

Clermont Hamlet Vision Plan

Town of Clermont, New York

The *Clermont Hamlet Vision Plan* is a vision for a future town center in the growing rural community of Clermont in Columbia County. The town center was called for by a group of visionary community members who recognized that it would be important to plan ahead to create a place of identity for the town. The Clermont hamlet was the preferred location because it already serves as the civic center of town, with the existing town hall, community center and town-owned open space lands.

Town residents and landowners cooperatively participated in the planning process by attending workshops focused on density and design preferences. These preferences were used to develop three alternatives for the hamlet's development: build-out, country hamlet and greenbelt village. The build-out is the do-nothing alternative, in which the town is developed under the existing land-use regulations. The country hamlet alternative would provide for more dense development in the Clermont hamlet, in patterns that would create neighborhoods and destinations centered around a town common. The greenbelt village alternative allows for a level of increased density that would help to preserve open space surrounding the hamlet. Community members reviewed the alternatives and helped to choose the preferred alternative, which was a hybrid of the country hamlet and greenbelt village.

