



8. TOWN OF FORT ANN

This jurisdictional annex to the Washington County Hazard Mitigation Plan (HMP) provides information to assist public and private sectors in the Town of Fort Ann with reducing losses from future hazard events. This annex is not guidance of what to do when a disaster occurs; its focus is on actions that can be implemented prior to a disaster to reduce or eliminate damage to property and people. The annex presents a general overview of Fort Ann, describes who participated in the planning process, assesses Fort Ann's risk, vulnerability, and capabilities, and outlines a strategy for achieving a more resilient community.

8.1 HAZARD MITIGATION PLANNING TEAM

The Town of Fort Ann identified primary and alternate HMP points of contact and developed this plan over the course of several months, with input from many Town departments. The Town Supervisor represented the community on the Washington County HMP Planning Partnership and Steering Committee and supported the local planning process by securing input from persons with specific knowledge to enhance the plan. All departments were asked to contribute to the annex development through reviewing and contributing to the capability assessment, reporting on the status of previously identified actions, and participating in action identification and prioritization.

Table A summarizes Town officials who participated in the development of the annex and in what capacity. Additional documentation of the Town's planning activities through Planning Partnership meetings is included in Volume I.

Table A. Hazard Mitigation Planning Team

Primary Point of Contact	Alternate Point of Contact
Name/Title: Sam Hall, Supervisor Address: 80 George Street, Fort Ann, NY 12827 Phone Number: 518-744-7339 Email: supervisor@townoffortannny.com	Name/Title: Miranda Herringshaw, Town Clerk Address: 80 George Street, Fort Ann, NY 12827 Phone Number: 518-639-8929, ext. 101 Email:
National Flood Insurance Program Floodplain Administrator	
Name/Title: Sam Hall, Supervisor	



8.2 COMMUNITY PROFILE

8.2.1 Community Classifications

Table B summarizes classifications for community programs available to Fort Ann.

Table B. Community Classifications

Program	Participating? (Yes/No)	Classification	Date Classified
Building Code Effectiveness Grading Schedule (BCEGS)	No	-	-
Community Rating System (CRS)	No	-	-
Firewise Communities classification	No	-	-
National Weather Service StormReady Certification	No	-	-
Public Protection (ISO Fire Protection Classes 1 to 10)	Yes	6/6X	9/17/15
NYSDEC Climate Smart Community	No	-	-
Other: Organizations with mitigation focus (advocacy group, non-government)	No	-	-

N/A = Not applicable

8.2.2 Community Profile

The Town of Fort Ann is in the Adirondack Mountains in New York State and is located in the northern region of Washington County. The Town is 108.8 square miles and bordered to the north by the Town of Dresden, to the south by the Towns of Granville, Hartford, and Kingsbury, to the east by the Towns of Whitehall and Granville, and to the west by the Towns of Queensbury and Bolton, which are located in Warren County. The following hamlets are found in the Town: Comstock, Fort Ann, Furnace Hollow, Hogtown, Johnnycake Corners, Kattskill Bay, Pilot Knob, Shelving Rock, South Bay, Tripoli, and West Fort Ann. Lake Nebo, Hadlock Pond, South Bay, and Lake George are major bodies of water found throughout the Town. The Town is governed by the Town Board consisting of the town council and the town supervisor.

According to the U.S. Census, the 2020 population for the Town of Fort Ann was 5,352 which makes up 8.7 percent of the county. Data from the 2022 American Community Survey indicates that 4.3 percent of the population is 5 years of age or younger, 16.9 percent is 65 years of age or older, 0.4 percent is non-English speaking, 5.3 percent is below the poverty threshold, and 7.4 percent is considered disabled.

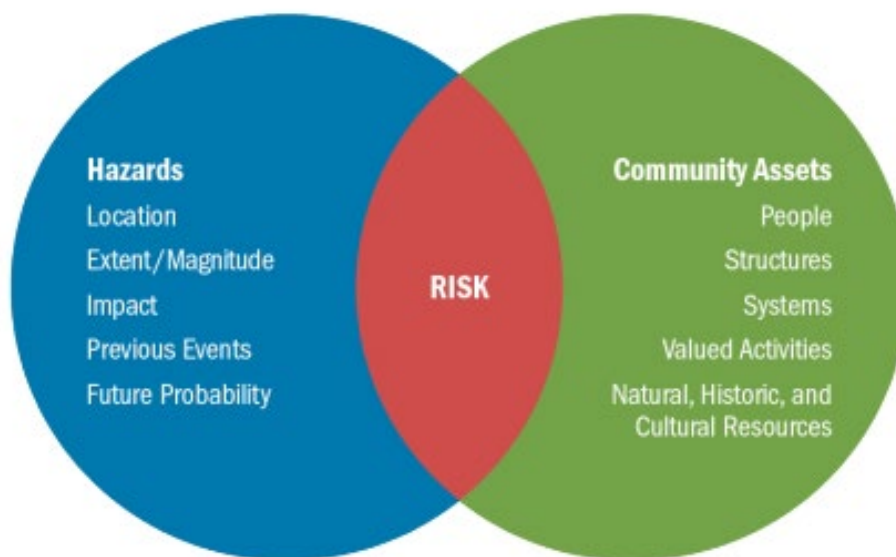
8.3 JURISDICTIONAL RISK ASSESSMENT

The hazard profiles in Volume I provide detailed information regarding each planning partner's vulnerability to the identified hazards, including summaries of Fort Ann's risk assessment results and data used to determine the hazard ranking. Key local risk assessment information is presented below.

Each jurisdiction has unique assets, vulnerabilities and overall risk. A multi-jurisdictional plan needs to identify every hazard (from the whole planning area). In hazard mitigation planning, risk is the potential for damage or loss when natural hazards interact with people or assets, as shown in the figure below. These assets may be buildings,

infrastructure or natural and cultural resources. A risk assessment is a robust, data-driven analysis. It explains what might happen. It also finds where the local jurisdiction is vulnerable to hazards.

Each community must describe how the selected hazards affect its jurisdiction. Some hazards will have similar effects across the area: extreme temperatures, windstorms, winter weather, drought, heavy rain, etc. Some have a smaller location and will vary based on geography. Multi-jurisdictional plans must explain these differences.



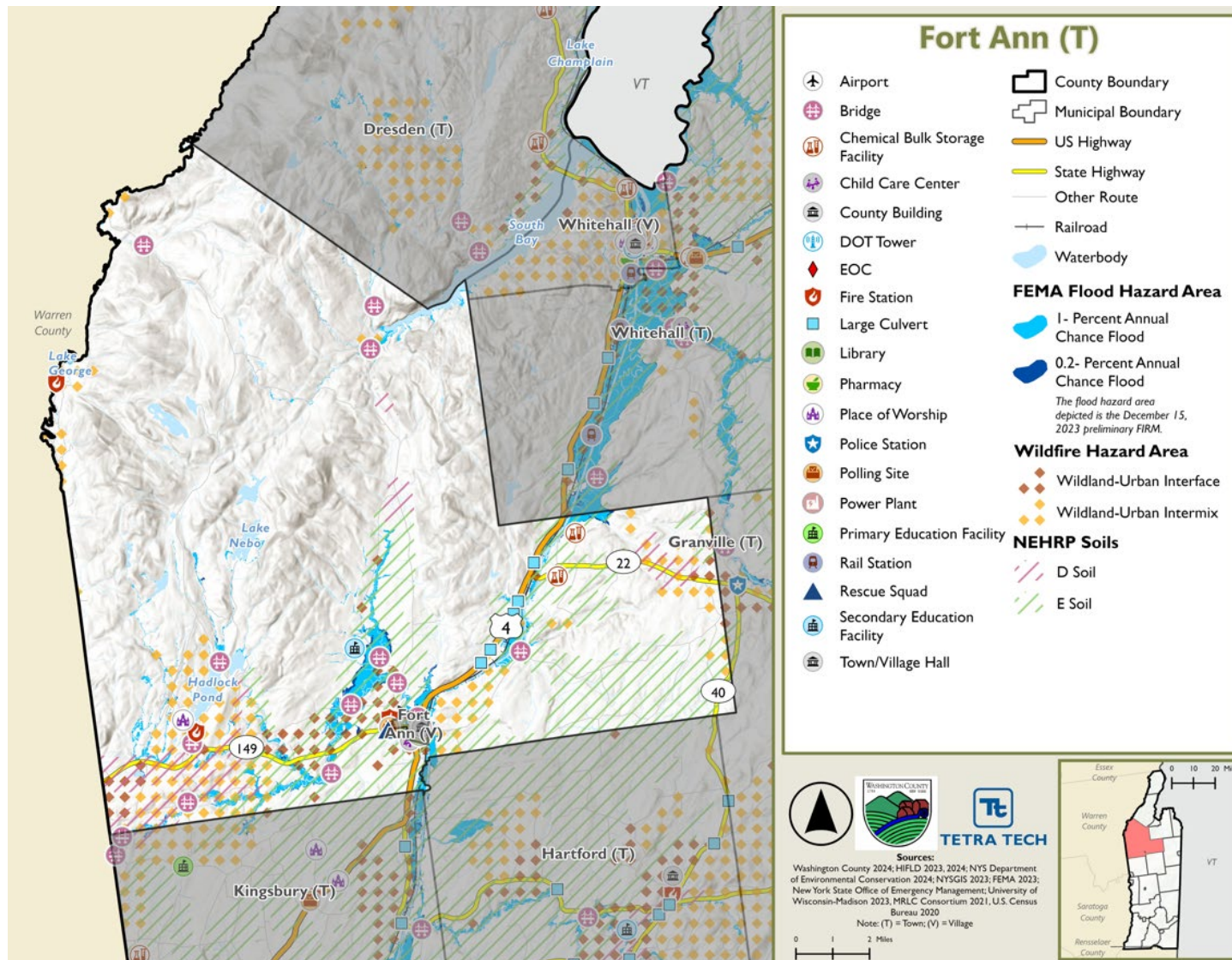
Risk is the relationship, or overlap, between hazards and community assets. The smaller the overlap, the lower the risk.

8.3.1 Hazard Area

The hazard area map below illustrates the probable hazard areas impacted within the Town, as shown in Figure 1. This map is based on the best available data at the time of the preparation of this plan and is adequate for planning purposes. The map is provided only for hazards that can be identified clearly using mapping techniques and technologies and for which Fort Ann has significant exposure. It also shows the location of potential new development, where available.



Figure 1. Fort Ann FEMA Flood, Wildfire, and Earthquake Hazard Area Extent and Location





8.3.2 Previous Event History

The history of natural and non-natural hazard events in Fort Ann is detailed in Volume I, where each hazard profile includes a chronology of historical events that have affected the County and its municipalities. Table C and Table D provide details on the loss and damage in Fort Ann during hazard events since the last hazard mitigation plan update.

Table C. Hazard Event History in Fort Ann

Dates of Event	Event Type (Disaster Declaration)	Summary of Event	Summary of Damage and Losses in Fort Ann
January 20, 2020 - May 11, 2023	Disease Outbreak (FEMA-DR-4480)	The first confirmed case of the 2019 Novel Coronavirus (COVID-19) in the United States was reported on January 20, 2020. Washington County reported over 19,000 positive cases and more than 1,200 fatalities.	Utilized all guidance provided by state and county including social distancing, masking mandates, and work from home orders.
August 10, 2020	Tornado	Scattered storms produced an EF1 tornado in Washington County. The tornado had 90 mph wind speeds, causing shingle and roof damage to homes and uprooting trees. The County had approximately \$75,000 in property damage and \$10,000 in crop damage.	Not Applicable
August 24, 2020	Heavy Rain and Flooding	Scattered storms impacted parts of Washington County, bringing between four and six inches of rain. This led to 8 flooded roadways, 21 flooded structures, 1 water rescue, several cars partially submerged, and the Whitehall Junior-Senior High School being significantly damaged by the flood waters. Overall, 40 homes and 13 businesses or non-profit organizations sustained damage totaling approximately \$16 million in property damage. There was also about 1,200 power outages as a result of the storms in Washington County.	There was water damage that was minimal and was mainly privately owned property.

EM = Emergency Declaration (FEMA)

FEMA = Federal Emergency Management Agency

DR = Major Disaster Declaration (FEMA)

N/A = Not applicable



Table D Hazard Event History below Declaration Threshold

Event Date	Estimated Property Damages	Estimated Injuries and Deaths	Description	Summary of Damage and Losses in Fort Ann
December 18, 2023	\$10,000	0	Rainfall totals were between 2 and 5 inches with the highest amounts across the eastern Catskills. This rain led to both areal and river flooding across the region.	Minimal flooding and damages
September 8, 2021	\$0.00	0	A line of strong to severe thunderstorms resulted in widespread damage over eastern New York. A tree was reported down on the roadway on State Route 149.	Tree was on state highway; unsure about any other damages/losses.

8.3.3 Critical Facilities

Table E. Critical Facilities Flood Vulnerability

Name	Type	Vulnerability		Addressed by Proposed Action	Already Protected to 0.2% Flood Level (describe protections)
		1% Annual Chance Event	0.2% Annual Chance Event		
None Identified					

Source: Washington County 2024; HIFLD 2023, 2024; NYS Department of Environmental Conservation 2024; NYS GIS 2023

In addition to critical facilities that are exposed to flooding, the following high hazard dams are located in Fort Ann:

- Hadlock Pond Dam

8.3.4 Local Hazard Impacts Assessment

Table F. Local Hazard Impacts Assessment

Hazard Name	Local Impacts
Dam Failure	A significant infrastructure failure occurred when the newly constructed Hadlock Dam broke shortly after its completion. The dam had been built during the winter months, and it is believed that pouring concrete in cold conditions contributed to structural weaknesses. Over time, water began to leak through the dam, eventually leading to a full breach. The failure occurred over the Fourth of July weekend, causing widespread damage. As the water surged downstream from the creek, it resulted in road washouts and the destruction of several individual homes. The most extensive damage was sustained by the highway system, with the majority of impacts occurring during the 2005–2006 period. Following the disaster, the dam was rebuilt to restore functionality and improve safety.



Earthquake	Town feels more tremors, though still infrequent and not of concern.
Extreme Temperature	No known impacts
Flood	Private properties that experience minor flooding. See above for dam failure.
Severe Weather	No known impacts. Private properties most likely experiences roof damage but the Town does not have any related data/documentation.
Severe Winter Weather	No known impacts. In the past there were roof collapses but winter is much milder in recent years so this has not been an impact.
Wildfire	Some fire incidents have occurred in the mountain area near Lake George; but nothing that has impacted the Town.

8.3.5 Vulnerable Community Assets

Table G. Vulnerable Community Assets

Community Asset	Hazard Impacts and Asset Vulnerabilities	Community Asset	Hazard Impacts and Asset Vulnerabilities
Agriculture	Numerous fields that pool water.	Local Roads	South Bay Hamlet water pool – stream runs through it and the water pools as it runs down the mountain. Flooding does not last long. Was an instance 20 years or so back where the roadway was blocked, and travel could not come in or out of the hamlet (County Route 16). Dam Failure (Hadlock Dam) that led to flooding throughout the whole Town.
Airports	Private airport with dirt runway.	Major Employers	No applicable
Area: Concentration of Businesses	Not applicable	Medical Centers (non-hospital)	Not applicable
Area: Concentration of Residences	Not applicable	Natural Resources	Not applicable
Bridges	County has a bridge on Goodman Road that is slated to be fixed this year. There are no other bridges of concern in the Town.	Neighborhoods	Not applicable. There was some flooding on private properties that are low lying (clay ground).
City Hall/Courthouse	Town Hall is located in the Village- there is no backup power	Parks and Recreational Sites	Not applicable
College/University	Not applicable	Place of Worship	Not applicable



Community Centers/Hubs	Not applicable	Private Property	Not applicable
Community Activities: major local events including festivals and economic drivers such as beaches, skiing, farming, fishing, etc.	Not applicable	Public Transportation	Not applicable
Cultural/Historic Buildings/Sites	Not applicable	Schools (K-12)	Not applicable (school is located in the Village)
Culverts	Minor issues- larger culverts have been installed	Small Businesses	Not applicable
Elder-care Facilities	Not applicable	Supermarkets/Grocery Stores	Not applicable
Fire/Police Stations	Uses fire departments located within the Town as an emergency shelter. The Town has three fire departments.	Transportation - Mobile Asset Storage	Town is building a new facility as a Town Garage that is shared with the County (60/40 split) that will be able to house upsized vehicles.
Gas Stations	Not applicable	Utilities	Not applicable
Highways	Not applicable	Wastewater Treatment Plants	Not applicable (located within the Village)
Hospitals	Not applicable	Waterfront	Not applicable
Other	Battery Storage facility wants to go in outside of the Village- concerns of the fires and air pollution.	Drinking Water Resources	Not applicable- water tank is located in town; pipes located within the Village. Town has no municipal water supply. Mainly well water.

8.3.6 Dams

The table below includes all dams in the Village of Fort Ann. This dam data is sourced from NYSDEC's inventory of dams and lists selected attributes of each dam. The dam classification (high, medium or low) corresponds to dam hazard classifications:

- **Class A: Low Hazard** - Dam failure may cause relatively minor economic or environmental damage.
- **Class B: Intermediate Hazard** - Dam failure may cause significant economic or environmental damage, but loss of life is not expected. There are about 570 Intermediate Hazard dams in New York.
- **Class C: High Hazard** - Dam failure may cause loss of life or other severe consequences. There are about 427 High Hazard dams in New York.
- **Class D: No Hazard** - Dams which have failed or have been removed and no longer present a risk.



In 2019, the Federal Emergency Management Agency (FEMA) announced the High Hazard Potential Dam (HHPD) Rehabilitation Grant Program, which has the potential to enhance New York's Dam Safety Program by providing technical, planning, design, and construction assistance in the form of grants for rehabilitation of eligible High Hazard Potential Dams (Class C dams).

Class C, or High Hazard Potential dams, are attributed to any dam whose failure or mis-operation will cause loss of human life and significant property damage. However, dams with other Classifications may still present real and present risks to people and property.

Table H. Dams Located in the Municipality

State ID	Name	River Name	Owners	Owner Type	Purposes	Classification
223-1079	Sly Pond Dam	TR-HALFWAY CREEK	BOY SCOUTS OF AMERICA-MOHICAN COUNCIL	Private	Recreation	Intermediate Hazard Dam
223-1098	Hadlock Pond Dam	TR-HALFWAY CREEK	TOWN OF FORT ANN	Local Government	Recreation	High Hazard Dam
223-4674	Lake Nebo Dam	TR-BISHOP BROOK	Not Applicable	Private	Recreation	Low Hazard Dam
241-1060	Lock C-11 Dam	CHAMPLAIN CANAL	New York State Canal Corporation	State	Navigation	Intermediate Hazard Dam

No issues to report.

8.3.7 Hazard Ranking and Vulnerabilities

The participating jurisdictions have differing degrees of vulnerability to the hazards of concern, so each jurisdiction ranked its own degree of risk to each hazard. The community-specific hazard ranking is based on problems and impacts identified by the risk assessment presented in Volume I. Mitigation actions were developed for all high-ranked hazards. For jurisdictions that do not have two or more high rankings, medium rankings that have associated actions can be considered as hazards of concern.

The ranking process involves an assessment of the likelihood of occurrence for each hazard; the potential impacts of the hazard on people, property, and the economy; community capabilities to address the hazard; and changing future climate conditions. Impacts from a particular hazard may have decreased due to an implemented project or relocation of an asset that was previously at risk. Alternatively, risk may have increased because population has increased in a hazard prone area.

The Town elected to consider both Flood, Severe Weather, and Severe Winter Weather as hazards of concern because of the excessive precipitation and snow melt exacerbating the flooding concerns.



Table I. Hazard Ranking

Hazard Name	Hazard Ranking in 2018 HMP	Frequency (2018 – present): Increased, Decreased, Stayed the Same	Impacts (2018 – present): Increased, Decreased, Stayed the Same	Description of frequency and impacts (2018 – present):	Future Events (present – 2030): Will Increase, Decrease, Stay the Same	Hazard Ranking
Dam Failure	Not applicable	Stayed the same	Stayed the same	Town provides maintenance that is required every year.	Stayed the same	Low
Earthquake	Medium	Stayed the same	Stayed the same	-	Stayed the same	Medium
Extreme Temperature	Not applicable	Increase	Increase	-	Stay the same	Medium
Flood	High	Stayed the same	Stayed the same	-	Stayed the same	High
Severe Weather	High	Decrease	Decrease	-	Stay the Same	Medium
Severe Winter Weather	High	Decrease	Decrease	-	Stay the Same	Medium
Wildfire	High	Stay the same	Stay the same	Significant amount of trails and people that hike them that could be impacted.	Stay the same	Medium

8.4 GROWTH/DEVELOPMENT TRENDS

Understanding how past, current, and projected development patterns have or are likely to increase or decrease risk in hazard areas is a key component to appreciating a jurisdiction's overall risk to its hazards of concern. Recent and expected future development trends, including major residential/commercial development and major infrastructure development, are summarized in Table J through Table M.

8.4.1 Development and Permitting

Table J. Development and Permitting Capability

Question	Answer
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Does your municipality or the county issue building permits for development in your community?	Washington County Building and Code Enforcement
What is your process for tracking building permits?	Washington County Building and Code Enforcement
Are permits tracked by hazard area? (For example, floodplain development permits.)	Washington County Building and Code Enforcement
Does your community have a buildable land inventory? If yes, please describe.	There is available space for build out within the Town.

Table K. Number of Building Permits for New Construction Issued Since the Previous HMP

	New Construction Permits Issued			
	Single Family	Multi-Family	Other (commercial, mixed-use, etc.)	Total
2019				
Total Permits	7	0	3	10
Permits within SFHA	0	0	0	0
2020				
Total Permits	13	0	0	13
Permits within SFHA	0	0	0	0
2021				
Total Permits	11	0	2	13
Permits within SFHA	0	0	0	0
2022				
Total Permits	12	0	1	13
Permits within SFHA	0	0	0	0
2023				
Total Permits	13	0	2	15
Permits within SFHA	0	0	0	0
2024				
Total Permits	8	0	2	10
Permits within SFHA	0	0	0	0

SFHA = Special Flood Hazard Area (1% flood event)

Table L. Recent Major Development and Infrastructure from 2019 to 2024

Property or Development Name	Type of Development	# of Units / Structures	Location (address and/or block and lot)	Known Hazard Zones	Description / Status of Development
None Identified					



Table M. Known or Anticipated Major Development and Infrastructure in the Next Five Years

Property or Development Name	Type of Development	# of Units / Structures	Location (address and/or block and lot)	Known Hazard Zones*	Description / Status of Development
None Anticipated					

8.5 NATIONAL FLOOD INSURANCE PROGRAM COMPLIANCE

This section provides specific information on the management and regulation of the regulatory floodplain, including current and future compliance with the National Flood Insurance Program (NFIP). The floodplain administrator listed in Table A is responsible for maintaining this information.

8.5.1 NFIP Statistics

Table N summarizes the NFIP policy and claim statistics for Fort Ann.

Table N. Fort Ann NFIP Summary of Policy and Claim Statistics

# Policies	8
# Claims (Losses)	3
Total Loss Payments	\$0.00
# Repetitive Loss Properties (NFIP definition)	0
# Repetitive Loss Properties (FMA definition)	0
# Severe Repetitive Loss Properties	0

NFIP Definition of Repetitive Loss: The NFIP defines a repetitive loss property as any insurable building for which two or more claims of more than \$1,000 were paid by the NFIP within any rolling 10-year period since 1978.

FMA Definition of Repetitive Loss: FEMA's Flood Mitigation Assistance (FMA) program defines a repetitive loss property as any insurable building that has incurred flood-related damage on two occasions, in which the cost of the repair, on average, equaled or exceeded 25 percent of the market value of the structure at the time of each such flood event.

Definition of Severe Repetitive Loss: A residential property covered under an NFIP flood insurance policy and: (a) That has at least four NFIP claim payments over \$5,000 each, and the cumulative amount of such claims payments exceeds \$20,000; or (b) For which at least two separate claims payments have been made with the cumulative amount of the building portion of such claims exceeding the market value of the building. At least two of the claims must have occurred within any 10-year period, more than 10 days apart.

Source: FEMA, 2024

8.5.2 National Flood Insurance Program (NFIP) Flood Vulnerability Summary

The HMP Team provided information on participation in and continued compliance with the NFIP in the table below.

Table O. NFIP Summary

NFIP Topic	Comments
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Describe areas prone to flooding in your jurisdiction.	Low Level fields on agricultural lands
Are areas of your community located in a floodplain (1% and .2%)? If yes, please describe.	Low Level fields on agricultural lands
Who is the Community Floodplain Administrator (FPA)? Do they serve any roles other than FPA? Do they have adequate training and capacity for this role?	Supervisor (then codes after training is done)
What local department is responsible for floodplain management?	Code Enforcement
Are any certified floodplain managers on staff in your jurisdiction?	Not yet. Code staff are currently training.
What is the local law number or municipal code of your flood damage prevention ordinance?	Local Law #4
What is the date that your flood damage prevention ordinance was last amended?	2019
When was the latest effective Flood Insurance Rate Map (FIRM) adopted, if applicable?	New maps will be adopted. November 5 th , 1997 are current ones
Explain NFIP administration services (e.g., permit review, inspections, engineering capability, GIS, etc.)	Permit Review is done by the Town.
What are the barriers to running an effective NFIP program in your community, if any?	Staffing, Training and Funding
Does your floodplain management staff need any assistance or training to support its floodplain management program? If yes, what type of assistance/training is needed?	Currently receiving training.
How do you make Substantial Damage determinations? What is the process to make sure these structures are brought into compliance?	No process at the Town level, currently.
How do you determine if proposed development on an existing structure would qualify as a substantial improvement?	Building permit would be received; Planning Board would make determination
How many Substantial Damage determinations were declared for recent flood events in your jurisdiction?	Not applicable
Does the community track the number of buildings in the floodplain? If so, how many structures are in special flood hazard area (SFHA)?	Town uses the maps that are sent around. About 25 structures.
How many structures (residential and non-residential) are exposed to flood risk within the community outside of the regulatory maps?	About 10-15 structures.



Does the community maintain elevation records? If yes, please describe.	No
Describe any areas of flood risk with limited NFIP policy coverage.	About 10-15 structures located outside of floodplain that incur flooding
How does the community teach property owners or other stakeholders about the importance flood insurance?	Bank informs property owners
What digital sources (like the FEMA Map Service Center, National Flood Hazard Layer) or non-regulatory tools does your community use?	FEMA maps
Are there other local ordinances, plans or programs (e.g., site plan review) that support floodplain management and meeting the NFIP requirements? For instance, does the planning board or zoning board consider efforts to reduce flood risk when reviewing variances such as height restrictions?	Site Plan Review and Planning board considers flood risk
When was the most recent Community Assistance Visit (CAV) or Community Assistance Contact (CAC)?	CAV: 9/26/2018 CAC: 4/13/2016
Does your community plan to join the CRS program or is your community interested in improving your CRS classification?	No

8.6 JURISDICTIONAL CAPABILITY INVENTORY AND ASSESSMENT

The Town of Fort Ann conducted a comprehensive inventory and assessment of its existing capabilities, plans, programs, and policies that support the implementation of hazard mitigation strategies. As part of this process, the Hazard Mitigation Planning (HMP) Team conducted a detailed review of the Town's existing capabilities, comparing them against a comprehensive list of hazard mitigation-related capabilities. It is important to note that the absence of certain types of capabilities was not interpreted as a deficiency in local capabilities, but rather as a reflection of the Town's specific needs and context.

Volume I, *Chapter 13 Capability Assessment* and the *Capability Inventory and Assessment* section of the Washington County Jurisdictional Annex collectively outline the full range of capabilities available at the County level, which includes resources and programs that extend to and benefit the Town. For additional information on these shared resources and collaborative efforts, please refer to these resources.

The tables below provide a summary of jurisdictional-specific capabilities currently in effect that support hazard mitigation efforts. The jurisdictional assessment for this annex includes analyses of the following:

- Planning and regulatory capabilities
- Development and permitting capabilities
- Administrative and technical capabilities



- Fiscal capabilities
- Education and outreach capabilities
- Classification under various community mitigation programs
- Adaptive capacity to withstand hazard events

For a community to succeed in reducing long-term risk, hazard mitigation must be integrated into day-to-day local government operations. As part of the hazard mitigation analysis, planning and /policy documents were reviewed and each jurisdiction was surveyed to obtain a better understanding of their progress toward plan integration. Development of an updated mitigation strategy provided an opportunity for Fort Ann to identify opportunities for integrating mitigation concepts into ongoing Town procedures.

8.6.1 Planning and Regulatory Capability and Integration

Planning and regulatory capabilities are the plans, policies, codes, and ordinances that prevent and reduce the impacts of hazards.

Ordinances

Table P. Regulatory Capabilities

Capability Type	In Place in Municipality	Comments	Responsible Department / Agency / Organization
Building Codes	Yes, Local Law #1 (1988)	The Town building code regulates the structural systems of residential and commercial buildings for the Town and how they should be designed and constructed	Code Enforcement (County)
Flood Damage Prevention Ordinance	Yes, Local Law #4 (2019)	The Town FDPO enforces standards to minimize damages to residential and commercial structures from flooding events.	Town Supervisor
Real Estate Disclosure Requirements	Yes, Property Condition Disclosure Act, NY Code - Article 14 §460-467	The NYS mandate requires sellers to disclose to potential buyers whether their property is located in a designated floodplain.	NYS Department of State, Real Estate Agent
Site Plan Code	Yes, Local Law #2 (2007)	The Town site plan code regulates zoning regulations and makes sure building codes are adhered to during development plan stages.	Planning Board
Subdivision Code	Yes, Local Law #2 (2007)	How has or will this be integrated with the HMP and how does this reduce risk? The Town subdivision code regulates the division of Town lands into smaller parcels and includes development standards.	Code Enforcement (County)



Plans

Table Q. Planning Capabilities

Capability Type	In Place in Municipality	Comments	Responsible Department / Agency / Organization
Comprehensive Emergency Management Plan (CEMP)	Yes, Washington County CEMP	The Town follows the County EOP for emergency management and response and recovery. The Town is included in the County EOP.	County OEM

8.6.2 Administrative and Technical Capability

Table R. Administrative and Technical Capabilities

Capability Type	In Place in Municipality	Comments
Civil Engineer	No	This service is contracted. Two contractors.
Code Enforcement Official	Yes	Washington County Building and Code Enforcement and Town is training new code enforcement officers.
Emergency Manager	Yes	Town Supervisor
Personnel skilled or trained in website development	No	This service is contracted.
Staff with expertise or training in benefit/cost analysis	Yes	Two Engineers.
Planners or engineers with knowledge of land development and land management practices	Yes	Two Engineers.
Planning Board	Yes	The Town Planning Board consists of five members, appointed by the Town Board.
Public Works/Highway Department	Yes	Total of ten staff members.

8.6.3 Fiscal Capability

Table S. Fiscal Capabilities

Capability Type	Is this funding capability currently in use in the Municipality? If yes, please describe.
Community Development Block Grants (CDBG, CDBG-DR)	Yes
Capital improvement project funding	Yes
Authority to levy taxes for specific purposes	Yes



Capability Type	Is this funding capability currently in use in the Municipality? If yes, please describe.
User fees for water, sewer, gas, or electric service	Village, Water & Sewer
Impact fees for homebuyers or developers of new development/homes	Yes
Stormwater utility fee	No
Incur debt through general obligation bonds	Yes
Incur debt through special tax bonds	Yes
Incur debt through private activity bonds	No
Withhold public expenditures in hazard-prone areas	No
Other Federal (non-FEMA) funding programs	Yes
FEMA funding programs	Yes, Dam Failure in 2005/2006
Other State funding programs	Yes
Open Space Acquisition funding programs	No
Other (for example, Clean Water Act 319 Grants [Nonpoint Source Pollution])	No

8.6.4 Education and Outreach Capability

Table T. Education and Outreach Capabilities

Capability Type	Is this education and outreach capability currently in use in the Municipality? If yes, please describe.
Community Newsletter	No
Hazard awareness campaigns (such as Firewise, Storm Ready, Severe Weather Awareness Week, school programs, public events)	No
Hazard mitigation information available on your website	No
Local News	Yes, Town contacts the County and then County would put notices out.
Natural disaster/safety programs in place for schools	No
Organizations that conduct outreach to socially vulnerable populations and underserved populations	No



Public information officer or communications office	Yes, the Town Supervisor posts safety information, including a list of resources available to Senior Citizens, on the Town bulletin board. The town website provides address and phone numbers for local emergency resources, including the Fort Ann Rescue Squad, Fort Ann Volunteer Fire Department, West Fort Ann Volunteer Fire Department, and Pilot Knob Volunteer Fire Department.
Social media for hazard mitigation education and outreach	No
Warning systems for hazard events	Yes, County has a system, including a list of those that may need assistance in an evacuation
Other	

8.6.5 Hazard Capability Assessment

Each jurisdiction has a unique combination of capabilities to adjust to, protect from, and withstand a future hazard event, future conditions, and changing risk. The HMP Team ranked the local government's capability to address risks and impacts of each hazard based on the risk and capability assessments performed above.

- *Strong: Capacity exists and effectively manages the impacts of this hazard.*
- *Moderate: Capacity exists but is not used or needs some improvement.*
- *Weak: Capacity exists and needs substantial improvement*
- *None: Capacity does not exist.*
- *N/A: This hazard is not a risk to my community.*

Table U. Adaptive Capacity

Hazard	Strong, Moderate, Weak, None
Dam Failure	Strong
Earthquake	Moderate
Extreme Temperature	Strong
Flood	Strong
Severe Weather	Strong
Severe Winter Weather	Strong
Wildfire	Strong

8.7 MITIGATION STRATEGY AND PRIORITIZATION

This section discusses the status of mitigation actions from the previous HMP, describes proposed hazard mitigation actions, and prioritizes actions to address over the next five years.



8.7.1 Past Mitigation Action Status

The table below indicates progress on the Town's mitigation strategy identified in the 2018 HMP. Actions that are still recommended but not completed or that are in progress are carried forward and combined with new actions as part of the mitigation strategy for this plan update. Previous actions that are now ongoing programs and capabilities are indicated as such and are presented in the capability assessment earlier in this annex.

Table V. Status of Previous Mitigation Actions

T. Fort Ann-1 —Lake Nebo Road Bank Stabilization		
Hazards Addressed	☐ Earthquake ☐ Extreme Temperature ☒ Flood	☐ Severe Weather ☐ Severe Winter Weather ☐ Wildfire
Lead Agency / Department	Town	
Supporting Agency / Department	Lake Champlain-Lake George Regional Planning Board	
Action Location	Lake Nebo Road	
Summary of Original Problem	Steep slopes along the bank adjacent to Lake Nebo Road are subject to erosion as they are not stabilized and exposed to the elements.	
Summary of Solution (Project)	Stabilize with erosion and sediment control blankets and stone and hydroseed with soil amendments. This will alleviate the erosion along the Lake Nebo Road.	
Action Category	☐ Local Plans and Regulations (LPR) ☐ Structure and Infrastructure Project (SIP)	☒ Natural Systems Protection (NSP) ☐ Education and Awareness Programs (EAP)
Current Status	Discontinued - Ongoing Capability	
Please describe the current status selection:	Regular maintenance is performed.	
Next Steps		
Include in the 2025 HMP or Discontinue?	Discontinue	
If include, revise/reword as appropriate	Not applicable	
If discontinue, explain why	This is an ongoing capability.	
T. Fort Ann-2 —Hogtown Road Bank Stabilization		
Hazards Addressed	☐ Earthquake ☐ Extreme Temperature ☒ Flood	☐ Severe Weather ☐ Severe Winter Weather ☐ Wildfire
Lead Agency / Department	Town	
Supporting Agency / Department	Lake Champlain-Lake George Regional Planning Board	
Action Location	Hogtown Road	
Summary of Original Problem	Steep slopes along the bank adjacent to Hogtown Road are critically eroding and contribute to significant sediment loads in adjacent streams.	



Summary of Solution (Project)	Improvements include installation of erosion and sediment control blankets and hydroseed with conservation mix and soil amendments, including re-grading slope, stabilizing with erosion and sediment control blankets, and hydroseeding with conservation mix and soil amendments. This will provide protection along Hogstown Road from erosion during periods of heavy rain.	
Action Category	☐ Local Plans and Regulations (LPR) ☐ Structure and Infrastructure Project (SIP)	☒ Natural Systems Protection (NSP) ☐ Education and Awareness Programs (EAP)
Current Status	Discontinued - Ongoing Capability	
Please describe the current status selection:	Regular maintenance is performed.	
Next Steps		
Include in the 2025 HMP or Discontinue?	Discontinue	
If include, revise/reword as appropriate	Not applicable	
If discontinue, explain why	This is an ongoing capability.	
T. Fort Ann-3 —Burquist Road Bank Stabilization		
Hazards Addressed	☐ Earthquake ☐ Extreme Temperature ☒ Flood	☐ Severe Weather ☐ Severe Winter Weather ☐ Wildfire
Lead Agency / Department	Town	
Supporting Agency / Department	Lake Champlain-Lake George Regional Planning Board	
Action Location	Burquist Road	
Summary of Original Problem	Steep slopes along the bank adjacent to Burquist Road are subject to erosion as they are not stabilized properly and exposed to the elements, such as heavy rain and flooding.	
Summary of Solution (Project)	Soil amendments (hydroseed with conservation mix, soluble fertilizers and tackifier) to Burquist Road to help with flooding and erosion. This will reduce the impacts heavy rain events can have in this section of the town and reduce the impacts of flooding and erosion.	
Action Category	☐ Local Plans and Regulations (LPR) ☐ Structure and Infrastructure Project (SIP)	☒ Natural Systems Protection (NSP) ☐ Education and Awareness Programs (EAP)
Current Status	Discontinued - Ongoing Capability	
Please describe the current status selection:	Regular maintenance is performed.	
Next Steps		
Include in the 2025 HMP or Discontinue?	Discontinue	
If include, revise/reword as appropriate	Not applicable	
If discontinue, explain why	This is an ongoing capability.	
T. Fort Ann-4 —Copeland Pond Road Bank Stabilization		



Hazards Addressed	☐ Earthquake ☐ Extreme Temperature ☒ Flood	☐ Severe Weather ☐ Severe Winter Weather ☐ Wildfire
Lead Agency / Department	Town	
Supporting Agency / Department	Lake Champlain-Lake George Regional Planning Board	
Action Location	Copeland Pond Road	
Summary of Original Problem	Steep slopes along the bank adjacent to Copeland Pond Road are critically eroding and contribute to significant sediment loads in adjacent streams.	
Summary of Solution (Project)	Improvements include installation of erosion and sediment control blankets and hydroseed with conservation mix and soil amendments, including re-grading slope, stabilizing with erosion and sediment control blankets, and hydroseeding with conservation mix and soil amendments, to improve soil conditions and mitigate erosion and flooding. This will reduce the impacts heavy rain events can have in this section of the town and reduce the impacts of flooding and erosion.	
Action Category	☐ Local Plans and Regulations (LPR) ☐ Structure and Infrastructure Project (SIP)	☒ Natural Systems Protection (NSP) ☐ Education and Awareness Programs (EAP)
Current Status	Discontinued - Ongoing Capability	
Please describe the current status selection:	Regular maintenance is performed.	
Next Steps		
Include in the 2025 HMP or Discontinue?	Discontinue	
If include, revise/reword as appropriate	Not applicable	
If discontinue, explain why	This is an ongoing capability.	

T. Fort Ann-5 —Kelsey Pond Road Bank Stabilization

Hazards Addressed	☐ Earthquake ☐ Extreme Temperature ☒ Flood	☐ Severe Weather ☐ Severe Winter Weather ☐ Wildfire
Lead Agency / Department	Town	
Supporting Agency / Department	Lake Champlain-Lake George Regional Planning Board	
Action Location	Kelsey Pond Road	
Summary of Original Problem	Steep slopes along the bank adjacent to Kelsey Pond Road are critically eroding and contribute to significant sediment loads in adjacent streams.	
Summary of Solution (Project)	Improvements include installation of erosion and sediment control blankets and hydroseed with conservation mix and soil amendments along Kelsey Pond Road, including re-grading slope, stabilizing with erosion and sediment control blankets, and hydroseeding with conservation mix and soil amendments. This will reduce the impacts heavy rain events can have in this section of the town and reduce the impacts of flooding and erosion.	
Action Category	☐ Local Plans and Regulations (LPR) ☐ Structure and Infrastructure Project (SIP)	☒ Natural Systems Protection (NSP) ☐ Education and Awareness Programs (EAP)



Current Status	Discontinued - Ongoing Capability	
Please describe the current status selection:	Regular maintenance is performed.	
Next Steps		
Include in the 2025 HMP or Discontinue?	Discontinue	
If include, revise/reword as appropriate	Not applicable	
If discontinue, explain why	This is an ongoing capability.	
T. Fort Ann-6 —Climate Smart Community		
Hazards Addressed	☒ Earthquake ☒ Extreme Temperature ☒ Flood	☒ Severe Weather ☒ Severe Winter Weather ☒ Wildfire
Lead Agency / Department	Town	
Supporting Agency / Department	NYSDEC	
Action Location	Town-wide	
Summary of Original Problem	The Town is currently not a Climate Smart Community.	
Summary of Solution (Project)	Determine the benefits of becoming a New York State-certified Climate Smart Community. By joining, the Town will become engaged in reducing greenhouse gas emissions and improving climate resilience. The Town also will identify policies, measures, planning goals, actions, funding, responsibility, and schedules.	
Action Category	☐ Local Plans and Regulations (LPR) ☐ Structure and Infrastructure Project (SIP)	☐ Natural Systems Protection (NSP) ☒ Education and Awareness Programs (EAP)
Current Status	Proposed - Not Started	
Please describe the current status selection:	Not started	
Next Steps		
Include in the 2025 HMP or Discontinue?	Include	
If include, revise/reword as appropriate	No change	
If discontinue, explain why	Not applicable	
T. Fort Ann-7 —Town-wide Drainage Improvements		
Hazards Addressed	☐ Earthquake ☐ Extreme Temperature ☒ Flood	☒ Severe Weather ☐ Severe Winter Weather ☐ Wildfire
Lead Agency / Department	Town Highway Department	
Supporting Agency / Department	-	
Action Location	Town-wide	
Summary of Original Problem	Many areas in the town have inadequate drainage and roadways become inundated during periods of heavy rain. This creates access issues for emergency vehicles and personnel in the event of an emergency.	



Summary of Solution (Project)	Improve stormwater drainage capacity throughout the Town by 1) Identifying roads that wash out during heavy rain events. Once identified, improve drainage by replacing culverts or install additional culverts. 2) Purchase equipment to assist with increasing the capacity of the culverts throughout the town.	
Action Category	☐ Local Plans and Regulations (LPR) ☒ Structure and Infrastructure Project (SIP)	☐ Natural Systems Protection (NSP) ☐ Education and Awareness Programs (EAP)
Current Status	In Progress - Progress Underway	
Please describe the current status selection:	-	
Next Steps		
Include in the 2025 HMP or Discontinue?	Include	
If include, revise/reword as appropriate	Change from replacing culverts to upsizing culverts.	
If discontinue, explain why	Not applicable	

8.7.2 Additional Mitigation Efforts

In addition to the mitigation actions completed in Table V, Fort Ann identified the following mitigation efforts completed since the last HMP:

- Repairs and maintenance as needed

Since the adoption of the County's first HMP, Fort Ann has made significant mitigation progress in the following areas:

- Repairs and maintenance as needed
- Culvert replacements and upsizing

8.7.3 Identified Issues

The Town of Fort Ann has identified the following vulnerabilities within their community for mitigation strategy development:

- The Town is currently not a Climate Smart Community.
- Many areas in the town have inadequate drainage and roadways become inundated during periods of heavy rain. This creates access issues for emergency vehicles and personnel in the event of an emergency.
- The Town is vulnerable if there is a loss of power during any event. Town Hall does not have emergency backup power to allow for continuity of operations during a power outage. If a generator is secured, Town employees can provide public services to the community.
- Hadlock Pond Dam is a Class C High Hazard Dam formed at the tributary of Halfway Creek. The dam is owned by the Town of Fort Ann. Although the dam was last inspected in 2024 and the condition rating is deficiently maintained. The risk of dam failure warrants an engineering evaluation to determine if retrofits of the dam would result in safer conditions.



- There are flood-prone roadways in the Town, including multiple roads which are located in the floodplain.
- The Town currently lacks a formal response plan for a fire occurring within the solar farms. Solar panel fires present unique hazards, including electrical risks, limited access, and potential for rapid fire spread.



8.7.4 Proposed Hazard Mitigation Actions for the HMP Update

Fort Ann participated in the mitigation strategy workshop and identified hazard mitigation actions to reduce the risks and impacts of hazards the community ranked as high-risk. Hazard risk ranking was specific to each community in the County and was based on quantitative (i.e., analysis of the best available data) and qualitative risk assessment processes (i.e., evaluation of previous occurrences, likelihood of future occurrences and vulnerabilities to people and community services; buildings and critical infrastructure; the natural environment and other local priorities).

Implementation of these actions are dependent upon available funding (grants and local match availability) and local capacity and may be modified or omitted at any time based on the occurrence of new hazard events and changes in local priorities.

Volume I identifies fourteen evaluation criteria for prioritizing the mitigation actions. Below, Table W provides the prioritization criteria score for each proposed mitigation action.



Action 2025-FortAnnT-01. Climate Smart Community

Lead Agency:	Town		
Supporting Agencies:	NYSDEC		
Hazards of Concern:	☒ Dam Failure ☒ Earthquake ☒ Extreme Temperature ☒ Flood	☒ Severe Weather ☒ Severe Winter Weather ☒ Wildfire	
Description of the Problem:	The Town is currently not a Climate Smart Community.		
Description of the Solution:	Determine the benefits of becoming a New York State-certified Climate Smart Community. By joining, the Town will become engaged in reducing greenhouse gas emissions and improving climate resilience. The Town also will identify policies, measures, planning goals, actions, funding, responsibility, and schedules.		
Estimated Cost:	Low		
Potential Funding Sources:	Municipal Budget		
Implementation Timeline:	1-5 years		
Goals Met:	3,4		
Benefits:	Climate Smart Communities (CSC) is a New York State program that helps local governments take action to reduce greenhouse gas emissions and adapt to a changing climate. The program offers grants, rebates for electric vehicles, and free technical assistance.		
Impact on Socially Vulnerable Populations:	Promotes equitable climate adaptation and mitigation measures, helping protect socially vulnerable populations who are often disproportionately affected by climate change impacts.		
Impact on Future Development:	Pursuing certification will encourage sustainable development practices that reduce greenhouse gas emissions and enhance resilience in future growth and infrastructure projects.		
Impact on Critical Facilities/Lifelines:	The program's guidance and resources can support the protection and resilience of critical facilities and lifelines against climate related hazards.		
Impact on Capabilities:	Certification will improve the Town's capacity to plan for, respond to, and recover from climate related emergencies through access to technical assistance and funding opportunities.		
Climate Change Considerations:	Climate change is likely to increase the intensity and frequency of many climate related disaster events. This action will increase emergency response capabilities to increasing storm risks.		
Mitigation Category	☒ Local Plans and Regulations (LPR) ☐ Structure and Infrastructure Project (SIP)	☐ Natural Systems Protection (NSP) ☒ Education and Awareness Programs (EAP)	
CRS Category	☒ Preventative Measures (PR) ☐ Property Protection (PP) ☒ Public Information (PI)	☐ Natural Resource Protection (NR) ☐ Structural Flood Control Projects (SP) ☐ Emergency Services (ES)	
Priority	☐ High	☒ Medium	☐ Low
Alternatives	Action	Evaluation	
	No Action	-	



	Create an independent climate related plan	Could face challenges in securing funding or receiving technical assistance
	Collaborate with neighboring municipalities without formal participation	Could limit Town's ability to implement targeted climate related actions and efforts

Action 2025-FortAnnT-02. Town-wide Drainage Improvements

Lead Agency:	Town Highway Department	
Supporting Agencies:	-	
Hazards of Concern:	☐ Dam Failure ☐ Earthquake ☐ Extreme Temperature ☒ Flood	☒ Severe Weather ☐ Severe Winter Weather ☐ Wildfire
Description of the Problem:	Many areas in the town have inadequate drainage and roadways become inundated during periods of heavy rain. This creates access issues for emergency vehicles and personnel in the event of an emergency.	
Description of the Solution:	Improve stormwater drainage capacity throughout the Town by 1) Identifying roads that wash out during heavy rain events. Once identified, improve drainage by upsizing culverts or install additional culverts. 2) Purchase equipment to assist with increasing the capacity of the culverts throughout the town.	
Estimated Cost:	Medium	
Potential Funding Sources:	Municipal Budget, Bridge NY	
Implementation Timeline:	1-5 years	
Goals Met:	1,2	
Benefits:	Reduces flood risk and road closures.	
Impact on Socially Vulnerable Populations:	Improved access and safety for residents in flood-prone areas, particularly those with limited mobility or transportation options.	
Impact on Future Development:	Supports sustainable development by reducing flood risk in areas targeted for growth.	
Impact on Critical Facilities/Lifelines:	Improves access to and from emergency services, schools, and healthcare facilities during severe weather events.	
Impact on Capabilities:	Enhances the Town's ability to manage stormwater and respond to flooding events more effectively.	
Climate Change Considerations:	Addresses increased frequency and intensity of rainfall events due to climate change by improving stormwater infrastructure capacity.	
Mitigation Category	☐ Local Plans and Regulations (LPR) ☒ Structure and Infrastructure Project (SIP)	☐ Natural Systems Protection (NSP) ☐ Education and Awareness Programs (EAP)



CRS Category	☒ Preventative Measures (PR) ☐ Property Protection (PP) ☐ Public Information (PI)			☐ Natural Resource Protection (NR) ☐ Structural Flood Control Projects (SP) ☐ Emergency Services (ES)
Priority	☐ High	☒ Medium	☐ Low	
Alternatives	Action		Evaluation	
	No Action		-	
	Elevate homes		Costly and would not solve roadway flooding	
	Buyout homes		Costly and would not solve roadway flooding	

Action 2025-FortAnnT-03. Town Hall Generator

Lead Agency:	Town Highway Department	
Supporting Agencies:	-	
Hazards of Concern:	☒ Dam Failure ☒ Earthquake ☒ Extreme Temperature ☒ Flood	☒ Severe Weather ☒ Severe Winter Weather ☒ Wildfire
Description of the Problem:	The Town is vulnerable if there is a loss of power during any event. Town Hall does not have emergency backup power to allow for continuity of operations during a power outage. If a generator is secured, Town employees can provide public services to the community.	
Description of the Solution:	Purchase and install a generator at Town Hall. The generator will provide power to the entire building, and municipal employees will benefit as they will be able to continue their day-to-day duties in the event of a power outage.	
Estimated Cost:	Medium	
Potential Funding Sources:	FEMA HMGP, Municipal Budget	
Implementation Timeline:	1-5 years	
Goals Met:	1,6,7	
Benefits:	This project ensures continuity of government operations, maintains public access to essential services during emergencies, reduces downtime and disruption to municipal functions, and enhances overall community resilience.	
Impact on Socially Vulnerable Populations:	Supports uninterrupted access to municipal services for residents who may rely on Town Hall for assistance, information, or shelter during emergencies.	
Impact on Future Development:	Improves infrastructure reliability, making the area more attractive for future development and investment.	
Impact on Critical Facilities/Lifelines:	Town Hall serves as a critical facility for coordination and communication during emergencies. Backup power ensures it remains operational.	
Impact on Capabilities:	This action ensures continuity of operations to maintain capabilities.	



Climate Change Considerations:	Climate change is likely to increase severe weather events such as flooding, wind, and extreme temperatures that result in power failures. This action accounts for a likely increase in power failure events.		
Mitigation Category	☐ Local Plans and Regulations (LPR) ☒ Structure and Infrastructure Project (SIP)	☐ Natural Systems Protection (NSP) ☐ Education and Awareness Programs (EAP)	
CRS Category	☐ Preventative Measures (PR) ☐ Property Protection (PP) ☐ Public Information (PI)	☐ Natural Resource Protection (NR) ☐ Structural Flood Control Projects (SP) ☒ Emergency Services (ES)	
Priority	☐ High	☒ Medium	☐ Low
Alternatives	Action	Evaluation	
	No Action	-	
	Microgrid	Costly and difficult to implement.	
	Solar panels and battery backup	Solar power is unlikely to be able to provide battery power for extended power failure events.	

Action 2025-FortAnnT-04. Hadlock Pond Dam – High Hazard

Lead Agency:	Town of Fort Ann - Owner
Supporting Agencies:	Washington County Office of Emergency Management, NYS DEC
Hazards of Concern:	☒ Dam Failure ☐ Earthquake ☐ Extreme Temperature ☒ Flood ☐ Severe Weather ☐ Severe Winter Weather ☐ Wildfire
Description of the Problem:	Hadlock Pond Dam is a Class C High Hazard Dam formed at the tributary of Halfway Creek. The dam is owned by the Town of Fort Ann. Although the dam was last inspected in 2024 and the condition rating is deficiently maintained. The risk of dam failure warrants an engineering evaluation to determine if retrofits of the dam would result in safer conditions.
Description of the Solution:	The Town will work with Washington County and NYS DEC to complete an engineering study of Hadlock Pond Dam. If cost-effective mitigation measures or retrofit options are identified that can increase the level of safety and length of useful life, the Town will pursue funding support, permit approval from NYS DEC, and implement the cost-effective measures.
Estimated Cost:	High
Potential Funding Sources:	FEMA HHPD, Municipal Budget
Implementation Timeline:	1-5 years
Goals Met:	1,2
Benefits:	This action will improve the safety and security of those who live within the dam inundation areas of the dams and increase the resilience of responding agencies.



Impact on Socially Vulnerable Populations:	The action will result in better preparedness within the Special Flood Hazard Area and inundation areas where significant risk to socially vulnerable populations exists.		
Impact on Future Development:	Future development located in or near the dam inundation area will be further protected from a dam failure event.		
Impact on Critical Facilities/Lifelines:	Dams are considered a critical facility. This action will create an understanding of the safety procedures in place for each identified dam and strengthen the structural integrity of dam, as needed.		
Impact on Capabilities:	This action will improve planning and response capabilities through the understanding of responsibilities and procedures.		
Climate Change Considerations:	Climate change may result in an increase in the frequency and severity of weather-related disaster events, which may contribute to the likelihood of a dam failure event due to projected increases in precipitation. This action will increase the capabilities to respond to these events.		
Mitigation Category	☐ Local Plans and Regulations (LPR) ☒ Structure and Infrastructure Project (SIP)	☐ Natural Systems Protection (NSP) ☐ Education and Awareness Programs (EAP)	
CRS Category	☐ Preventative Measures (PR) ☐ Property Protection (PP) ☐ Public Information (PI)	☐ Natural Resource Protection (NR) ☒ Structural Flood Control Projects (SP) ☐ Emergency Services (ES)	
Priority	☐ High	☒ Medium	☐ Low
Alternatives	Action	Evaluation	
	No Action	-	
	Decommission Dam	High cost, increase flood risk	
	Elevate nearby structures	Very high cost and likely not feasible for commercial properties. Will not reduce potential for dam failure due to poor dam conditions	

Action 2025-FortAnnT-05. South Bay Hamlet Flood Prone

Lead Agency:	Town Highway Department		
Supporting Agencies:	-		
Hazards of Concern:	☐ Dam Failure ☐ Earthquake ☐ Extreme Temperature ☒ Flood	☒ Severe Weather ☐ Severe Winter Weather ☐ Wildfire	
Description of the Problem:	There are flood-prone roadways in the Town, including multiple roads which are located in the floodplain.		
Description of the Solution:	The Town will develop specific mitigation solutions for flood-prone road systems (roads, bridges, intersections, drainage, etc.).		
Estimated Cost:	Medium		



Potential Funding Sources:	FEMA HMGP, Municipal Budget		
Implementation Timeline:	1-5 years		
Goals Met:	1,2,7		
Benefits:	This action will identify measures to protect infrastructure in the transportation lifeline, which will lead to the assurance of clear roadways for evacuations, regular travel, and emergency responses.		
Impact on Socially Vulnerable Populations:	This action will assist socially vulnerable populations whose properties are impacted by flooding along flood-prone roads.		
Impact on Future Development:	Future development in the impacted area will be less likely to be flooded.		
Impact on Critical Facilities/Lifelines:	This action will identify measures to protect infrastructure in the transportation lifeline, which will lead to the assurance of clear roadways for evacuations, regular travel, and emergency responses.		
Impact on Capabilities:	Not applicable		
Climate Change Considerations:	A warmer atmosphere means storms have the potential to be more intense and occur more often, including increased periods of intense rain events.		
Mitigation Category	☒ Local Plans and Regulations (LPR) ☐ Structure and Infrastructure Project (SIP)	☐ Natural Systems Protection (NSP) ☐ Education and Awareness Programs (EAP)	
CRS Category	☒ Preventative Measures (PR) ☒ Property Protection (PP) ☐ Public Information (PI)	☐ Natural Resource Protection (NR) ☒ Structural Flood Control Projects (SP) ☐ Emergency Services (ES)	
Priority	☐ High	☒ Medium	☐ Low
Alternatives	Action	Evaluation	
	No action	-	
	Relocate all flood-prone road system	Not feasible	
	Raise all flood prone roads	Cost prohibitive	

Action 2025-FortAnnT-06. Fire Response Plan – Solar Farm

Lead Agency:	Town Fire Department	
Supporting Agencies:	Town Supervisor, Town Planning Board, Washington County Public Safety, Solar Farm operators, utility companies	
Hazards of Concern:	☐ Dam Failure ☐ Earthquake ☒ Extreme Temperature ☐ Flood	☐ Severe Weather ☐ Severe Winter Weather ☒ Wildfire
Description of the Problem:	The Town currently lacks a formal response plan for a fire occurring within the solar farms. Solar panel fires present unique hazards, including electrical risks, limited access, and potential for rapid fire spread.	



Description of the Solution:	The Town Fire Department will develop a comprehensive fire response plan specific to the solar farms within the Town of Fort Ann. This plan will include: • Site-specific fire suppression strategies • Safe shutdown procedures for solar equipment • Coordination protocols with utility providers • Access routes and staging areas for emergency vehicles • Training for fire personnel on solar-related hazards The plan will be developed in coordination with the solar farm operators, utility companies, and Washington County Public Safety.		
Estimated Cost:	Low		
Potential Funding Sources:	Town Budget		
Implementation Timeline:	1-5 years		
Goals Met:	1,2,7		
Benefits:	This action will ensure a safe, coordinated, and effective response to a fire in the solar farm, minimizing damage and protecting responders and nearby residents.		
Impact on Socially Vulnerable Populations:	This action will assist socially vulnerable populations whose properties are near to these farms as well as those who rely on solar power for energy.		
Impact on Future Development:	Future development in the impacted area will be less prone to fire and or pollution outbreaks as a result of malfunctioning solar panels..		
Impact on Critical Facilities/Lifelines:	This action will identify measures to protect infrastructure in the energy lifeline, which will lead to the redundancies in power sources during hazard events..		
Impact on Capabilities:	This action would improve the Towns planning and response capabilities when it comes to fire and/or pollution response efforts.		
Climate Change Considerations:	A warmer atmosphere means storms have the potential to be more intense and occur more often, including increased periods of intense rain events.		
Mitigation Category	☒ Local Plans and Regulations (LPR) ☐ Structure and Infrastructure Project (SIP)	☐ Natural Systems Protection (NSP) ☒ Education and Awareness Programs (EAP)	
CRS Category	☒ Preventative Measures (PR) ☐ Property Protection (PP) ☐ Public Information (PI)	☐ Natural Resource Protection (NR) ☐ Structural Flood Control Projects (SP) ☐ Emergency Services (ES)	
Priority	☒ High	☐ Medium	☐ Low
Alternatives	Action		Evaluation
	No action		-
	General fire response plan		May not address the uniqueness of solar infrastructure
	-		-



Table W. Summary of Prioritization of Actions

Project Number	Project Name	Scores for Evaluation Criteria															High / Medium / Low
		Life Safety	Property Protection	Cost-Effectiveness	Political	Legal	Fiscal	Environmental	Social Vulnerability	Administrative	Hazards of Concern	Climate Change	Timeline	Community Lifelines	Other Local Objectives	Total	
2025-FortAnnT-01	Climate Smart Community	1	1	1	0	0	1	1	0	1	1	1	1	0	1	10	Medium
2025-FortAnnT-02	Town-wide Drainage Improvements	1	1	1	0	0	0	1	0	1	1	1	1	1	0	9	Medium
2025-FortAnnT-03	Town Hall Generator	1	1	1	0	0	0	0	1	1	1	1	1	1	1	10	Medium
2025-FortAnnT-04	Hadlock Pond Dam – High Hazard	1	1	1	0	1	0	0	1	1	1	0	1	1	1	10	Medium
2025-FortAnnT-05	South Bay Hamlet Flood Prone	1	1	1	0	0	0	0	1	1	1	1	1	0	0	8	Medium
2025-FortAnnT-06.	Fire Response Plan – Solar Farm	1	1	1	0	1	0	1	1	1	1	1	1	1	1	12	High

Note: Volume I, Section 6 (Mitigation Strategy) conveys guidance on prioritizing mitigation actions. Low (0-6), Medium (7-10), High (11-14)