

Glens Falls

Smart Growth Comprehensive Plan



CPC Meeting #4

March 24th, 2025



**Department
of State**

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

Agenda

- 1 Welcome – CPC Chair
- 2 What We Heard – Public Engagement Update
- 3 What We Learned - Community Profile Key Findings
- 4 Work Session – Vision Statement
- 5 Public Workshop
- 6 Comments from the Public
- 7 Next Steps

What We Heard - Public Engagement Update



Pop-Up Events and Focus Groups

- Pop-Up Events
 - Adirondack Thunder at Cool Insurance Arena
- Transportation Focus Groups
 - Bicycle, Pedestrian, and Public Transit
 - Tourism
 - Municipalities and NYS
 - Employers
- Young Professionals Focus Group



Community Survey

- Online Survey - February 14 through 28
- 438 Participants
- 24 Questions
 - Vision
 - Existing Conditions
 - Thriving Communities Program
 - Optional Demographic Information
- Event Promotion
 - Flyers and Postcards
 - Social Media Posts
 - Press Release
 - Project Website – *GFcompplan.com*
 - City Website
 - Adirondack Thunder Hockey Game

Glens Falls

Smart Growth Comprehensive Plan



Take the Community Survey!

Open February 14-28

The City of Glens Falls is preparing a Smart Growth Comprehensive Plan with funding from the New York State Department of State. This plan will establish community goals, guide future sustainable growth, enhance community identity, and protect natural and cultural local resources.



Scan the QR Code to take the survey!

gfcompplan.com

The Glens Falls Community Survey seeks to gather community input to inform development of the Smart Growth Comprehensive Plan. This includes your vision for the future of Glens Falls and your feedback on existing conditions.

By sharing your thoughts, you can play an active role in shaping the future of the city.



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

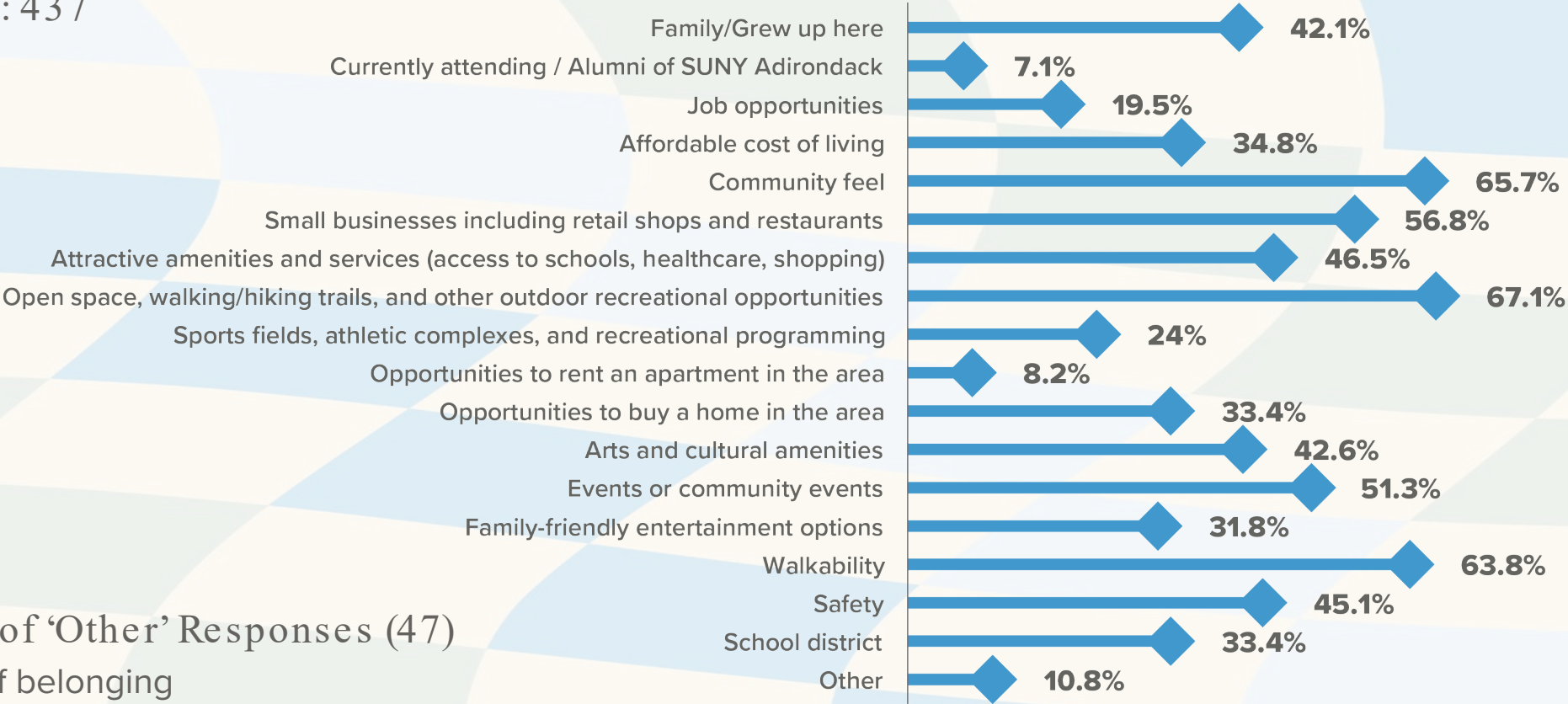


Mural by JMEL

Questions Regarding Community Vision

1. Think about why you live, work, or invest in the City of Glens Falls. Check all that apply.

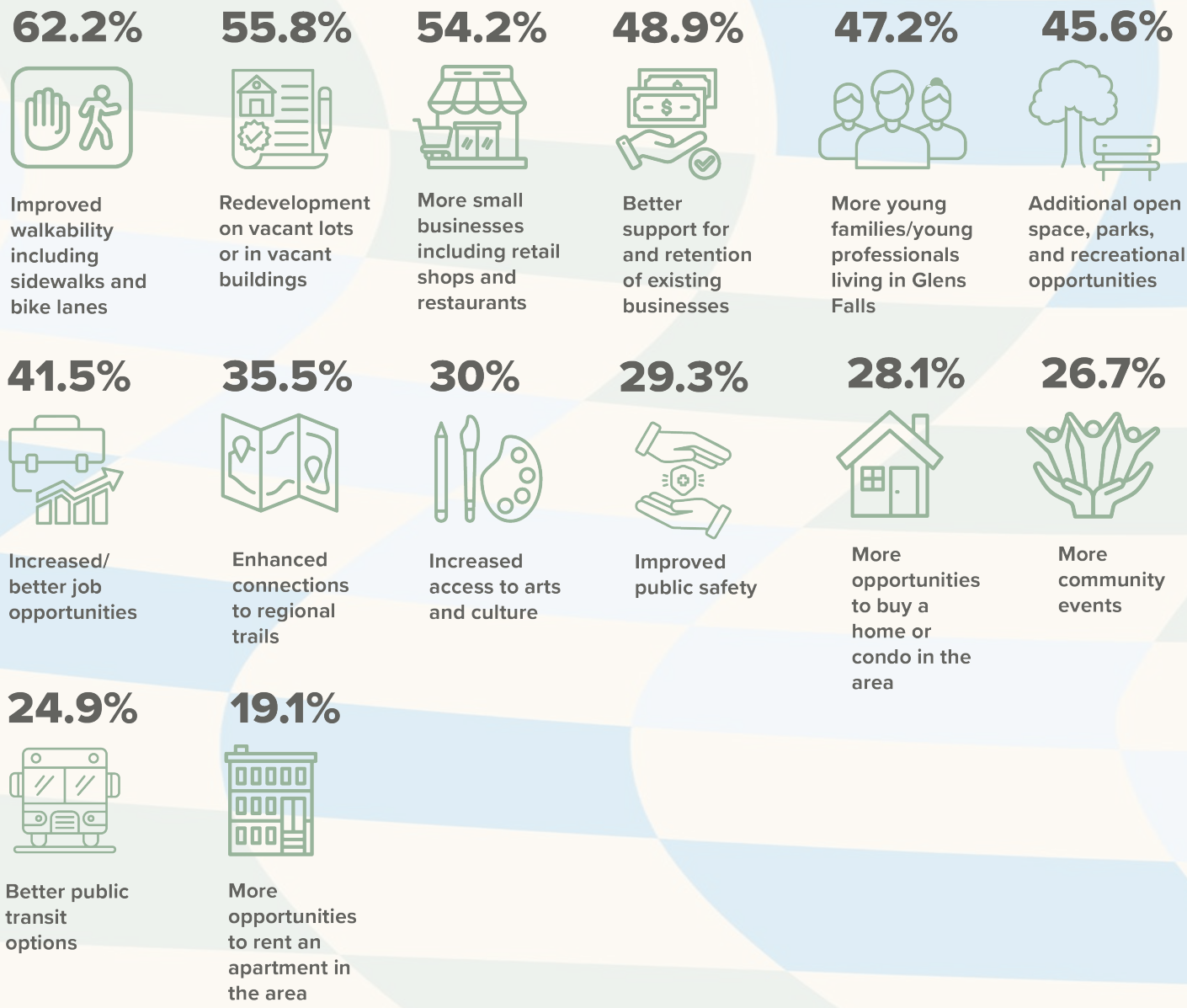
Answered: 437



Summary of 'Other' Responses (47)

- Sense of belonging
- Outdoor access and natural beauty
- Proximity to major cities
- Traffic congestion
- Poor bike and pedestrian infrastructure
- More public events
- Hometown feel

2. Which of the following would you most like to see in the City of Glens Falls? Check all that apply.
Answered: 434



Summary of ‘Other’ Responses (116)

- Prioritizing affordable housing
- Repurposing old buildings
- Community spaces and green spaces
- Parking
- Improved public transportation
- Infrastructure and public safety

3. Strengths - What existing assets can Glens Falls build on to attract new businesses and residents to the city?

Answered: 345

- Small-Town Charm with Urban Amenities
- Cultural & Artistic Hub
- Outdoor Recreation & Accessibility
- Economic Growth & Business Development
- Infrastructure & Walkability
- Housing Affordability & Community Appeal
- Public Safety & Livability
- Preservation & Thoughtful Development

4. Opportunities – In what areas can Glens Falls grow and improve?

Answered: 364

- Housing
- Community and Safety
- Youth Spaces and Recreation
- Downtown Development and Business
- Public Infrastructure and Development
- Quality of Life
- Education

5. Aspirations – What amenities or characteristics encompass your ideal image of Glens Falls in 10 years?
Please be specific.

Answered: 338

- Parks, Recreation, Outdoor Spaces, and Healthy Living
- Community Services and Quality of Life
- Cultural and Arts Development
- Community and Family-Oriented Growth
- Economic and Commercial Development
- Public Infrastructure and Transportation
- Historic Preservation and Aesthetic Improvements

6. In a sentence or two, please share your vision for the future of the City of Glens Falls.

Answered: 306

- Hometown USA: A Tight-Knit and Welcoming Community
- A Vibrant, Expanding Downtown
- Walkable and Bike-Friendly City
- Economic Growth Without Sacrificing Charm
- Environmental Stewardship and Sustainability
- A Family-Friendly Community with Activities for All Ages
- Revitalization with Respect for History
- Increased Access to Housing and Affordable Living
- Cultural and Economic Hub of the Adirondacks
- A Safe and Connected City
- Support for Arts, Culture, and Wellness
- Inclusivity and Welcoming Atmosphere

7. Now think about the City of Glens Falls from the perspective of various community members. What three to five words might reflect their vision for the future of the community?

Answered: 305

Child/teenager, pre- or young- professional, young family, business owner/employee, senior citizen, and people with special needs or physical challenges

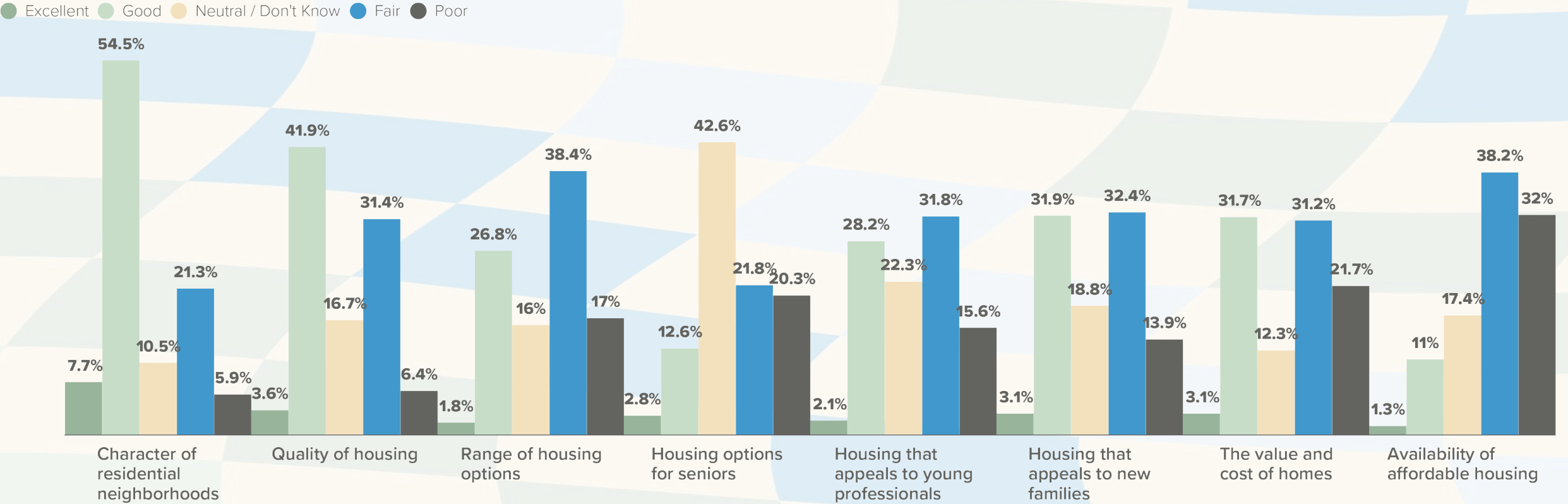
Across all groups we heard:

- Safety and Accessibility
- Affordable Housing
- Community Engagement and Inclusivity
- Economic Growth and Stability
- Education and Family Services
- Recreation and Lifestyle
- Infrastructure and Public Services

Questions about Existing Conditions

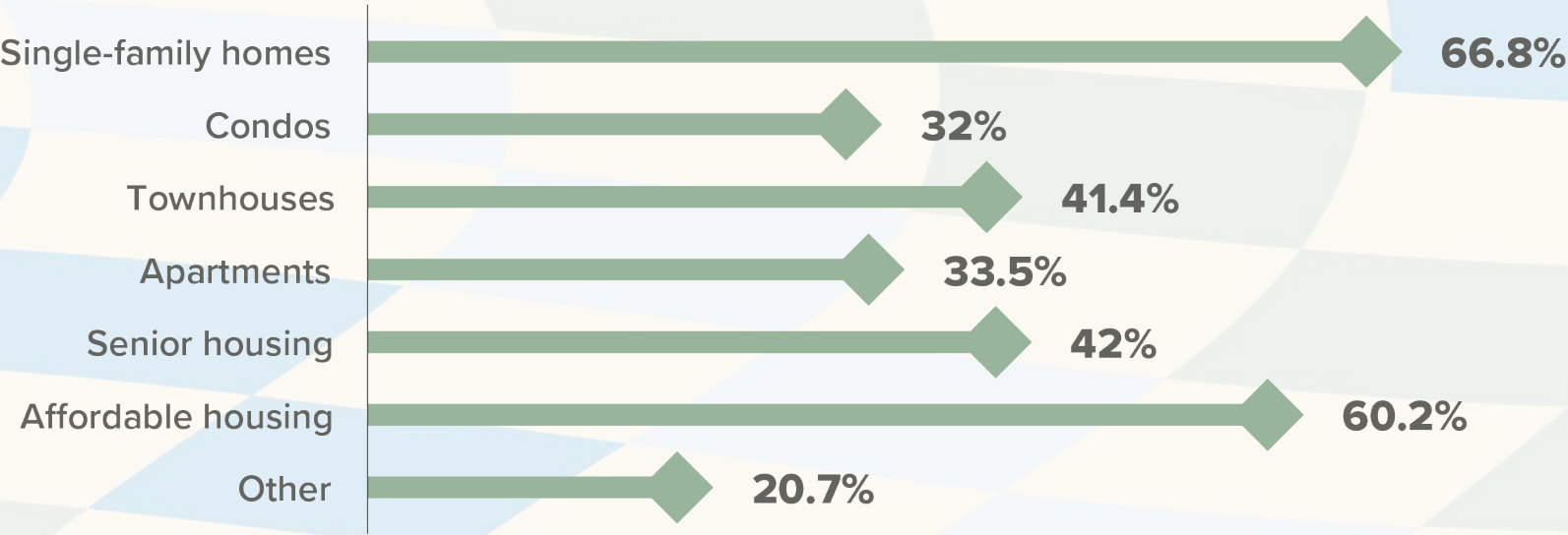
8. Think about housing in the City of Glens Falls. How do you view existing housing in the city?

Answered: 391



9. Smart Growth encourages communities to create a diverse range of housing opportunities and choices.
What additional types of housing units would you like to see in the City of Glens Falls? Please check all that apply.

Answered: 319

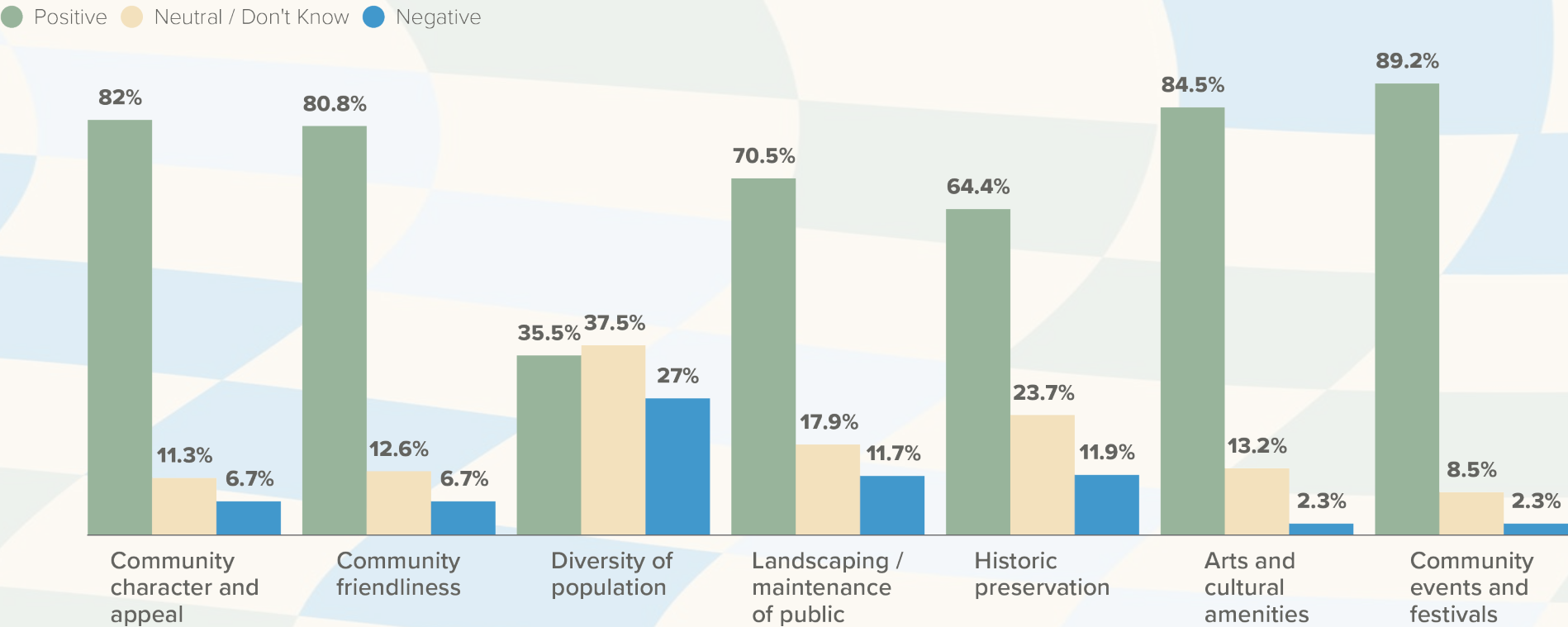


Summary of ‘Other’ Responses (84)

- Affordable housing
- Mixed-use developments
- Co-op housing and dormitory-style
- Design and aesthetics are important

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

Answered: 390



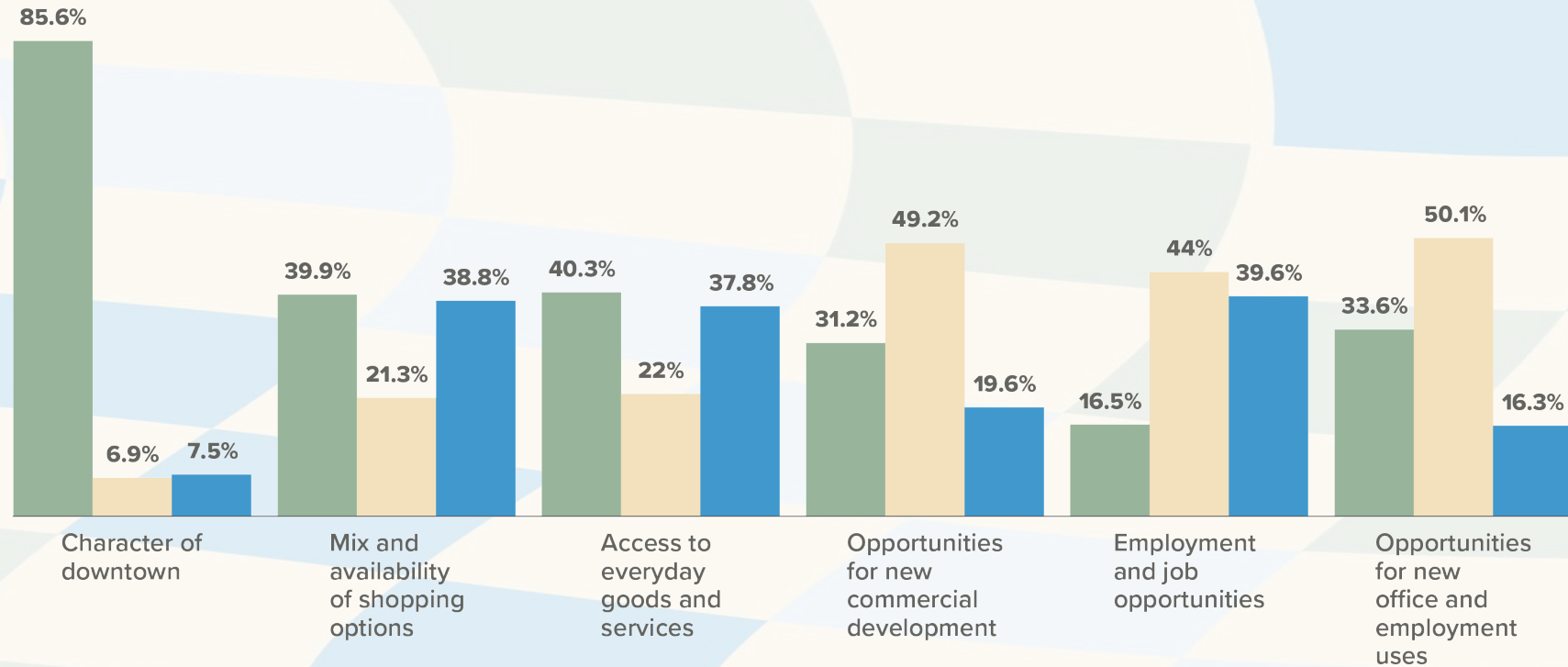
Summary of ‘Other’ Responses (81)

- More diversity
- Historic Preservation
- Infrastructure & Maintenance
- Arts & Culture
- Safety

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

Answered: 389

● Strength ● Neutral / Don't Know ● Weakness

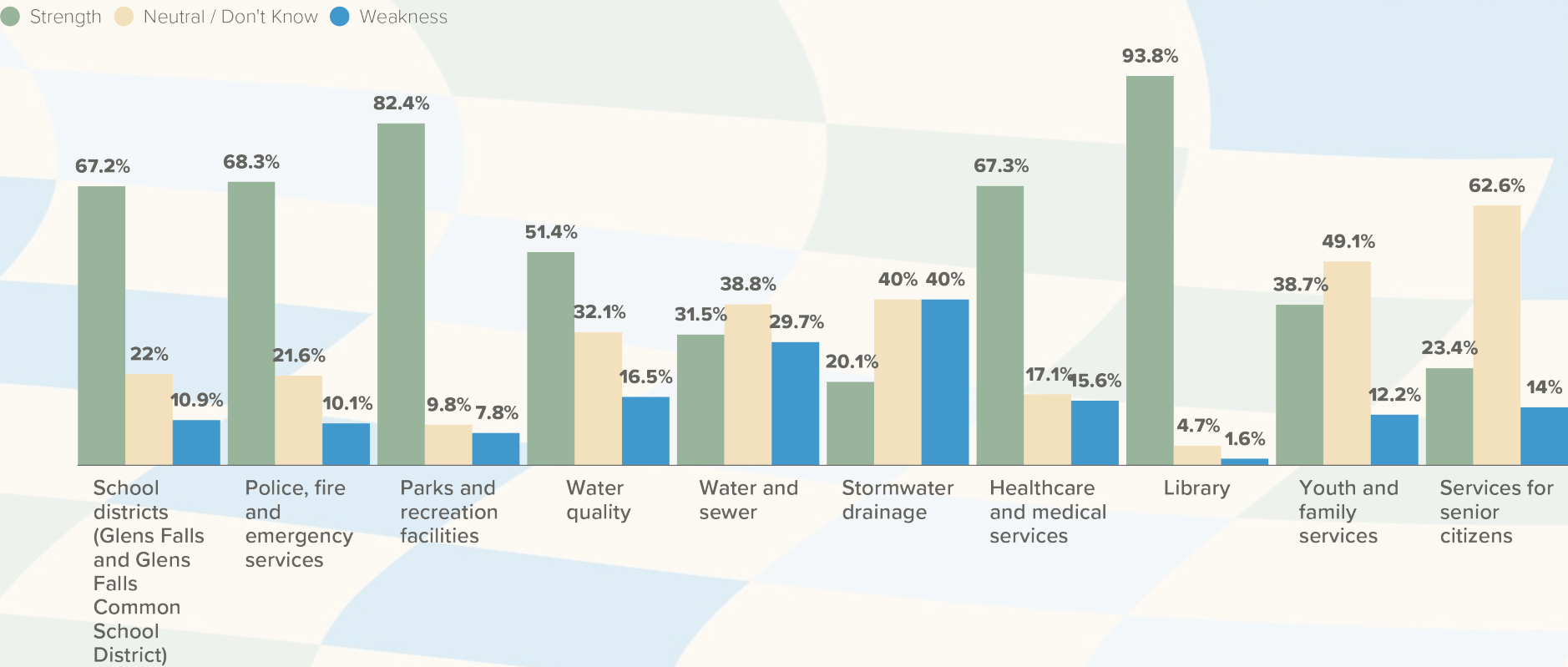


Summary of 'Other' Responses (52)

- Strengths
 - Untapped Potential
 - Established Businesses
 - Natural Resources
- Weaknesses
 - Job & Economic Challenges
 - Basic Services Gaps
 - Parking & Safety Issues

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

Answered: 387

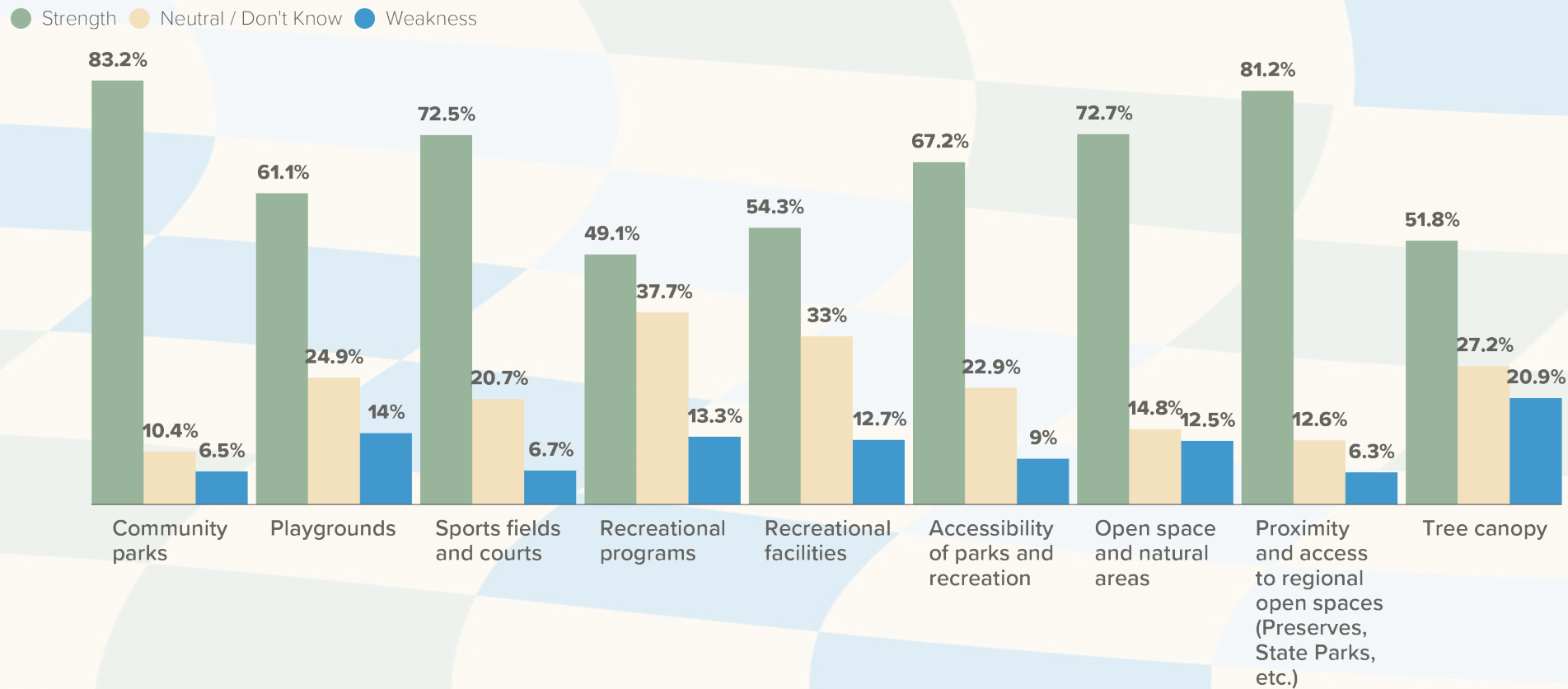


Summary of ‘Other’ Responses (54)

- Strengths
 - Library
 - Parks and Recreation
 - Police, Fire, and EMS
- Weaknesses
 - Lack of public parking
 - Sidewalk and sewer maintenance
 - Lack of public events

13. 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).

Answered: 387



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

Answered: 383



Transportation Questions

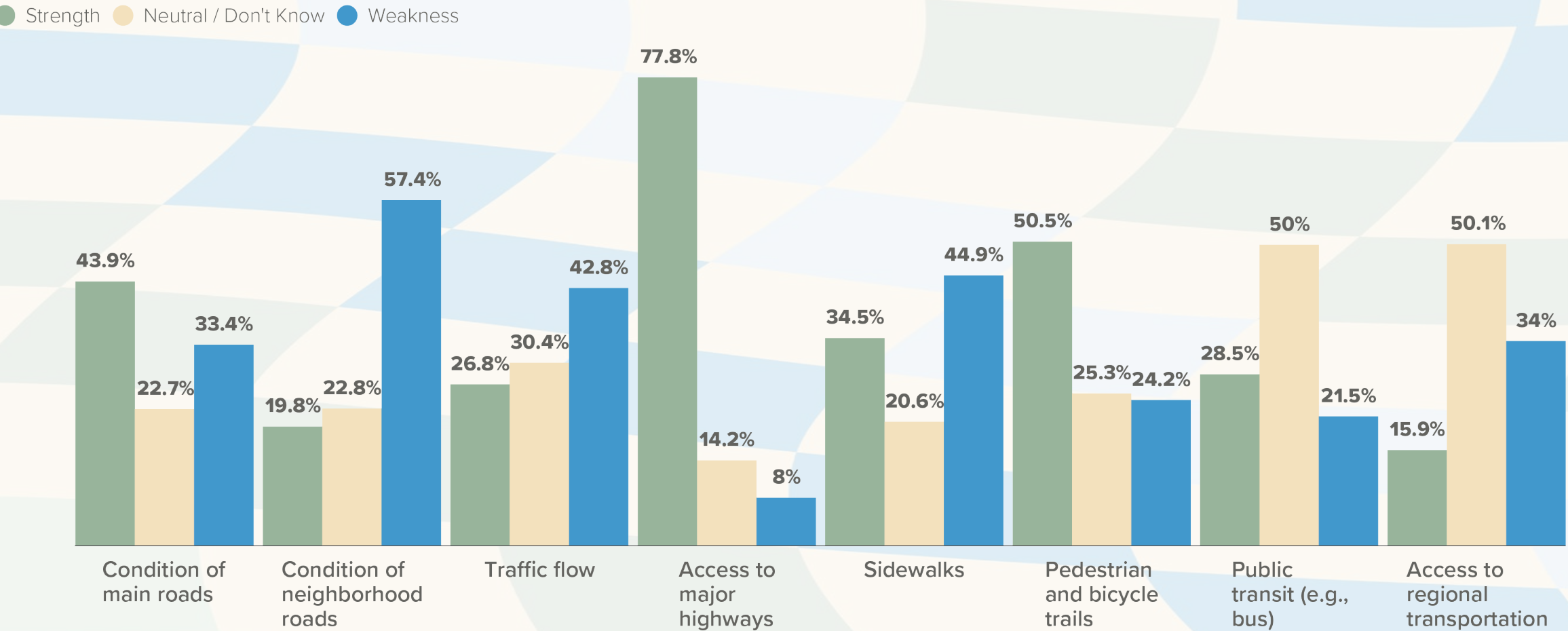
15. What services would you like to see included in a mobility hub?

Answered: 274

- Public Transit Expansion and Access
- Bicycle Infrastructure and Services
- Parking and Accessibility
- Transportation for Special Needs
- Integration and Interconnectivity
- Tourism and Recreation
- Safety, Cleanliness, and Convenience

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

Answered: 374



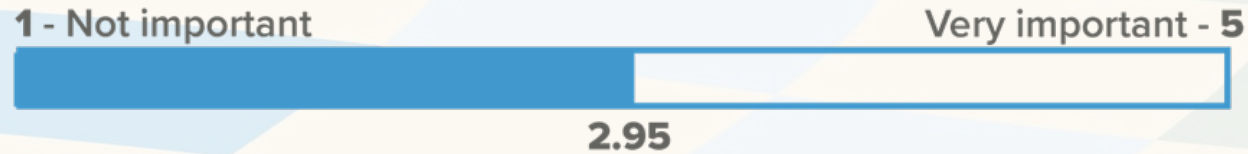
17. Do you have any comments on the current transportation network in the city (e.g., freight truck traffic, traffic flow during community events)?

Answered: 208

- Traffic, Congestion, and Infrastructure Concerns
- Public Transit, Pedestrian, and Cycling Infrastructure
- Event and Downtown Parking

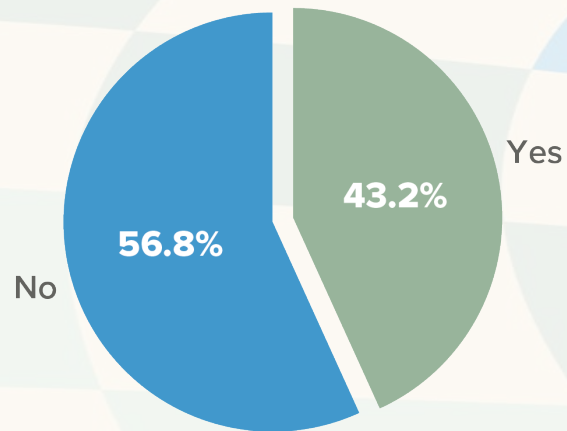
18. On a scale of 1-5, how important is reducing car dependency and increasing alternative transportation options?

Answered: 361



19. Are the current parking facilities (e.g., street parking, parking garages, etc.) in Glens Falls adequate?

Answered: 366



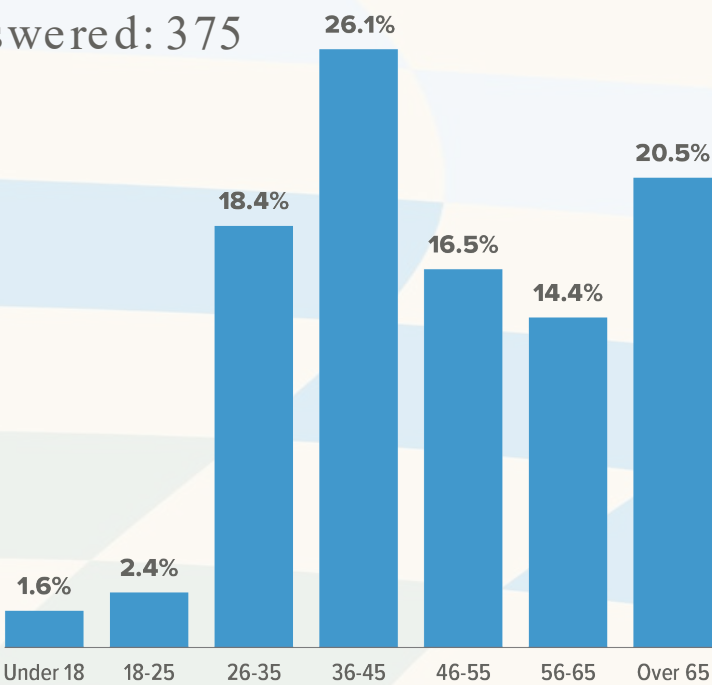
Summary of 'why or why not' Responses (273)

- Parking Shortages and More Efficient Infrastructure
- Accessibility and Free Parking
- Poor Utilization and Maintenance of Existing Parking

Optional Demographic Questions

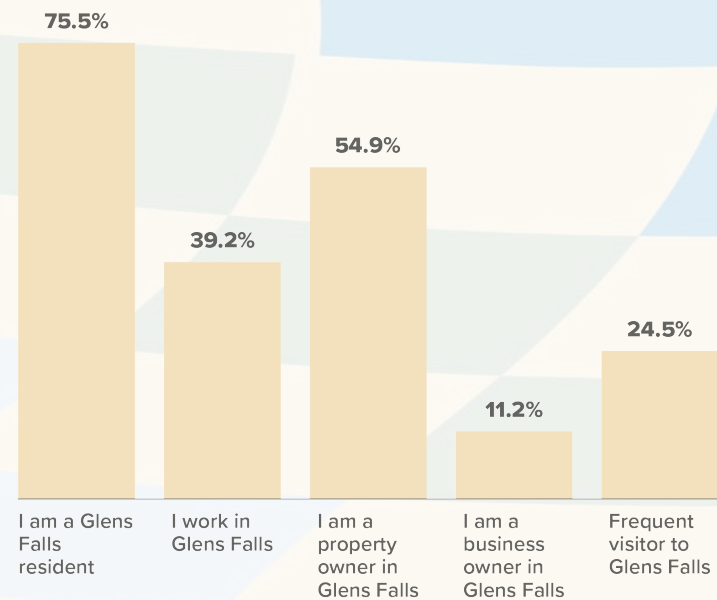
20. What is your age?

Answered: 375



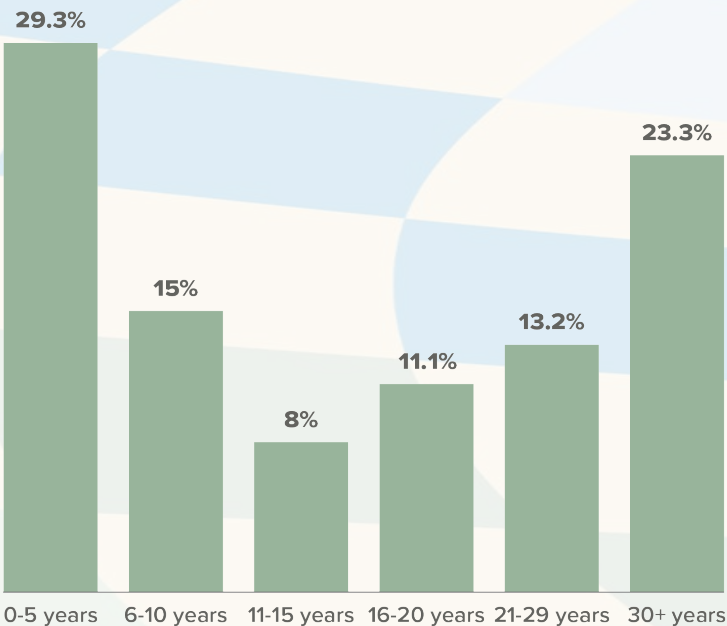
21. To help ensure the vision for Glens Falls serves ALL of the city's residents, please tell us a little about yourself. Check all that apply.

Answered: 375



22. If you are a Glens Falls resident, how long have you lived in the city?

Answered: 300



23. Tell us a little about yourself (e.g., parent, retired, veteran, etc.)

- Profession and Employment
- Family and Community
- Living Situation
- Community Involvement
- Outdoor Recreation and Health
- Diverse Lifestyles and Needs

24. Do you have any additional comments or questions that you would like to share?

- Community Pride and Vision for the Future
- Smart Growth and Development
- Housing, Affordability, and Property Taxes
- Infrastructure and Public Services
- Public Safety and Crime Concerns
- Economic Growth and Local Business Support
- Transportation and Mobility
- Green Space and Environmental Sustainability

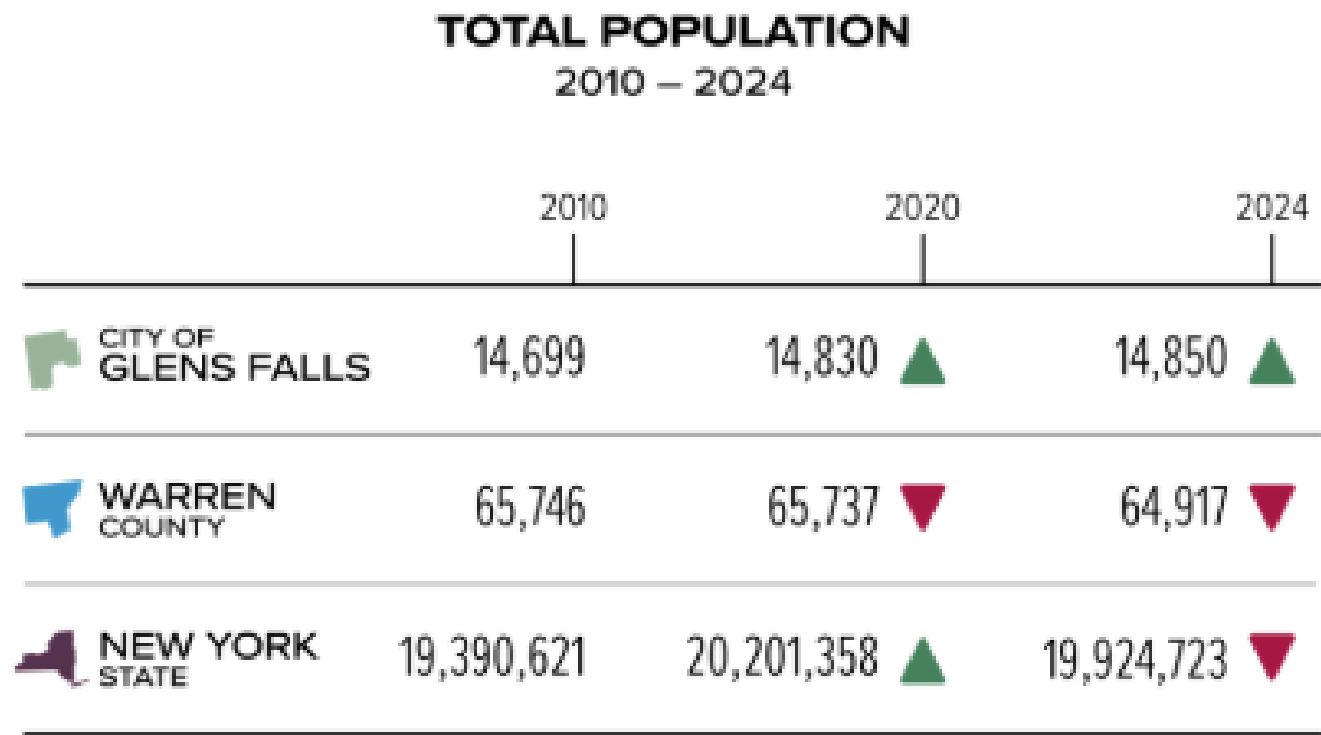
What We Learned - Community Profile Key Findings



Community Profile

- Demographic Characteristics and Trends
- Existing Land Use
- Existing Zoning
- Infrastructure and Public Utilities
- Transportation Analysis
- Natural Resources
- Urban Heat Island (UHI) Sensitivity
- Parks, Public Spaces and Recreation
- Historic and Cultural Resources

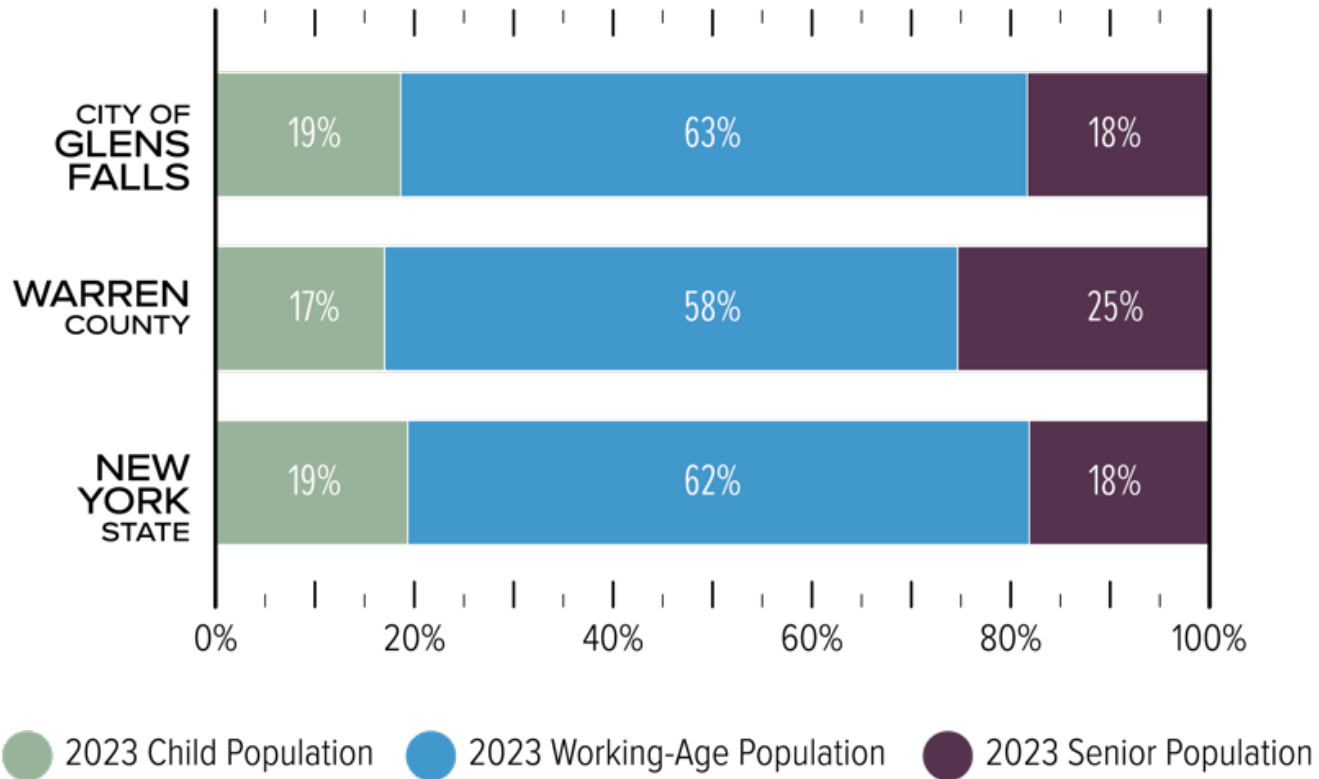
Demographic Characteristics and Trends



Source: Esri, 2024

Demographic Characteristics and Trends

AGE DEPENDENCY
2023



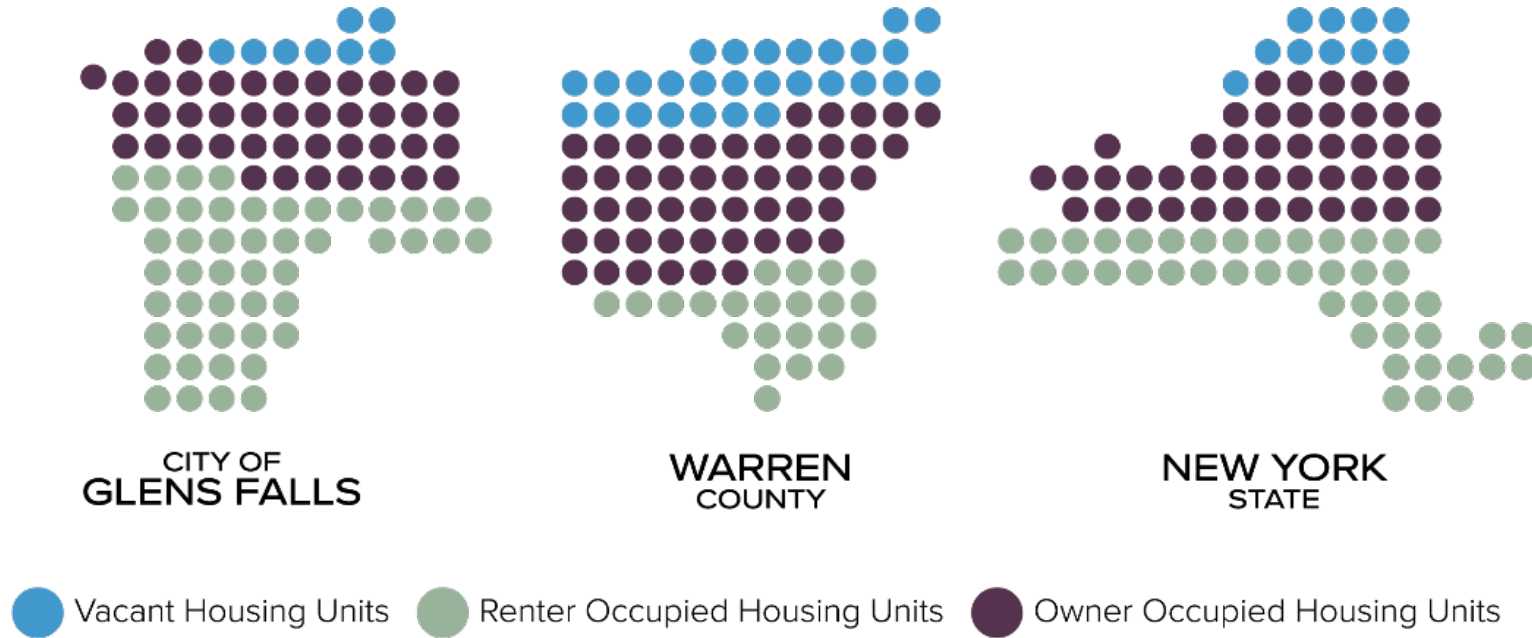
Source: Esri, 2024

Aging Population & Workforce Impact

- Glens Falls will need to ensure that housing, transportation, healthcare, and other city services support its aging population.
- A smaller youth cohort also means the future workforce may shrink, creating potential labor shortages. Retention strategies and workforce attraction efforts will be key.
- Potential long-term impacts on school enrollment and youth-oriented services.
- Attract and retain young families through housing affordability and options, job opportunities, and community amenities.

Demographic Characteristics and Trends

HOUSING BY UNIT 2022



Housing, Land Use & Development Potential

- 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 opportunities.
- Policies supporting rental stability, homeownership opportunities, and diverse housing options.

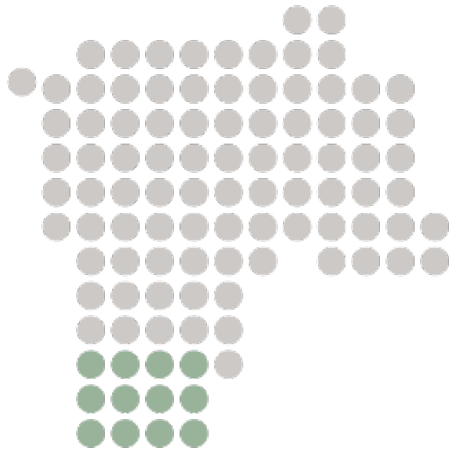
Demographic Characteristics and Trends

POPULATION WITH INCOME BELOW POVERTY LEVEL

2022

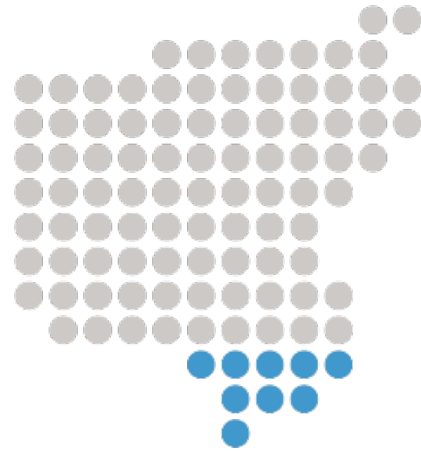
CITY OF
GLENS FALLS

12%



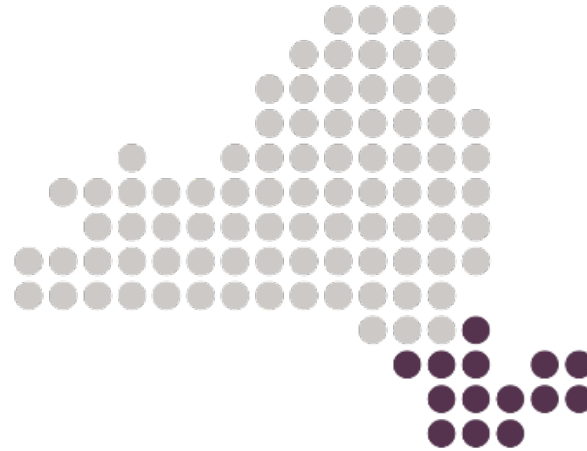
WARREN
COUNTY

9%



NEW YORK
STATE

14%

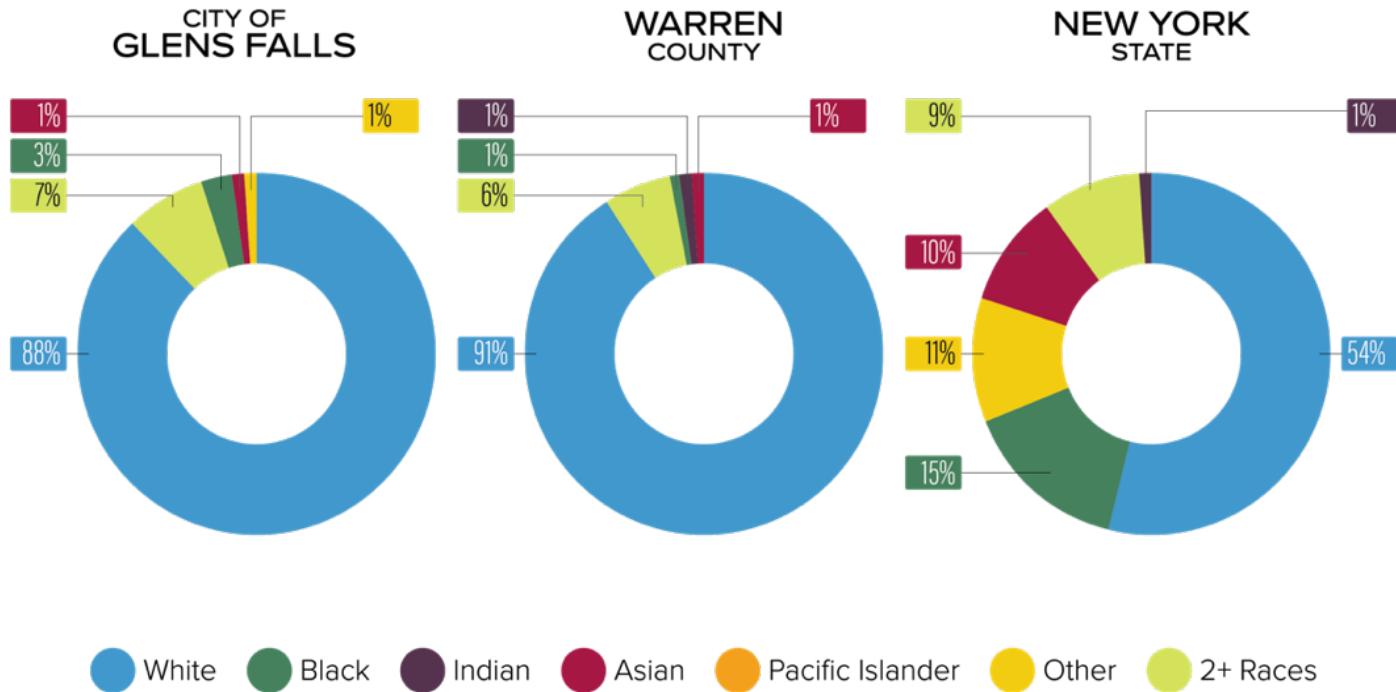


Opportunities

- Development strategies should **focus on job creation, local entrepreneurship, and workforce training** to strengthen financial stability.

Demographic Characteristics and Trends

POPULATION BY RACE 2024

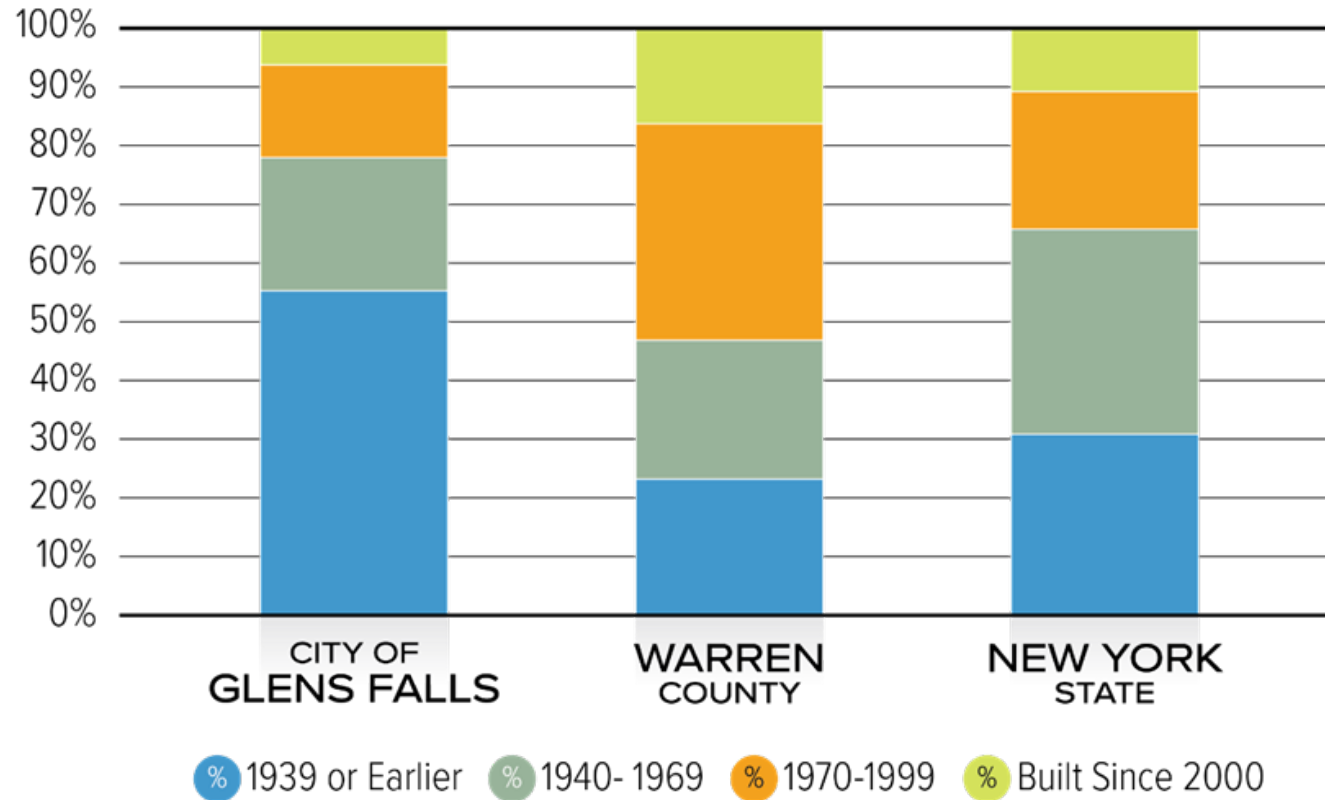


Opportunities for Diversity & Inclusion

- **Small but growing diversity** presents an opportunity to foster inclusivity.
- **Ensuring equitable access** to housing, economic opportunities, and civic engagement will help make the city more welcoming to all residents.

Demographic Characteristics and Trends

HOUSING | YEAR BUILT



Housing Challenges

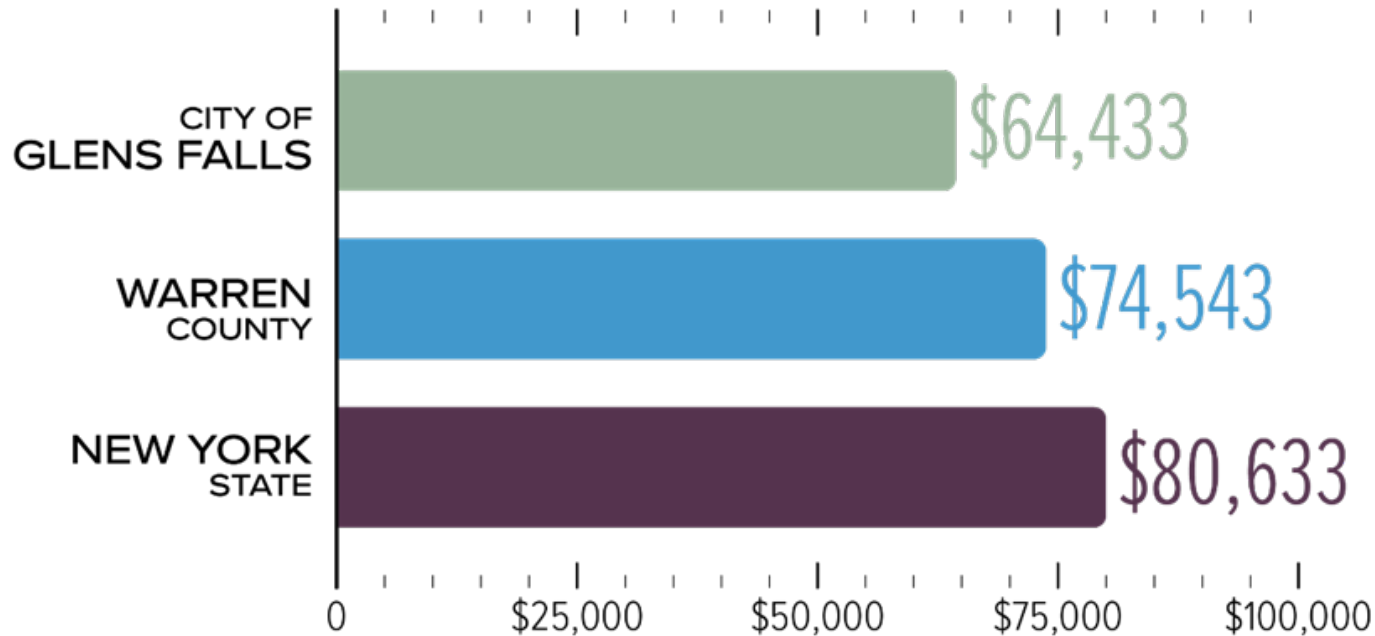
- Maintenance, energy efficiency, and affordability.

Opportunities

- Historic preservation and revitalization efforts.

Demographic Characteristics and Trends

**MEDIAN HH INCOME (ACS 5-YEAR)
2022**



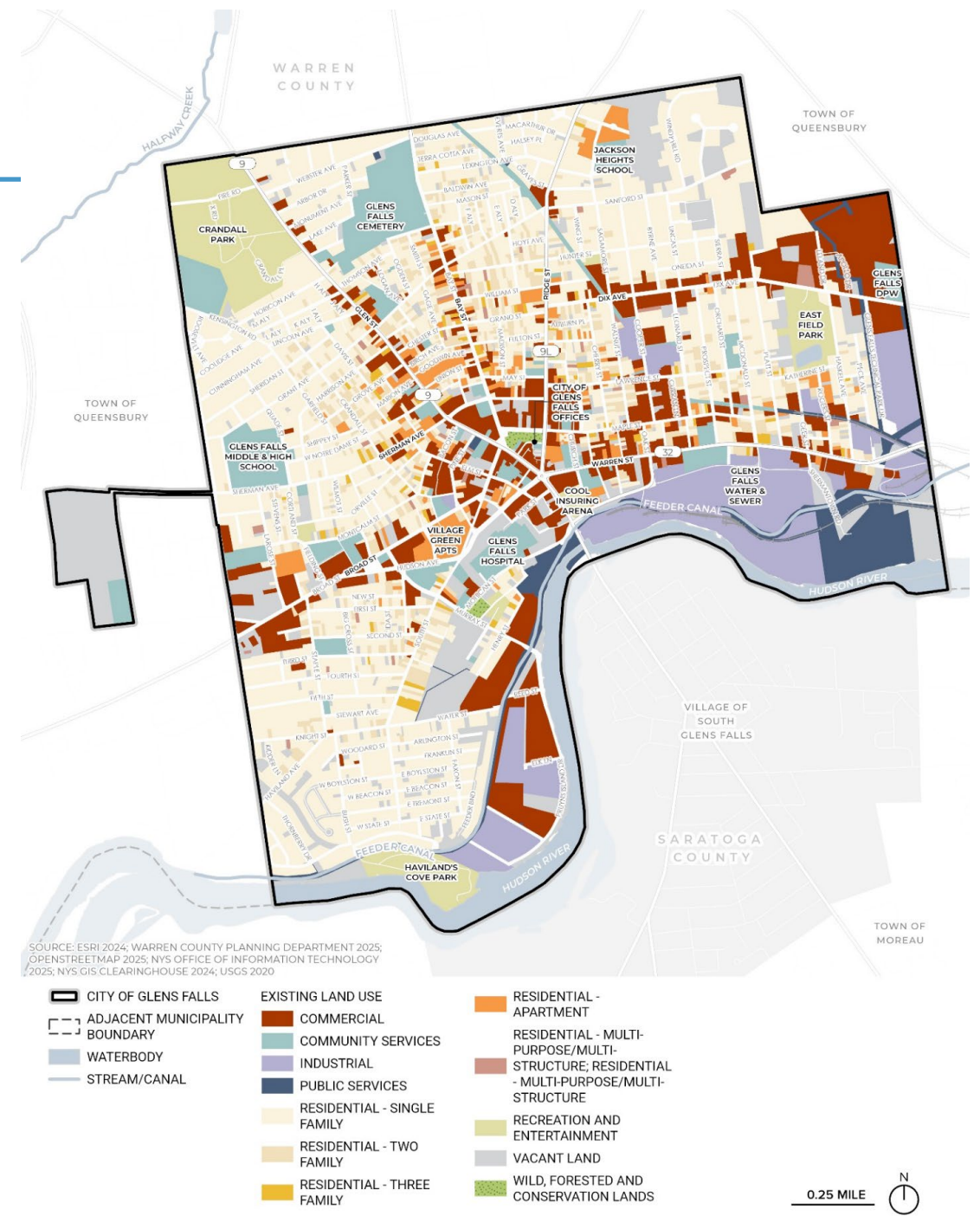
Economic Disparities & Local Spending Power

- **Median income is lower** than the county and state, it remains sustainable.
- Development strategies should **focus on job creation, local entrepreneurship, and workforce training** to strengthen financial stability.

Existing Land Use

Key Findings:

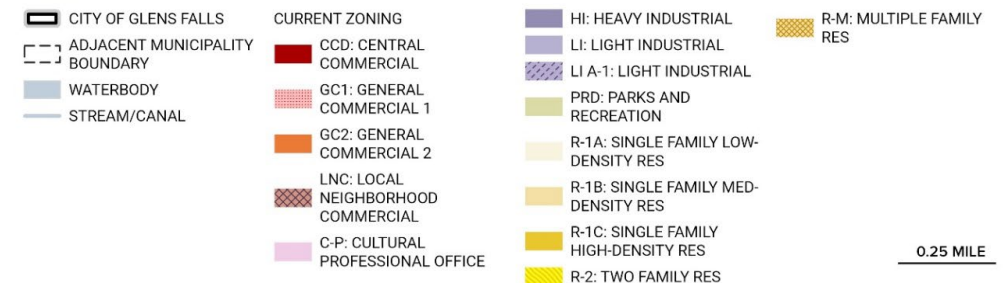
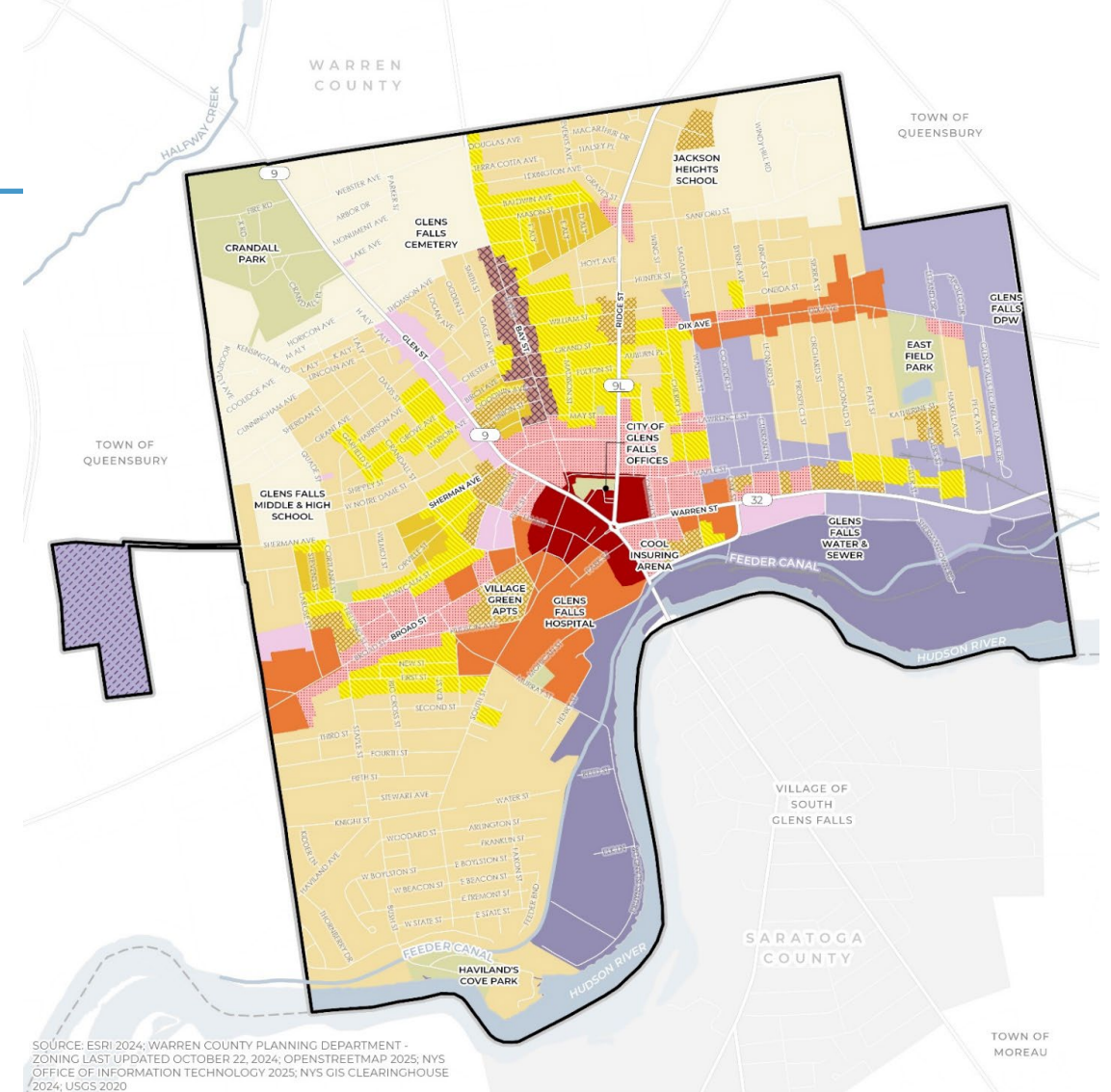
- With only 10% of residential land not considered either single-family or two-family, future residential development in Glens Falls should **focus on expanding housing options** to include additional non-single/two-family housing and mixed-income housing options, particularly in neighborhoods with significant vacant land, to promote inclusive communities.
- **10% of land use is categorized as vacant**; this is substantial and presents a significant opportunity for infill development and revitalization
- There is no agricultural land use in the city.



Current Zoning

Key Findings:

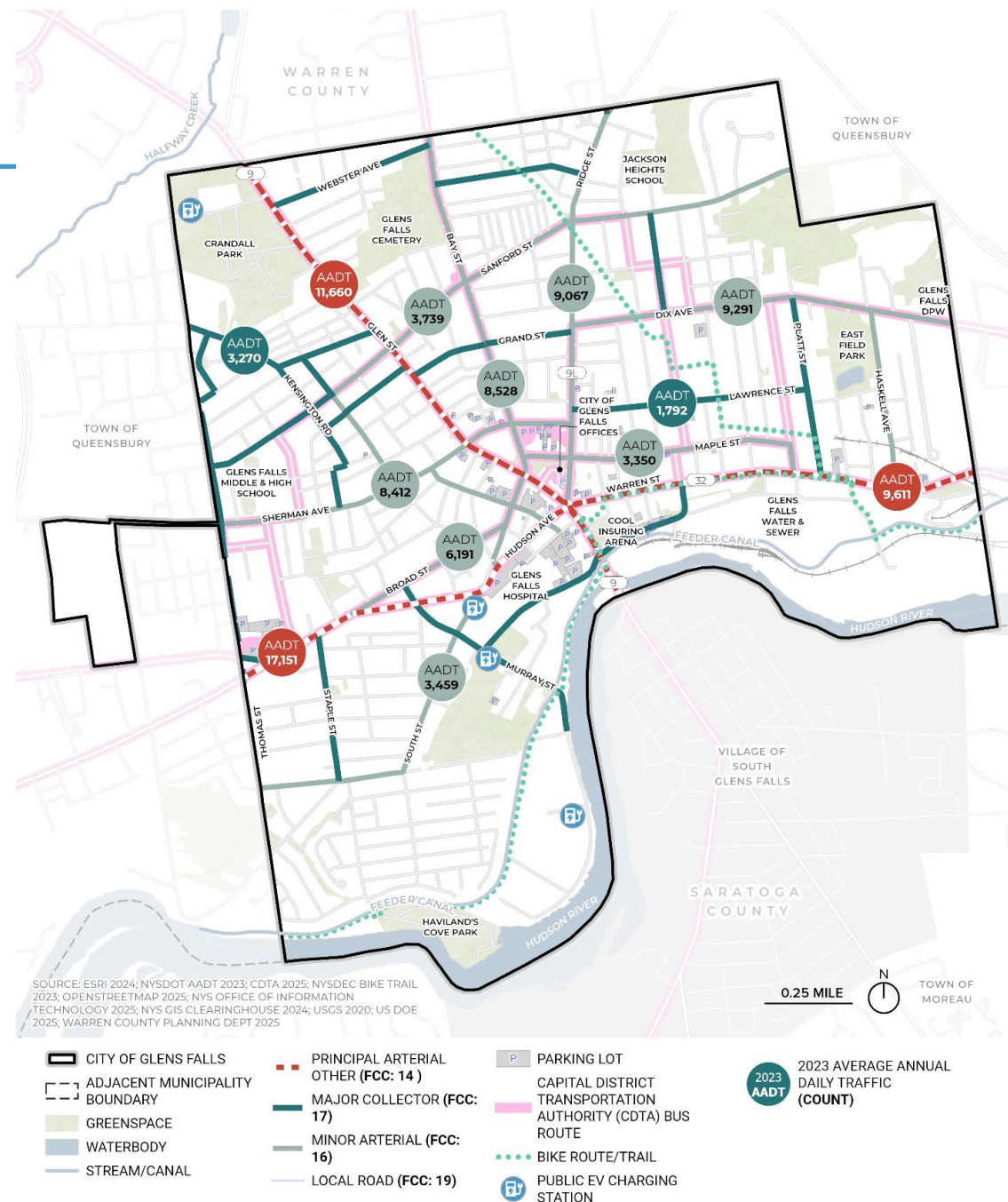
- More land area is zoned industrial than is designated as industrial land use.
- The downtown area is compact and walkable.
- Some zoning code categories (most notably those that apply downtown) explicitly promote smart growth-like principles (e.g., central commercial), which proposes high-density commercial uses subject to architectural review.
- Potential traffic calming needed downtown.



Transportation Assets

Key Findings:

- Local streets account for more than half the overall distance of streets in the city. They provide direct access to neighborhoods and offer the lowest level of mobility.
- The streets in Glens Falls with the highest volume are also those in the highest functional classes.
- Glen Street (US 9) is the city's busiest roadway.
- Glens Falls downtown is very walkable, garnering an 87/100 walk score.
- Bike score is much lower than Walk Score: 59, noting there is some bike infrastructure.
- There are two multi-use trails in the City of Glens Falls.
- The Adirondack/Glens Falls Transportation Council, the region's metropolitan planning organization, has prioritized bicycle access with its municipal partners.
- Nine CDTA bus routes provide almost 70 miles of coverage linking destinations throughout Glens Falls and neighboring communities. Glens Falls buses do not link with other CDTA route systems.



Infrastructure and Public Utilities

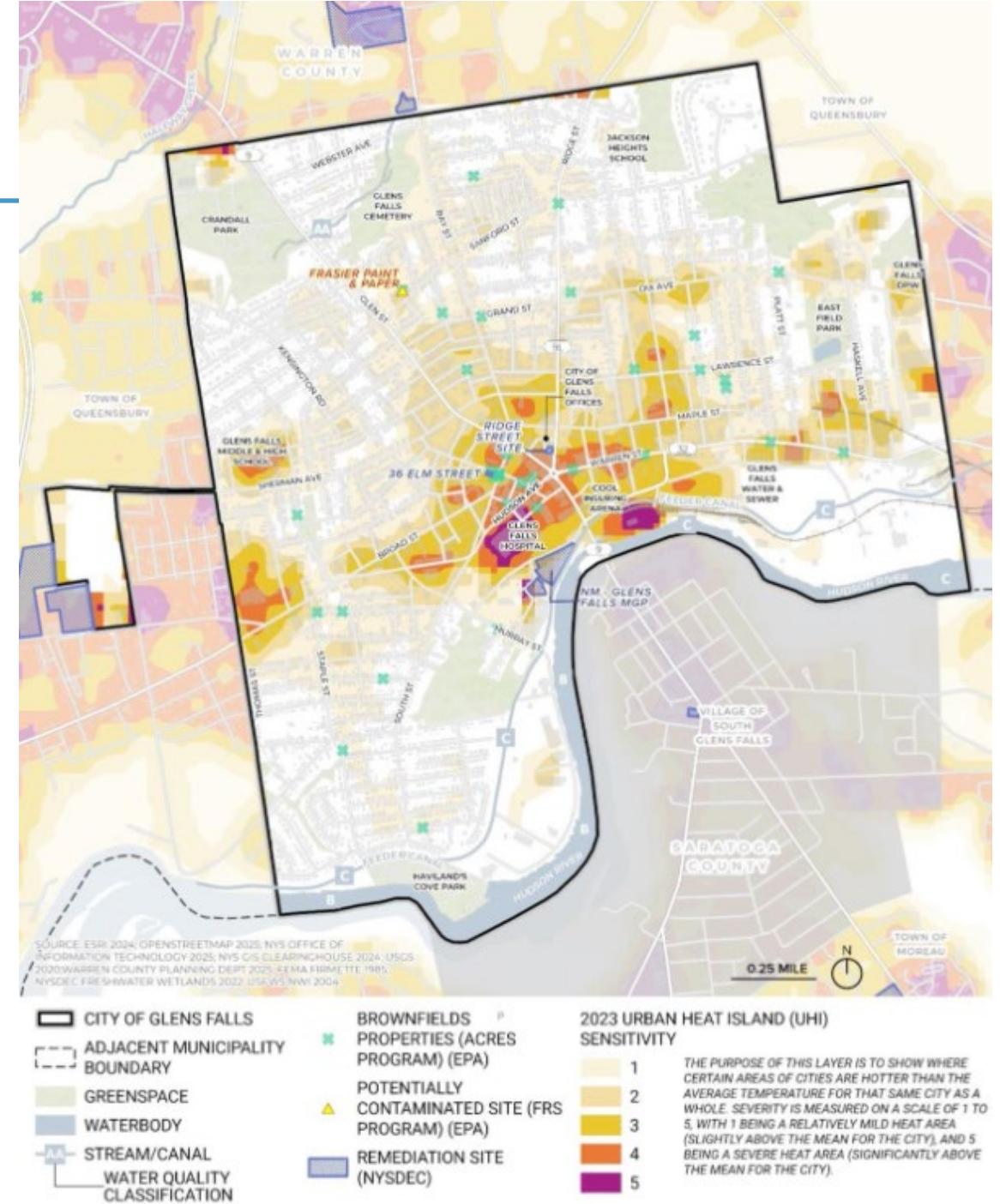
Key Findings:

- Public water demand is well below the capacity of water sources. Such excess capacity provides the potential for future growth in Glens Falls through infill development in areas with existing infrastructure.
- The Town of Queensbury's available sanitary sewer capacity has remained steady, and there is available capacity for future population growth in Glens Falls.
- Although capacity in water and sewer systems exists to accommodate growth in Glens Falls, capacity in the WWTP could potentially be impacted by growth in the Town of Queensbury, which purchases capacity in the City's WWTP.
- State Pollutant Discharge Elimination System (SPDES) permit requirements - flows reduced to accommodate additional discharges from Queensbury, peaking, etc.

Urban Heat Island (UHI) Sensitivity

Key Findings:

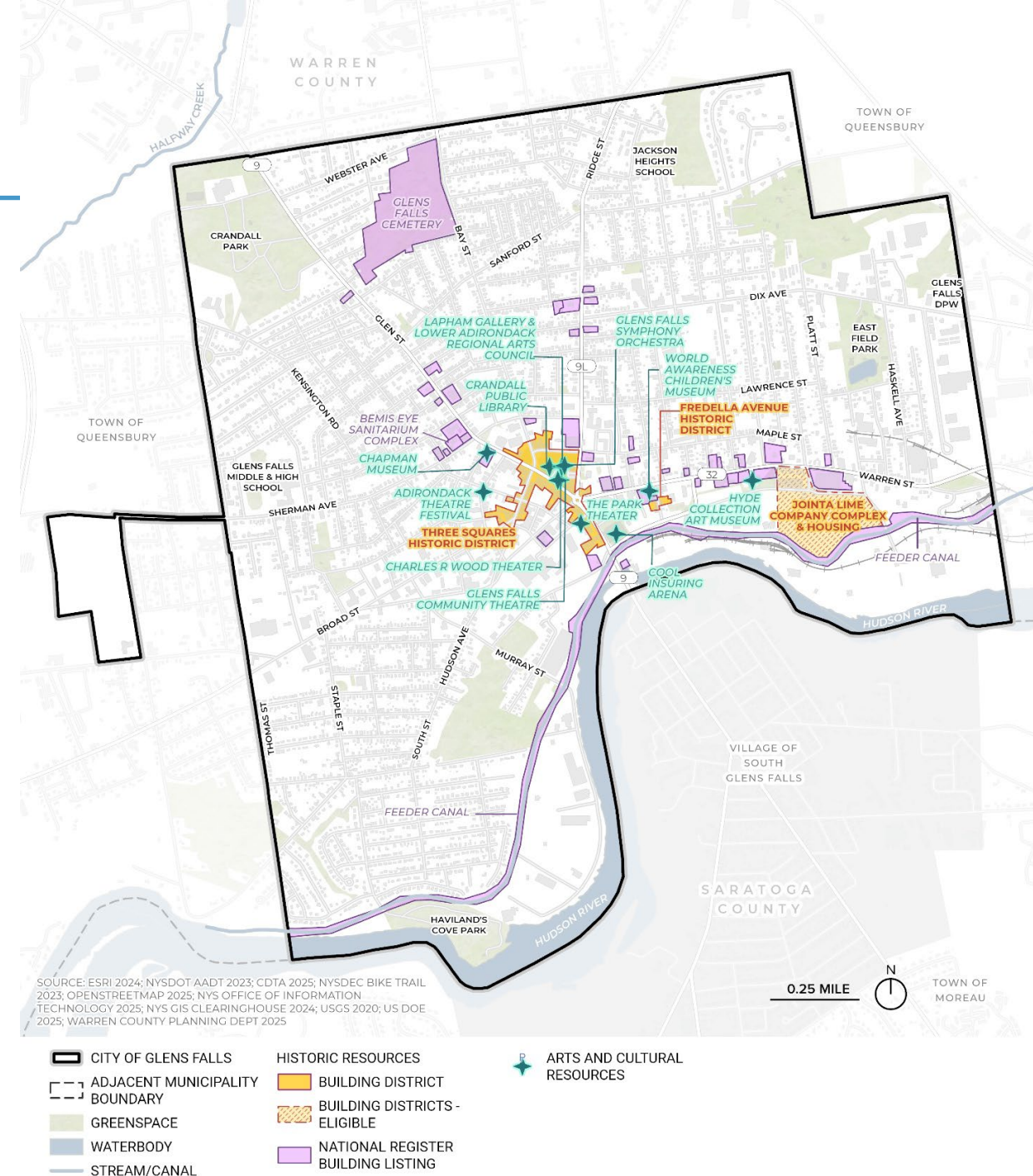
- UHI sensitivity analysis identifies which areas are hotter than the average temperature of Glens Falls.
- Three severe heat areas are highlighted in purple on the map. These locations have a high density of impermeable asphalt, concrete, and brick surfaces, which absorb solar radiation quickly and release it slowly.
- UHIs can lead to increased energy consumption for cooling, higher air pollution, and potential health impacts for vulnerable populations.
- Planting trees and vegetation and using reflective building materials can help reduce UHIs.



Historic and Cultural Resources

Key Findings:

- Glens Falls is a cultural activity center and a regional arts hub.
- The city has many historic resources, including more than 187 individual historic properties.
- Most, but not all, of the historic resources in the city are located in and around downtown Glens Falls.
- Prominent local architect E.B. Potter designed 18 historic buildings in Glens Falls, including the Bemis Eye Sanitarium dorms.
- Historic apartment buildings built on speculation by local industrialists are rare examples of early multi-family housing.



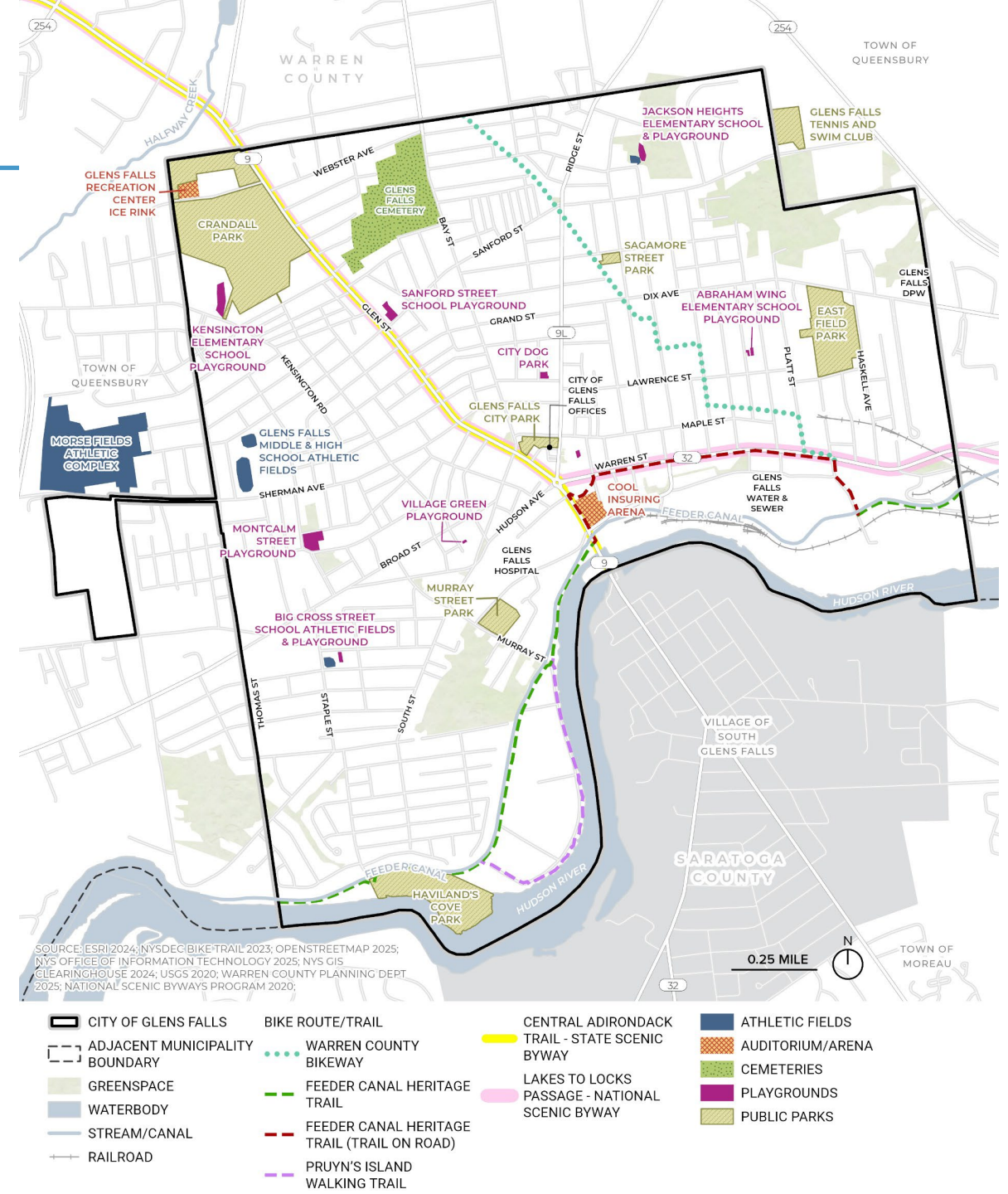
Key Findings:

-
- Map of the City of Glens Falls, New York**
- Legend:**
- City of Glens Falls:** Solid black outline
 - Adjacent Municipality Boundary:** Dashed black outline
 - Greenspace:** Light green fill
 - Waterbody:** Blue fill
 - Stream/Canal:** Blue line
 - 50-Ft Contours:** Dashed brown line
 - 10-Ft Contours:** Dashed grey line
 - NYSDEC Freshwater Wetland:** Green fill with diagonal lines
 - USFWS NWI Wetlands:** Green fill with horizontal lines
 - Freshwater Emergent Wetland:** Dark green fill
 - Freshwater Forested/Shrub Wetland:** Yellow-green fill
 - Lake or Freshwater Pond:** Light blue fill
 - Riverine:** Teal fill
 - FEMA Flood Hazard Areas:**
 - Zone A: 1% Annual Chance Flood Hazard (Pink fill)
 - Zone B: Area of Moderate Flood Hazard, Usually the Area Between the Limits of the 100-Year and 500-Year Floods (Blue fill)
 - Significant Natural Community:** Purple fill
 - NYSDEC Natural Heritage Plant and Animal Occurrences - Generalized Representation of the Locations of Actual, Confirmed Observations/ Collections of Rare Species:** Yellow fill
 - Water Quality Class Line:** Blue line
- Map Labels:**
- WARREN COUNTY
 - TOWN OF QUEENSBURY
 - HALFWAY CREEK
 - WEBSTER AVE
 - CRANDALL PARK
 - GLENS FALLS CEMETERY
 - GLENS FALLS MIDDLE & HIGH SCHOOL
 - SHERMAN AVE
 - KENSINGTON RD
 - ST THOMAS ST
 - STABLE ST
 - SOUTH ST
 - BROAD ST
 - MURRAY ST
 - HAVILAND'S COVE PARK
 - HUDSON RIVER
 - FEEDER CANAL
 - HUDSON AVE
 - GLENS FALLS HOSPITAL
 - COOL INSURING ARENA
 - WARREN ST
 - MAPLE ST
 - LAWRENCE ST
 - DIX AVE
 - RICE ST
 - JACKSON HEIGHTS SCHOOL
 - GLENS FALLS DPW
 - EAST FIELD PARK
 - PLAT ST
 - HUDSON RIVER
 - VILLAGE OF SOUTH GLENS FALLS
 - SARATOGA COUNTY
 - TOWN OF MOREAU
- Scale:** 0.25 MILE
- 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

Parks and Recreation

Key Findings:

- Parks are vital to the high quality of life in the Glens Falls community.
- Parks are essential to the local economy, helping to attract visitors and retain a workforce.
- Parks foster community engagement by allowing residents to appreciate and care for natural resources, contributing to a sense of environmental responsibility.
- The City of Glens Falls lists 11 playgrounds and 6 neighborhood and community parks, as well as multiple trails and sports facilities.



Work Session



Draft Vision Statement

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 that is 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 where residents enjoy a rich quality of life that applies to all ages, backgrounds, and income levels. Glens Falls remains a haven where history is embraced with thoughtful innovation, and where future residents can cherish for generations to come.

Public Workshop #1

- Save the Date – **April 23, 2025 from 4:00 to 7:00 PM** at the Queensbury Hotel
- Overview
 - Welcome & Sign-In Table
 - Introduction Boards
 - Workshop Format
 - Smart Growth Overview
 - Community Profile
 - Issues and Opportunities for Smart Growth
 - Map Station – Future Land Use



Public Comments



Next Steps



Next Steps

- **Vision Feedback**
- **Public Workshop**
 - Wednesday, April 23rd from 4 to 7:00 PM
 - The Queensbury Hotel - Adirondack East
- **CPC #5**
 - Wednesday, May 28 or Thursday, May 29
 - **Work Session**
 - Report Back from Public Workshop #1
 - Recommendations and Future Land Use Map
 - Planning for Public Workshop #2

