



This Issue

Public Meeting Announcement

Community Survey

What We've Learned

Next Steps

What We've Learned

The Newcomb Comprehensive Plan Committee has conducted a community survey, interviewed stakeholders, and conducted an inventory and analysis of conditions and trends. Initial findings include:

- Newcomb's population has declined significantly since the closure of the mine in Tahawus. The population is 15 years older than County and State averages. This makes it difficult to support businesses and the school.
- Resident's income is lower than the State average and is declining in real terms.
- Seasonal residents make up an increasing portion of the Town's residents. More than half of the surveys returned were from seasonal residents.
- State hiking trails, the VIC, Santanoni, Tahawus and Goodnow Mountain draw significant numbers of visitors, but many do not pass through the Hamlet.
- Approximately 500 new dwelling units could be constructed in the Town under current zoning and APA regulations, taking into account development constraints.

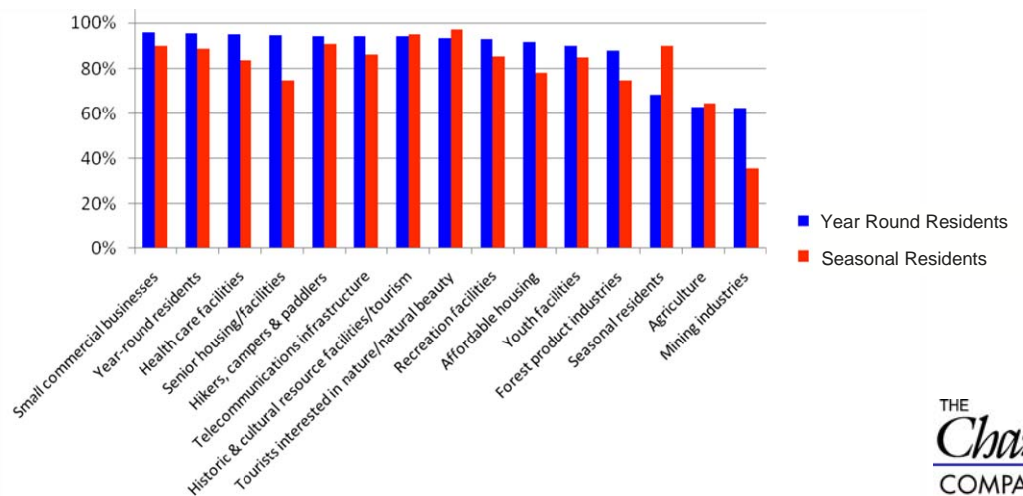
Public Meeting Announcement!

The Newcomb Comprehensive Plan Committee will be holding a public meeting **JUNE 18, at 7:00 PM** at the **NEWCOMB CENTRAL SCHOOL**. The Committee will present the Community Survey result along with the initial findings of the comprehensive planning process. The Public Meeting will be an opportunity for members of the community to ask questions and voice their ideas and opinions. A community's comprehensive plan, in order to be effective, must represent all constituencies. As such, public participation is crucial part to the comprehensive planning process **SO PLEASE TAKE PART AND LET YOUR VOICE BE HEARD!** To date, the Newcomb Comprehensive Plan Committee has completed the following tasks:

- **Inventory & Analysis:** examined land use and economic characteristics, cultural and natural resources, transportation networks, community services, and the like.
- **Suitability Analysis:** examined environmental and regulatory constraints to highlight the most suitable locations for new development.
- **Build-Out Study:** estimated the total number of new residential dwelling units that could be constructed in the Town.
- **Stakeholder Interviews:** approximately 20 community leaders were interviewed
- **Community Survey:** distributed to all property owners, the Committee received a response rate of greater than 40 percent.

Community Survey

The Newcomb Comprehensive Plan Committee would like to thank all those who participated in filling out and returning their Community Survey. A survey must have a good response rate in order to produce accurate, useful results. A good response rate for this type of survey is about 20 percent. **Newcomb's Community Survey response rate was more than 40 percent!!!** The Committee is currently processing the returns and analyzing the results. The figure below illustrates the percentage of those who "agreed" or "strongly agreed" that the Town should attract each type of use:





Visit us On-line!

The Newcomb Comprehensive Plan Committee has been posting maps, draft reports, past newsletters, and other information to the Town's website www.newcombny.com. Please visit the website regularly to stay up-to-date.

Building A Community Vision

One of the most important aspects of developing a comprehensive plan is creating a shared community vision. Through community surveys, public workshops, and stakeholder interviews, *the Newcomb Comprehensive Plan Committee seeks to include all members of the community*. New York State Law considers the adoption of a comprehensive plan "among the most important powers and duties granted by the legislature to a town government." When complete, the Comprehensive Plan will serve as a guide for land use and policy related decisions.

What's Next

- **Public Meeting**

June 18, at 7:00 pm at the Newcomb Central School. The Comprehensive Plan Committee will present the community survey findings along with other information of interest obtained during the comprehensive planning process.

- **Develop Goals & Objectives**
- **Develop Implementation Strategies**
- **Draft Comprehensive Plan**

Newcomb Issue 02 May 2009



100 Glen Street
Glens Falls, NY 12801
T: 518.812.0513
F: 518.812.2205
glensfalls@chazencompanies.com