within NYS Land Classification System), and steep slopes. The second is an area in the southeast corner of the Village, between Malden Street and Church Street.

Here, steep slopes are a limiting factor, and a portion of the area consists of Category 3 soils. Another area lies along the Valatie Kill in the lowland adjacent to the stream in which Category 5 soils predominate. Here, the limiting factor is wetness rather than steepness. The fourth area lies in the central portion of the community including the fairgrounds and areas both to the north and south. Here, as along the Valatie Kill, Category 5 soils predominate and since the land is quite flat, topography is no problem. If the entire Village were to become sewerred, soil limitations would not be as severe as when on-site disposal is contemplated. However, limitations of wetlands, as along the streams and near the fairgrounds, together with limitations of bedrock close to the surface as in the Category 4 soils in the northeast part of the community, still exist.

The soils of the Village of Nassau are further located and identified by the "Soil Survey of Rensselaer County, New York" Sheet No. 25 of 29.

In other portions of the Village, physical conditions appear to impose no severe limitation on development and the pattern of development proposed is more related to the pattern of transportation and existing land use.

### 3.5-Solid Waste

An immediate problem of the current time period is the effective disposal of municipal solid waste. In November 1987, municipalities around the state were given an edict by the NYS Department of Environmental Conservation to close most local landfills because they were found to be polluting local groundwater. As a result, the Village of Nassau was presented with the challenge of what to do with the Village's solid waste, and how to minimize landfill use through management of household waste by reduction, reuse, and recycling; public education regarding the implementation of such approaches to solid waste management became a critical and immediate concern.

The Eastern Rensselaer County Solid Waste Management Authority (ERCSWMA) was created in July 1989 for the purpose of managing solid waste within the region designated as Eastern Rensselaer County. The Village decided to join ERCSWMA in an attempt to solve some of the technical problems facing the community, and became a member of the ERCSWMA by adopting Local Law #11 of 1989. It is expected that ERCSWMA's assistance will help the Village determine a feasible and economical solution to the disposal problem. At the time of this writing, the Authority is still in its organizational stage, but there is a preliminary proposal for a co-composting facility, the location of which is still unknown; the goal is to begin operations at the facility in October, 1993.

The co-composting facility will receive garbage and introduce the material to an optimally controlled environment, with the end-product being a marketable compost which will then be sold and used for gardening purposes. ("Seagrott Roses" has already expressed an interest in this product.)

Until such time ERCSWMA is in full operation, the expense of collection keeps rising. In an attempt to maintain some control over this expense, the Village decided to collect its own co-mingled recyclables at curbside, to store them temporarily in "roll-offs" behind the Village Hall and, when full, pay a charge to have them hauled away.

One of the major problems to implementing a successful recycling program is the lack of ready markets for recyclable materials.

Much work still needs to be accomplished to provide an acceptable and economical means of resolving the solid waste issue.

**RECOMMENDATION:** The Village of Nassau shall continue to be a member of the Eastern Rensselaer County Solid Waste Management Authority (ERCSWMA), and avail itself of the services to be provided by the ERCSWMA.

**RECOMMENDATION:** The Village of Nassau shall strive to educate Village residents of the need and importance of solid waste management, especially the need to recycle. This effort shall be on-going. Residents shall be made aware of the problems and expense the Village faces in dealing with solid waste, and the need for compliance with programs established by ERCSWMA.

**RECOMMENDATION:** The Village of Nassau shall develop a cost-effective system of collecting residential refuse and recyclable. Whenever possible, such system shall be performed in conjunction with neighboring municipalities in an effort to minimize cost and maximize resources.

### 3.6-Sewage Disposal

The Village of Nassau does not have a sewerage system to treat residential or commercial waste. Properties within the Village rely on private septic systems.

In the mid 1960's, Federal and State money was available to assist municipalities in developing such capital projects as sewer systems. A study was funded and a report produced in 1967, which addressed this need. Entitled "Comprehensive Sewerage Study: Village of Nassau, Town of Schodack and Environs", the writers concluded that a need existed for sewerage treatment facilities and proposed two alternatives for their development.

"Alternative One" a comprehensive sewerage system servicing the Nassau Lake area, parts of the Town of Schodack and all of the Village of Nassau.

"Alternative Two" was the development of a system to serve only the Village of Nassau. The report stated the following: "The need for adequate methods of collecting and treating waste water is increasing as people use more water each year. Untreated wastes are polluting the streams and lakes, destroying these natural resources for use as water supplies and recreation."

The Nassau Lake area was considered important in this project because of the pollution taking place in the lake due to discharge from the septic systems of the homes around the lake. The conversion of additional summer camps to year round residences further contributed to the lake's pollution. Since the lake drained into the Valatie Kill and entered the marshlands which are the Village's watershed, the pollution of the Village water supply was a concern then, and still remains.

With 60% anticipated federal and state aid, the cost of developing "Alternative One" was estimated at \$906,500, and "Alternative Two", \$430,000 (1970 dollars). For the year 1990, the costs were projected to be over 2 1/2 times these amounts. With bonding of the capital costs and including the operation and maintenance costs, the expense to Villagers was expected to be \$21.76 and \$25.94 per \$1,000 of assessed valuation for Alternatives One and Two, respectively (1970 dollars).

A survey was conducted in 1970 which included the Towns of Schodack, Nassau, and the Village of Nassau, to determine whether residents would support a sewerage project. Out of a total of 401 respondents, 102 responded favorably while 283 said "no". The estimated annual cost was likely the reason that the response was predominantly negative. The expense to the localities was viewed as unworkable, even though State and Federal funds were available to defray costs.

At the time of this writing, State and Federal funds for capital projects are scarce. The cost to the Village to independently plan, construct and maintain a sewerage system would likely be prohibitive. The other available option, that of forming a Sewer District with adjacent towns and developing a joint sewerage system, may be a more economical consideration for all concerned. This approach would take advantage of the economy of scale, and thereby spread operation and maintenance costs (O&M) to all participating governmental entities. For example, the study projected the 1990 O & M costs incurred by the Village under "Alternative One" to be \$28,600 and "Alternative Two" to be \$40,290. Either alternative would likely be viewed as an economic hardship to the Village if financed without State and Federal participation.

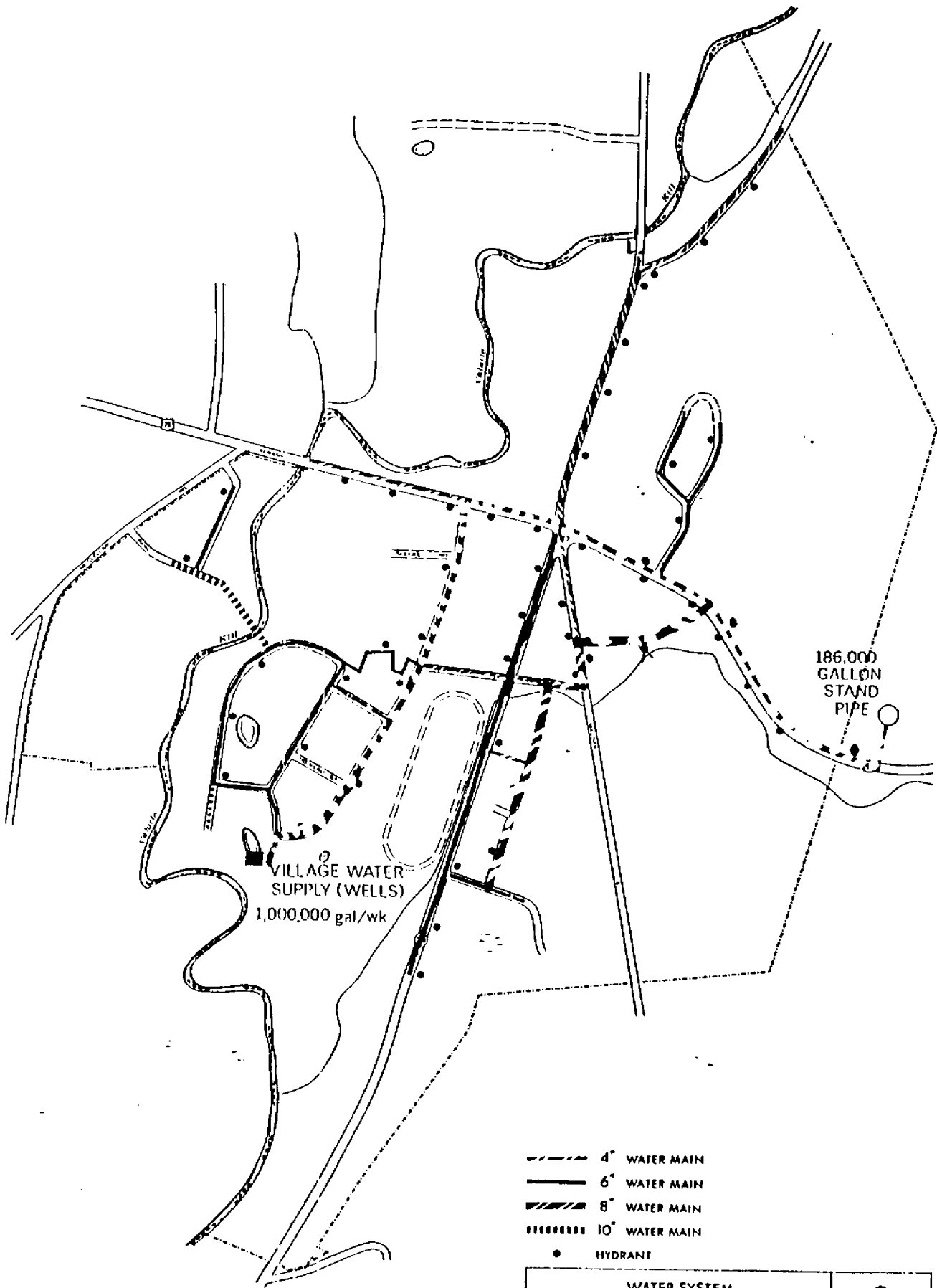
The Village of Nassau may be forced to develop sewage treatment facilities to stem the threat of contamination to the water supply, as quality standards for drinking water increase under recently enacted legislation, as the household consumption of water increases (which is eventually used and disposed of through septic systems), and as populations shift. Should the quality of the Village's drinking water become threatened by sewage or waste effluent, cost would no longer be the major determinant for treatment facility development.

A final consideration in the development of sewage treatment facilities is the projected impact it would have on commercial and industrial development for the area. A possibility exists that growth in this sector would take place if treatment facilities were available to businesses. The pros and cons of commercial and industrial development are addressed elsewhere in this document.

**RECOMMENDATION:** In view of the population density of the Village of Nassau and the need to protect the Village's water supply from contamination, it is recommended that the Village of Nassau develop a sewage disposal system either singularly or in conjunction with a regional sewer district.

**RECOMMENDATION:** Every effort shall be made to seek public funds to develop a sewage system, realizing that the cost to the Village of Nassau, by itself, is prohibitive.

**RECOMMENDATION:** The Village of Nassau shall whenever possible, promote the use of low flow toilets, shower heads, and faucets whenever possible to conserve water consumption and reduce effluent in congested areas of the village.



- 4" WATER MAIN
- 6" WATER MAIN
- 8" WATER MAIN
- 10" WATER MAIN
- HYDRANT

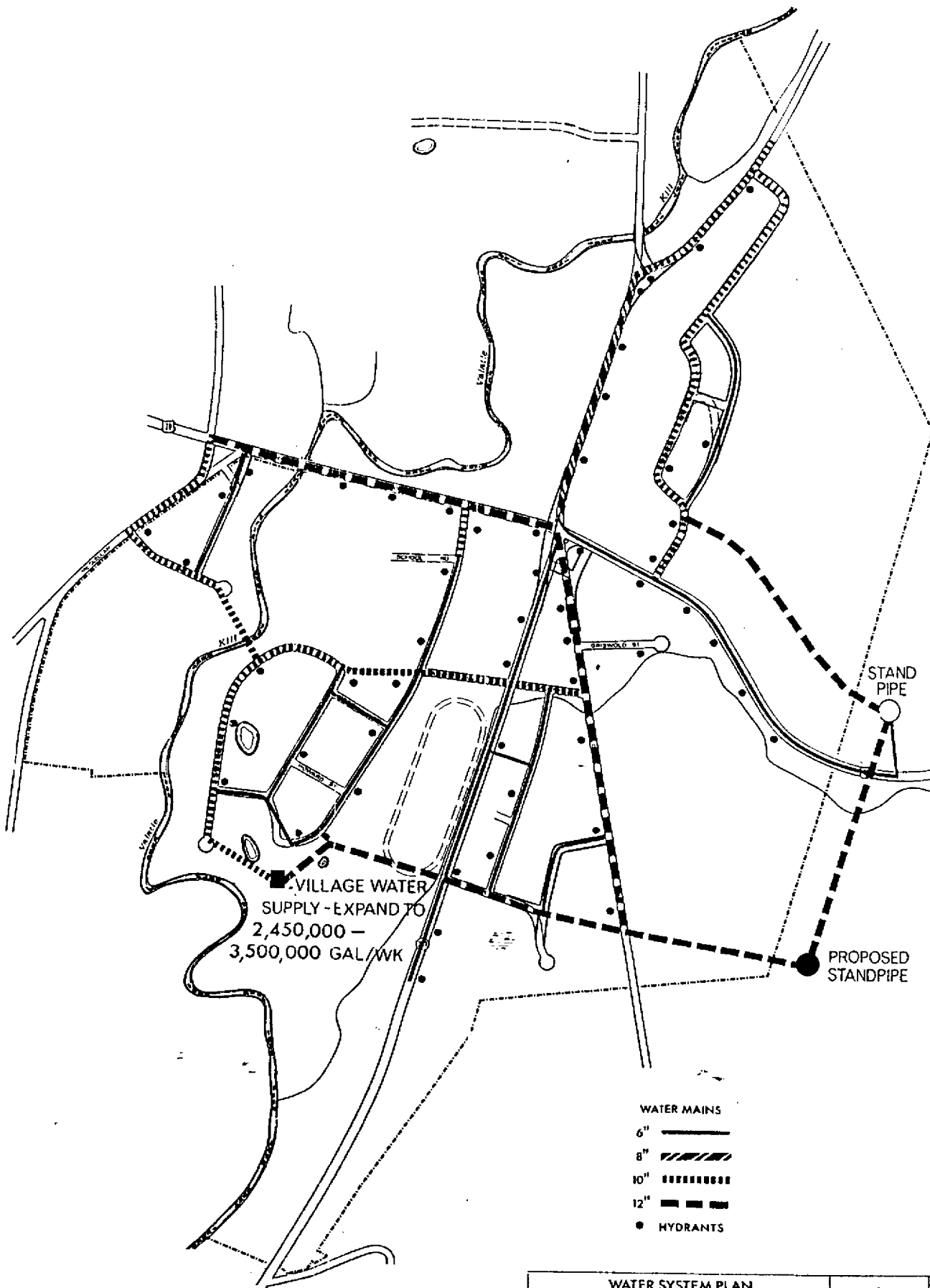
NOT TO SCALE  
 ALL DIMENSIONS ARE APPROXIMATE  
 BASED ON FIELD SURVEY  
 AND AERIAL PHOTOGRAPHY  
 THE VILLAGE OF NASSAU  
 ENGINEERS  
 1967

WATER SYSTEM  
**VILLAGE OF NASSAU**  
 RENSSELAER CO NEW YORK

SARGENT - WERSTER - CRENSHAW & FOLLEY  
 ARCHITECTS ENGINEERS PLANNERS  
 175 E. 42ND ST. NEW YORK 17, N.Y.



1967



This preparation of this map was prepared under the supervision of the State Engineer of New York, and is subject to the approval of the State Engineer of New York. The map is prepared under the supervision of the State Engineer of New York, and is subject to the approval of the State Engineer of New York.

# WATER SYSTEM PLAN VILLAGE OF NASSAU RENSSELAER CO NEW YORK

SARGENT - WEBSTER - CRENSHAW & FOLLY  
ARCHITECTS ENGINEERS PLANNERS



1967

## 4.0 - FISCAL MANAGEMENT

### 4.0-Tax Base and Potential Acquisition

The 1967 Land Use Survey came to the following general conclusions:

1. The current Route 20 would be re-routed north of the Village, thereby reducing the amount of traffic through the Village.
2. The population of the Village would increase to about 1,700 by 1990.

Neither of the conclusions proved to be true.

The 1967 Comprehensive Plan projects that the property occupied by the old fairgrounds will be developed for park and recreation use. This remains a possibility, and the Village should pursue the purchase of the land by means of bonding. The fairgrounds property is currently zoned as "land conservation"; this zoning classification coupled with soils having poor drainage, does not make this land attractive for construction and development.

Any future purchases of available land made by the Village will remove the property from the tax rolls, and thereby limit potential tax income.

The percentage of real property taxes to total revenue averaged 53% for the period of 1961-1966; the 1989-1990 average was 44%, showing a decrease of 9%. State aid for the 1961-1966 period averaged 11.3% of the Village's total revenue; state aid represented 14% for the 1989-1990 period.

It is highly unlikely that New York State aid will increase in the near future, because of present budgetary constraints. This assumption, if valid, would also mean that any additional money needed for services would have to be borne by property tax increases, since the amount of new construction and improvements to existing development are at a virtual standstill.

The following general facts are listed for information and reference purpose:

1. In 1967, there were 18 retail establishments employing about 50 workers, and 6 manufacturing firms employing 15 workers.
- 1a. The 1967 survey noted that there was a conflict between residential, industrial, and commercial land uses, particularly in the Kosey and John Street areas.

2. Overcrowding of residential structures occurred in the triangular area of Chatham, Kaunameek and Malden Streets.
3. A lack of parking, especially in the business area along Route 20, existed in 1967 and prevails.
4. The 1967 survey noted that existing industrial uses caused "serious conflict" with adjacent residential uses - Maple Avenue, Kosey and Elm Streets and Lake Avenue.
5. The 1967 survey also showed that significant commercial expansion was unlikely, and that local retailers would be in the "convenience goods" and services area.
6. A 1961-1966 survey of Village spending showed a slow increase. The survey indicated that future expenditures would largely be governed by the Village's ability to expand the tax base. However, the ability to expand is very limited, as described earlier in this section.
7. Approximately 18% of the Village's debt was utilized in 1967.

**RECOMMENDATION:** Non-conforming uses of properties, as identified by Village zoning code, shall be phased out as those properties change ownership.

**RECOMMENDATION:** The Village of Nassau shall endeavor to expand its boundaries whenever such property becomes available.

#### 4.2-Grants Committee

The Village of Nassau is able to absorb some of the costs of, maintenance and improvement, but financially falls short of handling all of the expenses totally on their own. There are other sources of funding available which could be explored to help facilitate project implementation.

Various grants are offered through Federal, State, local and private agencies. All are potential sources of funding, and the Village of Nassau has previously been successful in targeting the appropriate designated agency.

In 1989 and again in 1990, grant applications were prepared by an ad hoc committee to request funding to plan and develop a mini park on the tract of over-grown brushland owned by the Village, (located between the Little League ball field and the Post Office). Both proposals failed to receive grant funding despite the fact that higher points were received for the proposed

project on the second submittal. The committee believed that there was a need to hire a professional grants writer. This point was made a part of the 1990-Village Survey, and the results indicate that 31.23% of the respondents would support a tax increase for the purpose of hiring a professional grants consultant.

It is continuing to become increasingly clear that there is a urgent need for creative and innovative action by local authorities and the private sector to help generate financial aid for many essential projects. This is especially true in light of the Village's limited tax base and the tightened constraints in most levels of government.

Grants programs constantly change to address changing priorities. Keeping up-to-date on such changes is essential in locating funding sources. The Village of Nassau is a unique community, and could potentially capture the interest of groups that are dedicated to enhancing, protecting, and maintaining such special places.

The historic resources located in the Village would likely enable the Village to obtain historic preservation grant monies through public and private programs that provide funding to eligible communities. The possibilities are numerous and encouraging, and should be pursued by a persistent and vital grants committee that is open to following-up on potential funding sources.

**RECOMMENDATION:** The Village of Nassau shall establish a grants committee to develop a plan for on-going efforts to secure grants. Furthermore, such grants committee will endeavor to seek professional grants consultants appropriate to preparing project-specific grant proposals.

## 5.0 - TRANSPORTATION

Much of the traffic information, traffic flow, and parking problems that were addressed in the 1967 Comprehensive Plan were based on the anticipated construction of a "Route 20" bypass. The bypass was never constructed and as a result, most of the projections and changes anticipated in that Plan never occurred. However, much of the information provided is still viable, portions of which have been included below, and in some instances, updated.

North-south traffic running south from the Village to the Columbia County line on Route N.Y. 203, according to the NYSDOT 1988 AADT (Average Automobile Daily Traffic), was 1,950, as opposed to 900 quoted in the 1967 Comprehensive Plan, reflecting an increase of 1,050 over 21 years---an increase of 116%. In 1990, NYSDOT's traffic count taken on Route U.S. 20 from Route U.S. 9 to Route 203 was 8,958, as compared to 6,450 taken in 1964; 1988 NYSDOT's traffic count on Route U.S. 20 from N.Y. Route 203 to U.S. Route 66 was 4,650. Insofar as north-south traffic is concerned, traffic from the north enters the Village on County Roads 2 and 17 (Elm Street). The volume of the traffic is not known since the Rensselaer County Highway Department takes no traffic counts. (All past figures quoted herein were taken directly from the 1967 Comprehensive Plan. The updated figures were obtained from the NYSDOT, Planning Division.)

U.S. Route 20 continues to be an interregional highway and, having canceled plans to construct the Route 20 bypass, the traffic through the Village has continually increased.

This reflects growth in the surrounding communities and the Village of Nassau. According to the 1960 population figures, the Village population was 1,248; in 1990, the Census Bureau reported 1,254 persons residing in the Village.

This slight population increase has not sufficiently increased the Village tax base to a point where road maintenance needs are effectively covered to match the increased usage.

Roads within the Village of Nassau fall under one of two jurisdictions; the New York State Department of Transportation and the Village of Nassau. No streets or highways in the Village fall under the jurisdiction of the Rensselaer County Highway Department, nor are there any controlled highways in the Village.

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TOTAL MILEAGE  
distributed as follows:

<u>Jurisdiction</u>	<u>No. of Miles</u>	<u>% of Total</u>
NYSDOT	1.63	31.5
Village of Nassau	3.55	68.5
TOTAL	5.18	100.0

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Differentiation between State and Village roads is shown on the base map of the Village.

Streets in the Village of Nassau are either 2 or 3 lanes and the distribution is as follows:

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VILLAGE STREETS  
distributed as follows:

<u>No. of Lanes</u>	<u>No. of Miles</u>	<u>% of Total</u>
2	2.63	50.8
3	2.55	49.2
TOTAL	5.18	100.0

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Highways are classified as major or primary thoroughfares, secondary highways or collector streets, local streets and limited access highways.

The following streets are classified as a major or primary and secondary thoroughfare:

primary

Albany Street (Rt.20)  
Church Street (Rt.20)

secondary

Chatham Street (Rt.203)  
Elm Street  
Lake Avenue

All other streets in the Village are local in character. Streets are classified according to function, and are shown on the map entitled "Functional Classification of Streets."

Elm street is classified as a secondary street and is narrower (only 19'10" wide) than other thoroughfares in the Village. Major problems occur with vehicles entering the Village from Cty.Rt.7 (from the Town of Schodack) due to excessive speed and poor visibility upon entrance onto Elm St.

The Nassau 30mph speed limit sign sits 250' beyond the Village line at the intersection of Elm St., Cty.Rt.7 and Lake Ave. When vehicles pass this sign they are still doing Schodack's 40 mph speed limit on the north end of the street. All pedestrians are endangered by walking, biking and crossing the street, and pulling in or out of driveways. There is no median between the curbs and sidewalks to protect pedestrians.

**RECOMMENDATION:** The Village of Nassau shall establish and enforce a speed limit of 25 mph.

**RECOMMENDATION:** Stop sign(s) shall be installed at the intersections of County Route 7 and Elm Street to successfully slow traffic at this point into the Village.

#### **5.1-Storm Water Management**

Improvement is needed in the Phillips Street-Tremont Drive area regarding storm water management. The present system does not accommodate the large water flow, either during the spring months or a heavy rain fall.

The storm drains running along the east side of Phillips Street, which then drain in a westerly direction along Tremont Drive, are simply not adequate to accommodate the flow of water. In fact, the drains bubble out at some points, forcing the water to run onto the road surface and resulting in excess water flow on Tremont Drive. These storm drains must be reconstructed to accommodate a larger water run off.

The ditch system running behind the houses along the hillside on the east side of Phillips Street was excavated, in 1989 to a minimum bottom width of four feet and a maximum depth of five feet. This allowed the water to flow through a culvert pipe into a small swampy area, and to continue through a 1-foot diameter culvert pipe leading to the Valatie Kill. This culvert pipe should be replaced with a larger pipe to allow a continuous flow of water to the Valatie Kill, thereby eliminating the possibility of flash flooding onto Tremont Drive. **This can be addressed at the time the new road is being considered.**

**RECOMMENDATION: At the time the water system is replaced, the storm drainage system can also be replaced.**

### 5.2-Traffic and Parking Problems

The continuing trend, absent any changes in the traffic pattern of the area, is for traffic to increase on Route U.S. 20 and N.Y. Route 203 resulting in increasing conflicts between service of commercial uses and vehicular service. This, of course, pertains to problems of access to parking areas serving commercial establishments in the Village. There are a few businesses along Chatham Street, as well as on Route 20 itself, that provide no off-street parking. Parking is not permitted on these streets, since they are too narrow to accommodate on-street parking.

Insofar as parking is concerned, existing parking is divided between the parking lot next to Phelps Insurance, parking provided by Nassau Merchandising, the three convenience stores, the Post office, Fleet bank on Elm Street, Mooneys Funeral Home, Nassau Video store, Rainbow Shoppe (ice cream store), Nassau Pharmacy and the Homestead Restaurant, all of which are to be used by customers only. Parking is not available to the general shopping public as these areas serve special purpose activities.

Usually, the allowance for 1 parking space is 300 square feet, and the allowance for commercial facilities is about 20,000 square feet per 1,000 population. Further, a reasonable allowance for parking areas in a general commercial district is at least 2 square feet of parking area per 1 square foot of commercial area. The results of the 1990 census indicate that the Village has a population of 1,254. According to the standards outlined above, this population should support about 25,000 sq. ft. of commercial space and at a 2 to 1 ratio, the amount of commercial space would require 50,000 square feet of parking or provisions for 267 cars.

As the greatest lack of parking facilities appear to exist in the business district located on Albany Avenue between John Street and Route 203, it would appear desirable to locate a substantial

amount of additional public parking in the vicinity of the synagogue and the video store.

Parking problems in the residential areas are increasing, partially due to the 30-foot average width of these streets. Most families have a minimum of two cars, one of which is usually parked on the street and the outer edge of their front lawns, causing pot holes, puddling along the roadside, and increased dust during the dry season. These factors contribute to street erosion. There is also an increased number of oversized vehicles parking on residential streets. The parking problems are further exacerbated by weekend visitors.

Curbs should also be considered at such time when the streets are repaved or new water lines are laid. Curbs would prevent erosion along the roadside and help to control the amount of maintenance. Allowing parking only on one side of the street would alleviate the streetside soils deterioration problem in residential areas.

In the case of the few nonresidential uses scattered about the Village, such as on the Kosey-John Street area and those in the Elm-Lake Street area, **expansion of these uses should be permitted only after the parking situation has been corrected.**

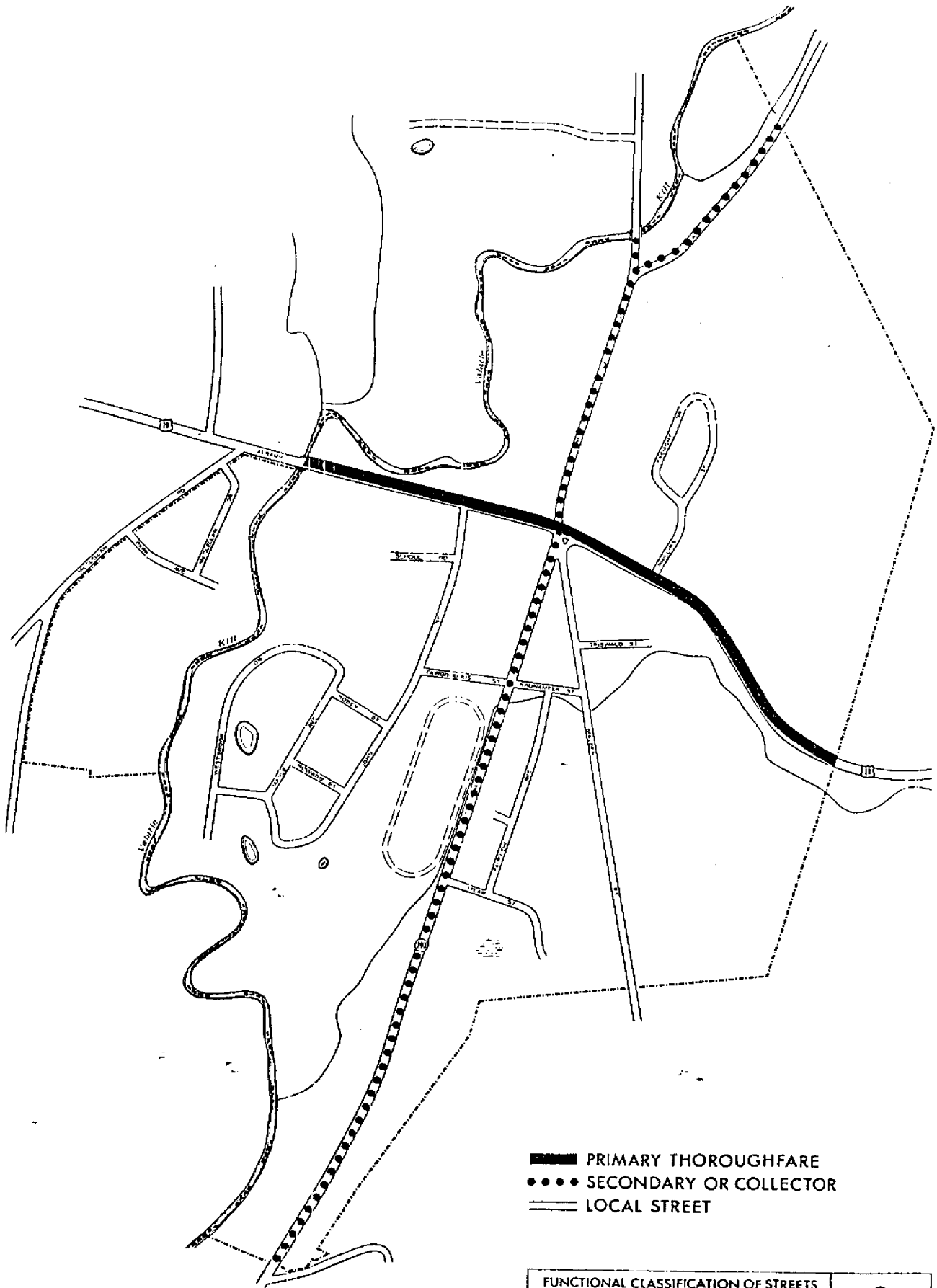
For Village streets, pavement standards are recommended on the assumption that a moving lane of traffic requires ten feet of pavement and a parking lane eight feet. Generally, road pavement width will be based on two lanes of moving traffic, plus parking on both sides; two lanes of moving traffic and parking on one side; and one lane of moving traffic, plus parking on one side. Pavement in these instances will be 36 feet, 28 feet and 18 feet respectively.

All existing local streets should be capable of providing for two lanes of traffic and parking on one side and, therefore, should be paved at 28 feet.

**RECOMMENDATION: Curbing shall be installed to prevent erosion when streets are being considered for repaving.**

**RECOMMENDATION: Parking shall be allowed on one side of the street, where permissible.**

**RECOMMENDATION: It is recommended that the Village laws, which prohibit such parking, be enforced.**



- PRIMARY THOROUGHFARE**
- SECONDARY OR COLLECTOR**
- LOCAL STREET**

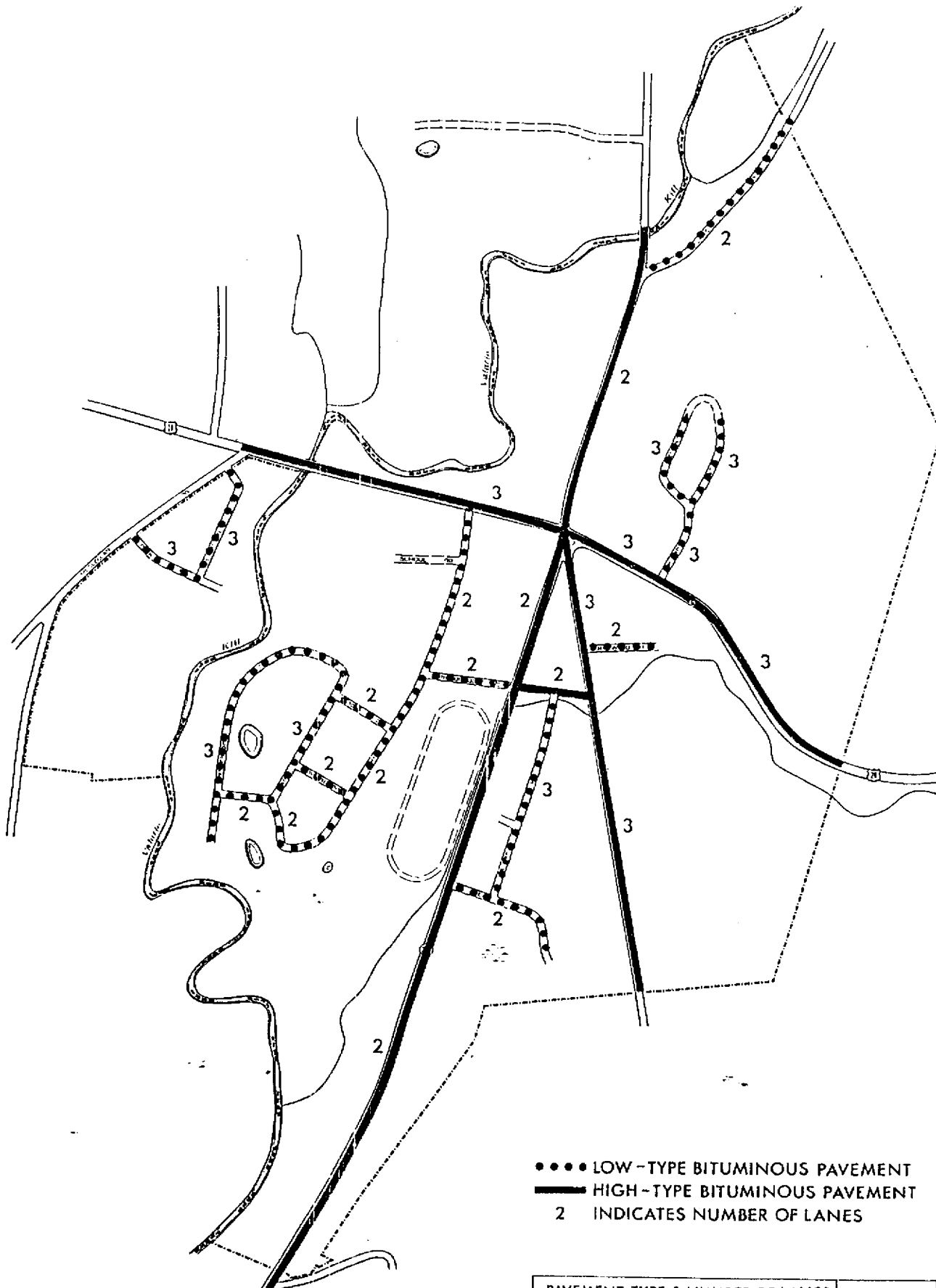
This map was prepared for the Village of Nassau, New York, by Sargent, Webster, Crenshaw & Folley, Architects, Engineers, Planners, Inc., under a contract awarded by the Village Board. The map is intended for use as a planning tool and is not to be used for legal purposes. The map is not to be used for legal purposes.

FUNCTIONAL CLASSIFICATION OF STREETS  
**VILLAGE OF NASSAU**  
 RENSSELAER CO NEW YORK

SARGENT - WEBSTER - CRENSHAW & FOLLEY  
 ARCHITECTS ENGINEERS PLANNERS  
 1000 W. 10th Street, New York, N.Y. 10011



1967



..... LOW-TYPE BITUMINOUS PAVEMENT  
 ——— HIGH-TYPE BITUMINOUS PAVEMENT  
 2 INDICATES NUMBER OF LANES

This map was prepared by the Village of Nassau, New York, under the direction of the Village Board, and is based on the data furnished by the Village of Nassau, New York, and the Village of Nassau, New York, and is not to be used for any other purpose.

PAVEMENT TYPE & NUMBER OF LANES <b>VILLAGE OF NASSAU</b> <b>RENSSELAER CO NEW YORK</b>		 NORTH SCALE IN FEET 0 1 2 3 4 5 6 7 8 9 10
SARGENT - WEBSTER - CRENSHAW & FOLLEY ARCHITECTS 100 W. 42ND ST. NEW YORK 36, N.Y.	ENGINEERS 100 W. 42ND ST. NEW YORK 36, N.Y.	1967

## **6.0 - COMMUNITY ISSUES**

### **6.1-Housing**

We have not addressed the availability of housing as it relates to the population of the Village.

The question arises "is there now or will there be an adequate supply of housing to meet the needs of people that live in the Village or choose to reside here?"

At the time, there appears to be an adequate supply of appropriate and affordable housing to meet current needs; however if, in the future, this proves untrue, single family housing should be the most important type of dwelling to be erected.

### **6.2-Educational Facilities**

The Donald P. Sutherland School (D.P.S.) is one of four K-4 elementary schools in the East Greenbush Central School District. Although the Sutherland School is a neighborhood school, it cannot offer independent activities without prior approval of the District Board of Education.

As part of the district, D.P.S. offers the same curriculum based upon a Board of Education policy and procedure as the other elementary schools. Related services such as psychological counseling, social work, and the like, are also available to all students.

The district is in the process of developing "standards of excellence" to be used in planning the future. At the time of this writing, those standards have not yet been finalized.

### **6.3-Day Care**

Community Child Care of Nassau is a non-profit school-age child care program that was created by the Nassau Reformed Church to serve the community. The center provides a before- and after-school program for children enrolled in K-4th grade and attending schools within the East Greenbush School District. A variety of activities are available to provide for the varying needs and interests of the attending age groups.

In addition to providing a high quality child care program at a reasonable cost, the center offers scholarship opportunities and financial aid information; this permits families who have limited financial options to have equal enrollment access.

**RECOMMENDATION:** There is a continued need for a child day care program in the Village of Nassau, and such need shall continue to be met within the Village, for Village residents.

**RECOMMENDATION:** The Village of Nassau promotes the provision of before- and after- school day care facilities to effectively meet the needs of this population group.

#### **6.4-Senior Citizen Services**

The Rensselaer County Department for the Aging is committed to improving the quality of life for the elderly through a continuous effort to expand and improve its programs and services. Those programs and services are delivered through a network of six senior service centers and nutrition centers developed with the goal of enabling the senior citizen to remain at home, maintain a sense of independence and explore new roles and options.

The Southern Tier Senior Service Center was established in 1976, under the guidelines of Rensselaer County Department for the Aging. The Center is located in the Village of Nassau in the Grace United Methodist Church, 42 Church Street.

Persons eligible for membership must be Rensselaer County residents and at least sixty years of age.

The Center serves meals five days a week, and also provides transportation to the Center and to medical appointments.

**RECOMMENDATION:** The Village of Nassau promotes the provision of senior citizen services and facilities in order to satisfactorily meet the needs of this population group.

### 6.5-Police and Emergency Services

The Village of Nassau Police Department is located in the Village Municipal Building at 40 Malden Street. The department is fully staffed at this time, with five part-time officers providing 80 hours of coverage per week. Two crossing guards are a part of staff to ensure safe passage for schoolchildren. Reserve officers donate time to assist policemen in exchange for field experience.

The Nassau Police Department was established to provide for the safety and welfare of Nassau residents. The department handles local concerns and enforces all local, state and Federal laws. As Nassau is at the junction of two New York State highways, there is a high volume of motor vehicles passing through the Village. The Nassau Police Department places a high priority on enforcing vehicle and traffic laws.

The police department also provides instruction to residents on home security as well as residence security checks on vacationing homeowners.

It is a function of the department to acquaint all young people with the friendly role of the police officer. Police-sponsored bicycle rodeos, school class tours of the police station, and sponsorship of a Little League tee-ball team have helped to meet this objective.

The fire department and rescue squad provide important services to residents of the Village of Nassau, and also to residents of the Towns of Nassau and Schodack. The fire company dates back to the turn of the century, and the rescue squad was organized in 1953.

Annual funding is provided to the fire department and the rescue squad by the Village of Nassau, and the Towns of Nassau and Schodack. Results from the 1990-distributed survey showed that these services ranked number one in importance among Village issues. Each organization is extremely efficient and effectively operated, staffed primarily by local residents. The services provided by these organizations were regarded as most important among those provided by the Village.

Neither organization has plans to alter operational methods, nor to expand beyond where they now operate. Recruitment of new able personnel is the stated goal of each organization.

The Village of Nassau provides funds to insure fire and rescue squad personnel, and the vehicles of both organizations. The Village of Nassau also allots an annual amount for the purchase of new fire equipment.

The rescue squad purchases its own vehicle, the title of which is in the Village's name for insurance purposes.

**RECOMMENDATION:** The Village of Nassau promotes the provision of police, fire, and ambulance services to satisfactorily meet the needs of the Village of Nassau.

#### 6.6-Public Library and Cultural Center

The Nassau Free Library was established in 1891. The library has been at its present location on Church Street since 1893, when it was purchased from the Dutch Reformed Church for the amount of \$200; an addition to the one-room, Federal-style building was constructed in 1976.

The Nassau Free Library is dedicated to community service, to preserving the ideals of the organization, and to continued progress that will expand and enhance the concepts of the library according to the needs of the community.

Those ideals shall be promoted through providing a learning center and resource materials where community members may come for the following: 1) quiet study, 2) reference and research, and 3) reading for pleasure and promotion of the arts. There are currently 3,500 library patrons, all whom have equal access to the library's more than 13,600 holdings. Additionally, by participating in the Upper Hudson Library System, funds and special programs have greatly enhanced the library's offerings to the community.



100th Birthday-Nassau Free Library 1991

During the decade of the eighties, the library began to function

more and more as a cultural and information center. Activities include lectures and workshops, and the library lends out pictures and video tapes as well as books on tape. There are no intentions to alter the library's current function as a cultural center.

**RECOMMENDATION:** The Village of Nassau shall continue to support its public library as the community's center of cultural activities.

## 7.0 - RECREATION AND OPEN SPACE

The number and types of recreational facilities planned for a community is typically based on commonly accepted standards. Early in this century, a standard of ten acres per thousand population was proposed and promoted by the National Park and Recreation Association (NPRA). Because the standard seemed reasonable, and undoubtedly due to its simplicity, the figure was widely accepted and is still used. The main deficiency of this approach is that although adequate land may be provided, it does not necessarily provide for the adequate development of various facilities for specific activities.

Recreational facilities available to the public in the Village of Nassau include the Little League ball field, the pond, and two parks. An outdoor volleyball court was recently created on the parcel of land on John Street that lies between the Little League baseball field and the Post Office. An attempt is presently being made to further develop that site for both active and passive recreational opportunities. At the time of this writing, plans are being addressed.

Given the standard described above, it would seem appropriate for the Village to provide at least ten acres of public park land. There is a definite deficiency, since the combined acreage of existing facilities falls short of meeting that ten acre minimum.

**RECOMMENDATION:** Whenever possible, the Village of Nassau shall endeavor to improve existing parks and to develop additional recreational facilities. Further, such facilities shall be designed for accessibility to all population groups, and not pose any restrictions to elderly or physically challenged individuals.

**RECOMMENDATION:** The Village of Nassau shall set rules and procedures for the use of Village parks.

### 7.1-Community Appearance

In addition to establishing a Historic Preservation Commission, described in an earlier section, the Village of Nassau can choose from a wide variety of regulations and incentives that would enhance the community's aesthetic quality. The following is a short list of possible tools:

1. **ZONING:** Zoning is predominantly limited to regulatory uses, however, the development of a commercial core and of multi-family dwellings has changed the original rural character of Nassau. The Village may wish to tighten its zoning regulations and to re-zone commercial areas presently used for housing before further "erosion" occurs.

2. **STRICT CODE ENFORCEMENT:** Through codes, the Village can either enact or enforce ordinances which limit outside storage of materials, encourage maintenance of dilapidated property, and regulate signs. While many inconsistencies would be "grand-fathered" in, stricter codes would eventually become apparent and act to enhance the visual appeal of the Village.

3. **BEAUTIFICATION:** Either by encouraging volunteer activity or through direct budget allocations, the Village should promote such efforts as tree and flower planting and landscaping. Also, the Village could enhance its visual image through improvements to its park land and public spaces.

Improving the visual appeal of the Village will take time. There is a limit to the amount of control a locality can and should exert on private property holders. The Village can act to preserve that which is worth saving through adoption of stricter regulations and continued promotion of historic preservation. By carefully devoting scarce resources to improve public spaces, the Village could help encourage private property owners to also make improvements.

Improvement, as with decline, takes place in an incremental manner and usually occurs as part of a general attitude about the importance of aesthetics. By helping to change attitudes, the Village can act as a catalyst for improvement.

**RECOMMENDATION:** The Village of Nassau is urged to consider recommendations of standards for exterior maintenance of property, and to establish an effective means for encouraging residents to comply.

## **7.2-Village Enhancements**

The rural setting in which the Village developed is part of what makes this community so unique. Since the setting in which the Village is located contributes to its character, the perceived boundaries of the Village will typically encompass more than the built environment. Boundaries can be based on the viewshed, which is the primary area that can be viewed from the major vantage points within a Village. **Establishing the viewshed is important in maintaining the identity of the Village.**

The Village is being affected by vehicular intrusion as well as by encroaching development. The predominance of the automobile has had a profound effect on the growth and evolution of the Village.

The automobile has brought about such ramifications as wider roads, noise and pollution, and safety concerns for pedestrians, and has also altered the means by which the Village is generally perceived; from within a vehicle proceeding through the Village.

Many motorists routinely pass through the Village without really paying much attention to the uniqueness of the settlement through which they regularly travel. **Thus, it is increasingly important that the Village of Nassau make a strong impression to retain its identity in the changing landscape.**

The entrances to the Village are the key elements in forming its visual impression. The entrances mark the perceived edge of the Village; a transition point that indicates the presence of a place that is different from its surroundings. This change in the character of the area can cause drivers to slow down. Similarly, the exits from the Village, while not as important as the entrances, should signal that the driver is leaving the community (In addition, since the entrance is the first image one sees when approaching the Village, it will leave a greater impression.).

### 7.2-1 -Determining the Viewshed

The viewshed starts at the transition point where the built environment of the Village meets the surrounding landscape. In general, to determine the extent of the viewshed, important vantage points and significant features of the Village should be identified. The area that can be viewed from those points should be designated as the viewshed.

Many parts of the Village have at least one of the following characteristics which can heighten the sense of entry into the Village:

- \* Abrupt change of land use, such as the change from open agricultural land to tight clusters of buildings
- \* Change of elevation, such as the crest of a hill or a dip in the road
- \* Change in direction, such as a sharp curve in the road which would create a rapid transition
- \* Stream or other significant natural features
- \* Bridge
- \* Lot size and configuration, usually small, narrow lots often in a lineal arrangement
- \* Buildings of a similar architectural period, located close to the road
- \* entrance and exit signs.

Any of these factors are an indicator of a change in the land use or in the character of the land. However, various designs and planning techniques can be used to enhance or create an effective entrance and exit.

A greater level of detail could increase the motorist's awareness by signalling that a small community is being entered and exited. Providing such amenities as landscaping, lighting, and special pavements could achieve the desired results.

**RECOMMENDATION:** The Village of Nassau shall enlist help and support from the surrounding Towns of Nassau and Schodack to achieve the aesthetic appearance referred to as the viewshed.

### **7.3-Landscaping**

Landscaping can establish a strong overall visual impression of the Village. A Village-wide landscaping plan could be prepared by the Village trustees, a tree commission, or a volunteer committee. The planting plans should be made available to property owners as well, with a recommended list of plant materials, and would serve to give the Village more of a sense of unity as the plan became implemented. Or, a more detailed plan could be prepared which would designate areas to be planted, relating one's property to another around the Village, and a list of recommended trees, shrubs, ground covers, and flowers could be provided.

In cases where properties have shallow front yards, making extensive tree planting unfeasible, a plan for shrub plantings could be the unifying landscape element.

**RECOMMENDATION:** The Village Board shall review Village Law of State of New York, Article 17-1732, and shall make appropriate provisions as necessary to establish a Shrub and Shade Tree Commission to regulate the planting, maintenance and protection of landscaped areas in the Village of Nassau.

### **7.4-Maintenance of Properties in and Around the Village**

The Village can play a significant role in helping to maintain and improve its surroundings. The Village can positively influence the appearance by establishing and enforcing effective codes and laws, and also by properly maintaining public areas and facilities that are located within and near the Village boundary.

**RECOMMENDATION:** As part of the educational process to realize the importance of enhancement to individual properties, the Village Beautification Projects newsletter (The Village Green) shall be the vehicle used to educate the residents of this enhancement process.

#### **7.5-Litter and Junk Control**

Any area will eventually become unattractive if junk and litter are permitted to accumulate in and around the yards of existing houses and accessory structures. To correct this problem, or to avoid its occurrence, the Village can establish permitted conditions for the maintenance of all premises throughout the community, by enacting or enforcing appropriate code standards.

**RECOMMENDATION:** The Village of Nassau shall enact or amend the Village code to include language which specifies the responsibilities of the owners of property for permitted conditions in respect to junk and litter.

#### **7.6-Public Areas and Maintenance**

Appropriate care and maintenance of public areas and facilities within and near the Village not only assures their continued use, but also enhances appearance and increases the values of surrounding individual properties. In the Village, it is the property owner's responsibility to maintain the sidewalks, curbs, driveways, parking spaces, and similarly paved areas that are within the street right-of-way adjacent to the property owner's land.

**RECOMMENDATION:** The Village of Nassau shall amend the Village code to include language which specifies the responsibilities of the owners of property to properly maintain the sidewalks, curbs, driveways, parking spaces, and similarly paved areas that are within the street right-of-way to the property owner's land.

### **7.7-Establishment of the Village Beautification Project**

Community pride in the appearance of the Village of Nassau could be fostered through developing and implementing maintenance and improvement projects. Concerned residents should encourage members of the neighborhood to join a common effort to maintain and improve the Village properties.

A well coordinated maintenance and improvement program, ("The Village Beautification Project") should give the Village a sense of unity, yet encourage individual structural identity.

**RECOMMENDATION:** The Village shall strive to enhance open spaces whenever possible. It is further recommended that voluntary boards either be enlisted or created to work on programs which are aimed toward fostering public education in the areas of landscaping and maintenance; the Tree Replanting Program of 1991, the Village Green Newsletter and the Village Beautification Committee are among the groups currently working toward this goal. These programs and projects shall be reviewed on a regular basis, not to exceed five years, to fully assess progress and to form new goals.

### **7.8-Vehicular and Pedestrian Circulation**

The degree to which the Village has retained its character depends to a great extent on the effects of increased traffic, and the methods employed to mediate that increase. The elected priority has often been to maintain fast and efficient traffic flow, but at the expense of provoking the deterioration of other Village elements. Typically, roads are widened to accommodate the increased volume of traffic, and in the process, space for pedestrian circulation is reduced or altogether eliminated; street trees might also be removed.

The increased level of traffic through the Village has taken the "pleasure" out of leisure walking, and has added an element of challenge in some cases. Properly designed pedestrian circulation systems are important for the safety and convenience of Nassau Village residents and for the vitality of the commercial area, and provide a unifying element within the Village.

**RECOMMENDATION:** Sidewalks, pedestrian paths, or improved road shoulders shall be provided throughout the Village. Applicable grant programs shall be investigated and funding shall be requested.

## **7.9 PARKING**

In many cases, small lot sizes and shallow front lots do not allow adequate parking space for residential and commercial uses. Consequently, vehicles are parked along the edge of the road, or on the road itself, and cause congestion, create a potentially hazardous situation.

Existing off-street parking areas are located in front of commercial buildings. This placement may be a problem, since it creates a visual distraction and effects the overall appearance of the viewshed, and Village. Alternatives to the current design include the following: Parking could occur on individual lots at the rear of buildings, or in an area contiguous to several buildings, where a larger common parking area would serve the needs of several places of business. The feasibility of locating a small community parking lot elsewhere in the Village is also an option, and should be given consideration. In any case, plant materials should be included in new parking lot design to screen parking areas from public ways.

**RECOMMENDATION:** Parking shall be located behind buildings, whenever possible, to ease congestion along the street and thereby to free-up the space in front of the buildings for pedestrian paths, landscaping, and other amenities.

**RECOMMENDATION:** The Village shall ensure that adequate parking is provided for present needs, and shall consider future needs when new parking areas are being planned and developed.

## **8.0 - COMMITMENT TO THE FUTURE**

### **8.1-Master Plan Review**

The continuation of the Master Plan is a vital portion of the planning process towards future development of the Village, and will help support determinations on new codes and laws to either be enacted or reviewed.

**RECOMMENDATION:** The Master Plan shall be reviewed and updated every 10 years, the committee shall consist of concerned residents, trustees, county planners, and other qualified persons.

**RECOMMENDATION:** The next update to this Master Plan shall start in the year 1998, and published in the year 2000.

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----- APPENDIX -----

REPORT ON A  
**SURVEY OF RESIDENTS**  
TO THE  
***Master Plan Committee***  
OF THE  
**VILLAGE OF NASSAU**

BY  
T. J. RICHARDSON

21 June , 1990

# MASTER PLAN SURVEY REPORT

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MASTER PLAN SURVEY  
VILLAGE OF NASSAU  
Nassau, N.Y.

Dear Resident:

Your response to the following questions will help the Village of Nassau Master Planning Board to make recommendations for updating the Master Plan. Please complete the questions, make any additional comment in the space provided, and return it with your water bill payment.

1. What importance should the Village place on each of the following issues ?

1= Very Important      3 = Neutral  
2 = Important          4= Unimportant

- A. Water Quality and Distribution \_\_\_\_\_
- B. Animal Control \_\_\_\_\_
- C. Police Services \_\_\_\_\_
- D. Village Sewer System \_\_\_\_\_
- E. Street Maintenance \_\_\_\_\_
- F. Traffic Flow \_\_\_\_\_
- G. Commercial Development \_\_\_\_\_
- H. Historic Preservation of sites  
and structures \_\_\_\_\_
- I. Industrial Development \_\_\_\_\_
- J. Physical Appearance \_\_\_\_\_
- K. Preserving Rural Character \_\_\_\_\_
- L. Development of Parks &  
Recreational areas \_\_\_\_\_
- M. Fire/Ambulance Service \_\_\_\_\_

COMMENTS: \_\_\_\_\_

2. What types of residential development do you feel are appropriate ? ( Please circle one choice for each)

- |                                 |     |    |
|---------------------------------|-----|----|
| A. Single Family                | Yes | No |
| B. Apartments ( multi-units)    | Yes | No |
| C. Town Houses                  | Yes | No |
| D. Duplex units ( 2 - families) | Yes | No |
| E. Senior housing               | Yes | No |
| F. Condominiums                 | Yes | No |
| G. Other _____                  |     |    |

COMMENTS: \_\_\_\_\_

3. Would you support a tax increase to provide: ( Please Circle Choice )

- |                         |     |    |                             |     |    |
|-------------------------|-----|----|-----------------------------|-----|----|
| A. Parks and recreation | Yes | No | E. Youth Activities         | Yes | No |
| B. Sewer system         | Yes | No | F. Have a consultant to     |     |    |
| C. Street improvement   | Yes | No | research and prepare grants | Yes | No |
| D. Sidewalk improvement | Yes | No | G. Other _____              |     |    |

4. What type of commercial development would be most appropriate ? (Indicate your preference)

- |  |              |                  |
|--|--------------|------------------|
| A. Neighborhood grocery/convenience store                                      | Needed _____ | Not Needed _____ |
| B. Supermarket   | Needed _____ | Not Needed _____ |
| C. Gas Station or Repair Shop  | Needed _____ | Not Needed _____ |
| D. Auto Supply Store   | Needed _____ | Not Needed _____ |
| E. Used Car Dealership   | Needed _____ | Not Needed _____ |
| F. Pharmacy  | Needed _____ | Not Needed _____ |
| G. Appliance/Furniture Shops   | Needed _____ | Not Needed _____ |
| H. Discount/Department Store   | Needed _____ | Not Needed _____ |
| I. Clothing/Accessories Shop   | Needed _____ | Not Needed _____ |
| J. Motel/Bed & Breakfast   | Needed _____ | Not Needed _____ |
| K. Personal Services<br>( Barber, Beauty salon, Cleaners,<br>Laundromat, etc.) | Needed _____ | Not Needed _____ |
| L. Cinema/cultural   | Needed _____ | Not Needed _____ |
| M. Restaurants   | Needed _____ | Not Needed _____ |
| N. Bookstores/Card Shops   | Needed _____ | Not Needed _____ |
| O. Music/Records Store   | Needed _____ | Not Needed _____ |
| P. Fabrics/Sewing, Crafts  | Needed _____ | Not Needed _____ |
| Q. Sporting Goods  | Needed _____ | Not Needed _____ |
| R. Professional Offices ( Medical, Dental,<br>Legal, Etc.)                     | Needed _____ | Not Needed _____ |
| S. Fast Food   | Needed _____ | Not Needed _____ |

COMMENTS:

5. Please list what you consider to be the best and worst things about the Village.

BEST: \_\_\_\_\_

WORST: \_\_\_\_\_

6. Would you consider volunteering for:

Fire Service	Yes	No
Ambulance Service	Yes	No
Beautification Committee	Yes	No
Other _____		

If so kindly print your name and telephone number \_\_\_\_\_

7. Are your Village taxes: (Please Circle Choice)    Too High    Too Low    Just Right

Thank you for your time and consideration of these issues. All responses will be kept confidential and used solely for planning purposes.

Please return this form with your water payment or mail to :

HASTER PLAN COMMITTEE  
c/o Village of Nassau  
P. O. Box 452  
Nassau, New York 12123

# MASTER PLAN SURVEY RESULTS

## QUESTION #1 IMPORTANCE OF ISSUES

As of 6/21/90

### ISSUE BREAKDOWN RANKED FOR ORDER OF IMPORTANCE

RANK	ISSUE	NUMBER OF IMPORTANT	NUMBER OF UNIMPORTANT	IMPORTANCE PERCENT
1.	FIRE /AMBULANCE SERVICE	214	7	96.83 %
2.	WATER QUALITY	209	12	94.57 %
3.	STREET MAINTENANCE	193	28	87.33 %
4.	PHYSICAL APPEARANCE	187	34	84.62 %
5.	RURAL CHARACTER	167	54	75.57 %
6.	HISTORIC PRESERVATION	143	78	64.71 %
7.	POLICE SERVICES	140	81	63.35 %
8.	PARKS AND RECREATION	137	84	61.99 %
9.	SEWER SYSTEM	136	85	61.54 %
10.	ANIMAL CONTROL	135	86	61.09 %
11.	TRAFFIC FLOW	113	108	51.13 %
12.	COMMERCIAL DEVELOPMENT	91	130	41.18 %
13.	INDUSTRIAL DEVELOPMENT	67	154	30.32 %

# MASTER PLAN SURVEY RESULTS

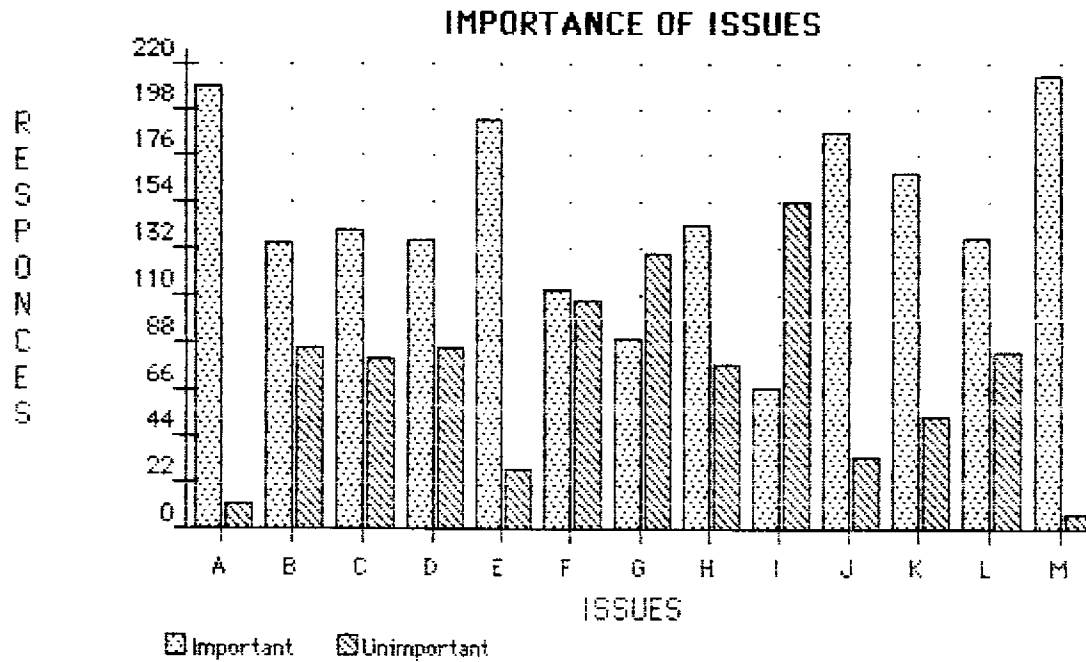
## QUESTION #1 IMPORTANCE OF ISSUES

As of 6/21/90

A total of 221 returns (181 homeowner and 40 renters) have been processed with the following results.

### ACTUAL NUMBERS

	A	B	C	D	E	F	G	H	I	J	K	L	M
<b>IMPORTANT</b>	209	135	140	136	193	113	91	143	67	187	167	137	214
<b>UNIMPORTANT</b>	12	86	81	85	28	108	130	78	154	34	54	84	7
<b>TOTAL RESPONSE</b>	221	221	221	221	221	221	221	221	221	221	221	221	221



ISSUES KEY: A = WATER QUALITY  
 B = ANIMAL CONTROL  
 C = POLICE SERVICES  
 D = SEWER SYSTEM  
 E = STREET MAINTENANCE  
 F = TRAFFIC FLOW  
 G = COMMERCIAL DEVELOPMENT

H = HISTORIC PRESERVATION  
 I = INDUSTRIAL DEVELOPMENT  
 J = PHYSICAL APPEARANCE  
 K = RURAL CHARACTER  
 L = PARKS & RECREATION  
 M = FIRE/AMBULANCE SERVICE

## MASTER PLAN SURVEY RESULTS

### QUESTION # 2 APPROPRIATE DEVELOPMENT

#### RANKED BY ORDER OF PREFERENCE

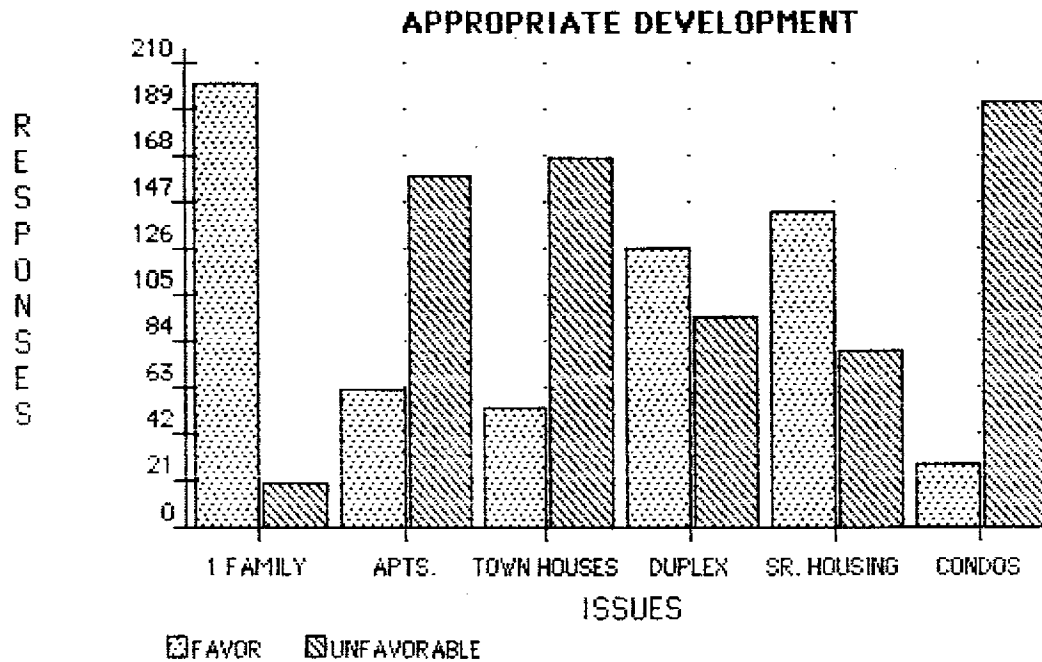
RANK	ISSUE	FAVOR	DISFAVOR	PERCENT
1.	SINGLE FAMILY	201	20	90.95 %
2.	SENIOR HOUSING	142	79	64.25 %
3.	DUPLEX	126	95	57.01 %
4.	APARTMENTS	62	159	28.05 %
5.	TOWN HOUSES	54	167	24.43 %
6.	CONDOMINIUMS	28	193	12.67 %

# MASTER PLAN SURVEY RESULTS

## QUESTION # 2 APPROPRIATE DEVELOPMENT

As of 6/21/90 total responses of 221

(181 Home Owners & 40 Rentors)



### SURVEY DATA:

	FAVOR	UNFAVORABLE	TOTAL RESPONSE
SINGLE FAMILY	201	20	221
APARTMENTS	62	159	221
TOWN HOUSES	54	167	221
DUPLEX	126	95	221
SENIOR HOUSING	142	79	221
CONDOMINIUMS	28	193	221

## MASTER PLAN SURVEY RESULTS

### QUESTION # 3 SUPPORT OF TAX INCREASES FOR ISSUES

#### RANKED BY ORDER OF SUPPORT

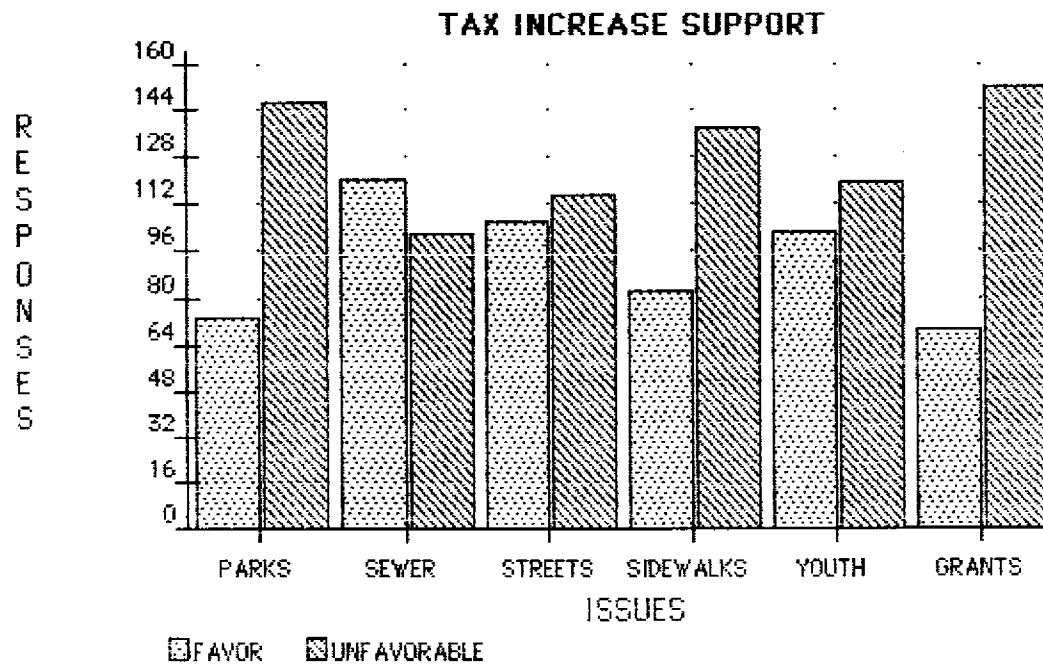
RANK	ISSUE	FAVOR	DISFAVOR	FAVORED PERCENT
1.	SEWER IMPROVEMENT	120	101	54.30 %
2.	STREETS IMPROVEMENT	106	115	47.96 %
3.	YOUTH ACTIVITIES	102	119	46.15 %
4.	SIDEWALK IMPROVEMENT	83	138	37.56 %
5.	PARKS & RECREATION	74	147	33.48 %
6.	GRANTS APPLICATIONS	69	152	31.23 %

## MASTER PLAN SURVEY RESULTS

### QUESTION # 3 SUPPORT OF TAX INCREASES FOR ISSUES

As of 6/21/90 total responses of 221

( 181 Home Owners & 40 Rentors )



### SURVEY DATA

	PARKS	SEWER	STREETS	SIDEWALKS	YOUTH	GRANTS
FAVOR	74	120	106	83	102	69
UNFAVORABLE	147	101	115	138	119	152
TOTAL RESPONSE	221	221	221	221	221	221

## MASTER PLAN SURVEY RESULTS

### QUESTION #4 APPROPRIATE COMMERCIAL DEVELOPMENT

#### RANKED BY ORDER OF PREFERENCE

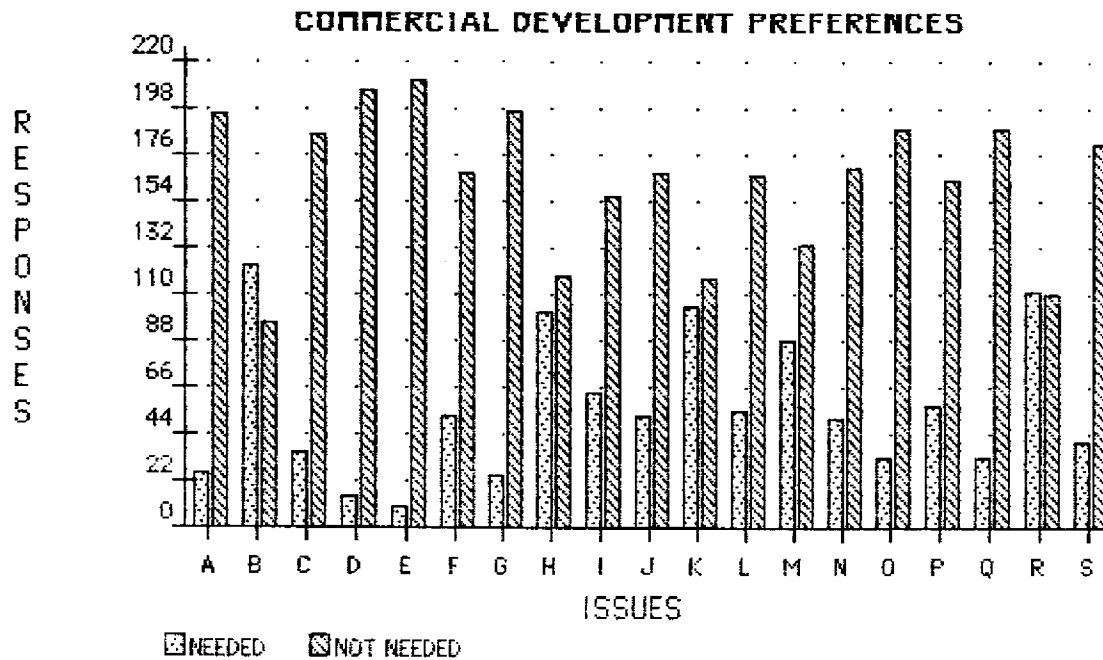
RANK	DEVELOPMENT TYPE	NEEDED	NOT NEEDED
1.	SUPERMARKET	124	97
2.	PROFESSIONAL SERVICES	111	110
3.	PERSONAL SERVICES	104	117
4.	DISCOUNT/DEPARTMENT STORE	102	119
5.	RESTAURANTS	88	133
6.	CLOTHING/ACCESSORIES SHOP	64	157
7.	FABRICS/SEWING/CRAFTS STORE	57	164
8.	CINEMA/CULTURAL	55	166
9. TIE	PHARMACY	53	168
9. TIE	MOTEL/BED & BREAKFAST	53	168
10.	BOOKSTORE/CARDSHOP	51	170
11.	FAST FOOD	40	161
12.	GAS STATION/AUTO REPAIR	35	186
13. TIE	MUSIC/RECORD STORE	33	188
13. TIE	SPORTING GOODS STORE	33	188
14.	NEIGHBORHOOD GROCERY	26	195
15.	APPLIANCE/FURNITURE STORES	24	197
16.	AUTO SUPPLY	15	206
17.	USED CAR DEALERSHIP	10	211

# MASTER PLAN SURVEY RESULTS

## QUESTION #4 APPROPRIATE COMMERCIAL DEVELOPMENT

As of 6/21/90 Total Responses of 221

( 181 Home Owners & 40 Renters )



### RAW DATA

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S
NEEDED	26	124	35	15	10	53	24	102	64	53	104	55	88	51	33	57	33	111	40
NOT NEEDED	195	97	186	206	211	168	197	119	157	168	117	166	133	170	188	164	188	110	181
TOTAL	221	221	221	221	221	221	221	221	221	221	221	221	221	221	221	221	221	221	221

LEGEND KEY: A = NEIGHBORHOOD GROCERY

B = SUPERMARKET

C = GAS STATION/REPAIR

D = AUTO SUPPLY

E = USED CAR DEALERSHIP

F = PHARMACY

G = APPLIANCE/FURNITURE SHOPS

H = DISCOUNT/DEPARTMENT STORE

I = CLOTHING/ACCESSORIES SHOP

J = MOTEL/BED & BREAKFAST

K = PERSONAL SERVICES

L = CINEMA/CULTURAL

M = RESTAURANTS

N = BOOKSTORES/CARDSHOPS

O = MUSIC/RECORD STORE

P = FABRICS/SEWING/CRAFTS

Q = SPORTING GOODS

R = PROFESSIONAL SERVICES

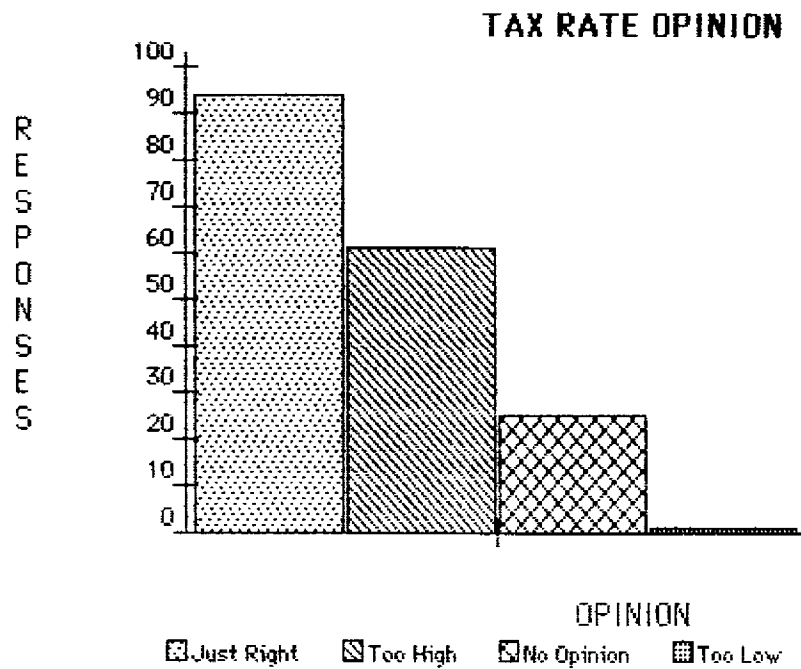
S = FAST FOOD

## MASTER PLAN SURVEY RESULTS

### QUESTION #7 OPINION OF VILLAGE TAXES

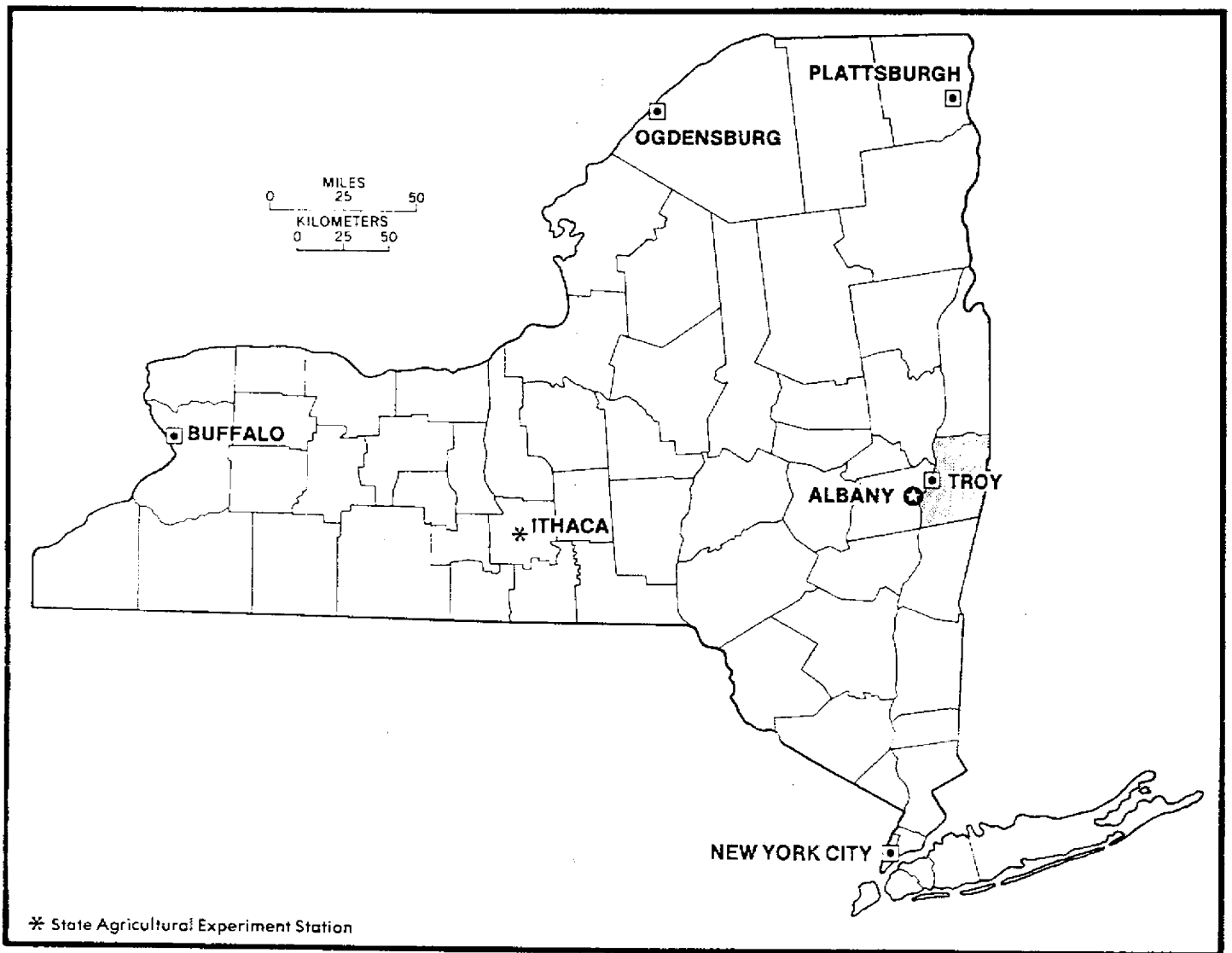
As of 6/21/90

To date 181 Home owner returns have been processed with the following results.



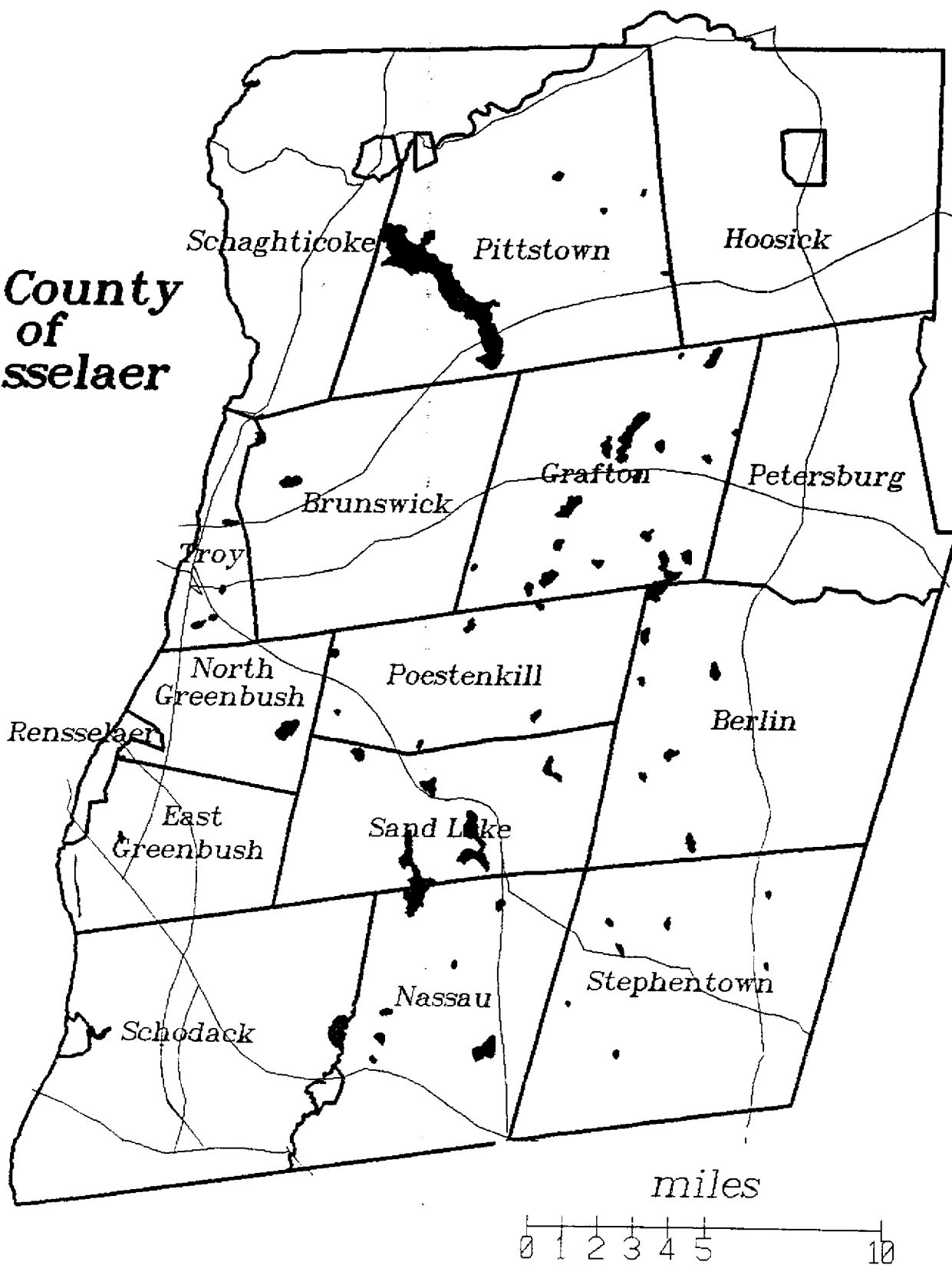
### SURVEY DATA

	JUST RIGHT	TOO HIGH	NO OPINION	TOO LOW	TOTALS
RESPONSES	94	58	25	1	181



**Location of Rensselaer County in New York.**

# **The County of Rensselaer**



**Prepared by:  
Rensselaer County Planning Office**

April, 1990

CAPITAL DISTRICT REGIONAL PLANNING COMMISSION  
GROUNDWATER/WELLHEAD AREA PROTECTION PROGRAM

I. SCOPE OF SERVICES

A. SYSTEM IDENTIFICATION

1. Well Data Inventory

This task will collect relevant data on selected public municipal water supply systems that derive water from wells in primary and principal aquifers. This data will provide basic information for the mapping of the sources and potential threats for each system. The following information will be compiled:

- (a) Well location
- (b) Well logs and construction details
- (c) Current demand and maximum yield capacity
- (d) Current service population
- (e) Pump test data and interpretation (permeability, storage coefficient, transmissivity, etc.)
- (f) Water quality data
- (g) Public water supply application, reports.

In addition, similar data will be collected for larger non-municipal community water supply systems (i.e. serving 200 people or more) which are located within a one-mile radius of the selected public water supply intakes.

Those public and non-municipal systems tentatively being identified for study are one (1) in Albany County, up to eleven (11) in Southern Rensselaer County, and up to nine (9) in Southern Saratoga County. (See Appendix A)

2. Study Area Inventory

The following data within each study area which is a one-mile radius centered upon the water supply intake will be collected:

- (a) General land use activities - existing and proposed
- (b) Land use activities with potential threats to groundwater using DEC guidelines (See Appendix B)
- (c) Zoning districts
- (d) Topography
- (e) Surface geology
- (f) Soils (based on available USDA soil data)
- (g) Non-municipal community systems not included in the study
- (h) Underground tank facilities
- (i) Hazardous waste sites

### 3. Study Area Mapping and Narrative

Using the MapInfo Computer Mapping Software, the above Study Area data will be presented for each public water system. The map scale will be at 1:24,000. With technical assistance from the DEC, the critical area for wellhead protection may be developed for a selected number of larger municipal public water supply systems. A narrative to describe each study area and any significant finding will be prepared.

### B. INVENTORY REVIEW

Operators of water supply systems and appropriate local and county officials will be asked to review the data collected in the preliminary inventory phase and to determine data accuracy and whether additional information collection is required. Similar review will be done by the NYS DEC, Bureau of Water Quality Management and the NYS DOH, Bureau of Public Water Supply Protection. Study area boundaries may be modified as a result of DEC and DOH technical input.

### C. ANALYSIS AND IMPLEMENTATION

#### 1. Evaluation

Based on data collected, each public water supply system will be evaluated for:

- (a) Potential threats to the ground water source
- (b) Projected future land use and population growth
- (c) Areas most threatened due to location and type of development
- (d) Adequacy of existing local land use and environmental regulations.

#### 2. Recommendation of Management Program

Guidelines for the protection of the quality of public water supply systems will be developed and presented to appropriate local officials for their consideration and adoption.

#### 3. Public Education

To increase the awareness of the potential threats to existing public water supply systems, information meetings will be held in each community where public water supply systems will be reviewed. Suitable materials and publications will be prepared for such public meetings.

### D. STUDY REPORTS

Twenty-five (25) copies of the final report will be published separately for each county participating in the project. The reports will be distributed to appropriate local and county officials and State agencies. Quarterly management reports on project progress will be prepared and submitted to the DEC and the Statewide contract administration organization. One set of 1:24,000 scale maps of the digitized data for each study area will also be provided. If compatible, CDRPC will make available a copy of the boundary files created under this program.

## APPENDIX "B"

### SPECIFIC POTENTIAL THREATS TO GROUNDWATER WITHIN STUDY AREA BOUNDARIES

1. Gas, Fuel and Oil Distributors or Storage
2. Oil, Gas and Natural Gas Pipelines
3. Automotive Operations:
  - Auto Repair
  - Body Shops
  - Rust Proofers
  - Auto Washes
  - Auto Chemical Supplies Storer/Retailer
  - Junk Yards
  - Large Parking Areas
4. Pesticide, Herbicide, Fertilizer Application, or Storage:
  - Commercial (Nurseries, distributors, etc.)
  - Agricultural
  - Recreational (golf courses, etc.)
5. Mining Operations
6. Transportation Maintenance Operations:
  - Salt-Sand Piles
  - Snow Dumps
  - Railroad Yards
  - Airport Maintenance
7. Commercial/Business Services:
  - Laundromats/Dry Cleaners
  - Beauty Salons
  - Medical, Dental, Vet Offices
  - Furniture/Boat Strippers, Painters, Refinishers
  - Wood Preservers
  - Grave Yards
  - Photo Processors
  - Appliance Repair
  - Small Engine Repair
  - Printers
  - Research Labs
8. Industrial Manufacturers:
  - Chemicals
  - Paper
  - Leather
  - Textile
  - Rubber/Plastic
  - Food Processors, Meat Packers
  - Metal Platers
  - Machine Shops
  - Pharmaceuticals

Electrical Equipment

Asphalt/Concrete/Tar/Coal Processing Plants and/or Storage Areas

9. Waste Disposal and Impoundment Areas:

Municipal Wastewater Treatment Plant

Sanitary Landfills

Construction and Demolition Debris Sites

Transfer stations

Lagoons

Land Application (Sludge)

Private Community Wastewater Disposal Systems

Salvage Yards

10. Agricultural:

Manure Piles

Feed Lots

Irrigation Practices

CAPITAL DISTRICT REGIONAL PLANNING COMMISSION  
COMMUNITY FACT SHEETS

MUNICIPALITY: **NASSAU (V), RENSSELAER COUNTY**

Page 1 of 6

**POPULATION DATA**

POPULATION:	<u>1990</u>	<u>2000*</u>	<u>2010*</u>
	1254	1261	1237

<u>Age Cohorts</u>	<u>1990 Population</u>	<u>Age Cohorts</u>	<u>1990 Population</u>
0-4	86	45-49	73
5-9	119	50-54	36
10-14	66	55-59	44
15-19	93	60-64	51
20-24	91	65-69	72
25-29	91	70-74	49
30-34	111	75-79	33
35-39	97	80-84	19
40-44	114	85+	9

Median Age (1990):      NOT AVAILABLE

\* Projections Based on Pre-1990 Census Data.

SOURCE: U.S. Dept. of Commerce, Bureau of the Census

**HOUSING DATA**

HOUSEHOLDS (1990):

Total Households.....	492
Persons per Household.....	2.55

HOUSING UNITS (1990):

Total Units.....	515
Single Family.....	333
Two Family.....	51
3 Family or More.....	116
Mobile Homes or Trailers...	1
Other or Unclassified.....	14

SOURCE: U.S. Dept. of Commerce, Bureau of the Census

Last Update:  
July, 1991

**CAPITAL DISTRICT REGIONAL PLANNING COMMISSION  
COMMUNITY FACT SHEETS**

MUNICIPALITY: **NASSAU (V)**

Page 2 of 6

**LAND USE**

**LAND USE IN ACRES (1980):**

. Residential.....	205	. Commercial.....	17
. Industrial.....	0	. Institutional & Public Use...	17
. Mining & Landfills.....	0	. Public Lands & Recreation....	15
. Agriculture.....	5	. Brushlands.....	17
. Forest.....	190	. Water.....	0
. Transportation, Communi- cation & Utilities.....	0	. TOTAL ACREAGE.....	467

**LAND USE REGULATIONS AND PROGRAMS:**

. Planning Board.....	YES	. Zoning Regulations.....	YES
. Comprehensive Plan.....	NO	. Subdivision Regulations...	YES
. Site Plan Review.....	YES	. Uniform Code.....	YES
Additional Regulations...		YES	

*SOURCE: Capital District Regional Planning Commission*

**GOVERNMENT FINANCES**

**PROPERTY TAX RATES (1990):**

	<u>Low</u>	<u>High</u>
. Unadjusted Range (per \$1000 assessed valuation)...	\$60.41	\$67.72
. Adjusted Range (per \$1000 market valuation).....	\$40.15	\$41.55

**LOCAL GOVERNMENT REVENUES (1989):**  
in thousands of dollars

. Property Tax.....	160.10
. Sales Tax.....	20.90
. Other Nonproperty Tax.....	0.40
. State Aid.....	48.80
. Federal Aid.....	0.00
. Other Intergovernmental....	57.20
. Interest on Investments....	12.00
. Other Local (fees, etc.)...	154.40

**LOCAL GOVERNMENT EXPENSES (1989)\*:**  
in thousands of dollars

. General Government.....	204.90
. Public Safety.....	73.70
. Health.....	28.20
. Transportation.....	61.70
. Utilities.....	43.80
. Recreation & Cultural.....	6.60
. Economic Assistance.....	0.00
. Other Community Services...	31.10
. Debt Service.....	70.70

TOTAL REVENUES.....	\$453.80	TOTAL EXPENSES.....	\$520.70
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\* Does not include capitalized expenditures.

*SOURCE: NYS Office of the State Comptroller*

CAPITAL DISTRICT REGIONAL PLANNING COMMISSION  
COMMUNITY FACT SHEETS

MUNICIPALITY: NASSAU (V)

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INCOME DATA

Per Capita Income (1989)..... \$12810  
Average Household Income (1989)... \$32740

HOUSEHOLDS BY INCOME (1990):

<u>Income Ranges</u>	<u>Households</u>
\$ 0- 9,999.....	65
\$10,000-14,999.....	28
\$15,000-24,999.....	117
\$25,000-34,999.....	91
\$35,000-49,999.....	104
\$50,000-74,999.....	60
\$75,000+.....	27

HOUSEHOLD INCOME BY AGE OF HEAD OF HOUSEHOLD (1990):

<u>Household Head 15-24</u>	<u>Household Head 25-34</u>	<u>Household Head 35-44</u>
\$ 0-14,999... 12	\$ 0-14,999... 10	\$ 0-14,999... 10
\$15,000-24,999... 9	\$15,000-24,999... 17	\$15,000-24,999... 34
\$25,000-34,999... 3	\$25,000-34,999... 19	\$25,000-34,999... 23
\$35,000-49,999... 3	\$35,000-49,999... 33	\$35,000-49,999... 30
\$50,000-74,999... 2	\$50,000-74,999... 18	\$50,000-74,999... 13
\$75,000+..... 0	\$75,000+..... 1	\$75,000+..... 10

<u>Household Head 45-54</u>	<u>Household Head 55-64</u>	<u>Household Head 65-74</u>
\$ 0-14,999... 4	\$ 0-14,999... 8	\$ 0-14,999... 26
\$15,000-24,999... 7	\$15,000-24,999... 7	\$15,000-24,999... 31
\$25,000-34,999... 7	\$25,000-34,999... 12	\$25,000-34,999... 19
\$35,000-49,999... 20	\$35,000-49,999... 15	\$35,000-49,999... 2
\$50,000-74,999... 11	\$50,000-74,999... 11	\$50,000-74,999... 3
\$75,000+..... 7	\$75,000+..... 9	\$75,000+..... 0

<u>Household Head 75+</u>
\$ 0-14,999... 22
\$15,000-24,999... 10
\$25,000-34,999... 8
\$35,000-49,999... 4
\$50,000-74,999... 2
\$75,000+..... 0

SOURCE: U.S. Dept. of Commerce & Third Party Vendor

CAPITAL DISTRICT REGIONAL PLANNING COMMISSION  
COMMUNITY FACT SHEETS

MUNICIPALITY: NASSAU (V)

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**EMPLOYMENT DATA**

EMPLOYMENT PROJECTIONS BY INDUSTRY - BY PLACE OF WORK:

	<u>1990</u>	<u>1995</u>	<u>2000</u>
. Agriculture, Forestry, Fishing & Mining.....	0	0	0
. Construction.....	0	0	0
. Manufacturing.....	32	33	34
. Transportation, Communication & Utilities....	6	6	7
. Wholesale & Retail Trades.....	34	37	37
. Finance, Insurance & Real Estate Services....	15	16	17
. Services.....	2	2	2
. Public Administration.....	140	143	148
TOTAL.....	229	237	245

SOURCE: Capital District Regional Planning Commission

1980 EMPLOYMENT BY INDUSTRY - BY PLACE OF RESIDENCE:

	<u>Employees</u>
. Agriculture, Forestry, Fishing & Mining.....	2
. Construction.....	49
. Manufacturing.....	88
. Transportation, Communication & Utilities.....	44
. Wholesale Trades.....	30
. Retail Trades.....	66
. Finance, Insurance & Real Estate Services.....	44
. Services.....	146
. Public Administration.....	69
TOTAL.....	538

1980 EMPLOYMENT BY OCCUPATION - BY PLACE OF RESIDENCE:

	<u>Employees</u>
. Managerial & Professional Speciality.....	111
Executive, Administrative & Managerial.....	45
Professional Speciality.....	66
. Technical, Sales & Administrative Support.....	199
Technicians & Related Support.....	13
Sales.....	46
Administrative Support.....	140
. Service.....	59
Private Household.....	4
Protective Service.....	9
Other.....	46
. Farming, Forestry & Fishing.....	2
. Precision Production, Craft & Repair.....	90
. Operators, Fabricators & Laborers.....	77
Machine Operators, Assemblers & Inspectors.....	23
Transportation & Material Handling.....	32
Handlers, Equipment Cleaners, Helpers & Laborers.....	22
TOTAL.....	538

SOURCE: U.S. Dept. of Commerce, Bureau of the Census

CAPITAL DISTRICT REGIONAL PLANNING COMMISSION  
COMMUNITY FACT SHEETS

MUNICIPALITY: NASSAU (V)

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**EDUCATIONAL INFORMATION**

**PERSONS 25+ BY YEARS OF  
SCHOOL COMPLETED (1980):**

Elementary, 0-8 years....	110
High School, 1-3 years...	137
High School, 4 years.....	292
College, 1-3 years.....	117
College, 4 years plus....	108

**SCHOOL DISTRICTS:**

1. EAST GREENBUSH

*SOURCE: U.S. Dept. of Commerce,  
Bureau of the Census*

*SOURCE: Capital District Regional  
Planning Commission*

**PURCHASING POTENTIAL**  
100 = National Average

Investments... 98.0	Sporting Goods... 112.0	Hair Products..... 83.0
Savings..... 101.0	Groceries..... 89.0	Health Products... 100.0
Loans..... 110.0	Pet Owners..... 113.0	Auto..... 100.0
Apparel..... 97.0	Dining Out..... 98.0	Furniture..... 87.0
Footwear..... 91.0		

AVERAGE INDEX..... 98.0

*SOURCE: CACI Inc.*

*Prepared by:*

Capital District Regional  
Planning Commission  
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(518) 393-1715

MUNICIPALITY: NASSAU (V)

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# The Village of NASSAU