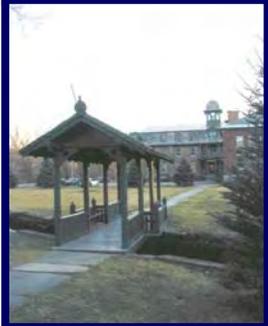


VILLAGE OF CAMBRIDGE, NEW YORK COMPREHENSIVE PLAN 2004



Appendices

Prepared by:

T H E S A R A T O G A A S S O C I A T E S



LANDSCAPE ARCHITECTS, ARCHITECTS, ENGINEERS, AND PLANNERS, P.C.

SARATOGA SPRINGS ■ NEW YORK CITY ■ BOSTON

Village of Cambridge, New York 2004 Comprehensive Plan

Acknowledgements

Village Board of Trustees

Dan Walsh, Mayor

Dede Nash

Mike Wyatt

Mark Spiezio

Thomas Kearney

Robert Shay (former Mayor)

Judy Dupuis (former Trustee)

Rick Catlin (former Trustee)

Mayor's Comprehensive Plan Advisory Committee

Steve Alexander	Art Center	Dede Nash
Linda Anderson	William Creitz	Harold Spiezio
Paul Baker	Darryl Decker	Gail Vogel
Chief George Bell	Helen Decker	Dan Walsh
Phil Bell	Beth Dillard	Benjie White
Mark Burton	Mary Laedlein	Mike Wyatt

Village Staff

Sarah Ashton, Community Facilitator

Michael Catalfimo, Village Attorney

Linda Record, Village Clerk

Special thanks to Cambridge Central School for the use of their facilities for all committee meetings and public workshops.

Consultant

T H E S A R A T O G A A S S O C I A T E S



LANDSCAPE ARCHITECTS, ARCHITECTS, ENGINEERS, AND PLANNERS, P.C.

Village of Cambridge, New York
2004 Comprehensive Plan

TABLE OF CONTENTS

	<u>Page</u>
<i>Acknowledgements</i>	
<i>Executive Summary</i>	
<i>Terms Defined</i>	
I. INTRODUCTION	I-1
II. THE COMPREHENSIVE PLANNING PROCESS	II-1
III. VISION AND GOALS	III-1
IV. PLAN RECOMMENDATIONS	IV-1
V. IMPLEMENTATION	V-1

Appendices (under separate cover)

APPENDIX A	INVENTORY AND ANALYSIS
APPENDIX B	PUBLIC PARTICIPATION RESULTS

APPENDIX A:
INVENTORY AND ANALYSIS

INVENTORY AND ANALYSIS

THE SETTING

The Village of Cambridge is located in the southeastern portion of Washington County, New York approximately forty-four miles northeast of the state capital in Albany. Just west of the Vermont border, the village is nestled in the foothills of the Taconic Mountains within the agrarian landscape of Washington County. The regional context map, in section one of the comprehensive plan, shows the village in relation to other communities in the county and the region.

The Village of Cambridge occupies 1.6 square miles, or approximately 1,000 acres, and straddles the border of two townships: the Town of Cambridge on the west, and the Town of White Creek on the east. Roughly 1/3 of village residents live in the Town of Cambridge, while the other 2/3 of village residents live in the Town of White Creek. The Town of Jackson is adjacent to the village's northern boundary. The Owl Kill and the Cambridge Creek run through the heart of the village, while the White Creek runs near the southeastern boundary between the village and the Town of White Creek. These streams all flow toward the Hoosick River and ultimately into the Hudson River. The aerial photo, which follows the regional context map in section one of the comprehensive plan, shows the village boundary, town boundaries, stream corridors, and an aerial perspective of the natural and built environments of the village and its surroundings.

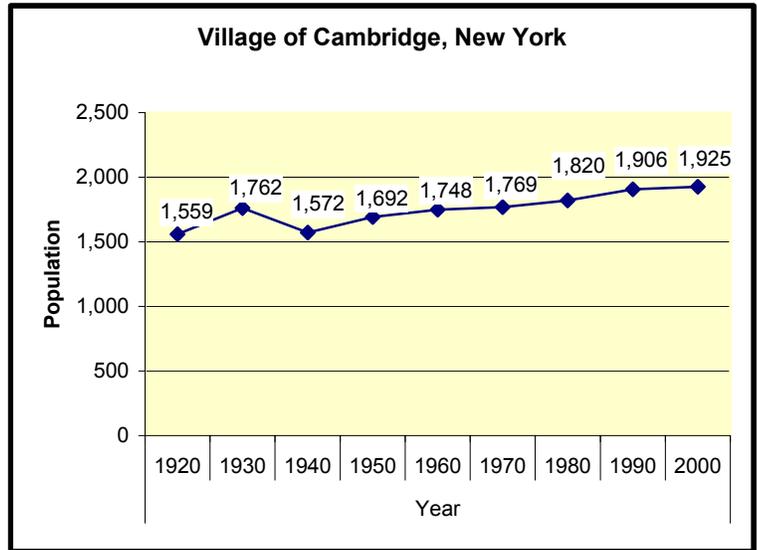
The Village of Cambridge has been inhabited for at least seven thousand years and had two ancient Indian pathways that ran across it; one, north - south and the other, east – west. These ancient ways have historic and contemporary significance. The east-west path, for example, created a historic connection from the Hudson River through the Pompoanook and on east into the Connecticut Valley. Today, these paths have become the primary state highways, Route 372 and Route 22, which intersect in the village.

The Village of Cambridge was once occupied by the Native American Mohicansacs Nation whose domain included Eagle Bridge in the south and the Cambridge Valley. White settlers established three hamlet communities - Stephenson's, Cambridge Corners, and White Creek – in the area that is now the village. The three small communities were incorporated as the Village of Cambridge in 1866.

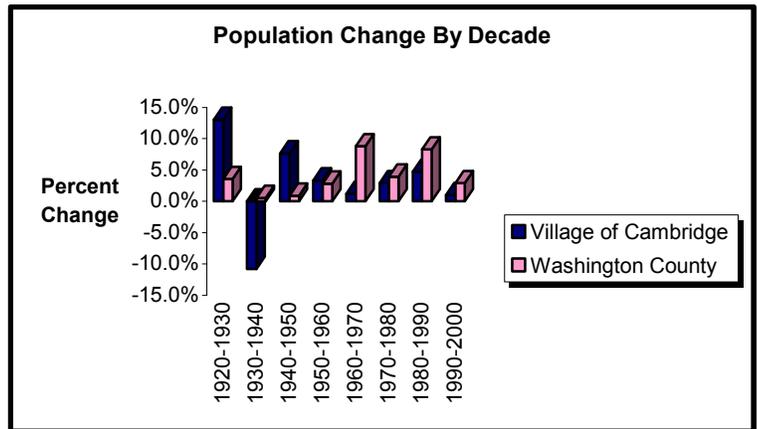
The Village of Cambridge has always been a farming community. It served as a center of commerce for the surrounding agricultural valley – providing a point of departure for the valley's agricultural products and a source of needed services for valley residents. Agriculture continues to add thousands of dollars annually to the local economy providing many full and part-time jobs, as well as recreational and tourism opportunities. Even as it has evolved over the last several decades, the village has managed to retain much of its rural and historic character.

POPULATION AND HOUSING

The population of the Village of Cambridge has grown slowly but steadily in spite of changing economic conditions and demographic trends in the region. After the 1930's, when its population dropped by 11%, the population of the village has increased slightly in every decade. It rose from 1,572 persons in 1940 to 1,925 persons in the year 2000. This 22% increase over 60 years is not a fast pace of growth, but many villages and cities in the region have lost population over the same period.

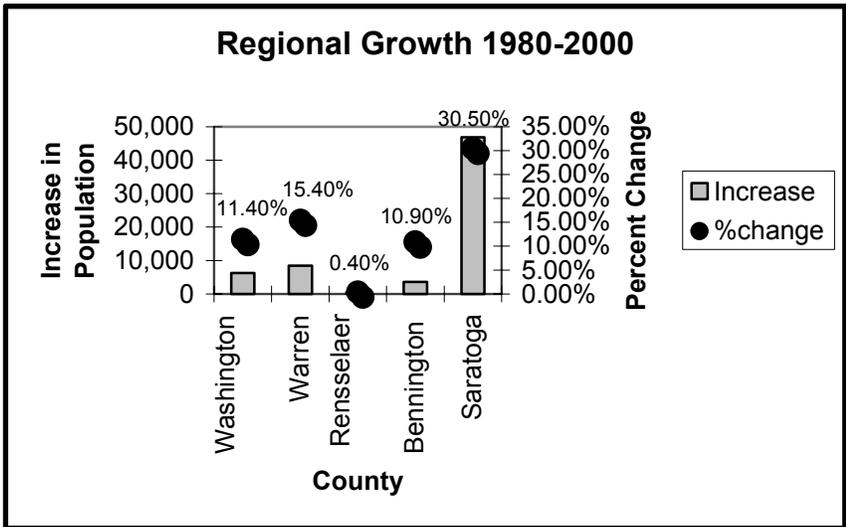


The latest population figures released by the U.S. Census Bureau indicate that the Village of Cambridge only grew by approximately 1% during the 1990's, adding 19 new people. Over the last twenty years, the village added 105 people, a growth rate from 1980 to 2000 of 5.8%. Although its growth has been quite modest, as the table on the next page shows, the Village of Cambridge has grown at a faster rate than any other village in the vicinity over this period. In fact, only three of the 15 Villages in the area grew at all. By comparison, most suffered substantial population loss. The Village's ability to attract and retain residents indicates that there is something special about Cambridge.



**Village of Cambridge and the Surrounding Region
Population and Population Change - 1980, 1990, 2000**

Municipality			Population			Population Change					
COUNTY	TOWN	VILLAGE	1980	1990	2000	1980-1990		1990-2000		1980-2000	
						Actual	%Change	Actual	%Change	1980 - 2000	%Change
Washington			54,795	59,330	61,042	4,535	8.3	1,712	2.9	6,247	11.4
Warren			54,854	59,209	63,303	4,355	7.9	4,094	6.9	8,449	15.4
Rensselaer			151,966	154,429	152,538	2,463	1.6	-1,891	-1.2	572	0.4
Bennington			33,345	35,845	36,994	2,500	7.5	1,149	3.2	3,649	10.9
Saratoga			153,759	181,276	200,635	27,517	17.9	19,359	10.7	46,876	30.5
Washington	Cambridge		1,848	1,938	2,152	90	4.9	214	11	304	16.5
Washington	Jackson		1,228	1,581	1,718	353	28.7	137	8.7	490	39.9
Washington	White Creek		2,988	3,196	3,411	208	7	215	6.7	423	14.2
Washington	Easton		2,020	2,203	2,259	183	9.1	56	2.5	239	11.8
Washington	Greenwich		4,276	4,557	4,896	281	6.6	339	7.4	620	14.5
Washington	Salem		2,377	2,608	2,702	231	9.7	94	3.6	325	13.7
Bennington	Shaftsbury		3,001	3,368	3,767	367	12.2	399	11.8	766	25.5
Bennington	Arlington		1,309	2,299	2,397	990	75.6	98	4.3	1,088	83.1
Bennington	Sandgate		234	278	353	44	18.8	75	27	119	50.9
Saratoga	Northumberland		2,732	3,645	4,603	913	33.4	958	26.3	1,871	68.5
Saratoga	Saratoga		4,595	5,069	5,141	474	10.3	72	1.4	546	11.9
Saratoga	Stillwater		6,316	7,233	7,522	917	14.5	289	4	1,206	19.1
Rensselaer	Schaghticoke		7,094	7,574	7,456	480	6.8	-118	-1.6	362	5.1
Rensselaer	Pittstown		4,901	5,468	5,644	567	11.6	176	3.2	743	15.2
Rensselaer	Hoosick		6,732	6,696	6,759	-36	-0.5	63	0.9	27	0.4
Washington		Cambridge	1,820	1,906	1,925	86	4.7	19	1	105	5.8
Washington		Salem	959	958	964	-1	-0.1	6	0.6	5	0.5
Washington		Argyle	320	295	289	-25	-7.8	-6	-2	-31	-9.7
Washington		Fort Edward	3,561	3,561	3,141	0	0	-420	-11.8	-420	-11.8
Washington		Hudson Falls	7,419	7,651	6,927	232	3.1	-724	-9.5	-492	-6.6
Washington		Granville	2,696	2,646	2,644	-50	-1.9	-2	-0.1	-52	-1.9
Washington		Fort Ann	509	419	471	-90	-17.7	52	12.4	-38	-7.5
Washington		Whitehall	3,241	3,071	2,667	-170	-5.2	-404	-13.2	-574	-17.7
Washington		Greenwich	1,955	1,961	1,902	6	0.3	-59	-3	-53	-2.7
Saratoga		Schuylerville	1,256	1,364	1,197	108	8.6	-167	-12.2	-59	-4.7
Saratoga		Victory	571	581	544	10	1.8	-37	-6.4	-27	-4.7
Saratoga		Stillwater	1,572	1,531	1,644	-41	-2.6	113	7.4	72	4.6
Rensselaer		Hoosick Falls	3,609	3,490	3,436	-119	-3.3	-54	-1.5	-173	-4.8
Rensselaer		Schaghticoke	677	794	676	117	17.3	-118	-14.9	-1	-0.1
Rensselaer		Valley Falls	453	456	430	3	0.7	-26	-5.7	-23	-5.1



Regionally, the fastest growing area has been Saratoga County. In fact, Saratoga County has been one of the fastest growing counties in New York State for the past few decades. Communities along the Adirondack Northway (I-87) have witnessed the bulk of this population growth. Warren, Washington, and Bennington Counties have all grown over the last twenty years as well, however, at much slower rates than Saratoga County. Rensselaer County's

population has remained almost stagnant.

Southern Washington County lies outside of the region's main growth corridors. Although it is not far to the Albany, Bennington, or Glens Falls metropolitan areas, the lack of a major highway transportation route through the area has limited its appeal as a bedroom community. There are certainly people who commute from Cambridge to these urban areas, but the village and the surrounding towns have not experienced the rapid suburbanizing growth pressures that communities closer to the metropolitan areas have witnessed. But, as noted previously, unlike many urban communities small and large, the Village of Cambridge did not lose population in the latter half of the 20th century either. Instead the Village of Cambridge has absorbed small, steady increases in population and retained much of its character. The townships of the Cambridge Valley continue to surround the village with active agricultural land.

Age Composition

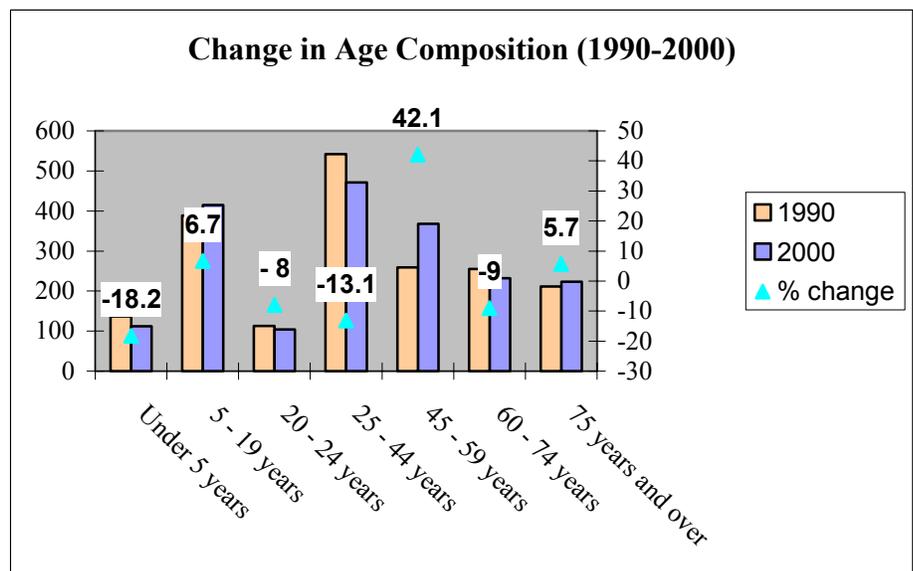
Village of Cambridge Age Composition (2000)		
Age Group	Number of Residents	Percentage of Total
Under 5 years	112	5.8
5 to 9 years	143	7.4
10 to 14 years	155	8.1
15 to 19 years	117	6.1
20 to 24 years	104	5.4
25 to 34 years	212	11.0
35 to 44 years	259	13.5
45 to 54 years	266	13.8
55 to 59 years	102	5.3
60 to 64 years	74	3.8
65 to 74 years	158	8.2
75 to 84 years	138	7.2
85 years and over	85	4.4
Total	1,925	100

The Table at left shows the age composition, in actual numbers and as a percentage of the total, for residents of the Village of Cambridge. The median age in the Village of Cambridge is 40.1 years old.

The numbers from Census 2000 indicate a shift in the village's age composition from 1990. The number of children under the age of 5 in the Village decreased 18.2% from 137 in 1990 to 112 in

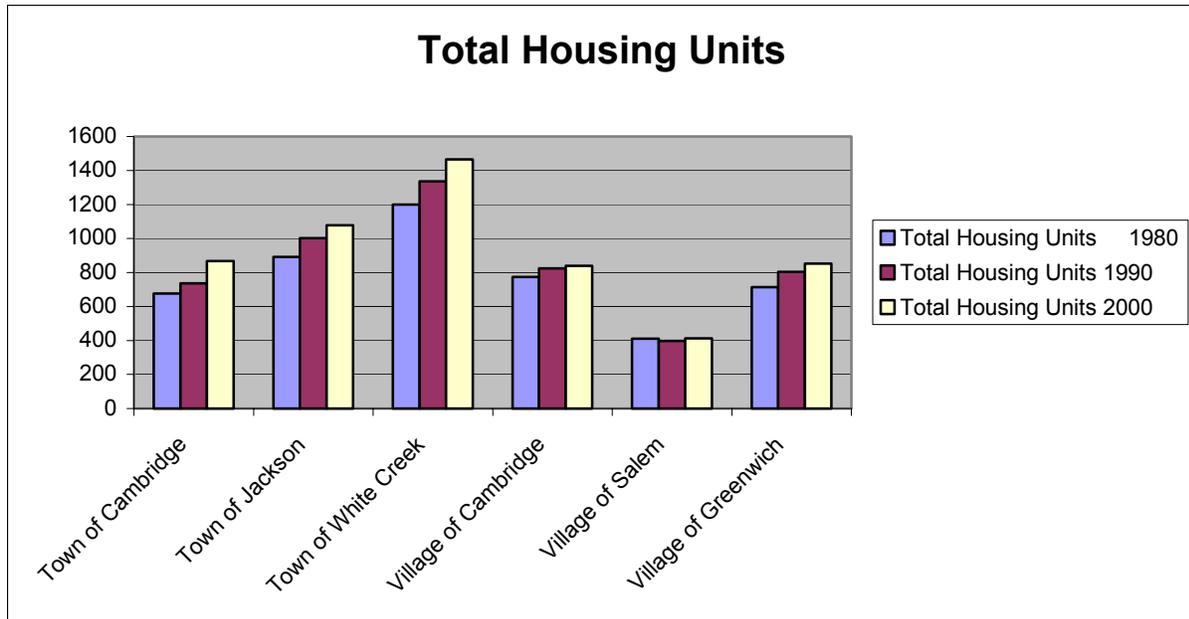
2000. The number of school aged children (5-19) in the Village increased by 6.7% from 389 in 1990 to 415 in 2000. The number of adults aged 20-24 and 25-44 decreased, by 8 % and 13.1% respectively, during the 1990's. However, the number of persons aged 45-59 increased 42.1% from 259 to 368. Older adults, aged 60-74, decreased 9% while those who were 75 years old or older increased 5.7% during the decade.

Fifty-five percent of village residents are female, while only 45% are male. Ninety-eight percent of residents are white, and 1.5% are of Hispanic origin. The average household size in the Village of Cambridge is now 2.36 persons per household. Of the 755 total households in the Village of Cambridge, 477 (63%) are families, and 278 (37%) are non-family households. There are 261 households (35%) in the village with children under the age of 18.



Housing

The Village of Cambridge experienced a 6.7 % increase in the number of housing units from 1980 - 1990. This rate is approximately two-thirds the rate that the county experienced (10.5%). The Towns of Cambridge, Jackson and White Creek, and the Village of Greenwich also had increases in the number of housing units. The Village of Salem was the only area community that experienced a decrease in the number of housing units (-3.2%) in the 1980's. In most cases, the percent change can be attributed to increases in population and the national trend toward smaller household sizes.



Information available from Census 2000 shows that the Village of Cambridge now has 840 housing units, an increase of 15, or 1.8% from 1990. Of these, 755 (90%) are occupied and 85 are vacant (10%). Of these 85 vacant housing units, 13 are designated as seasonal residences, for recreational or occasional use.

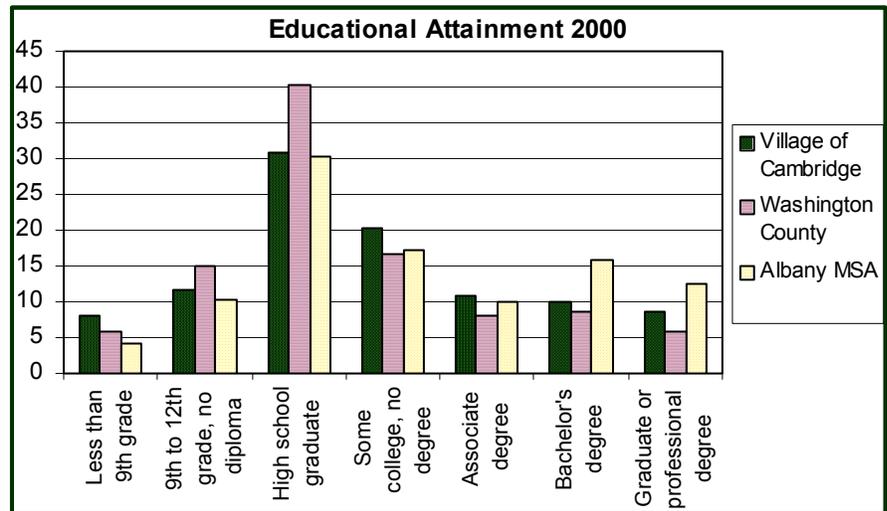
Out of the occupied housing units, 496 (66%) are owner-occupied, and 259 (34%) are renter-occupied. An owner occupancy rate of 66% is considered fairly high, well above the New York State average of 53%. Outside of major metropolitan areas like New York City, high owner occupancies, such as those in the Village of Salem (78%), are generally an indication of an affluent community. This general rule seems to hold in some locales, but there are also exceptions like Cambridge, where the owner occupancy rate outstrips that of places like Greenwich, which are somewhat wealthier. The median year in which housing units were built in all three villages was 1940.

Rental housing units in the Village of Cambridge in 2000 had a median contract rent of \$385. This dollar figure is very nearly the same in the Villages of Greenwich and Salem. Census 2000 data show, that for residents in Cambridge, however, the cost of rental housing is a greater financial burden. A dollar figure

of \$385 represented 32% of the median household income in the Village of Cambridge, the upper limit of what would be considered affordable. The problem seems to be more pronounced for 60 households, which find they are paying 50% or more of their income on rent. These are some of the poorest households in the Village, earning less than \$10,000 annually. An additional 36 households earning between \$10,000 and \$19,999 pay more than 35% of their household income on rent.

Educational Attainment

Educational attainment in the Village of Cambridge is higher than average for Washington County. More Cambridge residents have Associate, Bachelor's, and Graduate or Professional degrees than in other parts of Washington County. The 2000 census data revealed that this is particularly true of the women living in the Village who were three times as likely to have bachelor's



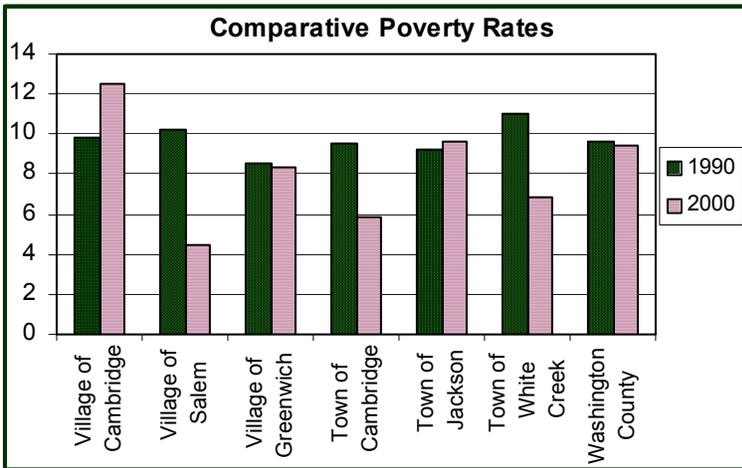
degrees, and almost twice as likely to hold master's degrees as their male counterparts. On average, however, Cambridge does not have the educational attainment levels that are seen in the larger metro area. Over 15% of the residents in the Albany MSA have bachelor's degrees, where only 10% of the Cambridge residents do. This gap actually widened between 1990 and 2000 with the percentage of residents holding bachelor's degrees in Cambridge dropping, while they were rising in the Albany MSA. Educational attainment correlates strongly with income and poverty levels in the modern economy, providing some explanation for the lower median household incomes in Cambridge relative to other areas.

Median Household Income

In 2000 the Village of Cambridge's median household income, did not climb the way it seemed to in the neighboring towns and villages. The median household income rose in the decade between 1989 and 1999 from \$26,000 to \$31,000 an increase of 19%. This increase, however, was not enough to keep pace with inflation. According to the Bureau of Labor Statistics inflation calculator, just to keep pace with inflation, median household income in the Village of Cambridge would have had to increase to \$35,000, or 35% over 1989 levels. In real terms, then, the median household income has declined. Washington County as a whole came close to keeping up with the rate of inflation, falling only a couple of percentage points behind. In places like the Village of Salem and the Towns of Cambridge and Jackson median household incomes

outstripped the rate of inflation. In the final analysis, it is clear that increases in Median Household Income in Washington County were patchy, reflecting uneven economic development across the County.

Income and Poverty

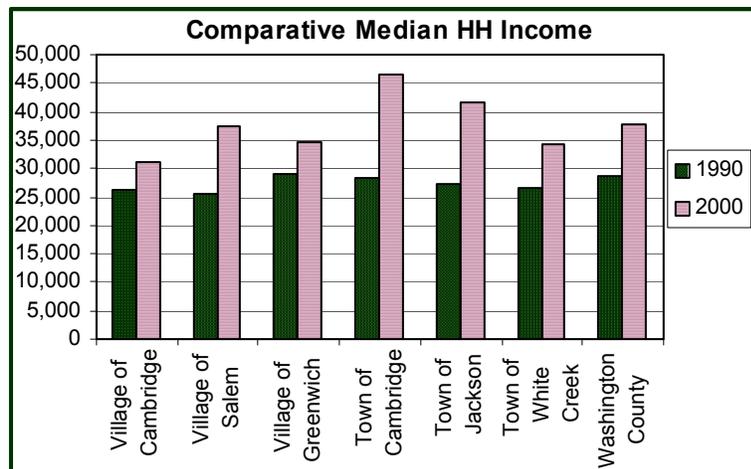


Disturbingly, the poverty rate in the Village of Cambridge actually seemed to climb while it was dropping in the Village of Salem, the Village of Greenwich, the Town of Cambridge, the Town of White Creek and even, although slightly, in Washington County as a whole.

Social scientists have remarked that the feminization of poverty is the big story of the 1980's. It is a story that

has held true through the 1990's. Certainly, there are few who argue that female-headed households are more likely to be in poverty, especially if there are young children in those households. For reasons that are not entirely clear, this dynamic is affecting the poverty rate in the Village of Cambridge more than in Greenwich or Salem.

In the Village of Cambridge 9.4% of families had incomes below the poverty line in 1999. This is almost twice the poverty rate of families in Greenwich (4.8%) or Salem (4.2%). Of the 43 families in poverty in the Village of Cambridge in 1999, 74% (32) were female-headed households with related children under the age of 18.



In Greenwich women headed the majority of the 13 poor families (54%) with related children under 18 years of age. This represents a large percentage of the poor families in the Greenwich, but pales in comparison the rates in Cambridge. In Salem the vast majority of poor families are single-parent households (75%), but they are more even divided between male and female-headed households.

The total number of senior citizens in the Village of Cambridge with incomes below the poverty line (23) in 1999 was comparable to the Village of Greenwich (26), but somewhat higher than in the Village of Salem. The senior population in poverty represents 1.5% of the Village population for which poverty

status was determined by the 2000 Census. This is nearly identical to the Village of Greenwich where seniors in poverty comprise 1.4% of the population. In the Village of Salem, where per capita income was 20% higher than in the Village of Cambridge, seniors in poverty represent 0.6% of the village's population.

To look at it from another angle, senior citizens represent 9.5% of the population experiencing poverty in the Village of Cambridge. While this is a significant minority of the poverty population, and an issue that needs to be addressed, poverty is clearly not a problem that is concentrated among the elderly in Cambridge. Rather, the vast majority of Village residents living below the poverty line are single parents with children, most of them women.

The pattern of poverty in the Village highlights the need to develop employment opportunities for women in the Village that will support them and their children above the poverty line. While this problem is concentrated among women in the Village, it is also a problem faced by male single-parent households. An associated issue is the availability of affordable daycare for young children of working parents. This issue has periodically surfaced in national debates, and is an overwhelming problem that would be difficult to tackle at the local level. At a minimum, the Village can review its land-use regulations to ensure that there are no regulatory barriers to daycare providers, including small group daycares, which might be operated as a home-based business.

The complex factors contributing to the growth of poverty in the Village of Cambridge are difficult to tease out completely at this surface level of analysis. There are some clear indications that families in the Village experience poverty in patterns similar to those seen on the national stage. The census data underscores the difficulty of supporting a family with the earnings of a single parent, particularly for women. Given the small size of the village population it may be financially feasible to survey households in the Village. This research could then serve at the foundation for determining how the Village can best direct resources to alleviate the financial strain on these families.

Existing Land Use and Land Use Regulations

Land Use: Village of Cambridge			
Land Use	Parcels	Total Acreage	Percentage of Total
Agricultural	5	58.98	5.80
Commercial	68	39.48	3.90
Community Services	28	218.75	21.50
Industrial	12	26.09	2.60
Public Services	4	4.99	0.50
Recreation & Entertainment	1	4.94	0.50
Residential	582	485.62	47.70
Vacant	78	180.27	17.70

The map on the next page shows existing land uses at a tax parcel level for the entire village. The total area of the Village of Cambridge is 1019.12 acres. Based on tax assessment codes, the majority of the land within the village has been designated either ‘Residential’ or ‘Community Service’. Residential uses encompass 485.62 acres or 47.7% of the total land area within the village. The “Community Service” designation applies to sites utilized for recreation, amusement, or entertainment such as schools, libraries, recreational facilities, cemeteries, parking lots and cultural facilities. Within the village, Community Service land uses occupy 218.57 acres or 21.5% of the village’s land

‘Vacant’ and ‘Agricultural’ land uses are the next highest at 17.7% and 5.8% respectively. Vacant land occupies 180.27 acres within the village and agricultural land occupies 58.98 acres. Sometimes parcels that are coded for assessment purposes as either “vacant” or “rural residential with acreage (one home on >10 acres) are actually being utilized for agricultural purposes as well. Most of the agricultural land is located at the perimeter of the village.

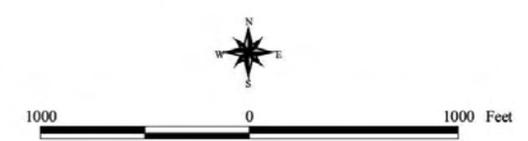
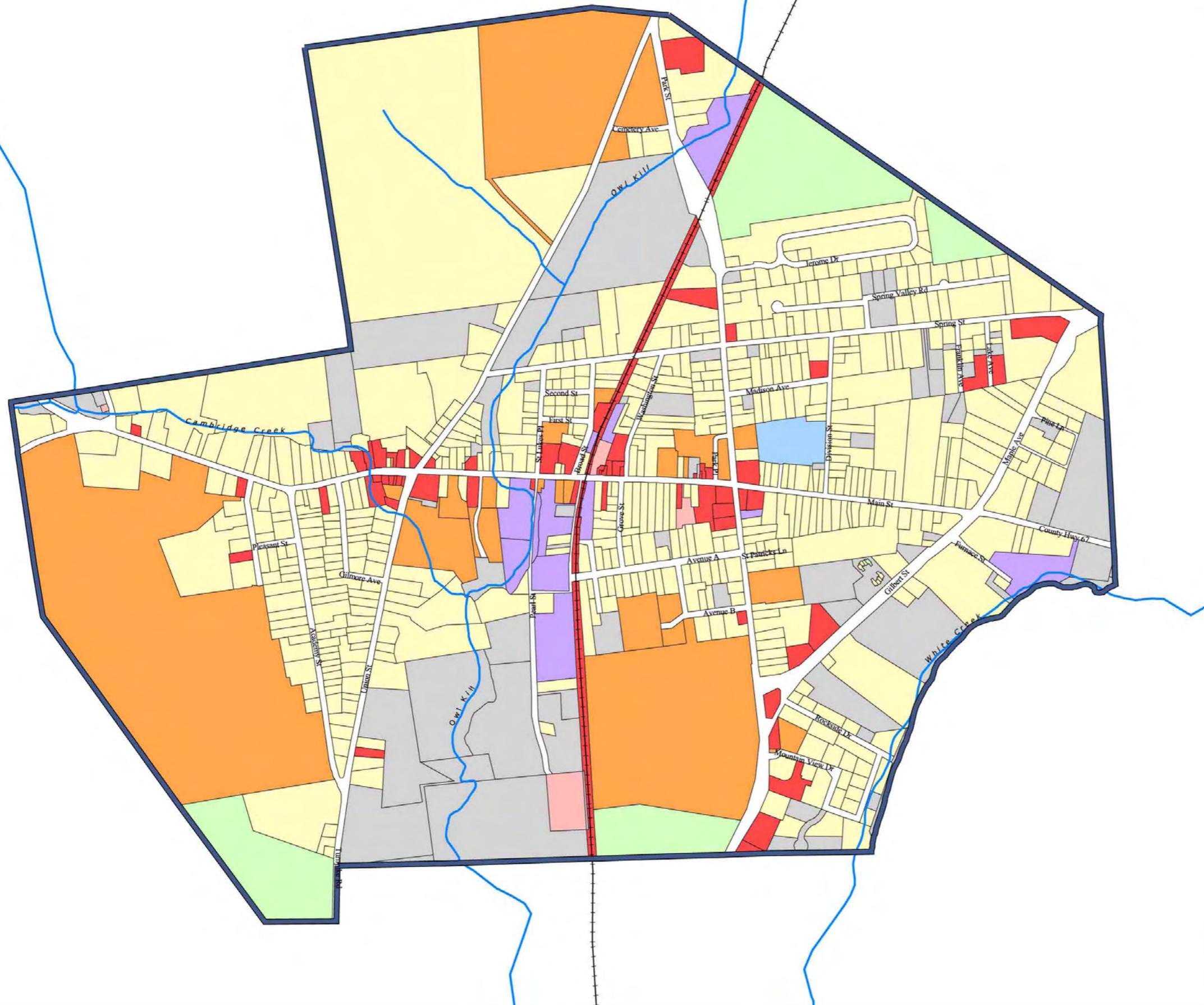
Commercial land exists primarily along Main Street (NYS Route 372), and on Park Street (Route 22). Commercial land occupies almost 40 acres, or 3.9% of the village. There are three clusters of commercial activity along Main Street. The westernmost cluster is focused around the intersection of Main Street with Union Street. The middle cluster is located at Broad Street where the railroad tracks cross Main Street. The third cluster is around the intersection of Main Street and Park Street. Additionally, small areas of commercial activity are found at the northern and southern gateways into the village along Route 22. Industrial land occupies 26 acres (2.6%). Most of this is located south of Main Street between the railroad tracks and the Owl Kill.

Village of Cambridge, NY

CURRENT LAND USE

-  Village Boundary
-  Town Boundaries
-  State Routes
-  Rivers, Creeks
-  Railroad
-  Tax Parcel Boundaries

-  Agricultural
-  Residential
-  Vacant
-  Commercial
-  Recreation & Entertainment
-  Community Services
-  Public Services
-  Industrial
-  Wild, Forested, or Conservation Land



June 2003

THE SARATOGA ASSOCIATES
 LANDSCAPE ARCHITECTS, ARCHITECTS, ENGINEERS, AND PLANNERS, P.C.
 NEW YORK CITY ■ SARATOGA SPRINGS ■ BOSTON

This data is not intended for and should not be used to establish boundaries, property lines, location of objects or to provide any other information typically needed for construction or any other purpose when engineered plans or surveys are required.

Copyright © 2003 The Saratoga Associates. All Rights Reserved. TSA # 02002-10P

Land Use Regulations

The maps on the following page illustrate: 1. The Village of Cambridge’s existing zoning districts, 2. A proposal to change the zoning districts which was created by a committee approximately two years ago (2000) but never adopted by the Village Board of Trustees, and 3. A comparison of the first two maps which indicates where changes would have occurred had the proposed zoning been adopted.

The Village’s existing zoning was established in 1974 and includes five zoning districts. The R-1 (Residential One) Zone covers 134 acres in the northeast portion of the Village. Single family and two family homes, and mobile homes are permitted as-of-right. Several additional special permitted uses are allowed as well, including hospital, public facility, essential service, home occupation, non-profit recreational facility, mobile home parks, lodging houses, multi-family dwellings, neighborhood commercial facility, and office (uses are defined in the Village Zoning Ordinance). The Zoning Board of Appeals is responsible for reviewing applications for special use permits under the Village’s Zoning Ordinance. The minimum lot size in the R-1 District is 7,500 square feet (approximately 1/6 of an acre). The “objective” for this zoning district notes that, “It is important that as this area develops adequate provision for water and sewer service are provided.”

Actual Land Use in the R-1 Zone			
Land Use	Parcels	Total Acreage	Percentage of Total
Agricultural	2	31.50	23.60
Commercial	5	7.47	5.60
Industrial	1	4.81	3.60
Residential	76	82.09	61.50
Vacant	15	7.70	5.80

As the table above indicates, the majority of land (61.5%) within the R-1 District is actually used for residential purposes. Almost a quarter of the district is utilized for agricultural purposes, while smaller percentages are vacant (5.8%), used for commercial purposes (5.6%), or used for industrial purposes (3.6%).

The R-2 (Residential Two) District covers 795 acres, or 78% of the Village. The “objective” for the R-2 District states that, “This district provides for what is the normal village development for single-family homes with provisions for other types by special permitted use.” Consistent with this objective, single-family dwellings are the primary permitted use in the district. Uses allowable by special use permit (from the ZBA) are: two-family dwelling, multi-family dwelling, hospital, public facility, essential service, home occupation, non-profit recreational facility, and lodging house. The minimum lot size in the R-2 District is 10,000 square feet, or approximately ¼ acre.

Actual Land Use in the R-2 Zone
--

Village of Cambridge, NY

Zoning

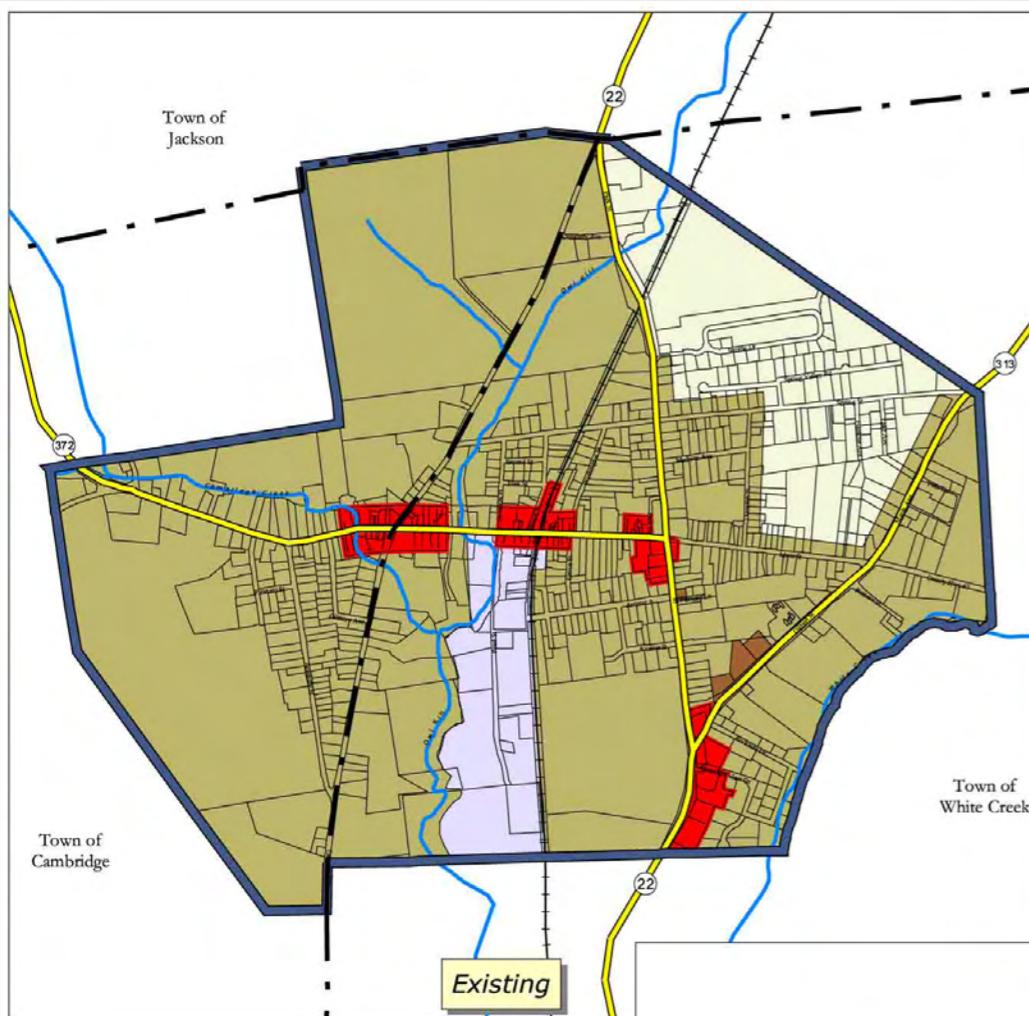
Existing / Proposed Zoning

- C
- IND
- R-1
- R-2
- R-3
- R-4

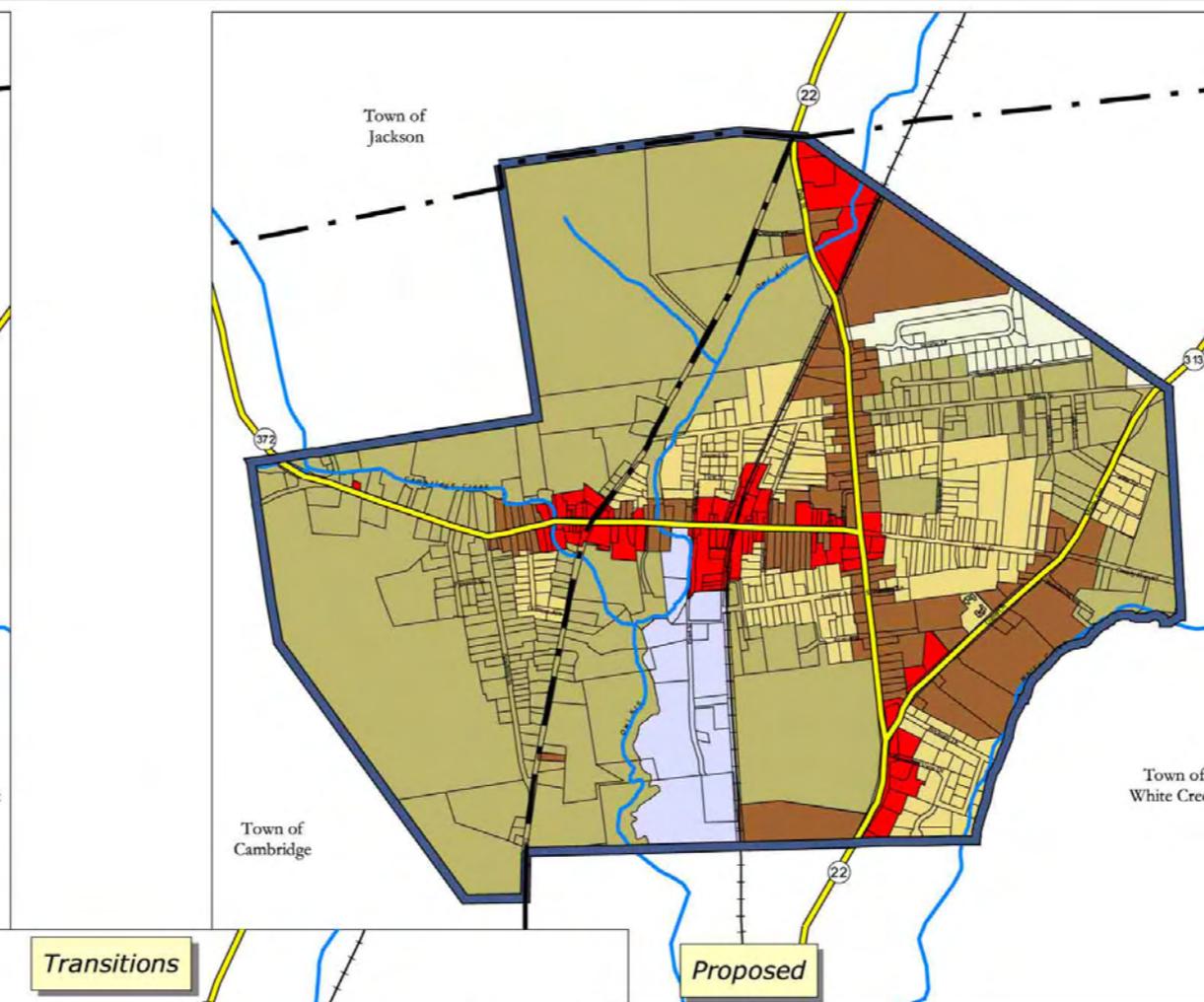
Zoning Transitions

- From Commercial to Residential
- From Industrial to Commercial
- From Industrial to Residential
- From Residential to Commercial
- From Residential to A Different Residential Designation

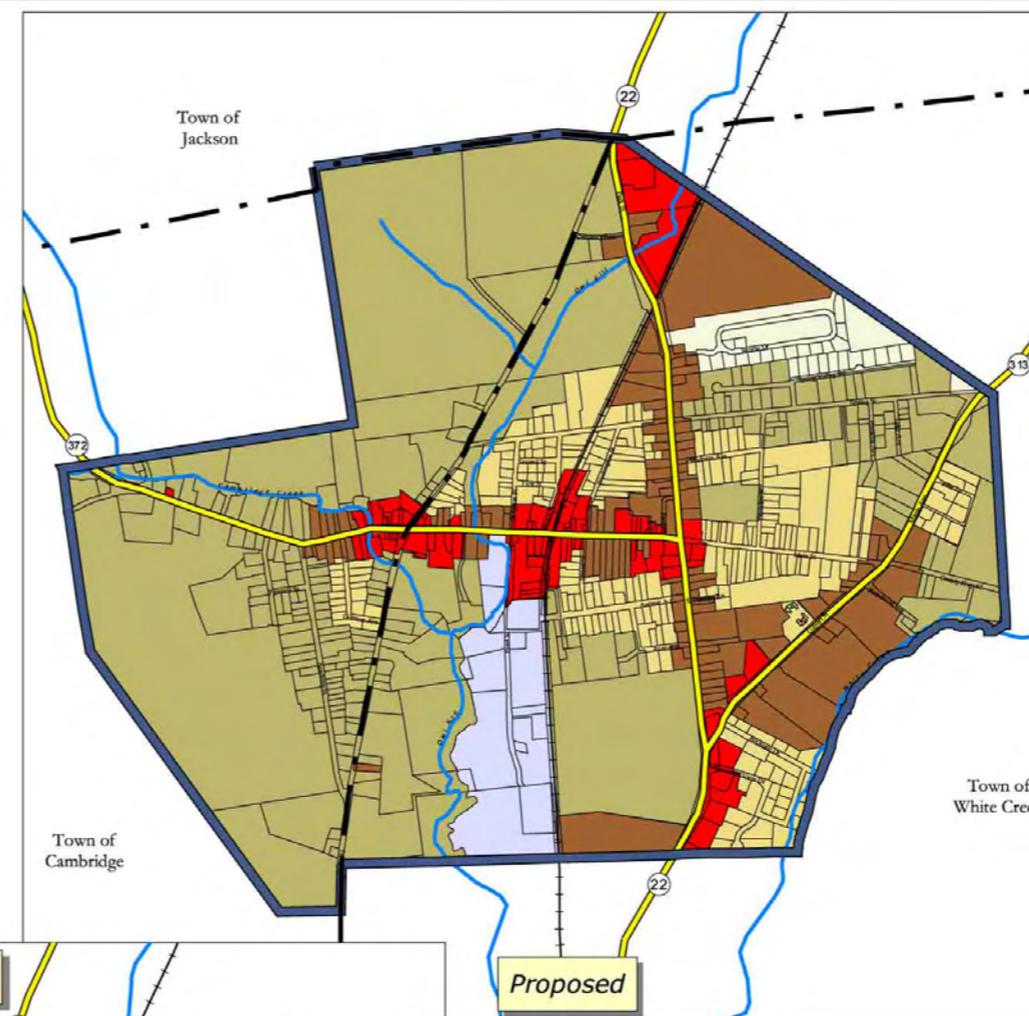
- Village Boundary
- Town Boundaries
- State Routes
- Rivers, Creeks
- Railroad
- Tax Parcel Boundaries



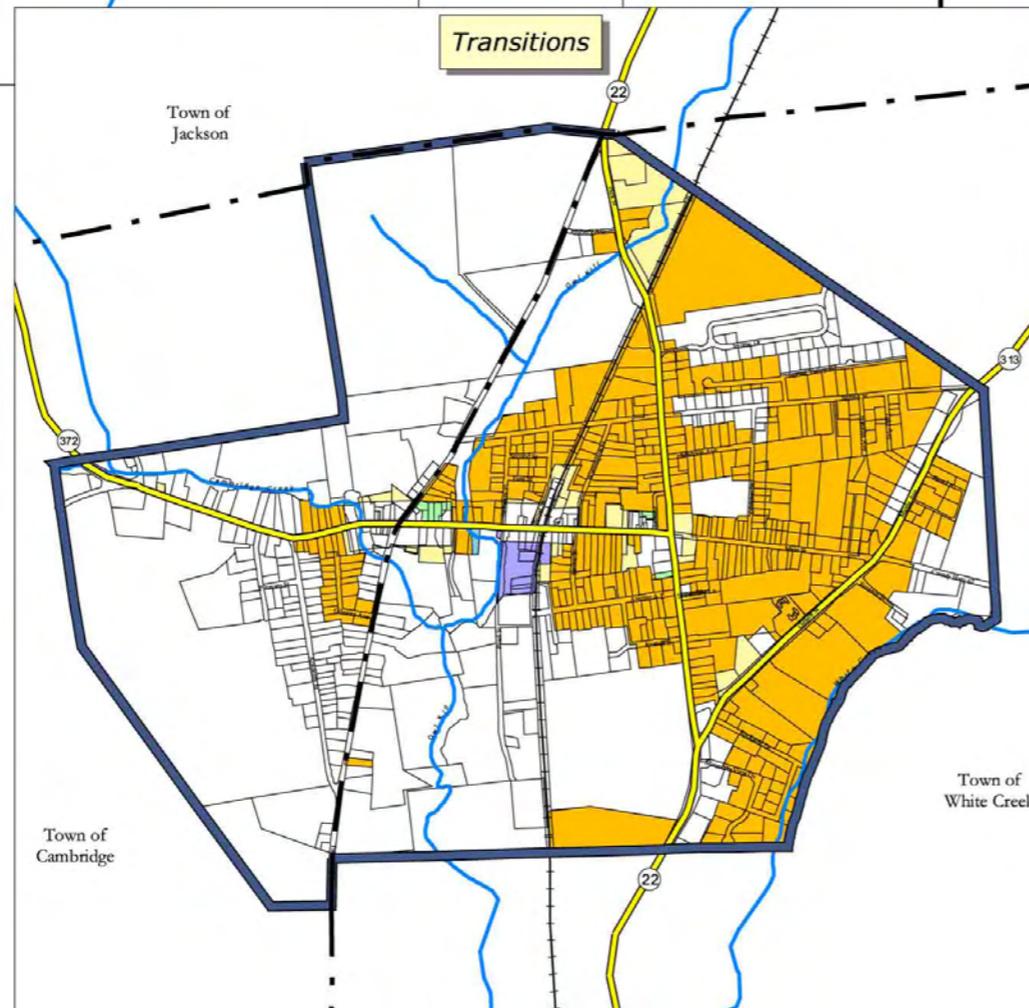
Existing



Transitions



Proposed



Town of Cambridge

Town of White Creek

June 2003

THE SARATOGA ASSOCIATES

LANDSCAPE ARCHITECTS, ARCHITECTS, ENGINEERS, AND PLANNERS, P.C.
 NEW YORK CITY ■ SARATOGA SPRINGS ■ BOSTON

This data is not intended for and should not be used to establish boundaries, property lines, location of objects or to provide any other information typically needed for construction or any other purpose when engineered plans or surveys are required.

Land Use	Parcels	Total Acreage	Percentage of Total
Agricultural	3	27.48	3.50
Commercial	20	14.78	1.90
Community Services	19	214.81	27.00
Industrial	3	5.04	0.60
Public Services	2	0.83	0.10
Recreation & Entertainment	1	4.94	0.60
Residential	476	392.68	49.40
Vacant	50	134.00	16.90

The table above indicates that just less than half (49%) of the R-2 Zone is actually used for residential purposes. Another 27% is used for “Community Services” (The “Community Service” designation applies to sites utilized for recreation, amusement, or entertainment such as; schools, libraries, recreational facilities, cemeteries, parking lots and cultural facilities), and 17% is vacant. Smaller amounts are utilized for agricultural purposes (3.5%), commercial uses (1.9%), and other uses.

The R-3 (Residential Three) Zoning District was created by amendment to the zoning ordinance in 1987. This zone includes just four parcels totaling 3.5 acres. The “objective” for this zone states that, “ This district provides for normal village development for single family homes with provisions for other types by special permitted use. As the area develops, it is important that adequate provisions for water and sewer are made.” Like the R-2 Zone, single-family homes are the principal permitted use in this district. However, in addition to all of the special permit uses in the R-2 District, the R-3 District allows offices by special use permit. The minimum lot size in the R-3 District is also 10,000 square feet, or approximately ¼ acre.

Actual Land Use in the R-3 Zone			
Land Use	Parcels	Total Acreage	Percentage of Total
Commercial	2	2.21	63.30
Residential	1	0.20	5.60
Vacant	1	1.09	31.10

Comparing the actual land use of parcels to the zoning district reveals that half of the parcels (63% of the acreage) in this district are used for commercial purposes. One parcel is classified for tax purposes as residential, and the remaining parcel is vacant.

The IND (Industrial) Zone is located in an area just south of Main Street and immediately west of the railroad tracks. This district includes 25 parcels on a total of 62 acres (6% of the total village area). The “objective” states that, “This is an area primarily for the location of industries to provide employment opportunities and a broadening of the tax base. Potential good highway access and water and sewer services are major considerations.” Permitted uses include “any manufacture, compounding, processing, parking, treatment or warehousing of goods and products, provided the use meets standards in this ordinance”, research or testing laboratory, office, public facility, warehouse, and essential service. Uses

allowable by special permit include retail store, auto service station, vehicle sales and repair facility, personal service, and bank. The minimum lot size in the IND District is 20,000 square feet, or approximately ½ acre.

Actual Land Use in the Industrial Zone			
Land Use	Parcels	Total Acreage	Percentage of Total
Commercial	1	0.09	0.10
Industrial	7	16.03	25.90
Public Services	1	3.51	5.70
Residential	8	5.50	8.90
Vacant	8	36.88	59.50

The table above reveals that industrial uses actually occupy just over a quarter of this district’s total land area. Most of the land in the IND District is vacant (60%). Smaller percentages are actually classified for tax assessment purposes as residential (9%), public service (6%), and commercial (0.1%). The high percentage of vacant land in this industrial district is due largely to severe environmental constraints. The district is located adjacent to the Owl Kill, and floodplains and wetlands associated with this riparian corridor limit the development potential of several of the parcels in the zone.

The COM (Commercial) Zone occupies 26 acres (2.5% of the Village’s total land area). The COM Zone is located in four locations, three clusters along Main Street and one at the south end of the Village along the east side of Route 22. The Main Street clusters are located around the intersection with Union Street, around the intersection with Broad Street (by the railroad tracks), and around Main Street’s intersection with Park Street (Route 22). The “objective” for this zoning district states, “These are areas where normal commercial activities will be conducted as they have been in the past. Due to the limited area of the village, new large-scale commercial operations will have to be located outside the village limits.” Permitted uses in the COM District are retail store, personal service, restaurant, motel, lodging house, church, bank, and office. Special Permit Uses are auto service station, single-family dwelling, two-family dwelling, multi-family dwelling, research and testing laboratory, essential service, public facility, non-profit recreation facility, warehouse, vehicle sales and repair, club membership, and drive-in restaurant or refreshment stand. The minimum lot size in the COM District is 10,000 square feet, or approximately ¼ acre.

Actual Land Use in the Commercial Zone			
Land Use	Parcels	Total Acreage	Percentage of Total
Commercial	40	14.93	58.50
Community Services	9	3.95	15.50
Industrial	1	0.20	0.80
Public Services	1	0.66	2.60
Residential	21	5.16	20.20
Vacant	4	0.61	2.40

The table above indicates that more than half (59%) of the COM Zone is actually used for commercial purposes. Another one-fifth (20%) of the district is used for residential purposes and 16% for community services.

In 2000, a committee of volunteers established by the Village Board of Trustees completed work on a proposed zoning law that would have replaced the existing zoning. After much debate, the Board of Trustees did not adopt the proposed zoning law. Still, it is worth examining the proposal in order to understand some of the issues that the committee tried to address. The main changes in the 2000 zoning proposal were as follows:

- Zoning District boundaries were revised so that they would follow tax parcel boundaries.
- The R-1 (Residential One) District was reduced in size in order to limit the number of locations where mobile homes could be sited.
- The R-4 (Residential Four) District was created to carefully define areas in the village that were comprised almost exclusively of single-family homes. This district would have been very restrictive in terms of allowing any use other than single-family homes. The purposes of this district were to preserve the residential character of these areas and to push commercial activity into the Village's center (Main Street) and along other major thoroughfares.
- The R-3 (Residential Three) District was expanded to include: almost all of the parcels fronting on Route 22 other than those zoned commercial, most of the parcels on Gilbert Street (Route 313) from Route 22 to Main Street, and many residential parcels on Main Street. The intent was to allow a more flexible, mixed-use form of development on these parcels located along major transportation corridors in the village. The committee recognized the pressure to convert some of these residential structures to non-residential uses, but hoped to retain the residential character of these areas by encouraging the re-use of the existing residential buildings (rather than tearing them down).
- Revised zoning district boundaries to allow for some expansion of commercial activity. The commercial districts on Main Street were modestly expanded, and a new commercial district established at the north end of the village along the east side of Route 22.
- Development standards were more thoroughly articulated in order to ensure that development projects were carefully reviewed while also making the approval process more predictable for applicants.
- Standards for signage, parking, landscaping, and other elements were expanded in order to better maintain the uniqueness of the village.
- Minimum lot sizes the residential zoning districts (except the R-1) were increased in recognition of the fact that the village does not have a sewer system and many homes are not connected to the private water system. In order to make it possible to meet the required separation distance between wells and septic systems (established by the County Department of Health), the minimum lot size in these districts was set at 20,000 square feet (approximately ½ acre).

The proposed zoning law also did much to update the village's old (but still existing) zoning - definitions were expanded and improved and procedures were brought up-to-date with state statutes.

Whether the existing zoning or the proposed zoning would actually achieve the vision and goals that are identified during the development of this comprehensive plan is another matter. This will be discussed in the plan recommendations.

Environmental Resources

The map entitled Environmental Features on the following page shows the location in the Village of Cambridge of various significant environmental features, including: the boundary of the 100 year floodplain, NYS DEC regulated wetlands, rivers, and steep slopes. A committee of village residents worked to develop an inventory of threats to environmental resources in the Village. Basic information on air, surface and ground water, land, vegetation and wildlife are provided below. A detailed inventory of the Village's Flora and Fauna was undertaken by a group of residents as a supplement to this more general discussion. The results of that effort are attached.

Surface Water

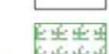
Three streams cross the Village of Cambridge, the Owl Kill, the Cambridge Creek, and the White Creek. The Owl Kill runs north - south across the center of the village, while the Cambridge Creek runs from the western boundary where Route 372 crosses into the village, east and south until it merges with the Owl Kill.¹ The White Creek runs along the Village's southeastern border with the Town of White Creek. All three streams are found within the Hudson-Hoosick watershed, an area that encompasses 39,800 acres. This watershed is currently classified "Number 4." A numeric rating of "4" indicating that the watershed, while not among the most highly polluted, has not yet met the state water quality goals and continues to have indicators of persistent problems, requiring action to protect quality and prevent decline.

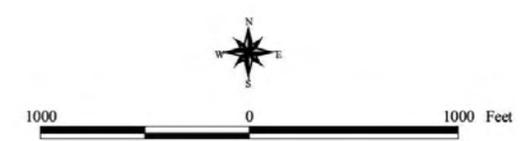
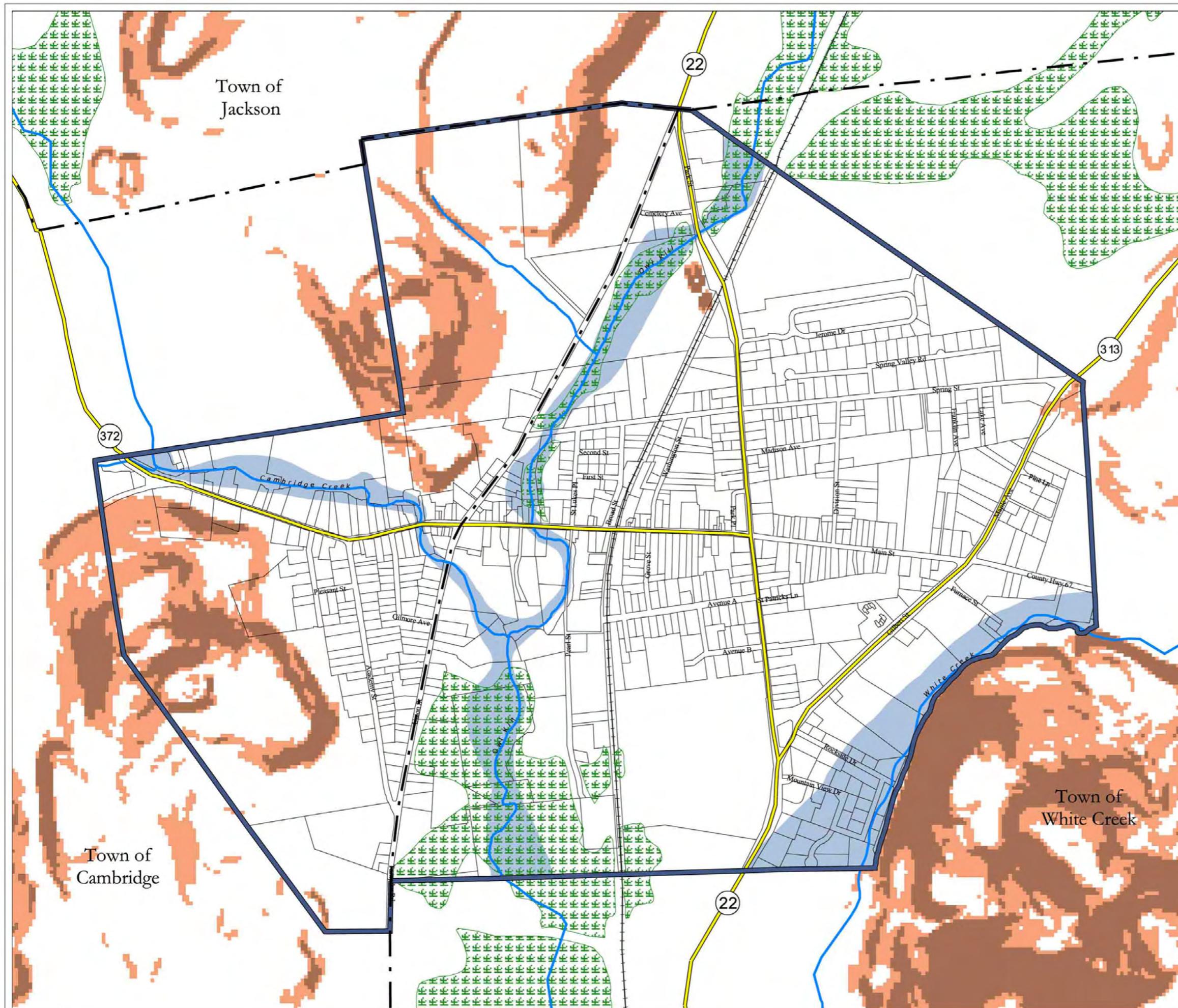
Although the Cambridge Creek is clear of advisories, the New York State Department of Health (DOH) has placed a "Fish Advisory" on the Owl Kill.² Fish advisories are directed towards protecting human health by advising the public to limit consumption of fish from particular waterbodies because it has been determined that foods from these water sources contain chemicals at levels that may be harmful to human health. The advisory explains how to minimize your exposure to contaminants in fish and reduce health risks associated with their consumption. Advisories are updated yearly. There are several data collection and monitoring stations managed by the Department of Environmental Conservation along the entire length of the Owl Kill and Cambridge Creek as they cross the Village of Cambridge.

¹[NOTE: There is currently a Fish Health Advisory on the Owl Kill, which merits further investigation. There is an advisory on the Hoosick River and its tributaries to the first barrier that is impassable to fish. This barrier is probably further downstream, closer to the Hoosick River itself. The Advisory is based on PCBs from a source in

Village of Cambridge, NY

ENVIRONMENTAL FEATURES

-  Village Boundary
-  Town Boundaries
-  State Routes
-  Rivers, Creeks
-  Railroad
-  Tax Parcel Boundaries
-  NYS DEC Wetlands
-  100 Year Floodplain
- Step Slopes
 -  16-25%
 -  >25%



June 2003

THE SARATOGA ASSOCIATES

LANDSCAPE ARCHITECTS, ARCHITECTS, ENGINEERS, AND PLANNERS, P.C.
 NEW YORK CITY ■ SARATOGA SPRINGS ■ BOSTON

This data is not intended for and should not be used to establish boundaries, property lines, location of objects or to provide any other information typically needed for construction or any other purpose when engineered plans or surveys are required.

Copyright © 2003 The Saratoga Associates. All Rights Reserved. TSA # 02002.LDP

Due to the fact that the primary land use in the Village of Cambridge is residential, and most vacant buildable land is located along the Owl Kill, non-point source pollution is a concern for water quality. Additionally, because the Owl Kill has an advisory and is classified as highly vulnerable to stressors, the condition of the stream could be threatened if non-point source pollution is not carefully controlled.

Non-point Source Pollution

Non-point source pollution reaches surface waters from both direct runoff from lands immediately adjacent to streams and wetlands but also from storm drains. Common pollutants in runoff include fertilizers, pesticides, pet wastes, road sand and salt and oil and coolants and other automotive fluids. The best way to prevent their harmful effects is to prevent them from reaching the waters. Maintaining or creating vegetated buffers can be a very effective tool. For street drainage, a variety of devices can be used in conjunction with storm drains to capture pollutants before they get to the streams and wetlands; these devices generally require maintenance. Septic systems close to surface waters can pollute both the groundwater and the surface water. Faulty systems should be repaired or replaced as needed. To protect the surface and groundwater in the village requires dedicating resources to educate the public, to regulate activities with potential to cause or accelerate pollution, and then to enforce regulations.

Wetlands

Wetlands are among the world's most productive ecosystems and are generally defined as areas covered with shallow water permanently or for periods long enough to support aquatic or semi-aquatic vegetation. Areas designated as wetlands may include bogs, swamps, marshes, wet meadows, flood plains, and water-logged (hydric) soils. Wetlands serve many important functions including: providing habitat for wildlife and plants, playing a role in storm water management and flood control, filtering pollutants, recharging groundwater, and providing passive recreational and educational opportunities.



Federal policy regarding wetlands is that there shall be no net loss. Under the most recent federal rules, which took effect in the fall of 2000, the U. S. Army Corps of Engineers regulates any disturbance of 1/10 of an acre or more of wetlands. If the disturbance is between 1/10 and 1/2 of an acre, the Army Corps must be notified. If the disturbance is more than 1/2 acre, an individual permit must be obtained from the Army Corps. Federally regulated wetlands, because they are not mapped as such, can be difficult to identify and are sometimes overlooked in project reviews. It requires vigilance on the part of responsible

Massachusetts and so, while Owl Kill fish may have PCBs in them, they are not likely to be getting them from the

landowners, and local review boards, to ensure that these smaller wetland areas are not destroyed as development occurs.

New York State, through the Department of Environmental Conservation (NYS DEC), generally regulates all wetlands that are 12.4 acres or more. New York State regulated wetlands are mapped and are therefore more likely to be considered in project reviews. The *Environmental Features* map shows NYS DEC regulated wetlands. Over 76.91 acres or 7% of the land in the village is classified as state regulated wetlands.

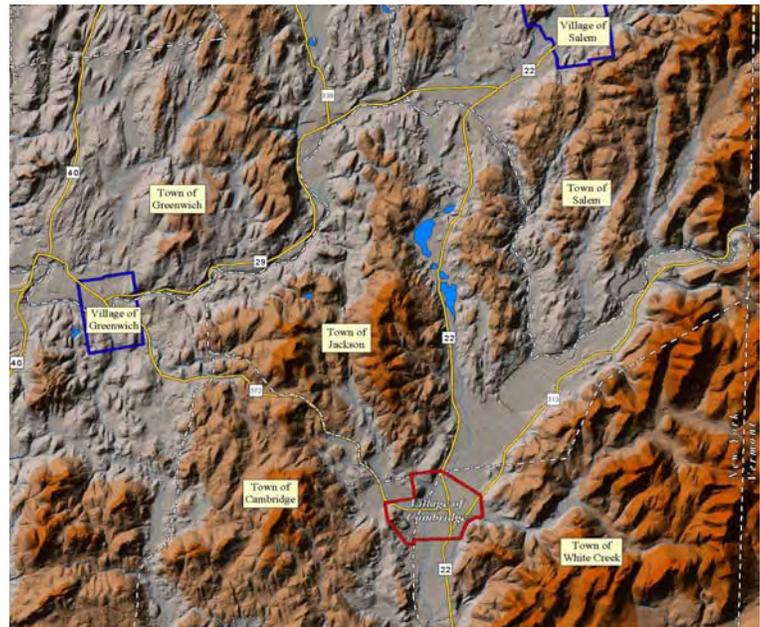
Floodplains

Areas bordering on a stream, river, pond, lake or wetland that are periodically submerged by floodwater are considered to be floodplains. Floodplains serve two important purposes; they act as temporary natural water storage areas during periods of high water after heavy rains or melting snow, and they reduce peak flows during flooding, therefore limiting downstream bank erosion. Flood zones, as identified by the Federal Emergency Management Agency (FEMA) are shown on the *Environmental Features* map. Over 113.8 acres or 10% of the village's land area falls within floodplains as identified by FEMA.



Steep Slopes

The Village of Cambridge is located in the Cambridge Valley. Most of the Village is relatively flat or gently rolling, however at its eastern and western edges, the village topography becomes much more pronounced. As indicated on the *Environmental Features* map, steep slopes (>16%) in the Village of Cambridge are located almost exclusively along the western boundary of the village. There are also areas of steep slope just east of the Village boundary in the Town of White Creek.



The Cambridge Valley

Owl Kill water or sediment.]

Slopes that exceed 25% grade cover 42.37 acres or 4% of the village's land area. An additional 70.22 acres or 6% of total land area have a 16-25% slope. In total, 112.59 acres or 10% of the Village's land area is characterized by steep slopes. Attempting to build on these slopes is not impossible, but it must be done with great care. Vegetated ground cover acts as a sponge, slowing down rainwater and snowmelt and allowing the water and nutrients to be absorbed into the soil. Careless development can expose the soil causing increased runoff and erosion, which can in turn increase sedimentation rates and nutrient loading in the nearby streams.

Soils

Washington County is broadly divided into three physiographic areas: the Adirondack Mountains, the Hudson-Champlain Lowland, and the Taconic Uplands. Each of these regions has different topographic and geologic features that influenced soil formation. The Village of Cambridge is found within the Taconic Uplands and is characterized by irregular and hilly patterns. Deposits of silt and very fine alluvium laid down in recent time are found along the flood plains of larger streams throughout the county.

The entire county was covered multiple times by glaciers that were several thousand feet thick. These glaciers advanced across the county from the north, slowly retreated 10 to 12,000 years ago eroding bedrock and leaving unconsolidated deposits to comprise the present day soils of Washington County. The rolling hills, eroded mountaintops, and small river valleys comprising the present day landscape of the county are evidence to this geological history.

According to the soil survey, the predominant soil type in the core of the Village of Cambridge is Hoosick gravelly sandy loam (HoA), 0 to 3 percent slopes. This soil type is generally well suited for the development of homes and other buildings, and for the use of septic systems. Small pockets of other soil types are found throughout the Village, and some of these are less appropriate for development.

Vegetation

Natural areas within the village provide a range of habitats, from dry uplands and rich upland forests around the hospital and the cemetery, to flood plains and wetlands. Consequently, within the village there is a fair representation of the native biota (particularly the flora) of the region. One of the major threats to vegetation everywhere is that of "invasive species". Invasive plants are generally from other continents and were accidentally, or sometimes purposefully, introduced into North America, sometimes as agricultural crops. They qualify as invasive pests when they are able to compete with native vegetation for similar positions within a given ecosystem, therefore threatening bio-diversity. In Cambridge, common invasive trees are Norway maple and black locust. Although these are commonly planted because they are fast-growing shade trees, they can dominate a landscape if permitted to propagate freely. Among shrubs, multiflora rose, tartarian honeysuckle and autumn olive present similar threats. In some wetlands, purple loosestrife and giant reed

(Phragmites) are serious pests. In all habitats, oriental bittersweet is a threat because, being a vine, it can grow over most other vegetation.

There are statewide efforts to control some of these invasive species, most notably a biocontrol effort for purple loosestrife, which is considered one of the top threats to wetland habitat in the State. Unfortunately many invasive plants, such as purple loosestrife, are still sold at plant nurseries because of their decorative qualities. More active educational efforts are needed to inform the public of the threat these species present to native plant and animal life.

Wildlife

Habitat fragmentation is probably the largest threat to wildlife within the Village. Other threats include pets and pesticides. Many pets prey directly on wildlife. Most cat owners can observe the toll as a host of small mammals - mice, voles, shrews and moles, but also bats, chipmunks, squirrels and even rabbits - are deposited at their doorsteps. Birds that nest on or near the ground, such as grouse, ovenbirds, song sparrows and cardinals, are especially vulnerable. Pets also compete directly with native predators for food.

Pesticides - including herbicides and electric “bug zappers” - can cause serious harm to insect populations. Although much safer than earlier products, modern pesticides are still very effective at killing a broad spectrum of plants and animals. Although “pest” and “target” species may be controlled, many other species are lost as well.

Wildlife common in the Village can pose problems, too. Raccoons and squirrels commonly take up residence in houses, garages and barns. They eat pet food left outside and raid gardens and garbage cans. Woodchucks deer and rabbits can make gardening all but impossible. Beavers can flood yards and roadways. Deer can collide with cars and also can consume so many young trees that a woodland cannot regenerate itself.

Historic, Cultural and Recreational Resources



Historic and Cultural Resources

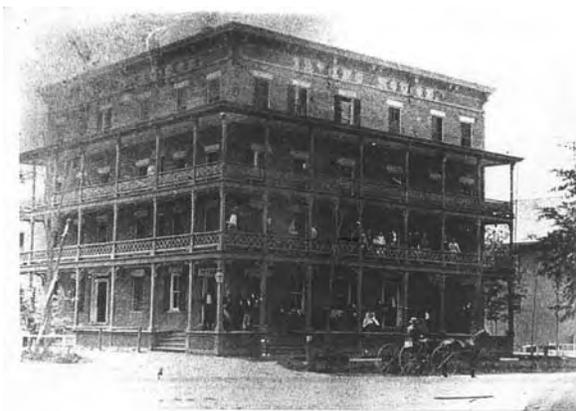
A brief history of the Village of Cambridge is attached to this report. Similar to many early American communities Cambridge is located on the flats of a creek, the Owl Kill, which flows through the center of the village. Due to the fact that the village was made from three distinct communities, the street pattern consists of roads at odd angles. In general, the village is condensed around the axis of Main Street and is characterized by many 19th century buildings. The remainder of the village consists of

private residences often found with large shade trees indicative of the time when the village was constructed.

The map on the following page illustrates Historic Areas, Parks, and Recreational Opportunities. The Cambridge National Register Historic District encompasses 240 primary structures from the early, mid and late-nineteenth century. The District was established in the late 1970's, and until now, that was the last time the properties in the district were systematically inventoried. As part of the development of this comprehensive plan, committee volunteers conducted a preliminary update of the properties in the Historic District. The updated inventory, attached to this report, provides a starting point to gauge the effectiveness of the Village's current historic preservation efforts.

Currently most buildings remain in an exceptional state of preservation. The Historic District includes four churches, a printing establishment, a railroad station, a hotel, a school, an old opera house, a coal pocket, two mill buildings, a noteworthy covered footbridge, a cemetery and many private residences and commercial buildings. A large percentage of notable architectural features of these buildings are intact with timber frame construction. Approximately twenty residences have Federal period characteristics, whereas other structures have been altered and contain details associated with varying architectural periods. Sixteen buildings have been identified as "Intrusions" and are located primarily on East and West Main Streets. The National Register of Historic Places is a tremendous resource for information about the region's history, the historic district and detailed information about individual historic structures.

The existing inventory of historic structures is a good first step towards becoming a Certified Local Government (CLG). The CLG program was established by a 1980 amendment to the National Historic Preservation Act of 1966, and links a community's preservation goals to state and federal preservation programs. Taking the additional steps to become a CLG would make the Village eligible for state and federal funding, and improve the Village's ability to protect its historic resources.



THE BRICK HOTEL as it appeared with piazzas in early times.

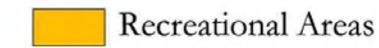


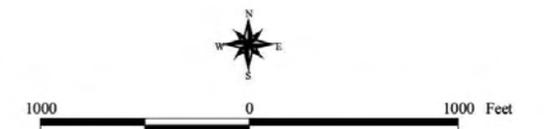
Many local activities, festivals, and facilities add to the cultural opportunities of the Village of Cambridge. Additionally, good cooperation between the Chamber of Commerce, the village and its

Village of Cambridge, NY

HISTORIC AREAS, PARKS, AND RECREATIONAL OPPORTUNITIES

-  Village Boundary
-  Town Boundaries
-  State Routes
-  Rivers, Creeks
-  Railroad
-  Tax Parcel Boundaries

-  Recreational Areas
-  Cambridge Historic District
(Listed in the National Register of Historic Places, Nov. 15, 1978)



June 2003

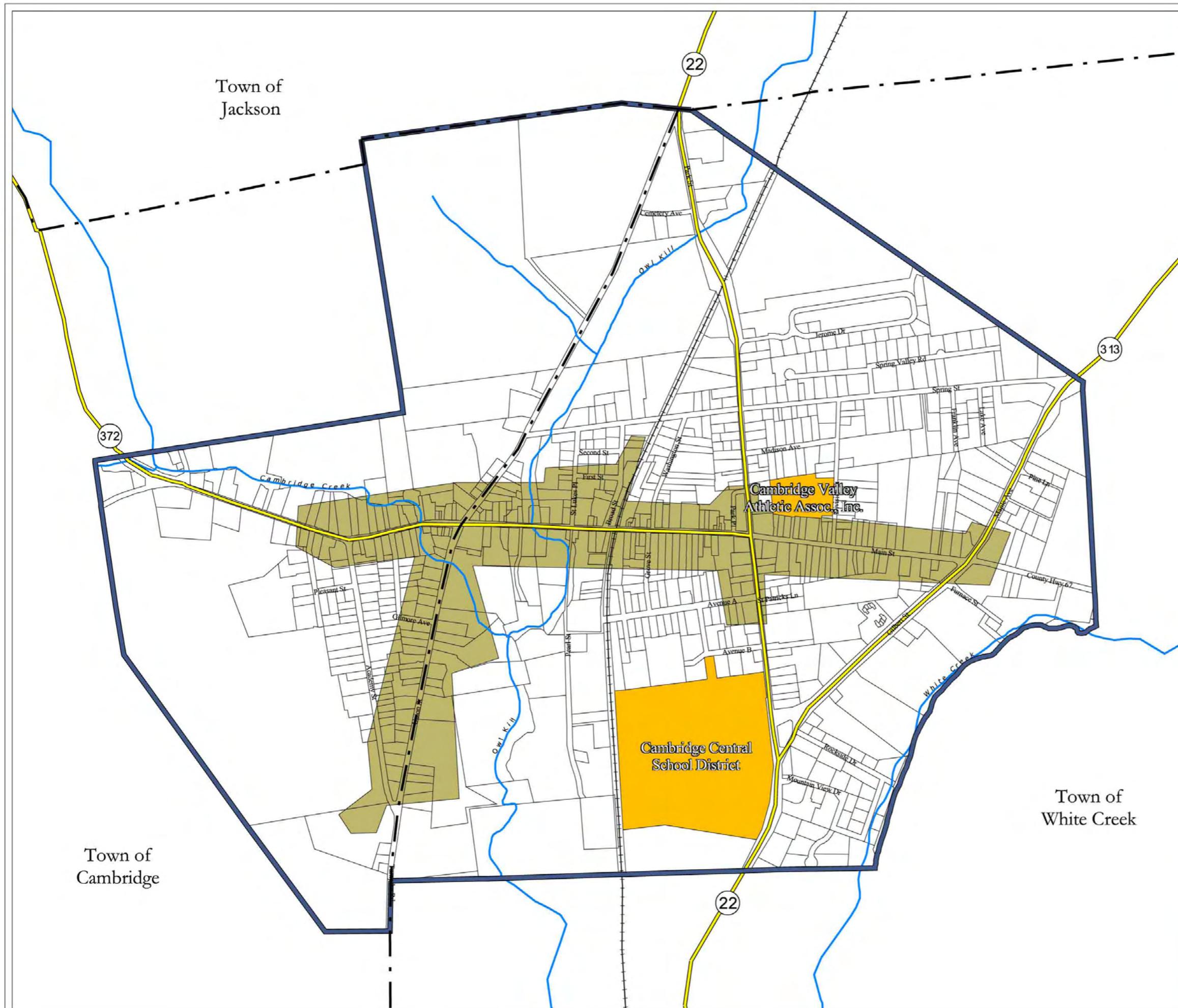
THE SARATOGA ASSOCIATES

LANDSCAPE ARCHITECTS, ARCHITECTS, ENGINEERS, AND PLANNERS, P.C.
NEW YORK CITY ■ SARATOGA SPRINGS ■ BOSTON

This data is not intended for and should not be used to establish boundaries, property lines, location of objects or to provide any other information typically needed for construction or any other purpose when engineered plans or surveys are required.

Copyright © 2003 The Saratoga Associates. All Rights Reserved.

TSA # 02002.IGP



Town of Jackson

Town of Cambridge

Town of White Creek

Cambridge Valley Athletic Assoc. Inc.

Cambridge Central School District

residents in relation to cultural programming has also benefited the community. For example, the ‘Second Annual Cambridge Valley Balloon Festival’ was held in the village from June 7 – 9, 2002. Centered in Cambridge, New York, the festival presents a weekend of hot-air ballooning and family entertainment in the Village of Cambridge.

Cultural opportunities in Cambridge include the following:

‘Annual Cambridge Valley Balloon Festival’



"Cambridge is a great weekend destination for families. Events like the balloon festival involve almost everyone - from youth groups and civic clubs operating fundraising booths to shopkeepers and restaurant owners making visitors feel welcome with festival-theme merchandise and specials. The Cambridge community is ready to treat visitors to a weekend of old-fashioned community fun in the heart of Grandma Moses country."

The Cambridge Museum

The Cambridge Historical Society owns and operates The Cambridge Museum at 12 Broad Street, Cambridge, New York. The Museum was established in 1929 and its mission is “to preserve the history of Cambridge and the surrounding area for the education and enjoyment of the public. The Museum offers exhibits that include Revolutionary and Civil War memorabilia, 19th century Baron furniture manufactured in Cambridge, period clothes, toys, and much more.



The Cambridge Hotel



The Cambridge Hotel, fondly known as the home of apple pie a la mode, is one of the few remaining “train hotels” in the country. Architectural details of this building such as the piazza that wraps around the building enhance the historic character and charm of the building. It provides visitors with a bed and breakfast experience in a valued historic setting.

The Batten Kill Rambler

The Batten Kill Rambler is a project of the northeastern New York Railroad Preservation Group a non-profit educational organization. This train ride has been called the "linear museum" trip along New York's most famous trout stream the Batten Kill. The excursion operates between Salem and Cambridge, in which participants view otherwise inaccessible parts of the Batten Kill, scenic hills, and historic towns.

Hubbard Hall

Hubbard Hall is another valued resource within the community of Cambridge. Constructed in 1878, it was originally used as an old opera house, and is still noted for its remaining period architectural features including the bracketing and tower. The unique historic building, located at 25 East Main Street currently provides a performance venue that offers plays, music, and some community functions. Additionally, the Valley Artisans Market operates out of a shop on the first floor of Hubbard Hall. This store is a cooperative gallery and market of fine arts and crafts made by local artists. Unusual jewelry, quilts, puppets, clothing, and pottery are some of the handmade items typically found at this cooperative market.

As the village and region develop, there will be a growing need for more recreational opportunities to meet residents’ needs. Furthermore, as a community with a significant tourist economy based on its natural beauty, there are opportunities for Cambridge to build upon its recreational resources as an economic development tool. For example, the beauty of the agricultural land and the surrounding hillsides could be more fully explored through the creation of a biking/hiking trail system within the village and the larger region.

Churches in the Village of Cambridge

There are nine churches in the Village of Cambridge, some dating back to the pre-revolutionary period. From both a cultural and historic preservation standpoint these institutions are important to the quality of life in the Village. Should congregations disband, the Village should make concerted efforts to insure that the church buildings are maintained and protected for the historical record.

Many of the churches offer meeting space for religious as well as secular meetings ranging from Bible study to quilting groups. As the Village moves forward to improve the community, these churches should continue to prove valuable partners for providing meeting or recreational space, and well-organized volunteer groups to participate in community efforts.

Parks and Recreational Resources

Currently the Village of Cambridge has no land designated as a public park although school facilities and other privately owned and maintained grounds constitute approximately 51 acres that are used as recreational areas. The two main recreational properties – the school and the Cambridge Valley Athletic Association field – combined, total 50.9 acres, or about 5% of the total acreage in the Village of Cambridge.

The grounds of the Cambridge Central School are located on 46 acres between the railroad tracks and NYS Route 22. The area in back of the school building includes facilities for football, soccer, lacrosse, baseball, softball and other field sports. There are also basketball and tennis courts on the school grounds. In addition, the Cambridge Valley Athletic Association baseball fields, and the Cambridge Youth football fields, are located east of Route 22 on Division Street.

Natural and semi-natural areas are also important recreational assets that add to quality of life. In addition to their scenic qualities, natural areas serve as visual buffers between different land uses. The Village of Cambridge is surrounded by a variety of high-quality natural areas. The group of resident scientists that worked to develop inventories of the flora and fauna for the Village recommended that the maintenance and improvement of these areas should be considered a high priority. Their preliminary efforts to inventory the area's natural recreational assets listed the following notable areas in the village:

- Hospital hill and surroundings;
- Cemetery hill and surroundings;
- the complex of woodlands and wetlands behind the CCS campus and along the course of the creek;
- the area of wetlands along the Owl Kill and railroad bed at the north edge of town;
- and the White Creek corridor along the southeast edge of the village.

In addition to these 5 areas, several important corridors that provide connectivity were identified. In the Village of Cambridge, these corridors are the streams and the railroad right of way. In addition to permitting free movement and dispersal of organisms between habitat areas, and increase the ‘effective area’ of habitat, these corridors have the potential to become part of a trail network for recreational use. The committee identified the following areas for possible public access and recreational trail development:

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

Mary McClellan Hospital also provides a significant area of open space, including approximately 3 miles of public walking trails. This hospital grounds are deed restricted to preserve this open space, and have potential further development as a recreational resource.

There is a small green located in front of the church at the northwest corner of the intersection of Main Street and Park Street (Route 22). The green is owned by the church but functions as a public space. A small veteran’s monument is located on Main Street in front of the library, and an open field in front of Varak Industrial Park.

The Village of Cambridge is underserved by public parks and recreational facilities. The presence of school facilities and other privately owned and maintained recreational resources compensates to some degree for this deficiency. Still, specific types of facilities are completely absent in the Village. For example, there is no children’s playground facility anywhere in the Village.

Cambridge Schools and Youth Issues

The *Capital District Business Review* offers an annual school report based on statistical analysis from the New York State School Report Card. The State Report Card includes both public and private schools throughout the state and is considered an accurate assessment of the quality of education as well as an indicator of the quality of the local labor force in an area. The methodology examines data from the following five categories to achieve the final list including: Language/Reading, Social Studies, Sciences, Math and Graduation. The Cambridge Central School District ranked 12th out of 79 school districts in the 2000 – 2001 *Capital District Business Review* report placing it in the top fifteen percent of School Districts. Additionally, Cambridge High School ranked 5th as a public high school in the Capital District.

A new organization in the Village called Cambridge Loves its Community and Kids (CLICK) is spearheading efforts to improve opportunities for youth in the region. Founded in the Fall of 2001, CLICK. is a coalition of interested youth, adults and community organizations developing, promoting and supporting opportunities for youth in the broader community of the Cambridge Valley. C.L.I.C.K. seeks to empower youth and families, and strengthen ‘developmental assets’ both internal and external which have been proven to have a tremendous influence on helping young people grow up healthy, caring, responsible and successful.

Infrastructure and Transportation

Public Water Supply

Established by the Hitchcock Family in the late 1800’s a local company called the Cambridge Water Works, Co. created a public water system for the Village of Cambridge. The 1973 Comprehensive Plan for the Village of Cambridge noted, “Though a number of private wells exist, the major sources for usage is the company. Lines extend along parts of many Village Streets and consist of 8”, 6” and 4” mains. The water is chlorinated and tested by the State Department of Health every month.

The 1973 Comprehensive Plan noted that 66% of village residents (in a survey) called for improvements to the water system. The 1973 plan stated:

“The present water system in Cambridge is deficient in most if not all areas. Presently water is supplied to most of the village residents by a private water company from springs with little storage capacity, through an undersized distribution system, to village water users. With the lack of treatment facilities, the quality of the water by today’s standards is questionable. Furthermore, the existing system, because of the small size of the mains and linkage storage capacity does not meet minimum standards for water flow for fire protection...Over the years the private water company has not made improvements to the water system to meet the changing and expanding needs, but instead after paying minimum operations and maintenance costs has directed any additional funds into dividends, reserves and depreciation and surplus accounts, thus reducing the book equity in the system to about one-third of their total assets. Since the existing system has been allowed to deteriorate and is of little value, except for a transition period to incorporate the existing system into a new more adequate system...”

Today, the water supply system in Cambridge is still privately owned. It is now owned and operated by Aqua Source, a company from Texas that purchased the system. Today, water is supplied by wells, and the well field is located in the Town of Jackson. There is also a new enclosed water tank. Many improvements have been made to the system since the new company took control approximately five years ago. The Village of Cambridge does not have any role with the water system. If a problem is detected, the Village contacts the local representative for Aqua Source.

According to Aqua Source, the system itself is old but most of the water mains are in good condition. Recent improvements include the replacement of service pipes on Academy and Division Streets and

there are plans to replace service pipes along South Union in conjunction with a Village reconstruction project. Aqua Source is replacing over 300 water meters by repositioning them on exterior structures to create the possibility of remote access. The village rents existing fire hydrants from the water company. Several of the approximately 51 fire hydrants are slated for replacement. According to the fire department, there is not enough pressure in the mains, and because the mains are small, flows are inadequate.

Distribution is available throughout most of the village but not all residents are connected to the water system. The system currently services about 470 residents. Private wells (points) have been assessed to be of good quality. The water table is easily accessible at approximately ten feet beneath grade.

There is a comprehensive rate schedule for usage of the water system. The quarterly minimum charge is \$36.98 for 9,000 gallons and after that there is a \$3.25 charge per 1,000 gallons of water used. In addition there is a surcharge designed to allow the utility to recover debt service, in this case about one million dollars in loans obtained in order to construct two wells and storage tanks (transferring the system from springs). The surcharge is designed to recover about \$100,000 a year. With the addition of new customers such as the hospital and the Cambridge Guest Home (formerly the Meikleknock Home), a senior care facility, the percentage of the surcharge to customers has decreased from 100% to 89%.

Public Sewer

Currently, the Village of Cambridge has no public sewer system or treatment plant. In most instances individual septic systems are utilized for disposal, although a few private lines exist connecting several residencies/commercial establishments.³

In the early 1970's it was confirmed that several lines, as well as a great many of the individual systems in the Village, dumped waste directly into the Owl Kill and Cambridge Creeks—polluting these waterways.⁴ In response, the Village explored the feasibility of establishing a public sewage system (see below) but the cost was determined too high and Federal/State funding was ultimately not available. In the early 1980s, the Departments of Health and Environment identified the many specific property owners dumping waste into the creeks and demanded they establish their own septic systems or face fines. All complied and the pollution ceased by the mid-1980s.

³ For example, on West Main Street just beyond South Union Street there is a private line for the whole south side of the block. Five–six commercial entities have formed a sewage transportation corporation and the overflow is piped under South Union Street to land near the Cambridge Guest Home.

⁴ For example, in the 1890s the Hitchcock Family (who also laid the water pipes in the 1890s) installed a sewer line from the Hitchcock building on East Main (near North Park Street) down both sides of Main Street to the Rice Mansion. Residential and commercial units were all tied into this line. The pipes exited into the Owl Kill Creek behind what is now the Washington County Printers building. (Apparently the pipes still exist but units have unhooked from them.)

In 1973, 75 percent of Village residents responding to a survey as part of the comprehensive planning process called for a public sewer. As a result, the 1974 Comprehensive Plan developed by the Village called for the construction of public sewerage collection facilities and a treatment plant, with assistance of state and federal funds. The plan noted:

“Presently the Village of Cambridge does not have an adequate sewer system with reservoir treatment facilities. In order to correct pollution problems that exist at present which endanger the well-being of the residents of Cambridge, as well as those living immediately downstream and to meet federal and state water quality standards, new sewers and wastewater treatment facilities are needed by the Village of Cambridge. (In the late 1960’s), Morrell Vrooman Engineers of Gloversville NY did a feasibility study for sewers and wastewater treatment facilities in the Village of Cambridge.⁵ This original study was phased so that all the work would not be done at once. Most recently, an Addendum No. 1 was prepared for this feasibility study” dated October 1, 1971, where recommendations were made to do what was called Phase 1-B. Quoting from Addendum No. 1 as follows:

“Included in this Phase 1-B construction, consisting of all that collection system included in Phase 1-A (limited collection system on West Main Street to Greenwich Road, St. Luke’s Place, Pearl, First and East Main) plus Academy Street, south side of West Main Street, west from Cambridge Creek to Academy Street and from Pearl Street to and along Avenue A to the east side of New York State Route 22 and along the east side of New York State Route 22 south from Avenue A to a point opposite Cambridge Central School. A secondary waste-water treatment plant is provided to treat flows from these areas. Certain of these sewers are considered interceptor sewers which, along with wastewater treatment plants, are eligible for at least 30 percent Federal and 30 percent State construction grants.”

This Phase 1-B would serve many of the residential users in Cambridge as well as most all other types of uses. However, within the next ten years, the Plan suggested that public sewers should serve the rest of the built-up area of the village.

The 1974 plan suggests that the expected cost of the sewer system to the Village including a wastewater treatment plant, interceptor sewers, and lateral sewers would have been determined to cost about \$1.5 million in the year 1977. At the time, they anticipated that 60 % of the cost could be financed by Federal and State grants and the remaining \$307,625, by a revenue bond issue. According to sources, the plan was abandoned as grant monies ceased to be available.

One of the primary concerns about the development of a public sewage system was finding the location for the treatment plant and disposal of the effluent. The 1974 Comprehensive Plan recommended locating the sewage treatment plant at the end of Pearl Street adjacent to the school. In addition, there have been concerns about the financial burden this would create for taxpayers and issues of equity if a sewage system served only part of the village at a cost to all residents. Importantly, ten to fifteen years ago the community had an opportunity to update the sewage system, but they did not proceed partly because of

⁵ Note: The system devised by Vrooman called for the development of a limited collection system covering units on West Main Street to Greenwich Road, St. Luke’s Place, Pearl, First and East Main Street.

the aforementioned concerns. An additional concern was the additional responsibility for ongoing maintenance that this upgrade would entail.

Streets and Sidewalks

There are three state routes that run through the Village of Cambridge: NYS Route 22, NYS Route 372 and NYS Route 313. State Route 22 carries traffic north and south, and links the village to principal Route 7 and Route 2 both of which will connect the traveler to Albany or east to Massachusetts and to the New York State Thruway (I-90). Using Route 22, the Thruway is approximately 60 miles south of the Village of Cambridge. This Route is an important part of transportation within this region because it is the main road through the eastern portion of the state. Due to this fact two problems are associated with transportation across the village. The first is high-speed traffic and the second is the large number of tractor-trailers that travel down Route 22 headed for the Thruway.

NY State Route 372 runs through the village west – east terminating at NYS Route 22, approximately one-third mile east of the center of the village. The third route into the village is NYS Route 313. This route runs south and west from the eastern corner of the village until it terminates at NYS Route 22.

New York State is responsible for the maintenance of the primary routes through the village – Main Street (Route 372) and Park Street (Route 22), and Gilbert Street/Maple Avenue (Route 313). In reality, the Village DPW plows snow and clears debris on these streets and is reimbursed for these services by the state.

The Department of Public Works (DPW) in the Village of Cambridge maintains all Village streets. The DPW receives approximately \$25,000 per year from the state's CHIPS program to assist in this work. The remaining funds come primarily from the Village budget.

The Village DPW budgets for approximately 300 feet of sidewalk repair/replacement per year. Much of this effort is focused on the business district. The DPW also has a limited program of sidewalk improvements on residential streets. Under agreement with property owners, the DPW will provide the labor for free if the property owner will pay the cost of materials. However, due to limited resources, only a small number of residential sidewalks can be completed under this program.

The DPW also spends about \$500 to \$1,000 per year to plant new or replacement street trees in the village. A relatively new Village law prohibits the planting of street trees between the curb and the sidewalk. Instead trees must be planted between the sidewalk and the building. This law might require reconsideration by the Board of Trustees in order to achieve an improved pedestrian environment in the Village.

Power Infrastructure

The power infrastructure in the Village of Cambridge is limited to electric power, provided by Niagara Mohawk Corporation, and bottled propane. At this time there is no natural gas pipeline providing service to

the Village of Cambridge. Industrial manufacturing businesses, such as Eastern Casting, a manufacturer of cast aluminum products, find the high cost of power, and the lack of choices in the Village frustrating. This is a statewide issue that requires the village to work with other communities to address.

Telecommunication Infrastructure

Satellite Conferencing

The hospital facility, which recently closed, has IP over frame relay and can host satellite conferences. Area emergency squads have attended seminars that are broadcast live from the Albany Medical Center. Main Street Pediatrics, a local physicians group, also used the satellite conferencing services to meet staff continuing education requirements by watching the Pediatric Grand Rounds, a program that focuses on a different pediatric issue each week. This program is also broadcast from Albany Medical Center.

Over the last year the hospital also used the satellite communication service to participate in conferences to keep current on infectious disease issues, particularly as they apply to preparations for potential bio-terror attacks.

The hospital maintained a pretty full schedule of events. There were, however, significant down times in their conference room, which opened up the possibility for other groups to use their satellite conferencing capabilities. Hopefully this facility will become available again when the hospital building's future is determined.

Broadband Cable

Always-on access provided at work, at home or on the move by a range of fixed line, wireless and satellite technologies to progressively higher bandwidths capable of supporting genuinely new and innovative interactive content, applications and services and the delivery of enhanced public services. Broadband is what makes the Internet a high-performance tool. Without broadband, using the Internet is slow and limited to the transfer of smaller files. While there are pockets within the Village of Cambridge with access to broadband service, as of 2002, a mere three miles from the Village center, broadband is unavailable.

To attract high-tech industries to the area, or for employees to telecommute to work, broadband needs to be available throughout the Village and in the broader area surrounding the Village.

One possible resource for the Village of Cambridge is a program run by Craig Watters, the Assistant Dean for Advancement at Syracuse University. At the SU School of Telecommunications students participate in the Technology Assessment Collaborative Team (TAC Team), which matches students with communities to assist in their efforts to develop plans for the installation of fiber optic cable. Senator Clinton has also expressed a strong interest in insuring that there is fiber optic cable available to all residents in New York State. The Village should continue to monitor these initiatives and prepare to take advantage of any infrastructure funding that may be forthcoming.

Regional Economic Analysis

The Village of Cambridge is a small community in a much larger economic region. The Village itself is too small a unit for the evaluation of economic trends. Published economic data for the Village itself does not exist. Therefore, the economic setting of the Village within Washington County is explored below.

Washington County Agriculture

Washington County had annual agricultural sales of \$77.5 million in 1997, with dairy contributing to 73% of sales. Apart from dairy, agricultural products include corn, hay, vegetables, fruits, and sugar maple products. About 40% of the county's land area is owned or managed by farmers.

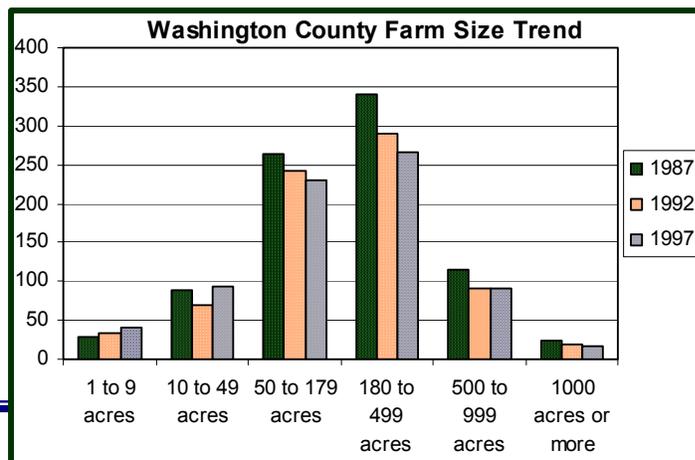
The number of farms, the total cropland, and the average size of farm have declined uniformly in Washington County. The average profit fell in 1992, and rose again in 1997. This trend, similar to Steuben County, may be linked to the decline in milk prices in the early nineties. The number of larger and mid-sized farms has fallen whereas number of smaller farms has risen.

Washington County Farm Trends

Variable	1987	1992	1997
Number of farms	861	745	738
Farms irrigating land	28	38	44
Average farm size (acres)	280	276	264
Total cropland (acres)	147,338	128,752	123,017
Average profit	20,640	18,882	21,993

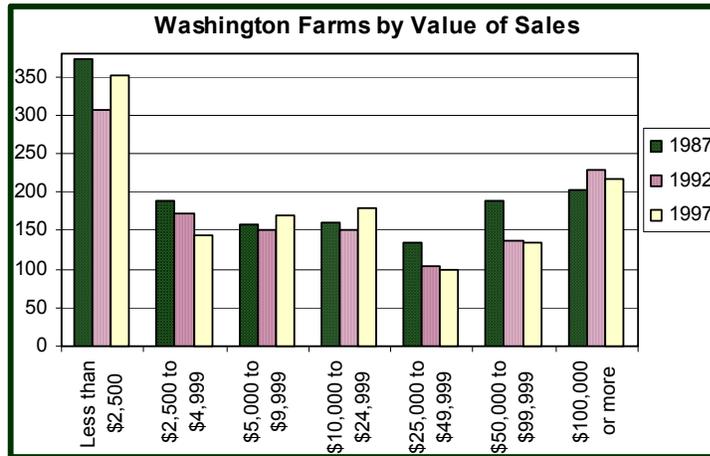
Source: Census of Agriculture

Washington County Farm Size Trends



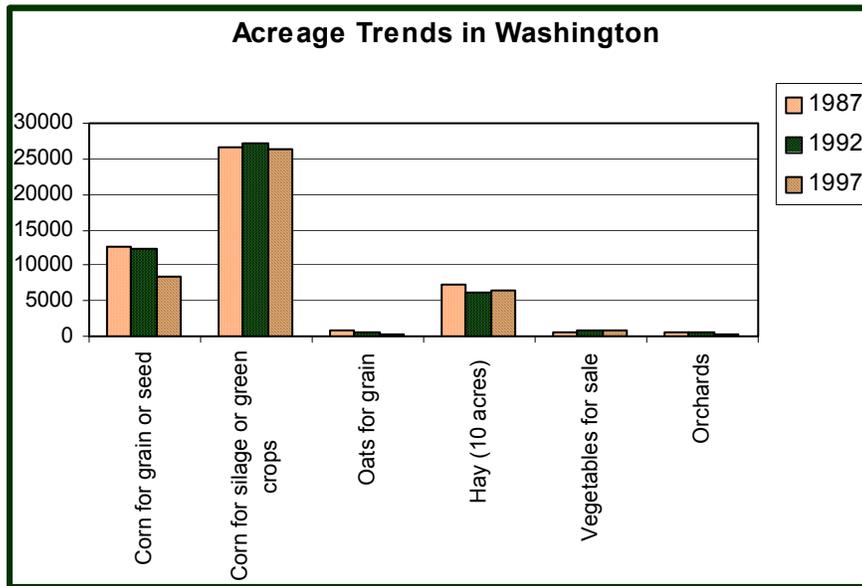
INVENTORY AND ANALYSIS

Washington County Farms by Value of Sales

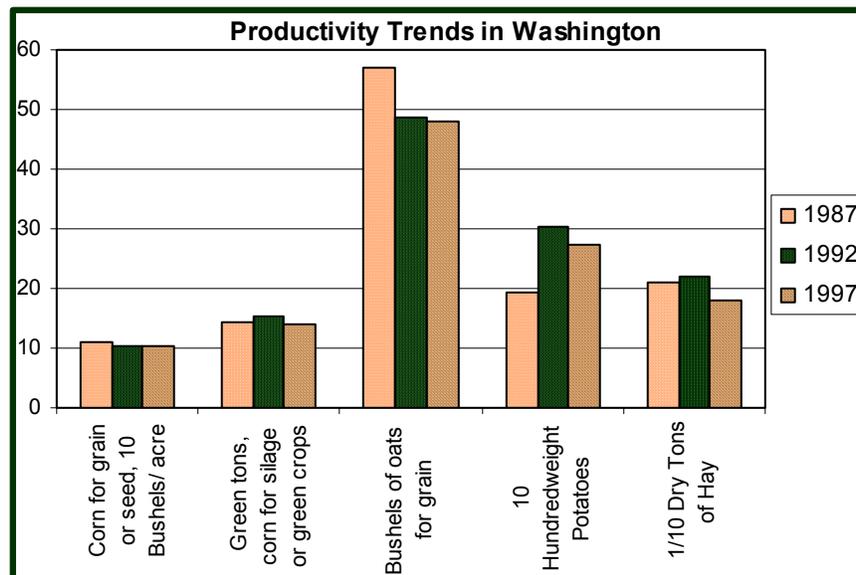


The rise of the small farms and profitability post-1992 indicates that niche farming may be a growing trend in Washington County. The acres under vegetables grew from 564 acres in 1987 to 737 acres in 1997, although the acres under orchards halved. Hay and corn were the biggest crops, although acreage under corn for grain or seed fell substantially.

Washington County Acreage Trends



Washington County Crop Yield Trends



Yield of corn remained stable over the ten-year period, declined for oats and hay, and increased significantly for potatoes. At the same time acres under potatoes grew from 152 acres in 1987 to 336 acres in 1997.

Washington County Livestock Trends

Year	Farms with cattle and calves	Total cattle & calves	Farms with beef cows	Total beef cows	Farms with milk cows	Total milk cows	Farms with hogs & pigs	Total hogs & pigs	Farms with sheep & lambs	Total sheep & lambs
1987	644	58,295	171	1,798	451	31,605	53	602	52	1,272
1992	522	53,613	144	1,532	341	28,003	39	260	48	2,101
1997	482	51,189	166	2,087	271	26,090	40	841	49	2,408

The table above shows that, with the exception of milk cows, livestock inventory increased between 1987 and 1997. Annual milk production declined from 412.5 million pounds in 1992 to 394.4 million in 1997 and 380.3 in 2000, despite the increase in annual milk per cow from 15,000 pounds to 16,900 pounds. This reduction in milk cows was doubtless affected by the decline in milk prices.

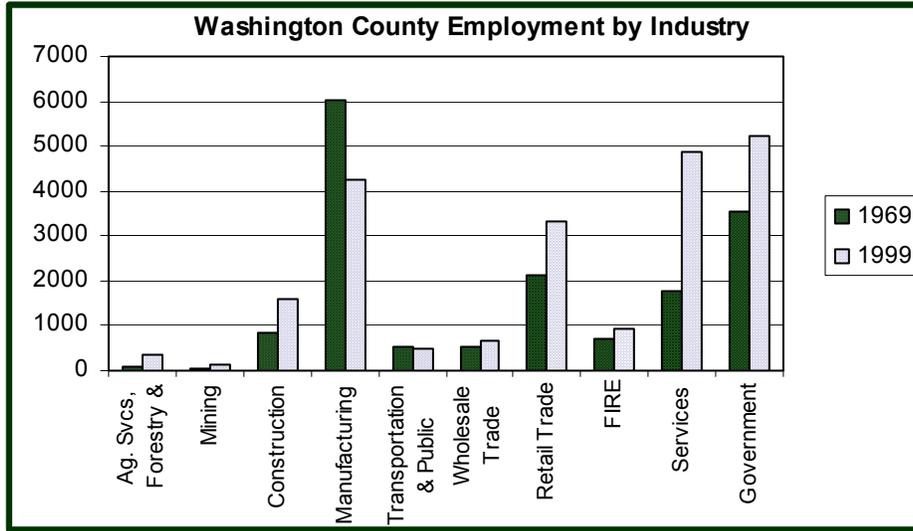
Washington County Income and Employment

The per capita income in Washington County increased from \$12,221 in 1989 to \$17,958 in 1999. Adjusted for inflation, this represents an increase of 9.4% in real terms. This per capita income is but one measure of economic well-being. Median household income is another important measure, which takes closer account of groups, like families, which have shared expenses. In real terms, median household income in the Village of Cambridge declined over the same period that per-capita income increased. This is possible when incomes are not rising evenly across all socio-economic groups. Following another national trend, the “rich got richer, and the poor got poorer.”

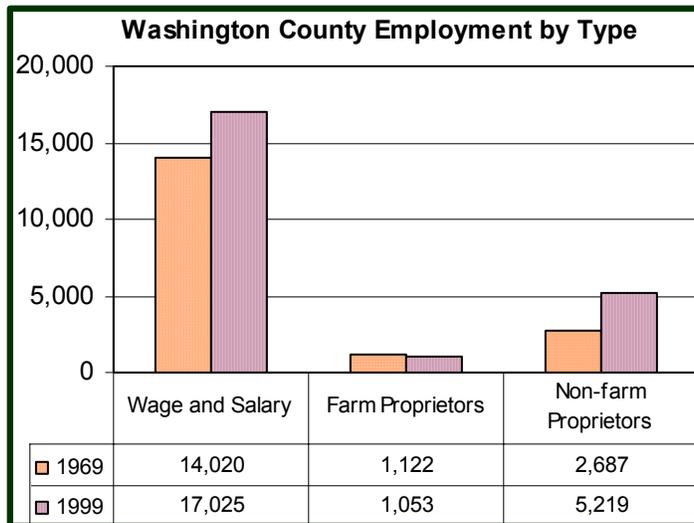
The biggest employers in 1999 were in the Services and Government sectors, followed by Manufacturing. As is evident from the graph below, during this period the key trends in employment were:

- A significant decline in those employed in Manufacturing from 34% of the total in 1969 to just 18% of the total in 1999
- A jump of 174% in employment in Services
- An increase of 48% in employment by the Government
- An increase of employment in construction from 5% of the total to 7% of the total
- An increase of 55% in employment in retail trade

Employment by Industry



Employment by Type



Major Public Employers as of March 1996 can be seen in the table below.

Major Employers, March 1999

Major Public Employers	Total Employment	Major Private Employers	Total Employment
Washington County	800	Mary McClellan Hospital	450
Great Meadow Correctional Facility	750	Sherwood Davis & Geck	423
Washington Correctional Facility	475	General Electric	375
Hudson Falls Central School District	362	Fort Miller Company	365
Granville Central School District	228	Mettowee Lumber & Plastics	300
Cambridge Central School District	181	Telescope Casual Furniture	250
Pleasant Valley Infirmary	185	Kendall Sheridan	238
Greenwich Central School District	167	Fort Hudson Nursing Home	230
Whitehall Central School District	154	Decora Manufacturing	175
Salem Central School District	134	Hollingsworth & Vose	174
Argyle Central School District	100	Irving Tissue	168
Total	3,536	Total	3,148

The top 19 local private employers collectively employed 730 people in 2002. Mary McClellan Hospital was by far the largest single private employer in the village, accounting for 270 jobs. Morcon, a manufacturing operation, was a distant second employing 57 workers. There were approximately 10 to 12 small businesses with 20 to 60 employees. These core employers while small, collectively provide an important economic underpinning to the Village.

Top Local Employers 2002		
Village of Cambridge Environs		
Company	Business Type	No. Employees
Mary McClellan Hospital/Skilled Nursing	Health Care	270
Morcon	Manufacturer	57
Cambridge Valley Machining	Machining	56
R. John Wright Dolls	Manufacturer	43
Cambridge Pacific	Manufacturer	40
Eagle Bridge Machine & Tool	Machining	38
Ed Levin Jewelry	Artisan	32
Eastern Casting	Machining	30
Pro Pak	Manufacturer	28
Cambridge Hotel	Service/tourism	26
Cambridge Guest Home	Senior Care/Health	26
Vermont Timber	Manufacturer	25
Bentley Seed Company	Seed Packaging	9
Rite Aid	Retail/pharmacy	11
Alexanders	Retail	9
Hubbard Hall Projects	Arts Center	8
Cambridge IGA	Retail	9
Hubbard Hall Projects	Arts Center	8
Cambridge Diner	Restaurant	5
Total		730

Commutation Patterns

Like the vast majority of Americans, most Cambridge residents drove to work. In 1990, 67% drove alone while 17.5% carpooled. The number of people driving alone increased in the 2000 census to 75% with a commensurate decline in carpoolers to 7.5%. The mean travel time to work in 2000 for Cambridge residents was 25.2 minutes.

Walking remains a significant mode of transportation in the Village. According to Census 2000, 75 housing units in the Village (over 10% of the total occupied housing units) have no vehicle (car) available. Another 317 housing units (43% of the total occupied housing units) have only one car available. With more than half (53%) of the community's occupied housing units having one or fewer cars, ensuring that there is a safe and high quality pedestrian environment is an important issue.

Village of Cambridge Fiscal Patterns

A comparison of the fiscal setting in a community to other similar or nearby communities can be a useful tool for policymakers. Fiscal impacts look solely at the revenue and expenditures of the unit of government. The comparative communities reviewed below include the: Village of Greenwich, Village of Salem, Village of Ballston Spa, Town of Cambridge, Town of White Creek, and the Town of Jackson. For each, the local municipal and school tax structure was evaluated to understand how Cambridge is performing relative to other similar communities.

Data regarding local taxes (municipal and school), property values, and tax rates in place for fiscal years ending 1998 and 1999 were considered. The analysis does not provide a comprehensive picture of Cambridge's total fiscal position. Rather it indicates the Village's fiscal position in relationship to other communities.

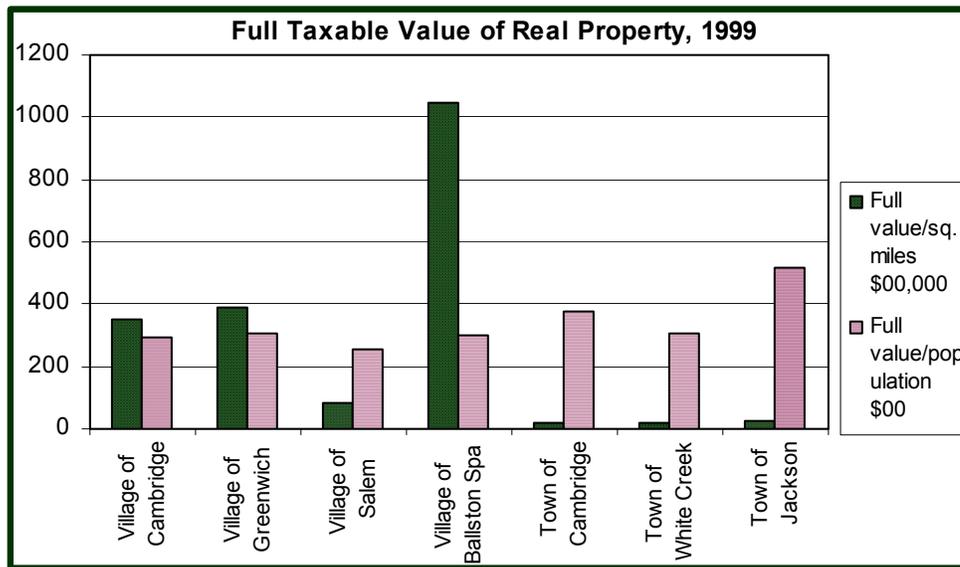
The State Board of Real Property Services establishes equalization rates annually for each of New York's cities, towns and villages that are assessing units. The assessors can assess property at any fraction of market value that they choose. The equalization rate is the ratio of the locally determined assessed value of taxable real property to the Board's estimate of market value. The equalization rate can thus be used to convert assessed taxes and values to equalized (or full) taxes and values that can then be compared across municipalities to determine actual wealth of the community.

Equalization rates are used to bring all communities under comparison to a common yardstick. High taxable values should (all things equal) indicate greater wealth. In order to take account of sheer size and numbers that could lead to disproportionate results, ratios of full taxable value to land and population were used (See Figure below: Taxable Values as a Proportion of Land and Population). This gives a more accurate comparative picture.

A low taxable value could indicate lower wealth, or erosion of the tax base over time, perhaps due to declining industries and/or migration to greener pastures. This is especially true if accompanied by higher than average equalized tax rates (See Table below: Comparative Equalized Tax Rates, 1998). These may indicate that the eroded tax base has led to a higher rate of taxation in the effort to raise revenue. This analysis also looks at some indicators of school, county and local finances in order to assess whether high taxes could be due to skewed finances.

The total full value of the Village of Cambridge's taxable real property rose from almost \$54.6 million in 1998 to \$56.3 million in 1999, and total indebtedness declined from \$281,000 to \$247,000. It's total expenditure increased from \$919,100 to \$1,007,500 in the same period. These are signs indicative of improving fiscal health, especially as many urban areas in New York State have seen erosion in full taxable value in recent years.

Taxable Values as a Proportion of Land and Population



Taxable value of Real Property is an expression of a community's wealth in land value. The above chart shows full market value per square mile in increments of \$100,000 for the Village of Cambridge and a series of comparison communities, including neighboring villages and townships. The Village of Cambridge has a taxable land value comparable to the Village of Greenwich, higher than the Village of Salem, and lower than the Village of Ballston Spa. Land Values in all four of the villages are higher than in the surrounding Towns of Cambridge, White Creek and Jackson, which have large land areas, including large agricultural and forested tracts with few or no buildings or other improvements. In the chart above, the second column for each community tells us the market land value on a per capita basis in increments of \$1,000. For each resident in the Village of Cambridge, there is a about \$30,000 of land at full market value.

Comparative Debt and Expenditure, 1999

Place	Debt/Population, \$	Total Expenditure, \$1000
Village of Cambridge	128.3	1,007.5
Village of Greenwich	N/A	892
Village of Salem	124.5	272
Village of Ballston Spa	394.2	3,869.5
Town of Cambridge	3.3	699.3
Town of White Creek	15.8	602.1
Town of Jackson	N/A	471

(Source: Comptroller's Special Report for Municipal Affairs for New York State, 1999)

The table above (Comparative Debt and Expenditure, 1999) reveals that Cambridge has higher expenditure and debt/population than Greenwich and Salem, but lower than Ballston Spa and the comparison Towns.

Comparative Equalized Tax Rates, 1998

Place	Full taxable value of real property ⁶ \$1000	Equalized Village tax per \$1000 full value	Equalized School District tax per \$1000 full value	Equalized County tax per \$1000 full value	Town	Total Equalized tax per \$1000 full value
Village of Cambridge	56,331	8.13	13.6	6.38	4.17	32.29
Village of Greenwich	58,498	9.6	16.14	5.76	1.65	33.13
Village of Salem	24,419	6.08	15.37	6.85	3.1	31.38
Village of Ballston Spa	167,685	5.49	20.06	2.94	0.24	28.72
Town of Cambridge	80,597	N/A	13.6 - 17.6	6.38	5.38	25.37 - 29.38
Town of White Creek	105,526	N/A	12.8 - 14.2	7.14	4.67	24.22 - 25.59
Town of Jackson	89,106	N/A	14.6 - 18.9	6.65	3.2	24.4 - 28.7

(Source: www.osc.state.ny.us/localgov/muni/orptbook/98text.htm)

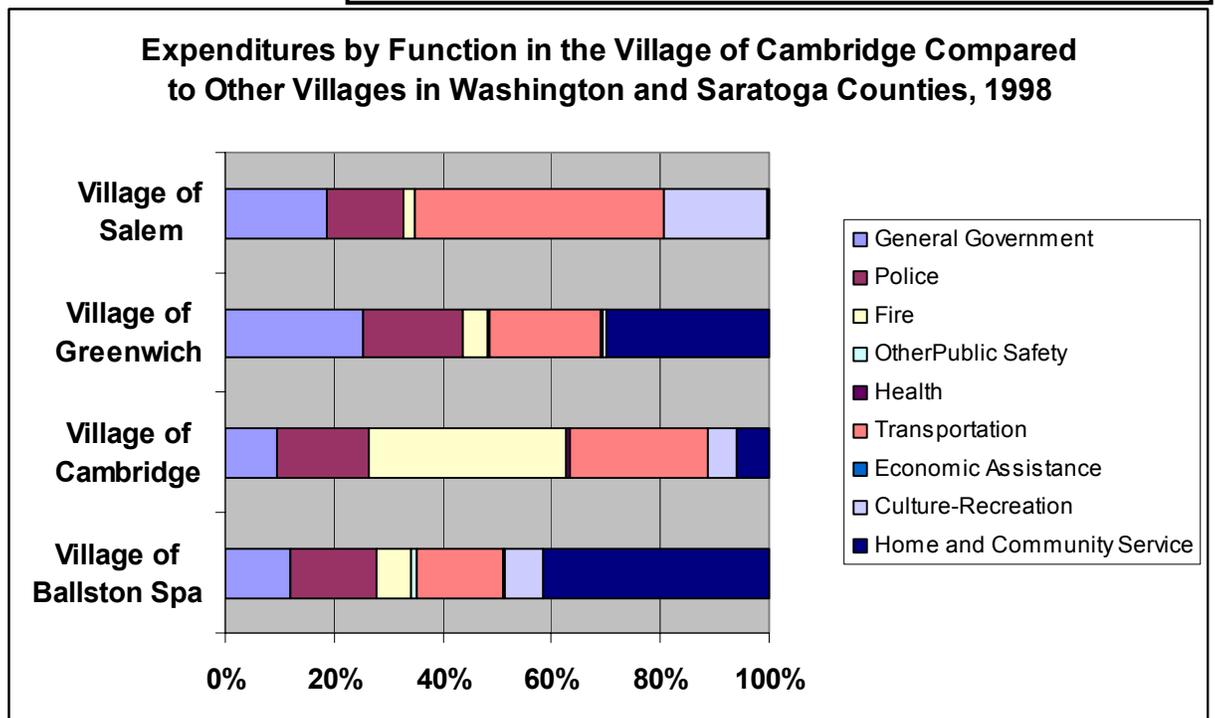
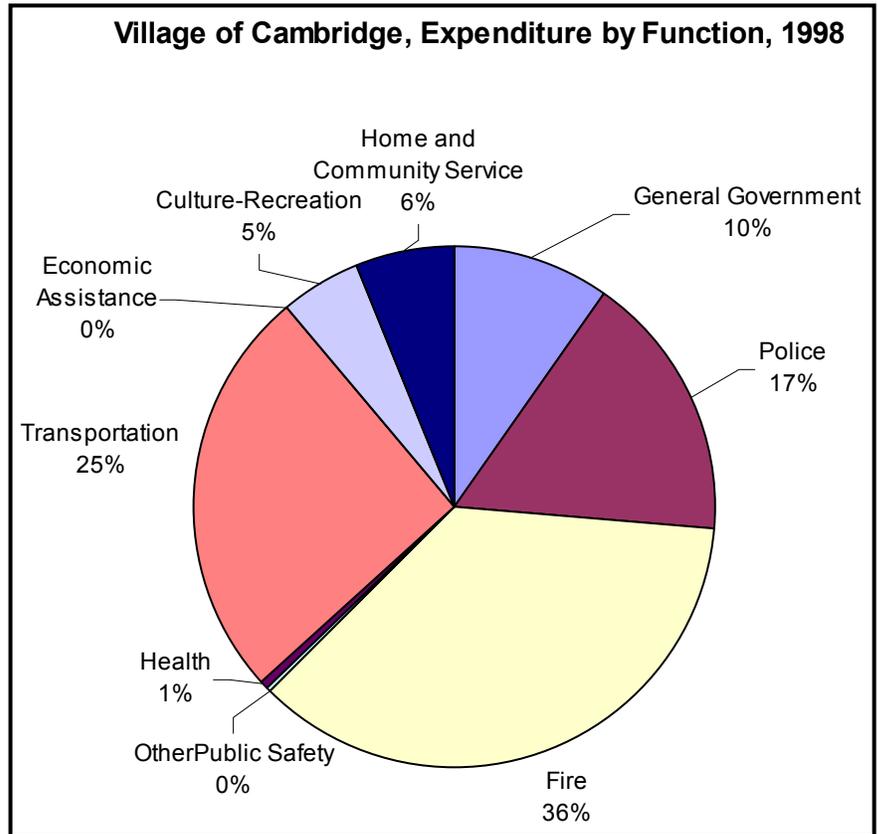
From the table above, it is evident that Cambridge has overall equalized tax rates that are higher than all the comparison communities except the Village of Greenwich. In particular it has the highest equalized town tax and the lowest school district tax among the villages. Ballston Spa, with the highest taxable value, also has the highest school district tax and the lowest village tax. Cambridge also has the lowest taxable value of real property among all communities except Salem.

Notwithstanding this, the increasing taxable value in Cambridge between 1998 and 1999, its reduction in indebtedness while increasing expenditure, and the comparison of its tax rates and taxable values (as a proportion of land and population) with similar communities, all indicate a sound fiscal situation which must be maintained and improved in the long-term by developing strategies to enhance taxable value, business, and quality of life.

⁶ The Full Taxable Values are for the fiscal year ending 1999 and are sourced from Comptroller's Special Report for Municipal Affairs for New York State

Village expenditure patterns

Public safety, consisting of Police and Fire Protection, accounted for 53% of the Village of Cambridge's expenditures in 1998. Transportation, which by the State's definition includes maintenance and improvement of local roads and bridges, snow removal, street lighting, and transportation activities (such as airports and bus operations), and sidewalk maintenance, accounted for an additional 25% of the Village's expenditures. General Government, which includes expenditures for executive, legislative, judicial and financial operations accounted for only 10% of the Village's expenses.



Compared to other Villages in Washington and Saratoga Counties, the Village of Cambridge spends a smaller proportion of its budget on General Government functions (10%). It spends a greater proportion of its budget on public safety than the other three villages being used for comparative analysis. Cambridge spends about the same percentage of its budget on Culture and Recreation as the Village of Ballston Spa, but less than Salem and more than Greenwich. Although still a small amount, the Village of Cambridge spends more on health, than the other three Villages.

The table below shows expenditures by function on a per capita basis for the Village of Cambridge and the three comparison villages in the area. On a per capita basis, the Village of Cambridge spends more on fire protection(\$174.95) than Ballston Spa (\$40.32), Greenwich or Salem (\$5.02) Cambridge also comes out on top with respect to per capita expenditures on transportation related items (\$123.64). On a per capita basis, the Village of Cambridge (\$46.53) spent virtually the same on General Government as the Village of Salem (\$46.59). Both Cambridge and Salem spent less than Ballston Spa (\$75.81) and Greenwich (\$102.68). The Village of Cambridge spent (\$25.33) per capita on Culture and Recreation, significantly more than the Village of Greenwich (\$3.15), but less than Ballston Spa (\$45.34) or Salem (\$47.69).

	Village of Ballston Spa	Village of Cambridge	Village of Greenwich	Village of Salem
General Government	\$75.81	\$46.52	\$102.68	\$46.59
Police	\$103.23	\$82.12	\$73.29	\$34.74
Fire	\$40.32	\$174.95	\$18.35	\$5.02
Other Public Safety	\$5.56	\$0.76	\$0.95	\$0.00
Health	\$1.70	\$2.77	\$0.53	\$0.10
Transportation	\$101.08	\$123.64	\$82.39	\$113.65
Economic Assistance	\$0.97	\$0.00	\$0.47	\$0.30
Culture-Recreation	\$45.34	\$25.33	\$3.15	\$47.69
Home and Community Service	\$266.67	\$29.24	\$120.56	\$0.50

Washington County Empire Development Zone

Area 4 of the Washington Empire Development Zone (EDZ) is located in the southern part of Washington County within the Town of White Creek and the Village of Cambridge. With the exception of the Cambridge Hotel, which is zoned commercial, the parcels located within the Village are zoned industrial. The five businesses included in Area 4 of the EDZ encompass approximately 13 acres. They are:

Eastern Castings –Attracted to the County from the Newburgh area, this is an aluminum foundry that produces parts for large nationally known companies such as Black and Decker, Vermont Powder Products and the Airline Industry. Currently employing 40 persons locally, the LDC financed the move

and has since assisted in obtaining successful Power for Jobs grants and other financial incentives to retain this employer in the County. The company offers good pay for the low- and moderate-income population, although no specific skills or technical training are required of entry-level employees. It is hoped that as business picks up, the company will be able to utilize Empire Zone Incentives to increase the number of jobs.

Vermont Timber – Located on 5 acres, this business moved from Bennington, Vermont to Washington County in 1998. Vermont Timber utilized Washington County Local Development Corporation (WCLDC) financing to grow from 12 employees in 1998 to 28 employees currently. They are now reporting they must turn work away. The WCLDC is working with the company on a \$600,000 expansion, which will include a second phase of expansion in 2004. The company manufactures specialty large wood structures such as the new rest areas located on the NYS Thruway.

Bentley Seed – A manufacturer of seed packets, this company recovered from a devastating fire in 1997 by investing 1.2 million in rebuilding and re-equipping its operation. They have overcome labor shortages by catering hours and flexible working conditions for working mothers. However, plans to expand by adding a third shift and ramping up to 60 employees from a current level of 35 are hampered by additional needs for staff that are proving difficult to attract. With the new tax credits for new employees available to businesses within the EDZ, it is hoped this expansion will become more affordable and realistic for this company.

Varak Park – A small business incubator-type setting, housing at least 12 varied types of businesses from light manufacturing and service to commercial establishments. At least one company is currently contemplating an expansion, potentially requiring a move out of the Varak Building. However, as space has become available in the past it has immediately been filled, evidencing a need for this type of flexible business space in the County.

Cambridge Hotel – Utilizing unique private/public partnership funding the owners of the Cambridge Hotel were able to completely refurbish the first two floors with LDC bank and private investment of 1.3 million. Renovations to the third floor will take place when business warrants and required financing is feasible. In addition, the potential exists to utilize and adjacent unused bowling alley for a compatible use to the hotel.

**VILLAGE OF CAMBRIDGE, NEW YORK
COMPREHENSIVE PLAN
2004**

**Natural Resources
Inventory**

This detailed inventory of the Village's Flora and Fauna was undertaken by a group of residents as a supplement to the more general discussion in the Comprehensive Plan Inventory and Analysis.

Threats

Steven Jay Sanford

Air

There are few significant threats to the air quality of the Village of Cambridge. Its rural location, away from major industries and concentrations of human populations, enjoys few sources of pollution. Automobile exhaust and emissions from residential furnaces are joined by just a few larger sources such as boilers in larger buildings, an incinerator, exhaust hoods and paint spray booths. Even the minor effects of these are ameliorated by the abundance of trees throughout the village. Trees along the streets, in yards and in patches of woodland play a key role in maintaining air quality. They provide shade, reflect solar radiation and retain moisture but also remove pollutants, especially small particles of dust and soot, from the air we breathe.

Surface Water

[covered fairly well in original, see *Environmental Resources*.]

[NOTE: The Fish Health Advisory on the Owl Kill is questionable. There is an advisory on the Hoosic River and its tributaries to the first barrier which is impassable to fish. That's probably further downstream, closer to the Hoosic itself. The Advisory is based on PCBs from a source in Massachusetts and so, while Owl Kill fish may have PCBs in them, they are not getting them from the Owl Kill water or sediment.]

Non-point source pollution reaches surface waters from both direct runoff from lands immediately adjacent to streams and wetlands but also from storm drains. Common pollutants in runoff include fertilizers, pesticides, pet wastes, road sand and salt and oil and coolants and other automotive fluids. The best way to prevent their harmful effects is to prevent them from reaching the waters. Maintaining or creating naturally-vegetated buffers can be a very effective tool. For street drainage, a variety of devices can be used in conjunction with storm drains to capture pollutants before they get to the streams and wetlands; these devices generally require maintenance. Septic systems close to surface waters can pollute both the groundwater and the surface water. Faulty systems should be repaired or replaced as needed.

Groundwater

[We ought to talk about public wells (Aquasource), sewage treatment plant and private septic systems here. I'll contact Mike Wyatt (Board Member and hydraulic engineer for NYSDOT to see what he knows.)

Land

Sprawl is a threat to all communities from the perspective of both quality of life for human residents and habitat value for wildlife. Its principal effect is that it transforms unnecessarily

large areas of the natural landscape to buildings and roadways and parking areas. These developed areas provide little habitat for plants or wildlife. Sprawl can also cause “fragmentation” when patches of habitats are broken up into small pieces and separated from each other. Most species of wildlife require a minimum sized patch of habitat within which they are adapted to meet some or all of their life needs: food, water and cover. These needs can vary throughout the yearly cycle. Some of the less mobile animals can be thwarted by barriers to movement. Structures, roads and even lawns can prevent movement of many species and so prevent their continued existence. The harmful effects of sprawl can be minimized by concentrating development and by maintaining both large patches of habitat and also “corridors” of habitat as connections among habitats.

Vegetation

One of the major threats to vegetation everywhere is that of “invasive species”. Invasives are plants, usually from other continents, which have been introduced and which can outcompete native species. In Cambridge, common invasive trees are Norway maple and black locust. Although these are commonly planted because they are fast-growing shade trees, they can dominate a landscape if permitted to propagate freely. They prevent other plants from growing on a site by not only outcompeting for nutrients and water, but also by releasing their own “herbicides” into the soil. Abandoned lots will grow up to thickets of young maple and locust because of these advantages. Among shrubs, multiflora rose, tartarian honeysuckle and autumn olive present similar threats. In some wetlands, purple loosestrife and giant reed (*Phragmites*) are serious pests. In all habitats, oriental bittersweet is a threat because, being a vine, it can grow over most other vegetation.

Wildlife

Habitat fragmentation - already described above - is probably the largest threat to wildlife within the Village. Other threats include pets and pesticides. Many pets prey directly on wildlife. Most cat owners can observe the toll as a host of small mammals - mice, voles, shrews and moles, but also bats, chipmunks, squirrels and even rabbits - are deposited at their doorsteps. Birds that nest on or near the ground, such as grouse, ovenbirds, song sparrows and cardinals, are especially vulnerable. Pets also compete directly with native predators for food.

Pesticides - including herbicides and electric “bug zappers” - can cause serious harm to insect populations. Although much safer than earlier products, modern pesticides are still very effective at killing a broad spectrum of plants and animals. Although “pest” are “target” species may be controlled, many other species are lost as well.

Wildlife common in the Village can pose problems, too. Raccoons and squirrels commonly take up residence in houses, garages and barns. They eat pet food left outside and raid gardens and garbage cans. Woodchucks deer and rabbits can make gardening all but impossible. Beavers can flood yards and roadways. Deer can collide with cars and also can consume so many young trees that a woodland cannot regenerate itself.

DRAFT NOTES CONCERNING GENERAL HABITAT AND PLANTS IN THE VILLAGE
K. Woods, 5 Sept 2002

Habitat Considerations

The village limits of Cambridge encompass a range of distinctive habitats. These vary in environmental attributes, and in intensity of human management and impact. It is helpful, initially, to consider three classes of landscape based on current and historical human management (it is always important to recognize that such categories are arbitrary, and distinctions aren't always clear):

- *'urban' areas* are those fully dedicated to residential, commercial, and some types of recreational activities (e.g., ballparks, lawns, etc.);
- *semi-natural areas* are those not regularly and actively managed for human activities and, in the village, include a variety of woodlands, wetlands, stream corridors, etc.
- *agricultural areas*, broadly defined, include areas managed for human-oriented production, but not for residential/commercial activities. These include cropland and open areas maintained by mowing (meadows, pastures, hayfields), and share characteristics of both of the first two types – they can be valuable as wildlife habitat, while playing important economic and cultural roles for humans.

A rough idea of the extent of these categories can easily be gained from aerial photographs or orthophotographs (available on-line from NYS-DEC).

Existence of and access to natural and semi-natural areas are important in sustaining a high quality of living. Such areas are a valuable esthetic asset, and can also buffer many of the detrimental effects of urbanization. Cambridge is surrounded by a variety of high-quality natural areas, but maintenance and improvement of such areas within the village itself should also be considered a high priority.

The most notable *semi-natural areas* in the village include: hospital hill and surroundings; cemetery hill and surroundings; the complex of woodlands and wetlands behind the CCS campus and along the course of the creek; the area of wetlands along the stream and railroad bed at the north edge of town; and the White Creek corridor along the southeast edge of the village. *Corridors* of semi-natural habitat are extremely important in permitting free movement and dispersal of organisms between habitat areas; they can substantially increase the 'effective area' of habitat. In Cambridge, stream corridors and the railroad right-of-way are currently such corridors, or have the potential to serve as such.

Some Suggestions and Guidelines Concerning Trees and other Plants in the Village

Natural areas within the village provide a range of habitats, from dry uplands and rich upland forests around the hospital and the cemetery, to flood-plains and wetlands. Consequently, there is within the village a fair representation of the native biota (particularly the flora) of the region. The following lists are certainly incomplete, even as a catalogue of tree species in the village. It is reasonable to expect that a full listing would include on the order of 60-70 species of

native and naturalized trees and shrubs (and several dozen additional species planted in yards and gardens), and perhaps an additional 400-500 species of native and naturalized herbaceous plants (there are of course, hundreds of others maintained horticulturally). This diversity could be increased and sustained by careful planning to avoid detrimental impact on these areas, and, in some cases, to restore the full diversity of native species lost through a history of intensive land use. The greatest threats to diversity of native species existing in these areas are probably: invasion by and competition from non-native species; fragmentation of existing habitat parcels into smaller, disjunct areas; loss of connectivity; and management and recreational practices that are particularly destructive to habitat and vulnerable populations (it should be noted that appropriate recreation and economic management can be fully consistent with maintenance of native biotic diversity).

Street Trees:

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

- primarily use native species for shade and street trees (although non-native species of particular interest will always be used for impact and special situations)
- avoid non-native species known to be invasive of natural habitat (e.g., Norway maple) or to carry diseases and pests of native species
- avoid monoculture for visual appeal, to provide diversity of habitat, and to mitigate the effects of diseases and pests (sugar maple is currently the dominant street tree in Cambridge, and probably should remain so, but an appreciable proportion of other species can be used)
- consider exposure to road-salt in choice of species (and *reduce* exposure when possible)
- use small, short-lived, ornamental/flowering types sparingly and in focal locations.

Possibilities for public access to semi-natural areas, and for 'Tree Walks':

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

The Lists:

These are all trees that might be seen in walks around village and in public areas. There are certainly many other species planted in private lawns and gardens and not readily visible from the street, and there are probably a number of species yet to be listed from accessible areas. Strictly shrubby species are generally not listed:

Conifers

white pine (*Pinus strobus*): extensively planted, occurring naturally in wide range of habitats (cemetery)
red pine?? (*Pinus resinosa*): regional native, often used in plantations. In village?
Scotch pine (*Pinus sylvestica*): non-native, widely planted in plantations (Hwy 313)
Austrian pine (*Pinus nigra*): non-native, occasionally planted
red spruce (*Picea rubens*): native at higher elevations, some planted in village
Norway spruce (*Picea abies*): non-native, extensively planted (cemetery)
white spruce (*Picea glauca*): school?
Colorado blue spruce (*Picea pungens*): western US, a number of planted specimens (cemetery)
balsam fir (*Abies balsamea*): (S. Park St.)
white fir (*Abies concolor*): western US native, one planted specimen, E Main St.
eastern hemlock (*Tsuga canadensis*): local native, and planted occasionally (cemetery)
douglas fir (*Pseudotsuga menziesii*): western US native, several by CCS gym, S. Park
larches (*Larix* spp): planted specimens, most appear to be Eurasian species (cemetery)
white cedar (*Thuja occidentalis*): regional native, extensively planted (cemetery)
eastern redcedar (*Juniperus virginiana*): regional native. In village?
horticultural cedars (*Juniperus* spp.): several non-native, mostly shrubby, used in landscaping
bald-cypress (*Taxodium distichum*): SE US native, one planted specimen (cemetery, above Newton tombstone, by Stevenson)
yews (*Taxus* spp, mostly *cuspidata*): non-native, mostly shrubby, used in landscaping
ginkgo (*Ginkgo biloba*).

Broadleaves

sugar maple (*Acer saccharum*): extensively planted, especially as street tree, and occurs naturally in upland wooded areas (cemetery)
silver maple (*Acer saccharinum*): occasional street tree, natural regeneration in wetlands
red maple (*Acer rubrum*): occasional street tree, extensive in wetlands
box elder (*Acer negundo*): weedy tree in a variety of habitats
Norway maple (*Acer platanoides*): non-native, widely planted, occasionally naturalized
striped maple (*Acer pennsylvanicum*): native in surrounding hills, occasionally planted
black walnut (*Juglans nigra*): native farther south, planted by people and squirrels
butternut (*Juglans cinerea*): native in wet woods, occasionally planted in village (313 so of Main)
black cherry (*Prunus serotina*): abundant native, planted extensively by birds, fencerows, etc.
American elm (*Ulmus americana*): abundant native, rapid colonizer, most large trees dead of blight
willows (*Salix* spp): several species, many small/shrubby, some native (pussywillows *S. bebbiana*, *S. discolor*; large *S. nigra*), others not (e.g. weeping willow *S. babylonica*)
white ash (*Fraxinus americana*): abundant native, sometimes planted as yard tree (often self-planted) (cemetery)

green ash (*Fraxinus pennsylvanica*): native, often planted as street tree, ornamental
basswood (*Tilia americana*): native forest tree, occasional planted specimens
linden (*Tilia* spp): Eurasian species and hybrids planted as street trees
sycamore (*Platanus occidentalis*): native, along streams (S edge of village)
alternate-leaved dogwood (*Cornus alternifolia*): small woodland native (other species shrubby)
Russian olive (*Elaeagnus angustifolia*): weedy in vacant lots
mountain ash (*Sorbus* spp): native and non-native species, all planted...
black locust (*Robinia pseudo-acacia*): native to southern US, widely planted and naturalizing
honey locust (*Gleditsia triacanthos*): native midwest, horticultural (mostly thornless) varieties
widely planted
staghorn sumac (*Rhus typhina*): weedy small tree, common in abandoned areas, vacant lots,
roadsides
winterberry holly (*Ilex verticillata*): wet woods along streams, etc.
red oak (*Quercus rubra*): common native in village woodlands, sometimes planted (cemetery)
white oak (*Quercus alba*): less common native, sometimes planted (cemetery)
pin oak (*Quercus palustris*): native to south, widely planted yard and street tree
chestnut oak (*Quercus prinus*): native in surrounding hills; in village??
American beech (*Fagus grandifolia*): local forest tree, a few in village (cemetery)
paper birch (*Betula papyrifera*): common native, but many planted white birches are next species
gray birch (*Betula populifolia*): waste areas, etc.
yellow birch (*Betula alleghaniensis*): wetlands along Owlkill
white birch (*Betula alba*): Eurasian (may also have *B. pendula*?)
eastern cottonwood (*Populus deltoides*): native, weedy, some large, mostly but not all in wet
areas
big-tooth aspen (*Populus grandidentata*): native weedy colonist, abandoned areas, vacant lots
quaking aspen (*Populus tremuloides*): similar
Lombardy poplar (*Populus alba* mutant): sterile, short-lived, horticultural monstrosity. In
village?
horse-chestnut (*Aesculus hippocastanum*): at least one specimen on Grove St.
tulip-tree (*Liriodendron tulipifera*): native to south, two specimens on Avenue A.

Shrubs:

5-6 spp Viburnum
3 spp dogwood (*Cornus*)
prickly ash (*Zanthoxylum*)

Pernicious species: These are some (and the worst) of the non-native species that are known to be aggressive spreaders, with the potential for displacing native species of plants and the animals that depend on them. Such species are widely recognized as a major threat to native diversity and natural areas, and they should be generally avoided and, in some cases, eradicated where possible.

purple loosestrife (*Lythrum salicaria*): particularly pernicious in wetlands
garlic mustard (*Alliaria officinalis*): aggressive invader of woodlands, displaces natives
honeysuckle spp (*Lonicera* spp): several species of shrubby honeysuckle, aggressive
invaders of native woodlands, known to displace native trees and herbs.
norway maple (*Acer platanoides*): still widely planted, but invasive in native forests

bittersweet (*Celastrus* spp): a twining vine that can smother other vegetation and strangle trees (a native species of bittersweet is quite rare)

autumn olive (*Elaeagnus angustifolia*): shrub/small tree that can invade old fields aggressively; probably not a threat in intact forest.

black locust (*Robinia pseudoacacia*): a large tree, often planted ornamentally, but invasive in fields and open areas, probably not a threat in intact forest.

multiflora rose (*Rosa multiflora*): thorny shrub, particularly problematic in meadows, pastures, old fields.

DRAFT for Ferns, Fungi, Lichens and Mosses Section to follow Kerry's Habitat Section
By Sue Van Hook, September 13, 2002

The cryptogamic flora is not often included in natural resource inventories or comprehensive plans, yet these "lowly" vascular plants and fungi are critical components to any ecosystem.

Fungi that decompose organic matter are nature's recyclers along with bacteria and detritivores. Without them we would be deep in leaves, twigs and carcasses. Fungi also play several significant ecological roles as symbionts. The first mutual association, termed mycorrhizae, is between species of fungi and the roots of most herbs, trees and shrubs. Commonly known as the "fungus-root" relationship, these fungi greatly increase the surface area of the root system for absorption of water and minerals. They confer additional disease resistance against root pathogens. The mycorrhizal fungi present in the soil enhance Forest tree growth and agricultural crop yields. The spores of fungi reside in the humus layer or upper 6-10 cm of the soil. Clearing of land for residential or commercial development, roadside ditching and mining topsoil reduces the potential inoculum for fungus-root associations.

The second mutual association combines fungi with algae to produce lichens. They are considered to be the most highly evolved symbiosis and one of the most ancient. While the green algae can convert the sun's energy into chemical food energy for itself and the fungal partner, the latter provides shelter, protection from desiccation, water and minerals to the algal partner.

Ecologically the presence of a diverse lichen flora on rock outcrops, tree trunks and branches, our rooftops and fencepost indicates cleaner air quality. Lichens completely disappeared from the areas in and around cities during the height of the Industrial Revolution. Their presence or absence is often used as a preliminary indicator of air pollution.

A third ecological role that fungi play is that of parasite. It is estimated an average of six species of pathogenic fungi attack every species of plant. While these fungi damage foliage and rot trunks, they are still an important part in a life cycle. The afflicted trees provide nest cavities for numerous bird species and substrate for many insects. The interconnections between all organisms are what sustain healthy ecological communities.

Public safety must be taken into consideration when deciding the fate of diseased trees within the village. Where possible, however, these trees should be left to fill the ecological niche for insects, fungi, birds, and mammals.

The larger fleshy fungi add a mysterious component to the natural aesthetic during summer and fall months. Their brief and sudden appearance seldom goes unnoticed in our lawns or on curbside stumps. The woods are plentiful with a tremendous variety of colors, shapes, sizes, textures and odors among the fungi. Inky caps that colonize mulch beds and old stumps produce a black ink as the spores mature. This ink was used by some signers of the Declaration of Independence, so the legend is told. The Shaggy Mane, another inky cap, inhabits sandy roadside areas and also fruits on the grounds at Cambridge Central School. It is a delicious edible species that is easy to recognize while reminding us of our forefathers.

Our local fern diversity is quite high if we include the surrounding area of the Cambridge Valley. The record number of species seen at one time in one locale for the State of New York is thirty-six. Within the village limits there are 17 species of ferns and two species of horsetails. Most of these occur in moist soils along the two waterways. Spectacular in size and grace are the Royal, Cinnamon, and Interrupted Ferns, all belonging to the genus, *Osmunda*. The delicate Marsh Fern is ubiquitous in saturated soils, whereas a sister species, the New York Fern, inhabits drier areas. Two species with jet black leaf stems are Maidenhair Fern found in wet, shaded areas, and Ebony Spleenwort, which inhabits shaded, moss-covered rocks. Most ferns produce chemicals as their means of defense against insect and fungal attack. Thick stands of fern fronds provide essential cover for turtles, snakes, frogs, toads and salamanders.

Whereas lichens colonize the south sides of tree trunks, you'll find true mosses growing most often on the north sides. They too absorb water and minerals directly from the atmosphere and stem flow of rainwater. Pollutants dissolved in acid rain are readily absorbed, making mosses good air pollution indicators too.

Global warming is now accepted among scientists as a reality. The fluctuations of 1-2 degrees around the average for the past 2000 years has increased to 3-4 degrees above normal. Last year, scientists at the National Climatic Data Center (NCDC) in Asheville, N.C. reported that globally, October 2001 was the warmest October on record. It will be important for Cambridge to recognize what changes in our climate will mean for local vegetation. There will be a shift in the flora toward species that grow to our south. As our hardwoods decline in the warmer weather, they may be replaced more easily by non-native, invasive species referenced in Section [Kerry's section]. It is wise for us to heed the natural signs and published reports, and make every effort to reduce greenhouse gas emissions in our valley.

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

How many villages can support over 100 species of birds readily seen by the casual observer? Well ours does. The diverse habitats described in section {Kerry's section}, accommodate a variety of birds including raptors, waterfowl, scavengers and songbirds.

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

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

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

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

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

It is important to leave some dead and diseased trees within the village limits to maintain food and shelter for species that rely on insects and tree cavities for nest sites. Without this niche, we would lose the woodpeckers, Black-capped Chickadees, Tree Swallows, Eastern Bluebirds, Kestrels, Wood

Ducks, Purple Martins, Chimney Swifts, Owls, Nuthatches, Brown Creepers, House Wrens and the European Starling.

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

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

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

List of Bird Species

Reported :

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

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

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

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

Gulls: Ring-Billed Gull

Pigeons/ Doves: Rock Dove, Mourning Dove

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

Swifts: Chimney Swift, Common Nighthawk

Hummingbirds: Ruby-throated Hummingbird

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

Kingfishers: Belted Kingfisher

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

Swallows: Barn Swallow, Tree Swallow, Purple Martin

Corvids: Common Raven, Common Crow, Eastern Blue Jay

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

Wrens: Long-billed Marsh Wren, House Wren

Thrashers: Brown Thrasher, Mockingbird, Catbird

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

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

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

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

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

Suspected:

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

The Fauna Of Cambridge - A Foreword

Although the major communities within the Village of Cambridge have not changed significantly in recent times, the populations occurring within these communities have been and may continue to be impacted by human activities. For example: The draining of wetlands has directly affected the population of spotted turtles that were formerly encountered in the marshy areas along the southern borders of the Village. The Regal Fritillary (*Speyeria idalia*) has been extirpated from much of its Eastern Range (including Cambridge) due to loss of habitat wherein its host plant (Violets) have been reduced. The Whippoorwill, once common, has become less-so as spraying for Gypsy Moths, Bug-Zappers, and light pollution have led to the reduction of its major food source - the moths of the Family Saturniidae

Invertebrates, particularly the arthropods, show incredible diversity within our village. Arthropods, in particular the insects, exhibit a multitude of adaptations for every available niche. Overspecialized organisms such as the Regal Moth (*Citheronia regalis*) which fed exclusively on black walnut, and the Imperial Moth (*Eacles imperialis*) whose host plant was White Pine, have disappeared from our area in the last 50 years.

The effects of global human activity appear to have a subtle, but significant, effect on our biological communities. Scientists predict that global warming - exacerbated by an increase in atmospheric CO₂ produced by human activities, will increase much faster in the next 100 years. The effect on our fauna and flora is expected to be dramatic - particularly on the distribution of species and genotypes in the future.

Research involving the Cambridge Area is being conducted to predict possible changes in distribution of plant and animal species. Presently, butterflies from Cambridge are being used in studies involving DNA analysis, electrophoresis of width of wing-banding and allozyme distribution.

The Cambridge Valley is part of a narrow "Transition Zone" between the Eastern Deciduous Forest Biome and the Northern Boreal Forest. Several different butterfly species maintain their genetic integrity on either side of this rather narrow transition zone. However, where the populations of *Papilio canadensis* and *Papilio glaucus* overlap, hybridization occurs and populations result showing traits of both Northern and Southern Species. Ongoing studies show that this blend-zone effect is moving north as a result of an increase in number of annual degree days. In fact, in our area, some populations of butterflies are producing second and partial third broods each summer. Multiple broods were not well documented in these species prior to 1985.

The list that follows is relatively comprehensive for the mammals, reptiles, amphibians, and fish that occur within the Cambridge Village boundaries. Invertebrates ,on the other hand, are so "species-rich " that a fully-developed list of insects, for example, would be too cumbersome for the casual observer to peruse. Following the vertebrate list is a synopsis of more common butterflies and moths that a visitor might see in Cambridge during our Spring and Summer months. Lastly, a synopsis (by no means complete) of other invertebrate phyla has been added to complete the overall Faunal Survey of the Village of Cambridge.

Howard Romack

Irish Lane

Cambridge, NY

29 September, 2002

PHYLUM - CHORDATES

CLASS- MAMMALS

INDIGENOUS TO THE CAMBRIDGE AREA

FAMILY SORICIDAE;

Smokey Shrew - *Sorex fumeus*
Masked Shrew - *Sorex cinereus*
Longtail Shrew - *Sorex dispar*
Pygmy Shrew - *Microsorex hoyi*
Least Shrew - *Cryptotis parva*
Shorttail Shrew - *Blarina brevicauda*

FAMILY TALPIDAE;

Starnose Mole - *Condylura cristata*
Hairytail Mole - *Parascalops breweri*

FAMILY VESPERTILIONIDAE;

Little Brown Bat - *Myotis lucifugus*
Keen Myotis - *Myotis keeni*
Red Bat - *Lasiurus borealis*
Hoary Bat - *Lasiurus cinereus*
Big Brown Bat - *Eptesicus fuscus*
Kentucky Brown Bat - *Myotis sodalis*
Eastern Pipistrelle - *Pipistrellus subflavus*

FAMILY CRICETIDAE;

Deer Mouse - *Peromyscus maniculatus*
White-Footed Mouse - *Peromyscus leucopus*
Red-Backed Vole - *Clethrionomys gapperi*
Meadow Vole - *Microtus pennsylvanicus*
Muskrat - *Ondatra zibethica*
Norway Rat - *Rattus norvegicus*
House Mouse - *Mus musculus*

FAMILY ZAPODIDAE;

Meadow Jumping Mouse - *Zapus hudsonius*
Woodland Jumping Mouse - *Napeozapus insignis*

FAMILY LEPORIDAE;

Eastern Cottontail - *Sylvilagus floridanus*

FAMILY SCIURIDAE;

Woodchuck - *Marmota monax*
Eastern Chipmunk - *Tamias striatus*
Red Squirrel - *Tamiasciurus hudsonicus*
Southern Flying Squirrel - *Glaucomys volans*
Northern Flying Squirrel - *Glaucomys sabrinus*
Eastern Gray Squirrel - *Sciurus carolinensis*

FAMILY DIDELPHIIDAE;
Opossum - *Didelphis marsupialis*

FAMILY CASTORIDAE;
Beaver - *Castor canadensis*

FAMILY ERTHIZONTIDAE;
Porcupine - *Erethizon dorsatum*

FAMILY PROCYONIDAE;
Raccoon - *Procyon lotor*

FAMILY MUSTELIDAE;
Fisher - *Martes pennanti*
Shorttail Weasel - *Mustela ermina*
Longtail Weasel - *Mustela frenata*
Mink - *Mustela vison*
River Otter - *Lutra canadensis*
Striped Skunk - *Mephitis mephitis*

FAMILY CANIDAE;
Coyote - *Canis latrans*
Red Fox - *Vulpes fulva*
Gray Fox - *Urocyon cinereoargenteus*

FAMILY FELIDAE;
Bobcat - *Lynx rufus*

FAMILY CERVIDAE;
Whitetail Deer - *Odocoileus virginianus*
Moose - *Alces alces* (Occasional)

FAMILY URSIDAE;
Black Bear - *Ursus americanus* (Occasional)

CLASS

-REPTILES
INDIGENOUS TO THE CAMBRIDGE AREA

SNAKES - FAMILY COLUBRIDAE;
Common Watersnake - *Natrix sipedon*
Brown Snake - *Storeria dekayi*
Red-Bellied Snake - *Storeria occipitomaculata*
Ribbon Snake - *Thamnophis sauritus*
Garter Snake - *Thamnophis sirtalis*
Eastern Ring Neck Snake - *Diadophis punctatus*

Smooth Green Snake - *Opheodrys vernalis*
Milk Snake - *Lampropeltis dolia*

TURTLES - FAMILY CHELYDRIDAE;

Snapping Turtle - *Cheldra serpentina*

TURTLES - FAMILY EMYDIDAE;

Spotted Turtle (Rare) - *Clemmys guttata*
Wood Turtle - *Clemmys insculpta*
Painted Turtle - *Chrysemys picta*

CLASS-AMPHIBIANS

INDIGENOUS TO THE CAMBRIDGE AREA

SALAMANDERS

- FAMILY AMBYSTOMIDAE;

Jefferson's Salamander - *Ambystoma jeffersonianum*
Spotted Salamander - *Ambystoma maculatum*

- FAMILY SALAMANDRIDAE;

Crimson Spotted Newt - *Notopthalmus viridescens*

- FAMILY PLETHODONTIDAE;

Dusky Salamander - *Desmognathus fuscus*
Red-Backed Salamander - *Plethodon cinereus*
Slimy Salamander - *Plethodon glutinosus*
Eastern Four-Toed Salamander - *Hemidactylum*

scutatum

Two-lined Salamander - *Eurycea bislineata*
Purple Salamander - *Gyrinophilus porphyriticus*

TOADS - FAMILY BUFONIDAE;

American Toad - *Bufo americanus*

FROGS

- FAMILY HYLIDAE;

Gray Tree Frog - *Hyla versicolor*
Spring Peeper - *Hyla crucifer*

- FAMILY RANIDAE;

Leopard Frog - *Rana pipiens*
Pickerel Frog - *Rana palustris*
Wood Frog - *Rana sylvatica*
Bull Frog - *Rana catesbiana*
Green Frog - *Rana clamitans*
Mink Frog - *Rana septentrionalis*

FISH

INDIGENOUS TO THE CAMBRIDGE AREA

FAMILY SALMONIDAE;

Brown Trout - *Salmo trutta*
Rainbow Trout - *Salmo gairdneri*
Brook Trout - *Salvelinus fontinalis*

FAMILY COREGONIDAE;

Cisco - *Coregonus artedii*

FAMILY ESOCIDAE;

Redfin Pickerel - *Esox americanus*

Chain Pickerel - *Esox niger*

Northern Pike - *Esox lucius*

FAMILY CATOSTOMIDAE;

White Sucker - *Catostomus commersoni*

FAMILY CYPRINIDAE;

Carp - *Cyprinus carpio*

Goldfish - *Carassius auratus*

Golden Shiner - *Notemigonus crysoleucus*

Red- Sided Dace - *Clinostomus elongatus*

Creek Chub - *Semotilus atromaculatus*

Hornyhead Chub - *Hybopsis biguttata*

River Chub - *Hybopsis micropogon*

Blacknose Dace - *Rhinichthys atratulus*

Longnose Dace - *Rhinichthys cataractae*

Red-Fin Shiner - *Notropis umbratilis*

Common Shiner - *Notropis cornutus*

Spottail Shiner - *Notropus hudsonius*

Bridled Shiner - *Notropis bifrenatus*

Stoneroller - *Campostoma anomalum*

FAMILY ICTALURIDAE;

Brown Bullhead - *Ictalurus nebulosus*

FAMILY GASTEROSTEIDAE;

Brook Stickleback - *Eucalia inconstans*

FAMILY CYPRINODONTIDAE;

Banded Killifish - *Fundulus diaphanus*

FAMILY CENTRARCHIDAE;

Smallmouth Bass - *Micropterus dolomieu*

Largemouth Bass - *Micropterus salmoides*

Pumpkinseed Sunfish - *Lepomis gibbosus*

Bluegill Sunfish - *Lepomis macrochirus*

Rock Bass - *Ambloplites rupestris*

Black Crappie - *Pomoxis nigromaculatus*

FAMILY PERCIDAE;

Yellow Perch - *Perca flavescens*

Eastern Sand Darter - *Ammocrypta pellucida*

Johnny Darter - *Etheostoma nigrum*

FAMILY COTTIDAE;

Mottled Sculpin - *Cottus bairdi*

PHYLUM ARTHROPODA

CLASS - INSECTA (Butterflies)

FAMILY PAPILIONIDAE (Swallowtails)

Northern Tiger Swallowtail - *Papilio canadensis*
Southern Tiger Swallowtail - *Papilio glaucus*
Black Swallowtail - *Papilio polyxenes*

FAMILY PIERIDAE (Whites and Sulphurs)

West Virginia White - *Pieris virginiensis*
Cabbage Butterfly - *Pieris rapae*
Alfalfa Butterfly - *Colias eurytheme*
Clouded Sulphur - *Colias philodice*

FAMILY LYCAENIDAE (Blues, Hairstreaks, Coppers)

Little Copper - *Lycaena phlaeas*
Bronze Copper - *Lycaena hyllus*
Coral Hairstreak - *Satyrium titus*
Banded Hairstreak - *Satyrium calanus*
Pine Elfin - *Incisalia nipon*
Gray Hairstreak - *Strymon melinus*
Eastern Tailed Blue - *Everes comyntas*
Spring Azure - *Celastrina argiolus*

FAMILY NYMPHALIDAE (Bush - Footed Butterflies)

Great Spangled Fritillary - *Speyeria cybele*
Atlantis Fritillary - *Speyeria atlantis*
Silver-Bordered Fritillary - *Boloria selene*
Meadow Fritillary - *Boloria bellona*
Pearl Crescent - *Phyciodes tharos*
Baltimore - *Euphydryas phaeton*
Questionmark - *Polygonia interrogationalis*
Hop Merchant - *Polygonia comma*
Gray Comma - *Polygonia progne*
Compton's Tortoiseshell - *Nymphalis vau-album*
Milbert's Tortoiseshell - *Nymphalis milberti*
Morning Cloak - *Nymphalis antiopa*
Red Admiral - *Vanessa atalanta*
Painted Lady - *Vanessa cardui*
White Admiral - *Limenitis arthemis*
Viceroy - *Limenitis archippus*
Red-Spotted Purple - *Limenitis astyanax*
Northern Pearly Eye - *Endoia anthedon*
Eyed Brown - *Satyroides eurydice*
Ringlet - *Coenonympha tullia*
Wood Nymph - *Cercyonis pegala*
Monarch - *Danaus plexippus*

FAMILY HESPERIIDAE (Skippers)
Silver - Spotted Skipper - *Epargyr eus clarus*
Northern Cloudy Wing - *Thorybes pylades*

CLASS INSECTA (Moths)

FAMILY SATURNIIDAE (Giant Silkworm Moths)
Luna Moth - *Actias luna*
Polyphemus Moth - *Antheraea polyphemus*
I O Moth - *Automeris I O*
Cecropia Moth - *Hyalophora cecropia*
few others

FAMILY LASIOCAMPIDAE (Tent Caterpillars)
Tent Caterpillar - *Malacosoma (2 sp)*
several others

FAMILY SPHINGIIDAE (Sphinx Moths)
Virginia Creeper Moth - *Darapsa myron*
Tomato Hornworm - *Mandula quinquemaculata*
Big Polar Sphinx - *Pachysphinx modesta*
many others

FAMILY NOTODONTIIDAE (Prominents)
many species

FAMILY ARCTIIDAE (Tiger Moths)
Wooly Bear - *Isia isabella*
Yellow Wooly Bear - *Diacrisia virginica*
many others

FAMILY NOCTUIDAE (Owlet Moths)
Underwings - *Catocala (28 sp)*
many, many, others

OTHER INSECT ORDERS FOUND IN CAMBRIDGE;

ORDER COLEOPTERA (Beetles)

FAMILY LUCANIIDAE (Stag Beetles)
Stag Beetle - *Pseudolucanus capreolus*
few other genera

FAMILY CARABIIDAE (Ground Beetles)
Ground Beetle - *Calosoma viridis*
several other genera and species

FAMILY DYTISCIIDAE (Water Beetles)
Giant water Beetle - *Dytiscus species*
several other genera and species

FAMILY CERAMBYCIDAE (Rootborer & Long-Horned Beetle)
Rootborer - Genus *Prionus*
Long - Horned Beetle - Genus *Monochamus*

several other genera and species

OTHER DERMAPTERA (Earwigs)

FAMILY FORFICULIDAE - Genus Forficula

ORDER COLLEMBOLA (Snowfleas)

FAMILY PODURIDAE - Genus Hypocastura

few other genera and species

ORDER MECOPTERA (Scorpion Flies)

FAMILY PANORPIDAE - Genus Panorpa

few other genera and species

ORDER EPHEMEROPTERA (May Flies)

FAMILY CAENIDA - Genus Brachycerus

several other genera and species

ORDER TRICHOPTERA (Caddis Flies)

FAMILY BRACHYCENTRIDAE - Genus Brachycentridae

several other genera and species

ORDER NEUROPTERA (Dobson Flies)

FAMILY CORYDALIDAE - Corydalis cornutus

few other genera and species

ORDER ODONATA (Dragonflies and Damselflies)

many species

ORDER PHASMIDAE (Walkingsticks)

FAMILY PHASMATIDAE - Genus Baculum

ORDER MANTODEA (Mantids)

FAMILY MANTIDAE - Genus Mantis

ORDER ORTHOPTERA (Grasshoppers, Katydid, Crickets)

many genera and species

ORDER DIPTERA (Flies)

many genera and species

ORDER HYMENOPTERA (Ants, Bees, Wasps)

many genera and species

ORDER HEMIPTERA (True Bugs)

FAMILY BELOSTOMATIDAE (Waterbugs)

Giant Waterbug - Lethocerus americanus

FAMILY GERRIDAE (Water Striders) - Genus gerris

Squashbug - Anasa tristis

FAMILY PENTATOMIDAE (Stink Bugs)

Green Stink Bug - Acrosternum hilare

ORDER HOMOPTERA (Cicadas Leafhoppers)

FAMILY CICADIDAE (Cicadas) - Genus magicicada

Several other families

CLASS - ARACHNIDA (Spiders)
many species

CLASS - CHILOPODS (Centipedes)

CLASS - DIPLOPODS (Millipedes)

CLASS - CRUSTACEA (Pillbugs)

OTHER INVERTEBRATE PHyla

Represented in the Cambridge Faunal Distribution

ANNELIDA - Earthworms, Leeches

COELENTERATES - Hydras

MOLLUSCS - Slugs, Snails, Mussels

NEMATODES - Roundworms, Horsehairworms

PLATYHELMINTHYS - Flatworms - Planaria

**VILLAGE OF CAMBRIDGE, NEW YORK
COMPREHENSIVE PLAN
2004**

**History of the Village of
Cambridge**

Prepared by:
Chelsey Norton and Sarah Ashton

History of the Village of Cambridge

Early History

The Village of Cambridge is nestled in the foothills of the Taconic Mountains in Southern Washington County--a largely rural county with significant agricultural interests. Although the Village was not officially incorporated until 1866, the Cambridge Patent was granted in 1761 and the settlements which later comprised the Village sprung up as early as 1770. These crossroad hamlets (e.g., Cambridge, North White Creek and Dorr's Corners) serviced families engaged in local agriculture and handicrafts, providing places for religious worship, lodging, shopping and various merchant interests.¹

While no Revolutionary War battles (only a few skirmishes) actually raged in the Village proper, significant battles including the Battle of Bennington (Walloomsac) raged nearby and most of the Village's early settlers were engaged in either fighting or supporting the colonies. Militia trained in front of Beebe's Tavern (now the site of the First Presbyterian Church) and land now the site of the train station and Broad, First and Second Streets. Additionally, British Colonel Baum marched to the Battle of Walloomsac through 'Cambridge Corners' and south along what would become the Northern Turnpike. (Thornton, Tales of Old Cambridge). Many existing roadways, including Route 372, were used by American troops and later during the War of 1812—and preceding European colonization, were significant trade routes for Native Americans.²

History Tied to Agriculture

Not unlike many towns and villages of the late 18th and early 19th centuries, the economy of the Cambridge Valley developed in response to surrounding agricultural industry and opportunities presented by a small network of creeks (Owlkill and White Creek). The flax industry, originating from the influx of Irish immigrants with knowledge of flax growing, was at one time the most abundant and significant industry in Cambridge and the surrounding towns. In addition to developing homespun linen and oils, in the early 19th Century, in the Town of Cambridge alone, there were as many as six flax mills along with factories for manufacturing rope, twine, and canvas. The nearby town of Jackson boasted three flax mills, and White Creek had as many as seven or eight at one time—many part of an early textile industry in Pompanook (Thornton, "Tales of Old

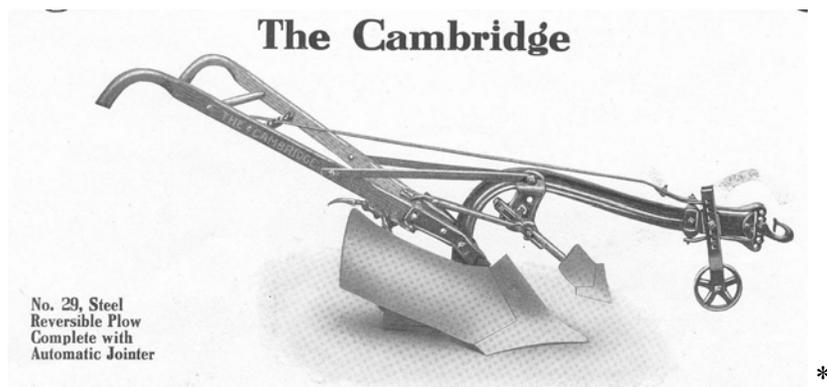
¹ Note: Originally, several swamps separated the crossroad hamlets including a large one on land between the current firehouse and South Union Street.

² It is estimated that the Village of Cambridge "has been inhabited for over 7,000 years." Archaeologists have discovered the remains of a prehistoric village within the Village limits. "The Turnpike was originally a major, north-south (Native American) pathway. And crossing the Village east-west was an equally important path that led from the Hudson River on the west through Pompanook (present day Chestnut Hill in White Creek) and on east to the Connecticut Valley." (Thornton, History Sketches)

Cambridge”). The Village itself housed Blakeley’s flax mill powered by a dam on the Owlkill Creek. (Coulter)

The completion of The First Northern Turnpike (North/South Union Route 22 North of the Village) in 1799 opened up new markets in Troy for Cambridge Farmers (Battenkill Watershed 64), allowing the already strong base in agriculture to expand. The following year, in 1800, Cambridge Washington Academy was erected in the Village. (About twenty existing residences in the historic district of the Village have Federal characteristics harkening to their construction during this era, including one of the County’s finest Federal homes the Dorr-Randall-Goodell residence on East Main Street (c. 1790)).

In 1810, merino sheep were introduced to the region and sheep raising for the collection of fine merino wool developed into yet another profitable agriculture based industry. By 1850, there were more than three thousand sheep in the Town of White Creek whose top quality wool was exported and used for making blankets and cloth (Thornton, “Tales of Old Cambridge”). Potato raising too continued to be an important agricultural product to Washington County largely because of the markets available through the Hudson River and the Champlain Canal and later the railroad. (Coulter).



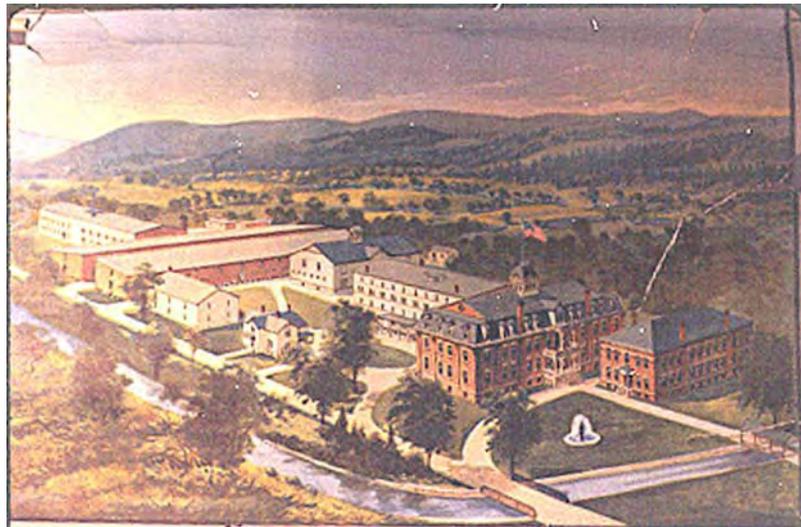
Even the heavier industry in Cambridge was based on agriculture. Lark Darby, master machinist and inventor in nearby Pumpkin Hook (Pompanook), developed various saws, axes, cowbells as well as machines and equipment used in early cotton mills as far away as Lowell, MA (Coulter). And, in 1814, local inventor, Jethro Wood patented the first all-iron plow revolutionizing agricultural practice. From about 1845 to 1911, the Lovejoy Company (initially the Warner-Lovejoy Foundry) operated a foundry on the east side of the Village on Furnace Road that manufactured the world famous “Cambridge” Steel Plows, along with stoves and other smaller farm implements. (Thornton, The Cambridge Steel Plow).

Ultimately though, it was the cultivation, distribution and packaging of vegetable and garden seeds for agricultural use that has been a key component to the vitality of the Village of Cambridge for over 170 years.

The Crosby Seed Company, the first known seed company interest, was established as early as 1816. (Moscrip 122).

Then in 1844, The Rice Seed Company moved their plant from Salem to the Village of Cambridge. The famous Rice Seed Company eventually (c. 1900) became the second largest seed manufacturer in the nation,

and provided new jobs and brought new profits into the Village. The seed industry remained a staple to the Village economy through the mid-1970s—and up until the present with the Bentley Seed Company operating on the site of one of the old Rice Seed



Company warehouses.³ The prosperity of the first half of the 19th Century is reflected in the approximately sixty Greek Revival period residences still intact within the historic district of the Village.

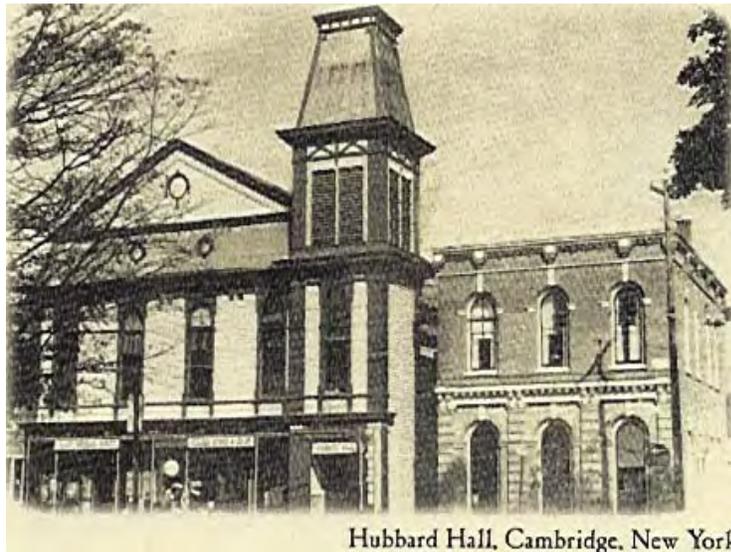
The Railroad Arrives in Cambridge

The arrival of the Troy Rutland Railroad through Cambridge in 1852 signaled another turning point for the Village. During the latter half of the 19th century, Cambridge was the heart of Washington County, through which passengers traveled between Albany and Rutland. The railroad allowed the smaller but significant agricultural industries to further expand by connecting Cambridge to nearby cities such as Albany and Rutland, and to larger cities such as Boston and New York City. For example, the railroad exported dairy products from local farmers, delivering fresh milk to the surrounding big cities. Around this time, the predominant industry in agriculture shifted from wool or flax to dairy farming—products of which (particularly cheese) were in high demand in the nearby urban centers (Battenkill Watershed 63). The Passenger Depot and freight yard constructed during this period still exist.

³ Rice Seed Co. changed hands twice: first in 1939 due to the Depression and change in character of the seed business, to a large seed cooperative, Asgrow, and later c. 1970 to the Upjohn Corporation. Upjohn closed the Village operation in ?. Trial gardens for the Rice Seed Company used to be where the current Central School exists and on Washington Street. (Thornton, Rice Seeds: The Story of Cambridge's Greatest Industry).

By the late 19th century, Cambridge was in its prime. In 1866, the Village was officially incorporated and in 1879, Jerome B. Rice of Rice Seed Company, convinced that he would strengthen the center of Cambridge, filled in the swamp that once separated the two districts of the Village.⁴ Business in the Village in the late 19th Century was brisk. Many of the *still existing brick commercial buildings* which line Main Street were constructed during this period to host pharmacists, grocers, clothiers, jewelers, cobblers, bankers and specialty concerns. (In total, in 1872 there were over twenty-five stores in the Village). Meanwhile shops accommodating craftsmen of the period (e.g., wagon makers, blacksmith shops) along with warehouses for agricultural products and machine implements to be shipped by rail sprung up on Village side streets. Two new hotels were built to accommodate the visiting train passengers-- joining The Irving House (later called The Brick Hotel) constructed in 1849 on the corner of Main and North Park. In 1885, the ornate Victorian Union House Hotel was erected on the west side of the Village on the corner of North Union Street and Main Street and The Cambridge Hotel, which still stands today, on Broad Street overlooking the rail station.

The Village became a center of greater social life. Besides the many churches, hotels and saloons, Cambridge boasted two opera houses, Henry Ackley's Hall opened on the West Side of Main Street in 1869 (later destroyed by fire in 1885) and Hubbard Hall, opened on Main Street by Martin D. Hubbard in 1878. The opera houses presented famous figures and performers including Mark Twain and Susan B. Anthony.

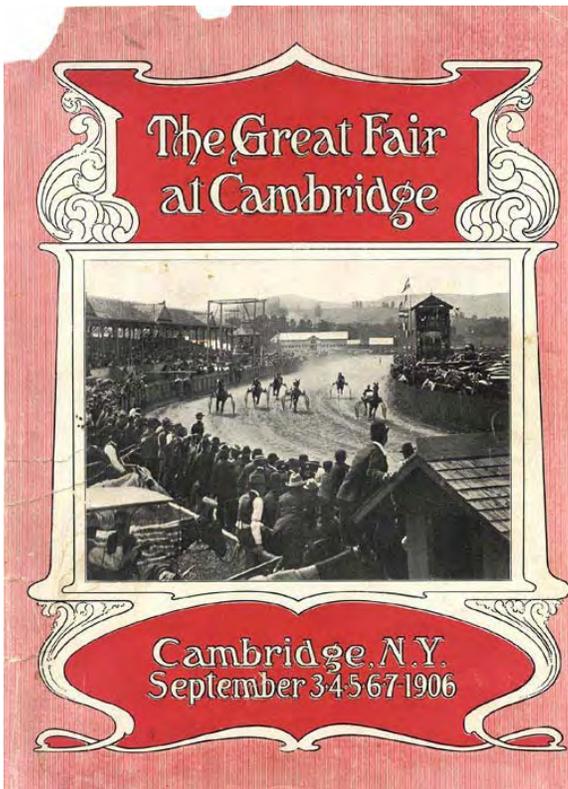


Hubbard Hall, Cambridge, New York

Begun in the mid-19th Century, The Cambridge Band --perhaps the oldest independent, all-male, traditional brass band in America--was another source of entertainment. In August, The Cambridge Band would perform two or three times a week (Old Cambridge 93-94). Given the Village's diverse offerings, many new residences sprung up in the Village including many stately homes along Main, Gilmore and South Union streets, including

⁴ The swamp ran along the railroad on the property on which the Rice Seed Company was later founded. Originally the Village was divided into an East and a West District, one part being in what is now the Town of Cambridge and one in what is now the Town of White Creek. In 1924 the Charter of the Village was re-incorporated and the districts eliminated. (Gottry Village History).

Classic Revival Rice Mansion in the center of the Village, which remain architecturally intact and harkening to their late 19th Century Victorian construction.⁵



In late summer, the three hotels housed visitors of The Great Cambridge Fair that began in the summer of 1890 on the north side of the Village where Jerome Drive and the trailer park presently exist. Organized by J. B. Rice, The Cambridge Fair drew over 10,000 visitors a day into the Village to witness the popular horseraces on the Cambridge Race Track. At the time, it was second in greatness only to the New Your State Fair. Although the fair closed around 1943, the racing persisted on the track through the mid-20th Century and training continues to this day.

Then, in the late 19th century, an event occurred that caused a major shift in the growth and prosperity of the Village of Cambridge: the Hoosac Tunnel was constructed thirty miles southeast (1875) in North Adams Massachusetts. With the completion of the enormous five-mile tunnel, passengers no longer needed to pass through Cambridge when traveling between the big cities. The heart of travel in Washington County no longer resided in the Village.

⁵ Many diverse, late 19th century architectural styles are captured in Village residences including the Rural Gothic (100 East Main), Italianate (Cambridge Hotel), Second Empire (12 Broad St), Queen Anne (44 West Main St) and Classical Rivival Styles (Rice Mansion).

Early 20th Century

Throughout the first half of the 20th century there were incremental changes in the Village of Cambridge. The Jerome B. Rice Seed Company reached its peak in 1900, and grew to be the largest local employer in Cambridge at the turn of the century. New forms of industry developed a stronger base in the Village when Reis' Textile Mill, an underwear manufacturer established a factory on South Union Street in the 1920s.⁶

In 1919 the Mary McClellan Hospital was finished eventually creating a facility that today serves as the largest employer within the Village. At the time, the new hospital attracted patients not only Cambridge, but also from surrounding towns such as Greenwich, Salem, Shushan, Hoosick Falls, and from as far away as Bennington and Glens Falls. With these changes, Main Street was paved in 1914, for the first time, with yellow bricks.



During the mid-1900s, the transition from the train to the automobile as the major form of transportation became evident in the services provided to villagers. Gas and service stations were constructed at various locations throughout the Village and surrounding towns. The influence of automobiles on the development of the Village is apparent through the designs of the more recent buildings. While the original structures of the Village are conveniently located for pedestrians along the sidewalks, many of the more recent structures cater to the needs of automobile commuters. Such structures, whose parking lots surround the entrances, do not necessarily blend in with the original pedestrian-friendly buildings.

While earlier merchants primarily provided goods for local farmers, merchants of the mid 1900s tended to better serve the general populace with a variety of goods ranging from shoes, to ladies' clothing, to hardware. In 1949, the well-developed Village of Cambridge boasted three large hotels, twelve stores, two tanneries, one printing office, seven blacksmith shops, four carriage shops, four harness shops, and much more. There was much to do in terms of clean, fun socializing. Various soda fountains offered places to sit and chat; a movie theater, the Fisher Playhouse on Main Street near the hardware store showed films; beginning in 1947 Street

Dances were held on Broad Street in front of the Cambridge Hotel; the Popcorn Lady, whose wagon sat on the corner of East Main and Park from 1908 until the late 1980s, sold popcorn and other treats. The village was the center of vibrant activity.

Demise of the Village of Cambridge

During the 1960s and 1970s, the character of Cambridge began to shift greatly. It appeared that the spirit of the Village was crumbling when the storefronts on Main Street began to vacate. In 1966, the once bustling Irving House/Brick Hotel on the corner of Park and Main was demolished to build a Sunoco gas station in the center of the Village and a collection of early 20th Century buildings on the northeast corner, including a restaurant, dairy bar, gas station and church, were demolished to construct a modern supermarket. Not only did the smaller businesses close, but the larger manufacturers including Reis' Textile Mill and Asgrow Seed Company (who bought out the Rice Seed Company in 1939) also closed their doors selling out to the Upjohn Company. Chain Stores began to replace smaller, local businesses, and as a reflection of the downslide, the population began to decline. In addition, the Union School, located in the heart of the Village, burned and a new school—Cambridge Central—was constructed on the edge of the Village on the site of the former trial gardens of the Rice Seed Company.

Entrepreneurship, Preservation and Revitalization

A spirit of entrepreneurship, preservation and revitalization was ushered in Cambridge in the 1990s bringing new and fresh optimism to the Village. A strong, locally grown light manufacturing and artisan-based industry has developed. Longstanding manufacturers like jewelry designers Ed Levin, have been joined by Wright Dolls—housed in VARAC industrial park, the site of the Rice Seed Company. Several machining shops (e.g., Eastern Casting, and nearby Cambridge Valley Machining and Eagle Bridge Machining) along with other manufacturing concerns (e.g., Vermont Timber, and nearby Morcon, ProPak) provide important job opportunities for local residents.

Despite this rise in light manufacturing, the influence of agricultural sector on the Village remains evident. On the grounds of the former Rice Seed Company, the Bentley Seed Company carries out the tradition of vegetable and garden seed distribution, and two companies, Seedprint Inc. and Cambridge Pacific Inc. manufacture seed packets in and nearby the Village. In addition, the original Agway feed store stands in its original location providing feed and supplies for local farmers.

⁶ The Wilbur, Miller, & Wilbur Shirt Manufactory (later called the Tim & Company Shirt Factory) had been in the Village along South Park Street since the 1890s. The building which housed the Manufactory still stands and is currently occupied by a clothing

In addition, many local retail merchants (i.e., Agway, The Cambridge Diner, Fedler's Clothing, O'Hearn's Pharmacy, Village Store Co-op, Alexander's Hardware and for many years King's Bakery) as well as the Mary McClellan Hospital have lasted decades and helped to anchor and create a sense of continuity in the Village.

Aside from a more vibrant and diversified economic base, some would argue that the quality of life has been revived from earlier history and attracted by the rural setting and recreational offerings, tourism is beginning to contribute to the economy. The arts flourish in the Village. Hubbard Hall Projects, Inc., a nonprofit community arts center housed in the restored 1878 opera house brings 20,000 patrons to the Village each year to partake of theatrical performances, chamber, folk and jazz music and visual arts programs. A summer concert series slated to celebrate its 5th Anniversary is organized each year and a quaint country Balloon Festival was launched in 2001. The literary arts too are vibrant here thanks to the efforts of a local bookstore, Battenkill Books and coffee shop Bean Heads. Several nationally known artists and authors call the Village their home.

Most recently as well historic landmarks are being revitalized. Most importantly, in 1998, The Cambridge Hotel was renovated by local community investors. The Hotel, which currently includes seventeen guest rooms, the restaurant, and the Founder's Lounge celebrates the Victorian Era and has brought many visitors to the Village.

Finally, although the Village provides various job opportunities, a rising number of residents are auto-commuters to the Capital District. The convenient location of Cambridge offers citizens the opportunities of city employment with the enjoyment of a rural lifestyle in a picturesque environment in the foothills of the Taconic Mountains, along the beautiful Battenkill River.

Bibliography

Cambridge Historic District, Nomination Form, National Register of Historic Places, 1976.

Child, Hamilton, Gazetteer and Business Directory of Washington County, N.Y. for 1871, The Journal Office, Syracuse, NY, 1871.

Coulter, Janey. Dave what is this paper called?

Cullinan, Gardner. Interview by Chelsey Norton, January 2002.

History of Washington County New York, Philadelphia: Everts & Ensign, 1878.

History and Biography of Washington County and the Town of Queensbury, New York. Ed. The Gresham Publishing Company. Richmond, IND: Gresham Publishing Company, 1894.

Moscrip, Amos Delaney. Old Cambridge District.

Old Cambridge: 1788-1988: A Collection of Historical Essays and Family Histories Commemorating the 200th Anniversary of the Forming of the Old Cambridge District, 1788. Ed. Robert Clay, Carleton Foster, Robert Raymond, Thomas Shiland, Dave Thorton, Cambridge, NY, 1988.

Parrish, Tink. Interview by Chelsey Norton, January 2002.

Sandbourne Fire Insurance Maps from Albany Museum Archives

Thornton, Dave. Rice Seeds: The Story. Cambridge, NY.

Thornton, Dave. The History & Rebirth of The Cambridge Hotel. Cambridge, NY.

Thornton, Dave. Railroading In the Cambridge Valley. Cambridge, NY.

Thornton, Dave. "Tales of Old Cambridge."

Thornton, Dave. The Cambridge Steel Plow: Its History and Development in the Valley. Cambridge, NY.

Thornton, Dave. *Where Were Our Old Cambridge Ancestors When Farmers and Artisans Battled the Red Coats of Britain for this Continent?*

**VILLAGE OF CAMBRIDGE, NEW YORK
COMPREHENSIVE PLAN
2003**

Historic District Inventory

As part of the development of the comprehensive plan, Comprehensive Plan Committee volunteers conducted a preliminary update of the properties in the Village Historic District.

Village of Cambridge, New York
Historic District Inventory

Map 1, Page 1 of 3
July 18, 2003

	Historic	General notes on condition (Occupied/vacant, change since 1978, etc.)		Current Use(s) (If multiple use, please note)		Hist.Reg.
b/w	District?	E, G, P			Photo #	Pg. #
81 W. Main	y	G	Occupied	5-unit apartment house. Listed as No. 83 on TSA map.		15
79 W. Main	y	G	Occupied			15
77 W. Main	y	G/P	Occupied			15
73 W Main	y	E	Occupied	Funeral home.		15
1 Gilmore Ave.	y	E	Occupied	Listed on map as No. 71 W. Main		6
69 W Main	y	G	Occupied	Apartment house		15
67 W Main	y	G	Occupied	House/business		15
65 W Main	y	G	Occupied	Business/apartment		15
63 W Main	Intrusion	G	Occupied	Auto shop		15
59 W Main	y			Vacant lot		15
55 W. Main	Intrusion	G/P	Occupied	Listed on TSA map as no. 57		15
51 W. Main	y	G/P	Occupied	Business/apartment. Listed on TSA map as no. 53		15
49 W. Main	y	G/P	Occupied	Business/apartment. Listed on TSA map as no. 47		15
41 W. Main	y	G/P	Unoccupied			14
39 W. Main	y	G	Occupied	Listed on map as no. 37-39		14

**Village of Cambridge, New York
Historic District Inventory**

**Map 1, Page 2 of 3
July 18, 2003**

	Historic	General notes on condition (Occupied/vacant, change since 1978, etc.)		Current Use(s)		Hist.Reg.
Street Address	District?	E, G, P		(If multiple use, please note)	Photo #	Pg. #
60 W. Main	Intrusion	P/G	May need "intrusion" label revised. Occupied as used car dealership.	The revised boundary cuts this building off and needs to be redrawn. Spofford Motors.		11
62 W. Main	y	P	Occupied	Apartment house. Listed on TSA map as no. 60-62.		11
86 W. Main	y	G/P	Occupied	Union House Restaurant with apartments above. Listed on TSA map as no. 74.		11
74 W. Main	y	P/G	Store	Listed on TSA map as no. 76		12
76 W Main	y	P	Occupied	Police Dept. listed on TSA map as no. 78		12
84 W. Main	y	G/P	Occupied	West End Market listed on TSA map as no. 90		12
92 W. Main				vacant		12
98 W Main	y	G/P	Occupied	Used car dealership. Kinney Auto.		12
100 W. Main				Demolished 2001 -- part of used car dealership		12
104 W. Main	y	G/P	Occupied	5-unit apartment building		12
106 W. Main	y	G/P	Occupied			12
108 W. Main	y	G	Occupied			12
110 W. Main	y	E	Occupied			12
112 W. Main	y	E	Occupied			12
114 W. Main	y	G	Occupied			13

**Village of Cambridge, New York
Historic District Inventory**

**Map 1, Page 3 of 3
July 18, 2003**

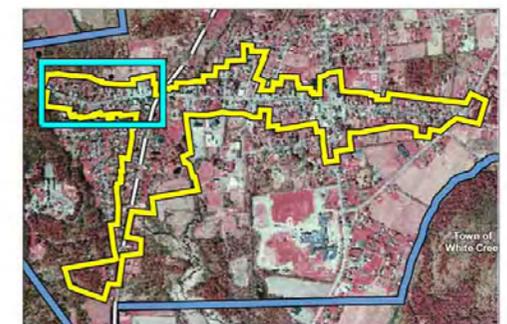
	Historic	General notes on condition (Occupied/vacant, change since 1978, etc.)		Current Use(s)		Hist.Reg.
Street Address	District?	E, G, P		(If multiple use, please note)	Photo #	Pg. #
116 W. Main	y	P/G	Occupied	Apartment house		13
118 W. Main	y	G/E	Occupied			13
120 W. Main	y	E	Occupied			13
122 W. Main	y	G/E	Occupied			13
124 W. Main	y	E	Occupied			13
126 W. Main	y	G	Occupied	Apartments. Listed on TSA map together with no. 124		13
128 W. Main	y	G	Occupied			13
99 W. Main	y	G/P	Occupied			16
97 W. Main	y	G	Occupied			16
95 W. Main	y	G	Occupied	Listed on TSA map as no. 2 Myrtle -- Dr. Clark		16
93 W. Main	y	G/E	Occupied			16
91 W. Main	y	P	Occupied	Listed on TSA map as no. 89 W. Main Apartment house		16
2 Academy St.	y	E	Occupied			6

Village of Cambridge, NY

2003 Comprehensive Plan

Cambridge Historic District Review Map 1

-  Cambridge Historic District
(Listed in the National Register of Historic Places, Nov. 15, 1978)
-  Cambridge Historic District (Refined)
(Parcel-Based)
-  Town Boundaries
-  Tax Parcel Boundaries



January 2003

THE SARATOGA ASSOCIATES

LANDSCAPE ARCHITECTS, ARCHITECTS, ENGINEERS, AND PLANNERS, P.C.
NEW YORK CITY ■ SARATOGA SPRINGS ■ BOSTON

This map is computer generated using data acquired by The Saratoga Associates from various sources and is intended only for reference, conceptual planning, and presentation purposes. This map is not intended for and should not be used to establish boundaries, property lines, location of objects, or to provide any other information typically needed for construction or any other purpose when engineered plans or land surveys are required.

**Village of Cambridge, New York
Historic District Inventory**

**Map 2, Page 1 of 2
July 18, 2003**

	Historic	General notes on condition		Current Use(s)		Hist.Reg.
Street Address	District?	E, G, P	(Occupied/vacant, change since 1978, etc.)	(If multiple use, please note)	Photo #	Pg. #
2 South Union	y	E		New Life Christian Church		6
4 South Union	y	G		House and dairy		6
8 South Union	y	E				6
10 South Union	y	E	Barn needs attention			7
12 South Union	y	E				7
14 South Union	y	E				7
16 South Union	y	E				7
18 South Union	y	P	Vacant			7
22 South Union	y	G				7
24 South Union	y	E				7
26 South Union	y	E		Address not noted on map		7
30 South Union	y	P				7
32 South Union	y	P				7
34 South Union	y	G				7
36 South Union	y	E				7

**Village of Cambridge, New York
Historic District Inventory**

**Map 2, Page 2 of 2
July 18, 2003**

	Historic	General notes on condition		Current Use(s)		Hist.Reg.
Street Address	District?	E, G, P	(Occupied/vacant, change since 1978, etc.)	(If multiple use, please note)	Photo #	Pg. #
38 South Union	y	E				8
42 South Union	y	E				8
44 South Union	y	G				8
33 South Union	y	E				9
31 South Union	y	E				9
27 South Union	y	G				9
23 South Union	y	G		Address not noted on map.		9
19 South Union	exceptional	E		Collins		9
17 South Union	y	E				9
15 South Union	y	E				9
13 South Union	y	E				9
11 South Union	exceptional	E		Cambridge Guest Home		9

Village of Cambridge, NY

2003 Comprehensive Plan

Cambridge Historic District Review Map 2

-  Cambridge Historic District
(Listed in the National Register of Historic Places, Nov. 15, 1978)
-  Cambridge Historic District (Refined)
(Parcel-Based)
-  Town Boundaries
-  Tax Parcel Boundaries



100 0 100 Feet

January 2003

THE SARATOGA ASSOCIATES

LANDSCAPE ARCHITECTS, ARCHITECTS, ENGINEERS, AND PLANNERS, P.C.
NEW YORK CITY ■ SARATOGA SPRINGS ■ BOSTON

This map is computer generated using data acquired by The Saratoga Associates from various sources and is intended only for reference, conceptual planning, and presentation purposes. This map is not intended for and should not be used to establish boundaries, property lines, location of objects, or to provide any other information typically needed for construction or any other purpose when engineered plans or land surveys are required.



Village of Cambridge, New York
Historic District Inventory

Map 3, Page 1 of 1
July 18, 2003

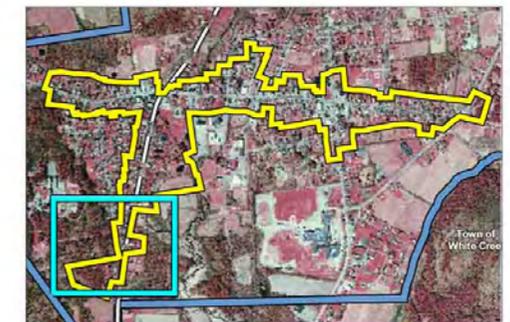
	Historic	General notes on condition		Current Use(s)		Hist.Reg.
Street Address	District?	E, G, P	(Occupied/vacant, change since 1978, etc.)	(If multiple use, please note)	Photo #	Pg. #
35 South Union	y	E				9
49 South Union	y	E				9
51 South Union	y	E		Residence with office or two-family? Listed on TSA map as no. 69		9
55 South Union	y	E				9
70 South Union	exceptional	E		Feus		8
66 South Union	y	G				8
62 South Union	y	E				8
60 South Union	y	E				8
56 South Union	y	E				8
54 South Union	y	E				8
52 South Union	y	G				8
50 South Union	exceptional	G		Two-family house		8

Village of Cambridge, NY

2003 Comprehensive Plan

Cambridge Historic District Review Map 3

-  Cambridge Historic District
(Listed in the National Register of Historic Places, Nov. 15, 1978)
-  Cambridge Historic District (Refined)
(Parcel-Based)
-  Town Boundaries
-  Tax Parcel Boundaries



100 0 100 Feet

January 2003

THE SARATOGA ASSOCIATES

LANDSCAPE ARCHITECTS, ARCHITECTS, ENGINEERS, AND PLANNERS, P.C.
NEW YORK CITY ■ SARATOGA SPRINGS ■ BOSTON

This map is computer generated using data acquired by The Saratoga Associates from various sources and is intended only for reference, conceptual planning, and presentation purposes. This map is not intended for and should not be used to establish boundaries, property lines, location of objects, or to provide any other information typically needed for construction or any other purpose when engineered plans or land surveys are required.

Copyright © 2003 The Saratoga Associates. All Rights Reserved.

TSA # 02002.10P

Village of Cambridge, New York
Historic District Inventory

Map 4, Page 1 of 5
July 18, 2003

Street Address	Historic	General notes on condition		Current Use(s)	Photo #	Hist.Reg.	
	District?	E, G, P	(Occupied/vacant, change since 1978, etc.)	(If multiple use, please note)		Pg. #	
17 Broad	y	E	Occupied			3	
15 Broad	y	E	Occupied. No garage.			3	
11 Broad	y	G	Occupied			3	
9 Broad	y	E	Occupied			3	
7 Broad	not listed	G	Occupied				
5 Broad St.	not listed	G	Occupied	Multiple use.			
12 Broad	exceptional	G	Vacant	Cambridge Historical Society.		3	
10 Broad	intrusion	G	Occupied	Apartment building		3	
_____ Broad		G		Apartment building			
4 - 8 Broad	y	G	Vacant -- storage	Freight station -- northernmost structure on east side of tracks.		3	
Railroad Complex (4 buildings) listed as exceptional	y		Vacant - storage	Lovejoy Freight Barn - small (50' x 30') immediately south of freight station.		3	
	y		Vacant - storage	Beacon Feed Freight Barn -- long (150' x 20') on east side of tracks.		3	
	y	G	Vacant	Passenger Station		3	
2 First	y	G	Occupied			3	
4 First	y	E	Occupied			3	

Village of Cambridge, New York
Historic District Inventory

Map 4, Page 2 of 5
July 18, 2003

	Historic	General notes on condition		Current Use(s)		Hist.Reg.	
Street Address	District?	E, G, P	(Occupied/vacant, change since 1978, etc.)	(If multiple use, please note)	Photo #	Pg. #	
8 St Lukes	y	E	Occupied				
4 St. Lukes	exceptional	E		St. Luke's Episcopal Church		4	
4 St. Lukes	y	E		Episcopal parish house		4	
3 St Lukes	y	G	Occupied			3	
5 St Lukes	y	G	Occupied			3	
7 St. Lukes	y	G	Occupied			3	
9 St. Lukes	y	E	Occupied			3	
4 West Main	y	E	Occupied	Hotel		10	
10 West Main	y	E	Occupied	Multiple use.		10	
12 West Main	y	P		Office		10	
14 West Main	y	P	Occupied			10	
16 West Main	exceptional	E	Vacant	Cambridge Inn Bed & Breakfast		10	
18 West Main	exceptional	G	Occupied			10	
20 West Main	y	E	Occupied			10	
22 West Main	y	E	Occupied			10	

Village of Cambridge, New York
Historic District Inventory

Map 4, Page 3 of 5
July 18, 2003

Street Address	Historic	General notes on condition		Current Use(s)	Photo #	Hist.Reg.	
	District?	E, G, P	(Occupied/vacant, change since 1978, etc.)	(If multiple use, please note)		Pg. #	
24 West Main	y	G	Occupied			10	
26 West Main	y	G	Occupied			10	
28 West Main	y	G	?	?		10	
30 West Main	y	E		Businesses		11	
32/34 West Main	y		?	Listed as 34 on register.		11	
36 West Main	y	G	Occupied	Gallery		11	
40 West Main	y	G	Occupied	Multiple use.		11	
44 West Main	exceptional	G	Occupied	?		11	
48 West Main	y	G	Occupied			11	
50 West Main	exceptional	G	Occupied			11	
52-56 West Main	y	E		Business		11	
33/35 West Main	intrusion	P		Business. Listed as 35 on register		14	
31 West Main	y	G	Vacant	Presbyterian parish house		14	
29 West Main	y	E		Baptist Church		14	
27 West Main	y	E	Occupied	Law office/ apartment above		14	

Village of Cambridge, New York
Historic District Inventory

Map 4, Page 4 of 5
July 18, 2003

Street Address	Historic	General notes on condition		Current Use(s)	Photo #	Hist.Reg.	
	District?	E, G, P	(Occupied/vacant, change since 1978, etc.)	(If multiple use, please note)		Pg. #	
25 West Main	intrusion	E		Glens Falls National Bank		14	
21 West Main	y	E		Cambridge Library		14	
19 West Main	y	E	Occupied			14	
15 West Main	y	E		Office Building		14	
Varak Park Complex listed as exceptional		G		Warehouse (mansard roof)		14	
		G		Covered footbridge		14	
13 West Main	exceptional	E		Washington County Printers		14	
11 West Main	intrusion	G		Cambridge Municipal Building (fire house)		14	
9 West Main	intrusion	G		Multiple use. Deli, retail.		13	
9 West Main				Coal storage -- demolished approximately 1993		13	
3 West Main	exceptional	E		Church of the Open Bible -- listed on the TSA map as no. 7		13	
3 West Main	y	G		Church Manse - listed on the TSA map as no. 3		13	
1 West Main	y	E		Listed on the TSA map as no. 2 Railroad. Business (insurance office)		13	
2 East Main	y	E		Agway		20	
6 East Main	y	G	Occupied	Multiple use. Listed on the TSA map as 6/8 E. Main		20	

Village of Cambridge, New York
Historic District Inventory

Map 4, Page 5 of 5
July 18, 2003

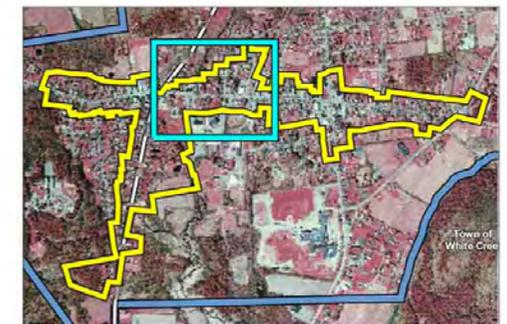
	Historic	General notes on condition		Current Use(s)		Hist.Reg.	
Street Address	District?	E, G, P	(Occupied/vacant, change since 1978, etc.)	(If multiple use, please note)	Photo #	Pg. #	
10 East Main	y	P	Vacant			20	
12 East Main	y	E		Multiple use: Hair salon, apartment		20	
14 East Main	y	G	Occupied	Multiple use.		20	
16 East Main	y	E	Occupied	Multiple use.		20	
18 East Main	y	P	Occupied			20	
35 East Main	y	E	Occupied			16	
33 East Main	exceptional	E		Multiple use. Bean Heads Coffee shop.		16	
25 East Main	exceptional	E		Multiple use. Hubbard Hall - listed on TSA map as 25 - 27		16	
19-21 East Main	y	E		Multiple use.		16	
13-15 East Main	y	P		vacant		16	
11 East Main	intrusion	P	Occupied			16	
9 East Main	intrusion	P		Cambridge Diner		16	
7 East Main	y	P		Multiple use.		16	

Village of Cambridge, NY

2003 Comprehensive Plan

Cambridge Historic District Review Map 4

-  Cambridge Historic District
(Listed in the National Register of Historic Places, Nov. 15, 1978)
-  Cambridge Historic District (Refined)
(Parcel-Based)
-  Town Boundaries
-  Tax Parcel Boundaries



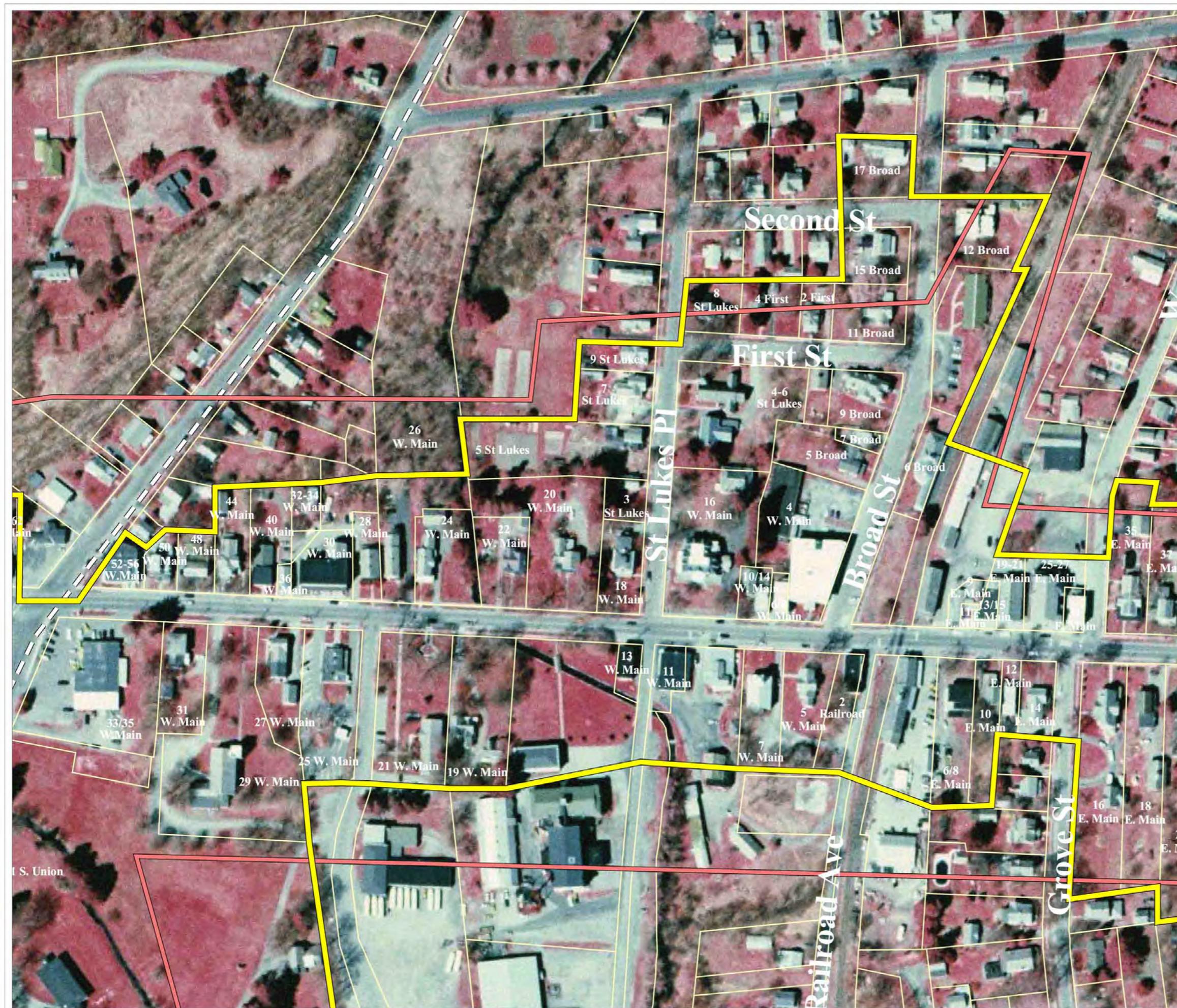
100 0 100 Feet

January 2003

THE SARATOGA ASSOCIATES

LANDSCAPE ARCHITECTS, ARCHITECTS, ENGINEERS, AND PLANNERS, P.C.
NEW YORK CITY ■ SARATOGA SPRINGS ■ BOSTON

This map is computer generated using data acquired by The Saratoga Associates from various sources and is intended only for reference, conceptual planning, and presentation purposes. This map is not intended for and should not be used to establish boundaries, property lines, location of objects, or to provide any other information typically needed for construction or any other purpose when engineered plans or land surveys are required.



**Village of Cambridge, New York
Historic District Inventory**

**Map 5, Page 1 of 5
July 18, 2003**

	Historic	General notes on condition		Current Use(s)	Photo	Hist.Reg.
Street Address	District?	E, G, P	(Occupied/vacant, change since 1978, etc.)	(If multiple use, please note)	#	Pg. #
North Park - Cemetery	y	G	Occupied -- needs repair	Cemetery		4
2 North Park	y	E	Occupied	Commercial - Rite Aid. No. 4 on register		4
6 North Park	y	E	Occupied	Single Fam. Res. -- was multi-family res.		4
1 South Park	y	G	Occupied -- industrial	Manufacturing		4
2 South Park	intrusion	E	Occupied	Commercial -- Stewerts		5
2 South Park	intrusion	E	Occupied	Commercial -- mixed use vendors		5
3 South Park	y	G	Occupied	Single Fam. Res.		4
4 South Park	y	G	Occupied	Single Fam. Res.		5
5 South Park	y	E	Occupied	Single Fam. Res -- was commercial		4
6 South Park	y	G	Occupied	Single Fam. Res. -- was multi-family res.		5
7 South Park	y	E	Occupied	Single Fam. Res.		4
8 South Park	exceptional	E	Occupied	Single Fam. Res.		5
9 South Park	y	E	Occupied	Commercial		4
10 South Park	exceptional	E	Occupied	Single Fam Res.		5
11 South Park	y	G	Occupied	Single Fam. Res.		4

Village of Cambridge, New York
Historic District Inventory

Map 5, Page 2 of 5
July 18, 2003

	Historic	General notes on condition		Current Use(s)	Photo	Hist.Reg.
Street Address	District?	E, G, P	(Occupied/vacant, change since 1978, etc.)	(If multiple use, please note)	#	Pg. #
13 South Park	y	G	Occupied	Single Fam. Res.		4
91 East Main	y	E	Occupied	Single Fam. Res.		18
93 East Main	y	E	Occupied	Single Fam Res.		18
95 East Main	y	E	Occupied	Single Fam. Res.		18
97 East Main	y	E	Occupied	Single Fam. Res.		18
99 East Main (?)				This address not shown on map.		18
101 East Main	y	E	Occupied	Multi-family res.		18
107 East Main	y	E	Occupied	Multi-family res.		18
109 East Main	y	E	Occupied	Single Fam. Res.		18
111 East Main	n	G	Occupied	Single Fam. Res. This address not listed on register.		?
113 East Main	y	E	Occupied	Single Fam. Res.		18
115 East Main	y	E	Occupied	Single Fam. Res.		18
117 East Main	y	E	Occupied	Single Fam. Res.		18
119 East Main	y	G	Vacant	Single Fam. Res.		18
84 East Main	y	E	Occupied	Single Fam. Res.		22

Village of Cambridge, New York
Historic District Inventory

Map 5, Page 3 of 5
July 18, 2003

	Historic	General notes on condition		Current Use(s)	Photo	Hist.Reg.
Street Address	District?	E, G, P	(Occupied/vacant, change since 1978, etc.)	(If multiple use, please note)	#	Pg. #
82 East Main	y	E	Occupied	Single Fam. Res.		22
80 East Main	y	E	Occupied	Single Fam. Res.		22
78 East Main	y	E	Occupied	Single Fam. Res.		22
76 East Main	y	E	Occupied	Single Fam. Res.		22
74 East Main	y	E	Occupied	Single Fam. Res.		22
72 East Main	y	E	Occupied	Single Fam Res.		21
68/70 East Main	y	E	Occupied	Previous house destroyed by fire. Current building - new construction. Listed as 68 on register.		21
64 East Main	y	E	Occupied	Single Fam Res.		21
62 East Main	y	E	Occupied	Multi-family - apartments		21
60 East Main	y	E	Occupied	Multi-family - apartments		21
58 East Main	y	E	Occupied	Multi-family - shared housing.		21
54 East Main	y	E	Occupied	Commercial. Listed as 56 register .		21
46/48 East Main	y	E	Occupied	Mixed use: Commercial and multi-family housing		21
44 East Main	intrusion	E	Occupied	Commercial. Cumberland Farms		21
40 East Main	exceptional	E	Occupied	Commercial		21

Village of Cambridge, New York
Historic District Inventory

Map 5, Page 4 of 5
July 18, 2003

	Historic	General notes on condition		Current Use(s)	Photo	Hist.Reg.
Street Address	District?	E, G, P	(Occupied/vacant, change since 1978, etc.)	(If multiple use, please note)	#	Pg. #
38 East Main	y	G	Occupied	Multi-family		21
36 East Main	y	E	Occupied	Single Fam. Res.		21
34 East Main	y	E	Occupied	Single Fam. Res.		20
32 East Main	y	E	Occupied	Commercial		20
28 East Main	y	E	Occupied	Single Fam. Res. -- was multi-purpose. Listed as 30 on register.		20
26 East Main	y	G	Occupied	Single Fam. Res.		20
24 East Main	y	E	Occupied	Single Fam. Res.		20
22 East Main	y	E	Occupied	Single Fam. Res.		20
20 East Main	y	E	Occupied	Single Fam Res.		20
37 East Main	y	E	Occupied	Single Fam. Res.		17
39 East Main	y	G	Vacant	Single Fam. Res. -- under construction		17
41 East Main	y	E	Occupied	Listed as 49 on TSA map -- Embury parsonage		17
47/49 East Main	y	E	Occupied	Listed as 47 on register - Embury Church		17
49 East Main			Vacant	Demolished approximately 1998 -- P.O. parking lot		17
51 East Main	y	E	Occupied	Post Office		17

Village of Cambridge, New York
Historic District Inventory

Map 5, Page 5 of 5
July 18, 2003

	Historic	General notes on condition (Occupied/vacant, change since 1978, etc.)		Current Use(s) (If multiple use, please note)	Photo	Hist.Reg.
Street Address	District?	E, G, P			#	Pg. #
53 East Main	y		Vacant	Demolished		17
57 East Main	y	G	Occupied	Commercial. Not listed on TSA map		17
59 East Main	y		Vacant	Demolished		17
61 East Main		G	Occupied	Apartments. Not shown on TSA map		17
69 East Main	y	G				17
75/79 East Main	y	E		Listed as 79 on register		17

Village of Cambridge, NY

2003 Comprehensive Plan

Cambridge Historic District Review Map 5

-  Cambridge Historic District
(Listed in the National Register of Historic Places, Nov. 15, 1978)
-  Cambridge Historic District (Refined)
(Parcel-Based)
-  Town Boundaries
-  Tax Parcel Boundaries



100 0 100 Feet

January 2003

THE SARATOGA ASSOCIATES

LANDSCAPE ARCHITECTS, ARCHITECTS, ENGINEERS, AND PLANNERS, P.C.
NEW YORK CITY ■ SARATOGA SPRINGS ■ BOSTON

This map is computer generated using data acquired by The Saratoga Associates from various sources and is intended only for reference, conceptual planning, and presentation purposes. This map is not intended for and should not be used to establish boundaries, property lines, location of objects, or to provide any other information typically needed for construction or any other purpose when engineered plans or land surveys are required.

Copyright © 2003 The Saratoga Associates. All Rights Reserved. TSA # 02002.10P



Village of Cambridge, New York
Historic District Inventory

Map 6, Page 1 of 2
July 18, 2003

	Historic	General notes on condition		Current Use(s)		Hist.Reg.
Street Address	District?	E, G, P	(Occupied/vacant, change since 1978, etc.)	(If multiple use, please note)	Photo #	Pg. #
123 East Main	y					19
125 East Main	y					19
127 East Main	y					19
129 East Main	y					19
131 East Main	y					19
133 East Main	y			Address not shown on map.		19
137 East Main	y			Address not shown on map.		19
141 East Main	y					19
143 East Main	y					19
145 East Main	y					19
149 East Main	y					19
3 Maple	n			Not listed on Hist. Register but included within boundary.		
151 East Main	exceptional					19
93(?) Gilbert	y			Listed as No. 2 Gilbert on Hist. Register.		22
104 East Main	y					22

Village of Cambridge, New York
Historic District Inventory

Map 6, Page 2 of 2
July 18, 2003

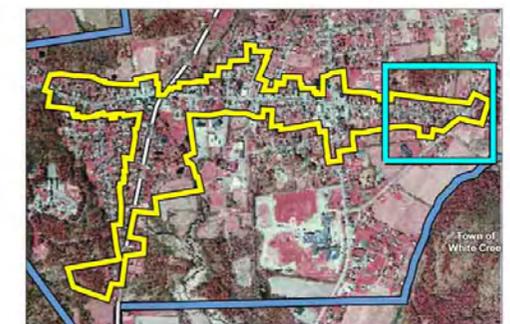
	Historic	General notes on condition		Current Use(S)		Hist.Reg.
Street Address	District?	E, G, P	(Occupied/vacant, change since 1978, etc.)	(If multiple use, please note)	Photo #	Pg. #
100 East Main	exceptional					22
98 East Main	y					22
96 East Main	y					22
94 East Main	y			Listed on Hist. Register as No. 92 E. Main.		22
90 East Main	exceptional					22
88 East Main	y					22
86 East Main	y					22

Village of Cambridge, NY

2003 Comprehensive Plan

Cambridge Historic District Review Map 6

-  Cambridge Historic District
(Listed in the National Register of Historic Places, Nov. 15, 1978)
-  Cambridge Historic District (Refined)
(Parcel-Based)
-  Town Boundaries
-  Tax Parcel Boundaries



100 0 100 Feet

January 2003

THE SARATOGA ASSOCIATES

LANDSCAPE ARCHITECTS, ARCHITECTS, ENGINEERS, AND PLANNERS, P.C.
NEW YORK CITY ■ SARATOGA SPRINGS ■ BOSTON

This map is computer generated using data acquired by The Saratoga Associates from various sources and is intended only for reference, conceptual planning, and presentation purposes. This map is not intended for and should not be used to establish boundaries, property lines, location of objects, or to provide any other information typically needed for construction or any other purpose when engineered plans or land surveys are required.

Copyright © 2003 The Saratoga Associates. All Rights Reserved. TSA # 02002.10P



APPENDIX B:
PUBLIC PARTICIPATION RESULTS

**VILLAGE OF CAMBRIDGE, NEW YORK
COMPREHENSIVE PLAN
ISSUES IDENTIFICATION WORKSHOP, MARCH 2002**

ISSUES IDENTIFICATION WORKSHOP – AGENDA

- I. INTRODUCTIONS
- II. COMPREHENSIVE PLAN OVERVIEW
- III. FACILITATED DISCUSSION (SMALL GROUP SESSIONS)
What do you like about living in Cambridge? What is working, and should be protected or enhanced?
What problems / concerns should be addressed through the plan? What can be done to improve life in the village?
- IV. REPORT BACK
- V. CLOSING REMARKS

COMPREHENSIVE PLAN OVERVIEW

What is a Comprehensive Plan?

The definition of "village comprehensive plan" identifies a document with both an immediate and a long-range view:

“...‘village comprehensive plan’ means the materials, written and/or graphic, including but not limited to maps, charts, studies, resolutions, reports and other descriptive material that identify the goals, objectives, principles, guidelines, policies, standards, devices and instruments for the *immediate and long-range protection, enhancement, growth and development of the village.*”

(Village Law, §7-722(2)(a) emphasis added)

The plan provides the venue for identifying:

- **The current state** – take stock of the situation – What do you cherish? What are your issues/concerns about the future?
- **The desired state** - what does the community want to be like in the future – what is its vision?
- **How** does the community intend to get there?

The plan may include a wide range of topics "at the level of detail adapted to the special requirements of the village."
(See Village Law, §7-722(3) for the lengthy list of potential plan topics).

What is the relationship between a Comprehensive Plan and Zoning?

- Zoning must be in accordance with a “comprehensive plan”
- Since 1993 – Comprehensive Plan defined in State statute - if plan is adopted pursuant to new provisions of NYS Village Law, zoning must be consistent with the plan.

Zoning should be viewed as one tool for implementing your plan. Others might include: capital investments in community infrastructure, partnerships with other public or private organizations, grant opportunities, etc.

COMPREHENSIVE PLAN PROCESS (APPROXIMATELY 1 YEAR)

Ten Steps in preparing a Comprehensive Plan:

- Step One: Plan to Plan ✓
- Step Two: Structure and Schedule the Process ✓
- **Step Three: Gather and Analyze Data**
- **Step Four: Identify Problems, Issues, and Concerns**
- Step Five: Develop a "Vision" for the Plan
- Step Six: Develop Plan Goals and Objectives
- Step Seven: Generate and Evaluate Plan Options
- Step Eight: Select and Develop a Preferred Plan
- Step Nine: Adopt the Plan, Set an Implementation Schedule
- Step Ten: Monitor for Results and Impact

By: Michael Chandler

From: *Planning Commissioners Journal*
#39, Summer 2000

Upcoming Activities:

- *March 21, 2002* – Committee Meeting #3 - 7:00 PM @ Cambridge Central School
- *March and April 2002* – Comprehensive Plan Ambassadors - Outreach to Community Groups
- *April or May 2002* - Visioning Workshop
- *May or June 2002* – Joint Village Board / Planning Board / Zoning Board Meeting

Information regarding the comprehensive plan can be found at the Cambridge Public Library. For additional information about upcoming meetings, or about the Comprehensive Plan Committee's work, please contact Sarah Ashton at the Village offices: 677-5764.

T H E S A R A T O G A A S S O C I A T E S



LANDSCAPE ARCHITECTS, ARCHITECTS, ENGINEERS, AND PLANNERS, P.C.

VILLAGE OF CAMBRIDGE COMPREHENSIVE PLAN

Issues Identification Workshop - March 14, 2002

MEETING NOTES



After welcoming remarks from Mayor Robert Shay, Dan Wojcik (The Saratoga Associates) opened the meeting by describing the objective of this first public workshop. He then turned the meeting over to Michael Welti (The Saratoga Associates) who explained the purpose and benefits of a comprehensive plan and the process that the Village of Cambridge will undertake to complete its plan over the next several months.

The primary purpose of the workshop, however, was to hear from village residents, and most of the meeting time was devoted to a discussion of issues in the community. Residents were divided into four smaller groups. Each group met for approximately 45 minutes with a facilitator (from The Saratoga Associates) to answer the following questions:

- What do you like about living in Cambridge? What is working, and should be protected or enhanced?
- What problems / concerns should be addressed through the plan? What can be done to improve life in the village?

After working together in the small groups, the whole assembly was reconvened at the end of the evening to review the results from each group's discussion.

The outcome of the workshop is *summarized* below. The summary puts forward the overall themes that emerged during discussions. For the complete results for each group, please see the individual group meeting results that follow the summary.

SUMMARY

What do you like about living in Cambridge? What is working, and should be protected or enhanced?

- Feeling of community – people know one another, help one another, and get involved. Also a welcoming community (tolerant of newcomers and diversity) - variety of people (age, income)
- Small, quiet, safe community

THE SARATOGA ASSOCIATES



LANDSCAPE ARCHITECTS, ARCHITECTS, ENGINEERS, AND PLANNERS, P.C.

VILLAGE OF CAMBRIDGE COMPREHENSIVE PLAN

Issues Identification Workshop - March 14, 2002

MEETING NOTES



- Walkable environment – sidewalks, street trees, nearby places to go – informal (chance) interactions
- Attractive, historic, Main Street character –the past is still very evident – urban design (village pattern) and architecture - have not been erased like in so many other places
- Convenient - mixed residential and commercial uses – businesses, cultural activities all close
- Good services for a small community – local hospital, library, post office, school, etc.
- Local merchants and businesses – contribute to the economic and social well-being of the community
- Setting within the valley – the rural landscape within and surrounding the village
- Recent successes – Hubbard Hall and the Cambridge Hotel. The railroad stop (tourist train)
- Activities – cultural, recreational (youth sports programs), festivals/celebrations

What problems / concerns should be addressed through the plan? What can be done to improve life in the village?

- Activities for youth are needed – playground for children, recreational and other opportunities for older kids (especially those that are not interested in structured sports and activities) – drugs are an increasing concern.
- Limits to growth and success of Main Street – lack of sewer (and water in some areas), parking, aesthetic issues related to sidewalks, lights, utilities, and pedestrian safety (crosswalks)
- Some sprawling at the edges – particularly the Route 22 area
- Preservation of historic structures and protection of historic district
- Lack of faith that change can be positive (consistent with character of the village) – fear that the community is vulnerable to chain stores (especially the character and design of such stores) and other proposals that are out of character
- Protecting the rural landscape/character within the village and in surrounding communities
- Ensure that there is still opportunity in the future – reasons for our children to stay or come back to the community – jobs and quality of life
- Environmental concerns – especially water quality in streams and in aquifer
- Local merchants – try to assist local businesses – keep them healthy
- Lack of public green spaces - parkland



VILLAGE OF CAMBRIDGE COMPREHENSIVE PLAN

Issues Identification Workshop - March 14, 2002

MEETING NOTES



GROUP MEETING RESULTS

What do you like about living in Cambridge? What is working, and should be protected or enhanced?

Group 1

- Attractive
- Architecture – Variety / Historic
- Scale of Village – Walkable
- Convenient Shopping / Cultural Experiences
- Pedestrian Interaction
- Hubbard Hall
- Local Medical Facilities / EMS / Fire / Police
- Access to Role Models for Young People Growing Up in the Village
- Open Space
- Rural Atmosphere
- Local School Provides Central Focus / Meeting Place
- Structure of Village Established and Maintained
- Continuity of Generations (everyone knows everybody)
- Feels Safe for All (few apparent “urban” problems)
- Variety of People (Expressed in Religions / Backgrounds)
- Locally-Owned Businesses / Reinvested Locally
- Railroad
- Local Cottage Industries
- “Centrally” Located (geographically)...relatively easy to get to other places
- Clean Environment – Air / Water
- Access to Family Recreational / Sport Opportunities
- Fishing
- Established Trees (and replanting)
- Numerous Local Events – Holiday Christmas Parade; Fireman Carnival; Balloon Festival
- Unique Combination of Village / Rural Spaces
- Number of Concerned Citizens
- Properties Well Kept
- Large Number of Local Jobs
- Not a “Bedroom Community”
- Good Library
- High Speed Internet Access

THE SARATOGA ASSOCIATES



LANDSCAPE ARCHITECTS, ARCHITECTS, ENGINEERS, AND PLANNERS, P.C.

VILLAGE OF CAMBRIDGE COMPREHENSIVE PLAN

Issues Identification Workshop - March 14, 2002

MEETING NOTES



What problems / concerns should be addressed through the plan? What can be done to improve life in the village?

Group 1

- No Activities for Teens
- Concern for Safety of Aquifer
- Availability of Adequate (Clean) Power (“End of the Line”) Outages / Spikes / Etc.
- No Protection for Buildings in Historic District
- Lack of Public Sewer and Water
- Concern for Maintaining the Small Businesses
- Traffic increasing on Main Street – Few Crosswalks
- Lack of Public Parking
- Discontinuous Sidewalks
- Minimal Park / Play Space
- Library Hours (Down to 25 Hours ±)
- High Drug /Alcohol Use – Through All Ages
- Consider Pedestrian Scaled Light Fixtures
- Traffic Speed Limit (Lower/Consistent)
- Disconnect Between Adults and Youngsters
- Outside Companies (takeovers) Result in a Loss of Familiarity
- Overhead Power – Underground
- “Unraveling” at Route 22 South – Lack of “Gateway”
- Provision of Health Services – (Reduction)
- Employment for Next Generation – Loss of Youth / Young Graduates (also a significant NYS problem)
- Safety for Youth (Roads, etc)
- Village Identity Not Translated in Ordinances – Ordinances are too Generic
- Match Education with Local Needs – Trades (BOCES/HVCC)

VILLAGE OF CAMBRIDGE COMPREHENSIVE PLAN

Issues Identification Workshop - March 14, 2002

MEETING NOTES



GROUP MEETING RESULTS (continued)

What do you like about living in Cambridge? What is working, and should be protected or enhanced?

Group 2

- View of the Cambridge Valley – landscape – arriving in the valley from Greenwich on Route 332
 - Setting – Also rural nature of village itself – undeveloped lands within the village
- Architecture and History – some of these buildings are not just the product of wealth – industrial, railroad, etc.
- Main Street – Mix of residences and businesses
 - Unique businesses (also – not perfect – a bit quirky) – local businesses (you know the merchants)
- Some People Have Deep Roots Here (200 Years of Family History)
- Redeveloping vitality at the village core – not edges
 - Hubbard Hall
 - Cambridge Hotel (note: these are two uses that many think are obsolete)
- Foot Friendly
- 2 Groceries Downtown a variety of businesses in a small town
- Hometown Feeling
 - know people – secure / safe
 - “less signs of anger” - little vandalism
 - children can play safely
- Old, Tall Trees; Nice Streets; Vistas
- Can Ride Horse Through the Village
- Memorial Day and Christmas Parades
- Hospital – important resource in a small community
- Artists; Musicians; Craftspeople
- No “Us / Them” Feeling Towards Newcomers – Welcoming
- Quiet at Night
- Optimism – even in hard times, people come together – invest in the community
- People Help One Another
- School is Part of the Community – Accessible
- Sidewalks – Sidewalks Plowed – Slate Sidewalks are nice (but a bit difficult to maintain)
- Train Station
- Varak Park – Foot Bridge
- Churches, Library, the cannon

THE SARATOGA ASSOCIATES



LANDSCAPE ARCHITECTS, ARCHITECTS, ENGINEERS, AND PLANNERS, P.C.

VILLAGE OF CAMBRIDGE COMPREHENSIVE PLAN

Issues Identification Workshop - March 14, 2002

MEETING NOTES



What problems / concerns should be addressed through the plan? What can be done to improve life in the village?

Group 2

- Bring Back the Popcorn Wagon
- We Need to Understand the Limits of Growth – water supply, septic, etc.
- Protect Integrity of all of the Historic District – need some rules for things like fencing – look at historic regulations
- Protect Integrity of Farming and Rural Life in Village
- Avoid the “Cumberland Farming” of the Village
- Lack of Sewer
 - a source of pride but a potential problem in the future
 - have we reached the limit with septic?
 - Some of the storefronts, historic buildings cannot be invested in due to septic limitations
 - Look at technology – (for example: composting sewage) – also other sustainable technologies - green building, solar, wind, etc.
- Lack of Assets for Youth
 - Unstructured Activities are needed – for those who do not excel in sports or other organized activities
 - Braiman Building empty – could be utilized
 - Priority Concern – activities for youth – recreation – skateboard park
- Village is Vulnerable to Outside Developers – chain stores – especially in terms of their architecture, urban design, and character – geared to cars – chain store buildings are standardized, disposable
 - The problem is not really about the activity of the store itself – it is about the design (parking, etc.)
- Post Office Landscaping (small stones)
- South Union Street Bridge – huge holes – disrepair
- Village Archives need a home – (Salem Courthouse is an opportunity)
- Test Water Quality in Creek for Swimming
- Cost of Ambulance is too high for some residents (currently private) – perhaps make this public
- Lack of Public Parking – problem on portions of Main Street
- Make the Community More Bicycle Friendly
- Aging Street Trees (Sugar Maples) – need a planting, replacing program; also require for new development; and check the way they are maintained (power companies)
- Power Lines – Can some be undergrounded? – If we dig for one thing, do it all at once.
- Preserve Landscapes in Village and Towns – Conservation Easements

THE SARATOGA ASSOCIATES



LANDSCAPE ARCHITECTS, ARCHITECTS, ENGINEERS, AND PLANNERS, P.C.

VILLAGE OF CAMBRIDGE COMPREHENSIVE PLAN

Issues Identification Workshop - March 14, 2002

MEETING NOTES



GROUP MEETING RESULTS (continued)

What do you like about living in Cambridge? What is working, and should be protected or enhanced?

Group 3

- Friendly (Broadly Defined – Neighbor-Community), Family-Oriented Community
- No Strip Malls – Franchise McDonalds
- (One) Stop Light Town
- Diversity / People
 - Cooperative relationships between residents including long term and new residents
- Rural Beauty – Agricultural – Open Space (over 500 Acres in Village)
- Relationship to Ecological Context – Maintain Viewshed, Wildlife
- Safe Community
- Community Well Maintained through Public Services
- Walkability
- Facilities
 - Hospital
 - Hubbard Hall
 - Schools
 - (2) Library
 - Fire House
 - Post Office
 - Churches
- Features
 - Character
 - Slate Sidewalks
 - Architecture
 - Main Street Character
 - Preserve Street Trees
- Programs
 - Art
 - Youth Sports
- Resurgence and Diversity of Jobs
- Quality of Commitment of Community Members – Maintain high standard and quality

THE SARATOGA ASSOCIATES

LANDSCAPE ARCHITECTS, ARCHITECTS, ENGINEERS, AND PLANNERS, P.C.

VILLAGE OF CAMBRIDGE COMPREHENSIVE PLAN

Issues Identification Workshop - March 14, 2002

MEETING NOTES



- Hotel
- Hubbard Hall
- Barton Building
- Varak Park
- Bean Heads (Café)
- Community has Maintained Integrity
 - Agway – functioning components
- Historic Preservation
- Trains
- Defining 9 Maintenance Uniqueness of Cambridge
 - Integrity Maintained – Community Qualities Rare Today
- Businesses are Invested in the Community
- Location – Roads – Keep Country Roads
- Integrated Social & Economic Living

THE SARATOGA ASSOCIATES



LANDSCAPE ARCHITECTS, ARCHITECTS, ENGINEERS, AND PLANNERS, P.C.

VILLAGE OF CAMBRIDGE COMPREHENSIVE PLAN

Issues Identification Workshop - March 14, 2002

MEETING NOTES



What problems / concerns should be addressed through the plan? What can be done to improve life in the village?

Group 3

- Urban Sprawl Out on 22 - Billboards
- Traffic Concerns
 - Drop Off/ School - No Crosswalks
 - IGA Intersection
 - Cumberland Farms – No Sidewalk
 - Truck Traffic – Bypass? – Need to get traffic through without middle of town
- Recreation – All Ages
 - Lack of Youth Center (survey in progress)
 - Skateboard Park, Playground
 - Social center to incorporate all children
 - Teen drug and alcohol use/abuse of concern – hard drugs
 - Movie Theatre
 - Swimming Pool
 - No Public Space in the Village
- Ecological – Pollution in the Owlkill
- Infrastructure
 - Public Sewer
 - Move Utility Lines Underground
 - Water Supply (examine limitations)
 - Fire Station Expansion
 - Streets / Sidewalks / Drainage Problems
 - Streets often higher than sidewalks
 - Municipal / Office Center Necessary
- Light Pollution
- Concern About Perimeter
- Concern About the Hospital
- Cell Tower
- Zoning
 - Not updated, Selectively Enforced, Irregular / Vague, Empty Storefronts, Not Enough Parking (Festivals)
- Protection of Historic Buildings
- Reasonable Tax Increases

THE SARATOGA ASSOCIATES



LANDSCAPE ARCHITECTS, ARCHITECTS, ENGINEERS, AND PLANNERS, P.C.

VILLAGE OF CAMBRIDGE COMPREHENSIVE PLAN

Issues Identification Workshop - March 14, 2002

MEETING NOTES



GROUP MEETING RESULTS (continued)

What do you like about living in Cambridge? What is working, and should be protected or enhanced?

- Quiet / Peaceful +
- Different From Larger Town +/-
 - Clean
 - Activities for Younger Kids
 - Activity Center
- Walkable Village ++
- Recognizable Community (Kids, Family)
- Remains the Same Over Time
- Safe, Beautiful +
- Arts (Hubbard Hall), Hotel
- Cohesive Appearance
- Expansion of Senior Housing (underway)

Group 4

THE SARATOGA ASSOCIATES



LANDSCAPE ARCHITECTS, ARCHITECTS, ENGINEERS, AND PLANNERS, P.C.

VILLAGE OF CAMBRIDGE COMPREHENSIVE PLAN

Issues Identification Workshop - March 14, 2002

MEETING NOTES



What problems / concerns should be addressed through the plan? What can be done to improve life in the village?

Group 4

- Need Recreation
- Update Facilities, Allow for Growth! ++
- Help Ease the Fear of Change
 - Wise Change vs. Bad Change
- Employment Opportunities to attract younger people in and to stay
 - Tax Incentives for New Business
- Fill Up Vacancies on Main Street
 - Immediate Solutions – Don't wait for sewer hookups
 - Movie Theatre
 - No Corporate Identity
- Get Students Involved in Process
- Updates to Buildings (Municipal, Sewer, Hospital) Water System
 - Only Part of the Village on Town Water
- No Parking for Downtown Functions +
 - Availability at New Post Office
- No Transportation Support for Seniors
- Another Grocery Store
- Involve Business Plan
- Street Lights – Upgrade
 - Cambridge Hotel
- Parking
 - Behind Hubbard Hall, By Railroad Track Behind Agway
- Fix Up Storefronts (Rundown Buildings)
- Bring in Retail / Restaurants / Museum
- Closest Movies
 - Drive-in
 - Bennington
- Speeding at West End
- Underground Utilities
- Traffic Turning on to Main Street
 - Line of Sight

**Village of Cambridge Comprehensive Plan
Data from Outreach to Community Organizations
May 15, 2002**

Cambridge Valley Athletic Assn

What do you like about living in Cambridge? What is working, and should be protected or enhanced?	What problems/concerns should be addressed through the plan? What can be done to improve life in the Village?
<ul style="list-style-type: none"> • Small town feel • Know your neighbors • Easy to communicate with local gov't • Quiet • Friendly • Clean—well kept • Rural location • Safe place • Locally owned businesses like Hanks and O'Hearns • School allows CVAA to hand out flyers • Good services (fire, police, rescue) • Graduates return to the community. 	<ul style="list-style-type: none"> • Turn away businesses • Financial burden on local businesses (many charities asking for handouts from only a few) • CVAA functions are alone and separate from the Village. • Village gives to the Youth Commission but no other youth groups. • No youth programs or community center • Nothing for teens to do (no cooperation from the school) • Change happens too slowly.

American Legion

What do you like about living in Cambridge? What is working, and should be protected or enhanced?	What problems/concerns should be addressed through the plan? What can be done to improve life in the Village?
<ul style="list-style-type: none"> • Rural atmosphere/small town • Safety • Centrally located to allow for work in other communities where there are jobs. • Not restricted from using land and property (freedom) • Quite rural atmosphere—relaxing and less traffic • Capitalize on idea that a destination of choice for families • Good school • Village gov't involvement with Memorial Day parade—Bob Shay's involvement supporting planning of Memorial Park 	<ul style="list-style-type: none"> • Alternate truck route (Content Farm Road and school buses routed south of the Village). • More businesses that give local people work without ruining the atmosphere • Concern about the image Cambridge has w/in the rest of the world—camper in front of Rite Aid last year. • Traffic in front of school (child drop off) • Main St. one foot wider to allow for easier passage • Fixing sidewalks—side streets mainly—slate broken • Restore the historic yellow bricking on a side street • Sewage system • Plowing payment to the Town of Cambridge • Improve approaches to the Village—pick up garbage (adopt a highway)

Cambridge Central School Board Meeting

What do you like about living in Cambridge? What is working, and should be protected or enhanced?	What problems/concerns should be addressed through the plan? What can be done to improve life in the Village?
<ul style="list-style-type: none"> • Safety • Ruralness • Small town • Diversity of people • Great place to raise children • Business local and locally grown 	<ul style="list-style-type: none"> • More retail businesses—community support of them—shop locally • Youth oriented activities, place to go and afterschool programs • Movie theater • Infrastructure (sewage, water and utilities) • Pride in property—support to help and incentives to improve homes

East End of Village Businesses

What do you like about living in Cambridge? What is working, and should be protected or enhanced?	What problems/concerns should be addressed through the plan? What can be done to improve life in the Village?
<ul style="list-style-type: none"> • Attracts visitors and tourists because less hectic pace, quaint, change is slow and what is available around here--antiques. • Safe and nice community • Hasn't developed sprawl, is compact and walkable. • Hotel • No Solicitations • Business district is close to homes and close to school • Structures like the Florist and churches • Good school (resale values on homes good) • Charm • Proximity to Saratoga and Albany • Old, historic homes • Clean, modern industrial base which hires locally • Arts community impacts some local businesses 	<ul style="list-style-type: none"> • Never offered a place for children—park, skateboarding park, activities • Skateboarding on the sidewalks and side streets is problematic • Lack of parking in the Hubbard Hall area which limits growth • Lack of parking on the East End of town • Washington Street access to Main Street needs to be further enhanced. • West Main Street Intersection • Make Park Place one way again. • East Main St intersection (make RT 22/RT 372 corner aesthetically stronger—define sidewalks, establish greenery • Extend sidewalks on Gilbert Street • Taxes high and many • Local businesses can't vote in Village unless a resident • Pricing of businesses needs to be competitive • Need more clean industry • Not enough retail space • Vacant buildings have problems which makes them difficult to sell/fill • Lights on the Bank

Cambridge Valley Chamber of Commerce

What do you like about living in Cambridge? What is working, and should be protected or enhanced?	What problems/concerns should be addressed through the plan? What can be done to improve life in the Village?
<ul style="list-style-type: none"> • Lack of chain stores—variety of sole proprietorships • Décor and historic elements of buildings and Village are maintained regardless of the business • Preserve open space in the Village (Pearl and South Union—hook into the hospital trails) • Beautiful and charming • Encourage growth and keep décor but also not limit growth or shut out businesses • Community sense • If you forget your wallet you are OK • Mixture of people • Friendliness and lack of anonymity • Good reputation outside the Village • The Arts and Hubbard Hall Projects • Outreach to youth conducted • Unique 	<ul style="list-style-type: none"> • Parking—big problem—businesses can't expand or service customers. East Main Street Parking problems too. • Progressive growth • Public transportation • Water and septic • Recreation Center for Youth—Pearl Street, hospital... Music Box in Greenwich, Complement with adult programs like ACC Satellite Classes • More diversity (econ & socially) • Existing zoning not being enforced—solve existing problems where regulations exist

Businesses: Center of Cambridge

What do you like about living in Cambridge? What is working, and should be protected or enhanced?	What problems/concerns should be addressed through the plan? What can be done to improve life in the Village?
<ul style="list-style-type: none"> • No McDonalds or chains—which is nice • Village attracts people who love the little Village • Stable, reasonably priced labor force (entry level) • Location of manufacturers in town—employees walk • Eclectic, many things in town • Hospital • History of the seed company—a tradition since 1816 • Convenience of the library, hospital, school, post office and center of Village. • Little Village—small • Village close to major urban centers—proximity • Friendly • Youth are safe—everyone keeps an eye on them • Retail businesses have fun/camraderie and lots of service (bookstore, Co-op, Pharmacy, Bean Heads) • Businesses serve as community center 	<ul style="list-style-type: none"> • Better water system, sewer • Property taxes high • Youth hang around the community—youth center and opportunities needed, tennis court, basketball, other infrastructure; Kids know what they want and we need to give it to them. Seek a grant to employ youth. • More open space within walking distance of the Village for tourists • Parking- inconvenience and dangerous. Potential solution to use the parking facilities of some of the local manufacturers • Need to decide what kind of industry. Where does most of the employment come from? If small manufacturers then have to have services to attract (water, sewer, garbage and drainage). • Careful to devise regulations and architectural standards that do not make it too costly for businesses to build or move here. •

Businesses: West End of Village

What do you like about living in Cambridge? What is working, and should be protected or enhanced?	What problems/concerns should be addressed through the plan? What can be done to improve life in the Village?
<ul style="list-style-type: none"> • Trusting place, know your neighbors • Summer festivities—Chamber events (concerts, balloon festival) • Walking community • Caring community, friendly to newcomers • Loyal customers • Safe place, people watch out for each other, good police, fire and EMS • Close and small in size • Slate sidewalks • Historic buildings, well maintained and lots of community pride • Dedicated school staff • Close to country, rural feel • Arts community • Cambridge Hotel • Hospital 	<ul style="list-style-type: none"> • No sewer, water service is poor • So. Union/Main Street intersection is poorly laid out • Cambridge known as a speed trap (some people avoid town, negative impression)—consider raising speed limit on 22N • System for valuing business taxes seems somewhat arbitrary. Gov't needs to be a little more clear to users • Sidewalks overplowed • Streetscapes need to be improved • Clarify status of home businesses • Zoning, planning etc needs to be not too quick with a law for every issue. • Increased traffic is not accounted for (parking)

Rescue Squad

What do you like about living in Cambridge? What is working, and should be protected or enhanced?	What problems/concerns should be addressed through the plan? What can be done to improve life in the Village?
<ul style="list-style-type: none"> • Open space and land • Small town atmosphere • Historical buildings • Flexibility/individuality to make decisions for style, quality of life and direction of property • Compared to other communities more accepting of nontraditional Cambridgeites; little discrimination • Hospital—healthcare in an isolated area • Good football team • 	<ul style="list-style-type: none"> • Place for kids to hang out afterschool <ul style="list-style-type: none"> • Recreation center • Skateboard park • Structure programs • Employment opportunities • More and newer housing stock that fits into the character of the Village (Victorian, Colonial/ etc—could be modular type)-smart growth of residential areas • Allowing growth—diverse (hotdog stand included) • Bring in retail businesses—both for residents and workers • More to Cambridge than Main Street (sidewalks need repair, surrounding streets are beautiful and need repairs too) • Market Cambridge to businesses that would promote the character of Cambridge (light industry/high tech) • No animal farms in the Village • Lobby for access to the community to the West-RT 372 • Better coordination of civic groups (trainrides in collaboration with businesses, one family nite a month—no civic meetings) • Emergency services in need of volunteers (offer local tax incentives to volunteer for EMS) • Enhance economic opportunities—recruit businesses • Growth (loss of Grand Union) Need a new supermarket and another Bank with Sat hours

Hospital Auxiliary

What do you like about living in Cambridge? What is working, and should be protected or enhanced?	What problems/concerns should be addressed through the plan? What can be done to improve life in the Village?
<ul style="list-style-type: none"> • Most beautiful place in the country • Quaint • Cultural opportunities—Hubbard Hall • Friendly • Restoration of the Cambridge Hotel • Hospital • Schools • Scenery—mountains and lakes • Wide range of groups that people can participate in • Large number and variety of churches which work well together • Library and its programs • Walkable • Safe • Fire and police services 	<ul style="list-style-type: none"> • Transportation • Employment opportunities for the next generation—prettiness at the expense of growth • Teenagers—youth center • Community pool—perhaps associated with cardiac rehabilitation • Exercise studio • Drug problem • sewage

Senior Center

What do you like about living in Cambridge? What is working, and should be protected or enhanced?	What problems/concerns should be addressed through the plan? What can be done to improve life in the Village?
<ul style="list-style-type: none"> • Beautiful village • Small community • People are friendly, courteous • Close neighbors • Hospital • Cambridge Hotel • School (and its football team) • Churches • New Post Office • Good Fire Department and EMS • Curves (new exercise studio) • Easy medical care (doctor and dentist) • Clean town • Can walk everywhere • Good security • Good community leadership • Good judge and nice mayor • Quiet • Senior housing exists • Cambridge Museum • Independent grocery store • Senior Center good • Nice library 	<ul style="list-style-type: none"> • No stores—more retail needed • Drug abuse • Terrible roads • No transportation—senior van • Nothing for kids to do—need to help kids value reading, instruments other pastimes • Grocery store competition • Recreation programs for all (used to be a bowling alley, skating rink, ice cream parlor, buses to Troy) • Tourist Train needs to coordinate with other businesses • Eliminate the speed traps on RTs 22 and 313 and consider raising the speed limit above 30 miles per hour in some places.

Hubbard Hall Projects (Art Center)

What do you like about living in Cambridge? What is working, and should be protected or enhanced?	What problems/concerns should be addressed through the plan? What can be done to improve life in the Village?
<ul style="list-style-type: none"> • Architecture • Historical sites • Walking community • Sense of community • Arts center • Sense of security • Scenic beauty • Green space • Lots of cultural opportunities locally—unique for a small town of this size • Diverse population • Food Co-op • Friendly to artists and other strange people • Creative uses of the buildings • Forward thinking—undertaking this comprehensive plan • Caring community about kids 	<ul style="list-style-type: none"> • Regulating sprawl • Improving zoning • More recreational space for kids • Good restaurant (Thai) • Parking • Build on positive assets • Public transportation • Housing availability (improve substandard homes and make affordable) • Inability of businesses to grow b/c of sewage problems • Power/underground utilities • Corners RT 22/372 and Union and Main • Gateways into Cambridge

Village of Cambridge Comprehensive Plan Committee

You Are Invited To Join Your Neighbors For A:

~ *Visioning Workshop* ~

The Village of Cambridge Comprehensive Plan Committee has scheduled a Community Visioning Workshop. The purpose of this second public workshop is to define a vision for the future of the Village. Using maps and photos of Cambridge as resources, participants will work together to describe with words and images the goals and aspirations of the community. These ideas will form the basis of the comprehensive plan's recommendations as the committee moves forward over the coming months.

We look forward to your participation!

Date: Thursday, May 9

Time: 7:00 to 9:00 PM

Place: Cambridge Central School New Cafeteria



Information regarding the comprehensive plan can be found at the Cambridge Public Library. For additional information about the upcoming workshop, or about the Comprehensive Plan Committee's work, please contact Sarah Ashton at the Village offices: 677-5764.

**Village of Cambridge
Comprehensive Plan Committee**

Community Visioning Workshop

May 9, 2002 – 7:00 P.M.

~ Agenda ~

“I skate to where the puck is going to be, not where it has been.”

- Wayne Gretzky, quoted by Fred D. Baldwin, *The Power of Vision: Making the Strategic Plan Come Alive*. Appalachia. September-December 1997.

I. Welcome and Agenda Review

II. Introductory Presentation:

Setting the stage

Results from Issues Identification Workshop (March 2002) and Community Outreach

III. Brainstorming the Primary Issues

Description of the Issue

What would we like to accomplish in regard to this issue?

What are some of the obstacles to accomplishing this? “How to...”

IV. Image Preference Evaluation

Survey of Image Preferences

Discussion of Individual Images and Responses to Each

V. Next Steps:

- Committee Meeting #5 – May 16th at 7:00 PM
- Meeting with the former zoning committee (end of May or early June?)

VI. Public Comment

VII. Wrap-Up and Adjournment

**VILLAGE OF CAMBRIDGE, NEW YORK
COMPREHENSIVE PLAN COMMITTEE**

■
THE SARATOGA ASSOCIATES

Village of Cambridge
Comprehensive Plan Committee
Community Visioning Workshop – May 9, 2002

Brainstorming the Primary Issues

For each of the 8 primary issues that emerged from the first public workshop (Issues Identification Workshop – March 2002) and the subsequent committee outreach to community organizations, workshop participants were asked the following two questions:

- *What would we like to accomplish in regard to this issue?*
- *What are some of the obstacles to accomplishing this? “How to...”*

YOUTH

What would we like to accomplish in regard to this issue?

- Diversity of Activities (including non-traditional)
- Playgrounds
- Skateboard Park
- Gathering Place for Teens
 - A place that feels like it belongs to them
 - A non-isolated place that includes adults
- Provide for the “Older” Youth
- More Recreational Facilities – tennis, etc.
- Art
- Opportunities for “Field Trips”
- Continuing Education – fly fishing – outdoor activities
- Activities Oriented Toward Future Employment / Internships

What are some of the obstacles to accomplishing this? “How to...”

- How to turn problem into a positive
 - How to get the \$
- How to involve youth
 - How to cover liability issues
- How to find volunteers to participate

Village of Cambridge
Comprehensive Plan Committee
Community Visioning Workshop – May 9, 2002

MAIN STREET

What would we like to accomplish in regard to this issue?

- Off-Street Parking Accommodation
- Maintain Pedestrian Character
- Include the Other Streets (in the plan)
- Fill the Storefronts – Encourage investment/ Market available space
- Sewage Treatment Need
- W/Main Street & Union – Redesign intersection
- Also Route 22 and Main Street / Washington Street intersection
- More Crosswalks
- Fitting the New with the Old
- Bike Laws
- Remove Cars in the Future – a pedestrian only street(?)
- Revitalize West End District

What are some of the obstacles to accomplishing this? “How to...”

- How to find the space
- How to deal with sewage problem
- How to deal with truck access (needed for business)
- How to continue support of local businesses

Village of Cambridge
Comprehensive Plan Committee
Community Visioning Workshop – May 9, 2002

LOCAL BUSINESS & EMPLOYMENT

What would we like to accomplish in regard to this issue?

- Infrastructure in Place (including technology)
- Opportunities for Recent Graduates
- “Clean” Industries
- Utilize/Infill Existing Industrial Areas
- Encourage Local Businesses
- Internships for High School Juniors/Seniors
- Structure Taxes to Support Historic Preservation (incentives/codes) – Use of Second Floors
- Utilize Local Farm Products for Vertical Integration of Products
- Local Rail/Other Means of Inter-Connection

What are some of the obstacles to accomplishing this? “How to...”

- How do we create atmosphere for business promotion and growth
- How do we market what we have
- How do we deal with “big box” development
- How do we take advantage of economic development programs

Village of Cambridge
Comprehensive Plan Committee
Community Visioning Workshop – May 9, 2002

VILLAGE EDGES

What would we like to accomplish in regard to this issue?

- Protected from Strip Development
- Infill/Utilize Available Spaces
- Maintain the “core” of the Village
- Grow Infrastructure Extensions Carefully (walks, sewer, water)
- Inter-municipal Agreements for Development (incentives for participation)
- Use for Recreation/Parks/Trails
- Gateways to Community (especially from west)
- Western Access (lack thereof) may be a plus
- Many Parcels For Sale

What are some of the obstacles to accomplishing this? “How to...”

- How to get towns to cooperate with village
- How does agriculture stay viable
- How do we work with outside developers as well as existing businesses to develop improved circulation
- How do we work with region on this
- How do we keep it pedestrian friendly

Village of Cambridge
Comprehensive Plan Committee
Community Visioning Workshop – May 9, 2002

ENVIRONMENT

What would we like to accomplish in regard to this issue?

- Maintain Rural Character
- Maintain Air/Water Quality
- Maintain Biodiversity
- Eliminate Overhead Utilities
- Control Light Pollution
- Traffic – (contradictory need for commerce)
- Maintain Scenic Quality/Viewsheds
- Keep Horses/Sheep in Town
- Integrity of Streams Coursing Through Town
- Streams/Water Quality (sewage impact)

What are some of the obstacles to accomplishing this? “How to...”

- How to find parking spaces
- How to raise awareness
- How to take advantage of areas for trail systems and access (especially private land)
- How to protect natural resources

Village of Cambridge
Comprehensive Plan Committee
Community Visioning Workshop – May 9, 2002

HISTORIC RESOURCES

What would we like to accomplish in regard to this issue?

- Museum Related to Local/Rural History
- Maintain Sites (cemeteries, etc.)
- Interpretive Signs/Walking Tour
- Information “Kiosk”/Center (outreach to visitors)
- Reclaim the Regions History (agriculture – Revolutionary War, etc.)
- Guidelines for Restoration/Rehabilitation

What are some of the obstacles to accomplishing this? “How to...”

- How do we find \$ to maintain sites/structures
- How do we convince all that resources are important to community
- How do we control the form/look of new development
- How do we work with neighboring communities
- How do we use National Register to protect resources

Village of Cambridge
Comprehensive Plan Committee
Community Visioning Workshop – May 9, 2002

PUBLIC SPACES

What would we like to accomplish in regard to this issue?

- Develop Trail Around Village
- Use Non-Developable Wetland Areas for Public Use (trails, education, fishing)
- Mini-Vest Pocket Parks Throughout
- Places for Public Concerts/Entertainment (currently lacking)
- Linkage with Youth Needs (recreation/hang-out)
- “More”
- Playground Within Walking Distance
- Balloon Festival Space
- Area Behind Hubbard Hall

What are some of the obstacles to accomplishing this? “How to...”

- How does village deal with private property owners (lack of public land)
- How do we afford to take land out of (private) tax rolls

Village of Cambridge
Comprehensive Plan Committee
Community Visioning Workshop – May 9, 2002

FAITH IN THE FUTURE

What would we like to accomplish in regard to this issue?

- Environmental Protection, Social Positives, Aesthetics
- Inter-Related issues – address with holistic Approach
- Appreciate What We Have
- Positive Attitudes
- Working Together (toward change)
- Utilize Innovative Technologies
- Forces for Change Exist in the Community

What are some of the obstacles to accomplishing this? “How to...”

- How to work together to resolve conflicts (talk with each other)
- How to work as neighbors with respect
- How to learn how others have dealt with some of these problems – examples from elsewhere
- How to arrive at an agreeable level of growth
- How to ensure that goals are achieved/implemented
- How to be inclusive of ALL viewpoints
- How to engage elected officials and their appointees
- How to get ALL 435 homes “represented” at these meetings

Image Preference Evaluation

On the scorecard provided, please rate each image that follows on a scale of 1 to 7.

When you view the image, ask yourself 2 questions:

Do you like the image? Is it appropriate for Cambridge?

1	2	3	4	5	6	7
Most negative						Most positive
Most Inappropriate						Most Appropriate
Greatest Fear						Greatest Likeability

Image Preference Evaluation

Results:

The following sequence shows all 44 images ordered from most positive to most negative.

Image Preference Evaluation

Streetscape

Image
20

Average
Score

6.5



THE SARATOGA
ASSOCIATES

3

Image Preference Evaluation

Public Spaces

Image
42

Average
Score

6.4



THE SARATOGA
ASSOCIATES

4

Image Preference Evaluation

Streetscape

Image
24

Average
Score

6.4



THE SARATOGA
ASSOCIATES

5

Image Preference Evaluation

Public Spaces

Image
44

Average
Score

6.3



THE SARATOGA
ASSOCIATES

6

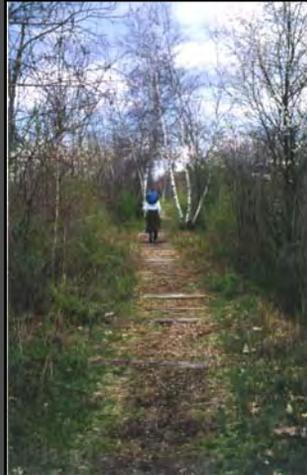
Image Preference Evaluation

Public Spaces

Image
43

Average
Score

6.3



THE SARATOGA
ASSOCIATES

7

Image Preference Evaluation

Public Spaces

Image
39

Average
Score

6.2



THE SARATOGA
ASSOCIATES

8

Image Preference Evaluation

Residential Neighborhoods

Image
16

Average
Score

6.0



THE SARATOGA
ASSOCIATES

9

Image Preference Evaluation

Public Spaces

Image
41

Average
Score

6.0



THE SARATOGA
ASSOCIATES

10

Image Preference Evaluation

Commercial Development

Image
4

Average
Score

5.8



THE SARATOGA
ASSOCIATES

11

Image Preference Evaluation

Streetscape

Image
23

Average
Score

5.7



THE SARATOGA
ASSOCIATES

12

Image Preference Evaluation

Pedestrian Space



Image
30

Average
Score

5.7

THE SARATOGA
ASSOCIATES

13

Image Preference Evaluation

Commercial Signs



Image
38

Average
Score

5.7

THE SARATOGA
ASSOCIATES

14

Image Preference Evaluation

Streetscape



Image
22

Average
Score

5.6

THE SARATOGA
ASSOCIATES

15

Image Preference Evaluation

Commercial Signs



Image
37

Average
Score

5.4

THE SARATOGA
ASSOCIATES

16

Image Preference Evaluation

Commercial Development

Image
7

Average
Score

5.1



THE SARATOGA
ASSOCIATES

17

Image Preference Evaluation

Residential Neighborhoods

Image
11

Average
Score

5.1



THE SARATOGA
ASSOCIATES

18

Image Preference Evaluation

Residential Neighborhoods

Image
15

Average
Score

5.0



THE SARATOGA
ASSOCIATES

19

Image Preference Evaluation

Residential Neighborhoods

Image
18

Average
Score

5.0



THE SARATOGA
ASSOCIATES

20

Image Preference Evaluation

Commercial Development

Image
1

Average
Score

5.0



THE SARATOGA
ASSOCIATES

21

Image Preference Evaluation

Pedestrian Space

Image
32

Average
Score

4.9



THE SARATOGA
ASSOCIATES

22

Image Preference Evaluation

Public Spaces

Image
40

Average
Score

4.4



THE SARATOGA
ASSOCIATES

23

Image Preference Evaluation

Pedestrian Space

Image
34

Average
Score

4.2



THE SARATOGA
ASSOCIATES

24

Image Preference Evaluation

Streetscape



Image
26

Average
Score

4.0

THE SARATOGA
ASSOCIATES

25

Image Preference Evaluation

Commercial Development



Image
6

Average
Score

3.9

THE SARATOGA
ASSOCIATES

26

Image Preference Evaluation

Pedestrian Space

Image
31

Average
Score

3.8



THE SARATOGA
ASSOCIATES

27

Image Preference Evaluation

Pedestrian Space

Image
33

Average
Score

3.7



THE SARATOGA
ASSOCIATES

28

Image Preference Evaluation

Commercial Development

Image
3

Average
Score

3.6



Image Preference Evaluation

Commercial Signs

Image
36

Average
Score

3.5



Image Preference Evaluation

Residential Neighborhoods

Image
17

Average
Score

3.5



THE SARATOGA
ASSOCIATES

31

Image Preference Evaluation

Residential Neighborhoods

Image
12

Average
Score

3.5



THE SARATOGA
ASSOCIATES

32

Image Preference Evaluation

Streetscape

Image
27

Average
Score

3.2



THE SARATOGA
ASSOCIATES

33

Image Preference Evaluation

Streetscape

Image
28

Average
Score

3.2



THE SARATOGA
ASSOCIATES

34

Image Preference Evaluation

Commercial Signs

Image
35

Average
Score

1.3



THE SARATOGA
ASSOCIATES

35

Image Preference Evaluation

Pedestrian Space

Image
29

Average
Score

1.4



THE SARATOGA
ASSOCIATES

36

Image Preference Evaluation

Commercial Development

Image
9

Average
Score

1.4



THE SARATOGA
ASSOCIATES

37

Image Preference Evaluation

Commercial Development

Image
5

Average
Score

1.7



THE SARATOGA
ASSOCIATES

38

Image Preference Evaluation

Commercial Development

Image
8

Average
Score

1.7



THE SARATOGA
ASSOCIATES

9

Image Preference Evaluation

Residential Neighborhoods

Image
14

Average
Score

2.1



THE SARATOGA
ASSOCIATES

40

Image Preference Evaluation

Commercial Development

Image
10

Average
Score

2.2



THE SARATOGA
ASSOCIATES

41

Image Preference Evaluation

Residential Neighborhoods

Image
19

Average
Score

2.4



THE SARATOGA
ASSOCIATES

42

Image Preference Evaluation

Residential Neighborhoods

Image
13

Average
Score

2.4



THE SARATOGA
ASSOCIATES

43

Image Preference Evaluation

Commercial Development

Image
2

Average
Score

2.5



THE SARATOGA
ASSOCIATES

44

Image Preference Evaluation

Streetscape

Image
25

Average
Score

2.6



THE SARATOGA
ASSOCIATES

45

Image Preference Evaluation

Streetscape

Image
21

Average
Score

2.6



THE SARATOGA
ASSOCIATES

46

Village of Cambridge
Comprehensive Plan Committee
Community Visioning Workshop – May 9, 2002

IMAGE INTERPRETATION

Based on a show of hands from workshop participants*, images that were not rated very positively (mostly 6's and 7's) or very negatively (mostly 1's and 2's) were identified. These images were not universally liked or disliked. The reasons for this uncertainty were explored by discussing what was positive and what was negative about each. The results follow.

* Note: actual results were not tallied until after the meeting.

Image #3

Positives	Negatives
Green	No Trees
Well-signed	No Sidewalks
Neat Appearance	Need Car
Building Design	Private Greenspace
Curved Road	Isolated

Image #6

Positives	Negatives
Nice Design – individual attention to site	Too Big for Cambridge
Setback	Not Harmonious – ugly
Trees, Sidewalks	Wrong Style for Cambridge

Image #7

Positives	Negatives
Store up to sidewalk	No soft space
Trees, awnings, trash receptacle	Hardscape
On-street parking	Feels cramped
People	Ugly buildings – looks too sterile (chain?)
Sidewalk with brick	

Image #11

Positives	Negatives
Grass b/n sidewalk & street	Trees too small
Porches	Houses too close to street
Underground utilities	Boring – too similar in color
Different types of houses	Sidewalk dominates – too big
Closeness – neighborhood	
Like Old Cambridge	
Architecture – traditional	
Street Trees – correct location	

VILLAGE OF CAMBRIDGE, NEW YORK
COMPREHENSIVE PLAN COMMITTEE

■
 THE SARATOGA ASSOCIATES

Village of Cambridge
Comprehensive Plan Committee
Community Visioning Workshop – May 9, 2002

Image #15

Positives	Negatives
Trees	Scale for Cambridge
Architecture	Too Urban
Looks old	Wrong Architecture for Cambridge
Sidewalks	Too far from street
Open space	
Three floors – but does not look too big	

Image #17

Positives	Negatives
Sidewalk	Too suburban
Planting Strip	Too big of front lawn
Street Trees	Barren
No power lines	

Image #18 *(same as #16)*

Positives	Negatives
Trees	Scale for Cambridge
Architecture	Too Urban
Looks old	Wrong Architecture for Cambridge
Sidewalks	Too far from street
Open space	
Three floors – but does not look too big	

Image #22

Positives	Negatives
Streetlight	Garbage can
Wide sidewalk	Power lines
Activity	Missing a tree
Scale	
Trees	
Historic	

Image #26 *(everyone agreed that it is a big improvement over #25)*

Positives	Negatives
Nice sidewalk	Too much glass
Benches	One story buildings
Trees	Benches close to cars
Awnings	Narrow; tight
Parking lines	

Village of Cambridge
Comprehensive Plan Committee
Community Visioning Workshop – May 9, 2002

Image #27

Positives	Negatives
Green	No curb
Old trees	Too much road
Old houses	Utility lines
Sidewalk	No planting strip
Bicycle shoulder	Sidewalk broken
	Fast traffic
	Not people friendly

Image #28

Positives	Negatives
Sidewalk	Wires
Planting strip	Buildings – cookie cutter
Banners	No strong design
Fence	Barren planting strip
Well kept	Not enough trees
Mature trees	No shoulder (for bicyclists)
Division between cars and pedestrians	
Okay at edge	

Image #31

Positives	Negatives
Crosswalk	Ugly
Fairly well-defined	Too much pavement
Stop line	Wide crossing
	No place to go (arrive at parking lot)

Image #32

Positives	Negatives
Brick pavers	Too much brick – too much hardscape
Attractive	High maintenance
Handicap access	A bit too much
CLEAR crosswalk	
Slow speed	

Village of Cambridge
Comprehensive Plan Committee
Community Visioning Workshop – May 9, 2002

Image #36

Positives	Negatives
Landscaping	Still kind of big
Green	Still a gas station
Scale of sign	
Still very readable	
Low to ground	

Image #40

Positives	Negatives
Trees (shade)	Cramped
Lighting	No benches
Useable (could put tables)	Dome lights
Sun	No grass
Place to sit	Too much landscape
Protected from wind	Bad buildings (not attractive)

Image #43

Positives	Negatives
Positive but not handicap accessible	

Image #44

Positives	Negatives
Everyone can use it – multi-function	No trees
Setting	Scale too big for Cambridge
No cars	Asphalt not attractive in natural setting
Looks wide enough for passing	Possible conflict between users
Nice setting	
Large open space	

Village of Cambridge Comprehensive Plan Committee

You Are Invited To Join Your Neighbors For A:

~ *Community Workshop* ~

The Village of Cambridge Comprehensive Plan Committee has scheduled a Community Workshop. The purpose of this public workshop is to present and discuss the Committee's preliminary plan vision, goals, and recommendations. Community feedback from this meeting will be used to revise and refine ideas in the plan prior to completing a final draft by the spring. The Saratoga Associates, the Village's planning consultants, will conduct the meeting.

We look forward to your participation!

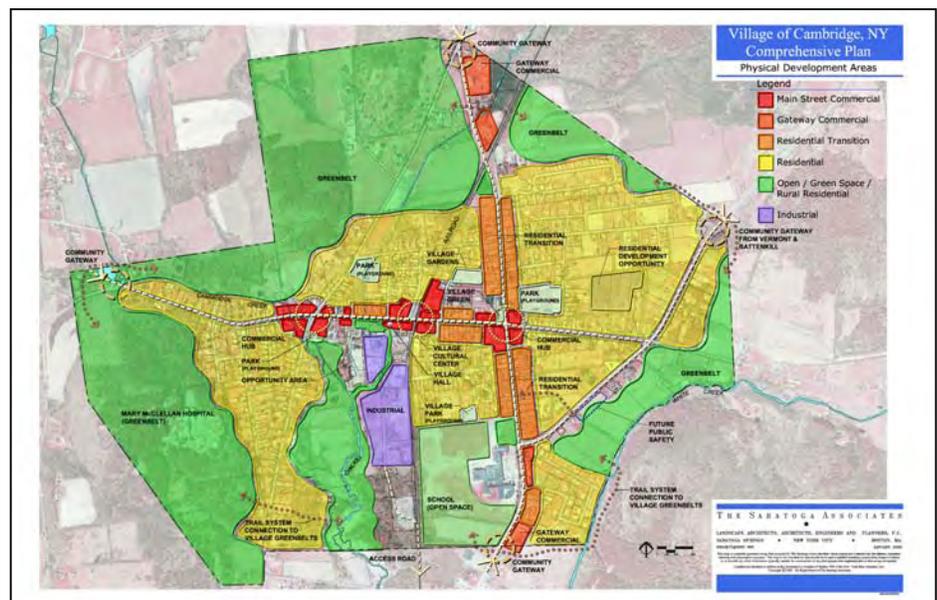
Date: Thursday, January 30th

Time: 7:00 to 9:00 PM

Place: Cambridge Central School New Cafeteria



Information regarding the comprehensive plan can be found at the Cambridge Public Library. For additional information about the upcoming workshop, or about the Comprehensive Plan Committee's work, please contact Sarah Ashton at the Village offices: 677-5764.



**Village of Cambridge
Comprehensive Plan Committee**

Community Workshop

January 30, 2003 – 7:00 P.M.

~ Agenda ~

I. Welcome and Agenda Review

II. Presentation of Preliminary Plan Concepts

III. Breakout Group Discussion

What do you like about the ideas presented? Which of these do you think will make the greatest positive contribution to the Village's future? Why?

Which of the ideas presented do you disagree with? Which concern you? Why?

IV. Report Backs

V. Additional Comments

VI. Next Steps:

- Committee Meeting – February 20th, 7:00 P.M.

VII. Wrap-Up and Adjournment

**VILLAGE OF CAMBRIDGE, NEW YORK
COMPREHENSIVE PLAN COMMITTEE**

■
THE SARATOGA ASSOCIATES

The Comprehensive Plan Committee's has prepared a draft vision statement describing its hope for the future of the Village. It states:

The Village of Cambridge aspires to be a vibrant, walkable Main Street community in rural Washington County. This small urban community will continue to be a center of economic, social, and cultural activity for the surrounding area. It will offer an excellent quality of life for residents and visitors alike. The Village will encourage and manage its growth, and preserve the best of its character for this and future generations.

More specific goals include the following:

- Expand opportunities for activity, recreation, education, gathering, and interaction between and among all groups of village residents. In particular, expand opportunities for youth and for seniors in the community. Encourage continued growth that is consistent with the other goals for the Village. Promote development that enhances economic opportunity and community well being while considering the resources upon which our economy and our community depend in the long-term (“sustainable development”). Through sustainable development we aim to meet the needs of the present without compromising the ability of our community to meet its needs in the future. Develop lasting and affordable solutions for community water and wastewater needs. These are the primary limits to the economic and environmental health of the Village. Maintain the character and enhance the vitality of the three existing commercial / mixed-use nodes along Main Street (around the intersections with Union Street, the railroad tracks, and Park Street). Ensure that these areas remain the focal point for business, social, cultural, and civic activity in the Village and the region. Address parking, transportation, pedestrian mobility, infrastructure, business development, historic resource preservation and community character concerns to allow these areas to thrive as the heart of the community.
- In addition to the commercial nodes along Main Street, make available well-defined areas along North and South Park Street (Route 22) and Gilbert Street (Route 313) for well-designed commercial and mixed-use development. Enhance the sense of arrival to Cambridge by improving the “gateways” to the Village. Support efforts to contain sprawl and enhance agriculture in the region. Ensure the protection of all of the Village’s important natural resources, and in particular the stream corridors, wetland systems, and scenic qualities of the valley. Enhance access to and understanding of these resources. Preserve the Village’s historic resources, especially those located within the Cambridge Historic District and any other buildings, structures, districts, objects or sites listed on the State and National Registers of Historic Places. Provide improved access to the significant historical archival materials and records of the Village and the Cambridge Valley. Enhance the presentation of this significant history for the benefit of current and future residents and visitors to the area. Celebrate and continue to nurture the arts, history, and other cultural offerings in the Village. These resources benefit residents, and bring many visitors and tourism dollars to the community. Provide for a range of housing options to suit the Village’s economically and demographically diverse population – seniors, young adults, families, etc. Ensure that the rental housing stock is well maintained and in compliance with state codes.
- Encourage inter-municipal dialogue about issues that transcend the boundaries of the village and its neighboring municipalities. Expand the supply and variety of public spaces available in the community – parks, squares, playgrounds, trails, etc. Public spaces provide opportunities for recreation, formal and informal interaction, and civic activities that improve quality of life and sense of community. Foster cooperation among all of the diverse groups and interests in the Village toward the common vision identified in the plan.
- Improve, as needed, the delivery of critical public safety services such as fire and police. Expand public access to village offices and meeting areas, and create new mechanisms for providing information about village-sponsored and community wide events.

**VILLAGE OF CAMBRIDGE, NEW YORK
COMPREHENSIVE PLAN COMMITTEE**

■
THE SARATOGA ASSOCIATES

**Village of Cambridge
Comprehensive Plan Committee**

Community Workshop
January 30, 2003 – 7:00 P.M.

Following a presentation by Michael Welti of The Saratoga Associates, which described the Comprehensive Plan Committee's preliminary plan concepts (ideas that have emerged over the last several months), the audience was divided into three discussion groups. The groups went to separate corners of the room, and led by a facilitator from the Saratoga Associates, each group attempted to answer the following two questions:

What do you like about the ideas presented? Which of these do you think will make the greatest positive contribution to the Village's future? Why?

Which of the ideas presented do you disagree with? Which concern you? Why?

Group 1.

What do you like about the ideas presented? Which of these do you think will make the greatest positive contribution to the Village's future? Why?

- The plan proposes some quick wins – demonstrate progress and build support
- Like the idea of narrowing intersections
 - More intimate (small, safe)
 - Sends a message to drivers
- Clustering – preserving Open Space
- Greenbelt – and the notion of a perimeter trail through the greenbelt
- Planting of Street Trees
- Gateways – creating a nice introduction to the Village
- 3 Commercial Nodes – the plan supports that existing framework
- Working with the Church to secure Village green
 - Idea: perhaps use the Garden Club to assist with maintenance
- Attention to potential future parking needs. The plan considers opportunities that might be appropriate in the future if Main Street begins to thrive anew (for example - south of Main Street in the Main Street and Park Street node).
 - Likes that proposed/possible future parking would not be visible from Main Street but would serve Main Street
- Emphasis on Neighborhood Parks
- Maintaining Community Character - design guidelines
- Discussion of Historic Preservation
- Likes incremental approach to implementation. Cannot do everything at once.
- Likes that ideas are visual - can see things happen

**Village of Cambridge
Comprehensive Plan Committee**

Community Workshop

January 30, 2003 – 7:00 P.M.

- Likes attention to ensuring a range of housing - so people can always live here.
- Likes attention to infrastructure – this can't put off, needs to be addressed.

Which of the ideas presented do you disagree with? Which concern you? Why?

- Plan should suggest that we coordinate investments (to be cost effective & efficient)
 - Ex: When doing roadwork, bury utilities at the same time, etc.
 - Ex: Same with public facilities
- Gilbert Street location for Firehouse - residents are opposed – concerns about traffic, impacts of proposed elements such as a banquet facility
- Would like us to consider identification of secondary thru streets - so not all on traffic is on Main and Park
- There is no mention of under-grounding utilities
 - Niagara Mohawk
 - Another option would be to move above ground utilities behind Main Street buildings – to the rear of lots
- Concern about the growth impact of sewer - timing is important - need to have the zoning, design guidelines in place
- Look at alternative technologies - there are \$'s available for green buildings, etc.

Group 2.

What do you like about the ideas presented? Which of these do you think will make the greatest positive contribution to the Village's future? Why?

- Nodes of Development – emphasis on being pedestrian friendly
- Identification of Nodes as Activity Centers
 - Organization, Focus, Linking
- Traffic calming / organization at the intersection of Main Street and Union Street
- Development of Sewer along Main Street
- Development of Greenway & Pedestrian links
 - Move forward sidewalk development discussion – make this a higher priority
- Identification of Village boundaries/edges (as gateways and transition zones)
- Identification of landowners/land types

**Village of Cambridge
Comprehensive Plan Committee**

Community Workshop
January 30, 2003 – 7:00 P.M.

Why:

- Economic Development (especially focus on nodes, pedestrian system, and sewer infrastructure)
- Pedestrian Benefit
- Open lines of communication with other villages/towns (regarding linkages, community and economic development, and land preservation at the edges of the village)

Positive aspects of plans:

- Identify business needs/desires & emphasis on being proactive
- Develop potential greenspaces
- Alertness coupled with design standards to adjacent jurisdictions
- Identification of next steps (such as funding sources and priorities)
- Recognizing new businesses and providing opportunity
- Creation of recreation spaces
- Provide for diverse housing
 - Relates to keeping a diverse community
 - Maintenance of Main Street character
- Beautification of Main Street
 - Streetscaping standards

Which of the ideas presented do you disagree with? (A) Which concern you? (B) Why?

- (B) Look at senior housing – provide for pedestrian linkages and economically affordable housing)
- (B) Does plan review need for affordable housing (rentals) especially for younger residents?
- (B) What is the timeline for analysis/partnership regarding the Route 22/Main Street intersection?
- (B) Is Glens Falls National Bank within a target area?
- (B) IGA design location re: street & parking – the current location of the building is inconsistent with the village’s urban design – should discuss the long-term like we did for the Main Street and Park Street intersection.
- (B) Look at greater detail of wastewater; Look at alternative methods
- (A) Less formal landscape/streetscape (note: their was a mixed response to this)
- (A) Nix the suburban influence
- (B) Mention the role of Cambridge within county regarding social services. (i.e. Headstart, literary, etc) Cambridge & regional citizens
- (A) Gilbert Street development = Linear Town Center. Instead the area of focus should be near the library and old bus garage. Instead of spreading development out along the roadway, develop existing area more deeply: vs.

**Village of Cambridge
Comprehensive Plan Committee**

Community Workshop
January 30, 2003 – 7:00 P.M.

- (B) Does plan sufficiently address/analyze lighting? - Styles/Levels
- (A) Gilbert Street - maintain its current character (not industrial area)
- (A) Plan didn't show how to develop other areas outside of Main Street corridor
- (A) Didn't reference siting for public services / specific locations and recommendations needed
- (B) Didn't recommend Community Center/Activities as action item - moved to forefront
- (A,B) Don't desire alteration (further development) of land on Route 22 - might have negative impact on Main Street (note: there was a mixed response to this)
- (B) The community needs to be more proactive (toward implementation)

Group 3.

What do you like about the ideas presented? Which of these do you think will make the greatest positive contribution to the Village's future? Why?

- Enhancing Main Street - from pedestrian experience
- It sits between 4 historic villages / tourism components (jewel \$)- consider regional tourism package (economic/marketing with Vermont) - connection with new technology
- Main intersection and South - enhancements are good
- Preservation of open spaces - for future use
- Improving gateways
- Open Space Trails - to access & highlight/support environment
 - Interpretive trails for community connections
- Water & Sewer / Infrastructure needs to commence to provide growth opportunity
 - Currently running a deficit - needed for growth
- Nurture Culture and History - to highlight form & function - Culture
- Planned Access and Land Use - for industrial/commercial growth
- Linking Parking Lots - promotes pedestrian activity - solves street parking
- Partnering of municipality with towns and private sector
- Playgrounds and Open Space in neighborhoods
- Design Guidelines in Historic District
- Emphasis on History - provides focus and vision

**Village of Cambridge
Comprehensive Plan Committee**

Community Workshop
January 30, 2003 – 7:00 P.M.

Which of the ideas presented do you disagree with? Which concern you? Why?

- Potential change in zoning related to property values. Community character - Comprehensive plan MUST respond to village/community values
- Achievable/workable rezoning - clearly defined - enforceable
- Maintaining Interest and commitment to Plan
- Defining the first steps: How do we get there from here? (“here” = the Plan)
- Good ideas BUT - how do we fund it?
- How do we develop priorities from here?

Questions:

- How do we interact with neighbors? (to achieve the vision)
- Truck Routes - traffic calming
- Village offices need a presence on Main Street (intersection of Main and Union Street?)
- Preserving and enhancing the High School area
- Ash Grove, Zone Potential
 - Route 313 to Ash Grove Road
 - Preservation
 - Long-term - planning school ??? - to entire community
- Concern for partnering with adjacent municipalities

Village of Cambridge Comprehensive Plan Committee

~ *Public Hearing* ~



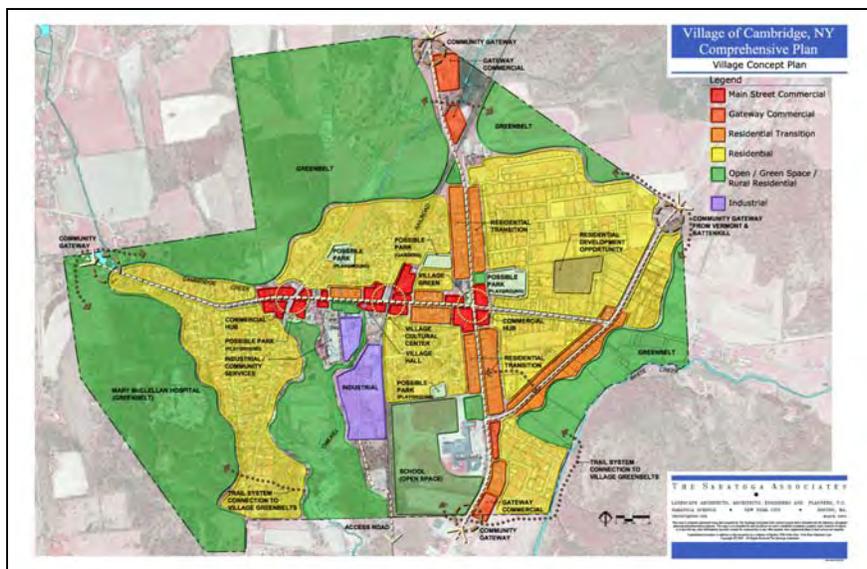
The Village of Cambridge Comprehensive Plan Committee has scheduled a Public Hearing. The purpose of the public hearing will be to receive public comments about the Steering Committee's Draft Comprehensive Plan. The Draft Comprehensive Plan is available for Public Review at the Cambridge Public Library (21 West Main Street) and at a few additional locations around the Village including the Cambridge Diner, Bean Heads, the Senior Center and the Village Offices. It is also available on the Internet at:

<ftp://Cambridge@ftp.tsasaratoga.com> Password: Cambridge (Adobe Acrobat Reader required)

Date: May 14, 2003

Time: 7:00 to 9:00 PM

Place: Cambridge Central School New Cafeteria



For additional information about the upcoming public hearing, or about the Comprehensive Plan Committee's work, please contact Sarah Ashton at the Village offices: 677-5764.

Village of Cambridge Comprehensive Plan
Steering Committee Public Hearing
May 14, 2003
Minutes

Introduction: The public hearing opened with an introduction by Mike Welti of The Saratoga Associates. He welcomed the public and offered a short presentation following which he asked for the public to provide feedback on the Village's Draft Comprehensive Plan, indicating that it was not too late to address concerns from the public. He indicated that he anticipated that the Steering Committee would meet on May 29th to review the comments from the public hearing and to resolve to forward the Plan to the Village board for consideration.

Welti then proceeded with his presentation, which outlined the definition of a Comprehensive Plan, and the steps the Village had taken to reach this point in the drafting process. He then outlined the draft Plan vision, goal statements and plan recommendations as well as initial implementation steps.

Public Comment:

The first speaker inquired of the Steering Committee where the money would come from - tax payers or other sources. Welti commented that the Plan talks in some detail about funding sources and ultimately the plan will make the Village more competitive for grants if the Village actively seeks out such opportunities. The first speaker continued that he retired to the Village four years ago because there was a hospital and property was cheaper than in Saratoga County. Taxes were a burden especially to 'grey hairs'. On \$100, 000 property about \$3,000 worth of taxes were levied. It costs a lot to develop. Young people, he continued, get out of Washington County as there is no work for them. There are only menial jobs here. It is not a community that is growing and it will not grow. There is nothing to attract people. Nothing here. This is a pie in the sky. We will have to pay for it like we pay for the recycling plant. Ultimately it will force old people out. Southern Washington County is a welfare area.

Then resident of Gilbert Street Joan Lightfoot spoke. She read a letter from the residents (attached) concerning the Cambridge Fire Department's purchase of land on RT 313, an area that is zoned R-2. After she read the letter she noted that a change in zoning would impact negatively on the neighborhood and requested that property rights be respected.

Next resident Robert Leonard spoke. He moved to the community in the Fall of 1999. He noted that he was resisting reacting to the first speaker's comments. He noted that he had six comments. (1) The document identifies changes that would occur and the plan suggests that we have a choice to actively change or passively accept. He suggested that we get together and promote positive change. (2) He would like to see the appendices, which provide some of the facts on which the recommendations are based. (Welti noted that a draft of the appendices is on file at the Library). (3) He would like to see more information on how the plan will impact

populations in the area. The plan he observed is based on guidelines, standards and committees. He noted that the population is diversified—different populations of people will be impacted differently by the plan. Plan should look at groupings of people and evaluate impact—not just focus on rules and standards. (4) The plan needs an index and a small dictionary with definitions so that all can understand planning terminology. (5) A salient issue is how much will each item cost. The plan should try to estimate and itemize the cost to the taxpayer versus the ability of the project to leverage external or private sector funding. The funding projections should be realistic. The State's funding is under pressure. Some private fundraising should be undertaken and a fundraising committee established to this end. A lot of people feel like the first speaker and therefore need more information about funding. (6) There needs to be a range of housing options for seniors and families. The proposed housing for seniors is at no cost to the taxpayer—it is a loan. He then commended the Village Trustees for moving the new housing project for housing forward.

Lewis Steele then spoke. He thanked the Advisory Committee for the good inventory and the basic plan and offered the following comments. (1) Design guidelines are limited in the plan to commercial gateways and transitional areas. There is a need to look at residential guidelines. He asked whether better water and sewer systems would provide incentive for additional residential development. (2) There is no prohibition of destruction of historic structures. The historic district he noted extends into residential areas Main and Union. Is this a problem? If not, why not?, he asked. (3) Gateway zones were more flexible than residential transitional zones and Main Street. Single story entities were not encouraged in the draft plan but still allowed. If not a problem, why?, he asked. (4) He inquired about residential transitional zones and the viability of Main Street. He suggested a market analysis be undertaken to understand what business and commerce could be supported in these areas. There is no analysis to indicate a need for the residential transitional zones. He asked what the transitional zone is transitioning too—is it building form or building purpose? (5) Gateway zone—what about the other side of the gateway? What will be encouraged in the other Towns where there is no zoning? Does it make sense to have a commercial zone on one side but not the other? Should there be complementary planning in Jackson and White Creek? Should such planning be initiated first? With regard to the commercial gateway zone, what is the impact of sharp edges. Does it in fact blur the edge? Is it consistent with the edge? (6) Rural residential zone: Are the comments in the plan sufficient to preserve open space and agriculture. If people like agriculture and open space then zone for this. The plan does not require conservation. Is there good reason to consider preservation of the greenbelt? (7) The plan is based on zones but do they allow for mixed use. The center of the Village is not the only vibrant Village center but there are other commercial areas (Stewarts, Rite Aid and IGA) Should there be more recommendations where there are not design guidelines. Could the Village partner now to get some new designs—with Glens Falls National Bank, an example of a structure in dissonance with its surroundings. The local manager could be approached. Likewise, partnering with IGA could be a priority to remake that building. (8) Economic development—do passages within the plan reflect a detailed analysis. The plan

recommendations in this regard are not specific or concrete. He suggested that the plan include specific and concrete economic development plan not just a laundry list of ideas.

Steering Committee member Vogel commented that Steele was not a resident of the Village of Cambridge.

Bill Hatch then spoke. He noted that he was not aware of all that had been undertaken as part of the planning process. He acknowledged that he was a resident of the Village and for over 53 years a member of the Fire Department. He noted that the Fire Department did purchase land on RT 313 and it could be a strong possibility that they sought to build there but that plan was a long way off. No concrete plans had been made nor discussions had at Village Board meetings.

Sheila Rider asked if the Committee had addressed changes in zoning. Welti commented that zoning revisions were recommended in the plan and such revisions would be a public process as well. Rider asked what residential transitional zone meant for zoning. Welti noted that RT 22 was a state highway and as such was less attractive for residential areas and therefore should have more flexible uses. He cited as an example a real estate office that was housed in a residential structure (formerly a house) in character with the rest of the neighborhood—maintaining the existing building form and mass. He noted that it would not be easy to say that a particular use would not have a negative impact on residential neighborhoods, but that Boards have the ability to list regulations against which the particular use can be judged.

Len Watchel then spoke. He thanked the Village for its presentation and appreciated the comments to date. He wondered what impact the closing of Mary McClellan would have on the community. He moved into the community because of the hospital. It would be important to look to MMH property to bring some economic prosperity and growth and increase the tax base. He is an outsider to the Village based in a Town but part of the tax base that feeds the Village. He noted that it was important to increase the tax base in the Village rather than increase the taxes of individuals. He noted that each person has his own opinion of the benefits of taxes and each has their own perspective of the value to them. He does not want to see people driven out of the community.

Committee Member Anderson commented that whether a person lives inside or outside the Village it serves everyone. Committee Member Creitz continued. This plan is not law. This is a set of recommendations. It is an ideal vision. He likened the plan to the construction of his kitchen: When you redo the kitchen you determine what you would like to do—how big etc—and then develop specific designs. It is not law even once the board approves it. Zoning will be the law. The plan on the other hand has input from all of us—residing inside and outside the Village—it is the collective input about what we should become. Is it affordable? We don't know. It is an expression of 'if I had my way what would I want.' Boeing Aircraft starts out this way as it designs a new aircraft and then becomes more specific on recommendations based on what is affordable. If we were that specific it would take us 10 years to complete the plan.

Another member of the public commented the following: There are three business nodes of Cambridge. He had been here for four years and seen little businesses come and go. There is a need to respond to the market. Who will be able to upgrade new property (in reference I believe to transitional areas)? Will people use public funds to upgrade the property and then sell it?

Leonard then commented again. He recounted that the plan addresses two important infrastructure constraints: need to expand water services and the lack of a sewer system. He suggested that a third constraint is housing. The plan infers additional housing in a subdivision style and in the greenbelt areas. If population is important to the vision then housing is important. Plan needs to address this more directly. How/what is sustainable growth with respect to population? What will the Village look like in this regard? What populations do you seek to attract?

McIntosh: The plan to be viable over 10-25 years needs to account for growth. Additional easy parking needs to be present to attract through traffic to stop. Right now there is no parking. This needs to be addressed. Tractor trailers need to be kept off of the Main Street too. There needs to be positive ways to get people parking around Hubbard Hall, the Hotel etc.

Then Committee member Baker spoke about the need for churches to be considered. Welti commented that the churches were not included in the initial inventory draft but were incorporated in the revised inventory based on the information that Baker had provided. Baker noted that there are seven churches in the Village. Eight if one considers ??? These not only fulfill religious functions but are also important gateways and landmarks preserving open space and promoting the Village's character. The congregations are proud of their structures and make them available to the community.

Leonard noted that the plan did speak about parking and he liked the idea of uniting parking lots on the corner of Park and Main and behind the Post Office—this was a good first step. He liked as well the idea of traffic calming.

Steele suggested that more thought be given to the focus of population growth and where this should occur.

There being no other public comments, Welti closed the meeting, thanking the public for their attendance and noting that the comments from this public hearing would be the subject of the next steering committee meeting to be held on May 29th.