

## ***Village of East Nassau Comprehensive Plan***

### ***Introduction:***

*The Village of East Nassau combined the hamlets of Brainard, Hoags Corners, and East Nassau with a vote for incorporation on December 29, 1997. Although newly formed, the village inherits a long and storied history from its hamlets. The values of independence and self government began as early as the 1830's. The citizens of Hoags Corners, then the center of the Anti Rent Wars, fought the Van Rensselaer family to break free of the tenant/landlord bonds.*

### ***Physical Characteristics and Location:***

*The Village of East Nassau encompasses approximately 4.8 square miles along State Routes 66 and 20. In terms of population, East Nassau's density is unique from most villages as its population of approximately 580 residents is distributed throughout the area creating a very rural setting for a village. A variety of small businesses concentrated mostly among the three Hamlets operate in the village and include automotive repair, a general store, a restaurant/tavern, a piano restoration shop, an artists gallery, and an in-home daycare center. There are also a number of small agricultural businesses that include dairy, crop, and horse farms. Residential homes consist of a combination of mid 19<sup>th</sup> century homes, some of which are eligible for the state register of historic places, to contemporary construction. Also included are seasonal lake side vacation homes and a limited number of mobile homes. The physical and topographic characteristics of East Nassau's countryside include rolling hills, winding streams, including the Kinderhook, a recognized trout stream, and Tsatsawassa Lake. At the southern end of the village lie the hamlets of Brainard and East Nassau with the hamlet of Hoags Corners near the northern boundary.*

### ***The Goal and Purpose of this Comprehensive Plan:***

*The village board recognizes that it must have the tools in place to plan and direct the village's future in order to prevent forces outside the village from controlling the village's destiny. These tools include but are not limited to this policy, the local land use law, community input and cooperation with neighboring municipalities. A community vision for East Nassau is uniting the village's unique history and natural beauty, fostering community spirit, maintaining its rural character and building local economy which compliments the village's desirable characteristics. Planning and zonings decisions should be made in a manner consistent with fulfilling these goals.*

### ***Services and Economy:***

*The rural setting with its generous open spaces has attracted a variety of home based businesses and telecommuters. The village supports these efforts as long as they remain compatible with the rural residential character of the neighborhoods. Examples included home based technology, professional offices and services, off-site services providers, artistic endeavors, and home based crafts. With numerous retail and service oriented in surrounding towns and cities supporting its residents, the village would support limited growth in these areas of business. In contrast, open spaces have provided for the establishment of small scale agriculture which is in harmony with the rural residential character of the village. The continued growth of small scale agriculture practiced in an environmentally sound manner would be welcome. East Nassau faces the challenge of promoting economic opportunities that are consistent with the character of the village and meet the needs of its residents.*

### ***Land Use:***

*The goal for land use in the village should promote a pattern of use that reinforces the balance of important natural resources while allowing for the development of cottage industry and protecting established residential*

*neighborhoods. The village land use and subdivision regulation should prevent large-scale commercial rezoning, prevent the development of strip commercial character businesses and preserve key open spaces that help define the character of the village. The village should review and recognize traffic corridors and uses and protect residential community from extensive commercial traffic patterns. The village should promote land use practices that protect surface and groundwater resources and work to eliminate or minimize all known sources of pollution. The village should use the State Environmental Quality Review Act as a means to obtain necessary information on the environmental and community impacts of proposed development, make potential concerns open to public comment and explore project alternatives. The village should enact and enforce sign controls that encourage graphics that are compatible with the associated building and neighborhood and eliminate non-essential, off-site, or excessively large signs. The village should encourage the preservation and restoration of historical age homes and work to improve and enhance property values by protecting established residential neighborhoods. Finally, the village should work cooperatively with neighboring municipalities to encourage surrounding environments that compliment the village rural character and quality of life.*

***Community Values:***

*Combined with our history, residents have been attracted to our community because of its scenic, rural, and environmental qualities. Due to vast public sentiment supporting these values and a commitment to maintain our village's own identity, the first village board has created this comprehensive plan to insure that these unique characteristics continue to define our community for generations to come.*