



City of

GLENS FALLS

Smart Growth
Comprehensive Plan
2026

Acknowledgements

Comprehensive Plan Committee:

- ◆ Chair: Michael White, Resident
- ◆ S. William Collins, Resident, former Mayor
- ◆ Bob Curtis, Resident
- ◆ Sara DiLandro, Glens Falls City School District Board of Education
- ◆ Patrick W. Dowd, Resident, former Community Development Director
- ◆ Sara Frankenfeld, Warren County Planning & Community Development
- ◆ Matt Fuller, Meyer, Fuller & Stockwell
- ◆ Allison Hargrave-Gaddy, City of Glens Falls Zoning Board of Appeals (Chair)
- ◆ Joy Kaczmarek, Resident
- ◆ Tom Landry, City of Glens Falls Planning Board
- ◆ Matt MacDonald, City of Glens Falls Zoning Board of Appeals
- ◆ Alberta Parsons, Resident
- ◆ Patricia Tatich, Resident

Common Council:

- ◆ Diana Palmer, Mayor
- ◆ Dan Donohue, First Ward Councilman
- ◆ Bob Landry, Second Ward Councilman
- ◆ Daniel Rice, Third Ward Councilman
- ◆ Ben Lapham, Fourth Ward Councilman
- ◆ Sean Palladino, Fifth Ward Councilman
- ◆ Mary Gooden, Councilwoman-At-Large

City Staff:

- ◆ Jeffrey B. Flagg, PhD,
Economic Development Director

NYS Department of State:

- ◆ Lesley Zlatev, Revitalization Specialist

Consultant Team:

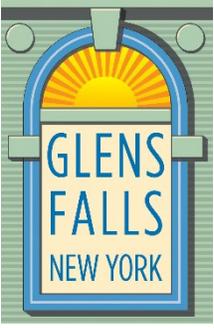
- ◆ Environmental Design & Research,
Landscape Architecture,
Engineering & Environmental
Services, D.P.C.
- ◆ Prospect Hill Consulting, LLC



Photo Credits:

Unless otherwise noted, all images were provided by EDR or the City of Glens Falls.

This document was prepared with funding provided by the New York State Department of State Environmental Protection Fund.



DRAFT

Welcome to Glens Falls, Hometown USA!

I welcome your interest in Glens Falls.

This Glens Falls Smart Growth Comprehensive Plan fulfills promises made to do the next right thing and map out a sustainable and smart path that protects our heritage and history, while at the same time charting a course for our growth and prosperity to continue.



Photo: Mindy Harman LaVine

In early 2024, the city convened a steering committee — a group of citizens chosen by me and members of the Common Council and approved by the New York State Department of State — to begin this extensive examination of the city by Environmental Design & Research, asking three questions:

- ◆ What is our history?
- ◆ What do we look like now?
- ◆ What would we like to be in the future?

Over months of discussions with the public as well as with specific groups of stakeholders, the following document emerged. It includes specific recommendations mapping out how to move forward that were discussed and agreed to by the public and the steering committee.

This culmination of an extensive planning process actually represents the **beginning**, not the **end**, of the city's work to continue our smart growth. Planning is always about progress, taking a new look at the old ways, and adjusting our course for success. This moment is actually decades in the making: Our city has been taking steps for years to move us closer to turning the corner. And now, we have.

With the state's Downtown Revitalization Initiative grants and the resulting economic momentum, prosperity and growth have arrived in Hometown USA.

We thank the NYS Department of State for providing the grant that made this document possible.

This planning document will guide the city as we continue our journey of growth together.

We have arrived. We are ready. Let's keep moving forward.

Sincerely,

S. William Collins, Mayor of Glens Falls 2022-2025

Table of Contents

- ◆ SECTION 1: INTRODUCTION 1
- ◆ SECTION 2: COMMUNITY PROFILE 9
- ◆ SECTION 3: PUBLIC ENGAGEMENT.....107
- ◆ SECTION 4: VISION, GOALS, & RECOMMENDATIONS.....139
- ◆ SECTION 5: FUTURE LAND USE189
- ◆ SECTION 6: IMPLEMENTATION PLAN203

Appendices

- A. Overview of Existing Local and Regional Plans, Studies, and Initiatives
- B. Focus and Stakeholder Group Meetings
- C. Community Survey
- D. Public Workshop #1
- E. Public Workshop #2

List of Tables

<i>Table 1. Smart Growth Principles.....</i>	<i>6</i>
<i>Table 2. Distance from Major Population Centers.....</i>	<i>12</i>
<i>Table 3. Age Cohorts, 2023.....</i>	<i>23</i>
<i>Table 4. Households and Families, 2023.....</i>	<i>26</i>
<i>Table 5. Median Household Income, 2010-2022.....</i>	<i>29</i>
<i>Table 6. Top 5 Employment Industries by NAICS Sectors, 2022.....</i>	<i>32</i>
<i>Table 7. Unemployment Rates, 2010-2023.....</i>	<i>32</i>
<i>Table 8. City of Glens Falls Employment Rates by Age, 2023.....</i>	<i>33</i>
<i>Table 9. Inflow and Outflow Job Counts.....</i>	<i>35</i>
<i>Table 10. Average Travel Time to Work, 2010-2023.....</i>	<i>35</i>
<i>Table 11. Home Census Block to Work Census Block.....</i>	<i>36</i>
<i>Table 12. Housing Year Built.....</i>	<i>37</i>
<i>Table 13. Housing Type Estimates.....</i>	<i>383</i>
<i>Table 14. Median Sale Price in Warren County Municipalities (2019-2023).....</i>	<i>40</i>
<i>Table 15. Property Tax Rates.....</i>	<i>43</i>
<i>Table 16. Sales Tax Revenue, 2023.....</i>	<i>44</i>
<i>Table 17. Municipal Budgets (Revenues and Indebtedness), 2023.....</i>	<i>44</i>
<i>Table 18. City of Glens Falls, Existing Land Use.....</i>	<i>49</i>
<i>Table 19. Residential Land Use Detail, City of Glens Falls, 2023.....</i>	<i>51</i>
<i>Table 20. Zoning Districts and Permitted Use.....</i>	<i>57</i>
<i>Table 21. Roadways and Highways, City of Glens Falls.....</i>	<i>70</i>
<i>Table 22. City of Glens Falls, Wetlands.....</i>	<i>80</i>
<i>Table 23. City of Glens Falls, Flood Hazard.....</i>	<i>81</i>
<i>Table 24. Environmental Hazards and Resiliency Measures.....</i>	<i>85</i>

List of Figures

Figure 1. Total Population, 2010 -2024	22
Figure 2. Age Dependency, 2023.....	24
Figure 3. Median Age Comparisons, 2010-2024.....	24
Figure 4. Population by Race, 2024.....	25
Figure 5. Average Household Size, 2010-2020.....	27
Figure 6. Educational Attainment, 2022	28
Figure 7. Median Household Income, 2022	29
Figure 8. Population with Income Below Poverty Level, 2022	29
Figure 9: Disadvantaged Communities in the City of Glens Falls	30
Figure 10. Inflow and Outflow of Jobs.....	34
Figure 11. Housing Year Built.....	37
Figure 12. Housing by Unit for 2010 and 2022.....	39
Figure 13. "Why do people live, work, or invest in the City of Glens Falls?".....	114
Figure 14. "Which of the following would you most like to see in the City of Glens Falls?"	115
Figure 15. "How do you view existing housing in the city?".....	117
Figure 16. "Think about Glens Falls' existing image and identity. Do the following community characteristics have a positive or negative impact on the city's future?".....	118
Figure 17. "Consider Glens Falls' existing commercial, retail, and industrial areas, do you think each of the following is a strength or weakness for the city?"	119
Figure 18. "Think about Glens Falls' existing community facilities and services. Do you view the following as a strength or weakness for the city today?".....	120
Figure 19. "Now think about Glens Falls' parks, recreation areas, and public spaces. Do you view existing conditions for the following as a community strength, weakness, or don't have strong feelings either way (neutral)."	121
Figure 20. "On a scale from 1-5, how important is environmental sustainability and resilience to you?	122
Figure 21. "Are the current parking facilities in Glens Falls adequate?"	122

Figure 22. "Consider Glens Falls' existing infrastructure and transportation networks, do you think each of the following is a strength or weakness for the city?" 123

Figure 23. Smart Growth Audit Results 125

List of Maps

Map 1: Regional Location Map..... 12

Map 2. City of Glens Falls Wards Map..... 15

Map 3. Existing Land Use Map 50

Map 4. Zoning Map 56

Map 5. Environmental Conditions..... 63

Map 6. Transportation Assets Map 71

Map 7. Natural Resources Map..... 77

Map 8. Parks and Recreation Features Map..... 88

Map 9. Historic, Arts, and Cultural Resources..... 96

Map 10. Health and Emergency Facilities Map..... 105

Map 11. Future Land Use Map 193

1

Section 1: Introduction

Section Contents:

1. Overview: A Vision for the Future
2. Comprehensive Plan Background
3. What's in this Plan?

DRAFT

This Page Intentionally Blank



Overview: A Vision for the Future

This Smart Growth Comprehensive Plan outlines a vision for the future of Glens Falls and provides a framework to guide decision-making by elected and appointed officials on development, conservation, and public investment in the city.

The development of the plan was guided by a Comprehensive Planning Committee (CPC) composed of stakeholders and city officials. The plan incorporates smart growth principles and significant input from the public and key stakeholders who were engaged throughout the planning process to inform the vision, goals, and recommendations.

Vision for the City of Glens Falls

Glens Falls is a vibrant, inclusive, and welcoming community that embodies the best of "Hometown USA." A city where residents feel a deep sense of belonging, where economic growth thrives, and where affordability ensures that families and businesses can flourish. A dynamic downtown that blends cultural and commercial spaces, offers diverse dining, shopping, and recreational opportunities while maintaining its status as the cultural and economic hub of the Adirondacks. Our city is a model for sustainable development, preserving green spaces, multi-modal infrastructure, and accessibility. Glens Falls will continue to be a safe and connected community, fostering strong civic engagement, supporting local businesses, and providing opportunities for arts, culture, and wellness, enabling residents to enjoy a rich quality of life for all ages, backgrounds, and income levels. Glens Falls remains a haven where history is embraced through innovation, and where future residents can cherish for generations to come.

Comprehensive Plan Background

In 2024, the City of Glens Falls received funding from the New York State (NYS) Department of State to prepare a Smart Growth Comprehensive Plan. The NYS Smart Growth Community Planning Program provides state funding to New York communities to guide future sustainable growth.

This Smart Growth Comprehensive Plan builds on the city's 1999 Master Plan. The Master Plan outlined specific and general recommended actions regarding traffic infrastructure, water quality, housing, economic development, and historic preservation. It included city-wide recommendations and recommendations specific to the Central Business District. Public opinion was gathered through a series of public meetings held in the spring and summer of 1999. Despite the plan never being officially adopted, the city has made several improvements in accordance with the draft plan over the past two decades.

What is a Comprehensive Plan?

Comprehensive plans are just that: 'Comprehensive.' They are intended to examine a broad range of aspects, including housing, parks and recreation, economic development, infrastructure, transportation, and others. Key steps that are integrated into the plan-making process include:

- ◆ **Taking stock** and building on previous planning efforts (e.g., 1999 Master Plan, Downtown Revitalization Initiative (DRI) Strategic Investment Plan, U.S. Department of Housing and Urban Development Consolidated Plan).
- ◆ Inviting **public engagement** to help determine assets, opportunities, and needs.
- ◆ Producing a **shared vision** for the future.
- ◆ Developing **recommendations** for implementing policies and objectives.
- ◆ Creating a **future land use plan** that exhibits a sustainable approach for growth.
- ◆ Outlining a specific **implementation plan** to achieve the vision.

What is Smart Growth?

Smart growth is a community development strategy that aims to guide future growth in a way that prioritizes sustainability, equity, and economic prosperity in order to create more livable, environmentally friendly communities. Smart Growth Plans incorporate principles such as mixed land use, diverse housing options, accessible transportation, and preservation of natural areas within a comprehensive document that outlines goals and actions to achieve them.

The smart growth principles listed in Table 1 guided the development of this plan.

Why Prepare a Smart Growth Comprehensive Plan?

Smart Growth Comprehensive Plans help guide communities toward their desired future. They articulate a community's long-term goals and provide a vision and conceptual roadmap for achieving them. Comprehensive plans provide guidance to municipal leaders, community organizations, and residents, and offer a process for asking and answering questions such as "Who are we?" "Who do we want to be?", and "How can we accomplish our goals?"

In addition, Comprehensive Plans serve as the legal basis for local development regulations. In New York State, zoning and subdivision laws must conform to an adopted comprehensive plan.

Specific benefits of the Smart Growth Comprehensive Plan include:

- ◆ Establishes a shared vision and goals to channel resources and development in targeted ways.
- ◆ Creates a blueprint for local decision-making and provides a legal foundation for future zoning regulations.
- ◆ Informs the types and densities of housing needed to support future population stabilization.

Table 1. Smart Growth Principles

-  Promote mixed land uses in focus areas.
-  Create an adequate range of housing opportunities and choices.
-  Promote development and redevelopment where infrastructure is adequate and sustainable.
-  Build on traits that make a distinctive and attractive community with a strong sense of place.
-  Promote well-planned and well-placed public spaces.
-  Promote sustainable compact neighborhoods.
-  Increase mobility and circulation within jurisdictional lines and improve connectivity with areas outside jurisdictional lines.
-  Promote sustainable mass transit that reduces the local levels of greenhouse gas emissions.
-  Promote walkable/bikeable neighborhood designs.
-  Promote and integrate clean energy resources and related incentives
-  Improve green infrastructure and residents' participation in this effort.
-  Increase resiliency to extreme weather events.
-  Encourage social diversity and integration.
-  Expand planning and implementation efforts across jurisdictional lines to increase effectiveness, sustainability, and resiliency.
-  Promote community and stakeholder collaboration in planning.

- ◆ Helps shape a framework for desired development that recognizes and maintains neighborhoods.
- ◆ Incentivizes private investment by providing confidence in the marketplace.
- ◆ Moves grant applications to the “Top of the Pile.”

What’s in this Plan?

The Comprehensive Plan contains six sections:

1. **Introduction** - provides background information on smart growth and the importance of comprehensive planning.
2. **Community Profile** - provides a snapshot of the City of Glens Falls' existing demographic, physical, housing, and economic conditions. The section also reviews previous planning efforts in the city and Warren County.
3. **Public Engagement** – summarizes the methods and findings of the extensive public engagement process that informed the development of this plan.
4. **Vision, Goals, and Recommendations** - outlines the community’s vision for the future, along with a series of goals and recommendations to achieve that vision.
5. **Future Land Use** - illustrates Glens Falls’ collective vision through a Future Land Use Map that will serve as an important building block for realizing the city’s future. The map displays generalized land uses, or Character Areas, as they are recommended to evolve over the next 10 to 15 years. The city will utilize the map as a guiding framework as it proceeds with a formal review of the zoning ordinance.
6. **Implementation Plan** - outlines a framework for transitioning the process from plan to reality, illustrating how goals and recommendations are interconnected through sustainable planning and development efforts in Glens Falls.

The plan concludes with next steps to implement the recommendations contained herein over the next 5-15 years. It is important to recognize that this plan will require revision over time due to changing circumstances and events. The of the recommendations will be periodically reviewed to ensure their continued relevance and suitability to the community.

DRAFT

This Page Intentionally Blank

2

Section 2: Community Profile

Section Contents

1. Introduction
2. Community Overview
3. Existing Plans, Studies, and Initiatives
4. Demographic Characteristics and Trends
5. Labor Force
6. Housing Characteristics
7. Municipal Finances
8. Regional and Local Economies and Trends
9. Existing Land Use
10. Existing Zoning
11. Environmental Conditions
12. Infrastructure and Public Utilities
13. Transportation
14. Natural Resources
15. Resilience and Climate Change
16. Parks, Open Spaces, Recreation Facilities and Scenic Resources
17. Historic, Arts, and Cultural Resources
18. Health and Emergency Services

DRAFT

This Page Intentionally Blank



Introduction

The community profile provides an overview of current conditions and community assets in the City of Glens Falls. The analysis considers the city's historical background, local government structure and services, demographics, land use and zoning, infrastructure, transportation systems, natural resources, parks and public spaces, and historic and cultural resources. This information, combined with the feedback gathered during the public engagement process, informed the Plan's vision, goals, and recommendations (Section 4).

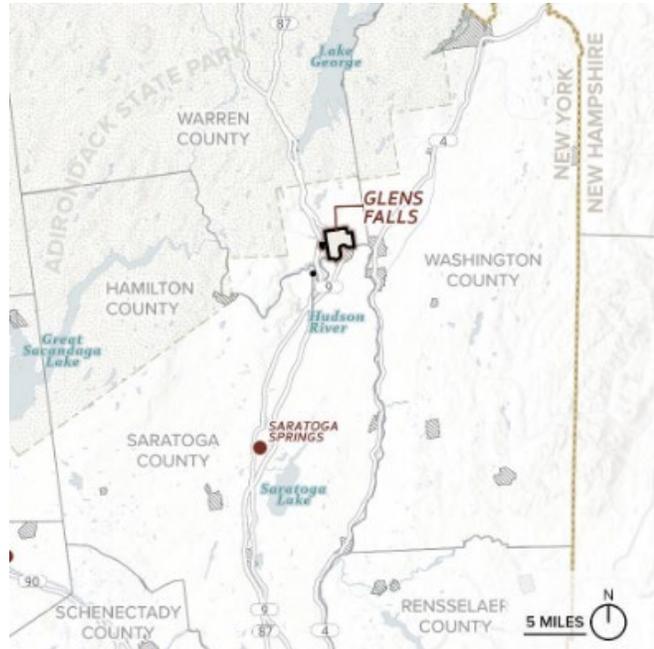
Community Overview

Regional Context

As illustrated in Map 1, the City of Glens Falls is located along the Hudson River in the southeastern portion of Warren County, New York. The Town of Queensbury surrounds the city to the north, east, and west, and Saratoga County lies to the south.

Due to its proximity to the mountains and Adirondack Park, Glens Falls is often referred to as the southern gateway to the Adirondacks.

The city is accessible via exits 18-20 of the Adirondack Northway (I-87). As illustrated in Table 1, it is conveniently located within driving distance of several population centers, including Saratoga Springs, Albany, Schenectady, and Lake George.



Map 1: Regional Location Map

Table 2. Distance from Major Population Centers

Place	Driving Distance (miles)	Drive Time
Lake George, NY	12.0	20 min
Saratoga Springs, NY	18.8	27 min
Clifton Park, NY	35.4	38 min
Schenectady, NY	41.8	54 min
Albany, NY	52.3	56 min
New York, NY	203	3 hr. 11 min

Historical Background

Glens Falls grew from a small pre-Revolutionary settlement at the meeting of the Hudson River and the Adirondack foothills into a thriving industrial city. Abundant waterpower, natural resources, and access to key transportation routes shaped its early development. Incorporated as a village in 1839 and as a city in 1908, Glens Falls evolved through cycles of growth tied to its industries, including paper, logging, and tanning.

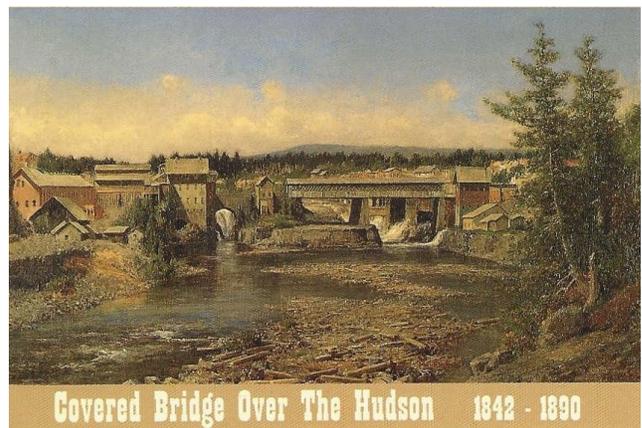
Before European settlement in the mid-eighteenth century, the area was home to Native American tribes, notably the Mohawks of the Iroquois Confederacy. European settlers soon recognized the site's strategic advantages and harnessed the Hudson River's power to fuel industry. The surrounding Town of Queensbury, established in 1762, provided the broader agricultural and natural resource base that supported Glens Falls' early growth.

The completion of the Glens Falls Feeder Canal in 1829, followed by its expansion by 1832, connected the city to the Champlain Canal system, enabling the efficient movement of raw materials and goods. Lined with mills and factories, the Feeder Canal became a vital link in the region's industrial network. The later expansion of the Erie Canal further strengthened Glens Falls' role as a commercial and manufacturing hub.

Remnants of the city's industrious past remain visible along the Hudson River and Feeder Canal. The paper industry, anchored by Finch Paper since 1904, remains a significant contributor to the city's economy and environmental stewardship. Finch's operations emphasize sustainability through the use of renewable energy, water-quality monitoring, and certified forestry practices, demonstrating how traditional industries can adapt to modern environmental standards.

Today, the city's historic waterways serve new purposes as scenic and recreational amenities. The Feeder Canal Trail, riverfront parks, and public access points invite residents and visitors to experience the same natural features that have long powered Glens Falls' prosperity. Over time, the city has transitioned from an industrial hub to a mixed-use center of government, culture, retail, and tourism, serving as the urban heart of the greater Glens Falls–Queensbury region.

Public engagement during this planning process reaffirmed that Glens Falls' historic character is one of its greatest assets. Preserving its architecture, heritage, and small-town charm while encouraging thoughtful, sustainable development will ensure that the city's unique identity continues to define its future.



Covered Bridge Over The Hudson 1842 - 1890

Municipal Boundaries

The Village of Glens Falls was officially incorporated in 1839 and its boundaries first established as the settlement expanded within the area that would later become the city. In 1908, Glens Falls separated from the Town of Queensbury and incorporated as a city. The municipal boundaries were redefined at this time to include the larger urban center that had developed around the original settlement. Throughout the 20th century, Glens Falls expanded through various land annexations in its surrounding areas. Most recently, the city annexed 49 acres of then-vacant land along Veterans Road in 2003. These changes helped consolidate its growth as a dense urban center surrounded by the broader Town of Queensbury.

Today, the City of Glens Falls covers approximately 3.98 square miles, including 3.85 square miles of land and 0.14 square miles of water. The city has over three miles of Hudson River waterfront.

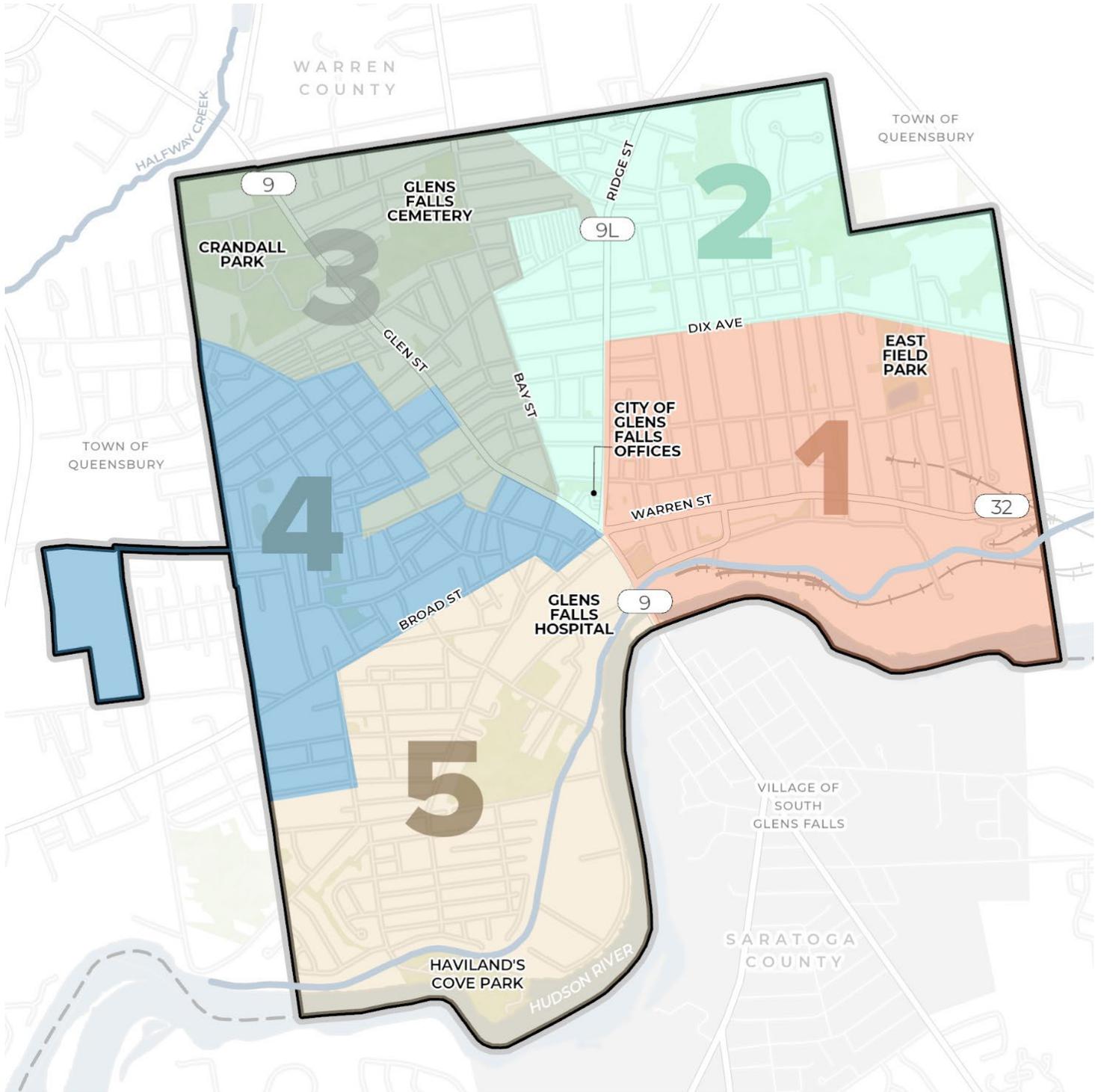
Wards

The City of Glens Falls is divided into five election wards (Map 2). Voters elect a Common Council member from each ward and an at-large member for four-year terms. They also elect the mayor.

In 2021, the city was notified that its ward boundaries no longer reflected the nation's "one-person, one-vote" principle. The "one-person, one-vote" principle enforces the Fifth Amendment guarantee of due process and the Fourteenth Amendment guarantee of equal protection because each ward boundary did not include the same number of people. Under the principle, each voting district or ward should be no smaller or larger than any other by a margin of 10 percent. At the time, the city's most populous ward was Ward 2, with more than 3,800 residents. Its least populous was Ward 4, with more than 1,800 residents. The population growth in Ward 2 prompted redistricting to ensure that each city's Common Council member represented the same number of people (within 10 percent).

The Common Council appointed a seven-member independent Redistricting Task Force, led by a former City Clerk, to address the issue in April 2022. Various versions of the ward boundaries were discussed and debated. A new district map submitted by the Task Force revealed a 1.55 percent difference between the most and least populated wards. The process concluded in 2023 with the approval of the final new ward map.

From the early stages of the public engagement process, residents of the City of Glens Falls expressed great pride in their wards. Many individuals indicated that the wards also comprise distinct neighborhoods with strong identities, deep-rooted history, and a sense of community. The city can build on this pride by supporting grassroots efforts and ensuring balanced growth to create a more connected and thriving community.



Map 2. City of Glens Falls Wards Map

Existing Plans, Studies, and Initiatives

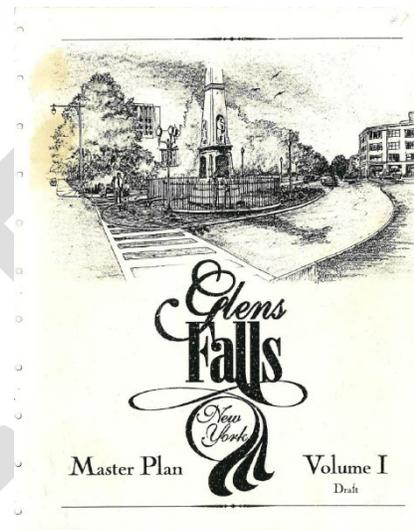
City of Glens Falls

City of Glens Falls Master Plan (1999)

Although it was never formally adopted, the City of Glens Falls Master Plan provided a long-range framework for guiding growth, revitalization, and quality-of-life improvements across the city. Developed through extensive community engagement, the Plan addressed challenges such as aging infrastructure, limited housing diversity, economic shifts, and the need for coordinated land-use and transportation strategies.

The Plan emphasized strengthening the city's traditional neighborhoods, revitalizing downtown, enhancing parks and the waterfront, and expanding multimodal connections to support walkability and reduce congestion. The Plan also prioritized economic development through adaptive reuse, business retention, and redevelopment of underutilized properties, while preserving Glens Falls' historic character and environmental resources. Overall, the Master Plan established a vision of Glens Falls as a vibrant, connected, and sustainable small city that builds upon its cultural assets, natural setting, and strong community identity.

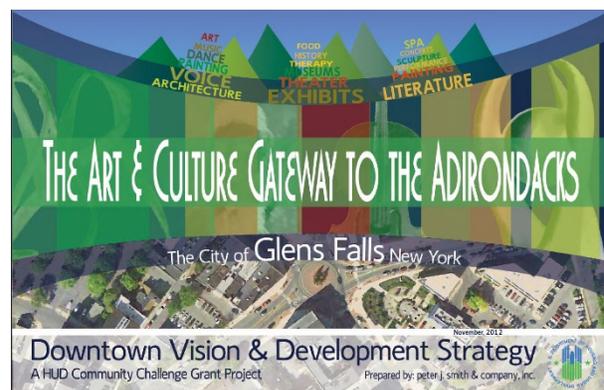
In terms of smart growth, the plan advanced many smart growth objectives related to housing, transportation, and preservation, while opportunities remained to strengthen sustainability and equity components.



Glens Falls Downtown Vision & Development Strategy (2012)

The Glens Falls Downtown Vision and Development Strategy was prepared as part of a U.S. Department of Housing and Urban Development (HUD) Community Challenge Grant to create a roadmap for downtown revitalization, guided by the principles of livability, sustainability, and economic growth.

The Strategy aimed to capitalize on Glens Falls' strong arts, culture, and historic character to



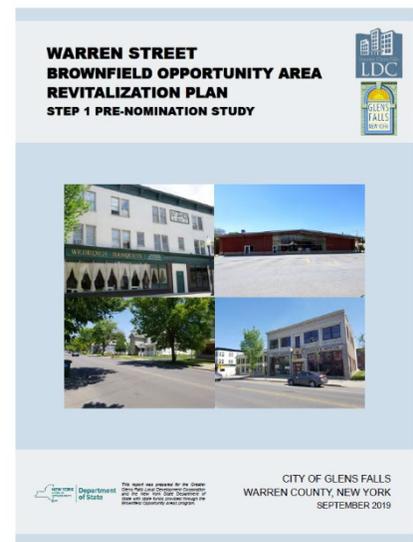
attract new residents, businesses, and visitors. It identified distinct downtown districts and proposed targeted redevelopment, infill housing, and adaptive reuse projects within each. Key goals included expanding the workforce and market-rate housing, enhancing walkability and connectivity, revitalizing vacant and underused buildings, and positioning the city as the “Arts and Culture Hub of the Adirondacks.” The Strategy emphasized streetscape beautification, zoning updates to promote mixed-use development, the creation of an arts district, and the implementation of “quick win” projects, such as green infrastructure and improved signage, to build momentum for long-term downtown renewal.

This plan aligns closely with New York State’s Smart Growth Principles through its emphasis on compact, mixed-use, infill development and pedestrian-oriented development.

Warren Street Brownfield Opportunity Area (BOA) Revitalization Plan (2019)

The City of Glens Falls Warren Street Brownfield Opportunity Area (BOA) Revitalization Plan was developed to guide the revitalization of the city’s East End neighborhood and its primary gateway corridor along Warren Street. Funded through the NYS Department of State’s BOA program, the 622-acre study area identified 26 underutilized or potentially contaminated properties that have constrained reinvestment.

The Plan’s purpose was to assess environmental, economic, and land-use conditions, build community consensus, and propose reuse strategies to attract new jobs, mixed-use development, and neighborhood improvements. Core goals included enhancing vacant and underutilized buildings, fostering business growth through workforce and entrepreneurship initiatives, and strengthening the corridor’s identity as a desirable mixed-use neighborhood. The Plan recommended adaptive reuse of historic structures, infill development, public realm upgrades, trail and streetscape improvements, and partnerships with local institutions to leverage momentum from the city’s Downtown Revitalization Initiative (DRI) and regional “health-tech” investments.



The BOA Revitalization Plan supports smart growth principles by promoting infill and adaptive reuse of underutilized sites, mixed-use development, and compact, walkable neighborhoods.

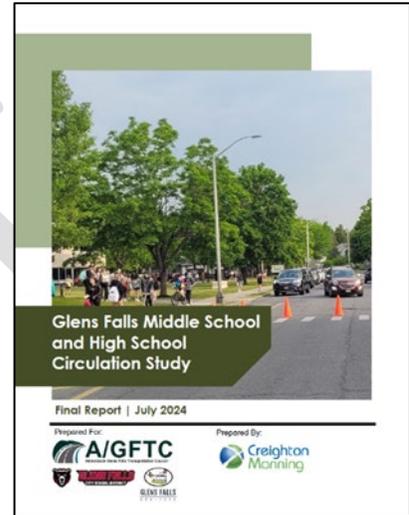
Glens Falls Middle School and High School Circulation Study (2024)

The Glens Falls Middle School and High School Circulation Study was prepared to assess pedestrian, bicycle, and vehicle circulation around the school campus and develop strategies to

improve safety and reduce congestion. The Study analyzed arrival and dismissal operations, parking, traffic flow, and non-motorized travel patterns through direct observation, data collection, and public input. The analysis revealed frequent pedestrian–vehicle conflicts, unclear signage, missing sidewalk connections, and double-parking issues along Quade Street and adjacent roads.

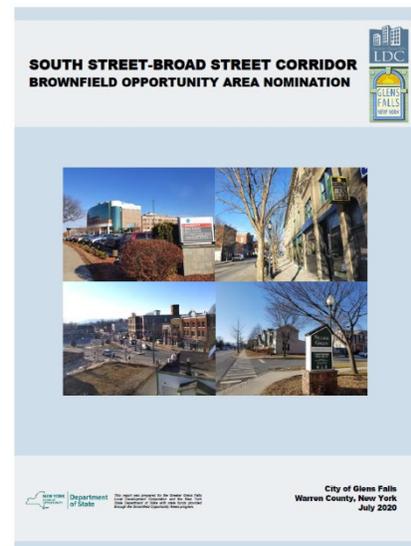
The Study recommended converting Quade Street to one-way southbound traffic, adding raised crosswalks and pedestrian bump-outs, improving Americans with Disabilities Act (ADA) compliant sidewalks, updating signage, and enforcing consistent parking rules. Additional strategies included promoting biking, staggering school start times, and improving coordination between the City of Glens Falls and the City of Glens Falls School District. Collectively, these improvements aim to enhance multimodal safety, relieve congestion, and create a safer, more efficient circulation system for students and residents.

The Study aligns with several smart growth principles by promoting safe, efficient, and sustainable transportation choices. It also encourages public participation through surveys and community meetings, allowing residents to shape transportation solutions.



City of Glens Falls South Street-Broad Street Corridor Brownfield Opportunity Area Nomination (2020)

The City of Glens Falls South Street–Broad Street Corridor BOA Nomination was prepared to guide revitalization along one of the city’s most important gateways. Building on earlier planning efforts, the study identified 482 parcels spanning 218 acres that link the downtown core to the Adirondack Northway, including commercial corridors along South, Broad, and Hudson Streets. The Nomination aimed to extend the success of the Downtown Revitalization Initiative (DRI) through new housing, mixed-use infill, expanded greenspace, and the adaptive reuse of underutilized or vacant sites. It emphasized the corridor’s transformation into a walkable, live-work district supporting Glens Falls Hospital and the city’s growing health and wellness economy.



Six “Opportunity Clusters” were established, each with a distinct vision focusing on connectivity, complete streets, and reinvestment in existing assets. Through coordinated public and private actions, the BOA Nomination positioned Glens Falls to pursue state designation and funding, thereby advancing sustainable redevelopment, economic opportunities, and quality-of-life improvements.

The BOA Nomination supports smart growth principles by focusing redevelopment within existing urban areas, promoting mixed-use and walkable neighborhoods, and preserving historic character.

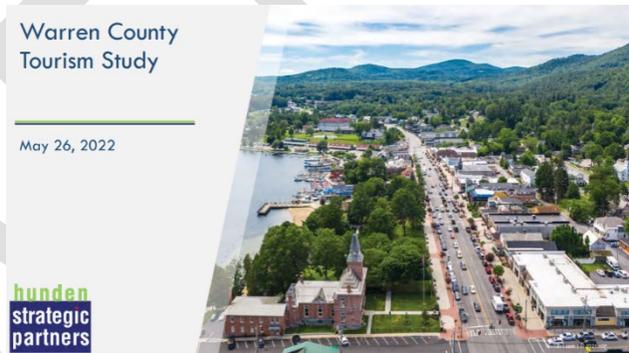
Warren County

Warren County Tourism Study (2022)

The Tourism Study was prepared to evaluate Warren County’s overall economic competitiveness and identify opportunities for targeted growth across its cities, towns, and villages. The Study analyzed market conditions across hospitality, retail, residential, and entertainment sectors to guide long-term economic development and tourism strategies. It found that Warren County benefits from strong tourism assets, such as Lake George and the Adirondacks, but faces challenges with housing availability, workforce retention, and seasonal economic fluctuations. The Study emphasized Glens Falls’ pivotal role as the county’s year-round cultural, medical, and economic hub, highlighting its potential for mixed-use redevelopment, event programming, and downtown investment.

Countywide recommendations focused on strengthening the visitor economy, expanding lodging and housing options, diversifying employment opportunities, and improving marketing and infrastructure to enhance Warren County’s position as a vibrant, sustainable destination for residents and visitors alike.

While informative for tourism growth, the plan only loosely aligns with smart growth objectives, emphasizing economic vitality and leveraging existing year-round assets.



Warren County Housing Needs Study and Market Demand Analysis (2023)

The report was prepared to assess the current state of housing in Warren County and to identify strategies to address housing shortages, affordability challenges, and demographic shifts. Conducted between January and May 2023, the study analyzed demographic trends, market data, and stakeholder input to gain a deeper understanding of conditions in both ownership and rental markets.

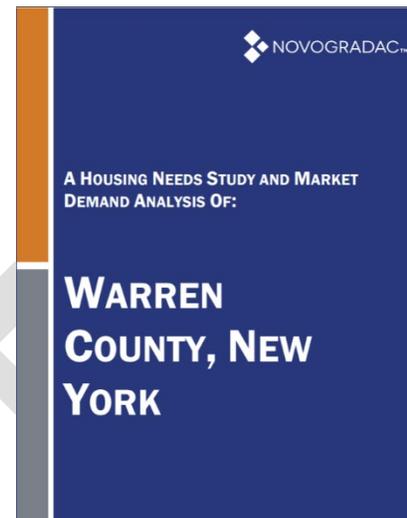
The findings revealed a severe shortage of affordable and workforce housing, particularly for seniors and lower-income residents, alongside rising home prices, constrained rental supply, and increased competition from short-term rentals. Much of Warren County's housing stock is aging, with nearly one-third of the units built before 1950, and limited options for "missing middle" housing types, such as duplexes and townhomes.

The report emphasized the need for new housing construction, adaptive reuse, and rehabilitation programs, as well as zoning reforms to encourage infill and mixed-use development. Recommendations also called for better management of seasonal housing demand, expanded partnerships to leverage state and local funding, and strategies to attract younger residents and families. Collectively, the Study outlined a comprehensive roadmap to stabilize housing costs, diversify the housing stock, and ensure that Warren County remains an affordable and livable place for year-round residents.

The Housing Needs Study and Market Demand Analysis partially aligns with smart growth principles by supporting mixed-use, walkable housing development and adaptive reuse of existing buildings, particularly in Glens Falls.

Warren County 2040 Comprehensive Plan (2025)

The Plan serves as the first county-wide strategic framework to guide growth, policy, and investment decisions. Developed over a two-year period with input from more than 1,000 residents, stakeholders, and municipal representatives, the plan establishes a long-range vision for sustainable development, environmental stewardship, and intergovernmental collaboration. The document addresses major challenges, including an aging population, workforce shortages, limited housing availability, and the impacts of climate change. It outlines coordinated goals across seven focus areas: housing, infrastructure, economy, environment, governance, community health, and cultural vitality. 9



Key objectives include attracting younger residents while supporting an aging population, expanding affordable and workforce housing, fostering vibrant hamlets and downtowns, strengthening local industries and tourism, maintaining environmental quality, and improving government transparency.

The Plan consolidates and aligns prior studies—including Warren County’s Hazard Mitigation Plan, Housing Needs Study, and Outdoor Recreation Economy Strategy—into a unified framework for policy and budget alignment. It positions Glens Falls and other population centers as anchors of economic and cultural life while promoting balanced growth across rural and resort communities. Ultimately, Warren County 2040 establishes a shared vision for a resilient, inclusive, and well-connected county that leverages its natural and human resources to ensure long-term prosperity for all residents.



The Plan generally aligns with New York State's smart growth principles by focusing on sustainable development, infrastructure coordination, and community resilience.

Demographic Characteristics and Trends

Demographic composition refers to the collection of population characteristics that define a community. They provide a snapshot of current conditions and emerging trends that can drive future planning and community priorities.

Data Analysis Approach

The data below present several points in time to illustrate trends in the City of Glens Falls. Other geographies including Warren County and New York State are also included to provide context regarding regional dynamics affecting Glens Falls.

This section uses data from the 2010 and 2020 Decennial Census, 5-year estimates from the Census Bureau’s American Community Survey (ACS), and 2024 demographic estimates from

Environmental Systems Research Institute (Esri), a GIS Software for Mapping and Spatial Analytics.¹

Population

As illustrated in Figure 1, Glens Falls experienced modest growth between 2010 and 2024 despite a decreasing population at the county level. The surrounding Town of Queensbury, which encircles the city, has expanded more substantially and continues to serve as a key residential and commercial hub within the region. Similar growth patterns have also occurred just to the south in northern Saratoga County, suggesting a broader regional correlation in development and population trends across the greater Glens Falls–Saratoga Springs area, even as Warren County and New York State overall have experienced population declines.

Figure 1. Total Population, 2010 -2024

	2010	2020	2024
 CITY OF GLENS FALLS	14,699	14,830 ▲	14,850 ▲
 WARREN COUNTY	65,746	65,737 ▼	64,917 ▼
 NEW YORK STATE	19,390,621	20,201,358 ▲	19,924,723 ▼

Source: Esri, 2024

¹ The Decennial Census provides official population counts, offering the most accurate population snapshot. ACS data is averaged across a 5-year period to improve statistical reliability, and this section compares 2010 data with the latest available ACS estimates from 2022, 2023, and 2024 to identify trends. In addition to ACS data, Esri’s 2024 demographic estimates provide updated population and household forecasts. Esri utilizes ACS data and proprietary modeling techniques to produce current-year estimates and future projections for various geographies, helping fill gaps between official Census releases. While all data sources have margins of error, they are widely used for planning, policy development, and market analysis, making them valuable for understanding demographic trends in Glens Falls. By combining Decennial Census counts, ACS trends, and Esri projections, this section provides a comprehensive view of demographic shifts in the city to inform future planning efforts.

Age Distribution

Age cohort data can help identify future community needs and issues, including the provision of appropriate housing, recreation, public services, and transportation options. As shown in Table 3, Glens Falls has a younger population than Warren County as a whole, with a higher proportion of residents in their 20s and 30s and a lower proportion over 60. This means the city tends to attract young adults and families who value its walkable neighborhoods, job opportunities, and community amenities, while still supporting many long-term residents who have chosen to stay. The result is a well-balanced community that combines youthful energy with a strong sense of stability.

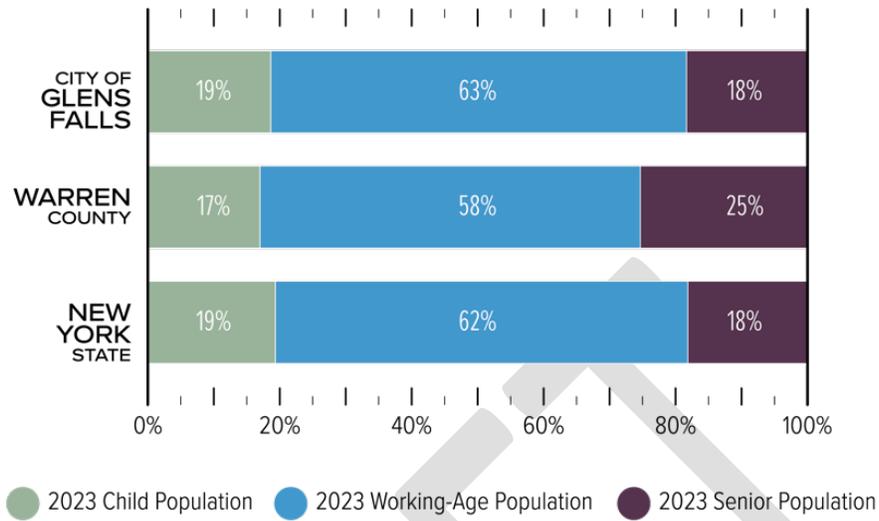
Table 3. Age Cohorts, 2023

	Warren County	City of Glens Falls
Under 5 years	4.2%	4.8%
5 to 14 years	10.4%	11.7%
15 to 19 years	5.0%	4.1%
20 to 24 years	5.0%	7.7%
25 to 34 years	11.8%	18.3%
35 to 44 years	11.5%	11.7%
45 to 59 years	19.9%	19.6%
60 years and over	32.1%	22.2%

Source: 2023 ACS Five-Year Estimates

Approximately 63% of Glens Falls residents are of working age (20–64), a share that’s on par with New York State and higher than the county's overall share. This indicates that Glens Falls continues to attract and retain individuals in their prime working years, those who fuel the local economy, support local businesses, and contribute to community life. A steady base of working-age residents helps keep the city vibrant and economically resilient, ensuring that services, housing, and amenities remain in demand.

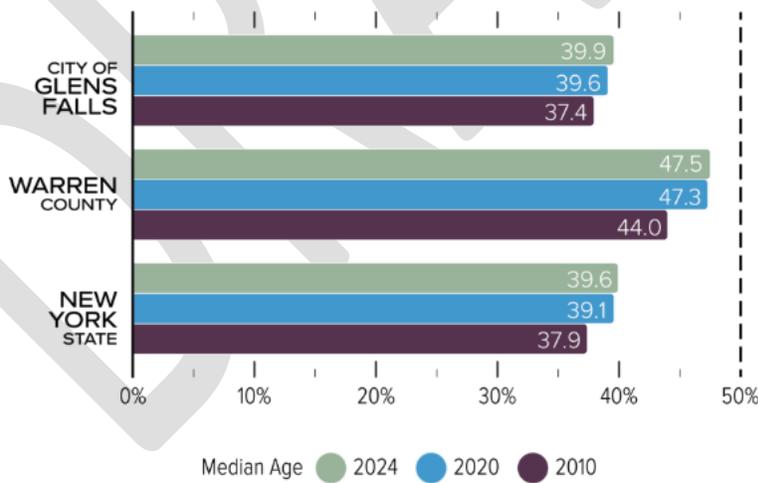
Figure 2. Age Dependency, 2023



Source: Esri, 2024

Regarding age trends, the median age in Glens Falls has risen from 37.4 in 2010 to 39.9 in 2024. However, Glens Falls remains the youngest community in Warren County, which is one of oldest counties in New York State by median age.

Figure 3. Median Age Comparisons, 2010-2024



Source: Esri, 2024

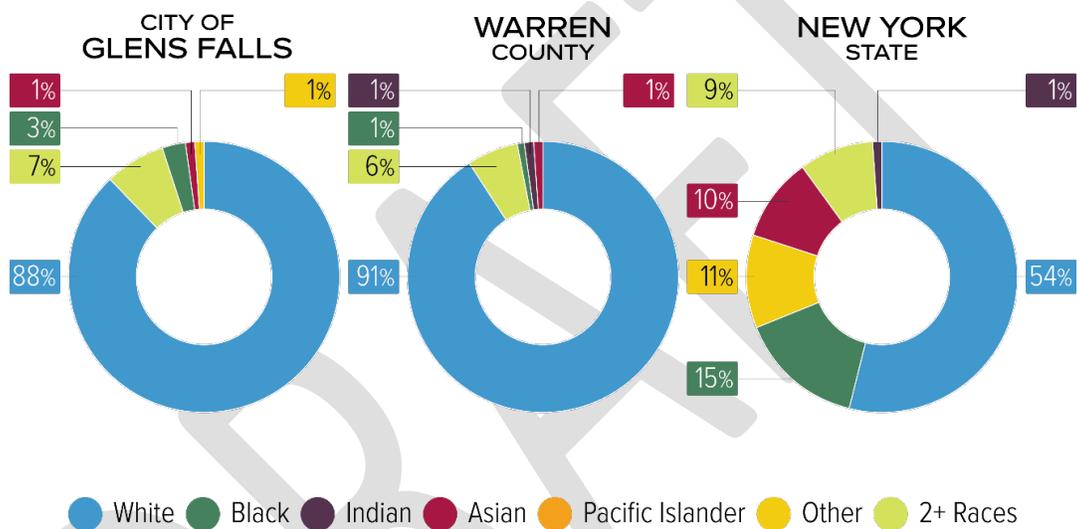
Between 2000 and 2024, the Glens Falls City School District's enrollment declined by 28%, a sharper drop than most neighboring districts, except for the Town of Queensbury, which saw a 17% decrease. This trend reflects the city's smaller share of school-aged children and underscores the need to attract and retain young families through affordable housing, childcare, and employment opportunities.

A growing share of older adults and a decreasing number of children reflect broader regional trends. These shifts suggest the need to plan for aging residents while continuing to attract young families and workers to maintain a balanced, vibrant city.

Race and Ethnicity

While the City of Glens Falls remains predominantly White (88%), racial and ethnic diversity has increased slightly since 2010. The Hispanic population now represents 4% of residents, and those who identify as two or more races have increased to 7%.

Figure 4. Population by Race, 2024



Source: 2023 ACS 5-Year Estimates

Although Glens Falls remains less racially diverse than other similarly sized municipalities in New York State, its growing mix of cultures and perspectives creates opportunities to strengthen inclusion at the local level. The city's emerging arts scene, active downtown business community, and civic organizations, such as the Charles R. Wood Theater and other grassroots advocacy and cultural groups, provide opportunities for dialogue, collaboration, and visibility. By supporting equitable access to housing, entrepreneurship, and community engagement, Glens Falls can continue to build a reputation as a welcoming, connected, and inclusive small city within the greater southern Adirondack region.

Households and Family Size

Household and family size are important characteristics to consider in planning efforts because households of various sizes have different needs for housing, public services, transportation, and recreation.

As illustrated in Table 4, the average size of households and families in Glens Falls are slightly lower than in NYS, as is the percentage of households with their own children. Among households with children, Glens Falls has a higher percentage of older children (66.4%) than Warren County (60.2%) and NYS (59.5%). Older households with grown children could contribute to the smaller average household size in Glens Falls.

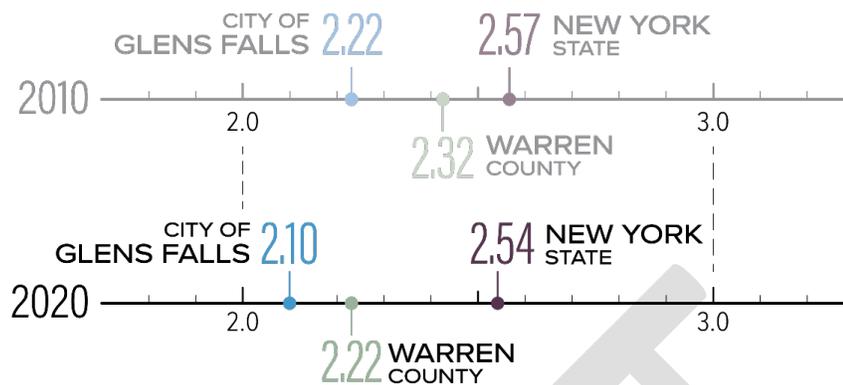
Table 4. Households and Families, 2023

	New York State	Warren County	City of Glens Falls
Total households	7,668,956	30,041	6,808
Average household size	2.51	2.15	2.10
Total families	4,739,175	17,776	3,641
Average family size	3.18	2.69	2.74
Households with children of the householder under 18 years	1,888,354 (24.6%)	5,848 (19.5%)	1,480 (21.7%)
<i>With children under 6 years only</i>	5.4%	4.7%	4.8%
<i>With children under 6 years and children 6 to 17 years</i>	4.5%	3.1%	2.5%
<i>With children 6 to 17 years only</i>	14.7%	11.7%	14.4%

Source: 2023 ACS 5-Year Estimates

As shown in Figure 5, the average household size in Glens Falls decreased slightly from 2.22 in 2010 to 2.10 in 2020, remaining below county and state averages.

Figure 5. Average Household Size, 2010-2020



Source: 2023 ACS 5-Year Estimates

As local, regional, and statewide trends continue to show a decline in average household size, retaining young people and families will become increasingly important for maintaining community and economic vitality. Applying smart growth principles, such as creating a diverse range of housing opportunities, promoting well-planned parks and public spaces, and enhancing multimodal connections, will make Glens Falls more desirable to young professionals.

Educational Attainment

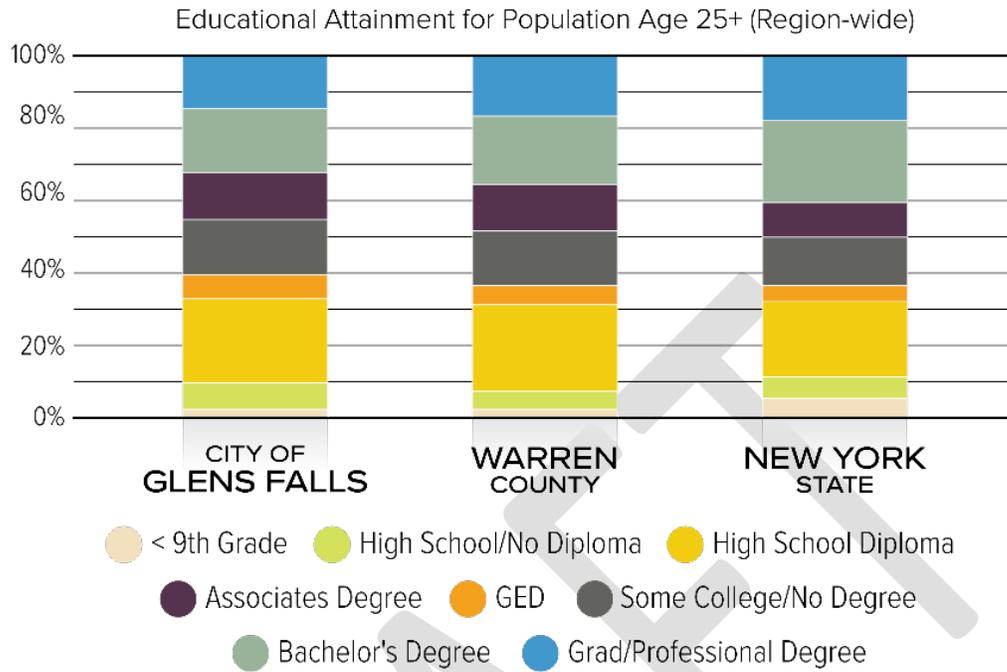
Education levels are crucial for understanding the community's population more deeply, as they have significant implications for income, poverty, employment, and quality of life.

Figure 6 compares educational attainment for Glens Falls residents with that of Warren County and New York State residents. Educational attainment in the city is relatively high, with 12.8% of residents (age 25+) holding an associate's degree. This is higher than Warren County (12.5%) and New York State (8.9%).

In 2023, the total number of city residents who have a bachelor's degree (19%) was slightly higher than the county (18.7%) and lower than the state (22.0%). The city's population has a somewhat lower percentage of individuals with graduate or professional degrees (14.3%) than the county (15.9%) or the state (17.5%).

Education-related issues can be addressed in the comprehensive plan through strategies that provide residents with resources and job skills, such as workforce training programs.

Figure 6. Educational Attainment, 2022



Income

Household income is a socio-economic indicator that provides essential data for developing policies related to affordable housing, economic development, infrastructure needs, and overall social equity.

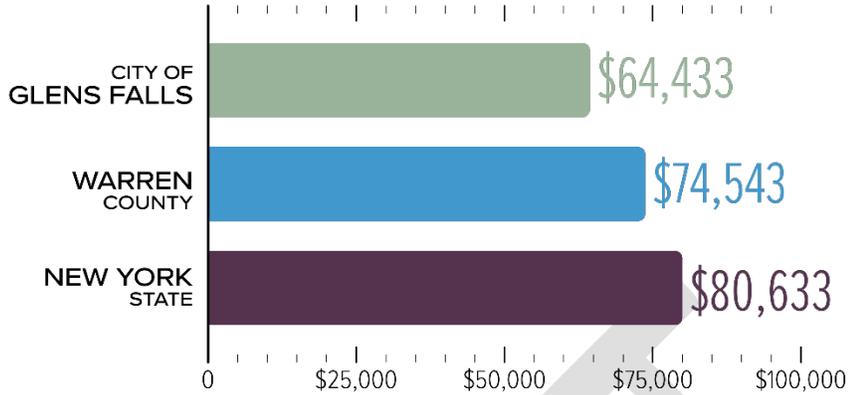
As illustrated in Figure 7, the 2022 median household income for Glens Falls was \$64,433, which was lower than that of Warren County and New York State; however, it remains within a healthy range given the city’s relatively affordable cost of living and housing market.

Table 5 shows that between 2010 and 2022, residents of the city, the county, and New York State experienced a steady increase in median household income.

As illustrated in Figure 8, approximately 12% of Glens Falls residents live below the poverty line, a rate higher than Warren County’s (9%) but lower than the New York State average (14%).

It is important to note that the count of people below the poverty level does not include the unhoused population, as the census focuses on those living in a housing unit. The census attempts to count individuals living in shelters, but data is inconsistent. Qualitative data suggest the unhoused population in the city is growing, which may be due to either more individuals in the city losing or leaving their homes or to individuals migrating to the city from other areas.

Figure 7. Median Household Income, 2022



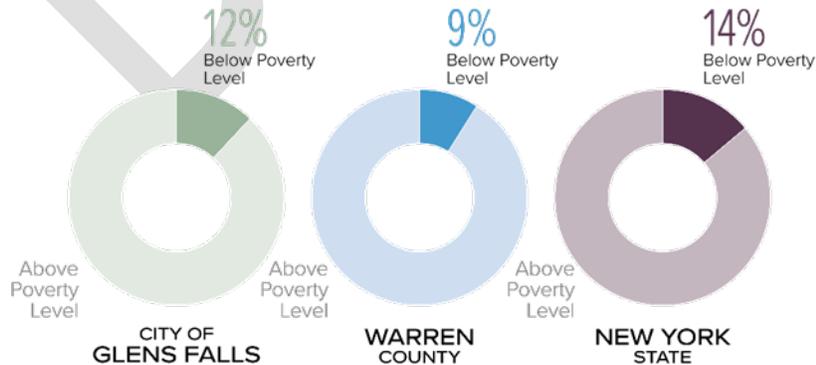
Source: 2022 ACS 5-Year Estimates

Table 5. Median Household Income, 2010-2022

	2010	2020	2022
New York State	\$55,603	\$71,117	\$80,633
Warren County	\$51,619	\$64,658	\$74,543
City of Glens Falls	\$41,950	\$55,496	\$64,433

Source: U.S. Census Bureau, 2022 ACS 5-Year Estimates

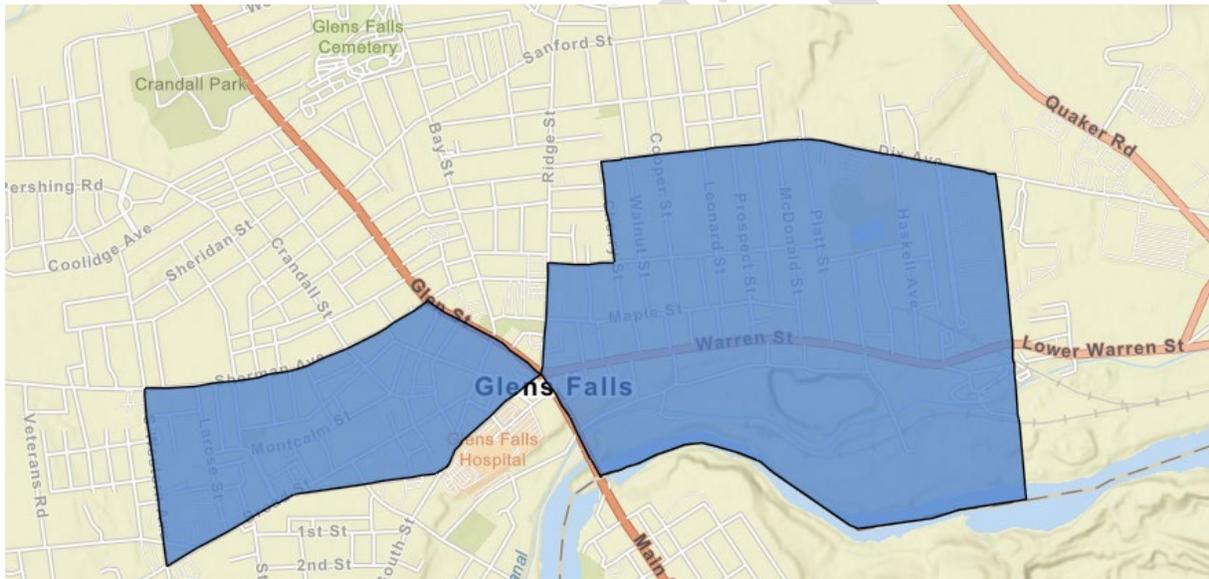
Figure 8. Population with Income Below Poverty Level, 2022



Source: 2022 ACS 5-Year Estimates

In addition, portions of the city are designated as “disadvantaged communities.” As part of the Climate Act, the Climate Justice Working Group (CJWG) developed criteria to identify disadvantaged communities, ensuring that frontline and otherwise underserved communities benefit from the state’s historic transition to cleaner, greener energy sources, reduced pollution, cleaner air, and economic opportunities.² Based on CJWG criteria, two census tracts (36113070200 with a population of 1,950 people and 36113070500 with a population of 2,266 people) in the City of Glens Falls have been identified as disadvantaged communities (DACs).

Figure 9: Disadvantaged Communities in the City of Glens Falls



The income data indicate that while Glens Falls serves as a regional employment and service hub (next section), some residents continue to face economic hardship, including individuals with disabilities, seniors on fixed incomes, and others who are unable to work. These challenges underscore that reducing poverty in Glens Falls requires more than job creation—it necessitates expanded access to affordable housing, transportation, social services, and disability support programs that foster stability, inclusion, and a higher quality of life. Strengthening these supports will help ensure that all residents can share in the city’s growth and economic opportunity.

² <https://www.nyserda.ny.gov/ny/Disadvantaged-Communities>

Labor Force

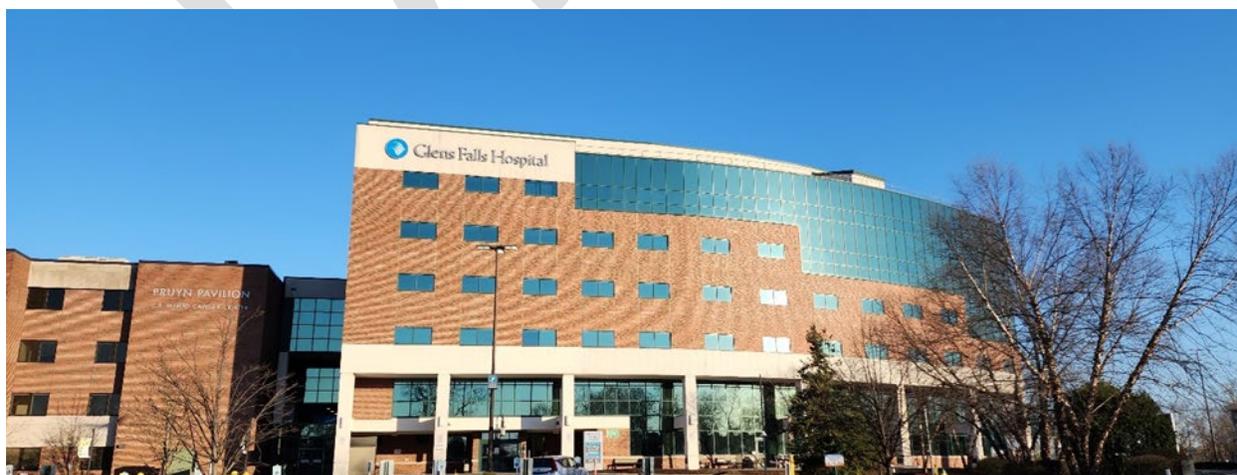
Employment data is significant to a community because it impacts residents' ability to pay for housing, support local businesses, raise families, and improve their overall quality of life. In addition to population growth, a community's success and viability are tied to the various types of employment opportunities and industry available in the area. Industry refers to the business conducted by an employing organization, while occupations describe the kind of work a person performs on the job.

Employment by Industry

Glens Falls is an urban center located in largely rural Warren County. It has been transitioning from an industrial hub to a more service-oriented economy. Understanding employment industry data, organized by North American Industry Classification System (NAICS) Sector code (a six-digit number used to classify businesses by industry), can provide insight into current local and regional economic trends, industry performance, and employment statistics, helping identify sectors that are growing or declining.

As illustrated in Table 6, Health Care and Social Assistance was the city's dominant industry in 2022, accounting for more than 30% of all employment. The Glens Falls Hospital, Hudson Headwaters Health Network, multiple medical practices, and many nonprofit service organizations support thousands of jobs that benefit the community's health and well-being.

Other top industry sectors include manufacturing (13%), driven by one of the city's biggest employers, the Finch Paper mill, situated on the Hudson River. Downtown retail and commercial businesses, cafes, taverns, and restaurants collectively fuel the local economy, accounting for 12% of industry-sector employment.



Glens Falls Hospital

Table 6. Top 5 Employment Industries by NAICS Sectors, 2022

Warren County			City of Glens Falls		
1	Health Care and Social Assistance	17.8%	1	Health Care and Social Assistance	30.8%
2	Retail Trade	13.4%	2	Administration & Support, Waste Management and Remediation	15.2%
3	Accommodation and Food Services	11.9%	3	Manufacturing	12.6%
4	Manufacturing	9.8%	4	Retail Trade	6.6%
5	Educational Services	7.7%	5	Accommodation & Food Services	4.9%

Source: U.S. Census Bureau, Center for Economic Studies, LEHD

Unemployment Rate

As illustrated in Table 7, Glens Falls' unemployment rate (4.3%) was higher than Warren County's (3.8%) in 2023, but below the statewide unemployment rate (6.2%).

Table 7. Unemployment Rates, 2010-2023

	2010	2020	2023
New York State	8.2%	5.7%	6.2%
Warren County	5.9%	4.1%	3.8%
City of Glens Falls	5.8%	5.8%	4.3%

Source: U.S. Census Bureau, 2023 ACS 5-Year Estimates

The unemployment rate considers people over 16 years of age who are actively looking for work. Higher unemployment indicates a tougher market for job seekers. Over the last decade, the city's unemployment rate has declined more slowly than at the county and state level. This difference highlights several local dynamics shaping the city's labor market. Glens Falls' economy remains anchored by the health care, manufacturing, and administrative support services sectors, which offer a mix of stable employment, lower barriers to entry, and often lower

wages. While these industries help maintain low unemployment, they also make the local workforce more vulnerable to seasonal fluctuations and economic shifts, particularly in service jobs sensitive to regional tourism patterns.

Employment Rate

The employment rate measures the share of the population over 16 that is employed. More than 96% of Glens Falls residents in their prime working years (ages 25–54) are employed, indicating a strong, active local workforce (Table 8). Employment rates are also high among residents aged 55–64, suggesting many continue working later in life. The unusually high “employment rate” for those 65 and older reflects how the data counts only seniors still in or seeking work—most in this age group are retired and therefore not included in the labor force. Among seniors still working or seeking employment, only 2.7% are unemployed, indicating strong job stability across all age groups in the city.

Table 8. City of Glens Falls Employment Rates by Age, 2023

Age	Employed	Unemployed
16-24	89.4%	10.6%
25-54	96.4%	3.6%
55-64	93.0%	7.0%
65+	97.3%	2.7%

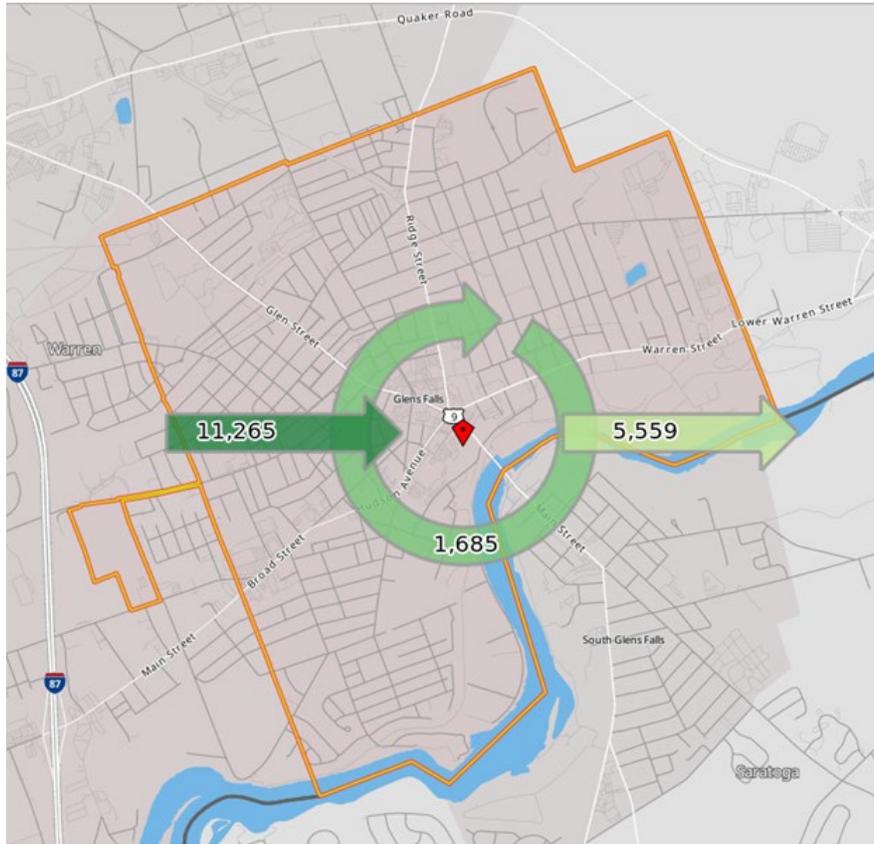
Source: 2023 ACS 5-year Estimates

Commuting Characteristics and Patterns

Inflow and Outflow of Jobs

As illustrated in Figure 10, the City of Glens Falls serves as an employment center, with nearly twice as many people commuting into the city to work each day (11,265) as residents leaving Glens Falls to work elsewhere (5,559).

Figure 10. Inflow and Outflow of Jobs



Since 2010, the proportion of people living and working in Glens Falls has remained fairly steady, however, the total number of those employed in the city has decreased (Table 9). Of the approximately 13,000 jobs in the city, 87% are filled by people who commute to Glens Falls. Residents fill the remaining 1,685 (13%). Approximately 77% of working residents commute out of the city, while the other 23.3% live and work there.

The data indicate that a relatively small proportion of the population both lives and works in the city. Implementing smart growth principles, such as creating an adequate range of housing choices, building on the traits that make Glens Falls create a strong sense of place, and promoting well-planned public spaces, will enhance the quality of life, making Glens Falls a desirable place to live and work.

Table 9. Inflow and Outflow Job Counts

	Count		Percent	
	2010	2023	2010	2023
<i>Employed in the City of Glens Falls</i>				
Employed in Glens Falls but Living Outside	12,959	11,265	86.8%	87.0%
Employed and Living in Glens Falls	1,974	1,685	13.2%	13.0%
TOTAL	14,933	12,950	100.0%	100.0%
<i>Living in the City of Glens Falls</i>				
Living but not Working in Glens Falls	5,245	5,559	72.7%	76.7%
Living and Employed in Glens Falls	1,974	1,685	27.3%	23.3%
TOTAL	7,219	7,244	100.0%	100.0%

Source: U.S. Census Bureau, Center for Economic Studies, LEHD

Average Travel Time to Work

The average travel time to work is a metric that influences land use, transportation infrastructure, economic development, public health, and the quality of life within a community. High average commute times often signal underlying mobility challenges. The average travel time to work in Glens Falls is approximately 20 minutes, up from just over 15 minutes in 2010 (Table 10).

Implementing smart growth principles, such as promoting mixed land uses in focus areas, encouraging sustainable mass transit, and designing walkable/bikeable neighborhood environments, could all reduce the average drive time to work.

Table 10. Average Travel Time to Work, 2010-2023

	2010	2020	2023
City of Glens Falls	15.6 minutes	20.8 minutes	20.1 minutes

Source: U.S. Census Bureau, Center for Economic Studies, LEHD

Distance to Jobs

The U.S. Census Bureau Center for Economic Studies tracks the distances people travel to work. The data in Table 11 indicate that most Glens Falls residents (53.8%) travel less than 10 miles, and almost one-third of all workers travel south to their place of employment.

Table 11. Home Census Block to Work Census Block

	Count	Percent
Total Jobs	7,244	100.0%
Less than 10 Miles	3,894	53.8%
10 to 24 miles	1,135	15.7%
25 to 50 miles	1,202	16.6%
Greater than 50 miles	1,013	14.0%

Source: U.S. Census Bureau, Center for Economic Studies, LEHD (2022)

Based on information collected during the public engagement process, many residents who prefer walking, biking, or other active transportation may not feel safe doing so due to the current state of the infrastructure. Making alternative modes of transportation viable would allow people to choose the mode that is most appropriate and preferred for their specific trip.

Housing Characteristics

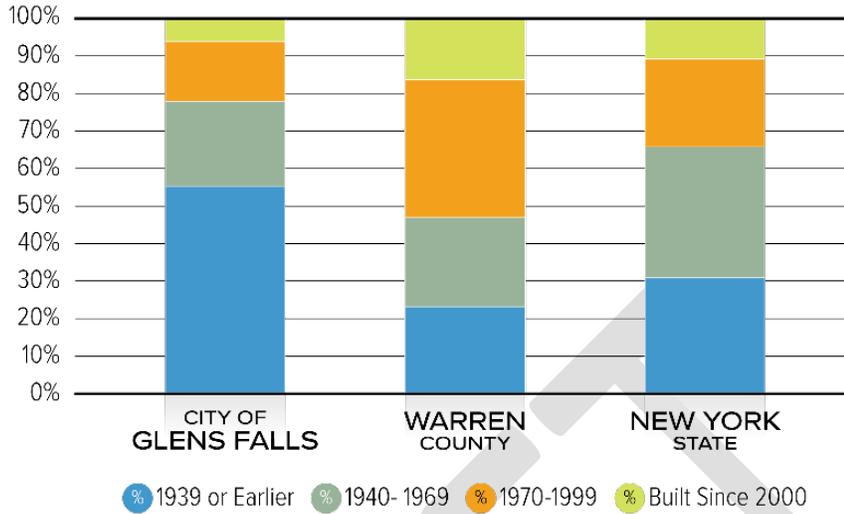
Housing is a critical component of a city's residents' quality of life, and the location, quality, type, and affordability of housing in a community have far-reaching implications, including transportation, health, economic development, and overall quality of life.

Housing Stock

Glens Falls has an older housing stock than Warren County and the state of New York. Of the 7,210 total housing units in the city, 3,976 (55.1%) were built before 1940.

Older housing is often found in neighborhoods that also feature sought-after amenities, such as sidewalks, narrower streets, mature trees and landscaping, as well as proximity to parks and gathering places. These neighborhoods are organized around a community commercial area with local restaurants, schools, places of worship, libraries, and other community resources. While older homes may need renovations such as new windows, additional bathrooms, updated kitchens, insulation, and other features to meet today's expectations, their location and neighborhoods are often worth the expense.

Figure 11. Housing Year Built



Source: 2023 ACS 5-year Estimates

Table 12. Housing Year Built

Jurisdiction	1939 or earlier	1940-1969	1970-1999	Since 2000
City of Glens Falls	3,976	1,635	1,140	459
Warren County	9,235	9,529	14,768	6,507
New York State	2,627,880	2,946,093	2,004,916	915,591

Source: 2023 ACS 5-year Estimates

Housing Type

Glens Falls needs a variety of housing types to respond to shifting demographics and lifestyle preferences influencing demand. Increasingly, millennials and baby boomers are seeking a wider variety of housing types. One trend is the decline in households with children. This demographic shift is a significant driver of housing preferences, as households with and without children seek different types of housing. School considerations do not guide households without children. At the same time, buyers increasingly prefer walkable neighborhoods in proximity to restaurants and services.

In the City of Glens Falls, 62.4% of residents have lived in their homes for more than five years, compared to 73.5% of Warren County (ACS, 2023). More new residents are moving to Glens Falls than to Warren County as a whole, bringing diverse family types and needs. According to the

Housing Needs Study and Market Demand Analysis of Warren County (Warren County, 2023), household sizes are projected to decrease, which will affect the average age of residents and the types of housing best suited for them. In Glens Falls, almost half of all housing structures are detached single-family homes, and nearly one-quarter are two-family units (Table 13).

Table 13. Housing Type Estimates

	New York State		Warren County		City of Glens Falls	
	Count	Percent	Count	Percent	Count	Percent
1-unit, detached	3,525,897	41.3%	28,805	71.7%	3,510	48.2%
1-unit, attached	465,672	5.5%	1,531	3.8%	57	0.8%
2 units	829,027	9.7%	2,420	6.0%	1,616	22.2%
3 or 4 units	588,813	6.9%	1,901	4.7%	646	8.9%
5 to 9 units	443,039	5.2%	1,602	4.0%	597	8.2%
10+ units	2,500,553	29.3%	1,989	5.0%	824	11.3%

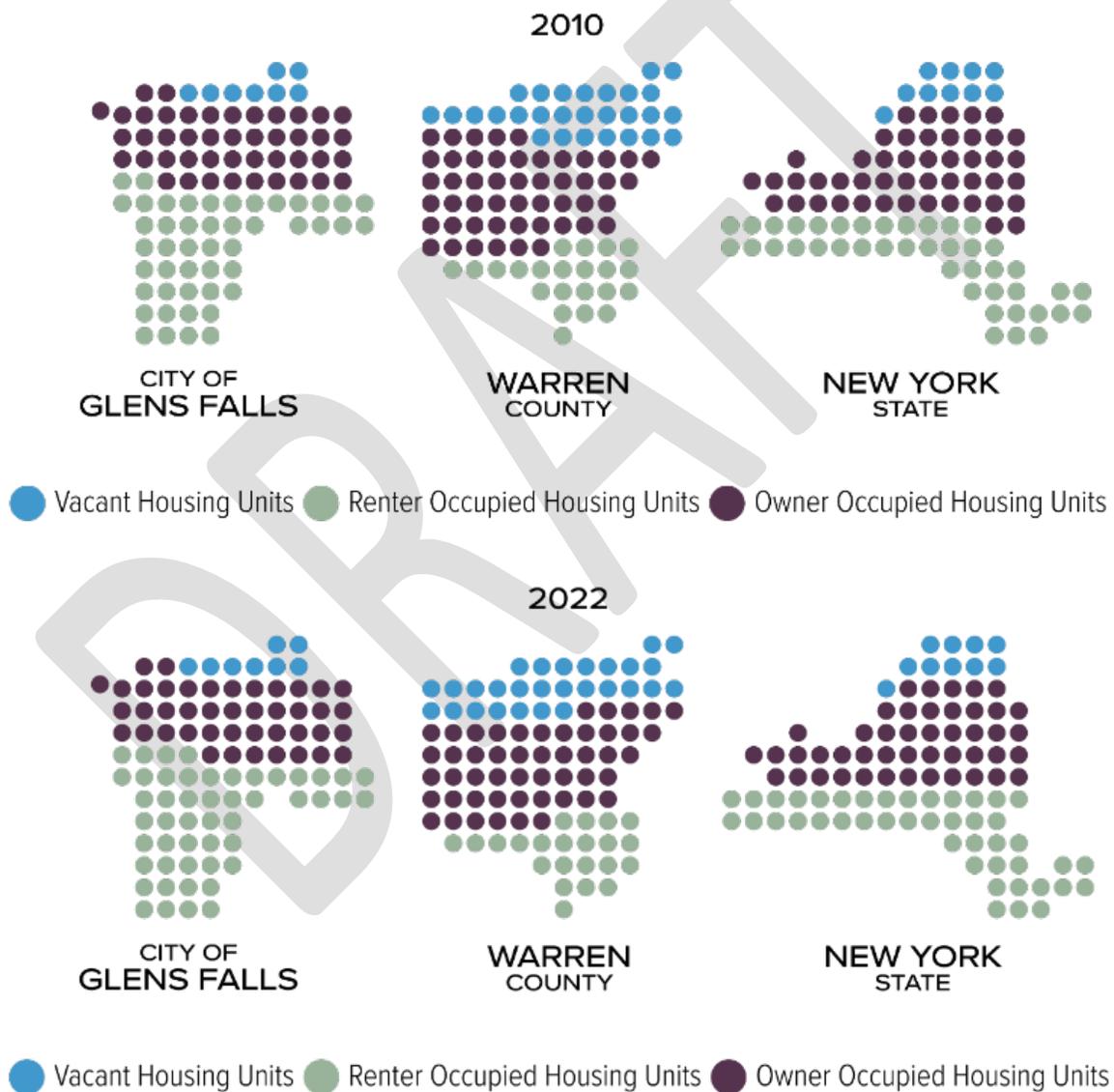
Source: 2023 ACS 5-year Estimates



Housing Tenure

As illustrated in Figure 12, Glens Falls has experienced a stable housing tenure, with an almost even split between renter-occupied (49%) and owner-occupied (43%) housing. The city has a high residential occupancy rate (92%), which indicates a strong housing market. The city's vacancy rate remained relatively stable from 2010 to 2022 (9%).

Figure 12. Housing by Unit for 2010 and 2022



Source: U.S. Census Bureau, 2022 ACS 5-year Estimates

With nine percent of housing units vacant and some underutilized parcels within city limits, there is potential for infill development and mixed-use projects. Strategic redevelopment of vacant and aging properties can enhance neighborhood vibrancy and provide new housing and rehabilitation opportunities.

Housing Market

The local housing market directly affects community demographics and economic stability. Median sale price data can be used to identify and address housing challenges and to set future development goals.

As illustrated in Table 14, the city’s housing market experienced a 31% increase in median sale price from 2019 to 2023, with an overall median price of \$180,000. This figure is significantly lower than the overall median price of \$248,000 for Warren County, which includes Lake George. However, median housing prices vary significantly by ward and neighborhood.

Table 14. Median Sale Price in Warren County Municipalities (2019-2023)

	MEDIAN SALE PRICE					Overall	GROWTH TRENDS (2019 - 2022)**		
	2019	2020	2021	2022	2023*		Trend Line	%	\$
Bolton	\$437,500	\$565,000	\$674,500	\$667,500	\$469,500	\$575,000		53%	\$230,000
Chester	\$126,000	\$248,745	\$279,900	\$275,000	\$370,000	\$232,500		118%	\$149,000
Glens Falls	\$162,750	\$171,725	\$189,750	\$213,500	\$192,500	\$180,000		31%	\$50,750
Hague	\$380,500	\$457,000	\$432,000	\$440,000	\$322,000	\$436,000		16%	\$59,500
Horicon	\$232,000	\$360,000	\$294,000	\$345,000	\$425,550	\$315,000		49%	\$113,000
Johnsburg	\$195,000	\$224,900	\$256,250	\$296,200	\$489,500	\$245,000		52%	\$101,200
Lake George***	\$285,000	\$387,000	\$334,000	\$375,000	\$374,900	\$350,000		32%	\$90,000
Lake Luzerne	\$210,450	\$185,500	\$240,000	\$262,500	\$177,500	\$218,000		25%	\$52,050
Queensbury	\$235,500	\$269,900	\$300,800	\$325,000	\$321,000	\$277,000		38%	\$89,500
Stony Creek	\$140,000	\$156,200	\$230,500	\$187,000	\$417,500	\$166,950		34%	\$47,000
Thurman	\$155,000	\$159,000	\$310,000	\$234,750	\$305,000	\$209,500		51%	\$79,750
Warrensburg	\$147,950	\$140,000	\$172,400	\$180,000	\$222,500	\$164,000		22%	\$32,050
Overall	\$210,000	\$248,000	\$259,450	\$280,000	\$279,000	\$248,000		33%	\$70,000

* Through April 2023.

** Growth trends are presented from 2019 to 2022; 2023 was excluded because of seasonality of the market and data is only through April and does not include the high season. The high point over the covered period is represented by a red dot.

*** The condominium sales in Lake George appear to be fractional ownership sales, which skews the overall Lake George average downward.

Highest median sale price over the entire period

Middle median sale price over the entire period

Lowest median sale price over the entire period

Source: Southern Adirondack Realtors Association Global MLS data, received May 2023

Source: Warren County. 2023. Housing Needs Study and Market Demand Analysis³

³ Warren County. 2023. Housing Needs Study and Market Demand Analysis of Warren County, NY, page 26. Accessed April 2025 at:

<https://public.warrencountyny.gov/gis/housingneeds/Housing%20Needs%20Study%20and%20Market%20Demand%20Analysis%20-%20Warren%20County,%20NY.pdf>

Across Warren County, a limited supply of single-family homes were priced below \$300,000 in 2023, and fewer were priced below \$200,000 (Warren County, 2023).⁴ This included homes most desired by retirees and young families looking for starter homes. There was also a limited supply of market-rate rentals priced below \$700, which is generally what was affordable for someone working at minimum wage (Warren County, 2023).

The Warren County Housing Study (2023) recommends developing Missing Middle Housing to address housing affordability and rising demand, creating housing suitable for modern families. Missing Middle Housing refers to a range of housing types, including structures with three or more units, that can fill the gap between detached single-family homes and large-scale apartment buildings.

Implementing strategies that address housing affordability, diversity, and availability will ensure the city can provide a diverse range of housing options to people of all ages, incomes, and abilities.

Affordable Housing Initiatives

In the 2025 State of the City, Mayor Collins highlighted New York State's recognition of Glens Falls as a Pro-Housing Community, which will assist in housing development for low- and moderate-income residents. Since 2023, the city has received four grants totaling \$2.38 million for housing initiatives, with more funding expected in the future.

Currently, the Glens Falls Housing Authority is maintaining and renovating subsidized family apartments (formerly known as LaRose Gardens) and elderly rental housing units to ensure the units remain safe and affordable. In late 2024, a low-income housing tax credit project secured the addition of 70 new affordable apartments on South Street, with construction scheduled to begin in fall 2025. The city continues to preserve housing stock affordability through Community Development Block Grant (CDBG) and NYS HOME Program funding. A recent \$515,000 HOME Grant Award to repair and upgrade as many as 15 substandard owner-occupied homes across the city began processing homeowner applicants in late 2024.

.A recent Comprehensive Market Study conducted in 2023 for the Proposed Family Housing at 25-33 South Street established a primary market draw area (PMA) for affordable housing

⁴ Warren County. 2023. Housing Needs Study and Market Demand Analysis of Warren County, NY. <https://public.warrencountyny.gov/gis/housingneeds/Housing%20Needs%20Study%20and%20Market%20Demand%20Analysis%20-%20Warren%20County,%20NY.pdf> (Accessed April 2025)



Exchequer Street

developments. The PMA encompasses the entirety of Glens Falls, Queensbury, Lake Luzerne and Lake George in Warren County, as well as nearby Moreau in Saratoga County, and Hudson Falls/Fort Edward in Washington County, covering a total of 257 square miles. According to this study, the PMA average rent for a one-bedroom apartment was \$1,133 per month, and for a two-bedroom apartment, \$1,549 per month. This is not affordable for almost one-third of renters in the PMA, who earn less than \$30,000 per year. Some progress has been made over the last decade, with 275 affordable housing units added to the PMA between 2013 and 2024.

Going forward, Glens Falls plans to support new rental and subsidized homeownership development city-wide. Private development and management of affordable housing could include tax credit projects on lower South Street, adjacent to Glens Falls Hospital in Ward 5; vacant and derelict buildings in key locations (South, Maple, and Warren Streets); and other suitable infill and vacant properties surrounding the Downtown business district.

Ongoing grants provide assistance to low- and moderate-income residents for down payments and closing costs when purchasing homes through the city's Community Development Office. Additionally, new housing grants include: A grant for low-income residents to install mobility ramps or make other necessary modifications to remain in their homes, a grant that assists income-eligible residents in bringing their homes up to code, and a grant that works with property owners to convert vacant spaces into apartments, which also extends to Queensbury, Lake George, and Lake Luzerne.

Throughout the early stages of the public engagement process, housing was frequently mentioned as a crucial component of the city's long-term growth. Stakeholders support preserving and rehabilitating historic homes rather than demolishing them for something new. There is also a significant desire within the community for more affordable housing, with specific concerns about availability and the need for diverse housing options to meet the needs of different demographic groups.

Glens Falls is stable and resilient, but demographic and housing trends highlight the need for smart growth strategies. An aging population, smaller households, and rising home prices call for diverse, affordable housing options close to jobs and services. Strengthening downtown, expanding walkable mixed-use neighborhoods, and investing in transportation choices will help attract young families, support seniors, and ensure long-term economic and community vitality.

Municipal Finances

A municipality's general fiscal profile includes revenues, expenditures, and long-term debt obligations. Most revenue is collected through real property taxes, sales taxes, and state aid. As independent taxing jurisdictions, municipalities and school districts are responsible for providing specific services and facilities to those living and working within their boundaries and for levying the taxes necessary to pay for them.

Property Tax Levy and Municipal Rate

Annual municipal expenditures are recovered in large part through the municipality's tax levy, which is borne by taxable properties. Real property taxes are determined by each property's assessed value, multiplied by the tax rate established by each taxing jurisdiction. Table 15, Property Tax Rates, summarizes the most recent data for municipal and county property tax levies and rates in the host communities.

Table 15. Property Tax Rates

Levy Year 2024 (Roll Year 2023)			
	Property Tax Levy	Tax Rate per \$1000 Full Value	Equalization Rate
Warren County	\$48,878,338	3.22	89.16
City of Glens Falls	\$14,580,856	10.48	94.00

Source: NYS Comptroller

Sales Tax Revenue

A significant source of revenue for host communities is the local sales tax. The current sales tax rate for Warren County and Glens Falls is 7% (NYS Department of Taxation and Finance 2023). Table 16 summarizes the 2023 data for municipal and county sales taxes in the host communities.

Table 16. Sales Tax Revenue, 2023

	Warren County	City of Glens Falls
Sales Tax Revenue	\$72,940,000	\$4,940,000

Source: NYS Comptroller

Municipal Budgets

In 2023, total revenue was \$225,590,723 for Warren County and \$45,334,396 for the City of Glens Falls (NYS Comptroller, 2022). An overview of a municipality’s revenues, expenditures, and indebtedness reveals its general fiscal health (Table 17). While cutting costs is one avenue toward a balanced fiscal budget, combining this with a strategy to increase local revenues is beneficial.

Table 17. Municipal Budgets (Revenues and Indebtedness), 2023

	Warren County	City of Glens Falls
Total Revenues & Other Sources	\$225,590,723	\$45,334,396
Total Expenditures & Other Uses	\$225,618,270	\$44,576,638
Total Indebtedness	\$32,585,000	\$54,846,553

Source: NYS Comptroller

Regional and Local Economies and Trends

Situated at the junction of the Upper Hudson River Valley, the Capital Region, and the foothills of the Adirondack Mountains, the Glens Falls area's rich history, culture, and natural beauty influence regional and local economic trends. Glens Falls is easily accessible to regional recreation destinations, including outdoor activities in the Adirondacks, horse racing in Saratoga Springs, skiing at nearby West Mountain and other Adirondack and Vermont ski resorts, and water sports on the Hudson River and Lake George. The region's agricultural production, manufacturing, and tourism sectors combine to provide a diversified economic base.

During the public engagement process, several economic assets were repeatedly brought up. Stakeholders noted that the city's economic vitality is rooted in its historic downtown and natural assets, which serve as key drivers of growth. It was frequently noted that downtown Glens Falls remains a central hub for small businesses, medical offices, restaurants, and cultural attractions, such as the Glens Falls Civic Center, now known as the Harding Mazzotti Arena. The city's parks and outdoor recreation areas offer untapped potential to boost tourism and strengthen connections between local businesses and visitors. A complete list of city parks is provided in Parks, Open Spaces, Recreation Facilities, and Scenic Resources.

Manufacturing

Glens Falls has a longstanding history of manufacturing, from paper to tanned hides to medical devices to cement. The area also features a diverse range of companies that support manufacturers by providing industrial goods and services. The city also has a Local Development Corporation (LDC) and an Industrial Development Agency (IDA) that help both new and existing businesses. By promoting manufacturing and redevelopment in areas with adequate, sustainable infrastructure, the city can preserve valuable open space while strengthening the local and regional economy's resilience.



Tourism

Glens Falls generates a significant portion of its sales tax revenue from the growing number of leisure and hospitality visitors during the summer and winter months, creating a stable stream that supports the city's infrastructure and services.

As a southern gateway to the Adirondack Park, the City of Glens Falls attracts tourists seeking its diverse recreational opportunities. Glens Falls and Warren County offer a range of year-round attractions for visitors, including historic sites, museums, and state and local parks, as well as activities such as water and winter sports, fine dining, local dining, shopping, and festivals. Lake George, Adirondack Winery, Fort William Henry Museum, Gore Mountain, and Great Escape are among the most popular attractions for visitors to Warren County, as listed on tourism websites such as the Warren County Department of Tourism's iloveny.com page, TripAdvisor, and Yelp.

According to the 2022 Warren County Tourism Study, the county's most significant economic competitor is Essex County, its neighbor to the north, which is home to Schroon Lake, Lake Placid, and the Olympic venues. With attractions such as hiking, winter activities, and sports tourism, Essex County is a competitive destination for visitors year-round. Competitive summer vacation destinations include the NYS Finger Lakes Region, Hershey, PA, and Cape Cod, MA. Competitive winter vacation destinations include Stowe, VT, Woodstock, NH, and Daytona Beach, FL.

In 2015, tourism generated \$40,189,000 in local tax revenue and \$31,660,000 in sales tax in Warren County. Tourism also provided direct and indirect employment for over 9,000 people and \$274,985,000 in labor income (BBG&G & Strategic Tourism Consulting Report). As climate change progresses, Warren County will have to adapt to maintain the viability of its seasonal tourism assets.



Adirondack Balloon Festival

Tourism is one of the fastest-growing sectors of the United States' economy. By building on the city's natural beauty, abundance of historic and cultural resources that give the city a strong sense of place, and connectivity to regional multi-use trails, Glens Falls can continue to grow as a regional destination.

Agricultural Production

The City of Glens Falls is a densely populated urban area. There are no federal, state, or locally designated open spaces, agricultural lands, or wildlife protection areas in the vicinity. Although there is no traditional farming in the city, agricultural products play a key role in tourism and contribute to its continued economic vitality.

Farmers Markets

Local markets, including the weekly Glens Falls Farmers Market at the city's Events Downtown (ED) Center, offer agricultural products from nearby towns and villages, bringing the community closer together. The Glens Falls Farmers Market has been operating for about 45 years. The market prioritizes local, sustainable agribusinesses from Warren County and adjacent Washington County at its South Street location. An estimated 5,000 people attend the weekly Saturday morning market in the summer, where 40 vendors offer everything from fresh, local produce, honey, eggs, meats, and cheeses to prepared foods such as artisanal bread and baked goods, as well as seafood, preserved, prepared and pickled foods, bedding plants, and non-food craft items like soaps and non-human food items such as pet treats.



Glens Falls Farmers Market at the city's Events Downtown (ED) Center on South Street

The atmosphere at the market is celebratory and convivial, with performers and shoppers mingling and purchasing prepared foods to consume on the spot. A children's table offers activities for kids. Residents can also drop off their vegetable scraps for composting at a regional food composting facility.

The Shirt Factory

Local and regional agricultural products as well as processed foods are featured in individual shops at the Shirt Factory, located at 71 Lawrence Street.

This repurposed industrial complex houses an array of shops, studios, and maker spaces. Farm products on offer here include locally produced teas, condiments, balsam products from a Christmas tree farm, and soaps, as well as fresh and processed foods. The tasting room at Hicks Farm Orchard, located in nearby Granville, offers a variety of hard and soft ciders, as well as donuts, pancake mixes, sauces, jellies, honey, maple syrup, and other food products. The Shirt Factory is also home to Glens Falls Distillery, a family-owned producer of small-batch spirits.

Community Supported Agriculture

Glens Falls can also serve as a hub for agritourism. A local farm promotions site, LocalHarvest.org lists 80 farms in the vicinity of Glens Falls that are open to the public and/or have farmstands, tasting rooms, tours, u-pick operations, and Community Supported Agriculture (CSA). Many farms listed on the Local Harvest site employ best practices in environmental stewardship, including sustainable and organic farming methods and low-ecological-footprint techniques.

Focusing on agriculture will have a significant and positive impact on both human and ecological health. Farmers' markets support local economies, reducing the environmental impact of long-distance food transportation and encouraging community engagement with the land.



Existing Land Use

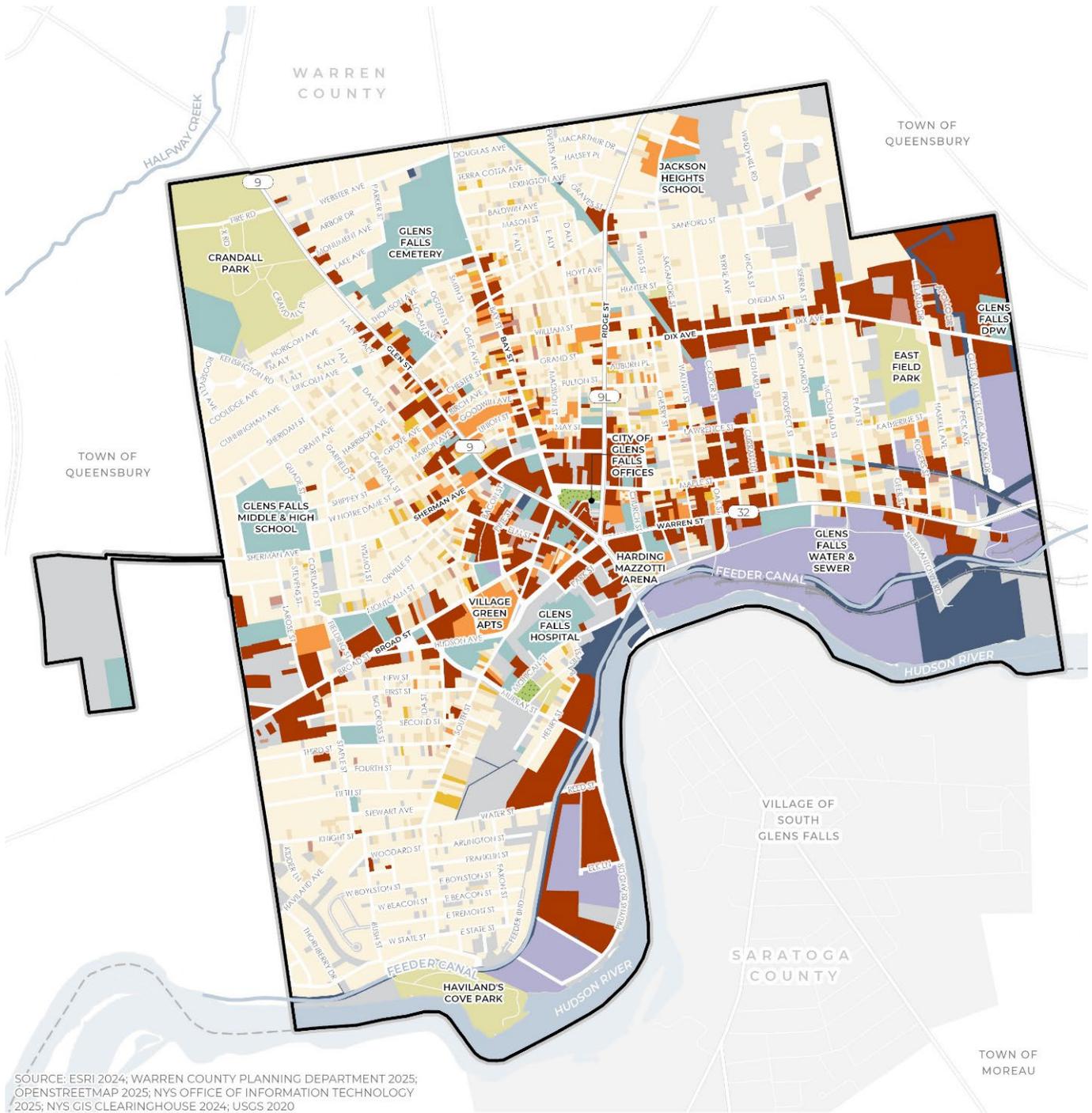
The City of Glens Falls' land use is characterized by a diverse mix of residential, commercial, industrial, and vacant lands, which present sustainable growth and redevelopment opportunities. The current land use distribution (Table 18) reflects Glens Falls' strengths and provides opportunities to further enhance the city as a livable, equitable, and resilient community. As detailed below, Glens Falls has an opportunity to expand housing options to include additional multi-family and mixed-income housing, particularly in neighborhoods vacant parcels, to promote inclusive communities. A substantial percentage of land classified vacant presents an opportunity for infill development and revitalization.

Table 18. City of Glens Falls, Existing Land Use

Land Use	Area (Acres)	Area (%)
Residential	978.2	39.7
Transportation Right-of-Way	375.9	15.2
Commercial	289.4	11.7
Vacant land	260.8	10.6
Industrial	179.0	7.3
Community services	160.1	6.5
Recreation and entertainment	126.4	5.1
Public services	90.9	3.7
Wild, forested, conservation lands, and public parks	4.2	0.2
Total	2,465	100

Source: ACS 5-year Estimates (2023)

The City of Glens Falls has 3.85 square miles of land area, or 2465 acres. Map 3 shows that most commercial parcels are centered along main corridors, while residential parcels are on the city's outskirts. The Hudson River is lined with industrial and commercial activity, as well as some public services.



SOURCE: ESRI 2024; WARREN COUNTY PLANNING DEPARTMENT 2025; OPENSTREETMAP 2025; NYS OFFICE OF INFORMATION TECHNOLOGY 2025; NYS GIS CLEARINGHOUSE 2024; USGS 2020

- | | | |
|--------------------------------|---------------------------------|--|
| CITY OF GLENS FALLS | EXISTING LAND USE
COMMERCIAL | RESIDENTIAL - APARTMENT |
| ADJACENT MUNICIPALITY BOUNDARY | COMMUNITY SERVICES | RESIDENTIAL - MULTI-PURPOSE/MULTI-STRUCTURE; RESIDENTIAL - MULTI-PURPOSE/MULTI-STRUCTURE |
| WATERBODY | INDUSTRIAL | RECREATION AND ENTERTAINMENT |
| STREAM/CANAL | PUBLIC SERVICES | VACANT LAND |
| | RESIDENTIAL - SINGLE FAMILY | WILD, FORESTED AND CONSERVATION LANDS |
| | RESIDENTIAL - TWO FAMILY | |
| | RESIDENTIAL - THREE FAMILY | |

0.25 MILE

Map 3. Existing Land Use Map

Residential

Residential land is the most prominent use within Glens Falls, accounting for more than 900 acres and approximately 40% of total land use. Residential areas are distributed throughout the city, with a concentration surrounding the downtown area extending especially north and west.

These mainly consist of single- and two-family homes. The city has several significant transportation routes leading into the center of downtown, such as Ridge Street, Warren Street, Bay Street, and Glen Street, where denser housing is located. These areas tend to be in close proximity to commercial land uses. Single-family housing accounts for the majority of residential land use (77%), followed by two-family housing at 13%, and then apartments, three-family housing, and multiple residences, which collectively total approximately 10% (Table 19).

Table 19. Residential Land Use Detail, City of Glens Falls, 2023

Residential Land Use Type	Area (Acres)	Area (%)
Residential - Single Family	755.4	77.2%
Residential - Two Family	128.3	13.1%
Residential - Apartment	65.4	6.7%
Residential - Three Family	18.6	1.9%
Residential - Multiple Residences	10.4	1.1%
Total	978.2	100.0%

Source: 2023 ACS 5-year Estimates

Commercial

Glens Falls has 11.7% of its land dedicated to commercial use. Commercial uses are primarily located downtown and along the main roads leading to downtown including Warren, Broad, Glen, and Bay Streets. Glens Falls’ commercial land use is diverse, featuring restaurants and bars, as well as a variety of smaller shops, banks, services, and offices.

Additionally, Dix Avenue serves as a commercial corridor for the city’s East End. This area includes large, unoccupied office space adjacent to the Department of Public Works and National Grid facilities. Depending on the occupancy of the existing commercial structures, this could be regarded as a potential development opportunity.

Future development should prioritize revitalizing existing structures and further enhancing the downtown area with mixed-use projects that incorporate housing, work environments, and public spaces, while preserving the city's character and charm. Emphasizing walkable and environmentally conscious designs will contribute to Glens Falls' goal of creating a vibrant, sustainable small-sized city.

Vacant Land

Vacant land use accounts for 10.6% of Glens Falls' total land use, representing a significant opportunity for infill development and revitalization. Vacant commercially and residentially zoned parcels are interspersed throughout the neighborhoods and downtown area. The largest vacant parcels are located in the southwest portion of the city, between the Feeder Canal and Broad Street. An approximately 45-acre area in the 2003 annexed portion of the city limits is currently vacant, with tree cover and green space between Luzerne Road and Upper Sherman Ave.

Brownfields

The Greater Glens Falls Local Development Corporation (GGFLDC) analyzed Brownfield Opportunity Area (BOA) sites along the South Street-Broad Street Corridor. It noted several BOA sites. Note that "brownfields" in this context include economic brownfields and does not necessarily denote environmental contamination. Within the study area, 482 BOA parcels were identified as potentially in need of remediation and revitalization. Fifty-five of these parcels, totaling approximately 19 acres, were identified as vacant land.

A second brownfield analysis called "East End Rising" is currently underway to develop the city's second Brownfield Opportunity Area. The East End Rising study is concentrated in the southeastern portion of the city, where traditional land uses have been mixed, from residential and retail to commercial and industrial. The study's borders extend into the downtown area from the city's east border and to the Hudson River from the Dix Avenue corridor. This study includes 1,045 BOA parcels, 113 of which are considered vacant land. This land totals just over 42 acres, 8% of the overall study acreage. Revitalization strategies were incorporated into both studies, emphasizing the importance of stakeholder input, educating the public about brownfield redevelopment, and providing financial assistance for cleanup and redevelopment initiatives.

Public and Community Services

Community Services and Public Services combined comprise about 10.2% of the city's land use.

Community services are spread throughout the city and account for 160.1 acres or 6.5% of total land use. This category includes schools, medical centers, and places of worship. Glens Falls Cemetery, located on Bay Street in the northern part of the city, comprises the largest parcel in this category. Glens Falls purchased the property in 1853 and has since expanded to approximately 32 acres. Other larger parcels include Glens Falls Hospital as well as Glens Falls Middle School and High School, Kensington Road Elementary School, Jackson Heights Elementary School, Big Cross Elementary School, and the Abraham Wing Common School District (Elementary School).

Public Services account for 90.9 acres and 3.7% of total land use. They are located primarily in the southeast portion of Glens Falls, closest to industrial sites. The

largest Public Service use is the Glens Falls Water and Sewer on Shermantown Road.

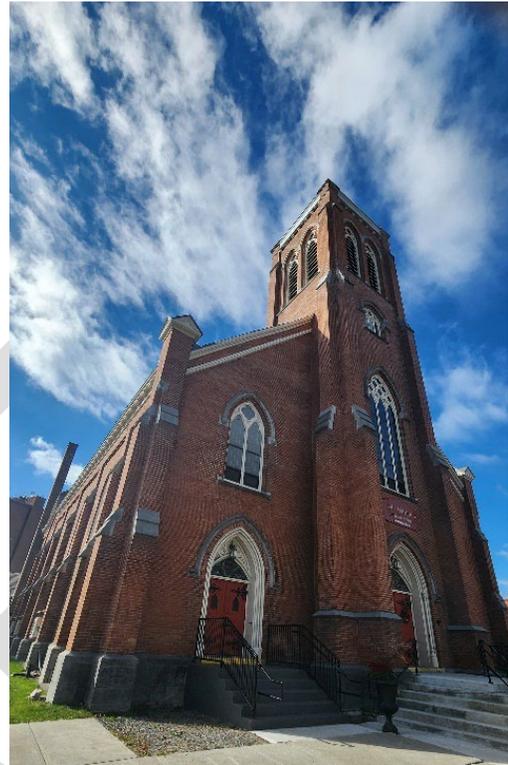
Additionally, the area around the Feeder Canal is classified as a public service due to the water it feeds to the Champlain Canal and its founding role in transporting raw materials.

Access to public services in Glens Falls is essential to all residents, especially those in underserved communities (Income). Equitably implementing more accessible public services contributes to a higher quality of life for all residents.

Industrial

Industrial land uses comprise about 7.3% of the city's land use and are primarily concentrated in the south and east portions of Glens Falls along the Hudson River. Heavy Industrial is permitted along the river. For example, Finch Paper LLC is located on the Hudson River. A few light industrial land uses are interspersed with commercial and residential land in the East End and near downtown uses.

Additional parcels are zoned for industrial use (Existing Zoning). This includes land zoned Light Industrial along Warren Street to the south, Dix Avenue to the east, Cooper Street to the east of



St. Mary's Catholic Church

downtown, and along Veterans Road to the west on land annexed in 2003. The annexed parcels are currently classified as vacant and community services, but zoned for light industrial. They include a manufacturing park known as Tech Meadows which is a shovel-ready “Build-Now NY” site that aims to spur economic development and streamline the development process. Two of the parcels have been developed, while six remain undeveloped.

Recreation

The remaining 5.3% of land in Glens Falls is split between two land use categories—Recreation and Entertainment (5.1%); and Wild, Forested, Conservation, and Public Parks (0.2%).

Glens Falls has several parks (see discussion below), including Glens Falls City Park in the heart of downtown, Murray Street Park, East Field, Haviland’s Cove Park, and Crandall Park, as well as local playgrounds interspersed throughout the city and on the elementary school properties.

Parks significantly contribute to the city’s green space. They also provide recreational hubs, primarily outside of city center, featuring basketball courts, pickleball courts, baseball diamonds, seasonal ice rinks, playgrounds, and pavilions.



Morning Tai Chi in City Park

Existing Zoning

Zoning is a regulatory tool that guides development by establishing minimum standards for land use, building dimensions, and occupancy. A community's adoption of zoning standards is informed by the goals and strategies identified in its Comprehensive Plan.

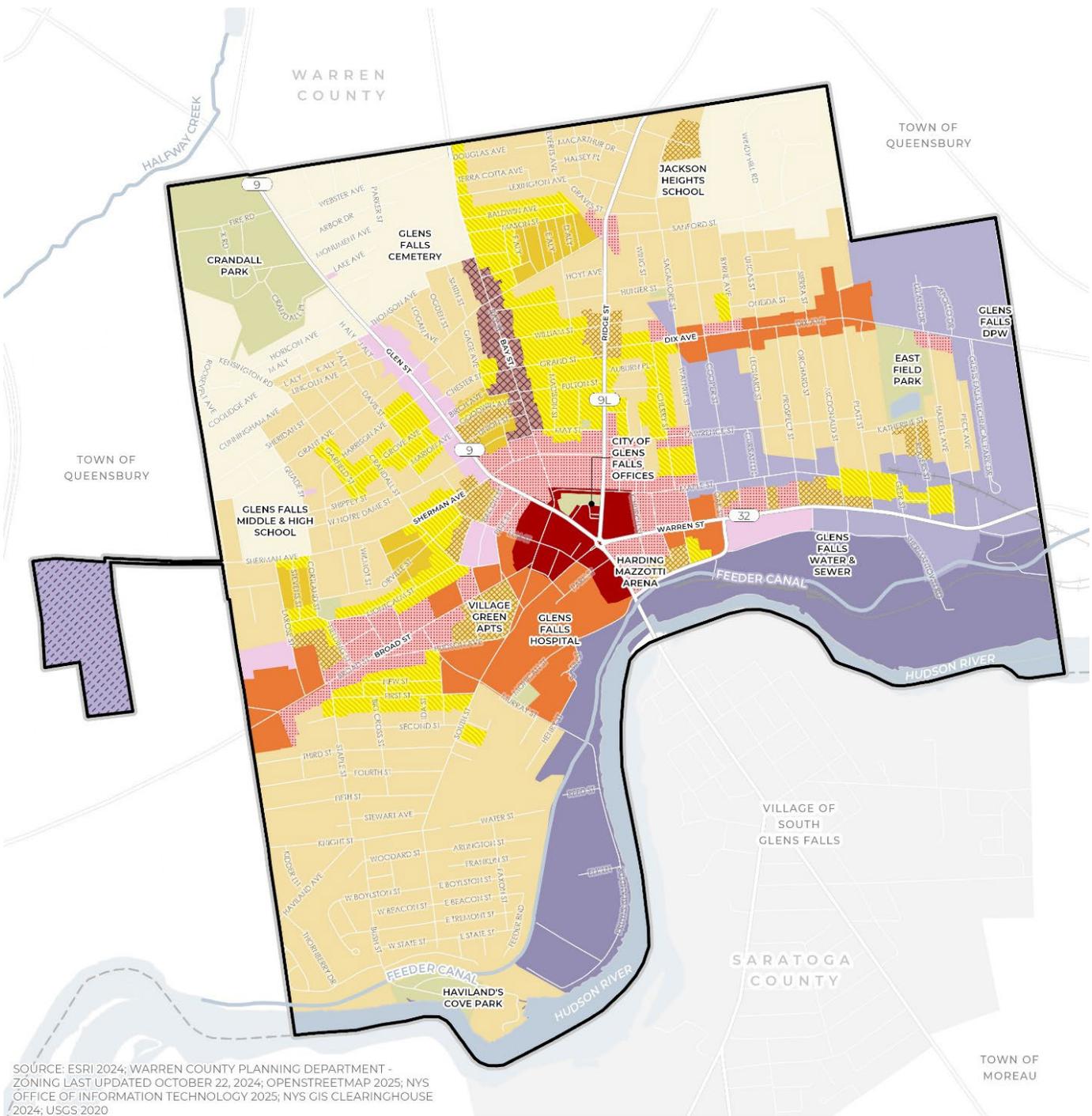
Glens Falls' zoning approach follows a clear, logical density model, promoting higher-density development in the corridors leading downtown while encouraging lower densities in the outer neighborhoods. This approach helps to concentrate growth in areas with existing infrastructure. To minimize potential conflicts between land uses, industrial zoning is strategically located away from residential areas, primarily in the city's southeastern part.

As illustrated in Map 4, the city has fourteen zoning districts:

- ◆ Cultural Professional
- ◆ Central Commercial
- ◆ General Commercial 1
- ◆ General Commercial 2
- ◆ Local Neighborhood Commercial
- ◆ Light Industrial (divided into two districts)
- ◆ Heavy Industrial
- ◆ Parks and Recreation
- ◆ Single-Family Low-Density Residential
- ◆ Single-Family Medium-Density Residential
- ◆ Single-Family High-Density Residential
- ◆ Two-Family Residential
- ◆ Multi-family Residential

Additionally, the City of Glens Falls has one overlay district in its zoning ordinance to promote health, safety, and general welfare and minimize public and private losses due to flooding (Glens Falls Code Ch. 220 Zoning). This district is situated along the southern portion of the Hudson River in the city. Any development or use of an area within this zone is required to undergo a Site Plan Review.

By focusing on infill, mixed-use redevelopment, and more diverse housing options, the city can strengthen its neighborhoods, expand affordability, and grow sustainably without resorting to sprawl.



SOURCE: ESRI 2024; WARREN COUNTY PLANNING DEPARTMENT - ZONING LAST UPDATED OCTOBER 22, 2024; OPENSTREETMAP 2025; NYS OFFICE OF INFORMATION TECHNOLOGY 2025; NYS GIS CLEARINGHOUSE 2024; USGS 2020

- | | | | |
|--------------------------------|--|--------------------------------------|--------------------------|
| CITY OF GLENS FALLS | CURRENT ZONING
CCD: CENTRAL COMMERCIAL | HI: HEAVY INDUSTRIAL | R-M: MULTIPLE FAMILY RES |
| ADJACENT MUNICIPALITY BOUNDARY | GC1: GENERAL COMMERCIAL 1 | LI: LIGHT INDUSTRIAL | |
| WATERBODY | GC2: GENERAL COMMERCIAL 2 | LI A-1: LIGHT INDUSTRIAL | |
| STREAM/CANAL | LNC: LOCAL NEIGHBORHOOD COMMERCIAL | PRD: PARKS AND RECREATION | |
| | C-P: CULTURAL PROFESSIONAL OFFICE | R-1A: SINGLE FAMILY LOW-DENSITY RES | |
| | | R-1B: SINGLE FAMILY MED-DENSITY RES | |
| | | R-1C: SINGLE FAMILY HIGH-DENSITY RES | |
| | | R-2: TWO FAMILY RES | |

0.25 MILE

Map 4. Zoning Map

Table 20. Zoning Districts and Permitted Use

District	Size (Acres)	% of Total Land Area	District Purpose and Intent with Examples of Principal Permitted Uses (for a complete discussion of each, see Article IV, Zoning District Regulations, Part 250)
Cultural Professional	47.9	1.9	<p>The purpose of this district is to support and expand office development within the city while maintaining its existing mixed residential character. It allows office and multifamily uses where appropriate, prohibits non-office commercial and industrial activities, and aims to strengthen the city’s tax base by accommodating the growing demand for office space. Examples of Principal Permitted Uses:</p> <ul style="list-style-type: none"> ○ Offices with less than 1,500 square feet of gross floor area ○ Single-family and two-family dwellings ○ Public parks, public playgrounds, and other public recreational facilities
Central Commercial	40.2	1.6	<p>The Central Commercial District is intended to sustain and enhance downtown Glens Falls as a vibrant, high-density commercial center. It promotes a diverse mix of retail, dining, professional, and business uses—including offices, hotels, and technology-based enterprises—while preserving the dense urban character of the downtown core and discouraging development incompatible with its established commercial fabric. Examples of Principal Permitted Uses:</p> <ul style="list-style-type: none"> ○ All uses in the CCD District are subject to site plan review.
General Commercial 1	127.3	5.0	<p>This commercial district is intended to support moderately intensive retail, wholesale, and office development along Glens Falls’ major transportation corridors while encouraging the consolidation of smaller parcels for more effective land use. It also allows multifamily housing, either standalone or as part of mixed-use projects on larger lots with adequate parking, promoting a balanced blend of commercial activity and residential opportunities while minimizing impacts on nearby neighborhoods. Examples of Principal Permitted Uses:</p> <ul style="list-style-type: none"> ○ All uses in the GC1 District are subject to site plan review.

District	Size (Acres)	% of Total Land Area	District Purpose and Intent with Examples of Principal Permitted Uses (for a complete discussion of each, see Article IV, Zoning District Regulations, Part 250)
General Commercial 2	135.8	5.3	<p>This commercial district is designed to accommodate higher-intensity retail, office, warehousing, and light industrial uses in areas with strong access to major transportation routes. It encourages the consolidation of smaller parcels to support more efficient, large-scale development and allows multifamily housing—either independently or as part of mixed-use projects—along these corridors. The district’s intent is to promote vibrant commercial activity while minimizing impacts on nearby residential areas and ensuring orderly, coordinated growth. Examples of Principal Permitted Uses</p> <ul style="list-style-type: none"> ○ Retail businesses ○ Professional offices and office centers ○ Public and private schools and institutions of higher learning
Local Neighborhood Commercial	25.1	1.0	<p>This district is intended to support small-scale retail, service, and professional uses that coexist with one-, two-, and multifamily residences near established neighborhoods. It aims to preserve the residential character of these areas by guiding modest commercial development, discouraging large-scale or high traffic uses, and relieving pressure for nonresidential growth within adjoining residential zones. Examples of Principal Permitted Uses:</p> <ul style="list-style-type: none"> ○ Retail businesses with 2,000 square feet of gross floor area or less (convenience stores and restaurants not permitted) ○ Offices with 2,000 square feet of gross floor area or less
*Light Industrial	265.7	10.4	<p>This district is intended to accommodate a broad mix of commercial and light industrial uses while maintaining compatibility with nearby residential areas. It supports the continuation and expansion of existing businesses, discourages new residential construction to prevent land-use conflicts, and prohibits heavy industrial activities that could negatively impact surrounding properties or neighborhood quality of life. Examples of Principal Permitted Uses:</p>

District	Size (Acres)	% of Total Land Area	District Purpose and Intent with Examples of Principal Permitted Uses (for a complete discussion of each, see Article IV, Zoning District Regulations, Part 250)
			<ul style="list-style-type: none"> ○ All uses in the LI District are subject to site plan review. LI a-1: Light Industrial guidelines separate.
Heavy Industrial	358.0	14.0	<p>This district is designated for manufacturing and related industrial uses, protecting Glens Falls' existing industrial base while directing new development to appropriate areas along major transportation routes. It prohibits residential and low-intensity uses to minimize land-use conflicts, allows compatible commercial and warehousing activities, and provides limited space for adult entertainment uses under regulated conditions. Short-term rentals are not permitted within the Heavy Industrial District. Examples of Principal Permitted Uses:</p> <ul style="list-style-type: none"> ○ All uses in the HI District are subject to site plan review.
Parks and Recreation	115.4	4.5	<p>This district is intended to designate and protect city-owned lands used for public parks and recreation. Its purpose is to preserve and enhance open spaces and recreational facilities that contribute to Glens Falls' urban character and neighborhood quality of life. Examples of Principal Permitted Uses:</p> <ul style="list-style-type: none"> ○ city-owned parks, playgrounds, squares, recreational areas, nature areas and preserves ○ Outdoor recreational facilities, including skiing and hiking trails, bicycle paths, athletic fields and similar uses
Single Family Low-Density Residential	306.8	12.0	<p>This district is intended to preserve and promote low-density, single-family residential neighborhoods on large lots within Glens Falls. It supports compatible public and recreational uses while prohibiting commercial and industrial development. The district also seeks to protect the natural and scenic character of areas such as the Feeder Canal, limit traffic on residential streets, and maintain neighborhood stability by prohibiting unhosted short-term rentals. Examples of Principal Permitted Uses:</p> <ul style="list-style-type: none"> ○ Single-family detached dwellings

District	Size (Acres)	% of Total Land Area	District Purpose and Intent with Examples of Principal Permitted Uses (for a complete discussion of each, see Article IV, Zoning District Regulations, Part 250)
Single Family Medium-Density Residential	842.0	32.8	<p>This district is intended to preserve and promote single-family residential neighborhoods on moderately sized lots within Glens Falls. It allows compatible public and recreational uses while prohibiting commercial and industrial development. The district also aims to protect natural and scenic areas along the Feeder Canal, minimize nonresidential traffic in neighborhoods, and maintain community character by prohibiting unhosted short-term rentals. Examples of Principal Permitted Uses:</p> <ul style="list-style-type: none"> ○ Single-family detached dwellings
Single Family High-Density Residential	35.5	1.4	<p>This district is intended to preserve and encourage single-family residential neighborhoods on smaller lots within Glens Falls. It supports compatible public and recreational uses while prohibiting commercial and industrial development. The district's purpose is to maintain neighborhood stability, limit nonresidential traffic, and protect community character by prohibiting unhosted short-term rentals in the R-1C District. Examples of Principal Permitted Uses:</p> <ul style="list-style-type: none"> ○ Single-family dwellings
Two-Family Residential	193.9	7.6	<p>This district is intended to accommodate one- and two-family homes at a moderate density, preserving the low-density residential character of Glens Falls neighborhoods while preventing overdevelopment or conversion to multifamily housing in areas not suited for higher density. It allows compatible public and recreational uses, prohibits commercial and industrial activities, and seeks to limit traffic impacts while maintaining neighborhood stability by prohibiting unhosted short-term rentals in the R-2 District. Examples of Principal Permitted Uses:</p> <ul style="list-style-type: none"> ○ Single-family and two-family dwellings

District	Size (Acres)	% of Total Land Area	District Purpose and Intent with Examples of Principal Permitted Uses (for a complete discussion of each, see Article IV, Zoning District Regulations, Part 250)
Multi-Family Residential	63.1	2.5	<p>This district is intended to accommodate a mix of one-, two-, and multifamily housing within Glens Falls, encouraging higher residential densities in areas capable of supporting them. It supports neighborhood-based residential development while prohibiting commercial and industrial uses, limiting traffic impacts, and maintaining the character and livability of established residential areas. Examples of Principal Permitted Uses:</p> <ul style="list-style-type: none"> ○ Single-family and two-family dwellings

*Note: *Light Industrial includes two different zoning districts (LI a-1: Light Industrial (which only applies to the Tech Meadows parcels) and LI: Light Industrial)*

For additional Principal Permitted Uses and Uses Permitted upon Site Plan Review, please see City of Glens Falls Code, Chapter 220 Zoning.

Zoning and Land Use Observations

From the early stages of the public engagement process, stakeholders recognized the impact of zoning and land use on economic growth and urban development. Stakeholders mentioned integrating residential and commercial spaces within mixed-use development and continuing to promote walkable development.

Glens Falls’ existing land use patterns and downtown zoning (central commercial) support smart growth by promoting a compact, walkable downtown, subject to architectural review. However, large areas of vacant and underutilized land present key opportunities. Notably, more land area is zoned industrial than is designated for industrial land use.

Future development in Glens Falls could focus on expanding mixed-income housing options, particularly in neighborhoods with significant vacant land, to promote inclusive communities. Where appropriate, industrial redevelopment efforts should focus on transitioning underutilized properties into innovative spaces that support job creation and community services while incorporating green building practices to minimize environmental impacts. Moreover, improving green spaces throughout Glens Falls will enhance connectivity between neighborhoods and promote more active lifestyles.

Environmental Conditions

Economic, population, and other demographic information can help community leaders understand how an area will grow, but natural features and environmental conditions dictate where that community can expand. Working with existing land features and planning for resilience ensures a sustainable, environmentally friendly community.

The environmental conditions in the City of Glens Falls create smart growth opportunities. Investing in additional tree cover, green infrastructure, and brownfield cleanup can transform problem areas into vibrant, mixed-use neighborhoods and community assets that strengthen sustainability and resilience.

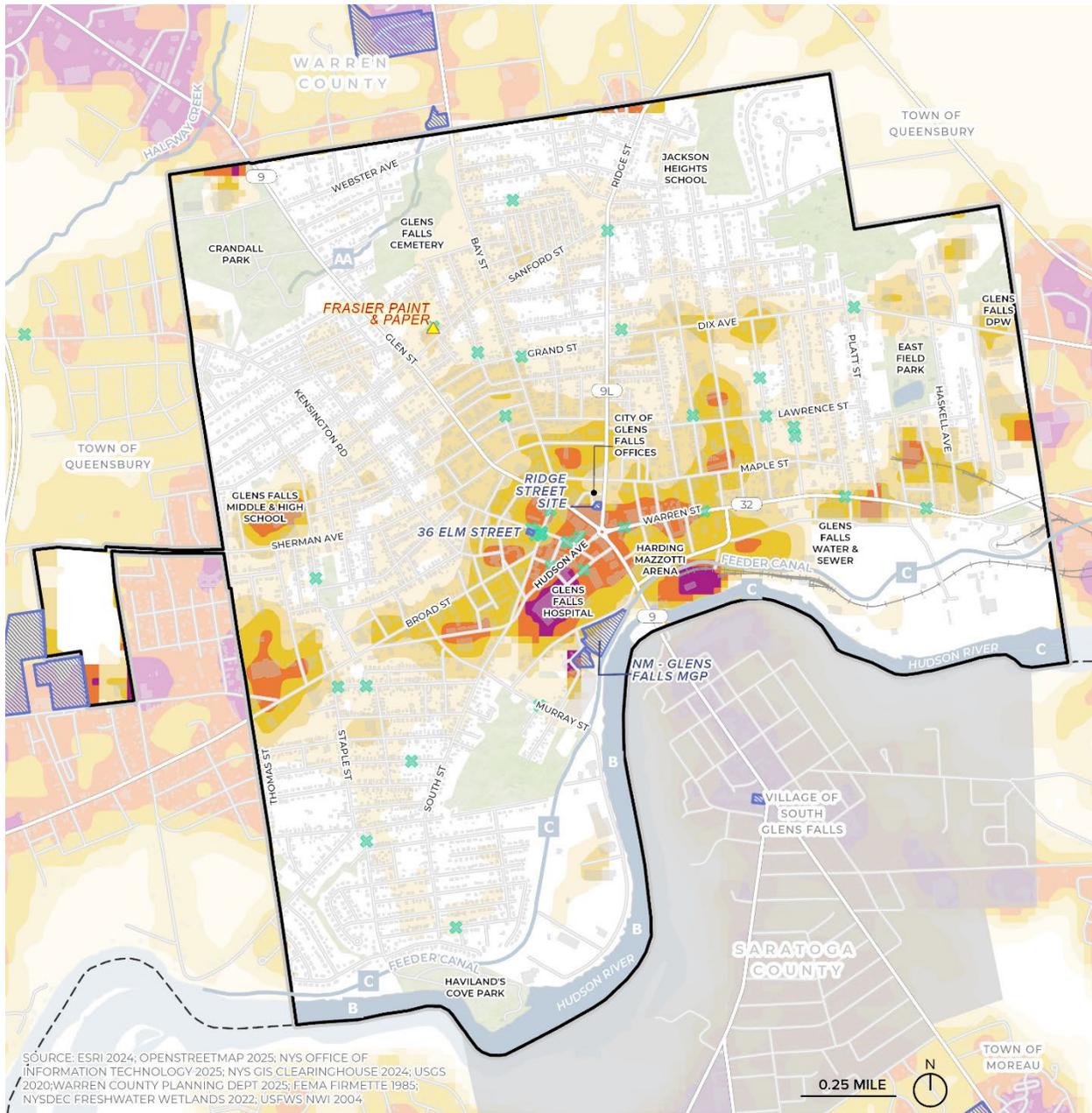
Urban Heat Island Sensitivity

The Urban Heat Island (UHI) Sensitivity layer indicates where temperatures are likely to exceed the city's average. Characteristics that can impact UHI Sensitivity include tree canopy cover and the type of building materials used.

As illustrated in Map 5, the Glens Falls Hospital and Finch Paper Mill have a high UHI index. This is most likely due to large parking lots that absorb heat, mixed with a lack of tree cover and shade from the sun. UHIs can lead to increased energy consumption for cooling, higher air pollution, and potential health impacts for vulnerable populations.

Climate change is increasing global baseline temperatures. Dark surfaces (e.g., asphalt roads, concrete buildings, and rooftops), which are common in cities, absorb solar radiation and re-radiate it as heat, exacerbating the impacts of higher temperatures. Additionally, cities tend to have less vegetation due to high development density. Vegetation and green spaces help absorb sunlight and heat, mitigating the adverse effects on people and the environment.

To mitigate UHI effects, the city can increase green spaces, plant more trees, and install green roofs that cool the air through evapotranspiration. Painting roofs white reflects sunlight and heat, and installing water features, such as fountains and splash pads, can also help cool the environment.



- CITY OF GLENS FALLS
- ADJACENT MUNICIPALITY BOUNDARY
- GREENSPACE
- WATERBODY
- STREAM/CANAL
- WATER QUALITY CLASSIFICATION

- BROWNFIELDS PROPERTIES (ACRES PROGRAM) (EPA)
- POTENTIALLY CONTAMINATED SITE (FRS PROGRAM) (EPA)
- REMEDIATION SITE (NYSDEC)

2023 URBAN HEAT ISLAND (UHI) SENSITIVITY

- 1
- 2
- 3
- 4
- 5

THE PURPOSE OF THIS LAYER IS TO SHOW WHERE CERTAIN AREAS OF CITIES ARE HOTTER THAN THE AVERAGE TEMPERATURE FOR THAT SAME CITY AS A WHOLE. SEVERITY IS MEASURED ON A SCALE OF 1 TO 5, WITH 1 BEING A RELATIVELY MILD HEAT AREA (SLIGHTLY ABOVE THE MEAN FOR THE CITY), AND 5 BEING A SEVERE HEAT AREA (SIGNIFICANTLY ABOVE THE MEAN FOR THE CITY).

Map 5. Environmental Conditions

Potentially Contaminated Sites

Clusters of contaminated or potentially contaminated properties are common in areas that were once epicenters of the city's industrial activity and trade. The City of Glens Falls' industrial history dates back to the early 19th century, with mills and factories primarily located along the Hudson River in the south and eastern portions of the city. These areas, once hubs of industrial activity, now present the greatest potential for environmental contamination.

Map 5 illustrates sites in Glens Falls listed on the New York State Superfund Program and Environmental Restoration Program (ERP), as well as contaminated or potentially contaminated U.S. Environmental Protection Agency (EPA) Facility Registry Service (FRS) sites in the City of Glens Falls.

In addition, a large portion of the City of Glens Falls – encompassing more than 840 acres and involving over 1,500 parcels – was initially considered for further environmental and redevelopment evaluation under the two New York State Brownfields Opportunity Area (BOA) plans developed in the city. The Brownfield Opportunity Area program was created in 2003 as a planning component of the NYS Superfund/Brownfield Law, providing municipalities and community-based organizations with financial and technical assistance to complete area-wide revitalization strategies for neighborhoods impacted by the concentrated presence of brownfields and potential environmental hazards.

In Glens Falls, the two plans prepared are the Warren Street Brownfield Opportunity Area (BOA) Revitalization Plan (2019), which covers the southeastern portion of the city, and the South Street - Broad Street BOA Nomination (2020), whose boundaries generally span the central and western portions of Glens Falls. Within the designated study areas of these BOA plans, more than 50 properties were identified as potential strategic sites.

Brownfield sites are typically former industrial, manufacturing, or commercial properties where the perceived environmental contamination from historical operations inhibits redevelopment. Many of these sites are vacant and could be a public health concern to area residents. Their cleanup and redevelopment through the BOA and other similar programs are key to the continued health, safety, and revitalization of Glens Falls. Additionally, redeveloping brownfields aligns with smart growth principles, which promote mixed-use development and compact urban planning. The clean-up and redevelopment of brownfield sites can effectively transform key sites into community assets that promote sustainable development in a mixed-use setting in the City of Glens Falls.



Example of a Brownfield

Infrastructure and Public Utilities

The city's utility infrastructure includes water, sanitary sewer, stormwater management, green infrastructure, private electric, natural gas, and telecommunications systems. Updated infrastructure information is crucial to ensuring that all systems function correctly and are managed effectively to serve the entire community equitably.

Smart growth for infrastructure is about using what you have wisely, greening and modernizing systems, and ensuring equitable access—so Glens Falls grows in a way that is efficient, sustainable, and resilient.

The city has ample water capacity, which provides the potential for future population growth and infill development, but sewer capacity is currently limited by the need to reduce combined sewer overflows.

The city also faces several challenges and is in the process of addressing them to provide for future growth. By separating stormwater from sewers, expanding green infrastructure, and

investing in sustainable upgrades, the city is strengthening resilience and aligning infrastructure with smart growth goals of efficiency, equity, and environmental health.

Water Supply

Glens Falls' water supply comes from four reservoirs, fed by the Hudson River and groundwater. Three of these are gravity-based systems, while the fourth is a pumped system. The city's Water Filtration Plant, located on Shermantown Road, was opened in 2003. The Water Department operates and maintains the Plant, the reservoirs, and the distribution system. At the filtration site, two water tanks store treated water, each with a capacity of 2.3 million gallons per day.⁵ To treat the water, the facility adds a coagulant, passes it through sand filters, and then applies a disinfectant and phosphate inhibitor for corrosion control before pumping it to storage tanks and the distribution system. Glens Falls uses between two and three million gallons per day.

The current water system services approximately 14,600 individuals in Glens Falls. In 2023, the total water received by the water plant was 890 million gallons, and the total amount of water treated and delivered from the filtration plant exceeded 860 million gallons. The daily average water consumption through the distribution system was approximately 2.4 million gallons.

The city's water filtration facility received roughly \$1.7 million in American Rescue Plan Act (ARPA) funds to make several necessary upgrades. The overall filtration capacity has been expanded. The newly renovated water treatment facility can process up to 8 million gallons of water daily and is prepared to accommodate future demand.

Sewer

The Sewer Department maintains the Wastewater Treatment Plant (WWTP). Like water services, the city wastewater treatment facility received \$700,000 in ARPA funds for design services and needed repair and upgrades. Other funding is enabling progress on some vital improvements to the plant, including a \$14 million ongoing construction project that is upgrading key elements of the plant's electrical system. The Town of Queensbury, the Village of South Glens Falls, and the Town of Moreau purchase capacity on the city's WWTP.

A WWTP flow analysis was completed for the city in 2022 to assess the potential increase in frequency of WWTP flows exceeding the city's WWTP peak flow capacity of 13.35 million gallons per day. The WWTP is designed and permitted to receive a monthly average wastewater flow of 9.5 million gallons per day and is permitted to bypass the portion of WWTP flows that exceed

⁵ City of Glens Falls Annual Drinking Water Report, 2023

13.35 million gallons per day. The city's current average daily wastewater flow is approximately 4 million gallons. It is important to note, however, that the city anticipates receiving additional flows up to an average daily wastewater flow of approximately 6.2 million gallons based on the utilization of previously sold WWTP capacity.

While the flow analysis showed ample sewer capacity, the capacity for future increases is severely limited in practice by the ability to implement very costly, ordered combined sewer overflow (CSO) best management practices to reduce pollutant discharges. With continued growth potential in surrounding communities (the Town of Queensbury has substantial growth potential), the city will be required to comply with its State Pollutant Discharge Elimination System (SPDES) permit requirements to accommodate this additional flow from Queensbury and the other municipalities in its system. The flow analysis memo projects an increase in combined sewer overflows resulting from additional inflow volumes, resulting in an additional 25 days of SPDES permit exceedances for a total of 52 days when the already sold capacity is fully used.

Combined Sewer Overflows

The city's WWTP is a Combined Sewer Overflow (CSO) facility. During rain and flooding events, stormwater runs into the sewer lines. When water volume exceeds WWTP capacity, overflows (CSOs) containing stormwater and untreated sewage are discharged into local waterways, including the Hudson River.

The city is implementing a Combined Sewer Overflow Long Term Control Plan (LTCP, 2012) as well as a Green Infrastructure Plan (GIP, 2013). The plans and implementation are requirements of separate provisions in an Order on Consent with the New York State Department of Environmental Conservation (NYSDEC), aimed at reducing water pollution. Overall, the city is implementing a successful stormwater management program that complies with New York State permit requirements for water quality. The city's water quality is monitored continuously and is in full compliance with all State and Federal water regulations. The city reported no violations of contaminant or turbidity levels for 2023.

Over the last several years, the City of Glens Falls has spent \$17 million dollars separating its storm and sewer water lines. This has reduced CSOs and the city's share of stormwater inflow to the WWTP has been significantly reduced. However, outside flows have simultaneously increased, limiting the overall CSO reduction achieved.

Stormwater Management

The City of Glens Falls is categorized as a traditional Municipal Separate Storm Sewer System (MS4) under Part IV. A copy of the NYSDEC General Permit for MS4 Stormwater Discharges.

Under this mandate, the city must have a working Program Plan outlining its activities to address stormwater education, outreach, and implementation in accordance with state requirements. The MS4 area designated by NYSDEC includes the whole city boundary.

The City of Glens Falls Stormwater Management Program Plan (SWMPP) documents the efforts currently underway and planned by the City of Glens Falls regarding stormwater management. The ultimate purpose of this plan is to protect and improve the water quality of the Hudson River, Feeder Canal, and Halfway Brook, all of which flow within the MS4 area.

Green Infrastructure Initiative

Green infrastructure refers to systems that incorporate natural elements and processes to manage stormwater and improve water and air quality, thereby creating a healthier urban environment.

The Glens Falls Green Infrastructure Initiative provides local guidance for implementing policies outlined in the CSO Long Term Control Plan. To manage stormwater, the city has a regulated separate stormwater system (MS4). In accordance with this guidance and calls for action, the city initiated green infrastructure projects to reduce stormwater runoff. The Kensington Bioretention Project is a \$40,000 investment in conjunction with the Glens Falls City School District. It was completed over a decade ago and has reduced stormwater runoff using vegetation and infiltration. Additionally, the city allocated \$187,000 to install green infrastructure at several other points throughout the city, including ten control measures to reduce buildup by 50,000 gallons each storm.

The city also offers guidance for individual property owners. For example, the Green Infrastructure Initiative emphasizes smart, conscious landscaping projects that utilize water-efficient landscaping, water retention devices such as rain barrels, and bioretention treatment controls, including rain gardens. Overall, Glens Falls has been deliberate about implementing green infrastructure in both the short and long term.

Gas & Electric

National Grid provides electric and natural gas service in the City of Glens Falls.

Telecommunications

Spectrum, Hudson Valley Wireless, Starlink, Hughesnet, and Viasat provide the city with communications infrastructure. Currently, municipal broadband is not available within the City of Glens Falls.

Transportation

During the public engagement process, community members frequently noted the high walkability of Glens Falls and that multimodal transportation, including bicycling and public transit, is gaining popularity. Stakeholders also expressed a strong desire for an inclusive, future-focused approach to parking and mobility, aligning with the city's goal of creating a more sustainable, livable urban environment.

Smart growth encourages sustainable transportation options by integrating different transportation modes and reducing traffic congestion. Mixed-use development in downtown Glens Falls promotes active transportation, like walking and biking, and creates areas where public transportation is easily accessible. Continuing to strengthen Glens Falls' transportation network connections will improve the quality of life for its residents.

The Glens Falls Smart Growth Comprehensive Plan emphasizes community mobility and connectivity on multiple scales. Within the city, opportunities exist for stronger connections between neighborhoods and the downtown through greenways and multi-modal transportation networks. Glens Falls has many popular parks and trails, including Crandall Park, Haviland's Cove, and the Feeder Canal Trail; however, these amenities could be better integrated with the neighborhoods of Glens Falls to further enhance the city's high quality of life. Multi-modal transportation networks must be considered alongside land-use decisions to optimize efficiency and quality of life in Glens Falls.

Roadways and Highways

The Federal Highway Administration (FHWA) categorizes roadways and highways based on the function or service they provide. In New York State, the functional classification system is prepared and maintained by the New York State Department of Transportation.

Glens Falls has four categories of roadways and highways: Principal Arterial Other, Major Collector, Minor Arterial, and Urban Local. These comprise 79.8 miles of city roadway (Table 21).

Principal Arterials - These serve as the major centers of activity in Glens Falls. They are the highest traffic streets, carrying vehicles through the city, and most vehicles aim to avoid the center. These are state and federal highways.

Urban Minor Arterials – Connect with and supplement the principal arterial system. Serves trips of moderate length at lower mobility than principal arterials.

Urban Collectors - Provide access to residential, commercial, and industrial neighborhoods. As the name suggests, collector streets collect traffic from local streets and direct it into the higher-level street system.

Urban Local Streets – These are all of the streets not included in the higher systems. They provide direct access to neighborhoods and offer the lowest level of mobility. Local streets account for more than half the overall distance of streets in the city.

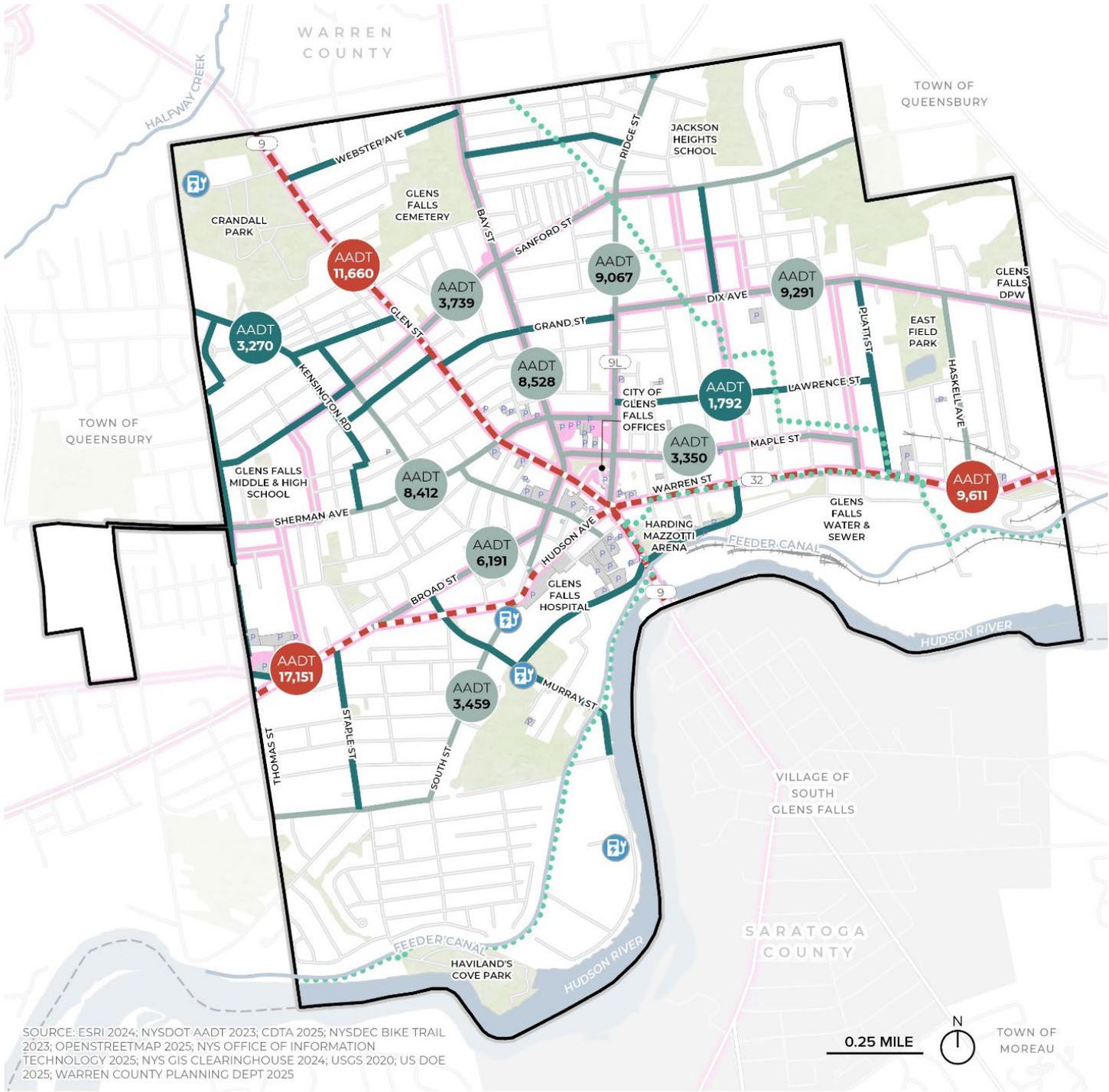
Table 21. Roadways and Highways, City of Glens Falls

Roadway/Highway Type	Miles of Roadway	Specific Roads in Category
Principal Arterial Other	17.7	NY 149, NY 197 (Reynolds Road), NY 32 (Warren Street), US 4 (Broadway Street), US 9 (Glen Street)
Major Collector	10.7	Bay Street, Broad Street (part.), Crandall Street (part.), Dix Avenue, Elm Street, Haskell Avenue, Knight Street, Maple Street, Ridge Street, Sanford Street, Sherman Avenue, South Street (part.), Thomas Street
Minor Arterial	7.7	Crandall Street, Garfield Street, Grant Avenue, Harrison Avenue, Kensington Road, Lawrence Street, Lexington Avenue (part.), Lincoln Avenue, Luzerne Road, Mohican Street (part.), Murray Street, Oakland Avenue, Platt Street, South Warren Avenue, South Western Avenue, Webster Avenue
Local	43.7	All other Streets

Traffic Volume

Glen Street handles the highest volume of traffic in the city, with an average annual daily traffic (AADT) volume of more than 11,600 cars going between Centennial Circle downtown and NY 254 north of the city, and more than 13,700 AADT traversing the road between the Saratoga County line and Centennial Circle (Map 6).

Other busy roads in the city include Hudson Avenue, which handles approximately 12,000 vehicles per AADT in each of its legs, from South Street to Glen Street and from Broad Street to Glen Street. Sherman, Oakland, and Mohican streets all handle about half these volumes.



- | | | | |
|--------------------------------|------------------------------------|--|---|
| CITY OF GLENS FALLS | PRINCIPAL ARTERIAL OTHER (FCC: 14) | PARKING LOT | 2023 AVERAGE ANNUAL DAILY TRAFFIC (COUNT) |
| ADJACENT MUNICIPALITY BOUNDARY | MAJOR COLLECTOR (FCC: 17) | CAPITAL DISTRICT TRANSPORTATION AUTHORITY (CDTA) BUS ROUTE | |
| GREENSPACE | MINOR ARTERIAL (FCC: 16) | BIKE ROUTE/TRAIL | |
| WATERBODY | LOCAL ROAD (FCC: 19) | PUBLIC EV CHARGING STATION | |
| STREAM/CANAL | | | |
| RAILROAD | | | |

Map 6. Transportation Assets Map

Transportation Features

Centennial Circle

Glens Falls has a unique five-legged traffic circle at the center of the city's downtown. Bringing together US highways, NYS highways, and local roads, namely, Glen Street/US 9 (2 legs), Warren Street/NY 32, Ridge Street/NY 9L, and Hudson Avenue.

The circle replaces a formerly signalized intersection that functioned at a level F, the worst level of congestion characterized by the longest traffic delays. Intersections at this level of failure have two distinctly poor outcomes: frustration and poor air quality, as vehicles idle through several light changes to navigate the intersection and reach their final destinations. The signalized intersection inadvertently worked to the detriment of downtown revitalization, providing motorists with an incentive to avoid it.

Centennial Circle was constructed and opened in 2007. A 2008 traffic study showed that the circle was effective, with diminished delays and increased traffic counts of 20 percent – meaning 20 percent more vehicles (and passengers) were coming through downtown.

Connectivity with Regional Multi-modal Networks

Major roadways and bicycle networks connect Glens Falls to the greater region. US Route 9 and State Route 32 run through the city, connecting to Interstate 87, which runs from New York City to Canada. In addition to large-volume highways, the Central Adirondack Trail Scenic Byway follows US Route 9 (Glen Street) through the city. This New York State Scenic Byway connects the City of Rome with Glens Falls. The Lakes to Locks National Scenic Byway and All-American Road is one of four National Scenic Byways in New York, connecting Lake Ontario to the Hudson River. In Glens Falls, the byway follows State Route 32 (Warren Street) and US Route 9 (Glen Street).

Primary bicycle networks include the Warren County Bikeway and the Glens Falls Feeder Canal multi-use trail. The Warren County Bikeway is a 9.4-mile paved multi-use trail, suitable for bicycling, walking, and running. It connects Glens Falls to Lake George and links to other regional trails, including the Feeder Canal Trail and the Empire State Trail.

The Glens Falls Feeder Canal is a nine-mile multi-use path that travels from Queensbury to Fort Edward following the original 19th-century canal system towpath. The trail, used for hiking and biking, runs from the Hudson River Overlook Park in Queensbury to Mullen Park in Fort Edward.

Multi-modal Systems and Walkability

Walkability

Downtown Glens Falls is highly walkable, earning a Walk Score of 87/100. Walk Score is an interactive website with a mission to promote walkable neighborhoods. Walkable neighborhoods are one of the simplest and most effective solutions for achieving environmental sustainability, promoting human health, and supporting the economy. Walk Score estimates that pedestrians can reach most City of Glens Falls destinations within a 20-minute walk. That includes major arts and cultural destinations downtown, as well as many park and recreation facilities (Crandall Park is just outside the 20-minute radius). The City of Glens Falls follows both the Complete Streets program, promulgated by the U.S. Department of Transportation's Federal Highway Administration, and the Public Right-of-Way Accessibility Guidelines (PROWAG) approved in September 2023 by the Architectural and Transportation Barriers Compliance Board under the Americans with Disabilities Act (ADA).

Complete Streets focus on creating a safe environment for all users, including pedestrians, bicyclists, public transportation users, children, older individuals, individuals with disabilities, motorists, and freight vehicles.

The PROWAG system is more focused in its approach, with targeted guidelines for making changes to the street or sidewalk system that affect pedestrians. This includes sidewalks, curb ramps, crosswalks, shared-use paths, pedestrian traffic signals, transit stops, and accessible on- and off-street parking.

To implement the Complete Streets and PROWAG guidelines, the Common Council appointed a Complete Streets Advisory Board with a three-fold mission:

- ◆ Develop a local Complete Streets Checklist that is derived from Federal and state Complete Streets and PROWAG checklists to evaluate the existing conditions of the street, sidewalks, and signage.
- ◆ Use the checklist as approved by the appropriate city officials to review preliminary scopes for pending projects and provide input to the Engineering office.
- ◆ Meet regularly and provide input on infrastructure projects to ensure Complete Streets is considered and implemented to the greatest extent possible, based on time and cost.

Bicycle Network

Walk Score indicates that cyclists have a greater reach than pedestrians. In 20 minutes, they can reach Hudson Falls, South Glens Falls, and areas north of the city. However, the bike score is

significantly lower than the Walk Score (59/100), indicating that while some bike infrastructure is present, there is still room for improvement. In fact, there are two multi-use trails in the City of Glens Falls. The east-west Feeder Canal Heritage Trail comprises 3.2 miles along the Canal in the southern part of the city, and the Warren County Bikeway traverses the city on a roughly north-south axis for 1.7 miles. The Feeder Canal Heritage Trail is partly off-road, with a central portion that follows city streets. The Warren County trail is almost entirely an off-road route through the city, as it was built on an abandoned railroad line.

The Adirondack/Glens Falls Transportation Council (AGFTC), the region's metropolitan planning organization, has worked with its municipal partners to propose a variety of bicycle access options. In its 2021 bicycle plan compiled from a variety of requests and draft plans from the previous decade, it named these projects and studies in the City of Glens Falls:

- ◆ **Sagamore Intersection Evaluation, Concept Plan, November 2012**

This study assessed and developed potential geometric and operational improvements to the intersection, supported by analyses of intersection operations and a traffic signal warrant analysis. Several improvements were recommended, including narrowing the approach widths on Dix Avenue, reconfiguring the Warren County Bikeway alignment to facilitate a shorter, perpendicular crossing, and upgrading pavement markings and signage.

- ◆ **Glens Falls Pedestrian and Bicycle Connectivity Study, Pre-planning Project, June 2013**

The City of Glens Falls prepared the Pedestrian and Bicycle Connectivity Study to develop a balanced, multimodal transportation system that will improve the efficiency and safety of walking and biking within and around the City of Glens Falls for people of varying abilities. The plan recommends several ways to strengthen the connection between downtown Glens Falls and the Feeder Canal Trail, including improving the Glen Street trailhead, improving the crossings of Mohican and Glen Streets, and re-routing the trail into the Glens Falls business district. The Glens Falls Sustainability Committee also supports creating a stronger connection and safer crossing opportunities.

- ◆ **Glens Falls Recreation Connections, Pre-planning Project**

The Glens Falls Sustainability Committee proposed providing dedicated bicycle facilities to connect the Glens Falls Tennis & Swim Club – now planned as an environmental park known as the Crockwell Preserve – on Sanford Street to the Morse Athletic Complex at the end of the Grant Avenue Extension.

Transit and Parking

Glens Falls is served by the Capital District Transportation Authority (CDTA) transit bus system, which purchased Greater Glens Falls Transit and took over the routes in 2023. CDTA routes link destinations in Albany, Schenectady, Rensselaer, Saratoga, Montgomery, Warren, and Washington counties.



CDTA, Greyhound, and Trailways Bus Systems provide service to Glens Falls

In Glens Falls, nine bus routes cover nearly 70 miles, linking destinations throughout the city. Bus routes also link Glens Falls with Lake George, West and South Glens Falls, Saratoga Springs, Hudson Falls, Fort Edward, and Fortsville.

Municipal on-street parking is available throughout the city center, with a 2-hour maximum, and permits and paid parking lots are scattered throughout.

Overnight parking (2am – 6 am) is not permitted on any street in the City of Glens Falls. Many residents without driveways rely on shared driveways/parking easements and alleys for overnight parking.

Natural and Water Resources

Natural and water resources within a city are essential to the well-being of its residents. The availability of natural landscapes and clean air and water directly impact the community's health and quality of life. Natural and water resources like the Hudson River, Feeder Canal, wetlands, and floodplains are assets that define Glens Falls' character and resilience. Protecting water quality, managing flood risk, and enhancing public access align with smart growth principles by ensuring growth strengthens, rather than depletes, the city's environmental foundation.

The section below highlights the key natural resources and environmental features of Glens Falls, including water resources, wetlands, floodplains, threatened and endangered species, and air quality.

Water Resources

Hudson River

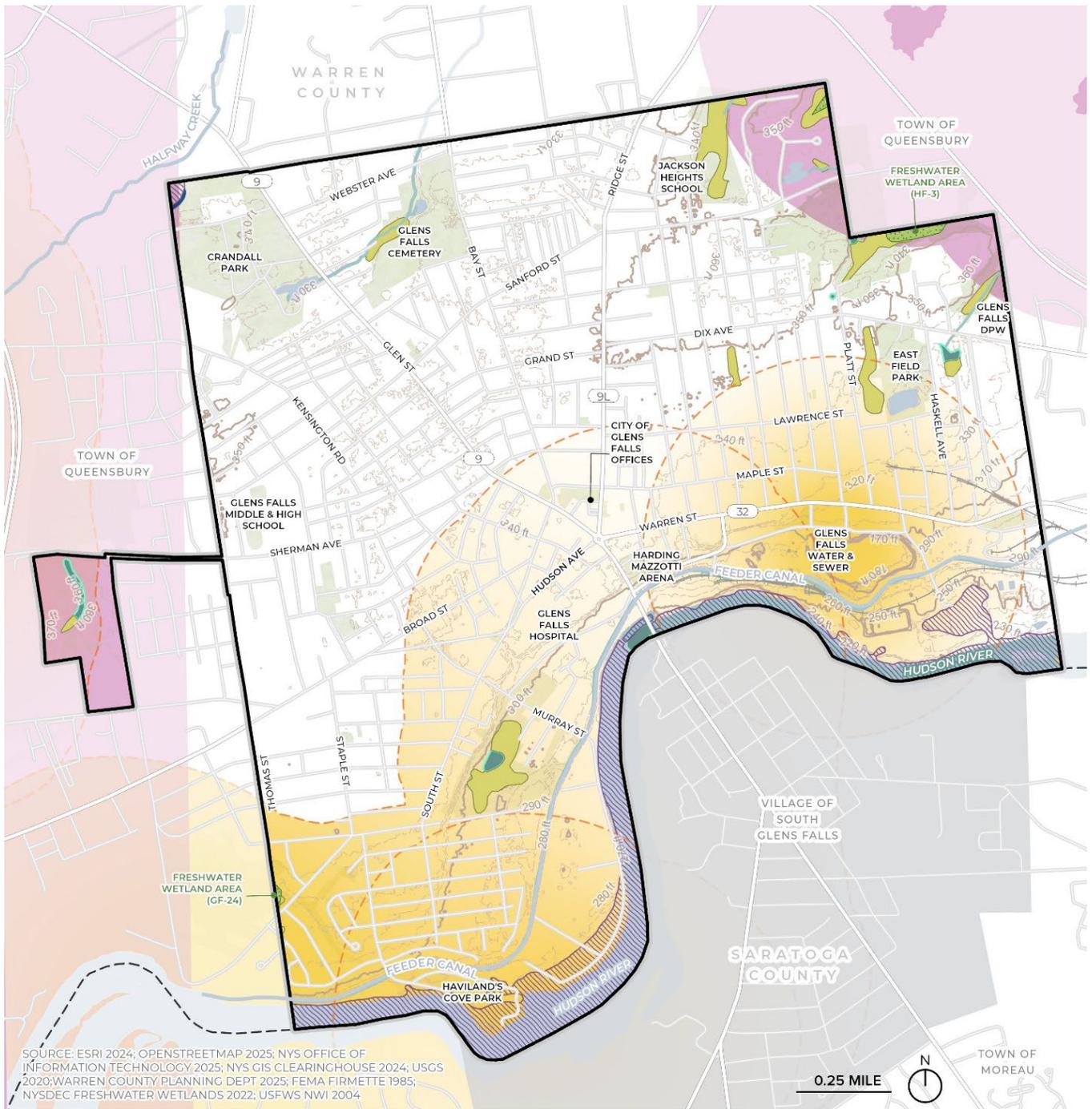
As illustrated in Map 7, the Hudson River is one of the most significant water resources in the City of Glens Falls and the broader Capital Region.

Glens Falls is in the Upper Hudson River watershed that begins at Lake Tear of the Clouds on Mountain Marcy and ends at the federal dam at Troy. The river's watershed spans 13,400 square miles and encompasses all the areas where water drains into the Hudson River, including the Upper Hudson, Mohawk River, and Hudson River estuary watersheds. It is primarily located in New York State, with smaller portions in neighboring states.

The Hudson River forms the city's southern boundary and is a vital asset in the city's environmental health, history, and development. During the 18th, 19th, and 20th centuries, the industrial mills along the Hudson River used the water flow to power their operations and support the local economy of Glens Falls, making these waterways central to the city's growth. The Hudson remains a vital asset for Glens Falls today, impacting both the city's ecological health and its ongoing development. The Hudson River and its surrounding wetlands provide essential habitats for aquatic and terrestrial species.

The Hudson River also plays a critical role in the region's water quality. Like many communities, Glens Falls obtains its water from four separate reservoirs, but it also relies on rivers for fresh water. The rivers' ecosystems help filter and regulate water quality. The river's flow helps dilute pollutants and supports the balance of nutrients essential for aquatic life and human use.

The Upper Hudson River Watershed has different water quality needs and issues, as well as water quality impairments, compared to other watersheds in the region. While the river has faced pollution challenges over the years, efforts have been made to restore and protect its ecological health. Glens Falls is part of the larger regional effort to clean up the river, particularly addressing issues such as industrial pollutants and the impacts of dams. These restoration efforts have improved water quality and aquatic habitats, benefiting local ecosystems. The Hudson River at Glens Falls is classified as a Class B (upstream from falls) and a Class C (downstream from falls) waterbody, suitable for fishing, boating, wildlife, and other forms of recreation.



SOURCE: ESRI 2024; OPENSTREETMAP 2025; NYS OFFICE OF INFORMATION TECHNOLOGY 2025; NYS GIS CLEARINGHOUSE 2024; USGS 2020; WARREN COUNTY PLANNING DEPT 2025; FEMA FIRMETTE 1985; NYSDEC FRESHWATER WETLANDS 2022; USFWS NWI 2004

- CITY OF GLENS FALLS
- ADJACENT MUNICIPALITY BOUNDARY
- GREENSPACE
- STREAM/CANAL
- 50-FT CONTOURS
- 10-FT CONTOURS
- NYSDEC FRESHWATER WETLAND
- USFWS NWI WETLANDS
- FRESHWATER EMERGENT WETLAND
- FRESHWATER FORESTED/SHRUB WETLAND
- LAKE OR FRESHWATER POND
- RIVERINE
- FEMA FLOOD HAZARD AREAS
- ZONE A: 1% ANNUAL CHANCE FLOOD HAZARD
- ZONE B: AREA OF MODERATE FLOOD HAZARD, USUALLY THE AREA BETWEEN THE LIMITS OF THE 100- YEAR AND 500-YEAR FLOODS
- SIGNIFICANT NATURAL COMMUNITY
- NATURAL COMMUNITIES NEAR THIS LOCATION - 0.5-MILE OF THE SIGNIFICANT NATURAL COMMUNITIES
- NYSDOS NATURAL HERITAGE PLANT AND ANIMAL OCCURRENCES - GENERALIZED REPRESENTATION OF THE LOCATIONS OF ACTUAL, CONFIRMED OBSERVATIONS/ COLLECTIONS OF RARE SPECIES

Map 7. Natural Resources Map



Hudson River, Glens Falls, NY

Additionally, the City of Glens Falls plays a crucial role in protecting regional water quality and natural resources. The Upper Hudson River Watershed Revitalization Plan (2020) identifies Glens Falls as a key urban area where stormwater runoff, erosion, and historic industrial impacts have affected the health of the Hudson River. The plan calls for coordinated watershed-based management to reduce nonpoint source pollution, restore riparian buffers, and improve aquatic connectivity. For Glens Falls, this translates into continued investment in stormwater and wastewater infrastructure upgrades, integration of green infrastructure and low-impact development practices, and collaboration with neighboring communities on shared water-quality goals. Implementing these strategies will enhance the city's resilience, protect drinking water and aquatic habitats, and advance the regional vision of clean, healthy, and sustainable natural resources throughout the Upper Hudson River Basin.

Throughout the public engagement process, stakeholders often mentioned the waterfront as an asset that needs increased investment and development to integrate it into the community, possibly through expanded recreational opportunities or improved access points, while also being mindful of maintaining the area's historical and environmental significance.

Feeder Canal

Glens Falls was settled on the banks of the Hudson because it could power emerging industries such as paper manufacturing, tanning, and later wallpaper and pigment manufacturing. The Feeder Canal, completed in 1829, became a vital part of New York's canal boom and remains a nationally recognized historic corridor and community recreation asset.

The purpose of the Feeder Canal was to ensure the navigability of the Champlain Canal by feeding it with Hudson River water to raise the water level. The narrow, shallow canal was eventually expanded and equipped with a series of masonry locks, growing to seven miles in length and wide enough to accommodate two barges side by side. When the expansion project was completed in 1832, the Feeder Canal transported raw and manufactured materials from the Adirondacks to Albany and New York City. Like many of New York's canals, the Feeder Canal and Champlain Canal were rendered obsolete over the decades by more modern transportation methods, first the railroad and later the highway.

Today, the Feeder Canal continues as a very important water and natural resource in the city and region. The canal continues its original mission to feed water to the Champlain Canal to keep it navigable. In addition, the canal is extensively used for recreational purposes including canoeing, kayaking, birdwatching, and hiking and biking along the 9-mile towpath that connects to other area parks. The not-for-profit Feeder Canal Alliance (founded in



Glens Falls Feeder Canal

1987/1988) stewards the canal and its nine-mile Towpath Trail between Queensbury/Glens Falls and Fort Edward, preserving, promoting, and protecting the resource through responsible recreation, environmental education (including STEM programs for local students), events, and historic interpretation.

Wetlands

Few United States Fish and Wildlife Services (USFWS) jurisdictional wetlands can be found in Glens Falls. The two largest categories include Freshwater Forested/Shrub (42.2 acres) and Riverine wetlands (38.3 acres). More than 72 acres of lake wetlands are also present in the city.

Most wetlands within the municipal boundary are located in the northwest corner of the city (Map 7). South of Glens Falls Hospital, there is a large Freshwater Forested/Shrub Wetland along the Glens Falls Feeder Canal. USFWS wetlands are generally small and are regulated by the US Army Corps of Engineers. These wetland categories and their sizes are listed in Table 22.

Table 22. City of Glens Falls, Wetlands

Wetland Type	Area (Acres)
Freshwater Emergent Wetland	7.0
Freshwater Forested/Shrub Wetland	42.2
Freshwater Pond	7.3
Lake	72.7
Riverine	38.3
Grand Total	167.6

Source: NYSDEC Freshwater Wetlands 2022, USFWS NWI 2004

The city also has approximately four acres of NYSDEC regulated wetlands. These wetlands are predominantly located in a mostly forested area along the northeast boundary, east of Platt Street and north of the National Grid facility. Because New York's freshwater wetlands maps only show an approximate location of the actual wetland boundary and are not precise, each NYSDEC wetland has a regulated check zone, a 100-foot buffer surrounding the wetland boundary. If proposing a project that may encroach on this area, the regional NYSDEC office must be consulted to ensure the wetland boundary is accurate. The check zone areas also have regulatory protection.

Floodplains

The Federal Emergency Management Association (FEMA) designates Flood Insurance Rate Maps and Special Flood Hazard Areas to manage the floodplain. Based on their characteristics and proximity to flowing waterways, these areas are the most susceptible to flooding.

However, no modernized and updated data is available to determine the flood hazard areas in the City of Glens Falls. Flood areas were digitized from a published hard copy of the 1985 Flood

Insurance Rate Map (FIRM) for Glens Falls. This map indicates that most of the city is not within a designated flood zone.

Within Glens Falls, there are 148 acres of land within an area designated as Zone A, which is defined as areas prone to flooding with a 100-year recurrence interval. The city also has less than a half-acre within an area designated as Zone B, or regions between a 100- and 500-year flood zone. The remainder of the city is located in an area designated as Zone C, which is defined as an area of minimal flooding. This equates to 2,424 acres total. Zone A areas are all adjacent to the Hudson River. Zone B areas are located in the city's northwest corner in the flood area associated with Halfway Creek.

As the climate changes, flooding is becoming more common in areas surrounding bodies of water. Therefore, it is essential that any new development near these waterbodies takes proper precautions and considers floodplain conditions during the design and construction phases. Adhering to these considerations can help minimize flood risks and protect property and natural habitats.

Table 23. City of Glens Falls, Flood Hazard

Flood Zone Designations	Area (Acres)
Zone A (Areas of 100-year flood)	148.0
Zone B (Areas between a 100- and 500-year flood)	0.4
Grand Total	148.4

Source: Federal Emergency Management Association (FEMA)

Threatened and Endangered Species

According to the U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC), several endangered species may be found in the city. These include the Indiana bat, Tricolored bat, Karner Blue Butterfly, and the Monarch Butterfly.

Migratory birds protected under the Migratory Bird Treaty Act or the Bald and Golden Eagle Protection Act are listed on the USFWS Birds of Conservation Concern list. Species on this list that may be within the city include Bald Eagle, Belted Kingfisher, Black-billed Cuckoo, Bobolink, Canada and Prairie Warbler, Chimney Swift, Eastern Meadowlark, Eastern Whippoorwill, Evening

and Rose-breasted Grosbeak, Lesser Yellowlegs, Long-eared Owl, Upland Sandpiper, and Wood Thrush.

The Ecological Services Program of the USFWS and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries) manage the listed species and their critical habitats. No critical habitats have been identified in the City of Glens Falls.

Air Quality

The U.S. Environmental Protection Agency (USEPA) sets National Ambient Air Quality Standards (NAAQS) for widespread pollutants considered harmful to public health and the environment, which are emitted from numerous and diverse sources. The six NAAQS criteria pollutants are carbon monoxide (CO), lead (Pb), nitrogen dioxide (NO₂), ozone (O₃), particle pollution (PM_{2.5} and PM₁₀), and sulfur dioxide (SO₂). NYSDEC implements the air quality monitoring program in New York State and reports air quality data to the USEPA. No active NYSDEC air quality monitoring stations exist in Glens Falls, Warren County, or any adjacent counties.

Glens Falls generally experiences good air quality, with the Air Quality Index (AQI) typically falling within the “good” or “moderate” range. However, there are occasional periods when air quality falls into the “moderate-with-concerns” level for sensitive populations—often due to fine particulate matter (PM_{2.5}) concentrations and wildfires—so these groups should be aware of conditions when levels rise.

There are no USEPA-designated Air Quality Maintenance or Nonattainment Areas in or around the City of Glens Falls according to the NYSDEC’s New York State Ambient Air Monitoring Program 2020 Network Assessment.

Resiliency and Climate Change

Municipalities across New York State face increasing risks from extreme weather, including more frequent and intense heat waves, heavy rainstorms, flooding, and erosion. Projections indicate a warmer and wetter climate by 2050. Extreme weather affects people and resources across all counties and cities in New York State, and these impacts are projected to continue to grow.

Smart growth for resiliency and climate change means planning communities that can withstand extreme weather, protect people and infrastructure, and adapt over time. It emphasizes compact, safe development, efficient infrastructure, community engagement, and sustainable practices, such as energy efficiency and emissions reduction—ensuring growth is both environmentally and socially sustainable.

Glens Falls' climate resiliency and action plans reflect smart growth principles by protecting natural resources, making development safer and more compact, strengthening infrastructure, and preparing for long-term climate impacts. The city engages the community, integrates hazard mitigation into planning, and reduces emissions through energy efficiency—ensuring sustainable, resilient growth for people and the environment.

Extreme Weather Events

The Integrated Assessment for Effective Climate Change in New York State (ClimAID) provides decision-makers with information on the state's vulnerability to climate change. It facilitates the development of adaptation strategies informed by local experience and scientific knowledge (Warren County Hazard Mitigation Plan, 2023).

Each region in New York State, as defined by ClimAID, has attributes that will be affected by climate change. Warren County is part of Region 5, where it is estimated that, among other climate impacts, temperatures will increase by 3.0°F to 5.5°F by the 2050s and 4.0°F to 8.0°F by the 2080s. Precipitation totals are also expected to increase between 0 and 5 percent by the 2050s and 5 to 10 percent by the 2080s.⁶

Additionally, the New York Climate Change Science Clearinghouse (NYCCSC) has developed projections specifically for Warren County. While the ClimAID projections described previously focus on the statewide and regional picture, the NYCCSC data is presented at the county level, providing more location-specific context. These projections for Warren County tell a similar story: increased average temperatures, precipitation, and severe weather events are expected in Warren County and Glens Falls. The data cover the period from 1950 to 2013, and projections extend through 2099.

Overall, climate change is expected to continue bringing about new and unpredictable weather patterns, including more intense precipitation and related flooding and erosion events, warmer winters, and more frequent heatwaves. These will all impact emergency preparedness, public health, local infrastructure, and environment. The City of Glens Falls must continue to take steps to become a more climate-resilient community in coordination with other levels of government.

⁶ https://warrencountynewyorkhmp.com/wp-content/uploads/2024/03/Warren-County-HMP_V1_final-1.pdf, page 5.4.7-13.

Local Resiliency

Warren County's Hazard Mitigation Plan is a key regional planning effort aimed at enhancing long-term climate resilience. The plan envisions empowering residents, neighboring communities, and local leaders in cities, villages, and towns to implement near-, mid-, and long-term strategies that reduce future climate impacts, protect vital community assets, and adapt to ongoing environmental changes.

The City of Glens Falls is one of thirteen local municipalities that participated in drafting the mitigation policies per the FEMA and the NYS Division of Homeland Security and Emergency Services (DHSES) guidelines.

Three natural hazards are classified as "high risk" for Glens Falls:

- ◆ severe storm,
- ◆ severe winter storm, and
- ◆ wildfire.

The Hazard Mitigation Plan emphasizes several planning strategies for Warren County. These are largely in accordance with FEMA and New York State DHSES. Mitigation goals include:

- ◆ increasing public awareness,
- ◆ providing emergency services, and
- ◆ addressing long-term vulnerabilities from High-Hazard Dams, among others.

Different objectives correspond to each of these goals. For example, one aim of increasing public awareness is to educate the public on emergency transportation routes, including the use of mass notification systems. Identified emergency stakeholders for the City of Glens Falls include the city's Water and Sewer Departments and the Glens Falls Hospital. Under the plan, the city aims to address several ongoing climate-related emergency mitigation shortfalls, including the following environmental and hazard-resiliency measures outlined in Table 24.

Table 24. Environmental Hazards and Resiliency Measures, 2023

Hazard	Problem	Summary of Solution	Timeframe
Wildfire	Low flow issues with the city's fire hydrant system	Perform hydraulic analysis	Within 5 years
Severe Storm Flood	Flooding around the Bush Street area (ongoing development)	Evaluate the source of flooding and examine cost-effective solutions	Within 5 years
Severel Hazards	Integration of mitigation strategies is needed in the County Community Development program	Recommended mitigation strategies will be compiled and included in the Community Development program.	Within 5 years
Severel Hazards	Backup power is needed in facilities to maintain functions in the event of a disaster	city will purchase and install generators/necessary electrical components at several facilities	Within 5 years
Dam Failure	Infill housing proposed in dam-failure inundation areas	city will conduct education/outreach to improve understanding	2 years
Severel Hazards	Climate change will impact the frequency of hazards, making guidance outdated	Take long-term climate change into account when developing guidelines/standards	Within 5 years
Flood	Flood damage prevention ordinance must include free boarding requirement per the state	The city will update the ordinance with a two-foot free boarding requirement for all construction.	1 year
Flood	The Floodplain Administrator needs additional training to increase capabilities	FPA will undergo available training from state/federal experts	2 years
Flood	Glens Falls/other municipalities are currently in the process of updating NFIP mapping	City will prioritize stakeholder and community involvement through public meetings and other outreach channels	Within 5 years
All Hazards	Methods needed to inspect damaged structures and make determinations	The city will develop official policies for Substantial Damage/Substantial Improvement determinations	Within 5 years
Flood	Privately-owned critical facility classified as Tier II is located in 1% floodplain	FPA will reach out to the facility to discuss flood risk and potential	Within 6 months
Flood	Privately-owned critical facility located in 1% floodplain	FPA will reach out to the facility to discuss flood risk and potential	Within 6 months

Source: Adapted from Warren County Hazard Mitigation Plan, 2023

Climate Change

To reduce greenhouse gas (GHG) emissions and adapt to a changing climate, Glens Falls has adopted the New York State Climate Smart Communities (CSC) pledge. CSC is a state program that helps local governments take action to manage climate impacts. The program offers free technical assistance and funding opportunities. The CSC Certification Program recognizes local communities for their actions through a three-tiered rating system: Bronze, Silver, and Gold.

The Glens Falls Climate Smart Task Force was established to assist in developing strategies and actions to reduce GHG emissions and improve community infrastructure and systems. Glens Falls holds a bronze CSC certification. The progression of the 2025 Climate Action Plan (CAP) and its GHG inventory is required to move the City of Glens Falls toward a Silver designation.

In completing its CAP, Glens Falls undertook a multipronged technical approach, which included facility energy auditing, technical and economic evaluation of energy conservation measures, preparation of community and government GHG inventories, and forecasting future energy use and GHG emissions levels. The city completed energy audits and analyzed energy conservation measures for facilities that represent 94% of the city's government facility electricity use.

The city's CAP includes the results of its energy audit and GHG inventories, as well as objectives for reducing GHG emissions for both government operations and the broader community. The following is a summary of the overarching climate action recommendations included in the CAP:

- 1. Adoption of the Climate Action Plan** - The CSC Task Force recommends that the City of Glens Falls Common Council adopt the CAP through a resolution that formally supports and recognizes its objectives as City of Glens Falls policy and intent.
- 2. Implementation of Near-Term Energy and GHG Emissions Measures** - In the short term, the CSC Task Force recommends the prompt implementation of the high-priority energy conservation measures for government operations identified via detailed energy audits conducted in support of this planning effort.
- 3. Development of Organizational Leadership and Management** - The CSC Task Force recommends establishing new Sustainability Manager and Sustainability Planner positions within the Mayor's Office, with reporting responsibilities to the Common Council.
- 4. Integration of CAP into the Comprehensive Plan** - Adoption of the CAP does not preclude changes or alternatives to the objectives or initiatives in the under-development Comprehensive Plan for the City of Glens Falls. The CSC Task Force recommends considering the CAP objectives and initiatives in the Comprehensive Plan process and integrating CAP content in the Comprehensive Plan as appropriate.

Parks, Open Spaces, Recreation Facilities, and Scenic Resources

Providing adequate parkland and recreational facilities is fundamental to developing and maintaining a vibrant and attractive community. Parks are essential to the spiritual, emotional, and physical well-being of residents. They provide key gathering places for residents and families in Glens Falls. Parks are also essential components of a community's self-image and the image it wants to project to current and future residents and visitors.

Recreation facilities can also be a key determining factor in families' decisions to move to – or stay in – a community. They make important contributions to increasing residents' pride in their community and instill a sense of ownership and responsibility for the community and one another.

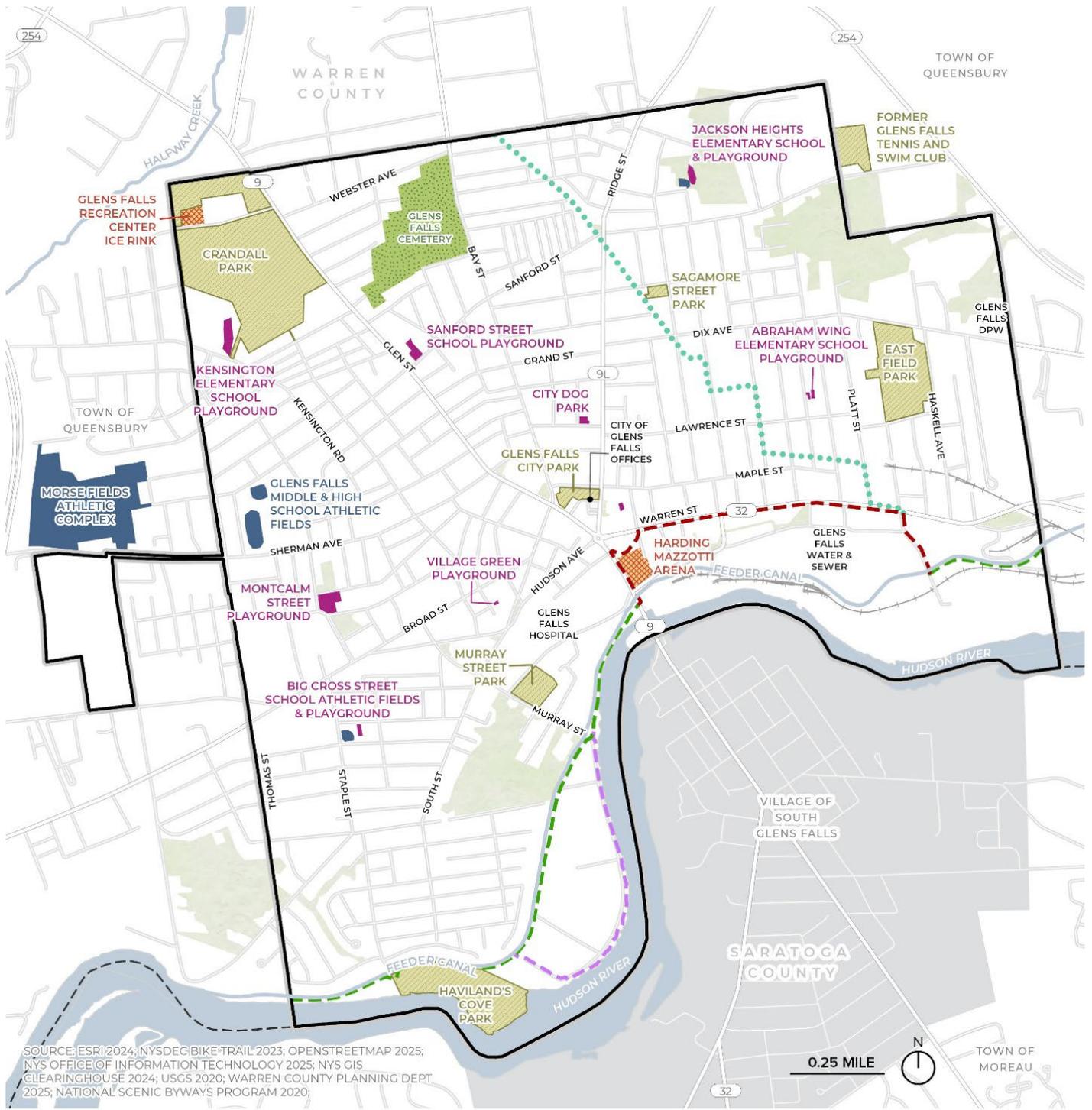
During the public engagement process, stakeholders frequently expressed their appreciation for the city's parks, public spaces, and scenic resources, emphasizing their significance to the community. Public comments revealed a demand for improved pedestrian and bicycle infrastructure to enhance access to parks and for the expansion of recreational facilities within the city. Participants, and especially young people, expressed a desire for more indoor recreational opportunities to use in the winter months.

Glens Falls' parks system contributes to the community's high quality of life by providing places to unwind, relax, and enjoy nature (Map 8). The city is committed to continually upgrading and investing in its parks.

Parks are also important to the local economy. They can encourage visitors to stay longer and return more often to participate in additional community park activities. Additionally, parks can be a major contributor to the community's ability to attract and retain a workforce, and they are always a selling point when companies and local institutions bring prospects to tour the community as part of recruitment efforts.

Parks' central role in community life became more apparent than ever during the COVID-19 pandemic. During the pandemic lockdowns, people sought relief from the monotony of staying at home. Walking or cycling with family and friends in a local park was a way to stay connected to the community while maintaining crucial social distancing and without fear of exposure.

In the City of Glens Falls, there are generally three categories of public parks and open spaces: Community Parks, Neighborhood Parks, and Playgrounds. The city also features several trails and other recreational amenities.



- | | | | |
|--------------------------------|------------------------------|--|------------------|
| CITY OF GLENS FALLS | WARREN COUNTY BIKEWAY | CENTRAL ADIRONDACK TRAIL - STATE SCENIC BYWAY | ATHLETIC FIELDS |
| ADJACENT MUNICIPALITY BOUNDARY | FEEDER CANAL HERITAGE TRAIL | LAKES TO LOCKS PASSAGE - NATIONAL SCENIC BYWAY | AUDITORIUM/ARENA |
| GREENSPACE | PRUYN'S ISLAND WALKING TRAIL | | CEMETERIES |
| WATERBODY | | | PLAYGROUNDS |
| STREAM/CANAL | | | PUBLIC PARKS |
| RAILROAD | | | |

Map 8. Parks and Recreation Features Map

Community Parks

These are larger parks designed for the entire community. They often contain or link to additional recreation facilities such as the YMCA, trails, or other amenities. These parks include ample parking and are easily accessible to the community.

Crandall Park, Glen Street / Cole's Woods, Fire Road

Glens Falls' first park, Crandall Park, was founded in 1899 by Glens Falls lumber baron Henry Crandall and his wife, Betsey. The obelisk in the park was designed by Mr. Crandall and is said to mark the final resting place of Mr. & Mrs. Crandall and, quite possibly, of Mr. Crandall's beloved horses. Cole's Woods is located next to Crandall Park and is home to the nation's first lighted cross-country ski trails. The ski trails are well used in the winter for recreation and competition.

The community supports these parks through the Crandall Park Beautification Committee and the Friends of Cole's Woods, respectively. This is the city's largest park, spanning over 67 acres. Amenities here include a picnic/barbecue pavilion, bandshell, playground, fishing pond, trails for running, hiking, and cross-country skiing, sports courts and fields, and open parkland. It also includes a dog walking trail, wall ball, a splash pad, a pollinator garden, a volleyball court, and an 18-hole disc golf course.



Crandall Park

Haviland's Cove Beach Park, Bush Street

Founded in 1926, Haviland's Cove Beach Park is named for Joseph and Mary Haviland, colonial-era farmers from Westchester. The local Zonta Club funded the bathhouse that still serves the park. Haviland's Cove sits on the western end of Pruyn's Island and is Glens Falls' only Hudson River recreational swimming access point. The park is undergoing a "reimagining" with a new plan and improvements potentially slated to begin in 2027. Recreational improvements to Pruyn's Island are also underway concurrently and include a walking path and upgraded trail

amenities, such as signage, a kiosk for kayak and paddleboard rentals, and enhancements to the kayak launching dock. Haviland's Cove is nearly 23.5 acres. Amenities include a playground, swimming in the Hudson River, a beach, a bathhouse, a pavilion, a volleyball court, a multi-sports field, and open parkland. It connects directly to the Feeder Canal walking trail.



Haviland's Cove

East Field Recreation Center, 65 Haskell Avenue

East Field is Glens Falls Little League's home and that of the Glens Falls Dragons summer college team. The city's Recreation Commission is in the midst of a planning process for this park to develop a list of upgrades for which the city would seek grant support.

The East Field Recreation Center is approximately 20 acres. Amenities include a picnic and barbecue pavilion, playground, baseball stadium, field house, pool, sports courts and fields, open parkland, a bathhouse, community garden, and pond.



East Field Recreation Center

Neighborhood Parks

These parks cater to both active and passive recreational uses, often featuring sports fields, courts, playgrounds, and picnic areas. These are less likely to have parking and are easily accessible from surrounding neighborhoods. Glens Falls neighborhood parks include:

Montcalm Street Park, 74 Orville Street

This 0.72-acre park includes a playground, two basketball courts, open parkland, and a covered table area.

Murray Street Park, 54 Murray Street

Murray Street Park, which measures 4.72 acres, has several amenities, including a playground, two softball fields, two basketball courts, pickleball courts, wall ball, open parkland, a picnic /barbeque pavilion, and a community garden.

Sagamore Street Park, 24 Sagamore Street

Amenities in this 1.05-acre neighborhood park include a playground, two pickleball courts, one basketball court, a community garden, and open parkland.

Playgrounds

These areas provide specialized facilities, such as play equipment, for a concentrated population, usually limited to residents of the immediately adjacent neighborhood streets.

The City of Glens Falls lists the following playgrounds:

- ◆ Kensington Elementary School Playground
- ◆ Big Cross Street School Playground
- ◆ First Presbyterian Church Playground
- ◆ Christ Methodist Church Playground
- ◆ St Mary's School Playground
- ◆ Abraham Wing Elementary School Playground
- ◆ Glens Falls Common School Playground
- ◆ Sanford Street School Playground
- ◆ Columbia Avenue Playground
- ◆ Montcalm Street Playground

Although not city parks, school fields are often open to the public when not in use by the school and/or during non-school hours.

Other Recreational Amenities

The city's parks and open spaces also include uncategorized spaces and facilities such as the following:

- ◆ **City Park** – A town-square-type open space located in the heart of downtown next to Crandall Library, City Park features a bandstand that is used for summertime concerts as well as other performances, weddings, etc.
- ◆ **Glens Falls Recreation Center** - houses the city's Ice Rink and is located on Fire Road in the same general area as the YMCA, Crandall Park, and Cole's Woods. It offers hockey and open public skating
- ◆ **Harding Mazzotti Arena** - home to the ECHL-level Adirondack Thunder professional hockey team, as well as a variety of high-profile events like the NYS Public High School Basketball Championships.
- ◆ **Glens Falls Cemetery** - Some of the city's leading personalities are interred in this historic 36.4-acre cemetery located at the northern edge of the city on Bay Street featuring a chapel. The cemetery, the Chapman Museum, and the Glens Falls Community Theatre host annual tours.



City Park, Glens Falls, NY

Trails

Trails in the City of Glens Falls include:

- ◆ **Feeder Canal Heritage Trail** - 3.2 mile multi-use trail that follows the historic Feeder Canal, partly on-road.
- ◆ **Warren County Bikeway** - Traverses the city on a north-south axis for 1.7 miles generally following an abandoned railroad line.
- ◆ **Pruyn's Path on Pruyn's Island** - opened the city's waterfront for public use for the first time in decades.



Pruyn's Island Path

Scenic Resources

As noted previously (Transportation), a National Scenic Byway and a New York State Scenic Byway traverse Glens Falls.

- ◆ **Central Adirondack Trail Scenic Byway** – This New York State Scenic Byway follows US Route 9 (Glen Street) through the city, connecting Glens Falls with Rome, NY. The byway offers a range of outdoor activities, including camping, skiing, picnicking, and canoeing. Regional museums and historic sites are present throughout. Other trail activities include lake cruises, train excursions, and scenic drives through Adirondack towns and hamlets.
- ◆ **Lakes to Locks National Scenic Byway and All-American Road** - One of four National Scenic Byways in New York, this connects Lake Ontario to the Hudson River, passing through some of New York's most beautiful and historic landscapes. In Glens Falls, the byway follows State Route 32 (Warren Street) and US Route 9 (Glen Street).

Historic, Arts, and Cultural Resources

Historic, arts, and cultural resources are powerful drivers of placemaking, economic vitality, and community identity. In Glens Falls, historic districts and landmarks help maintain the city's unique character while supporting adaptive reuse and reinvestment in existing buildings, key principles of smart growth. Arts and cultural institutions strengthen downtown as a regional hub, making the city more appealing to visitors, residents, businesses, and talent. Stately homes and apartment buildings on walkable streets lined with mature trees create a residential destination of choice. Together, these resources advance smart growth by fostering compact, vibrant, and culturally rich neighborhoods that celebrate heritage while fueling innovation and sustainable economic development. Building on the city's historic, arts, and cultural resources will continue to make Glens Falls a distinctive tourist destination and an attractive community with a strong sense of place.

Historic Resources

The Glens Falls City Historian's Office lists 187 unique properties on the city's website.⁷ Warren County's also provides a History and Culture Mapper with location and profiles of county-wide historic properties, including 127 properties in the City of Glens Falls.⁸ The vast majority of the properties listed on the city and county sites are listed on the National Register of History Places.

The National Register of Historic Places is the United States' official list of districts, sites, buildings, structures, and objects deemed worthy of preservation due to their significance to the nation's history and to the communities in which they are situated. The National Park Service maintains the list, which defines standards for preserving historic resources and provides detailed background documents on listed or nominated properties. New York State maintains its own list of historic places through the State Office of Parks, Recreation, and Historic Places. Owners of properties listed on State and National Registers and/or located within a State or National Register Historic District may qualify for tax incentives to maintain, preserve, and revitalize their properties.

⁷ <https://cityofglensfalls.com/DocumentCenter/Index/150>. Accessed February 2025.

⁸ <https://warrencountyny.maps.arcgis.com/apps/Shortlist/index.html?appid=f791a4a56fe04af981300b4c6630045e>. Accessed February 2025.

Glens Falls has three National Register Historic Districts: the Glens Falls Feeder Canal, the Three Squares Historic District, and the Fredella Avenue Historic District; one Register-listed significant institution, the Bemis Eye Sanitarium Complex; and one district eligible for listing, the Jointa Lime Company Complex. These are described in more detail below.

Also listed on the National Register is the city's only cemetery, Glens Falls Cemetery, also known as Bay Street Cemetery. The cemetery contains soldiers from the Revolutionary War period to the present, famous local personalities, and historic monuments and grave markers.

In addition, Glens Falls has many historic buildings listed individually on the national register. Most are located in and near downtown (Map 9). Historic buildings outside downtown include stately homes, such as those designed by prominent and prolific local architect Ephriam B. Potter.⁹ These include residences with Queen Anne or transitional Queen Anne/Colonial Revival design characteristics. As time went on, Potter's works reflected his evolving style.

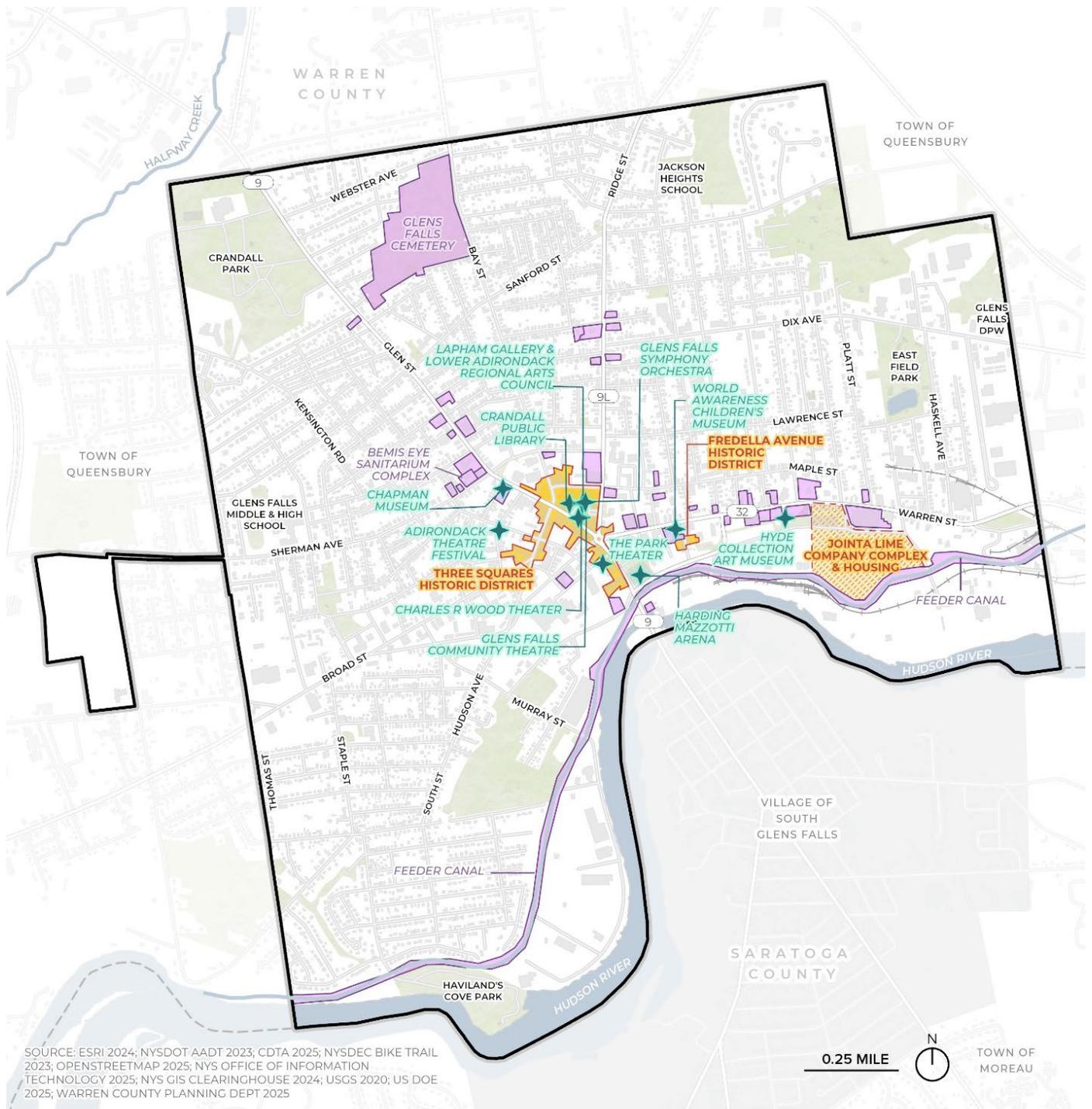
Glens Falls Feeder Canal National Historic District

The Glens Falls Feeder Canal (1824) is a navigation and hydraulic canal supplying the Champlain Canal with water. Listed in 1976, it is a significant work of nineteenth-century engineering that holds a prominent place in the transportation history of Glens Falls and the upper Hudson region. Adjacent to the canal are archaeological sites, including the Morgan Lumber Company Dry Dock Site and the Sherman Lime Company Kilns Ruins. Both are associated with the construction and maintenance of canal boats and the manufacture of lime.

Three Squares National Historic District

Glens Falls' largely intact, early 20th-century downtown historic district tells the story of a prosperous commercial center that resilient residents and business leaders thrice rebuilt after disastrous fires in 1864, 1884, and 1902. The Three Squares Historic District includes more than 70 contributing buildings. The district is centered around Glens Falls' downtown commercial core, and its boundaries are designated as follows: Maple Street to the north, Ridge and Glen Streets to the east, the Hudson River bluffs to the south, and South Street forming the western boundary. The squares described are Fountain Square (now Centennial Circle), Monument Square (the modern intersection of South, Glen, and Bay Streets), and Union Square (the contemporary intersection of South and Broad Streets), with City Park at its center.

⁹ 18 of Potter's homes are reported to be documented in the boundaries of the National Park Service's 1984 Glens Falls Multiple Resource Area nomination form (https://npgallery.nps.gov/NRHP/GetAsset/NRHP/64000551_text).



- ADJACENT MUNICIPALITY BOUNDARY
- GREENSPACE
- WATERBODY
- STREAM/CANAL
- HISTORIC RESOURCES
- BUILDING DISTRICT
- BUILDING DISTRICTS - ELIGIBLE
- NATIONAL REGISTER BUILDING LISTING
- ★ ARTS AND CULTURAL RESOURCES

Map 9. Historic, Arts, and Cultural Resources

From the Multiple Resource Area Nomination form: The Three Squares Historic District, encompassing the city's commercial core, contains a group of brick commercial structures built immediately after the devastating 1864 fire. Built in ornately detailed vernacular adaptations of the Italianate style during the 1870s and 1880s, these structures, generally concentrated along Glen Street, are significant architectural expressions of the wealth that characterized Glens Falls during this era. Notable Italianate-style structures include the D.H. Cowles and Co. Building (6 Warren Street), the DeLong Building (348 Glen Street), and the Dolan Brothers Building (140 Glen Street). Designed by regionally recognized architects such as Marcus F. Cummings and G.B. Croff, these commercial structures are also significant works of local craftsmen and builders, including Hiram Krum, Lindsey Pike, and D.C. Holman.



Mural on the Charles R. Wood Theater funded through the Downtown Revitalization Initiative (DRI)

Fredella Avenue National Historic District

The Fredella Concrete Block Structures were built between 1912 and 1918 by local masonry contractor Joseph Fredella. The eight residential buildings were constructed for Italian mill workers overlooking the Hudson River bluffs, stone quarries, and paper factories below. The small houses are built of molded concrete block decorated with cast concrete trim. They feature

two-story porches and concrete fluted columns. In addition to the eight homes that form the historic district, the unique building style was also reflected in Fredella's own home, the 1912 Joseph Fredella House and Garage, located at 15-17 Mohican Street.

Fredella's unique use of concrete as a residential construction material demonstrated a stylishness that was surprisingly affordable. The houses evoke an ornate style rare in concrete buildings. The technology Fredella espoused never really caught on, making the Fredella Avenue houses significant for their rarity.

Bemis Eye Sanitarium Complex National Historic Institution

The Bemis Eye Sanitarium was a controversial clinic for treating eye disorders founded by Dr. Edward Bemis, an optician from Bethel, Vermont. Between 1893 and 1902, Bemis treated cataracts, glaucoma, eye scars, optic nerve atrophy, detached retinas, weeping eyes, and granulated eyelids at the sanitarium. The complex included buildings at 5 and 7 Sherman Avenue, the brick Marion Boarding House at 6 East Notre Dame, and the frame Marion Annex at 7A & B Union Street. His method was popular because it did not involve surgery but rather a technique called absorption with his own "magnetic vaporizer." The sanitarium was a wholly contained complex of dormitories and medical buildings. The dorms were designed by prominent local architect E.B. Potter. Patients were required to live on the grounds in a relaxed spa-like setting with group excursions off the grounds and entertainment. The sanitarium closed in 1902 due to Bemis' untimely death.

Jointa Lime Company Complex District (eligible for listing)

The Jointa Lime Company Complex District has recently been deemed eligible for listing on the National Register. The district is situated between the Glens Falls Feeder Canal and Warren Street, to the west of Shermantown Road. The complex features an intact 19th- and 20th-century extraction facility with worker housing. The Joint Lime Company was founded in 1851 and operated at this site until 1981, spanning 130 years of quarrying. The original quarry is now filled with water but clearly conveys its original purpose. A small, one-and-a-half-story company office building has the original weight scales still in place, along with more modern scales, according to a 1981 site survey.

The eligibility evaluation for the National Register found that the overall site is a rare example of an intact quarry operation. Four nearby homes located adjacent to the company site on Warren Street may have been company housing and warrant further investigation.

Notable Historic Structures

While not listed on the National Register, Glens Falls contains several other notable historic structures including apartment buildings, schools, churches, and numerous industrial, office, and commercial buildings, and the Shirt Factory (below). The apartment buildings are rare early examples of multi-family housing built on speculation by local industrialists.



Arts and Cultural Resources

Glens Falls is a regional hub for art and culture, with museums, theaters, galleries, and performance venues located throughout the city, mostly centered in downtown Glens Falls. Many local artists, crafters, and artisans have studios and maker spaces where they produce and sell their wares. Several arts-related businesses, including photography and sound recording ventures, support both local and visiting artists. Instruction in the visual and performing arts is also available through various studios.

The following is an overview of the major arts and cultural organizations in Glens Falls.



Charles R. Wood Theater, 207 Glen Street

A former Woolworth store has been adaptively reused as a performing arts venue, featuring state-of-the-art lighting and sound equipment. The theater hosts performances by locally, regionally, and nationally renowned artists and performers, as well as innovative programs like the 24-hour Playfest, in which a cadre of volunteer writers, actors, and directors are formed into teams that race to stage a complete 10-minute show in 24 hours. The Charles Wood Theater is also available for rent as an event venue.



Adirondack Theatre Festival, 50 Elm Street

Adirondack Theatre Festival (ATF) is a professional summer theatre with administrative offices at 50 Elm Street. ATF produces a six-week season of theatre in the Charles R. Wood Theater for an audience of more than 6,000 with professional artists from New York City and across the country. The 2025 summer season included "The Village of Vale," a musical thriller; "Gutenberg! The Musical!" a musical comedy; a staged reading of "The Last American Newspaper," a home-grown play about Glens Falls' own Post-Star newspaper; and a one-woman play, "Queens Girl: Black in the Green Mountains," about the experience of a young woman from Queens, via Nigeria, and her quest to study at Vermont's Bennington College.

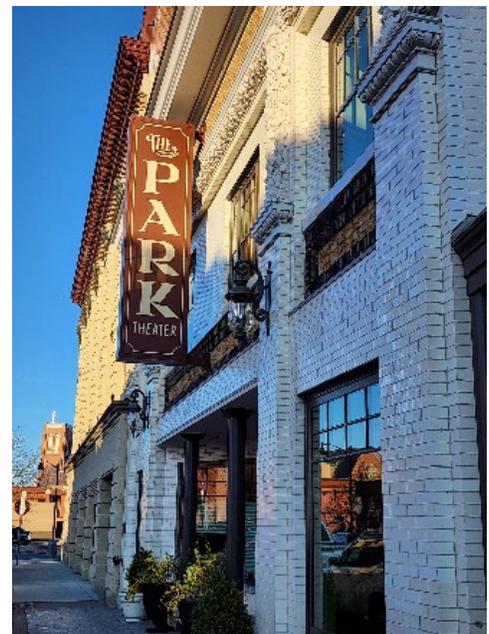
The Park Theater, 14 Park Street

Housed in the 1911 Glens Falls movie theater, the Park Theater was refurbished in 2014 and reopened in 2018 as a state-of-the-art performing arts venue.

Th Park hosts international, national, and regional touring performers, as well as local artists and productions. The venue is also a private event destination.

Glens Falls Community Theater, locations vary

Live, local theater presented by volunteers since 1935. A typical season includes three productions, plus a "Senior Seminar" in which participants aged 55 and above stage a play.



Hyde Collection Art Museum, 161 Warren Street

The Hyde Collection is a world-class art museum housed in the former home of prominent couple Louis and Charlotte Hyde. Louis, a banker, and Charlotte, a member of the Pruyn family that owned the paper mill, collected important works of art during their lifetime. Following their deaths, the home was established as an art museum in the 1960s and opened to the public.

The museum's extraordinary collection of over 3,000 objects includes works by renowned artists such as Rembrandt, Rubens, Picasso, Renoir, and Hassam. The mission outlined by Charlotte Hyde remains in place today: "to maintain a museum for the exhibition of the permanent collection and to promote and cultivate the improvement of the fine arts, for the education and benefit of the residents of Glens Falls and vicinity and the general public."



Lapham Gallery and Lower Adirondack Regional Arts Council, 7 Lapham Place

The Lower Adirondack Regional Arts Council (LARAC) was founded in 1972 to unify the arts community and establish a cultural identity for the region. LARAC offers exhibits, workshops, lectures, readings, and artists' demonstrations for children and adults. LARAC hosts the annual Fine Arts and Crafts Festival, a juried, weekend-long event held in June, attracting more than 160 artists and becoming an important cultural event on residents' calendars.

LARAC also houses the Lapham Gallery, which displays fine arts and crafts created by regional artists; the administrative offices of the Glens Falls Symphony Orchestra, a 54-piece orchestra founded in 1977 that presents an annual program of four concerts plus a holiday pops program in various venues throughout the city; and a gift shop featuring artists' works.



Chapman Historical Museum, 348 Glen Street

The museum houses the Seneca Ray Stoddard Collection, a 19th-century Adirondack photographer's collection, which highlights life in the Adirondacks, Glens Falls, and the surrounding region. Visitors also experience the family life of the DeLongs at the beginning of the 20th century, providing insight into life in the community at the time.

North Country Arts Center, various venues

Established in 1971, North Country Arts Center showcases professional and amateur artists with juried, solo, and group shows. Galleries include the second floor of City Hall, a gallery space at the Shirt Factory, and the Mezzanine of the Queensbury Hotel.

The Shirt Factory, 71 Lawrence Street

The Shirt Factory building was constructed in 1902 by the McMullen-Leavens Company, which produced shirts under the label Troy Shirt Makers Guild. For decades, employees cut, sewed, and shipped shirts across the country, and they were highly in demand. The business declined through the end of the twentieth century and in 1999 the building was purchased and reimagined as a hub for creative industries.

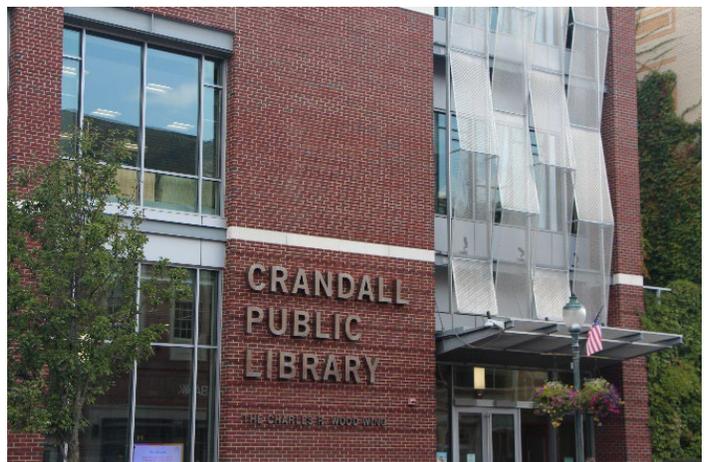


Today, the Shirt Factory is a vibrant mix of shops, artist studios, galleries, professional services, and spaces for events and classes.

Crandall Public Library, 251 Glen Street

Crandall Public Library is Glens Falls' public lending library, founded in 1892 by lumber baron Henry Crandall on the site of his home and stables. The library underwent an \$18.8 million expansion and new building project in 2005.

The LEED-certified Green Building houses the library's collections, a large community room, two smaller public rooms, rooms for children and teens, a quiet reading porch,



and the Folklife Center, which is filled with historical items and tells the story of Glens Falls over the centuries. The center is charged with researching and presenting the cultural traditions of the upper Hudson Valley and the southern Adirondacks of Upstate New York through research and documentation, special collections, public programs, a gallery, and educational services. The library also hosts the Folklife Concert Series.

The library faces Glen Street, Glens Falls' main commercial corridor, and overlooks City Park, which provides a central location for public gatherings.

World Awareness Children's Museum, 89 Warren Street

Established in 1985, the World Awareness Children's Museum's mission is to introduce local children to a diverse world. The interactive, hands-on museum, located in downtown Glens Falls, includes a play space, educational programming, and an international children's arts exchange.



Harding Mazzotti Arena, One Civic Center Plaza

This year-round facility hosts entertainment and sports events, including theatre, dance, musicals, rodeos, circuses, family shows, ice hockey, and basketball. The facility's newly renovated 6,000+ square-foot Heritage Hall hosts banquets, meetings, and conferences

The Arena is the home ice for the Adirondack Thunder, the locally owned ECHL-level professional hockey team. The facility also hosts the annual New York State Public High School Athletic Association basketball playoffs and the New York State Basketball Hall of Fame.



Health and Emergency Services

Health and emergency services facilities ensure timely access to healthcare and protection from disasters and emergencies, creating a safe and economically stable community. They are vital resources that directly impact citizen safety, public health, and community resilience.

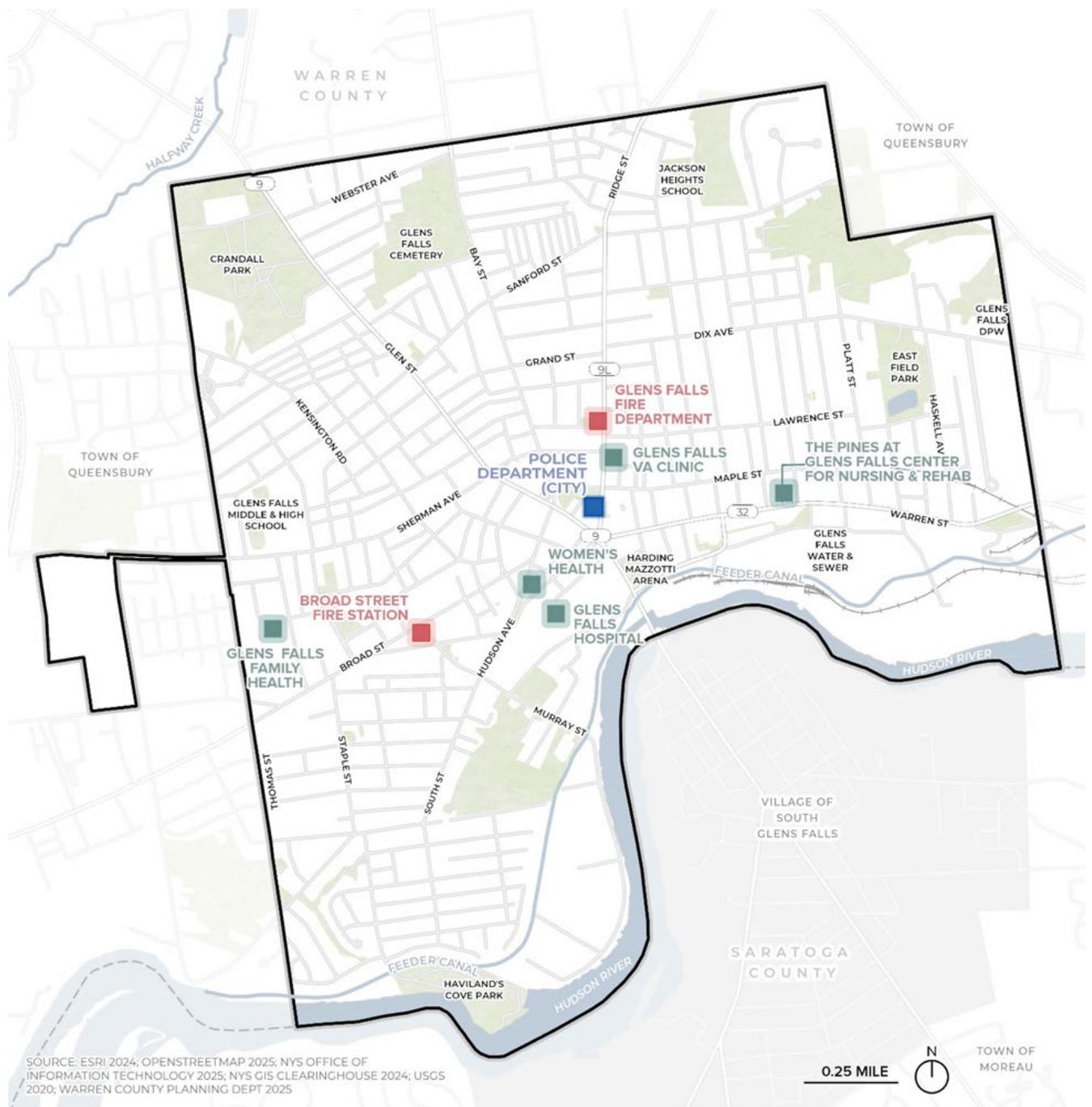
In Glens Falls, several health and emergency services facilities are located throughout the city. These include Glens Falls Hospital, with an emergency room on the same grounds, two urgent care centers, the Glens Falls Police Station, and two fire stations. The hospital and urgent care centers provide critical healthcare access, while local police and fire stations ensure public safety. As the city's largest employer, Glens Falls Hospital also drives economic vitality and supports downtown as a regional hub. These facilities support smart growth by strengthening community resilience, workforce stability, and quality of life, making the city more attractive for residents, families, and businesses.

Health Facilities

Glens Falls Hospital is the largest employer in the city and the region, with over 3,000 employees including over 400 medical providers. Founded at the turn of twentieth century, the hospital serves a five-county area in the Adirondack region including Warren, Washington, northern Saratoga, Essex, and Hamilton counties.

The Glens Falls Hospital campus includes the Sheridan Emergency Department, C.R. Wood Cancer Center, the Joyce Stock Snuggery Childbirth Center, a Wound Healing Center, and other patient care services. The hospital is part of the Albany Med Health System, and has many regional facilities that provide an array of specialized medical and surgical services. Adirondacks.





- | | |
|--------------------------------|--|
| CITY OF GLENS FALLS | HEALTH AND EMERGENCY FACILITIES |
| ADJACENT MUNICIPALITY BOUNDARY | FIRE |
| GREENSPACE | HEALTH |
| WATERBODY | POLICE |
| STREAM/CANAL | |

Map 10. Health and Emergency Facilities Map

Glens Falls also has two urgent care centers: Hudson Headwaters Health Center and WellNow Urgent Care (Map 10).

Emergency Services

The city has its own paid police force and fire service.



Throughout the public engagement process, stakeholders frequently mentioned health and emergency services facilities, as well as public safety, as key community assets. Having the hospital as a downtown anchor, along with a paid police force and fire service, is critically important, as it attracts residents and benefits the city economically.

As the city's population continues to age and climate change increases the frequency of severe weather events (Climate Change), demand for access to health and emergency services is expected to rise. Continued investment and support for healthcare and emergency services are essential.

3

Section 3: Public Engagement

Section Contents:

1. Introduction
2. Comprehensive Plan Committee Meetings
3. Focus Groups and Stakeholder Meetings
4. Community Survey, Public Workshops, and Pop-Up Events
5. Project Website and Social Media



DRAFT

This Page Intentionally Blank



Introduction

This section summarizes the public engagement methods and outcomes that directly informed the development of this plan. By placing community voices at the center of the planning process, Glens Falls is building a future that reflects the community's vision. The plan charts a course toward a future that honors the city's legacy, meets current residents' needs, and creates opportunities for future generations.

Public engagement has been a cornerstone of the Glens Falls Smart Growth Comprehensive Plan development process. From the outset, the city and the Comprehensive Plan Committee (CPC) aimed to establish a process that was transparent, inclusive, and rooted in community values, offering ample opportunities for public review and comment. Recognizing that residents, business owners, and community stakeholders know Glens Falls best, the city prioritized listening to a wide range of voices to shape a plan that reflects the community's hopes, concerns, and shared vision for the future.

The city and CPC offered multiple opportunities for public input through various formats. These included:

- ◆ Comprehensive Planning Committee meetings that were open to the public.
- ◆ An online community survey that gathered broad input on priorities, challenges, and ideas for the future.

- ◆ Public workshops and pop-up events designed to meet people where they are and spark meaningful conversations.
- ◆ Stakeholder interviews and focus groups with business owners, nonprofit leaders, educators, housing advocates, young professionals, and other key voices.
- ◆ City website updates and digital outreach, helping to keep the community informed and engaged throughout the process.

Hundreds of community members provided input on what matters most to them — preserving the city’s historic charm, improving infrastructure, supporting local businesses, and creating more opportunities for families, seniors, and young professionals. Residents raised important concerns about infrastructure, affordability, transportation, economic opportunity, and the better alignment of development with community values. Key themes that emerged include:

- ◆ Balancing economic growth and preserving the city’s historic charm.
- ◆ Ensuring an adequate range of housing opportunities for all ages, abilities, and incomes.
- ◆ Preserving and enhancing parks and public spaces.
- ◆ Increasing safe multi-modal connections within the city and improving connectivity to the region.

The public’s input is woven into this plan’s vision, goals, and recommendations. From mobility to housing to preservation and placemaking, the public’s ideas and concerns directly shaped the direction of the Smart Growth Comprehensive Plan.

Comprehensive Plan Committee Meetings

A Comprehensive Plan Committee (CPC) was established to guide the development of the Smart Growth Comprehensive Plan. This committee was composed of residents, representatives from local businesses and not-for-profits, and city staff. Meetings were held to discuss community issues and concerns, identify stakeholders and enlist the general public, review key findings, prepare a vision statement and goals, and prioritize recommendations.



CPC Members:

- ◆ **Michael White** - Comprehensive Plan Committee, Chair
- ◆ **S. William Collins** – Resident, former Mayor
- ◆ **Bob Curtis** - Resident, former City Clerk
- ◆ **Sara DiLandro** - Glens Falls City School District Board of Education
- ◆ **Patrick W. Dowd** – Resident, former Community Development Director
- ◆ **Dr. Jeffrey B. Flagg, PhD** - Economic Development Director
- ◆ **Sara Frankenfeld** - Warren County Planning & Community Development
- ◆ **Matt Fuller** - Meyer, Fuller & Stockwell
- ◆ **Allison Hargrave-Gaddy** - Lake Champlain-Lake George Regional Planning Board, City of Glens Falls Zoning Board of Appeals, Chair
- ◆ **Joy Kaczmarek** - Resident
- ◆ **Tom Landry** - City of Glens Falls Planning Board
- ◆ **Matt MacDonald** - City of Glens Falls Zoning Board of Appeals
- ◆ **Alberta Parsons** - Resident
- ◆ **Patricia Tatich** – Resident

The CPC met nine times during the planning process from October 2024 through January 2026. Meetings were held at City Hall, and public participation was encouraged.

Focus Groups and Stakeholder Meetings

As part of the planning process, focus groups and stakeholder meetings were held in December 2024 and February 2025 to gather input from residents, transportation representatives, young professionals, business owners, and nonprofit leaders. These focus groups and stakeholder meetings were held over two days at Crandall Library. The Young Professionals Focus Group met at an event space at The Bullpen Tavern, located in downtown Glens Falls.



Young Professionals Focus Group

Participants shared a deep sense of pride for Glens Falls and a desire to preserve its character while planning for smart, inclusive growth.

Critical themes emerged from the focus groups and stakeholder meetings, highlighting the most significant insights and perspectives to outline the Smart Growth Comprehensive Plan recommendations. A summary of identified themes is provided below.

Glens Falls...

- ◆ **Has a Strong Community Identity:** Residents value the city's walkability, small-town feel, and historic charm. There is broad support for preserving the city's character while embracing modern amenities, smart growth, and infrastructure.
- ◆ **Needs Greater Housing Diversity & Improved Affordability:** More housing options — including starter homes, senior living, infill development, and workforce housing — were confirmed as needs to address affordability challenges and meet evolving demographics.
- ◆ **Seeks Inclusive Economic Development:** Stakeholders identified demand for local job growth, support for small retail and service businesses, and family services, and equitable development that benefits all residents — not just newcomers or tourists.
- ◆ **Plans for the Future for Youth & Talent Retention:** Younger residents emphasized the need for encouraging better job opportunities through economic development, vibrant downtown amenities, and recreational and cultural offerings that appeal to families and professionals.
- ◆ **Grows the Arts, Culture & Tourism Scene:** The city's growing cultural scene is considered a regional asset. Participants advocated for more investment, cross-promotion, and infrastructure to support arts-driven tourism.
- ◆ **Preserves and Enhances Recreation Amenities:** Maintaining and expanding parks, trails, and some support for bike infrastructure changes was seen as essential to livability and long-term growth.
- ◆ **Supports Sustainability Efforts:** Reducing car dependence, enhancing multimodal connectivity, and designing for year-round usability. Participants emphasized the importance of climate-conscious infrastructure, active mobility, mixed-use development, and tech-enabled solutions that balance social sustainability with built and environmental sustainability.

This feedback helped shape the plan's recommendations, ensuring Glens Falls grows in a way that reflects community values and prepares for the future.

Community Survey, Public Workshops, and Pop-up Events

Community Survey

An online Community Survey was launched via the SurveyMonkey platform on February 14, 2025, and remained open until February 28, 2025. It was promoted through various channels, including email outreach, the project website, the city's website, and social media platforms. Local media outlets promoted the survey at Adirondack Thunder Hockey games and via flyers posted throughout the city. The survey had 438 participants.

The Community Survey sought feedback on several topics. Participants were asked questions about their vision for Glens Falls and the city's existing conditions in terms of housing, transportation, community image and identity, commercial, retail, and industrial uses, public services and amenities, and sustainability and resilience.



Why Glens Falls?

When asked why they live, work, and invest in Glens Falls, participants often mentioned open space, walking/hiking trails, other outdoor recreational opportunities, a community feel, or walkability. Participants commonly cited the following as strengths: Downtown is charming, picturesque, and pedestrian-friendly, with a strong hometown feel. Crandall Public Library, Wood Theater, Hyde Collection, Chapman Museum, and LARAC, alongside frequent events, concerts, and theater performances. The Feeder Canal Trail, Haviland's Cove, Crandall Park, bike paths, and the proximity to the Adirondacks and Lake George. Small, local retail and service businesses and restaurants in a well-maintained area that visitors admire (Figure 13).

Vision

When asked about what they would most like to see in Glens Falls in the future, participants most often responded with improved walkability, redevelopment of vacant lots or vacant buildings, and more small businesses. When asked about opportunities, participants frequently called for more affordable housing options, improved public safety, bike and pedestrian

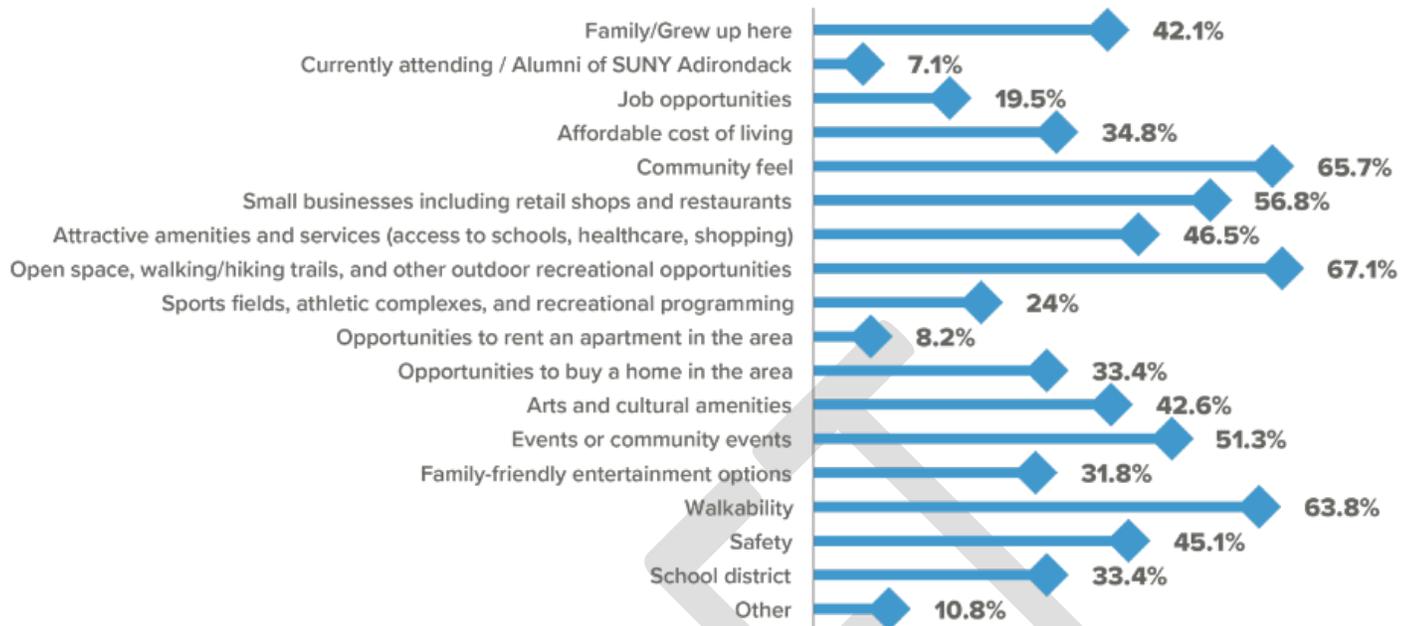


Figure 13. “Why do people live, work, or invest in the City of Glens Falls?”

infrastructure, alongside addressing parking and traffic issues, which are seen as critical to accommodating the growing population. Additionally, providing more recreational spaces for youth, expanding programs for teens and individuals struggling with addiction, and creating family-friendly events and arts programming are major priorities. Economic development opportunities emphasize supporting local businesses and improving the riverfront while ensuring new developments respect the city’s historic character and its Hometown USA charm.

Survey participants were also asked to describe the amenities and characteristics that comprised their ideal image of Glens Falls in ten years. Their responses indicated that residents aspire to live in a vibrant, walkable city that balances economic growth with the preservation of historic buildings and green spaces. There is a desire for more affordable housing, improved public transportation, and a thriving downtown that supports small businesses, diverse retail, and cultural activities. By prioritizing sustainability, public services, and inclusive opportunities for all, Glens Falls can continue evolving into a dynamic, family-friendly hub that fosters individual well-being and community connection.

Another visioning question asked participants to consider perspectives from various groups and community members. Across all groups, there is a desire for a safe, more affordable, and vibrant community. Key themes include affordable housing, job opportunities, safe, walkable neighborhoods, and improved infrastructure. Families and young professionals seek strong

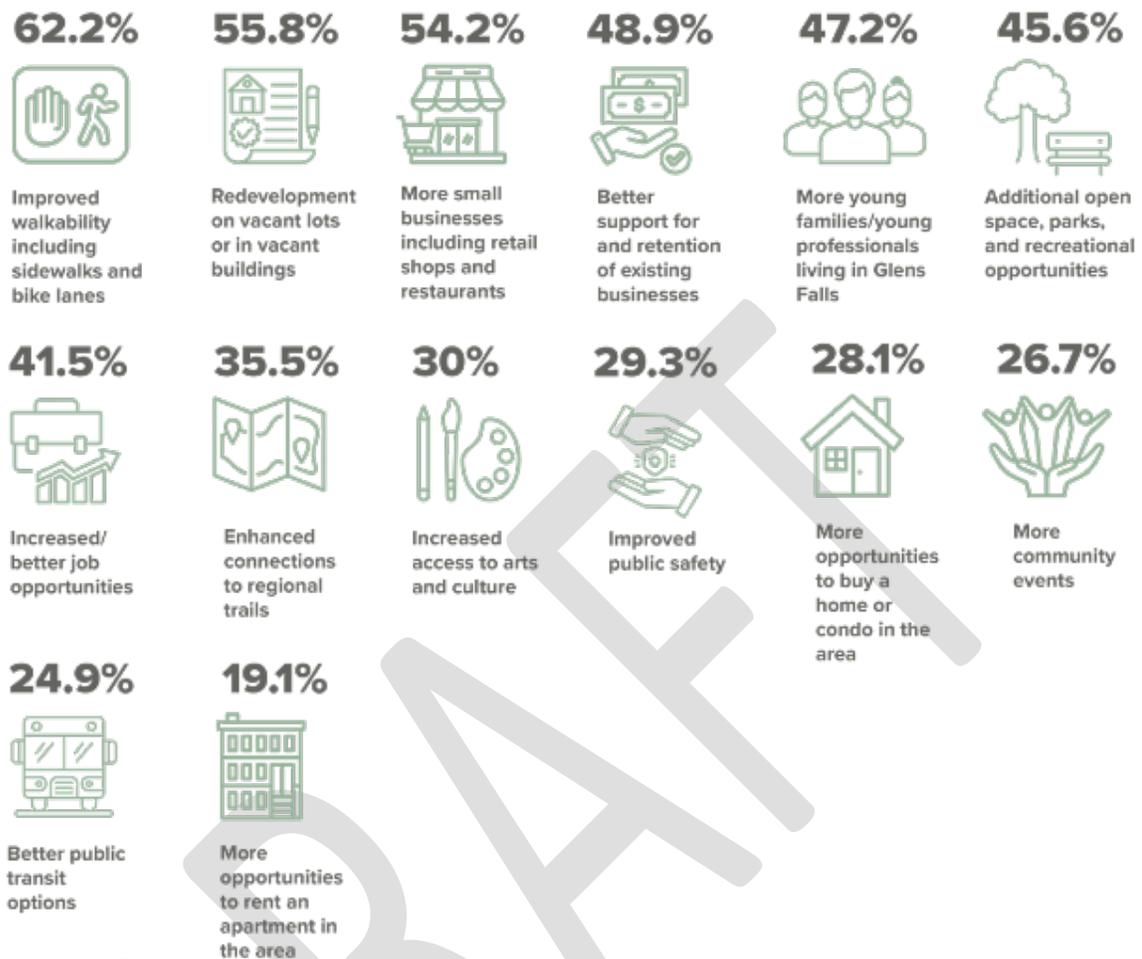


Figure 14. “Which of the following would you most like to see in the City of Glens Falls?”

schools, childcare, and social engagement, while business owners emphasize economic growth, an updated parking plan, and workforce retention. There is also widespread support for recreational spaces, cultural events, and community-driven initiatives that foster a sense of belonging. The feedback from this section of the survey was used to develop the draft vision statement, which was then presented to the CPC and shared at the first Public Workshop.

Housing

When asked about the current housing conditions, participants were generally satisfied with the character of existing neighborhoods. Still, they voiced strong concerns about the availability, affordability, and diversity of housing options. Affordable housing for families, seniors, and young professionals was identified as a major gap. Many feel that housing costs are increasingly burdensome, and there is a need for mixed-use developments (Figure 15).

Community Identity

In terms of the community's existing image and identity, survey participants clearly value arts, culture, and a strong sense of community. Residents would like to see more events and cultural offerings, while ensuring that new development respects the city's historic identity (Figure 16).

When asked about commercial, retail, and industrial areas, participants noted that downtown Glens Falls is an asset. However, many participants would like better retail options, essential services, and job opportunities (Figure 17).

The questions about the current public services and amenities revealed that parks, the library, and natural areas are highly valued. However, stormwater management, aging infrastructure, and tree canopy loss are significant concerns. Services for seniors, youth, and families may be underutilized due to limited awareness (Figure 18). Recreational programs and playgrounds were also seen as areas that needed more investment, following the \$1.5 million in American Rescue Plan Act (ARPA) funding invested by the city (Figure 19).

Environmental Sustainability

When asked how important environmental sustainability and resilience are on a scale of 1-5, the average rating was 3.95 out of 5, indicating that residents clearly believe sustainability must be a core priority, not an afterthought, in planning, investment, and city decision-making (Figure 20)

Transportation and Mobility

When participants were asked about transportation, mobility, and parking, they recognized relative strengths (Figure 22) and strongly supported improvements to public transit, bike and pedestrian infrastructure, and regional connectivity. Concerns focused on improving sidewalk quality, filling in missing sections, addressing neighborhood road conditions, reducing traffic congestion, and enhancing pedestrian safety. Many advocated for alternatives to single-occupancy vehicles, including shuttles, improved crosswalks, and mixed-use development that reduces driving. Parking was identified as a persistent challenge, particularly during events and peak travel times in downtown areas (Figure 21).

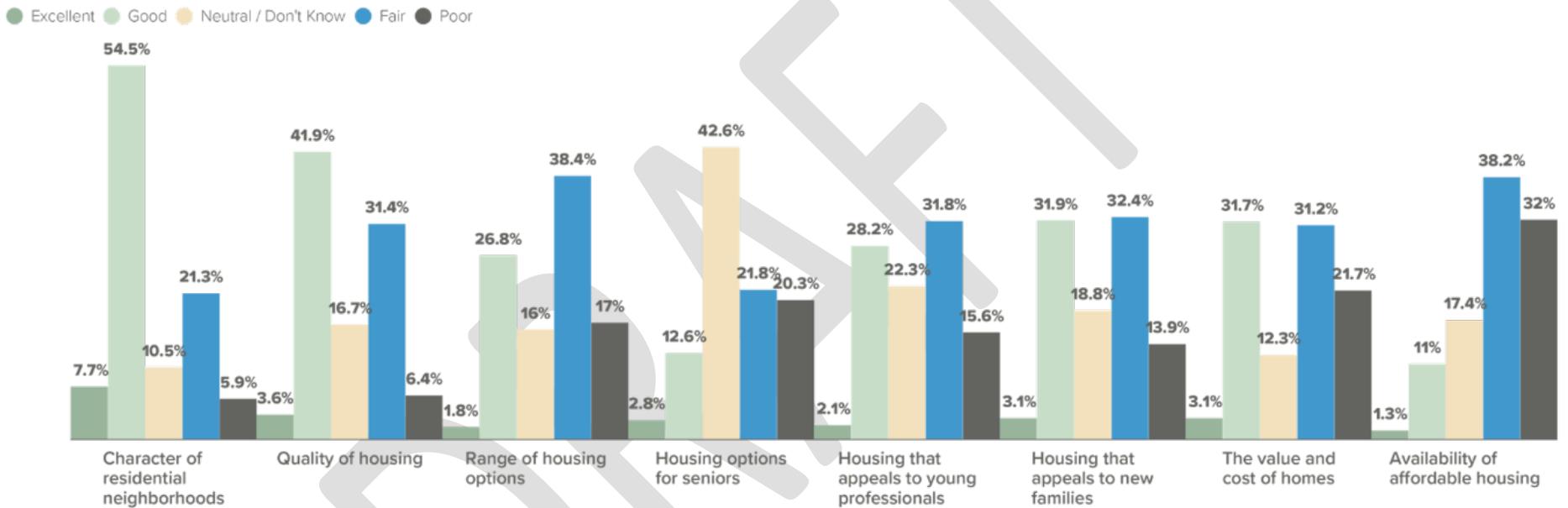


Figure 15. "How do you view existing housing in the city?"

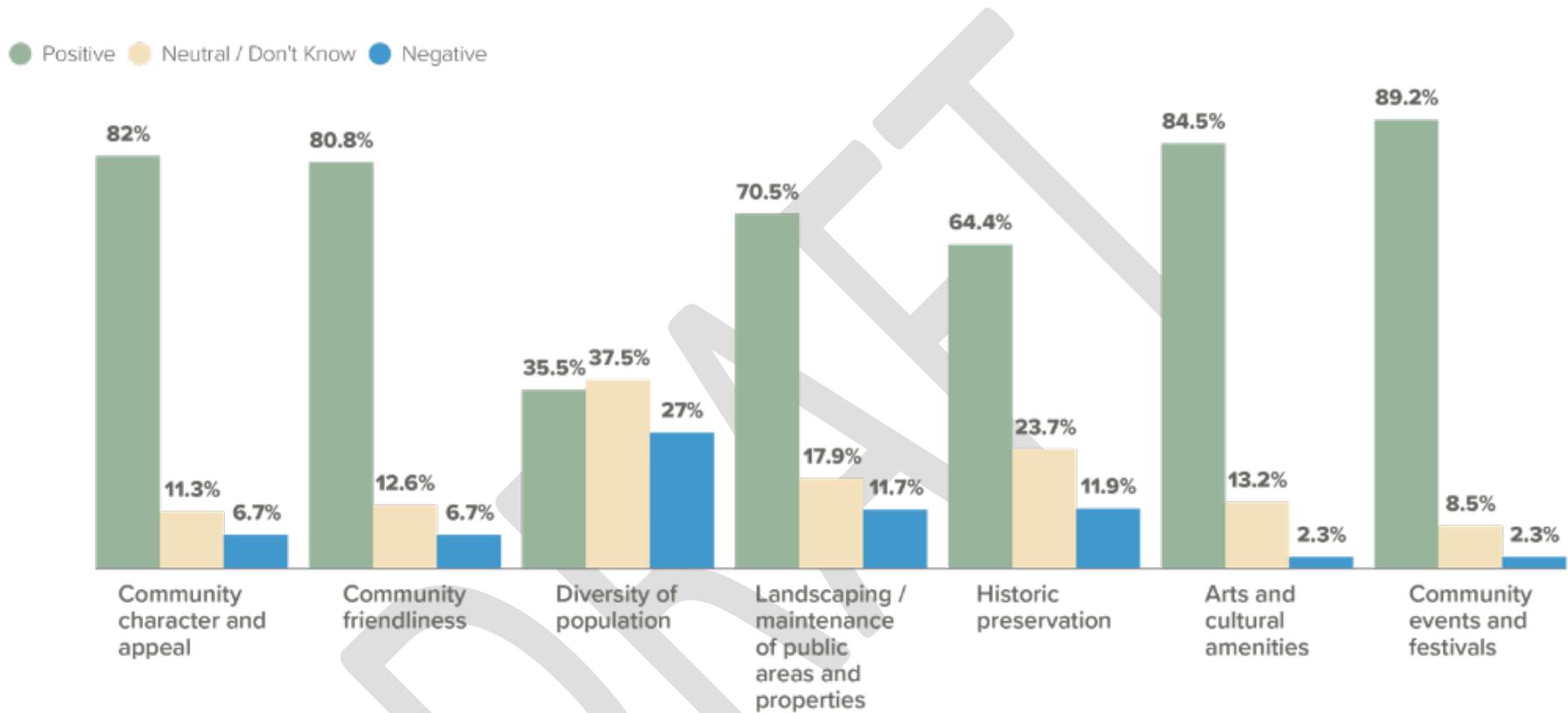


Figure 16. "Think about Glens Falls' existing image and identity. Do the following community characteristics have a positive or negative impact on the city's future?"

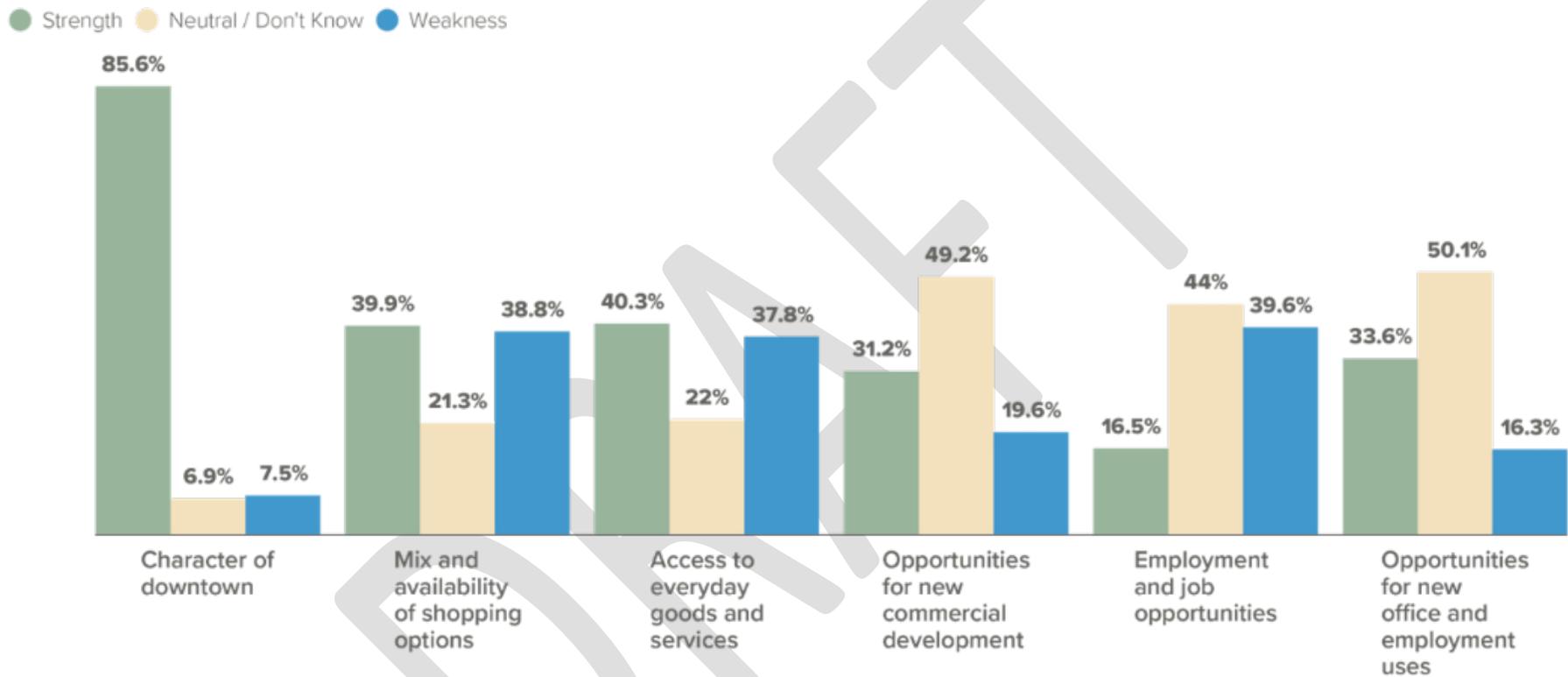


Figure 17. "Consider Glens Falls' existing commercial, retail, and industrial areas, do you think each of the following is a strength or weakness for the city?"

● Strength ● Neutral / Don't Know ● Weakness

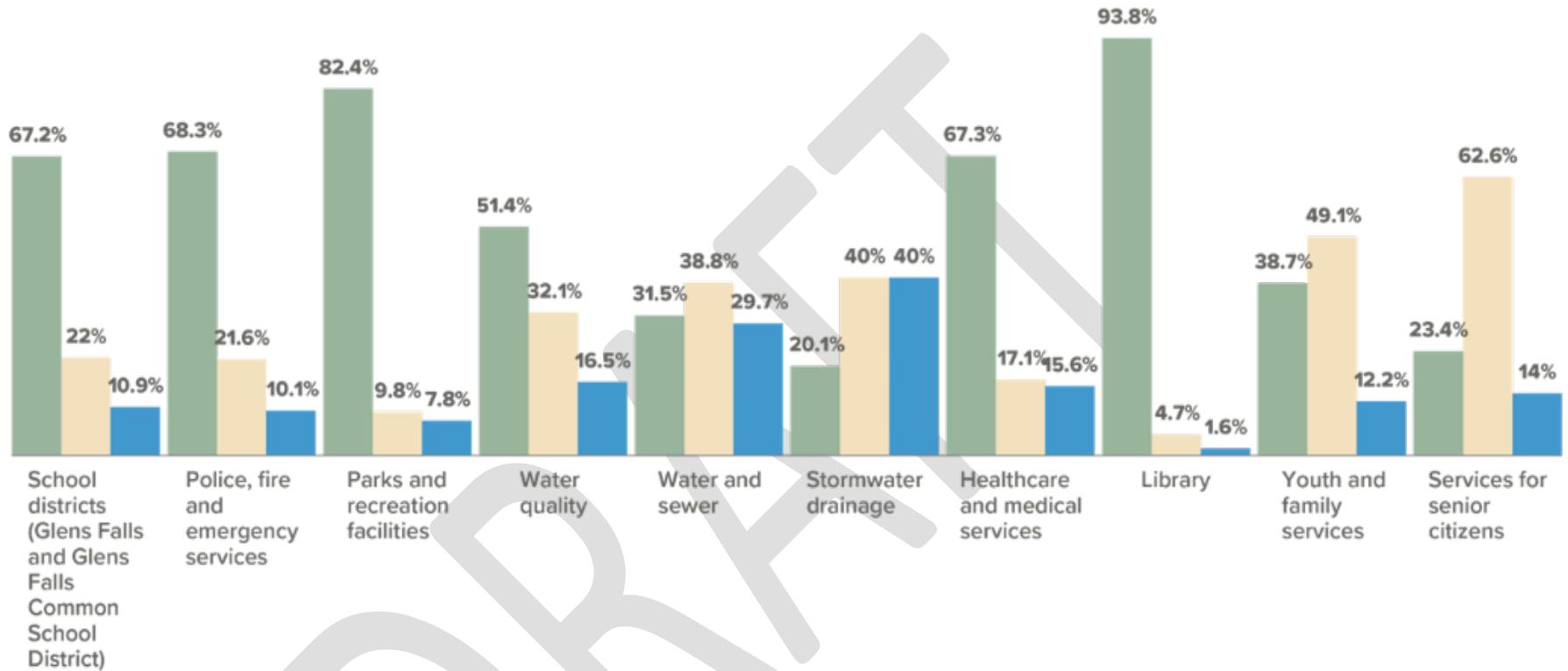


Figure 18. “Think about Glens Falls’ existing community facilities and services. Do you view the following as a strength or weakness for the city today?”

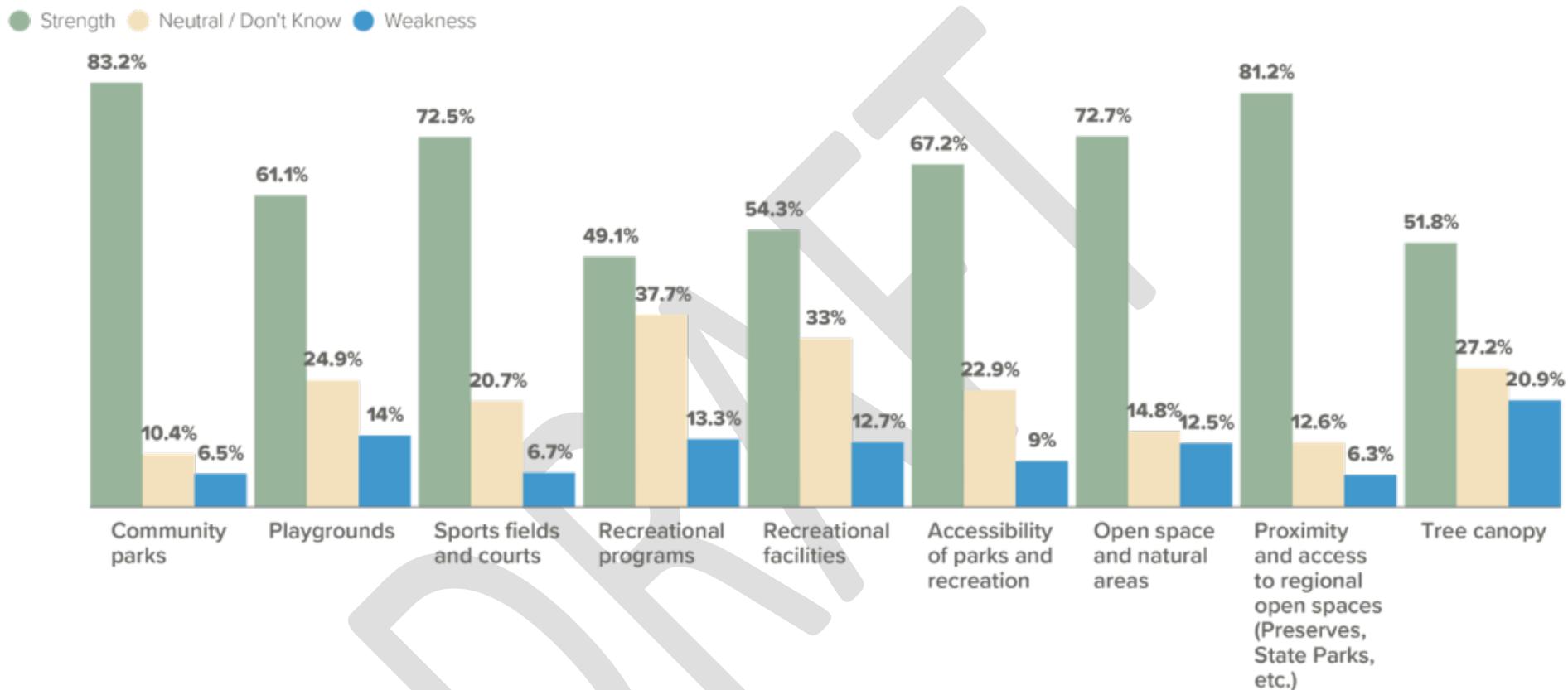


Figure 19. “Now think about Glens Falls’ parks, recreation areas, and public spaces. Do you view existing conditions for the following as a community strength, weakness, or don’t have strong feelings either way (neutral).”



Figure 20. "On a scale from 1-5, how important is environmental sustainability and resilience to you?"

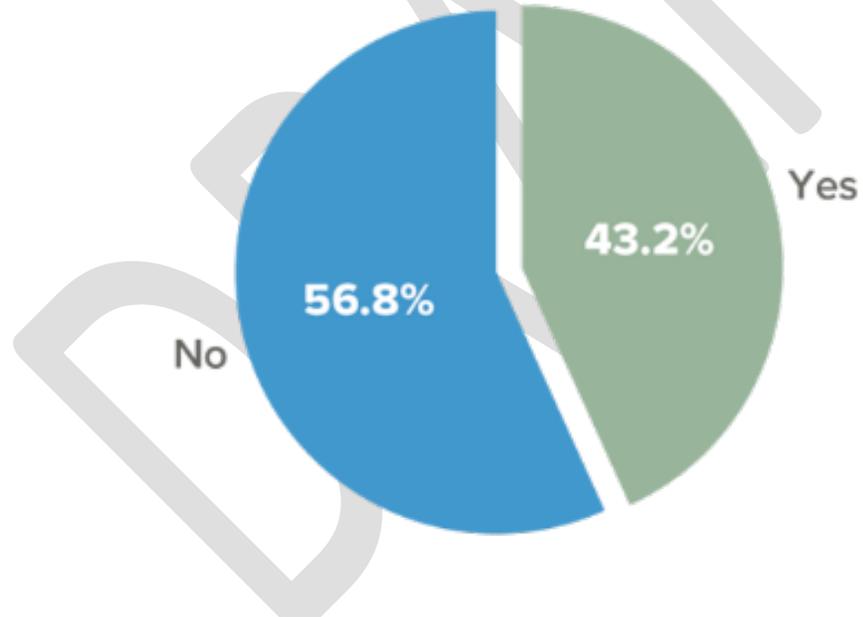


Figure 21. "Are the current parking facilities in Glens Falls adequate?"

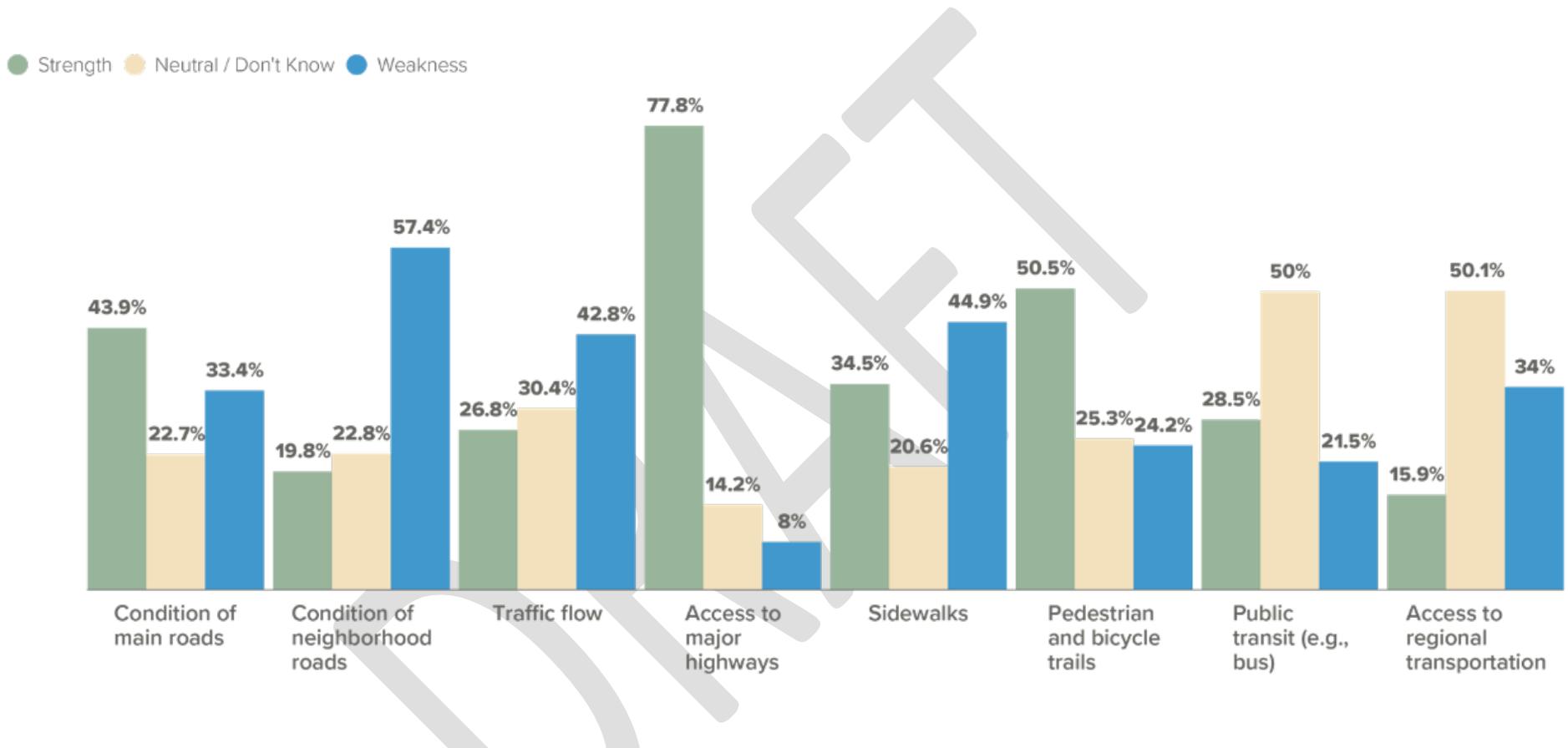


Figure 22. “Consider Glens Falls’ existing infrastructure and transportation networks, do you think each of the following is a strength or weakness for the city?”

Summary

The survey results highlight both the strengths residents value and the challenges they want addressed as Glens Falls continues to move forward. Respondents take pride in their city and its welcoming neighborhoods, cultural assets, and vibrant downtown character. Still, they also see clear needs for more affordable housing, improving safety, stronger infrastructure, and sustainable growth. Concerns about parking, mobility, and historic preservation reflect a desire to strike a balance between everyday quality of life and long-term community identity. Taken together, these findings provide a roadmap for shaping policies that respond directly to community priorities and ensure that Glens Falls continues to thrive as a livable, connected, and resilient city.

Public Workshop 1

The first Public Workshop was held at the Queensbury Hotel on April 23, 2025. Approximately 60 participants attended and contributed feedback through interactive stations, comment boards, surveys, and mapping exercises. The event invited residents to share perspectives on smart growth, housing, mobility, green infrastructure, parks and natural areas, the community vision statement, ward-level strengths and challenges, architectural design preferences, and the future land use map. This format allowed residents to engage directly with committee members, city staff, and one another, providing both quantitative feedback and qualitative insights.



Attendees were also asked how they heard about the event and which ward they are from. This information was gathered to help the city understand which communication channels are most effective in reaching residents. The most common responses were social media or word of mouth for how they heard about the event, and most people came from Ward 3.

Smart Growth Audit

The first public workshop station featured a smart growth audit that assessed how well Glens Falls has applied smart growth principles. Participants were asked to rate the application of the 15 smart growth principles as 'Good' (a green dot was assigned), 'Fair' (yellow dot), or 'Needs Improvement' (red dot). A summary of the audit results is provided in Figure 23.

Figure 23. Smart Growth Audit Results

NYS Smart Growth Principle	 Good	 Fair	 Needs Improvement
Promote mixed land uses in focus areas.	8	11	2
Create an adequate range of housing opportunities and choices.	2	8	11
Promote development and redevelopment where infrastructure is adequate and sustainable.	7	4	3
Build on traits that make a distinctive and attractive community with a strong sense of place.	7	8	1
Promote well-planned and well-placed public spaces.	2	10	4
Promote sustainable compact neighborhoods.	4	1	4
Increase mobility and circulation within jurisdictional lines and improve connectivity with areas outside jurisdictional lines.	0	5	11
Promote sustainable mass transit that reduces the local levels of greenhouse gas emission	0	11	6
Promote walkable/bikeable neighborhood designs.	3	8	13
Promote and integrate clean energy resources and related incentives.	2	2	5
Improve green infrastructure and resident's participation to this effort.	1	0	10
Increase resiliency to extreme weather events.	3	5	2
Encourage social diversity and integration.	4	7	7
Expand planning and implementation efforts across jurisdictional lines, to increase effectiveness, sustainability, and resiliency.	1	6	4
Promote community and stakeholder collaboration in planning.	5	3	10

The audit revealed clear strengths in the city’s compact downtown, its historic character, and its accessible public spaces. At the same time, participants identified areas for improvement, including expanding housing choices, enhancing pedestrian and bicycle connectivity, strengthening public transit, and modernizing stormwater and green infrastructure systems.

Mobility and Connectivity

Station 2 provided residents with an opportunity to discuss what was working and what was not in the City of Glens Falls.

Residents expressed support for a multimodal transportation system that balances cars with walking, biking, and transit. Expanding and improving bicycle infrastructure was a noted concern, suggesting the establishment of dedicated and protected bike lanes, improved signage, and connections between the Warren County Bikeway, Feeder Canal Trail, neighborhoods, and parks.



Green Infrastructure and Resilience

Residents expressed strong interest in modernizing stormwater systems and integrating green infrastructure into new development. Concerns focused on frequent street flooding, combined sewer overflows, and inadequate drainage. Beyond infrastructure, residents highlighted the need for more sustainable business practices.

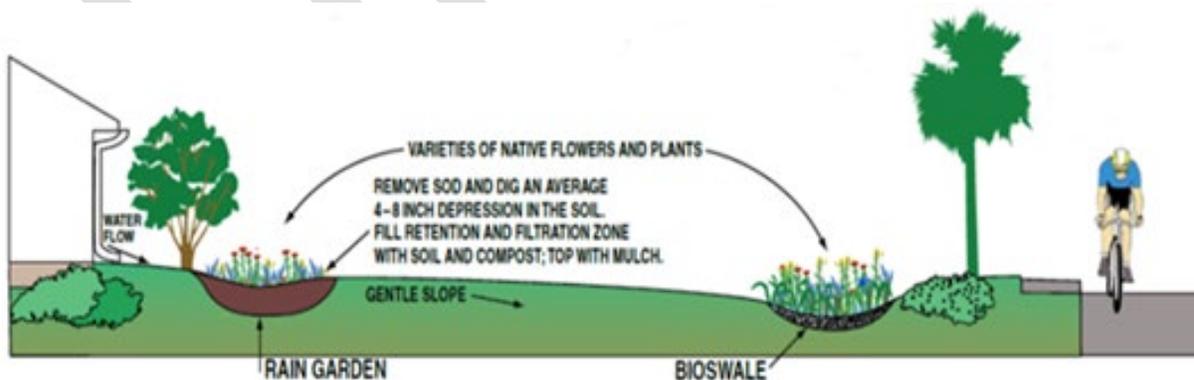


Photo credit: Sarasota County and the Sarasota Bay Estuary Program

Parks and Natural Areas

Residents consistently identified parks and green spaces as some of Glens Falls' greatest strengths. Crandall Park, Haviland's Cove, and the Feeder Canal Trail were especially valued for recreation, natural beauty, and community use. Participants also praised the city's commitment to protecting natural resources and encouraged continued investment in biodiversity and the expansion of green spaces.

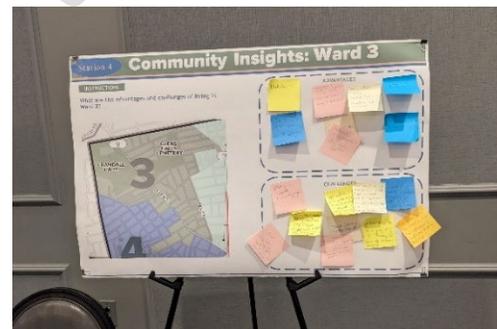


Vision

The next station at the Public Workshop presented a draft Vision Statement and invited community feedback. Overall, many participants described it as positive, inspiring, and aligned with the city's values, but others felt it was not forward-looking enough. Several comments urged the city to shift its tone and set bold, actionable goals for the future. Concerns about affordability were also raised, highlighting the need to ensure the vision addresses housing security and economic opportunity.

Wards

Participants were asked to go to the board for the ward where they live. At the board, participants were asked about the challenges and advantages of living in that ward. There were also tables set up in each ward for neighbors to discuss the advantages and challenges of living there.



Residents of Ward 1 highlighted a strong sense of community, supported by valued institutions such as Abraham Wing Elementary School and East Field, as well as nearby cultural assets like The Hyde Collection Art Museum and the Shirt Factory. These amenities were noted as important anchors contributing to neighborhood identity and civic pride.

Ward 2 residents praised the area for its walkability, access to the bike path, and proximity to schools and downtown. Residents also highlighted the value of preserved open space, such as the Crockwell Preserve area (the former Tennis and Swim Club on Sanford Street, which the city owns), and appreciated recent and ongoing sidewalk improvements.

Challenges focused on housing quality and stormwater. Absentee landlords in multi-family properties were seen as a persistent issue, contributing to deteriorating conditions and neighborhood instability. Stormwater management, particularly along lower Grant Avenue, remains problematic despite some improvements in flood mitigation during severe storms and continues to affect residents.



Ward 3 was recognized for its exceptional walkability, historic architecture, and proximity to Crandall Park, Cole's Woods, and downtown amenities. Tree-lined streets and historic homes contribute to its character, while access to community resources, such as the YMCA, was highlighted as an asset.

Concerns identified by Ward 3 residents centered on the area's infrastructure and overall livability. They noted deteriorating sidewalks, invasive or poorly managed street trees, and insufficient parking near busy destinations. Traffic speed and noise along Glen and Bay Streets, as well as the lack of separate bike infrastructure, were also cited. Calls for neighborhood playgrounds and stronger tree management reflected a desire for an improved quality of life.

Residents described Ward 4 as a safe, family-friendly, and walkable neighborhood with excellent access to schools, Crandall Park, and downtown. Many praised its strong sense of community and suitability for children's independence, allowing them to walk or bike to local destinations.

Key challenges included missing or deteriorating sidewalks, particularly along Harrison and Western Avenues, as well as unsafe traffic conditions near schools. The lack of bike connections to downtown and regional trails was another noted concern. Residents also emphasized the need for continued tree planting and improved neighborhood-level transportation safety measures, including signage, speed controls, and enhanced pedestrian facilities.

Ward 5 was praised for its natural assets, especially Haviland Cove, the new connections of the neighborhood with the Water Street walking bridge, and the Feeder Canal Trail. These resources were seen as unique strengths and opportunities for further recreational development.



Infrastructure concerns included sidewalk conditions, road conditions, and limited connectivity between neighborhoods and downtown, even with the new talking bridges and sidewalks. Environmental issues were also raised, including the need for continued cleanup of the former Niagara Mohawk site on Mohican Street and redevelopment

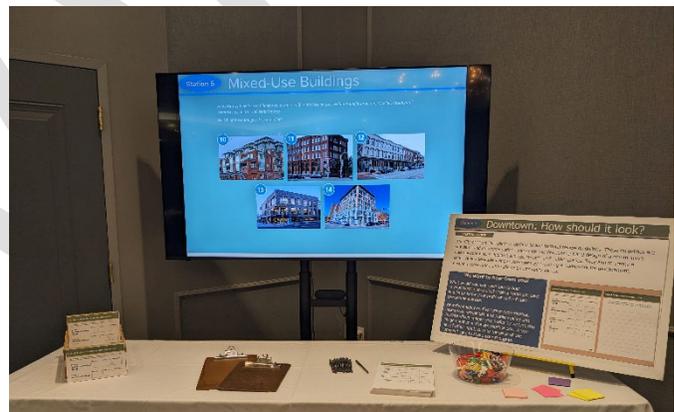


opportunities at underused properties. Residents expressed interest in more community gardens and amenities that strengthen neighborhood connections and quality of life.

City-wide Assets and Challenges

Participants were asked about city-wide Assets and Challenges. Residents consistently praised the city's walkability and compact form, noting that most destinations are within easy reach by foot or bike. A vibrant downtown with strong restaurants, retail, arts, and community events was identified as a significant draw, alongside access to nearby natural resources, including parks, trails, and the Feeder Canal.

The city's historic architecture and character were highly valued, distinguishing Glens Falls from surrounding communities and contributing to its unique identity. Residents also emphasized quality-of-life factors, describing the city as safe, friendly, affordable, and civically engaged. High-quality healthcare and education, as well as a strong arts and culture scene, were cited as additional assets. Many also expressed pride in the city's revival over the past 20 years and a shared commitment to preserving and enhancing what has been achieved.



Overall, community input reflected great pride in Glens Falls' walkability, historic identity, and cultural vitality, paired with recognition that housing, jobs, transportation, and inclusive growth will be essential to sustaining the city's long-term success.

Visual Preference Questionnaire

The Visual Preference Questionnaire asked participants to rate images of various commercial buildings, mixed-use buildings, downtown housing, and public spaces, and to describe what they thought future downtown Glens Falls development should physically look like.



Community feedback emphasized the importance of maintaining Glens Falls' historic character while thoughtfully integrating new development. Residents strongly supported preservation and architectural continuity, urging that new buildings match the scale, design, and materials of existing structures. Participants cautioned against overly modern or generic architecture, which they felt could undermine the city's unique identity.

At the same time, residents advocated for smart growth and urban design principles. Priorities included mixed-use buildings with active ground-floor uses, upper-story residential or office space, and pedestrian-oriented development built to the sidewalk. Many called for reducing or eliminating downtown parking minimums, filling surface parking lots with appropriate infill, and rethinking parking policies to better support downtown vitality.

There was also strong interest in streetscape and greenery enhancements, with residents noting that native plants, sidewalk gardens, and other green elements improve aesthetics, safety, and quality of life. Features such as balconies for multi-family housing were appreciated as details contributing to livability.



At Station 6, participants were invited to share additional ideas and priorities that may not have been captured elsewhere. Several comments emphasized the need for stronger enforcement of existing city codes, particularly around property maintenance and safety concerns.

Future Land Use

The following station was an interactive one that asked participants for their input on potential Future Land Uses. Participants placed the strongest concentration of mixed-use designations downtown and along Glen Street, reinforcing the vision of a vibrant, walkable core with commercial activity on the ground floor and housing above.



Support for multi-family housing was concentrated east and southeast of downtown, close to jobs and amenities, reflecting a community preference for higher-density residential areas near walkable destinations. By contrast, single-family housing designations were sparse and limited to areas west and south of downtown, suggesting a desire to preserve existing neighborhoods while limiting sprawl.

Summary

The first public workshop demonstrated the community's great pride in Glens Falls and its commitment to shaping a thoughtful future. Residents voiced strong support for preserving the city's historic character, enhancing walkability and connectivity, expanding housing options, and continuing investment in parks, green infrastructure, and regular infrastructure, as well as resilience. The input gathered provides a clear foundation for the Comprehensive Plan, ensuring that future policies and projects reflect the values, priorities, and aspirations of the people who live and work in Glens Falls.

Public Workshop 2

On July 30, 2025, the City of Glens Falls hosted the second Public Workshop to develop the Smart Growth Comprehensive Plan at the new Events Downtown Center (the ED), drawing more than 70 participants. The event invited residents, business owners, and stakeholders to review draft policy areas and provide feedback on recommendations covering topics such as housing, economic development, infrastructure, mobility, sustainability, and downtown revitalization. The purpose of this process was to ground the plan in community priorities — ensuring that it reflects Glens Falls' values, addresses local challenges, and builds on the city's assets. The following summary captures the key points we heard from the community and how that input has informed the plan's goals and strategies for the future.



Informational boards provided attendees with background information regarding the Glens Falls Smart Growth Comprehensive Plan. Participants circulated the room, gaining insight into the planning process that had led to this point. The first board, asking for feedback, was about the proposed Policy Area, and participants were asked to place a dot next to each Policy Area they supported.

Community feedback on the proposed policy areas for the Comprehensive Plan highlighted a strong alignment between resident priorities and the draft vision for Glens Falls. Participants expressed broad support for policies that emphasize housing, parks and recreation, historic and cultural preservation, and sustainability as key pillars of the city's future. Other recurring themes included the need for stronger communication and outreach from city departments through the city's Communications Office, continued investment in infrastructure in general, including bike lanes and pedestrian infrastructure, and recognition of healthcare as a community need tied to quality of life.

Proposed Policy Areas, Goals, and Recommendations

The next group of boards asked for specific feedback on the proposed Policy Areas, goals, and recommendations. Starting with the Built Environment (BE), participants were asked to check the box next to each recommendation; the more check marks a recommendation received, the higher its priority.

Built Environment

Community feedback on the Built Environment emphasized the need to preserve neighborhood character while supporting smart growth principles. Residents expressed strong concerns about sidewalk safety, accessibility, and maintenance, particularly for families, seniors, and people with mobility challenges. There was consistent support for updating zoning and design standards to encourage infill, rehabilitation, and redevelopment that aligns with Glens Falls' historic character. Participants also emphasized the importance of safe, walkable, and bike-friendly connections between homes, businesses, and services, while cautioning against zoning changes that occur without sufficient public education.



Housing

For the Housing Policy Area, residents emphasized the need for more diverse and affordable housing options, particularly for families, seniors, and young adults. Concerns were raised about the overproduction of one-bedroom apartments, with calls for larger units and family-oriented housing.

Economic Development

The Economic Development Policy Area feedback underscored the importance of aligning job creation with housing availability to support balanced growth. Residents valued the arts and culture as economic anchors and preferred local businesses over big-box or fast-food chains. Concerns were raised about underutilized areas, calls for the adaptive reuse of vacant properties, and the lack of downtown amenities, such as a grocery store, as well as partnerships to strengthen workforce development and support small businesses.

Infrastructure

Participants consistently emphasized that strong infrastructure is crucial for the city's future. Comments focused on the need for better sidewalk and street maintenance, improved stormwater management, and reliable utility systems. There was support for developing a Capital Improvement Plan and expanding infrastructure investments beyond downtown to ensure equitable service across all neighborhoods.

Mobility and Connection

Community members expressed support for bike and pedestrian infrastructure, including more lanes, trails, and continued updates to safe crossings, especially near schools and major intersections. Parking availability and management emerged as significant concerns, with calls for a right-sized parking plan and for overnight on-street parking. Participants also expressed a need for improved public transit facilities and enhanced regional connections. The workshop was held before CDTA announced the new bus connection to Saratoga Springs and beyond from Glens Falls.



Parks and Recreation

Community members were then asked about the Parks and Recreation Policy Area. Residents emphasized the value of play spaces, green spaces, and community amenities in supporting livability. Feedback called for more downtown playgrounds, skate parks, and dog parks, alongside better maintenance of existing facilities. Preserving open space, especially near cultural landmarks, was identified as a priority. Participants also requested expanded programming, marketing, and trash management to enhance accessibility and park usage.

Historic and Cultural Resources

Participants highlighted the city's Arts District and historic architecture as defining features of Glens Falls. Residents urged the city to provide greater support for arts organizations as both economic and cultural drivers, alongside the protection of historic properties and the adaptive

reuse of buildings where appropriate. Feedback emphasized that arts and cultural activities serve all generations, strengthening both the local economy and community identity.

Sustainability

The next board focused on the Sustainability Policy Area, with feedback reflecting strong concern about tree loss, stormwater management, and increasing climate resilience. Residents supported performance-based energy standards for new buildings and the expansion of tree planting. Participants emphasized the importance of addressing drainage issues and enhancing resilience to flooding.

Administration and Government

Community members reinforced the importance of adequate staffing, strong code enforcement, and transparent communication. Residents expressed appreciation for the staff's capacity despite its limitations. Feedback highlighted the need for a more navigable website, timely social media updates, and accessible public information, as well as zoning regulations that protect neighborhood character while supporting walkable, connected growth.

Downtown

The final Policy Area board focused on the downtown area. Residents viewed downtown as a hub of activity, supporting redevelopment of underutilized parcels, adding bike lanes, and creating more pedestrian-friendly areas. Feedback called for a policy-level shift that reduces vehicle dependence, encourages sustainable mobility, and strengthens downtown's vibrancy and character.

Visual Preference Questionnaire

A Visual Preference Questionnaire sought feedback on gateways within the city. Feedback on proposed gateway designs revealed mixed community opinions. Many residents preferred simple, small-scale signage that reflects Glens Falls' historic character, natural assets, and identity, rather than large, overbuilt, or suburban-style structures. Residents emphasized that gateways should create a genuine sense of arrival and community pride without overwhelming the city's existing architectural character.



Future Land Use

The next station included the draft Future Land Use Map (FLUM) and asked participants to mark it up with any suggested edits and where they would like to see a Gateway. Community feedback on the FLUM highlighted the importance of preserving neighborhood character while enhancing connections throughout the city. There was agreement that Pruyne's Island should transition from industrial uses to open space or mixed-use land. Overall, residents favored a land-use vision that protects the charm, supports walkability, and balances growth with preservation.



Feedback from this event helped the city and the CPC finalize the proposed Policy Areas, Goals, and Recommendations. Based on the input from the public workshop, a handful of policy areas, goals, and recommendations were modified. A comprehensive summary of Public Workshops 1 and 2 is provided in the Appendices.

Pop-up Events

To promote the Glens Falls Smart Growth Comprehensive Plan, tables were set up at popular city events, such as Adirondack Thunder hockey games, to encourage participation in the Community Survey.

Flyers and postcards were distributed to promote the Glens Falls smart growth planning process at various downtown events, including the Farmers Market, Take a Bite, and the ribbon-cutting ceremony for the Events Downtown Center.



Project Website and Social Media

The Comprehensive Planning Committee recognized that not everyone could attend the public engagement events in person. In response, a project website (www.gfcompplan.com) was created to allow those with busy schedules or limited mobility to stay informed and provide project feedback. In addition to the official project website, the City of Glens Falls made a specific effort to promote the planning process through their existing social media platforms, including the city's website and official Facebook and Instagram pages.



DRAFT

This Page Intentionally Blank

4

Section 4: Vision, Goals, & Recommendations

Section Contents:

1. Introduction
2. Vision
3. Policy Areas
4. NYS DOS Smart Growth Principles
5. Goals and Recommendations

DRAFT

This Page Intentionally Blank



Introduction

Rooted in community input (Section 3), a detailed inventory of local conditions (Section 2) and guided by New York State’s smart growth principles (Section 1), this section outlines a shared vision for the city’s long-term prosperity, livability, and resilience. From this vision, broad policy areas were identified to address the most important themes raised through the planning process. Within each policy area, goal groups define the desired outcomes that reflect community values and address current challenges. The goals establish clear priorities that reflect Glens Falls’ values: protecting its historic character, strengthening its economy, enhancing mobility and infrastructure, and ensuring a vibrant, inclusive community. These goals are supported by targeted recommendations that offer specific, actionable strategies to drive progress. This structure ensures that the plan not only expresses the community’s long-term aspirations but also provides a clear, implementable path to realize them.

Vision

The following vision statement serves as a foundation for the policy areas, goals, and recommendations that follow. It offers a clear picture of the kind of community Glens Falls aims to be and sets the tone for how the city will grow with purpose and intention. In Glens Falls, this vision has been shaped by deep public input, thoughtful dialogue, and a shared desire to preserve what makes the city special while embracing opportunities for smart, sustainable growth.

Glens Falls is a vibrant, inclusive, and welcoming community that embodies the best of "Hometown USA." A city where residents feel a deep sense of belonging, where economic growth thrives, and where affordability ensures that families and businesses can flourish. A dynamic downtown that blends cultural and commercial spaces, offers diverse dining, shopping, and recreational opportunities while maintaining its status as the cultural and economic hub of the Adirondacks. Our city is a model for sustainable development, preserving green spaces, multi-modal infrastructure, and accessibility. Glens Falls will continue to be a safe and connected community, fostering strong civic engagement, supporting local businesses, and providing opportunities for arts, culture, and wellness, enabling residents to enjoy a rich quality of life for all ages, backgrounds, and income levels. Glens Falls remains a haven where history is embraced through innovation, and where future residents can cherish for generations to come.

The residents of Glens Falls recognize the importance of striking a balance between progress and preservation. Their vision speaks of a city that values its historic charm, walkable neighborhoods, thriving arts and culture, and a strong sense of community. At the same time, it acknowledges the need to address pressing challenges, such as housing affordability, infrastructure improvements, and economic vitality, so that Glens Falls remains a place where people of all ages and backgrounds can live, work, and thrive. It is both grounded and aspirational, capturing the hopes of residents who want to see Glens Falls grow thoughtfully by enhancing its strengths, filling gaps, and making the city even more welcoming, connected, and resilient. It provides a unifying direction for decision-making and investment over the next 10–20 years.

Throughout the comprehensive planning process, residents expressed some concerns regarding areas outside the downtown core. Concerns about the patterns of low-density, suburban-style development include that they are car-centric, limit walkability, strain infrastructure, and hinder opportunities for diverse housing and mixed-use development. The dense downtown area

surrounding Centennial Circle reflects the style of development the community wants to see more of throughout the city: compact, connected, and context-sensitive. The community's vision calls for future development to follow this model more intentionally, using smart growth principles to guide land-use decisions, encourage infill and redevelopment, and ensure that new growth enhances connectivity, supports local businesses, protects natural resources, and strengthens neighborhood character.

The vision for Glens Falls was crafted through a collaborative process that combined broad community outreach with focused stakeholder input. It draws directly on the ideas and priorities gathered during the community survey, in which residents identified what they value most about the city and what they hope to see in its future. The public workshop expanded the conversation, gathering input from participants on key issues such as housing, transportation, economic development, and preservation. In addition to public feedback, the Comprehensive Plan Committee provided thoughtful guidance and helped shape the vision to reflect both community aspirations and realistic goals. Together, this input formed a clear, community-driven foundation for Glens Falls' future.

Policy Areas

The following policy areas translate the community's vision into clear themes that organize the goals and recommendations of the Smart Growth Comprehensive Plan. Each policy area reflects a priority identified through public input, data analysis, and alignment with New York State's smart growth principles. Together, they provide a framework for addressing the city's most pressing challenges while building on Glens Falls' historic character and unique strengths. By structuring the plan around these interconnected areas, the city can move forward with a coordinated approach, ensuring thoughtful, inclusive, and sustainable growth.

- ◆ **Administration & Government.** Ensure that the government serves the community's needs by supplying services that promote quality of life and economic growth.
- ◆ **Built Environment.** Encourage efficient land use while preserving the city's historic character.
- ◆ **Economic Development.** Support existing businesses and attract new ones that cater to the needs of both residents and visitors.
- ◆ **Housing.** Encourage a variety of housing options for people of all ages and income levels.
- ◆ **Infrastructure.** Ensure that adequate municipal services and infrastructure are in place to support economic growth.

- ◆ **Mobility and Connection.** Provide the necessary infrastructure to support a range of transportation options.
- ◆ **Parks and Recreation.** Protect and enhance parks and open spaces for recreation and improve existing facilities.
- ◆ **Arts, Culture, and History.** Preserve and promote the city's artistic, historic, and cultural assets.
- ◆ **Sustainability.** Promote a sustainable environment, energy efficiency, and hazard mitigation.
- ◆ **Downtown.** Make downtown Glens Falls a regionally renowned destination that serves the community and its visitors' residential, commercial, and civic needs.

NYS DOS Smart Growth Principles

Smart growth promotes land use planning principles that create livable, sustainable, and equitable communities, including:



Promote mixed land uses in focus areas.

Smart growth mixes land uses, which contributes to the creation of a vibrant community by integrating diverse activities and expanding the offerings currently available.



Create an adequate range of housing opportunities and choices.

Smart growth ensures the availability of housing for all needs and incomes. This contributes to the economic sustainability and social diversity of a community.



Promote development and redevelopment where infrastructure is adequate and sustainable.

Smart growth encourages compact neighborhood design and concentrated development around existing infrastructure. This can help reduce pressure on local budgets by reducing the need to build infrastructure for new projects.



Build on traits that make a distinctive and attractive community with a strong sense of place.

Smart growth seeks to preserve the historic, cultural, and social characteristics that so often attract new businesses and residents to a community.



Promote well-planned and well-placed public spaces.

Smart growth emphasizes the creation of accessible, functional, and attractive public spaces that serve as focal points for community interaction.



Promote sustainable compact neighborhoods.

Smart growth encourages development patterns that are compact, walkable, and efficiently designed to reduce environmental impact.



Increase mobility and circulation within jurisdictional lines and improve connectivity with areas outside jurisdictional lines.

Smart growth promotes a multimodal transportation network that enhances mobility for all users both within and beyond community boundaries.



Promote sustainable mass transit that reduces the local levels of greenhouse gas emissions.

Smart growth focuses on providing transportation choices, and specifically healthier, safer and more cost-effective choices.



Promote walkable/bikeable neighborhood designs.

Smart Growth supports the creation of neighborhoods that prioritize safe and convenient travel by foot and bicycle through the design of streets with sidewalks, crosswalks, bike lanes, and traffic-calming measures that encourage active transportation and reduce dependence on cars.



Promote and integrate clean energy resources and related incentives.

Smart growth encourages the adoption of renewable energy systems and supports policies and incentives that make clean energy more accessible and affordable.



Improve green infrastructure and residents' participation in this effort.

Smart growth promotes the use of green infrastructure to manage stormwater, reduce flooding, and enhance environmental quality that will improve community resilience and create healthier, more attractive neighborhoods.



Increase resiliency to extreme weather events.

Smart growth emphasizes planning and development practices that prepare communities to withstand and recover from extreme weather events, resilient design includes upgrading infrastructure, protecting natural buffers, and directing growth away from high-risk areas.



Encourage social diversity and integration.

Smart growth fosters inclusive communities where people of all ages, incomes, and backgrounds can live, work, and participate fully in civic life.



Expand planning and implementation efforts across jurisdictional lines to increase effectiveness, sustainability, and resiliency.

Smart growth promotes regional collaboration among neighboring municipalities, agencies, and organizations to enhance infrastructure efficiency, protect natural resources, and strengthens economic and transportation networks.



Promote community and stakeholder collaboration in planning.

Smart growth emphasizes inclusive and transparent decision-making processes that actively engage residents, businesses, and local organizations to build trust, ensure diverse perspectives are considered, and come to solutions that reflect community values and priorities.

Source: Smart Growth Checklist: A Checklist for Proposed Development Projects in Your Community

Goals and Recommendations

Policy Area: Administration and Government (AG)

Strong leadership and transparent governance are essential to advancing the community's vision for Glens Falls. This policy aims to strengthen the city's organizational capacity, enhance coordination across departments and regional partners, and foster greater public trust through open communication and inclusive engagement. By enhancing management practices, prioritizing fiscal responsibility, and encouraging active citizen participation, Glens Falls can ensure that policies and investments are implemented effectively and reflect the needs and aspirations of its residents.

The goals and recommendations for the Administration and Government Policy Area will advance the following smart growth principles.



Expand planning and implementation efforts across jurisdictional lines to increase effectiveness, sustainability, and resiliency.

Promote community and stakeholder collaboration in planning.



Goal 1: Implement the recommendations identified in the Glens Falls Smart Growth Comprehensive Plan.

Glens Falls can build on the foundation established through the Smart Growth Comprehensive Plan by coordinating implementation efforts, maintaining accountability, and ensuring that future projects align with the community's long-term vision for a sustainable, connected, and vibrant city.

RECOMMENDATION	STRATEGIES
<p>AG.1 Establish a Planning and Development Committee to oversee the implementation of the plan in cooperation with municipal officials.</p>	<ul style="list-style-type: none"> • Establish a Planning and Development Committee to oversee Comprehensive Plan implementation. • The Committee representation should include city department heads, elected officials, and community residents. • Hold biannual meetings to maintain the implementation matrix, monitor progress, prepare annual reports, and recommend plan updates or funding opportunities as needed.

Goal 2: Enhance the overall quality and efficiency of municipal services in the City of Glens Falls.

Glens Falls can strengthen the delivery of public services by improving coordination across departments, investing in staff capacity and technology, and streamlining operations to better meet the needs of residents, businesses, and visitors.

RECOMMENDATION	STRATEGIES
<p>AG.2 Increase the staff capacity of the Code Enforcement, Community Development, and Economic Development offices.</p>	<ul style="list-style-type: none"> • Conduct a staffing needs assessment to evaluate current workloads and add personnel or shared positions to strengthen grant management, business outreach, planning, code enforcement, and project coordination. • Pursue funding for additional staffing positions through the city budget and grant opportunities. • Implement cross-training programs so staff can handle overlapping responsibilities in planning, housing, code enforcement, and economic development initiatives. • Explore partnerships with regional agencies or local institutions to expand technical assistance and program capacity.
<p>AG.3 Ensure that members of boards with discretionary powers, such as the Glens Falls Planning Board, receive ongoing, required training that includes technical information to support informed and consistent decision-making.</p>	<ul style="list-style-type: none"> • Board members will complete training sessions and refresher courses as required by New York State. • Incorporate project-based case studies and visual examples into training to strengthen members' understanding of design and development impacts. • Develop a resource library and digital toolkit with guidance on design standards, architectural review, historic preservation, and planning principles. • Coordinate periodic joint workshops among the Planning Board, Zoning Board, and other discretionary boards to ensure consistent interpretation of standards.

Goal 3: Continue to enjoy and foster a high level of civic engagement.

Glens Falls can build on its strong levels of community involvement by expanding opportunities for residents to participate in local decision-making, increasing transparency, and accessibility by strengthening communication between city officials and the public.

RECOMMENDATION	STRATEGIES
<p>AG.4 Improve and broaden communication systems, including the city’s website and social media platforms, to ensure all residents have access to regular government business/processes.</p>	<ul style="list-style-type: none">• Redesign and regularly update the city’s website for clarity, accessibility, and ease of use, and maintain active, coordinated social media channels for timely information sharing.• Develop a consistent social media strategy to share news, promote community engagement, highlight city projects and events, and regular government processes, including the annual budget.• Provide staff training on digital communication tools and public engagement best practices to ensure consistent messaging across platforms.• Use newsletters, alerts, online feedback forms, and other methods to reach diverse audiences and encourage two-way communication between residents and city departments.

Policy Area: Built Environment (BE)

The built environment of Glens Falls shapes the city’s identity, daily life, and future growth. This policy focuses on preserving the community’s historic character while encouraging thoughtful reinvestment in existing neighborhoods and the downtown area. It emphasizes high-quality design, adaptive reuse of historic buildings, context-sensitive new development, and infrastructure improvements that support safe, attractive, and walkable places.

This policy area ensures that growth strengthens Glens Falls’ unique sense of place and enhances the quality of life for all residents by guiding the evolution of land, buildings, and public spaces.

The goals and recommendations for the Built Environment Policy Area will advance the following smart growth principles.



Promote mixed land uses in focus areas.



Promote development and redevelopment where infrastructure is adequate and sustainable.



Build on traits that make a distinctive and attractive community with a strong sense of place.



Promote well-planned and well-placed public spaces.



Promote sustainable compact neighborhoods.



Newly renovated South Street

Goal 1: Encourage the most desirable and efficient use of land while enhancing the physical and economic environment of the City of Glens Falls.

Glens Falls can guide future growth through thoughtful land use planning that supports compact development, protects community character, and strengthens the local economy.

RECOMMENDATION	STRATEGIES
<p>BE.1 Review and update city code using innovative approaches, such as form-based code, to ensure that zoning and building codes support recommendations identified in this Plan.</p>	<ul style="list-style-type: none"> • Conduct a comprehensive review of zoning and building codes to ensure they align with the goals and recommendations of this Plan. • Explore adoption of form-based or hybrid codes to better align development standards with desired community character and design goals. • Engage residents, business owners, and developers in the code revision process through workshops and public meetings.
<p>BE.2 Develop Design Guidelines and Standards to strengthen Architectural Review Regulations.</p>	<ul style="list-style-type: none"> • Evaluate the need to revise the existing Architectural Review process. • If necessary, create clear and illustrated design guidelines addressing building form, materials, signage, landscaping, and compatibility with historic character. • Involve community stakeholders in drafting and reviewing the guidelines to ensure local relevance and support. • Integrate the guidelines into the city's Architectural Review Regulations to provide consistent criteria for project evaluation. • Offer training sessions for board members and applicants to ensure consistent interpretation and application of the standards.

RECOMMENDATION	STRATEGIES
<p>BE.3 Support infill, rehabilitation, and redevelopment through smart growth policies that support higher-density development and open space preservation.</p>	<ul style="list-style-type: none"> • Glens Falls will continue to apply smart growth principles by promoting infill development, efficient infrastructure use, and vibrant mixed-use neighborhoods. • The city can foster sustainable growth that strengthens its identity and long-term resilience. • Identify priority infill and redevelopment sites within areas already served by infrastructure to maximize land efficiency. • Update zoning and design standards to encourage compact, mixed-use, and higher-density development consistent with smart growth principles. • Provide incentives or streamlined permitting for projects that reuse existing buildings or redevelop underutilized properties. • Preserve open space and natural resources by directing growth toward established neighborhoods and downtown areas.
<p>BE.4 Encourage development where residents can easily and safely walk or bike from their homes to various businesses and services.</p>	<ul style="list-style-type: none"> • Promote land use and site design patterns that make it easy and safe for residents to walk or bike from their homes to shops, services, parks, and jobs. • Expand pedestrian and bicycle infrastructure to link neighborhoods and wards with key destinations. • Update zoning and site design standards to require pedestrian-friendly layouts, bike parking, and safe street crossings.



Policy Area: Economic Development (ED)

A resilient and diverse economy is key to sustaining Glens Falls’ vitality and quality of life. This policy area focuses on strengthening the city’s economy, supporting local businesses, fostering entrepreneurship, encouraging innovation, and attracting new investment.

If long-range planning is conducted holistically and driven by sustainable land use practices. Economic development will be an outcome of all the policy areas, goals, and recommendations outlined in this comprehensive plan. By promoting workforce development, expanding arts and culture opportunities, and aligning land use with economic goals, Glens Falls can leverage its unique assets to create a balanced economy that benefits residents, employers, and visitors alike.

The goals and recommendations for the Economic Development Policy Area will advance the following smart growth principles.



Promote mixed land uses in focus areas.



Create an adequate range of housing opportunities and choices.



Promote development and redevelopment where infrastructure is adequate and sustainable.



Build on traits that make a distinctive and attractive community with a strong sense of place.



Promote well-planned and well-placed public spaces



Promote sustainable compact neighborhoods



Increase mobility and circulation within jurisdictional lines and improve connectivity with areas outside jurisdictional lines.



Promote sustainable mass transit that reduces the local levels of greenhouse gas emissions.



Promote walkable/bikeable neighborhood designs



Promote and integrate clean energy resources and related incentives.



Improve green infrastructure and residents' participation in this effort



Increase resiliency to extreme weather events.



Encourage social diversity and integration.



Expand planning and implementation efforts across jurisdictional lines to increase effectiveness, sustainability, and resiliency.



Promote community and stakeholder collaboration in planning.

Goal 1: Implement programs and recommendations that support existing businesses' vitality, retention, and expansion, and attract new businesses to the City of Glens Falls.

Glens Falls can strengthen its economic base by investing in programs that help local businesses grow while creating conditions that attract new investment. Through strategic partnerships, workforce development, and targeted marketing, the city can strengthen its position as a regional hub for commerce, innovation, and entrepreneurship.

RECOMMENDATION	STRATEGIES
<p>ED.1 Focus on attracting and retaining key industries such as Healthcare & Social Services, Light Manufacturing/Advanced Manufacturing, Technology, Retail, Arts, Entertainment, and Accommodation & Food Services (including sports tourism) as economic drivers of Glens Falls' economy.</p>	<ul style="list-style-type: none"> • Work with regional economic development agencies, hospitals, and local colleges to align workforce training programs with industry needs in the key industries • Identify and market available sites and buildings suitable for adaptive reuse to attract businesses in key industries. • Provide incentives, technical assistance, and streamlined permitting for local business expansion and entrepreneurship in key industries.
<p>ED.2 Create a business resource page on the City of Glens Falls website with links to business assistance resources to help local businesses navigate city regulations.</p>	<ul style="list-style-type: none"> • Collaborate with local and regional partners to compile business assistance resources, including financing, permitting, and workforce programs. • Design a clear, user-friendly business resource page on the city's website dedicated to streamlining business operations in the city and with links to business resources.

RECOMMENDATION	STRATEGIES
<p>ED.3 Continue collaborating with regional partners, including the Warren County Economic Development Corporation (WCEDC), Adirondack Regional Chamber of Commerce (ARCC), and SUNY Adirondack (SUNY ADK) to support coordinated business recruitment, retention, small business assistance, and workforce development initiatives.</p>	<ul style="list-style-type: none"> • Hold regular coordination meetings with the EDC, ARCC, and SUNY ADK to align business recruitment and retention priorities and share data on workforce needs and available sites. • Collaborate with SUNY ADK to expand workforce training, internship, and apprenticeship programs tailored to local industry sectors. • Work with the EDC and ARCC to develop joint marketing materials and host small business workshops focused on funding, entrepreneurship, and regulatory guidance.



SUNY Adirondack Culinary Center

Goal 2: Continue revitalizing abandoned, vacant, and brownfield sites to support economic growth.

Through strategic public–private partnerships, site preparation, and targeted investment, Glens Falls can continue to strengthen its economy by redeveloping vacant and underused properties into productive commercial, residential, and mixed-use spaces.

RECOMMENDATION	STRATEGIES
<p>ED.4 Secure funding assistance from the NYS Brownfield Opportunity Areas (BOA) program, federal EPA, and other organizations (e.g., NYSDEC) to identify and assess brownfields in Glens Falls and develop strategies for redevelopment and remediation.</p>	<ul style="list-style-type: none"> • Use funds from the NYS BOA Program, USEPA Brownfields Grants, and NYSDEC to identify, inventory, and assess brownfield sites within the city. • Develop a prioritized list of brownfield sites with redevelopment potential and market them to private developers and investors. • Coordinate with state and federal agencies to leverage additional funding and technical assistance for cleanup and adaptive reuse projects.
<p>ED.5 Develop an ‘action-oriented’ marketing plan and annual budget to develop abandoned, vacant, and brownfield properties.</p>	<ul style="list-style-type: none"> • Establish an annual budget to fund marketing materials, site readiness studies, and developer outreach events. • Work with the Warren County Economic Development Corporation (EDC), Adirondack Regional Chamber of Commerce (ARCC), and real estate professionals to promote vacant, abandoned, and brownfield sites through regional and state networks. • Track redevelopment outcomes annually to evaluate the effectiveness of marketing efforts and adjust strategies as needed.

Goal 3: Capitalize on the Hudson River and other natural, cultural, and recreational assets to drive economic opportunity.

Glens Falls has several natural assets and cultural destinations that attract visitors, residents, and businesses. By enhancing public access, supporting riverfront development, and promoting arts and recreation, the city can strengthen its identity as a vibrant regional destination rooted in natural beauty and cultural vitality.

RECOMMENDATION	STRATEGIES
<p>ED.6 Continue to implement the recommendations of the 2008 Hudson River and Champlain Feeder Canal Regional Waterfront Plan and the 2020 Upper Hudson River Watershed Revitalization Plan.</p>	<ul style="list-style-type: none"> Review existing waterfront revitalization plans and prioritize projects for implementation.
<p>ED.7 Secure funding and prepare a NYSDOS Local Waterfront Revitalization Program (LWRP) to increase connections and public access to the Hudson River and support waterfront-related economic development, including tourism and small business growth.</p>	<ul style="list-style-type: none"> The LWRP should build off the 2008 Hudson River and Champlain Feeder Canal Regional Waterfront Plan and the 2020 Upper Hudson River Watershed Revitalization Plan. Conduct public outreach and stakeholder workshops to identify priority sites for improved river access, recreation, and economic opportunities. Develop design concepts and implementation strategies for waterfront trails, parks, and mixed-use development that enhance tourism and small business activity. Coordinate with regional partners and agencies to align LWRP projects with the vision and goals of this plan.

RECOMMENDATION	STRATEGIES
<p>ED.8 Review, update if necessary, and implement the 2013 Redevelopment and Connection Plan Recommendations for Pruyn’s Island.</p>	<ul style="list-style-type: none"> • Engage property owners, businesses, and stakeholders on Pruyn’s Island to refine redevelopment priorities and connectivity improvements. • Update design concepts, infrastructure needs, and zoning recommendations to reflect current market and environmental conditions. • Pursue funding and partnerships to implement priority projects that enhance access, redevelopment potential, and waterfront connectivity.
<p>ED.9 Continue to implement improvements to Haviland’s Cove.</p>	<ul style="list-style-type: none"> • Advance planned improvements to Haviland’s Cove, including park amenities, signage, landscaping, and waterfront access enhancements. • Seek grant funding to support continued upgrades to recreational facilities, trails, and public infrastructure. • Collaborate with community groups and local organizations to maintain the park and promote year-round use. • Incorporate sustainability and flood-resilient design elements into all future improvement projects.
<p>ED.10 Design and install wayfinding and directional signage to the Hudson River.</p>	<ul style="list-style-type: none"> • Design a cohesive wayfinding system that connects downtown and the wards to Hudson River access points. • Install directional signage at key intersections, parks, and trailheads to guide residents and visitors to waterfront destinations. • Incorporate branding and design elements that reflect Glens Falls’ identity and waterfront character. • Coordinate with NYSDOT, Warren County, and local partners to ensure signage consistency, visibility, and ADA compliance.

RECOMMENDATION	STRATEGIES
<p>ED.11 Improve access points to the Glens Falls Feeder Canal Trail from downtown.</p>	<ul style="list-style-type: none"> • Identify and prioritize key downtown intersections and corridors that can provide direct pedestrian and bike connections to the Feeder Canal Trail. • Improve sidewalks, crosswalks, and signage along access routes to enhance safety and visibility for trail users. • Add amenities such as bike racks and lighting to strengthen connections between downtown destinations and the trail network. • Collaborate with Warren County, the Feeder Canal Alliance, and nearby property owners to secure easements or rights-of-way for new or improved access points.

Goal 4: Establish the City of Glens Falls as a destination for arts and culture.

Glens Falls can build on its thriving arts community by supporting local artists, cultural institutions, and creative programming. By investing in public art, expanding cultural events, and promoting the city's arts district, Glens Falls can strengthen its reputation as a regional hub for creativity, tourism, and community engagement.

RECOMMENDATION	STRATEGIES
<p>ED.12 Collaborate with existing organizations like LARAC to grow the arts in the City of Glens Falls, including programming and renovating existing assets.</p>	<ul style="list-style-type: none"> • Collaborate with LARAC and other local and regional arts organizations to expand signature arts events, such as the June and Winter Arts Festival and summer exhibitions, by adding new programming like artist residencies, workshops, and public art initiatives. • Pursue funding and partnerships to restore and enhance key cultural assets, such as galleries, theaters, and creative spaces. • Develop shared marketing and event calendars to promote Glens Falls as a regional arts destination. • Encourage adaptive reuse of underutilized buildings for artist studios, performance venues, or cultural incubators.

Goal 5: Maintain and enhance regional cooperation relationships for tourism development.

Glens Falls can strengthen its position within the regional tourism network by collaborating with Warren County Tourism, the Adirondack Regional Chamber of Commerce, and I LOVE NY. By coordinating marketing efforts, sharing resources, and promoting regional attractions, the city can expand its visitor base and support sustainable tourism-driven economic growth.

RECOMMENDATION	STRATEGIES
<p>ED.13 Maintain and enhance regional cooperation relationships, including but not limited to Warren County Tourism and I Love NY for Tourism.</p>	<ul style="list-style-type: none"> • Collaborate on coordinated marketing campaigns, shared event calendars, and cross-promotional materials highlighting all things to do in Glens Falls. • Participate in regional tourism initiatives and grant programs to expand visibility and attract new visitors. • Support joint data collection and performance tracking to measure the economic impact of tourism and adjust strategies accordingly.

Policy Area: Housing (H)



A strong and diverse housing stock is essential to sustaining Glens Falls’ vitality and livability. Smart growth housing policy aims to ensure that residents at all stages of life and across various income levels have access to safe, quality, and affordable homes that support young professionals, families, seniors, and individuals with special housing needs. This policy area will work to preserve the affordability and character of existing homes, expand opportunities for new

housing in walkable neighborhoods close to jobs and services, and foster a mix of housing types that reflect community needs. Glens Falls can attract and retain residents, strengthen neighborhoods, and support a more inclusive and resilient community by achieving greater affordability, choice, and stability.



The goals and recommendations for the Housing Policy Area will advance the following smart growth principles.



Promote mixed land uses in focus areas.



Create an adequate range of housing opportunities and choices.



Promote development and redevelopment where infrastructure is adequate and sustainable.



Build on traits that make a distinctive and attractive community with a strong sense of place.



Promote sustainable compact neighborhoods.



Promote walkable/bikeable neighborhood designs.

Goal 1: Increase the variety and affordability of housing choices for all ages, abilities, and incomes.

Diverse housing options attract homebuyers, businesses, and investors while supporting existing residents who want to downsize or grow their families. Denser and mixed-use housing will encourage walkability and engagement with local businesses in Glens Falls. By aligning zoning, incentives, and partnerships with community needs, the city can ensure that residents of all backgrounds have access to safe, quality housing.

RECOMMENDATION	STRATEGIES
<p>H.1 Review and update zoning to address housing trends.</p>	<ul style="list-style-type: none"> • The zoning code currently constrains the ability of developers to construct mixed-use projects and other housing types in growing demand. A comprehensive review and code update could address aspects of the current zoning code that prevent people from accessing the types of housing they need. • Allow a broader mix of housing types with clear form and design standards. • Modernize dimensional and parking requirements to enable infill and adaptive reuse.
<p>H.2 Continue to market the existing housing programs available within the city, such as Community Development Block Grant (CDBG), Access to HOME grant, Housing rehabilitation grants and loans, and ADK Gateway Homeownership Program.</p>	<ul style="list-style-type: none"> • Regularly promote city housing assistance programs through the website, social media, and community partners to increase public awareness. • Coordinate with lenders, Realtors, and nonprofit housing organizations to share program information with eligible residents. • Track participation and outcomes to measure program effectiveness and identify opportunities for expanded outreach.

<p>H.3 Support the development of a variety of housing opportunities to accommodate the needs of seniors, young families, caretakers, and the local workforce.</p>	<ul style="list-style-type: none"> • Identify underutilized parcels and opportunity sites suitable for diverse housing types, including senior living, workforce housing, and family-oriented developments. • Coordinate with developers, housing authorities, and nonprofits to pursue grants and incentives that support mixed-income and age-inclusive housing projects. • Encourage adaptive reuse of vacant or historic buildings to create new housing options that maintain community character.
<p>H.4 Continue to maintain an up-to-date housing conditions report and inventory and seek out funding opportunities to rehabilitate blighted properties.</p>	<ul style="list-style-type: none"> • Use the inventory to identify blighted or vacant properties eligible for rehabilitation or redevelopment assistance. • Pursue state and federal funding sources, such as CDBG or HOME programs, to support housing rehabilitation and code compliance improvements.
<p>H.5 Continue to provide housing programs that provide technical and financial assistance to support a variety of housing opportunities that are accessible to all.</p>	<ul style="list-style-type: none"> • Continue to secure public homeownership and housing rehabilitation program grant funds. • Publicize program availability through the city’s website, community partners, and real estate networks to increase participation and neighborhood reinvestment.

Policy Area: Infrastructure (I)

High-quality, reliable infrastructure is the foundation of a strong and sustainable city. The Infrastructure Policy Area aims to support and encourage the maintenance and modernization of Glens Falls' core systems — such as water, sewer, stormwater, energy, and broadband — to meet current demands and adapt to future growth. This policy area will work to explore funding for projects already identified, improve efficiency, reduce environmental impacts, and ensure equitable access to essential services across all neighborhoods. By achieving well-maintained, resilient, and forward-looking infrastructure, Glens Falls can support economic development, protect public health and the environment, and enhance quality of life for residents and businesses.

The goals and recommendations for the Infrastructure Policy Area will advance the following smart growth principles.



Promote development and redevelopment where infrastructure is adequate and sustainable.



Promote and integrate clean energy resources and related incentives.



Improve green infrastructure and residents' participation in this effort.



Increase resiliency to extreme weather events.



Expand planning and implementation efforts across jurisdictional lines to increase effectiveness, sustainability, and resiliency.

Goal 1: Ensure adequate municipal services and infrastructure (water, sewer, utilities, energy, telecommunication, etc.) are in place to support economic growth in the City of Glens Falls.

Through proactive investment, coordination with utility providers, and long-range planning, the city can support new development, enhance service reliability, and ensure that infrastructure keeps pace with future economic and community needs.

RECOMMENDATION	STRATEGIES
<p>I.1 Develop a Capital Improvement Plan to guide strategic investment in public infrastructure, facilities, and equipment.</p>	<ul style="list-style-type: none"> • Develop and maintain a comprehensive, digital asset inventory of infrastructure project needs and priorities. • Currently, the city has multiple project lists (paper documents, spreadsheets, old GIS format databases) that need to be combined into one accessible, searchable GIS database. • Use GIS database to compile all identified infrastructure needs into a structured CIP. • Prioritize projects based on safety, regulatory compliance, community impact, and available funding opportunities. • Establish a multi-year funding and implementation schedule that aligns with grant cycles and the city's annual budgeting process. • Review and update the CIP annually to track progress, adjust priorities, and integrate new infrastructure needs or opportunities and funding for significant public infrastructure, facilities, and equipment investments. •

RECOMMENDATION	STRATEGIES
<p>I.2 Develop a Water and Sewer Infrastructure and Facilities Plan to guide the development, maintenance, and funding of the city's physical assets and services.</p>	<ul style="list-style-type: none"> • The Infrastructure and Facilities Plan should include a thorough analysis of existing infrastructure and facilities, outline specific strategies and policies for land use, new construction, upgrades, and maintenance, and secure funding for implementation. • Improve recordkeeping through GIS-based mapping to track infrastructure condition, maintenance schedules, and asset locations. • Continue to pursue state and federal funding (e.g., EFC, NYSDEC Water Quality Improvement Program) to support infrastructure upgrades.
<p>I.3 Continue to maintain and improve the city's pedestrian facilities geodatabase to manage conditions of roads, sidewalks, and curbs.</p>	<ul style="list-style-type: none"> • Maintain and regularly update the city's pedestrian facilities geodatabase to track the condition of sidewalks, curbs, and roadway segments. • Incorporate field survey data, inspection reports, and completed project updates into the GIS system to ensure accurate, real-time records. • Use geospatial analysis to prioritize maintenance and improvement projects based on accessibility, safety, and connectivity. • Coordinate GIS data with capital planning and grant applications to support funding for sidewalk and streetscape upgrades.

RECOMMENDATION	STRATEGIES
<p>I.4 Develop and implement a master streetscape improvement plan that prioritizes pedestrian and bicycle safety, accessibility, and visual appeal.</p>	<ul style="list-style-type: none"> • Identify priority corridors for pedestrian, bicycle, and accessibility enhancements. • Identify and address gaps in consistent bicycle and pedestrian infrastructure to connect the neighborhoods • Use the plan to coordinate investments in street trees, landscaping, lighting, signage, and street furniture to enhance visual appeal. • Phase implementation based on safety needs, connectivity, and redevelopment opportunities, and align with capital improvement funding. • Continue to collaborate with the Town of Queensbury on shared infrastructure needs, including bicycle and pedestrian access.

Policy Area: Mobility and Connection (MC)



A safe, accessible, and well-connected transportation system is essential to the health, vitality, and economic competitiveness of Glens Falls. The Mobility and Connection Policy Area focuses on creating a multimodal network that balances the needs of drivers, pedestrians, bicyclists, and transit users while improving regional connections. By investing in Complete Streets (with the support of the city’s Complete Streets Advisory Board), enhancing public transit options, and strengthening pedestrian and bicycle infrastructure, Glens Falls can improve safety, expand mobility choices, and reduce reliance on single-occupancy vehicles. This policy area also emphasizes connectivity between neighborhoods, downtown, parks, and regional destinations, ensuring that residents and visitors can move around the city easily and affordably. Glens Falls will promote equity, support

economic growth, improve public health, and create a more sustainable, people-friendly community through these efforts.

The goals and recommendations for the Mobility and Connection Policy Area will advance the following smart growth principles.



Build on traits that make a distinctive and attractive community with a strong sense of place.



Promote sustainable compact neighborhoods.



Promote walkable/bikeable neighborhood designs.



Promote and integrate clean energy resources and related incentives.



Improve green infrastructure and residents' participation in this effort.

Goal 1: Encourage alternative modes of transportation to enable access to commercial, cultural, and recreational areas.

Upgrading infrastructure is essential to make walking, biking, and transit more practical while ensuring a safe, accessible, and connected transportation system for everyone who lives and works in Glens Falls.

RECOMMENDATION	STRATEGIES
<p>MC.1 Continue to incorporate the adopted Complete Streets Policy (2023) in all public and private projects.</p>	<ul style="list-style-type: none"> • Collaborate with the Complete Streets Advisory Board to ensure the 2023 Complete Streets Policy is applied consistently in all public infrastructure and private development projects. • Integrate Complete Streets design principles into planning review processes. • Provide training for city staff and Board members on implementing Complete Streets standards. • Evaluate projects post-construction to assess effectiveness and identify opportunities for continuous improvement.

<p>MC.2 Implement the bicycle and pedestrian enhancements/amenities outlined in the Adirondack/Glens Falls Transportation Council (A/GFTC) Regional Bike Plan (2021) to improve connections that link wards, parks, and other destinations to downtown.</p>	<ul style="list-style-type: none"> • Identify key corridors and neighborhood routes where improved pedestrian and bicycle connections can better link wards, parks, schools, and downtown. • Add new crosswalks, bike lanes, shared-use paths, and wayfinding signage to strengthen connectivity and safety across the city. • Coordinate with the Complete Streets Advisory Board and local organizations to prioritize enhancements that close network gaps and serve high-demand areas. • Pursue grant funding and partnerships to implement amenities such as benches, lighting, bike racks, and shade structures along priority routes.
<p>MC.3 Support development of a multimodal mobility hub that integrates public transit, shared mobility services, pedestrian and bicycle infrastructure, and real-time information systems.</p>	<ul style="list-style-type: none"> • Identify and evaluate potential locations for a multimodal mobility hub through a transparent process that uses community and stakeholder input. • Pursue funding through state and federal transportation programs to support hub design, construction, and long-term operations. • Coordinate with CDTA, Warren County, and regional partners to integrate transit service, shared mobility options, and wayfinding systems. Incorporate amenities such as sheltered waiting areas, bike storage, EV charging stations, service kiosks, and real-time travel information displays.

Goal 2: Improve parking and transportation circulation in the City of Glens Falls.

Enhancing parking management and traffic flow is key to supporting downtown vitality and overall mobility. By optimizing parking resources, improving wayfinding, and addressing congestion at key intersections, Glens Falls can create a more efficient and user-friendly transportation system that supports residents, businesses, and visitors alike.

RECOMMENDATION	STRATEGIES
<p>MC.4 Develop a right-sized parking plan that aligns supply with current and future demand, supports walkability, and encourages efficient land use.</p>	<ul style="list-style-type: none"> • A "right-sized parking plan" refers to strategically managing parking supply to balance it with actual demand, rather than relying on excessive, often mandated, parking minimums. This approach aims to reduce oversupply, which can lead to increased housing costs, reduced land available for other uses, and negative environmental impacts. • Glens Falls will prepare a plan that balances supply with both current and projected demand while supporting broader community goals of walkability, sustainability, and efficient land use. • The plan will analyze existing conditions and future needs to identify opportunities to optimize parking resources, reduce unnecessary excess capacity, and ensure convenient access where it is most needed.
<p>MC.5 Enhance bicycle and pedestrian connectivity between neighborhoods, commercial centers, and recreational amenities through consistent infrastructure, signage, and wayfinding in accordance with standards.</p>	<ul style="list-style-type: none"> • Develop a citywide wayfinding and signage plan to create consistent, clear navigation for pedestrians and cyclists. • Install branded directional and distance signage at key intersections, trails, and gateways that comply with MUTCD and ADA standards. • Connect signage efforts with the Complete Streets and trail network plans to ensure cohesive routes linking major destinations. • Work with community organizations and regional agencies to fund, design, and maintain signage systems that enhance visibility and connectivity.

RECOMMENDATION	STRATEGIES
<p>MC.6 Continue to work towards connecting the Feeder Canal Trail with the Warren County Bikeway.</p>	<ul style="list-style-type: none"> • Coordinate with Warren County, the Feeder Canal Alliance, and regional partners to identify feasible alignments and design options connecting the Feeder Canal Trail with the Warren County Bikeway. • Pursue funding for planning, engineering, and construction through state and federal active transportation programs. • Address right-of-way, safety, and signage needs to ensure a seamless and accessible connection for cyclists and pedestrians.
<p>MC.7 Implement recommendations of the AGFTC Glens Falls Middle and High School Circulation Study to work with the schools to enhance bicycle and pedestrian safety around the schools.</p>	<ul style="list-style-type: none"> • Continue to partner with the local schools and AGFTC to identify priority areas for improving pedestrian and bicycle access, safety, and implement recommended improvements around schools. • Expand education and outreach programs that promote safe walking and biking for students, parents, and drivers. • Coordinate with law enforcement to ensure consistent enforcement of speed limits and traffic safety during school hours.
<p>MC.8 Collaborate with civic organizations, not-for-profits, volunteer organizations, and other municipalities to design and implement gateway enhancements along the main streets coming into the City of Glens Falls.</p>	<ul style="list-style-type: none"> • Develop consistent design themes that reflect Glens Falls’ historic character and brand identity through coordinated landscaping, signage, lighting, and public art. • Pursue grant funding and sponsorships to support design, construction, and long-term maintenance of gateway features. • Prioritize locations at major intersections and entry points to create a welcoming, visually cohesive arrival experience for residents and visitors.

Policy Area: Parks and Recreation (PR)

High-quality parks, open spaces, and recreational facilities are essential to Glens Falls' health, vibrancy, and overall quality of life. The Parks and Recreation Policy Area focuses on maintaining and enhancing the city's diverse network of parks, trails, and recreational amenities to keep them accessible, inclusive, and resilient.



Investments will prioritize equitable access across all neighborhoods, ensuring that residents of all ages and abilities can enjoy safe, welcoming, and engaging public spaces.

This policy area also emphasizes connections between parks, schools, downtown, and regional trail systems to strengthen community ties and encourage active lifestyles. By fostering outdoor recreation, cultural activities, and opportunities for environmental stewardship, Glens Falls can improve public health, attract visitors, support economic vitality, and celebrate the city's unique natural and cultural assets.

The goals and recommendations for the Parks and Recreation Policy Area will advance the following smart growth principles.



Promote sustainable compact neighborhoods.



Promote walkable/bikeable neighborhood designs.



Promote and integrate clean energy resources and related incentives.



Improve green infrastructure and residents' participation to this effort.



Increase resiliency to extreme weather events.



Promote community and stakeholder collaboration in planning.

Goal 1: Create, preserve, and maintain exceptional public spaces and amenities that enliven the public realm and enrich the city’s character and livability.

Through thoughtful design, streetscape improvements, and community programming, Glens Falls can enhance livability, celebrate its historic charm, and foster a more connected and welcoming community.

RECOMMENDATION	STRATEGIES
<p>PR.1 Develop and implement a detailed parks inventory and a city-wide Parks Master Plan.</p>	<ul style="list-style-type: none"> • Conduct a comprehensive inventory of all city parks and recreational facilities, documenting conditions, amenities, and maintenance needs using GIS mapping. • Engage residents, community organizations, and recreation staff to identify priorities for park improvements, accessibility, and new amenities. • Pursue grant funding and partnerships to implement plan recommendations and enhance long-term maintenance and programming capacity.
<p>PR.2 Prioritize funding for the continued maintenance and improvement of parks and operations.</p>	<ul style="list-style-type: none"> • Allocate dedicated annual funding in the city budget for park maintenance, facility upgrades, and equipment replacement. • Use data from the Parks Master Plan and inventory to prioritize investments based on condition, community need, and usage. • Implement a maintenance tracking system to monitor park conditions and guide long-term capital planning and resource allocation.

Goal 2: Cultivate and enhance parks and recreation spaces that celebrate Glens Falls' historic character, support vibrant cultural programming, and strengthen community identity and livability.

Through investment in well-designed, inclusive public spaces, Glens Falls can promote community pride, encourage active lifestyles, and enhance overall quality of life.

RECOMMENDATION	STRATEGIES
<p>PR.3 Design and implement park facilities and streetscape elements that reflect the city's well-crafted historic architecture and community "feel," ensuring new pavilions, benches, signage, lighting, and other amenities honor local character.</p>	<ul style="list-style-type: none"> • Develop design standards for park facilities and streetscape elements that complement Glens Falls' historic architecture and traditional materials. • Engage local historians, architects, and arts organizations in the design review process to ensure authenticity and community alignment. • Prioritize the use of durable, high-quality materials and craftsmanship to maintain long-term aesthetic and functional integrity.
<p>PR.4 Leverage and promote existing recreation assets and natural resources to enhance the quality of life for residents and enrich the visitor experience, including sports tourism.</p>	<ul style="list-style-type: none"> • Develop a coordinated marketing strategy highlighting Glens Falls' parks, trails, and other outdoor recreation opportunities for both residents and visitors. • Enhance signage, maps, and digital tools to improve awareness and connectivity between natural and recreational assets. • Pursue grants and sponsorships to maintain and expand amenities that enhance outdoor experiences and strengthen the city's recreation brand.

Policy Area: Arts, Culture, and History (ACH)

Arts, culture, and history are central to Glens Falls' identity and vital to creating a vibrant, welcoming, resilient community. The Arts, Culture, and History Policy Area seeks to celebrate and preserve the city's rich heritage while fostering creativity, innovation, and cultural expression. By supporting local artists, cultural



organizations, and historic preservation efforts, Glens Falls can enhance its sense of place, strengthen community pride, and create new opportunities for education and engagement. Investments in cultural programming, public art, and heritage tourism will enrich residents' daily lives, attract visitors, and stimulate economic activity. By weaving arts, culture, and history into public spaces, community events, and development initiatives, Glens Falls can ensure its unique character continues to thrive for generations to come.

The goals and recommendations for the Arts, Culture, and History Policy Area will advance the following smart growth principles.



Promote sustainable compact neighborhoods.



Promote walkable/bikeable neighborhood designs.



Encourage social diversity and integration.



Promote community and stakeholder collaboration in planning.

Goal 1: Continue to expand the public art landscape in Glens Falls, enhancing the quality of life for residents and attracting visitors.

Through support for local artists, strong partnerships, and the integration of art into public spaces and community projects, Glens Falls can enrich daily life, highlight its cultural vitality, and attract visitors to its vibrant and creative atmosphere.

RECOMMENDATION	STRATEGIES
<p>ACH.1 Continue partnering with local arts organizations, including but not limited to the Lower Adirondack Regional Arts Council (LARAC), the Hyde Collection, the Chapman Museum, the Shirt Factory, theatres, and the World Awareness Children's Museum, to promote and support public art across the city through expanded programming, community events, and investment in the renovation and reuse of existing cultural spaces.</p>	<ul style="list-style-type: none"> • Support local arts organizations as they expand programming, festivals, and events to showcase local creativity while bringing residents and visitors together in shared cultural experiences. • Pursue funding and partnerships to renovate and repurpose existing cultural spaces for studios, galleries, and performance venues. • Integrate public art and creative placemaking into park, streetscape, and redevelopment projects to enhance Glens Falls' visual identity.
<p>ACH.2 Collaborate with developers, businesses, and arts organizations to fund and support public art initiatives.</p>	<ul style="list-style-type: none"> • Establish a public art partnership program that connects developers, businesses, and arts organizations to sponsor or commission art installations. • Promote collaborative projects that integrate public art into parks, gateways, and streetscapes to strengthen Glens Falls' cultural identity. • Include public art contributions as part of development review or community benefit agreements for significant projects. • Create a dedicated fund or matching grant program to support murals, sculptures, and creative placemaking initiatives across the city.

Goal 2: Preserve and promote the city’s historic and cultural resources.

Given the plethora of historic resources and assets in Glens Falls, the city can honor its past through adaptive reuse, preservation incentives, and technical assistance.

RECOMMENDATION	STRATEGIES
<p>ACH.3 Manage growth and development in a manner that coexists with the protection and/or preservation of historic resources.</p>	<ul style="list-style-type: none"> • Update zoning and design review standards to ensure new development complements and preserves the city’s historic character. • Require historic resource assessments for redevelopment projects located near or within historic districts.
<p>ACH.4 Encourage initiatives that elevate the visibility and accessibility of cultural and historic places throughout the City of Glens Falls.</p>	<ul style="list-style-type: none"> • Work in partnership with museums and arts organizations to promote cultural and historic sites through coordinated marketing, tours, and public events. • Integrate cultural and historic destinations into wayfinding systems and tourism materials to improve visibility and access. • Pursue grants and partnerships to fund preservation, restoration, and public engagement initiatives that celebrate Glens Falls’ heritage.
<p>ACH.5 Support property owners interested in nominating their properties to the National and State Register of Historic Properties.</p>	<ul style="list-style-type: none"> • Provide technical assistance and guidance to property owners on the process and benefits of listing their properties on the National and State Registers of Historic Places. • Collaborate with the State Historic Preservation Office (SHPO) to host informational sessions and distribute nomination materials. • Offer letters of support and connect applicants with consultants or preservation professionals to assist with documentation and research. • Promote success stories and registered properties through city communications to encourage broader participation in preservation efforts.

RECOMMENDATION	STRATEGIES
<p>ACH.6 Continue to value historic properties, promoting their protection, preservation, restoration, and potential for adaptive reuse.</p>	<ul style="list-style-type: none"> • Encourage preservation and reinvestment in historic properties through education, incentives, and collaboration with property owners. • Conduct a comprehensive inventory of all historic and cultural assets using GIS mapping to identify sensitive historic resources or potential development constraints. • Information from the study can be used to preserve the history of the area and integrate it into future development. • Promote adaptive reuse of historic buildings as the preferred approach to preservation, balancing modern functionality with architectural integrity. • Provide technical support and connect owners with funding programs for restoration, rehabilitation, and preservation work.

Policy Area: Sustainability (S)

The Sustainability Policy Area focuses on building a resilient, environmentally responsible Glens Falls that balances growth with the stewardship of natural resources. The city can reduce its environmental footprint by integrating sustainable practices into energy use, waste management, transportation, land use, and community design while strengthening its long-term livability and economic stability. This policy area emphasizes collaboration with residents, businesses, and regional partners to promote renewable energy, improve energy efficiency, expand green infrastructure, and support climate adaptation strategies. Through forward-looking planning and investment, Glens Falls will protect its natural assets, lower greenhouse gas emissions, and ensure a healthier, more sustainable future for current and future generations.

The goals and recommendations for the Sustainability Policy Area will advance the following smart growth principles.



Promote mixed land uses in focus areas.



Promote development and redevelopment where infrastructure is adequate and sustainable.



Promote sustainable compact neighborhoods.



Increase mobility and circulation within jurisdictional lines and improve connectivity with areas outside.



Promote sustainable mass transit that reduces local greenhouse gas emissions.



Promote walkable/bikeable neighborhood designs.



Promote and integrate clean energy resources and related incentives.



Improve green infrastructure and residents' participation in this effort.



Increase resiliency to extreme weather events.



Encourage social diversity and integration.



Expand planning and implementation efforts across jurisdictional lines to increase effectiveness, sustainability, and resiliency.

Goal 1: Improve the City of Glens Falls' efforts to encourage a sustainable environment.

Expanding sustainability initiatives, enhancing energy efficiency, and protecting natural resources will help create a cleaner, healthier, and more sustainable Glens Falls for future generations.

RECOMMENDATION	STRATEGIES
<p>S.1 Continue to pursue sustainability efforts to advance Climate Smart Community Certification from Bronze to Silver through the NYS Department of Environmental Conservation (NYSDEC).</p>	<ul style="list-style-type: none">• Continue to support the Glens Falls Sustainability Committee with coordinating efforts across departments, identifying new eligible projects, and pursuing grant opportunities.• Track and document completed Climate Smart Community actions for NYSDEC submission.• Engage residents and businesses through outreach campaigns and volunteer programs to expand participation in community-wide sustainability initiatives.
<p>S.2 Continue participating in the Clean Energy Communities program administered by the New York State Energy Research and Development Authority (NYSERDA).</p>	<ul style="list-style-type: none">• Identify new clean energy projects, such as municipal building retrofits, EV charging stations, and LED streetlight conversions to meet program criteria.• Coordinate across departments to track progress, submit documentation, and pursue grant incentives available through the program.• Promote community engagement by sharing Clean Energy Community achievements and encouraging local participation in energy efficiency and renewable initiatives.

RECOMMENDATION	STRATEGIES
<p>S.3 Implement the recommendations of the 2025 City of Glens Falls Climate Action Plan (CAP), such as climate resiliency in planning and mitigation of environmental concerns, including flooding and aging infrastructure.</p>	<ul style="list-style-type: none"> • The Climate Action Plan provides a roadmap for reducing greenhouse gas emissions, improving energy efficiency, expanding renewable energy, and increasing climate resilience across municipal operations, businesses, and neighborhoods. • Assign leads and establish timelines to guide implementation, tracking, and reporting of progress toward emissions reduction targets. • Pursue state and federal funding to support energy, transportation, and infrastructure projects identified in the plan. • Regularly evaluate outcomes, update metrics, and engage the public to maintain transparency and promote community participation in achieving climate goals.
<p>S.4 Explore how sustainability, green infrastructure techniques, and environmental health policies can be codified and become standard practice.</p>	<ul style="list-style-type: none"> • Review zoning and other local regulations to identify opportunities to incorporate sustainability and green infrastructure standards. • Draft code amendments that encourage low-impact development practices such as permeable pavements, rain gardens, green roofs, and native landscaping. • Provide training for planning, engineering, and code enforcement staff to ensure consistent application of green infrastructure and environmental health regulations.

RECOMMENDATION	STRATEGIES
<p>S.5 Work with the Glens Falls Tree Commission to keep the tree inventory current and develop a tree maintenance plan.</p>	<ul style="list-style-type: none"> • The city’s Sustainability Committee will continue to work with the Tree Commission to update the city’s tree inventory regularly using GIS mapping and field assessments. • Continue to update the comprehensive tree maintenance and replacement plan that prioritizes species diversity, safety, and climate resilience. • Use the inventory to guide pruning, planting, and hazard management efforts in public spaces and along streetscapes. • Pursue grants and partnerships to fund tree planting, maintenance programs, and public education on urban forestry benefits.

Goal 2: Reduce the city’s vulnerability to flooding and other hazard events to protect the lives, health, safety, and welfare of residents and visitors.

Glens Falls can enhance its resilience to flooding and extreme weather by making strategic infrastructure investments, updating hazard mitigation plans, and implementing sustainable stormwater management practices. Enhancing emergency preparedness, protecting critical facilities, and integrating climate adaptation measures will help safeguard the community and ensure long-term public safety.

RECOMMENDATION	STRATEGIES
<p>S.6 Continue to participate in developing and supporting the goals and actions of the Warren County All Hazards Mitigation Plan.</p>	<ul style="list-style-type: none"> • Actively collaborate with Warren County Emergency Services and the NYS Office of Emergency Management (OEM) to implement the actions of the plan. • Pursue FEMA Hazard Mitigation Assistance and OEM grants to fund eligible projects and strengthen local resilience capacity. • Conduct joint training exercises and community outreach to improve preparedness, public awareness, and coordination during hazard events.

RECOMMENDATION	STRATEGIES
<p>S.7 Promote approaches that improve stormwater management, reduce impervious surfaces, and enhance natural systems as part of public and private development.</p>	<ul style="list-style-type: none"> • Update development regulations to include green infrastructure requirements—such as bioswales, rain gardens, and permeable pavements—in both public and private projects. • Encourage site design practices that minimize impervious surfaces and preserve natural drainage patterns. • Provide incentives or expedited review for projects that incorporate stormwater reuse and naturalized landscaping.

Goal 3: Reduce dependence on fossil fuels and lower greenhouse gas emissions within the City of Glens Falls.

Glens Falls can shift toward a cleaner, low-carbon future through the expansion of green infrastructure, support for alternative fuel technologies, and by encouraging conservation.

RECOMMENDATION	STRATEGIES
<p>S.8 Continue to pursue and install public electric vehicle (EV) charging stations in the city and encourage private and not-for-profit entities to establish EV charging stations for public use.</p>	<ul style="list-style-type: none"> • Identify priority public locations for the installation of additional EV charging stations. • Work with private developers, businesses, and nonprofits to expand the EV network and encourage publicly accessible chargers at commercial and institutional sites. • Incorporate EV-ready infrastructure requirements into zoning and site plan review to ensure new developments support future charging capacity.

RECOMMENDATION	STRATEGIES
<p>S.9 Explore vehicles and infrastructure that use alternative fuels to replace the city's current fleet of vehicles.</p>	<ul style="list-style-type: none"> • Conduct a fleet assessment to identify vehicles that can be replaced with alternative-fuel models. • Prioritize high-use and aging vehicles for early replacement to maximize fuel savings and emissions reductions. • Develop a phased fleet transition plan that includes EV charging, maintenance training, and lifecycle cost analysis.
<p>S.10 Conduct a comprehensive municipal energy audit to identify long-range energy/greenhouse gas emission reduction goals and strategies.</p>	<ul style="list-style-type: none"> • Use audit results to establish measurable long-term energy reduction and greenhouse gas emission goals. • Identify opportunities for upgrades such as HVAC improvements, insulation, lighting retrofits, and renewable energy installations. • Develop an implementation plan that prioritizes projects based on cost savings, impact, and available funding or incentive programs.



Residents and visitors enjoy a city Jazz Band concert at City Park

Policy Area: Downtown (D)

Downtown Glens Falls is the city's economic, cultural, and social hub. A vibrant center where people live, work, shop, and gather. The downtown area, although not an official boundary, begins at the intersection of Oakland Avenue and Glen Street and extends eastward to Fredella Avenue. The boundary extends north to May Street, then turns west. It follows Washington Street across Glens Street, then turns south. Then it comes down Pine Street until Hudson Avenue and captures Glens Falls Hospital.

The Downtown Policy Area focuses on sustaining and enhancing this role by promoting mixed-use development, supporting local businesses, and fostering a welcoming, walkable environment. Investment in streetscapes, public spaces, and historic character will strengthen downtown's identity while encouraging further private reinvestment. By prioritizing housing options, multimodal connections, and diverse cultural amenities, this policy area seeks to ensure downtown remains a thriving, accessible destination for residents, visitors, and businesses alike. A strong downtown reflects the city's character and anchors regional economic growth, community pride, and long-term sustainability.



Glen Street, Downtown Glens Falls

The goals and recommendations for the Downtown Policy Area will advance the following principles of smart growth.



Promote mixed land uses in focus areas.



Create an adequate range of housing opportunities and choices.



Promote development and redevelopment where infrastructure is adequate and sustainable.



Build on traits that make a distinctive and attractive community with a strong sense of place.



Promote well-planned and well-placed public spaces.



Promote sustainable compact neighborhoods.



Increase mobility and circulation within jurisdictional lines and improve connectivity with areas outside jurisdictional lines.



Promote sustainable mass transit that reduces the local levels of greenhouse gas emissions.



Promote walkable/bikeable neighborhood designs.



Promote and integrate clean energy resources and related incentives.



Improve green infrastructure and residents' participation in this effort.



Increase resiliency to extreme weather events.



Encourage social diversity and integration.



Expand planning and implementation efforts across jurisdictional lines to increase effectiveness, sustainability, and resiliency.



Promote community and stakeholder collaboration in planning.

Goal 1: Build new opportunities in downtown Glens Falls.

Through strategic redevelopment, support for local businesses, and reinvestment in public spaces, Glens Falls can strengthen its downtown as the economic, cultural, and social heart of the community.

RECOMMENDATION	STRATEGIES
<p>D.1 Continue to redevelop the main thoroughfares within the downtown area.</p>	<ul style="list-style-type: none">• Identify and prioritize main thoroughfares within the downtown core for phased streetscape and infrastructure improvements.• Coordinate improvements with adjacent private development, utilities, and Complete Streets initiatives to ensure cohesive design and function.
<p>D.2 Consider creating additional safe pedestrian-only areas and inviting public spaces.</p>	<ul style="list-style-type: none">• Identify potential locations downtown and in residential neighborhoods for new or expanded pedestrian-only zones and public gathering spaces.• Coordinate with local businesses and community groups to activate these spaces through events, pop-ups, and public art.• Incorporate safety, accessibility, and maintenance considerations into design plans to ensure spaces are inviting and sustainable year-round.
<p>D.3 Continue to explore redevelopment of vacant, abandoned, underutilized, and brownfield properties, as well as strategic and priority sites identified in BOA Nomination studies and EPA Brownfield Community-Wide Assessment plans.</p>	<ul style="list-style-type: none">• Conduct feasibility studies to evaluate infrastructure capacity, market demand, and potential uses such as housing, mixed-use, or cultural spaces.• Collaborate with property owners, developers, and economic development agencies to attract investment and advance site-specific redevelopment projects.• Ensure that updates to zoning and design standards encourage redevelopment that aligns with downtown’s historic character and walkable urban form.

5

Section 5: Future Land Use

Section Contents:

1. Introduction
2. Glens Falls Future Land Use
3. Character Areas

DRAFT

DRAFT

This Page Intentionally Blank



Introduction

The Future Land Use section translates the community's vision into a framework for Glens Falls's growth, identifying preferred development patterns as a guide for zoning updates. The map and character areas illustrate how residents envision the city evolving.

Glens Falls Future Land Use

The City of Glens Falls' charm stems from its historic downtown, unique residential neighborhoods, and commercial districts, as well as its proximity to the Hudson River. Guiding the continued growth of the city's commercial and employment centers, as well as the productive use of its residential and natural areas, will be critical to the city's future.

A Future Land Use Map (FLUM) is a fundamental piece of a Comprehensive Plan. It illustrates a shared vision for how development should evolve over the next 10 to 15 years. Unlike a Zoning Map, which designates zoning districts for every parcel within the city's jurisdiction, the FLUM illustrates a variety of land uses organized by Character Area (i.e., category). Locations within the city that are intended to share similar physical characteristics and communicate the type of development envisioned to complement and support each other.

Each Character Area is outlined on the following pages. In many areas, such as residential neighborhoods, the desired character is consistent with the existing character. Therefore, the Future Land Use Map serves as a guide for preserving and enhancing that character. In other

locations, modest modifications to the pattern of use and form are envisioned (or reflect current reality), and these will be implemented when the city updates the Zoning Code and Map in the near future. In other words, the FLUM is a generalized 'road map' for future land use within the city and the zoning map provides detailed regulations on a parcel-by-parcel basis.

Upon completion of the comprehensive plan, the city will utilize the FLUM as its guiding framework as it proceeds with a formal review of the zoning code and map.

Character Areas

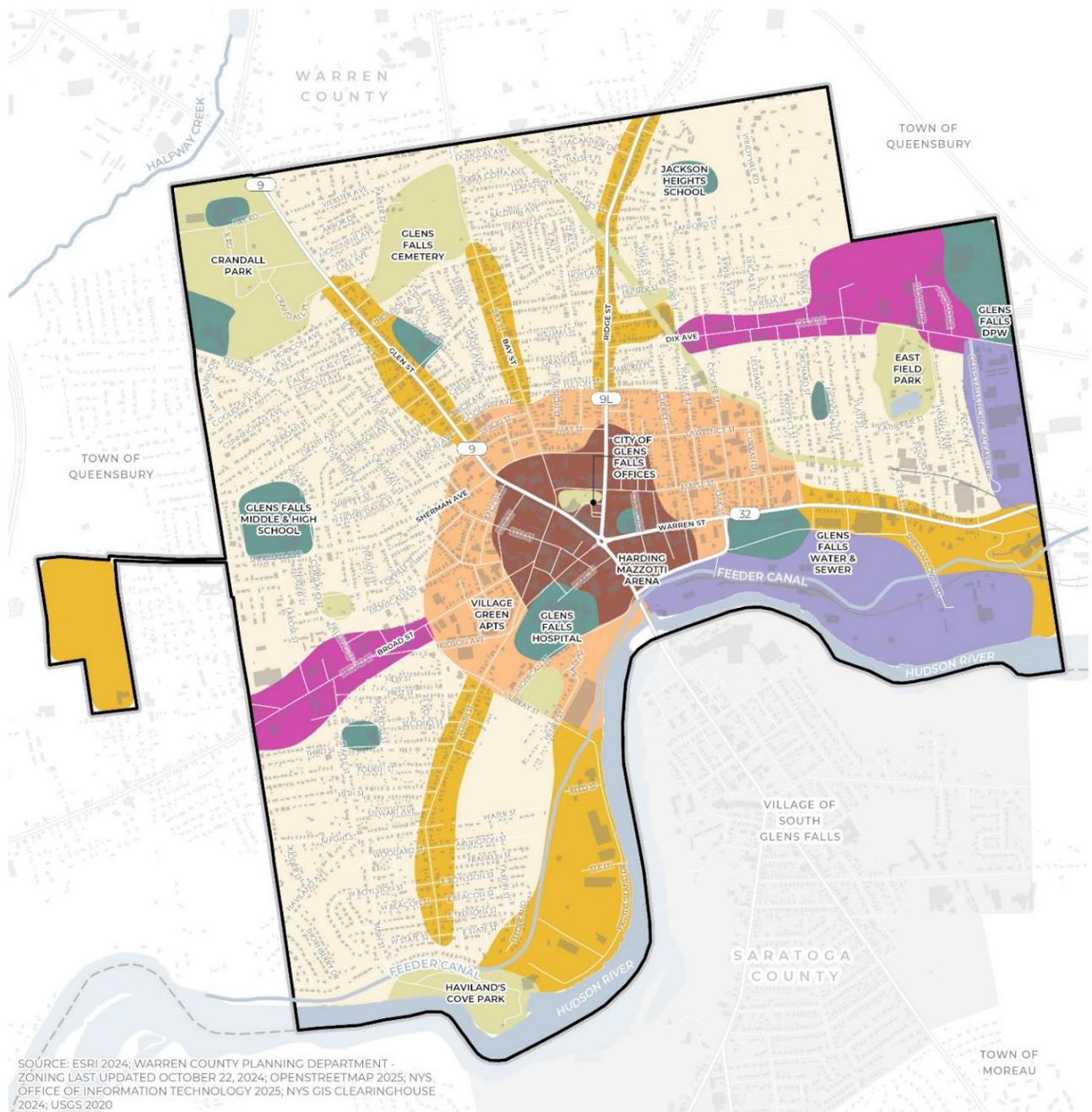
The Glens Falls Future Land Use Map (FLUM) displays categories of various generalized land uses, or Character Areas, as they are recommended to evolve over the next 10 to 15 years. As the City of Glens Falls is almost entirely built out, the FLUM depicts areas that will remain largely the same while encouraging an appropriate mix of uses and scale of infill development in selected areas, especially those adjacent to downtown or along corridors.

When determining the location of the future land use Character Areas, several factors were considered, including:

- ◆ existing land use and zoning;
- ◆ current patterns of residential density (e.g., single-family, two-family, or multi-family);
- ◆ patterns of development along existing commercial corridors (e.g., Glen Street, Warren Street, Ridge Street, South Street, and Hudson Avenue);
- ◆ location of public schools and parks as central/defining features;
- ◆ historic settlement patterns; and
- ◆ a review of variance requests over recent years.

Each Character Area is outlined on the following pages, along with a description of its intent, uses, appropriate density, and characteristics of future development. While the names, locations, and associated recommendations of these Character Areas should not be interpreted as new zoning districts, they do provide a community-wide vision for development and substantial guidance for revising the city's Zoning Code and Map.

The Character Areas in Map 11 deliberately blur the edges between the districts. This is intended to visually reinforce the conceptual and visionary nature of future land-use planning. While the map is intended to inform a future zoning map, the boundaries do not align with property lines. They should not be interpreted as the specific edges of new zoning districts. That particular process will be completed in future planning.



SOURCE: ESRI 2024; WARREN COUNTY PLANNING DEPARTMENT - ZONING LAST UPDATED OCTOBER 22, 2024; OPENSTREETMAP 2025; NYS OFFICE OF INFORMATION TECHNOLOGY 2025; NYS GIS CLEARINGHOUSE 2024; USGS 2020

- | | | | | | |
|--|--------------------------------|--|-------------------------------|--|------------------------------|
| | CITY OF GLENS FALLS | | FUTURE LAND USE | | NEIGHBORHOOD MIXED-USE (NMU) |
| | ADJACENT MUNICIPALITY BOUNDARY | | COMMERCIAL CORRIDOR (CC) | | OPEN SPACE (OS) |
| | WATERBODY | | DOWNTOWN (D) | | RESIDENTIAL (R) |
| | STREAM/CANAL | | HEALTH CAMPUS COMMUNITY (HCC) | | URBAN MIXED USE (USU) |
| | | | INDUSTRIAL (I) | | |

0.25 MILE

Map 11. Future Land Use Map

Character Area:

Residential Neighborhood

Intent

The Residential Neighborhood Character Area, identified as yellow on the FLUM, includes a mix of low- and medium-density housing, ranging from historic single- and two-family homes to small multifamily homes. Neighborhoods feature traditional street grids, sidewalks, and green spaces, with buildings typically 2–3 stories tall and parking to the side or rear.

Future improvements to residential areas include better connections to surrounding neighborhoods and commercial areas through improved pedestrian and bike infrastructure.

Small-scale commercial uses may be appropriate where historically present. Future development should focus on context-sensitive infill, housing reinvestment, and maintaining the city's walkable, neighborhood character.

Characteristics

The Residential Neighborhood Character Area is characterized by predominantly low- to moderate-density housing, organized along walkable, tree-lined streets and featuring connected block patterns. Typical building forms include single-family homes, two-family dwellings, townhomes, and small multi-unit structures such as triplexes or fourplexes that integrate seamlessly into the neighborhood fabric. Homes often feature front porches, modest setbacks, and rear-yard driveways or garages, helping create a consistent and human-scaled streetscape.

Sidewalks, crosswalks, and traffic-calming measures support pedestrian safety and comfort, while on-street parking, planted medians, and street trees contribute to a shaded and attractive public realm. Neighborhoods may include parks, playgrounds, civic uses, and small-scale neighborhood retail located at key intersections. Public utilities, stormwater systems, and transportation infrastructure are designed to support safe, predictable residential living, with access to transit and active transportation routes.

Uses:

- ◆ Single unit Detached and Attached Dwellings
- ◆ Townhouses
- ◆ Schools
- ◆ Churches
- ◆ Elder Care Facility

Character Area:

Commercial Corridor

Intent

The intent of the Commercial Corridor, shown in pink on the FLUM, is to support commercial districts that host a broad range of retail, service, and commercial uses serving both local residents and regional travelers. These areas include retail centers of varying sizes and standalone commercial buildings. The Commercial Corridor plays a critical role in the community's economic vitality and visibility and is intended to evolve into a safer, more attractive, and more multimodal environment.

Future investment should enhance walkability, support transit access, and improve bicycle and pedestrian connections between neighborhoods and destinations, while still providing appropriate accommodation for vehicular travel. These areas must be flexible to respond to shifting market demands and redevelopment opportunities and are intended primarily for commercial or higher intensity uses that may not be compatible with residential development.

Characteristics

The Commercial Corridor is characterized by a mix of small and large commercial buildings, including shopping centers, service-oriented businesses, restaurants, and highway-oriented retail. Buildings range from single-story commercial structures to larger mixed-use buildings, all designed to accommodate a wide range of retail and service uses. Wayfinding, coordinated signage, and improved landscaping help create a more attractive and cohesive corridor identity.

Development patterns should include reduced building setbacks, shared access points, and clearly defined vehicular circulation, with opportunities for reinvestment in underutilized parcels and aging commercial sites. These areas feature a transition toward a more pedestrian-friendly and multimodal environment. Parking is generally provided on-site, often on the sides or behind buildings, but it should be consolidated, landscaped, and managed to reduce visual impacts and improve site circulation.

Uses:

- ◆ Commercial
- ◆ Retail
- ◆ Service
- ◆ Business/Medical Offices
- ◆ Automotive and Transportation Services
- ◆ Recreation, Entertainment, and Cultural

Character Area:

Industrial

Intent

The Industrial Character Area, identified as purple on the FLUM, supports a mix of industrial uses, including manufacturing, assembly, warehousing, fabrication, and flex space, that are compatible with adjacent commercial areas. Heavier industrial operations require larger parcels and robust access to utilities and transportation. Future efforts should focus on infrastructure upgrades, site readiness, and design standards that buffer adjacent uses. Partnerships with regional entities and workforce programs are essential to sustain and grow industrial activity.

Uses:

- ◆ Manufacturing
- ◆ Outdoor Storage
- ◆ Transportation and Logistics
- ◆ Warehousing and Distribution

Characteristics

Industrial areas are characterized by larger-acreage parcels, wide setbacks, and building forms designed for production, storage, or distribution functions. Structures may include single-tenant or multi-tenant industrial buildings, warehouses, fabrication shops, research and development facilities, or trade-related operations. These areas often include loading docks, outdoor storage, freight access, internal circulation areas, and screening to buffer adjacent neighborhoods or commercial districts.

Infrastructure is designed to support heavy vehicle traffic, with enhanced roadway capacity, truck access points, and connections to regional highways or freight corridors. Sidewalks and pedestrian facilities may be limited, but should be installed where necessary to ensure worker safety and access to transit stops. Landscaping, fencing, and stormwater management features help soften visual impacts, while utilities are sized to support high-intensity operations.

Character Area:

Health, Campus & Community

Intent

The Health, Campus & Community Character Area, identified as dark green on the FLUM, supports major civic, educational, and healthcare facilities, including Glens Falls Hospital, city schools, and municipal buildings. These areas are intended to accommodate long-term institutional growth, facility modernization, and the expansion of health, education, and public services. The designation promotes coordinated campus planning, improved multimodal access, and the integration of supportive uses that enhance the daily experience of patients, students, employees, and visitors. Development within this area should reinforce safe, connected, and welcoming environments while minimizing potential conflicts with surrounding neighborhoods.

Uses:

- ◆ Medical and Health Services
- ◆ Educational and Institutional
- ◆ Community and Civic

Characteristics

The Health, Campus & Community Character Area is characterized by large institutional buildings, campuses, and service-oriented facilities arranged along defined internal circulation networks. This area features landscaped open spaces, pedestrian pathways, courtyards, and plazas designed to provide safe and comfortable environments for users. Street networks and internal roads prioritize multimodal access, including sidewalks, crosswalks, transit stops, bicycle facilities, and ADA-compliant connections. Parking may be provided in surface lots or structures, but should be designed to minimize impacts on the surrounding urban fabric through screening, structured parking, shared facilities, or strategic placement.

This area serves as the home of community anchors, generating daily activity and providing essential health, social, and educational services to the broader population. Architectural forms should follow the historic form, contributing to a cohesive yet functional space.

Character Area:

Open Space

Intent

The Open Space Character Area, identified as light green on the FLUM, represents parks, wetlands, and open space. Open Space is intended to protect natural resources, safeguard environmental functions, and maintain access to outdoor recreation for residents and visitors. Any development or site improvements within this area should be designed to minimize disturbance to natural features, orient buildings to reduce impacts on open space, and incorporate shared parking or low-impact design strategies to limit impervious surfaces.

Uses:

- ◆ Public Uses
(i.e., recreation)
- ◆ Conservation

Characteristics

The Open Space character area encompasses existing parks, playgrounds, and natural areas distributed throughout Glens Falls, including Crandall Park, East Field, Haviland's Cove Park, the Warren County Bikeway, and the Feeder Canal Trail. These spaces provide critical recreational opportunities, habitat value, and green infrastructure within the urban environment. They serve as important greenway connections between neighborhoods and link the city to the broader regional trail and open-space network.

Open Space areas support both active and passive recreation, including walking and biking trails, nature observation, environmental education, and low-impact outdoor activities. Future improvements should enhance access, wayfinding, ecological stewardship, and overall usability while preserving natural features and strengthening environmental resilience.

Character Area:

Neighborhood Mixed Use

Intent

The Neighborhood Mixed Use Character Area, identified as yellow on the FLUM, represents vibrant, walkable places where small-scale commercial uses, housing options, and community services coexist in a compatible, pedestrian-oriented environment. This area is intended to strengthen neighborhood centers, support local businesses, and provide convenient access to daily needs near residential areas.

Development should reinforce a human-scale streetscape, promote multimodal access, encourage reinvestment in existing buildings, and allow for context-sensitive infill that adds vitality while respecting surrounding neighborhoods. The character area aims to expand housing choice, enhance local economic activity, and create attractive mixed-use clusters that offer opportunities for social interaction, public amenities, and easy access to local goods and services.

Characteristics

The Neighborhood Mixed Use Character Area is characterized by a blend of residential, small-scale commercial, and community-serving uses organized along walkable streets and connected block patterns. The area is found along several main thoroughfares leading to the city's more densely developed areas. Building forms may include mixed-use structures with upper-story apartments, converted homes used for commercial or office purposes, small retail buildings, and a range of missing-middle housing types such as duplexes, triplexes, or townhomes.

This area typically features sidewalks, street trees, pedestrian lighting, crosswalks, and transit stops that support safe, convenient multimodal travel. Parking is generally located to the side or rear of buildings to maintain an active, storefront-oriented streetscape. Ground-floor uses may include neighborhood shops, cafés, or services, while upper floors support residential or office uses. Streetscapes focus on human scale, consistent building placement, and design elements that enhance walkability and create a cohesive neighborhood identity.

Uses:

- ◆ Multi-Family Residential
- ◆ Commercial
- ◆ Retail
- ◆ Service
- ◆ Business/Medical Offices

Character Area:

Urban Mixed Use

Intent

The Urban Mixed-Use Character Area, identified by the light orange on the FLUM, represents a vibrant, high-activity environment where residential, commercial, cultural, and civic uses coexist within a compact, walkable urban framework. This area is designed to be one of the community's primary destinations for employment, shopping, dining, entertainment, and public life. Development should reinforce a dense, pedestrian-oriented urban form, encourage adaptive reuse and reinvestment in existing buildings, and support new mixed-use construction that strengthens downtown vitality. The designation aims to create a dynamic district with active ground-floor uses, multimodal access, and diverse housing choices that contribute to a lively, inclusive, and economically resilient urban center. Dense, mixed-use development can increase tax revenue by up to 10 times, on average, compared to other land-use types. Denser development also encourages a shift toward public transit, biking, and walking, which has been proven to increase foot traffic at local businesses while reducing road maintenance and sewer infrastructure costs. The long-term implications of planning for this type of development are that mixed-use neighborhoods are a much more fiscally responsible local investment than single-use, low-density development.

Characteristics

The Neighborhood Mixed Use Character Area is characterized by a dense, interconnected street network with minimal building setbacks, multi-story structures, and a continuous street wall that supports ground-floor activity. Buildings commonly include retail, restaurants, offices, arts and cultural uses, and housing within the same structure or across closely spaced buildings. Sidewalks are wide and well-landscaped, often featuring street trees, pedestrian-scale lighting, street furniture, and space for outdoor dining or storefront displays. Transit access, bicycle facilities, and structured or shared parking facilities support mobility and reduce reliance on surface parking lots. Streets are designed for slow-moving traffic and prioritize pedestrians, cyclists, and transit riders.

Uses:

- ◆ Multi-Family Residential
- ◆ Commercial
- ◆ Retail
- ◆ Arts, Culture, and Entertainment
- ◆ Service
- ◆ Business/Medical Offices

Character Area:

Downtown

Intent

The Downtown Character Area, identified by the brown on the FLUM, represents a dense, walkable, and experience-rich environment where a mix of retail, dining, office, residential, arts, and civic uses coexist within a compact urban framework. Development in Downtown should reinforce its historic character, promote high-quality infill and adaptive reuse, and activate the street with vibrant ground-floor uses. The area is intended to serve as a regional destination for shopping, entertainment, events, tourism, and public life while providing diverse housing options and multimodal access. Investments should enhance walkability, support transit, improve streetscapes, and ensure Downtown remains an inclusive, welcoming, and economically resilient district.

Characteristics

The Downtown Area is the city's densest and most diverse character area, home to key historic landmarks such as City Hall, the Queensbury Hotel, and the Crandall Public Library. Downtown is characterized by a dense street network lined with historic multi-story buildings, active storefronts, and a cohesive architectural identity. Buildings generally sit directly at the sidewalk with no or minimal front setbacks, creating a strong pedestrian-focused street wall. Ground floors typically house retail, restaurants, or cultural uses, while upper floors contain offices, studios, or residential units. The public realm features wide sidewalks, attractive streetscape amenities, pedestrian-scale lighting, street trees, outdoor dining areas, public art, and gathering spaces such as plazas or pocket parks. Crosswalks, curb extensions, and reduced-speed streets promote safety and walkability. On-street parking and strategically located shared or structured parking facilities support access while minimizing the need for surface lots. Downtown is often the community's most active and iconic area, hosting events, festivals, and cultural programming that reinforce its role as the city's civic heart. Its mix of historic preservation, contemporary infill, and multimodal infrastructure creates a dynamic environment with activity throughout the day and into the evening.

Uses:

- ◆ Multi-Family Residential
- ◆ Commercial
- ◆ Retail
- ◆ Arts, Culture, and Entertainment
- ◆ Service
- ◆ Business/Medical Offices

DRAFT

This Page Intentionally Blank

This Page Intentionally Blank

6

Section 6: Implementation Plan

Section Contents:

1. Introduction
2. Implementation Matrix
3. Next Steps

DRAFT

This Page Intentionally Blank



Introduction

According to §28-a of the NYS General City Code, the legislature finds that “among the most important powers and duties granted by the legislature to a city government is the authority and responsibility to undertake city comprehensive planning and to regulate land use for the purpose of protecting the public health, safety, and general welfare of its residents.” To that end, Glens Falls prepared this Smart Growth Comprehensive Plan, a statement of intent with recommended steps toward action. It translates community goals into the city's long-range social, economic, and land use action programs. It is designed to obtain decision-makers' commitment to a coordinated set of actions to maintain and improve the city's quality of life for future generations.

Glens Falls' Comprehensive Plan includes goals and strategies, some of which can be implemented quickly, while others require organizational changes, collaboration, innovation, and funding. Each strategy is assigned implementation partners, which often include the City of Glens Falls. This may mean that the city will implement the plan itself or will lead as the convener of stakeholders who will implement the strategy together. In other instances, partner organizations are listed where the city does not have a role or is not the appropriate lead. The Implementation Matrix in this chapter is intended as an 'executive summary' listing all recommendations. It should also be noted that Glens Falls' citizens can be considered stakeholders in every recommendation. While particular organizations and groups are

specifically listed, the intention is that all the public in Glens Falls should and can be involved in implementing this plan.

City of Glens Falls staff, in conjunction with the Planning Board, will be responsible for the overall stewardship and monitoring of the plan and will conduct periodic updates. Effective tracking and implementation will help Glens Falls attract public and private investment and financing to achieve the plan's vision, goals, and strategies.

Monitoring should take place at regular intervals using the Implementation Matrix. The plan should be reviewed annually to ensure that the highest-priority recommendations are being implemented. A closer review should be completed every three to five years, considering questions such as: Has the recommendation been completed? If not, is it still relevant? If it is still relevant, what needs to be done, if anything, to move it forward, and are there any new considerations that should be taken into account?

Given that communities are dynamic, not static, it is essential to consider changes as they relate to the Comprehensive Plan. For example, city budgets are updated annually and may reflect new or different priorities; new legislators may be elected, staff changes may occur, and other factors may also be at play. All of these changes may affect the plan's implementation, which is why continual monitoring is important.

Implementation Matrix

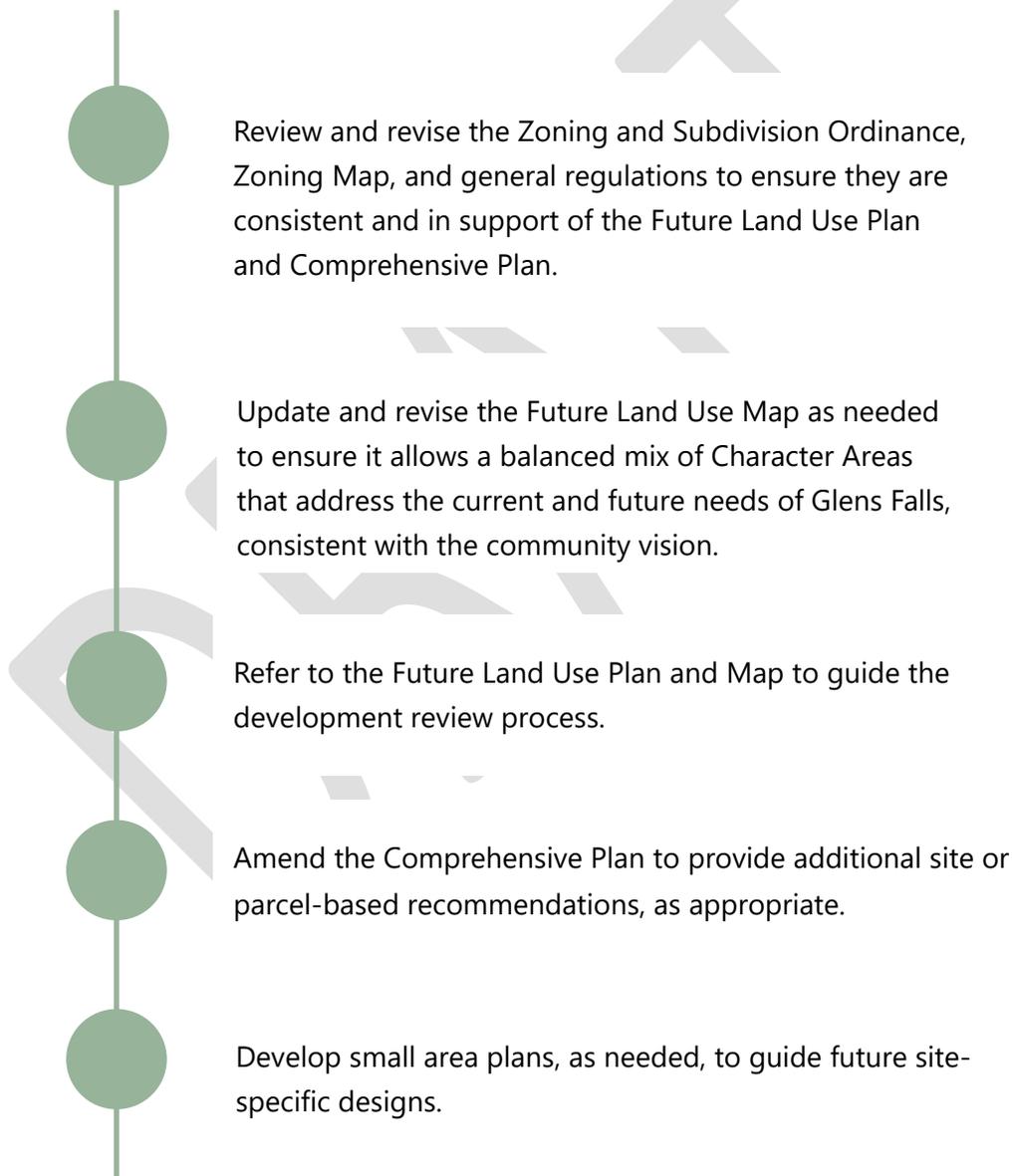
The Implementation Matrix outlined on the following pages has been developed to support the Glens Falls Smart Growth Comprehensive Plan. The matrix organizes recommendations by policy area. Each recommendation has been assigned a project champion, potential partners, and possible funding sources. As noted above, it is taken as a given that the public in Glens Falls are 'stakeholders' in every recommendation. The Comprehensive Plan Committee assigned a proposed timeframe and priority level to each recommendation.

This matrix serves as the 'Executive Summary' for each recommendation in the plan. It is designed to make it easier for plan users to quickly see how the recommendations are intended to be implemented, how they are funded, and the desired priority. This matrix should be reviewed annually to gauge the metrics provided. Every three to five years, it should be thoroughly examined and adjusted based on current conditions in the city.

The city's capital improvement and budgeting processes should also incorporate priority requirements on an annual basis. It is recommended that the Common Council undertake a full review of the adopted comprehensive plan within ten years.

Next Steps

The City of Glens Falls developed a comprehensive plan guided by smart growth principles to establish a framework for future development actions and policy making. The plan addresses community and economic development, housing, parks and recreation, alternative transportation, and placemaking. Implementation of the recommendations outlined in the Glens Falls Smart Growth Comprehensive Plan will guide the city from planning to action, and the Future Land Use Map will guide future updates to the city's zoning code.



Glossary of Acronyms

AARCH – Adirondack Architectural Heritage

AGFTC – Adirondack – Glens Falls Transportation Council

ARCC – Adirondack Regional Chamber of Commerce

BID – Business Improvement District

BOA – Brownfield Opportunity Area

CAP – Climate Action Plan

CDBG – Community Development Block Grant

CMAQ – Congestion Mitigation and Air Quality Program

CRREDC – Capital Region Regional Economic Development Council

CSC Task Force – Climate Smart Communities Task Force

DPW – Department of Public Works

EPA – Environmental Protection Agency

EPF – Environmental Protection Fund

FHWA – Federal Highway Administration

GGFLDC – Greater Glens Falls Local Development Corporation

GIS – Geographic Information Systems

IDA – City of Glens Falls Industrial Development Agency

IJA – Federal Infrastructure Investment and Jobs Act

LARAC – Lower Adirondack Regional Arts Council

LDC – Local Development Corporation

LGE – Local Government Efficiency

LGLCRPB – Lake Champlain - Lake George Regional Planning Board

LGRCC – Lake George Regional Chamber of Commerce

LWRP – Local Waterfront Revitalization Program

NEA – National Endowment for the Arts

NYMIR – New York Municipal Insurance Reciprocal

NYS – New York State

NYSODS – New York State Department of State

NYSDEC – New York State Department of Environmental Conservation

NYSDEL – New York State Department of Labor

NYSEFC – New York State Environmental Facilities Corporation

NYSESD – New York State Empire State Development

NYSHCR – New York State Homes and Community Renewal

NYSCA – New York State Council on the Arts

NYSERDA – New York State Energy Research and Development Authority

NYSOFA – New York State Office for the Aging

NYSOPRHP – New York State Office of Parks, Recreation and Historic Preservation

OCC – Office of Climate Change

PB – Planning Board

SBDC – Small Business Development Center

FHASTBG – Federal Highway Administration Surface Transportation Block Grant

SUNY ADK – SUNY Adirondack Community College

USDOT SS4A – United States Department of Transportation Safe Streets and Roads for All

USDA – United States Department of Agriculture

USHUD – United States Department of Housing and Urban Development

USEDA – United States Economic Development Assistance

WCEDC – Warren County Economic Development Corporation

WQIP – Water Quality Improvement Program

ZBA – Zoning Board of Appeals

Implementation Matrix.

DRAFT

		Project Champion	Potential Partners	Potential Funding
Policy Area 1: Administration and Government (AG)				
Goal 1: Implement the recommendations identified in the Glens Falls Smart Growth Comprehensive Plan.				
AG.1	Establish a Planning and Development Committee to oversee the implementation of the plan in cooperation with municipal officials.	City of Glens Falls Common Council Planning and Development Committee (Planning and Development Committee)	City of Glens Falls Director of Planning and Zoning (Director of Planning and Zoning)	City of Glens Falls
Goal 2: Enhance the overall quality and efficiency of municipal services in the City of Glens Falls.				
AG.2	Increase the staff capacity of the Code Enforcement, Community Development, and Economic Development offices.	City of Glens Falls	City Council, City of Glens Falls Mayor's Office, NYS Department of State (NYSDOS)	City of Glens Falls, NYS Department of State (NYSDOS) Local Government Efficiency (LGE) Grant, U.S. Housing and Urban Development (HUD) Community Development Block Grant (CDBG), Warren County Planning Department
AG.3	Ensure that members of boards with discretionary powers, such as the Glens Falls Planning Board, receive ongoing, required training that includes technical information to support informed and consistent decision-making.	City of Glens Falls	City of Glens Falls Planning Board (Planning Board), City of Glens Falls Zoning Board of Appeals (ZBA), New York Planning Federation (NYPF)	NYS Department of State Local Government Training Programs, New York Municipal Insurance Reciprocal (NYMIR) Board Training Programs, City of Glens Falls
Goal 3: Continue to enjoy and foster a high level of civic engagement.				
AG.4	Improve and broaden communication systems, including the city's website and social media platforms, to ensure all residents have access to regular government business/processes.	City of Glens Falls	Director of Planning and Zoning, Mayor's Office, Communications Department, NYSDOS, Web design and digital marketing consultants	NYS Department of State Local Government Efficiency (LGE), City of Glens Falls
Policy Area 2: Built Environment (BE)				
Goal 1: Encourage the most desirable and efficient use of land while enhancing the physical and economic environment of the City of Glens Falls.				
BE.1	Review and update city code using innovative approaches, such as form-based code, to ensure that zoning and building codes support recommendations identified in this Plan.	City of Glens Falls	Lake Champlain - Lake George Regional Planning Board (LGLCRPB), Warren County Planning Department	NYSDOS, City of Glens Falls
BE.2	Develop Design Guidelines and Standards to strengthen Architectural Review Regulations.	City of Glens Falls	Planning Board, Adirondack Architectural Heritage (AARCH), Planning and Development Committee	City of Glens Falls
Goal 2: Continue to embrace "Smart Growth" principles.				
BE.3	Support infill, rehabilitation, and redevelopment through Smart Growth policies that support higher-density development and open space preservation.	Director of Planning and Zoning	Planning, State Agencies, National Grid, Local Developers	NYSDOS, U.S. Environmental Protection Agency (USEPA)
BE.4	Encourage development where residents can easily and safely walk or bike from their homes to various businesses and services.	Director of Planning and Zoning	Planning Board, ZBA, City of Glens Falls Department of Public Works (DPW)	U.S. Department of Transportation (USDOT) Safe Streets and Roads for All (SS4A), NYSDOT Transportation Alternatives Program, U.S. Federal Highway Administration (USFHWA) Congestion Mitigation and Air Quality (CMAQ) Program, NYSDOS Local Waterfront Revitalization Program (LWRP)

		Project Champion	Potential Partners	Potential Funding
Policy Area 3: Economic Development (ED)				
Goal 1: Implement programs and recommendations that support existing businesses' vitality, retention, and expansion, and attract new businesses to the City of Glens Falls.				
ED.1	Focus on attracting and retaining key industries such as Healthcare & Social Services, Light Manufacturing/Advanced Manufacturing, Technology, Retail, Arts, Entertainment, and Accommodation & Food Services (including sports tourism) as economic drivers of Glens Falls' economy.	Warren County Economic Development Corporation (WCEDC)	Economic Development Office, NYS Empire State Development (NYSED)	NYSED, United States Department of Agriculture (USDA)
ED.2	Create a business resource page on the City of Glens Falls website with links to business assistance resources to help local businesses navigate city regulations.	City of Glens Falls	Adirondack Regional Chamber of Commerce (ARCC), WCEDC, Glens Falls Industrial Development Agency (IDA), Warren Washington Industrial Development Agency (IDA), Greater Glens Falls Local Development Corporation (LDC)	NYSDOS – Local Government Efficiency (LGE) Grant, ARCC, City of Glens Falls Business Improvement District (BID)
ED.3	Continue collaborating with regional partners, including the Warren County Economic Development Corporation (WCEDC), Adirondack Regional Chamber of Commerce (ARCC), and SUNY Adirondack (SUNY ADK) to support coordinated business recruitment, retention, small business assistance, and workforce development initiatives.	Warren County Department of Workforce Development	SUNY ADK, NYSED, Capital Region Regional Economic Development Council (CRREDC)	NYSED, U.S. Economic Development Assistance (USEDA), NYS Department of Labor (NYSDOL), North Country Small Business Development Center (SBDC)
Goal 2: Continue revitalizing abandoned, vacant, and brownfield sites to support economic growth.				
ED.4	Secure funding assistance from the NYS Brownfield Opportunity Areas (BOA) program, federal EPA, and other organizations (e.g., NYSDEC) to identify and assess brownfields in Glens Falls and develop strategies for redevelopment and remediation.	Director of Planning and Zoning	NYS DOS, U.S. EPA, US Housing and Urban Development (HUD), Warren County Economic Development Corporation (WCEDC), City of Glens Falls Economic Development Office	NYSDOS Brownfield Opportunity Area (BOA) Program, USEPA Brownfields Assessment, Cleanup, and Multipurpose Grants, NYSDEC Brownfield Cleanup Program
ED.5	Develop an 'action-oriented' marketing plan and annual budget to develop abandoned, vacant, and brownfield properties.	Director of Planning and Zoning	NYSDOS, NYS DEC, U.S. EPA	NYSED, NYSBOA Program, City of Glens Falls, USEPA Brownfields Multipurpose or Assessment Grants, HUD CDBG
Goal 3: Capitalize on the Hudson River and other natural, cultural, and recreational assets to drive economic opportunity.				
ED.6	Continue to implement the recommendations of the 2008 Hudson River and Champlain Feeder Canal Regional Waterfront Plan and the 2020 Upper Hudson River Watershed Revitalization Plan.	Director of Planning and Zoning	NYSDOS	NYSDOS Environmental Protection Fund (EPF)
ED.7	Secure funding and prepare a NYS DOS Local Waterfront Revitalization Program (LWRP) to increase connections and public access to the Hudson River and support waterfront-related economic development, including tourism and small business growth.	Director of Planning and Zoning	NYSDOS	NYSDOS EPF
ED.8	Review, update if necessary, and implement the 2013 Redevelopment and Connection Plan Recommendations for Pruyn's Island.	Director of Planning and Zoning	WCEDC, Feeder Canal Alliance, City of Glens Falls IDA, ARCC, New York State Office of Parks, Recreation and Historic Preservation (NYS OPRHP)	NYSOPRHP, NYSED, HUD CDBG, USED A
ED.9	Continue to implement improvements to Haviland's Cove.	Director of Planning and Zoning	Common Council, Friends of Haviland's Cove, Feeder Canal Alliance, NYSOPRHP, NYSDEC	NYS OPRHP EPF, NYSDEC Water Quality Improvement Program (WQIP), Land & Water Conservation Fund, City of Glens Falls
ED.10	Design and install wayfinding and directional signage to the Hudson River.	Director of Planning and Zoning	Warren County, City of Glens Falls DPW, ARCC, Lake George Regional Chamber	NYSED, USFHWA Transportation Alternatives Program, NYSDOT, USHUD CDBG, City of Glens Falls

		Project Champion	Potential Partners	Potential Funding
			of Commerce (LGRCC), City of Glens Falls BID	
ED.11	Improve access points to the Glens Falls Feeder Canal Trail from downtown.	Director of Planning and Zoning	Feeder Canal Alliance, City of Glens Falls DPW	FHWA Transportation Alternatives Program, FHWA Recreational Trails Program, NYS OPRHP Environmental Protection Fund (EPF), USHUD CDBG
Goal 4: Establish the City of Glens Falls as a destination for arts and culture.				
ED.12	Collaborate with existing organizations like LARAC to grow the arts in the City of Glens Falls, including programming and renovating existing assets.	City of Glens Falls Director of Tourism and Business Development	Lower Adirondack Regional Arts Council (LARAC), The Hyde Collection, Charles R. Wood Theater, Park Theater	NYS Council on the Arts (NYSCA), NYSESD, USHUD CDBG, National Endowment for the Arts (NEA)
Goal 5: Maintain and enhance regional cooperation relationships for tourism development.				
ED.13	Maintain and enhance regional cooperation relationships, including but not limited to Warren County Tourism and I Love NY for Tourism.	City of Glens Falls Director of Tourism and Business Development (City Director of Tourism and Business Development)	Warren County Tourism, I Love NY, ARCC, Lake George Regional Chamber of Commerce & CVB, NYS ESD	NYSESD, City of Glens Falls BID, Warren County, NYSCA, NEA "Our Town" program
Policy Area 4: Housing (H)				
Goal 1: Increase the variety and affordability of housing choices for all ages, abilities, and incomes.				
H.1	Review and update zoning to address housing trends.	City of Glens Falls Zoning and Codes Department	City of Glens Falls Economic Development, Glens Falls Common Council, Warren County Planning Department, Glens Falls Housing Authority	NYSDOS, City of Glens Falls
H.2	Continue to market the existing housing programs available within the city, such as Community Development Block Grant (CDBG), Access to Home grant, Housing rehabilitation grants and loans, and ADK Gateway Homeownership Program.	Director of Planning and Zoning	HUD, Warren County, Glens Falls Housing Authority, NYS HCR	USHUD CDBG, NYSHCR, NYSESD
H.3	Support the development of a variety of housing opportunities to accommodate the needs of seniors, young families, caretakers, and the local workforce.	Director of Planning and Zoning	Glens Falls Housing Authority, NYS HCR, NYS Office for the Aging, NYS ESD	NYSHCR, NYSESD, HUD, NYS Office for the Aging (NYS OFA)
H.4	Continue to maintain an up-to-date housing conditions report and inventory and seek out funding opportunities to rehabilitate blighted properties.	Director of Planning and Zoning	Code Enforcement Office, Glens Falls Housing Authority, NYS DEC	HUD CDBG, NYSHCR, EPA Brownfields Assessment and Cleanup Grants
H.5	Continue to provide housing programs that provide technical and financial assistance to support a variety of housing opportunities that are accessible to all.	Director of Planning and Zoning	Glens Falls Housing Authority, NYS HCR, HUD	USHUD CDBG, NYSHCR, City of Glens Falls
Policy Area 5: Infrastructure (I)				
Goal 1: Ensure adequate municipal services and infrastructure (water, sewer, utilities, energy, telecommunication, etc.) are in place to support economic growth in the City of Glens Falls.				
I.1	Develop a Capital Improvement Plan to guide strategic investment in public infrastructure, facilities, and equipment.	City of Glens Falls	City of Glens Falls DPW, Common Council, Planning Board, Glens Falls Water & Sewer Department	City of Glens Falls, Federal Infrastructure Investment and Jobs Act (IIJA), USEDA
I.2	Develop a Water and Sewer Infrastructure and Facilities Plan to guide the development, maintenance, and funding of the city's physical assets and services.	Director of Planning and Zoning, City Engineer, City Water and Sewer Supervisor	Glens Falls Water & Sewer Department, City of Glens Falls Community Development Office, Warren County, NYS DEC, NYS Environmental Facilities Corporation (NYS EFC)	NYSEFC, IIJA, USEPA

		Project Champion	Potential Partners	Potential Funding
I.3	Continue to maintain and improve the city's pedestrian facilities geodatabase to manage conditions of roads, sidewalks, and curbs.	City of Glens Falls Geographic Information Systems (GIS) Tech	City of Glens Falls Department of Public Works (DPW), City Engineer, City Director of Planning and Zoning, City Economic Development Office, City Community Development Office, National Grid, Niagara Mohawk, Spectrum, local broadband and telecommunications providers, local water and sewer authorities, Glens Falls Industrial Development Agency (IDA), Warren County Planning and Community Development	NYSESD, USEDPA, IIJA
I.4	Develop and implement a master streetscape improvement plan that prioritizes pedestrian and bicycle safety, accessibility, and visual appeal.	Director of Planning and Zoning	City of Glens Falls DPW, Glens Falls Fire Department, City Communications Department, Warren County, Adirondack – Glens Falls Transportation Council (AGFTC)	NYSEFC, USEPA, City of Glens Falls
Policy Area 6: Mobility and Connection (MC)				
Goal 1: Encourage alternative modes of transportation to enable access to commercial, cultural, and recreational areas.				
MC.1	Continue to incorporate the adopted Complete Streets Policy (2023) in all public and private projects.	City of Glens Falls	Complete Streets Advisory Board, Bike Glens Falls, AGFTC, Glens Falls Business Improvement District (BID), Adirondack Cycling Advocates, Warren County	NYSDOT, Federal Highway Administration Surface Transportation Block Grant (STBG), USDOT, IIJA
MC.2	Implement the bicycle and pedestrian enhancements/amenities outlined in the Adirondack/Glens Falls Transportation Council (A/GFTC) Regional Bike Plan (2021) to improve connections that link wards, parks, and other destinations to downtown.	City of Glens Falls	Bike Glens Falls, AGFTC, Warren County, Complete Streets Advisory Board, City of Glens Falls DPW, Adirondack Cycling Advocates, Feeder Canal Alliance	Federal Highway Administration, USDOT, NYSDOT, NYSOPRHP, IIJA, City of Glens Falls
MC.3	Support development of a multimodal mobility hub that integrates public transit, shared mobility services, pedestrian and bicycle infrastructure, and real-time information systems.	City of Glens Falls	Capital District Transit Authority (CDTA), Community Development Office, Warren County	USDOT, NYSDOT, NYSESD, IIJA
Goal 2: Improve parking and transportation circulation in the City of Glens Falls.				
MC.4	Develop a right-sized parking and signage plan that aligns supply with current and future demand, supports walkability, and encourages efficient land use.	City of Glens Falls	Common Council, BID, Glens Falls DPW, AGFTC	NYSDOT, NYSDOS, IIJA, City OF Glens Falls
MC.5	Enhance bicycle and pedestrian connectivity between neighborhoods, commercial centers, and recreational amenities through consistent infrastructure, signage, and wayfinding in accordance with standards.	Director of Planning and Zoning	City of Glens Falls DPW, BID, AGFTC, Warren County, Recreation Commission, Feeder Canal Alliance	City of Glens Falls, NYSDOT, STBG, IIJA
MC.6	Continue to work towards connecting the Feeder Canal Trail with the Warren County Bikeway.	Recreation Commission	Feeder Canal Alliance, Warren County Planning, AGFTC, Bike Glens Falls, Adirondack Cycling Advocates, Common Council Quality of Life Committee	NYSDOT, NYSOPRHP

		Project Champion	Potential Partners	Potential Funding
MC.7	Implement recommendations of the AGFTC Glens Falls Middle and High School Circulation Study, and other related circulation studies, to work with the schools to enhance bicycle and pedestrian safety around the schools.	City of Glens Falls	AGFTC, Glens Falls School District	
MC.8	Collaborate with civic organizations, not-for-profits, volunteer organizations, and other municipalities to design and implement gateway enhancements along the main streets coming into the City of Glens Falls.	City of Glens Falls	Civic organizations, neighboring municipalities, Director of Planning and Zoning, City Director of Tourism and Business Development	
Policy Area 7: Parks and Recreation (PR)				
Goal 1: Create great public spaces and amenities that activate the public realm and enhance the city's character and livability.				
PR.1	Develop and implement a detailed parks inventory and a city-wide Parks Master Plan.	City of Glens Falls Recreation Department (City Recreation Department)	Recreation Commission, Common Council Quality of Life Committee, City Director of Planning and Zoning	
PR.2	Prioritize funding for the continued maintenance and improvement of parks and operations.	City Recreation Department	Recreation Commission, City DPW, City Director of Planning and Zoning	
Goal 2: Cultivate and enhance parks and recreation spaces that celebrate Glens Falls' historic character, support vibrant cultural programming, and strengthen community identity and livability.				
PR.3	Design and implement park facilities and streetscape elements that reflect the city's well-crafted historic architecture and community "feel," ensuring new pavilions, benches, signage, lighting, and other amenities honor local character.	City of Glens Falls	Recreation Commission, City Director of Planning and Zoning, City Historian, Planning Board Architectural Consultant	NYS Office of Parks, Recreation and Historic Preservation (NYSOPRHP)
PR.4	Leverage and promote existing recreation assets and natural resources to enhance the quality of life for residents and enrich the visitor experience, including sports tourism.	City Recreation Department	Warren County Tourism Department, Common Council Quality of Life Committee	
Policy Area 8: Arts, Culture, and History (ACH)				
Goal 1: Continue to expand the public art landscape in Glens Falls, enhancing the quality of life for residents and attracting visitors.				
ACH.1	Continue partnering with local arts organizations, including but not limited to the Lower Adirondack Regional Arts Council (LARAC), the Hyde Collection, the Chapman Museum, the Shirt Factory, theatres, and the World Awareness Children's Museum, to promote and support public art across the city through expanded programming, community events, and investment in the renovation and reuse of existing cultural spaces.	City Director of Tourism and Business Development	LARAC, Charles R. Wood Theater, Park Theater, local museums, Chapman Museum, Hyde Collection, Folklife Center at Crandall Library, City Economic Development Office, Arts District of Glens Falls, Regional Arts Group	
ACH.2	Collaborate with developers, businesses, and arts organizations to fund and support public art initiatives.	City Director of Tourism and Business Development	Local developers, Local businesses, LARAC, City Economic Development Office	
Goal 2: Preserve and promote the city's historic and cultural resources.				
ACH.3	Manage growth and development in a manner that coexists with the protection and/or preservation of historic resources.	City of Glens Falls	Director of Planning and Zoning, Planning Board, ZBA, Common Council Planning and Development Committee	