

Town of Otsego Comprehensive Plan

Town Board
February 13, 2008

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See separate document (*Appendices*) for background information supporting plan:

THE FOLLOWING APPENDICES ARE NOT CONSIDERED PART OF THE FOREGOING COMPREHENSIVE PLAN AND ARE ANNEXED TO THE PLAN SIMPLY FOR REFERENCE, BACKGROUND AND HISTORICAL PURPOSES AND SAID APPENDICES SHALL HAVE NO LEGAL OR OTHER ENFORCEABLE EFFECT.

Appendix A	Consultants Recommendations to Implement Goals
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Vision Statement

The vision statement that follows is based on public input through workshops, focus groups, and surveys. A vision statement is meant to set the stage for the Town's future direction. It gives a picture of what citizens have said they want their Town to be. The vision statement should serve as a benchmark for public decision-making and actions by the Town of Otsego.

Here is our vision:

We, the Town of Otsego citizens, cherish and protect our rural and natural landscape. We assure that plentiful, accessible open spaces continue to exist. We see agriculture as a continuing important part of the Town's economy and character. We respect our traditions and history, and so preserve the Town's historic architecture and character. We wish to encourage new development to honor the ways our hamlets have looked through their long histories. Hence we promote careful design and placing of new buildings to complement and harmonize with those already here. We Town citizens are committed to involvement in its future and are proud of our strong community identity.

We foresee the future Town of Otsego as continuing to have a clean environment, beautiful landscape, a rural character. We foresee carefully managed growth and development, maintaining access to our natural areas. We foresee a place of safety for us and our families.

We expect increased year-round recreational and cultural opportunities, including biking, hiking, and walking trails, and ample access to Otsego and Canadarago Lakes. We see residents and visitors here enjoying even more access to the arts and cultural events.

We want added economic growth, with more diverse year-round businesses that serve both residents and visitors. We want low-impact, family-owned small businesses to flourish, not only in Cooperstown, but in Fly Creek, the Town's secondary center for retail and service operations. We want the Town of Otsego to develop housing and jobs to draw young families here.

We foresee high quality and diverse housing for all income levels and ages, with special attention given to housing our elderly so that they can continue life right here. We want residential development, concentrated in and around the hamlets, to strengthen our neighborhood, economy, and sense of community. We foresee hamlet amenities like sidewalks and street trees adding to its desirability as a place to live. Beyond the hamlets, we foresee a mix of current size and some smaller, affordable homes surrounded by open land and farms. We foresee all homes and neighborhoods safe and well maintained.

We want roads well-built, maintained, and reflective of our rural and historic heritage. We want traffic volume and speed controlled to harmonize with the Town as a place of homes.

We foresee high-quality schools for our youngsters and a Town government that works to provide both public services and reasonable taxes. We foresee the Town working even

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more cooperatively with the Towns and Villages in the Leatherstocking region, promoting their good and ours.

This is our vision, the touchstone for our shared future.

Goals

Once the vision statement was developed, it was possible to review the 1987 plan and its overall goals in light of current conditions and sentiments. Public input confirmed the 1987 goals were still valid to meet the long-range needs of the community and, thus, they are restated here. However, several additional goals are needed to meet the desired future conditions in the Town of Otsego and these are identified in *italics*.

1. Protect property values and maintain reasonable tax rates.
2. Protect sensitive environmental areas including viewsheds.
3. Preserve existing patterns of use in hamlets and rural areas.
4. Protect the historical, natural, community and rural character.
5. Promote adequate passive and active recreational opportunities.
6. Maintain the natural environment and open space, and minimize visual blight.
7. Ensure drinking water quality and availability in lakes and groundwater.
8. Seek cooperation with other towns and the County.
9. Maintain the existing network of roads and minimize hazards and congestion.
10. *Promote development of diversified housing opportunities for both seasonal and year-round residents.*
11. *Protect and promote agriculture and ag-tourism businesses.*
12. *Promote diversified economic developments that support existing and future businesses that cater to local needs, and that are consistent with community character.*
13. *Provide adequate levels of public services that are responsive to the needs of residents.*
14. *Provide appropriate levels and quality of infrastructure to accommodate existing and future commercial and residential uses consistent with our rural character.*

Recommended Strategies to Implement Goals

While all the strategies listed below are important to our goals, the first five listed are considered priority strategies that should be acted upon as soon as resources for action become available. It may be that other strategies are implemented sooner, because they are more easily acted upon, but focus should be on the first five strategies. Strategies within the two major categories are not listed in any particular prioritized order.

First Priority Strategies

1. Encourage adaptive reuse of historic buildings for residential and/or commercial purposes, by permitted or special permitted use, throughout the Town.
2. Establish criteria to facilitate development of elder care facilities providing multiple tiers of service.
3. Update *Land Use Law* and *Subdivision Regulations* by modifying cluster subdivision provisions to increase the appeal of optional conservation subdivision and open space provisions by including reasonable set backs for new construction in rural areas.
4. Develop reasonable regulations for short-term residential rentals.
5. Consider tax and other incentives to private landowners who permanently conserve open space and farmlands or who protect scenic views on their properties.

Priority Strategies

6. Consider expansion of Service Trade Establishment definition or create new special permitted use(s) to incorporate low impact use (*i.e.*, storage, light fabrication, *etc.*) for pre-existing residential structures and outbuildings throughout the Town.
7. Expand upon existing development density centers to expand hamlets and business districts using a bull's-eye concept where zoning districts are formed with the densest development in the middle surrounded by areas of progressively less dense development.
8. Consider development of overlay districts for specific feature protections such as lake shore protection areas, aquifers, wetlands, streams, valuable soils, ridgelines, steep slopes, rural residential neighborhoods, agricultural, historic districts, and hamlets.
9. Consider low impact design criteria and engineering to reduce storm water and erosion impacts on slopes greater than 25%.
10. Review existing architectural standards and also consider standards that may be required for development desired by franchises and large-footprint chain stores.
11. Develop plan for potential future infrastructure requirements in the hamlets and

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business districts, with specific review of access to commercial areas, parking, pedestrian walkways, sewers, and water systems.

12. Evaluate conditions and plans for development along all seasonable roads and the projected costs for improvement of these roads.
13. Explore and assess the feasibility and desirability of a bicycle, equestrian and pedestrian trail system.
14. Consider alternative modifications of road specifications for new roads and all road improvements (*i.e.*, Context Sensitive Design).
15. Partner with County Highway and State DOT on highway maintenance issues such as invasive species control, herbicide uses, and deicer use.
16. Evaluate current law and consider new regulations pertaining to wind and other energy projects.
17. Evaluate water sufficiency and develop policies for ensuring water quality and quantity in parts of the Town where water sufficiency has historically posed challenges.
18. Enhance lighting standards to reduce glare and consider its appropriateness.
19. Consider modifying permitted recreational use to expand family oriented business for residents.
20. Promote lakes' recreational uses.
21. Institute a Town-developed Type I list per State Environmental Quality Review (SEQR) law.
22. Consider public actions and policies to support affordable housing opportunities.
23. Consider requirements for vegetated stream side buffers to prevent erosion and to protect water quality.
24. Encourage farm stands by *Land Use Law* modification.
25. Consider modifying freestanding sign regulation to permit larger signs for farms identifying the farm and products produced.
26. Adopt a right-to-farm law for the Town.
27. Consider modifying regulations for residential-agricultural districts to permit food processing, composting, agriculture tourism and similar functions for agricultural products principally produced in the local area.

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28. Evaluate lands in the Town of Otsego for possible establishment of a new commercial district
29. Develop agricultural disclosure notices to be placed on new subdivision plats.
30. Institute a policy to prevent use of eminent domain by the Town, County or other governmental agency for the purpose of converting private land for economic purposes.
31. Consider additional permitted uses in the General Business Districts.

History of the Process and Development of the Comprehensive Plan

In 2002, the Town of Otsego began to update its existing Master Plan. That plan, called a “Master Plan” was developed in 1987 and briefly discussed the issues of the Town at that time, including property values, the relationship between the Town and Village of Cooperstown, population density and land use, transportation, environment and public health. A summary of the goals and objectives of that plan are:

1. Protect property values and maintain reasonable tax rates.
2. Protect sensitive areas from random development.
3. Maintain low residential density.
4. Preserve existing patterns of use in hamlets and rural areas.
5. Protect historical and natural character of the Town.
6. Encourage interest in acquisition of public land for recreational and open space use.
7. Maintain the natural environment and minimize visual blight.
8. Ensure water quality in lakes, streams and groundwater.
9. Seek cooperation with other communities.
10. Maintain existing network of roads and minimize hazards and congestion.
11. Commercial, industrial and multi-unit residential development along highways should be restricted to clusters interspersed with low density residential, agricultural and conservation areas.

The 1987 plan, twenty years old in 2007, had not been updated since that time. This update is designed to accomplish the following broad purposes:

1. To evaluate current conditions and to understand issues and trends within the Town of Otsego;
2. To evaluate public sentiment and re-validate or change the 1987 direction with a clearly articulated vision for the future; and
3. To offer more specific strategies, actions, policies, and programs that could be undertaken over the next ten years to implement this new version of the Town of Otsego Comprehensive Plan.

In order to facilitate development of this plan, the Town Board authorized creation of a comprehensive planning committee to oversee development of a draft plan. The following groups were represented on the committee:

- Zoning Board of Appeals
- Planning Board
- Town Board
- Interested Citizens

The Planning Process

The Town of Otsego Comprehensive Plan (the Plan) is a result of a multi-year research and planning effort. The Town accomplished the following steps to update the plan:

- February 2002 – Community Survey sent to residents (See Appendix B for results)
- December 2002 – Cooperstown Area Generic Environmental Impact Statement, of which the Town of Otsego was a part, released.
- 2003 - Comprehensive Plan Committee worked with Otsego County Planning Department to develop comprehensive plan.
- December 2003 through March 2004 – Neighborhood Meetings held (See Appendix B)
- Summer 2005 – Town of Otsego received funding to assist in updating plan
- Fall 2005 – Town hired planning consultant to assist in development of plan
- Fall 2005 – Two planning and visioning workshops held for the general public (See Appendix C for results)
- January 2006 – Supplemental survey conducted (See Appendix C for results)
- January through April 2006 – Five focus groups were held to gain public input specific to local government, agriculture, Fly Creek, Pierstown, and businesses (See Appendix C)
- May 2006 – Data analyzed and revised vision statement and goals developed (See Appendix A for full background information and data)
- June 2006 – Build-out conditions analyzed (Appendix C)
- October 2006 – Population Projections completed
- July to August 2006 – Plan recommendations developed.
- July 2007 – Public hearing hosted by the Comprehensive Plan Committee.
- October 4, 2007 – Draft Plan reviewed by Otsego County Planning Board.
- September 12, 2007 – Draft Plan submitted to the Town Board for their review and adoption.

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- December 12, 2007 and February 13, 2008 – Public hearings hosted by the Town Board.

- February 13, 2008 – Comprehensive Plan adopted by the Town Board.

Upon adoption of the Plan by the Town Board, the next step of the planning process involves implementation of the recommended strategies and actions included in the Plan. Generally, implementation will involve:

- Revision of local laws to reflect these goals.
- Implementation of other initiatives to ensure the Plan is met.
- Review of the Plan at least every five years to ensure changes in the Town of Otsego are consistent with the goals stated in the Plan.
- Periodic updates to the Plan to reflect current conditions, needs and desires.

Comprehensive Plan Implications

A comprehensive plan is a document that identifies the goals, objectives, guidelines, policies, and strategies for the growth and development of the community. It is designed to answer three questions:

- Where are we now?
- Where do we want to be?
- How do we get there?

It is not a law in itself, but State statutes require that all land use laws in a municipality be consistent with a comprehensive plan. The Town is authorized to develop and adopt a comprehensive plan by New York State Town Law Section 272-a. New York State considers adoption of a comprehensive plan a valuable tool to promote the health, safety and general welfare of the people of the Town. A comprehensive plan is the policy foundation upon which communities are built. Once a comprehensive plan is adopted, there are several implications:

- All government agencies involved in planning any capital projects within the Town of Otsego must consider this Plan before they start the project. That means the Town has a much larger stake in what other governmental agencies want to do when they propose a project in Town.
- Community consensus and support can be built on the shared vision, goals, and strategies presented in the Plan.
- Programs and regulations may be adopted to implement the Plan to protect the Town's resources and encourage appropriate development and growth.
- The Comprehensive Plan aids the Town in applying for grant monies to implement the Plan.

Town Input and Data Collection

The issues, goals and recommended strategies detailed in this Comprehensive Plan are based on information and data gathered about the Town of Otsego and from the input of Town residents. These studies and analyses include:

- Background studies of land use, including a build-out analysis
- Population profiles and projections
- Existing housing conditions, affordability, and availability
- Community facilities
- Transportation resources
- Recreation and educational resources
- Public safety programs
- Environmental conditions
- Regional patterns and trends that affect growth.

Current Conditions and Issues as of Census 2000

Public Input

The public was offered a variety of opportunities to participate in the planning process from 2003 through 2007. These included neighborhood meetings, a land owner survey in 2004, a supplemental survey in 2006, a series of visioning workshops, five focus group meetings, comprehensive plan committee meetings, and other public meetings. A full reporting of the input received from these efforts can be found in Appendix B. The results from public input throughout the five year planning process have been consistent.

This information was organized into categories of community strengths, weaknesses, opportunities, and threats and this allowed the issues and direction of this Plan to be defined. From this input, a vision and set of goals were developed followed by a series of recommended strategies designed to help the Town of Otsego address those issues and public needs. Appendix E details the strengths, weaknesses, opportunities and threats analysis.

Highlights of public input includes:

Overall, Town of Otsego residents seem satisfied with Town services, although many people had no opinion on them. Approximately 20% of participants expressed some dissatisfaction with the Planning Board, Code Enforcement, and overall communication with residents.

There was little desire to have big box stores, commercial junkyards, convenience stores, department stores, dry cleaners, funeral homes, health spas, liquor stores, motel/hotels, adult entertainment, drive through restaurants, or truck terminals in the Town of Otsego. Businesses that were desired included: agriculturally related businesses; animal hospitals; appliance stores; auto repair shops; bakeries; domestic lawn and garden services; farmers' markets; farming; gas stations; home-based businesses; restaurants with no drive-through; and multiple tiers of service elder care facilities. Responses were split regarding more tourism uses and some felt that these uses should be directed towards the Village of Cooperstown or hamlet areas in the Town of Otsego.

There is a strong desire to protect agricultural lands. About one-third of survey participants indicated they were supportive of residential development on other non-agricultural space lands. When asked where development should occur, in or near the hamlets of Fly Creek, Oaksville, Index, and Toddsville was the most frequent answer. About 23% were not in favor of any new residential development.

Support was given toward reasonable design guidelines to improve the appearance of new commercial development. The support for weekly rentals was split. When asked to evaluate the level of need for various types of residential development, people indicated a need for senior housing/assisted living, condominiums, hamlet-style neighborhoods, and subdivisions designed to protect open space. Group homes, mobile home parks, and mobile homes on individual lots were felt to be "ok as is." Opinions were split as to the

use of duplex residences and subsidized housing. Residents expressed some concerns related to water quality.

Public input also helped define rural character in the Town of Otsego. The most common definitions included terms such as:

agricultural	historic	beautiful	open spaces	bucolic	peaceful
charming	quaint	clean	quiet	clean air	scenic
farm	farmland	friendly	green space		

Although most recreational opportunities were considered adequate, a need for teen activities and outdoor activities such as biking and walking/running were identified.

In venues of public input, there was overwhelming support for endorsing town-sponsored preservation techniques that would lead to the protection of open spaces, working farms, small farms, historic buildings and sites, scenic landscapes, and critical environmental sites.

Historic buildings and sites received the highest level of support with 87% of survey participants indicating that they would endorse protection activities. There was also support for additional Town spending to protect open spaces, historic resources and farms: From 42% to 50% of survey participants supported using a mix of public tax dollars and private funds to protect those resources. Support was slightly less for these activities using only private money or grant funding. Participants were less supportive of using taxpayer money to support small and recreational farms, however, 19% of survey participants said they would be in favor of using public funds for protection critical environmental sites. Overall, there was support for using Town funding and the participants favored use of a mix of tax and private funding to accomplish that.

Profile and Inventory of Resources

While public input established the vision, goals, and overall direction for this Plan, a comprehensive planning database was developed to profile and inventory the resources, services, and characteristics of the Town of Otsego (See Appendix C). Resources included in this profile and inventory are:

- History and Historical Resources and Sites
- Physical and Environmental Features
 - Topography and Slope
 - Surficial Geology
 - Bedrock Geology
 - Soils
 - Surface Water, Wetlands, Floodzones, Watersheds, and Aquifers
 - Viewsheds
 - Ecological Data
- Land Uses
- Cultural, Social, and Economic Resources
 - Scenic Areas and Byways

- Trails
- Educational Resources
- Municipal, Community Facilities and Infrastructure
- Emergency Services
- Local Government Services
- *Land Use Law*
- Demographics and Population Projections
- Housing Affordability and Trends
- Employment and Business Characteristics

The information above contributes to the understanding of current conditions and of issues needing to be addressed.

Highlights of Population, Housing, and Land Use Trends

The predominant land use in the Town of Otsego is residential with 1,112 parcels covering over 12,000 acres of land (37%). Although there are relatively few farmed parcels (105), these uses cover almost 25% of the land in the Town. Agricultural activities are not diverse. Livestock operations dominate agricultural activities. Single family houses for all economic levels dominate residential land uses. Vacant land covers about 28% of the Town. A very small percentage of the Town of Otsego's land base is used for commercial or industrial purposes. All other uses account for about 10% of the remaining land base.

Demographic trends between 1990 and 2000 include:

- Young adults (18-24 years old) left the Village of Cooperstown and the Town at a high rate.
- Outside the Village, the Town gained new families with children, substantially offsetting the loss of young adults.
- The Town outside the Village gained some 'active adults' (50-64 years).
- The number of housing units and households outside the Village increased at high rates while the population grew significantly, but at a lower rate, indicative of a 'sprawl' growth trend.
- If both population trends and construction of new units continue at current rates, the future Town population is likely to remain constant or rise, though it will be more dispersed as all new growth is expected in the Town outside the Village. Further, housing starts will out-pace population growth.
- If the construction rate of new units declines, the future Town population would decline somewhat as well unless the large outward migration of young adults slows.
- There are more people moving in from other places in Otsego County than from other counties, regions, or states.
- There was a decrease in the number of vacant housing units while the number of seasonal or occasional use housing units increased.
- The median value of owner-occupied housing has increased and the housing analysis indicates that housing affordability is an issue for many people.

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- The Town of Otsego has a higher percentage of vacant housing, a much higher percentage of its housing stock as single family homes compared to other near-by towns (lower number of multi-unit dwellings), and a higher median value of homes compared to other towns.
- The Town of Otsego has fewer people below the poverty line compared to other near-by local towns.
- There are an increasing number of people not in the labor force, probably due to the increasing retired population.

A build-out analysis was also conducted to estimate the amount of development that can occur if all developable land in the Town of Otsego is built according to the Town's current *Land Use Law* and *Subdivision Regulations*. This build-out analysis applied the existing Town of Otsego *Land Use Law* and *Subdivision Regulations* and calculated the total residential density allowed at full build-out of the Town. It did not predict when this would occur, at what rate it would occur, or where it would occur first. It only predicts the end result. A build-out analysis is useful to judge whether or not the existing *Land Use Law* and *Subdivision Regulations* are likely to result in a development pattern that is consistent with the vision and goals of the community. Appendix D details this analysis.

Our analyses provide valuable clues about where the Town of Otsego is heading and where the current population would like it to go. The data were analyzed and synthesized by the Comprehensive Plan Committee and community and the vision, goals, and recommended strategies and actions were designed to address significant issues facing the Town.

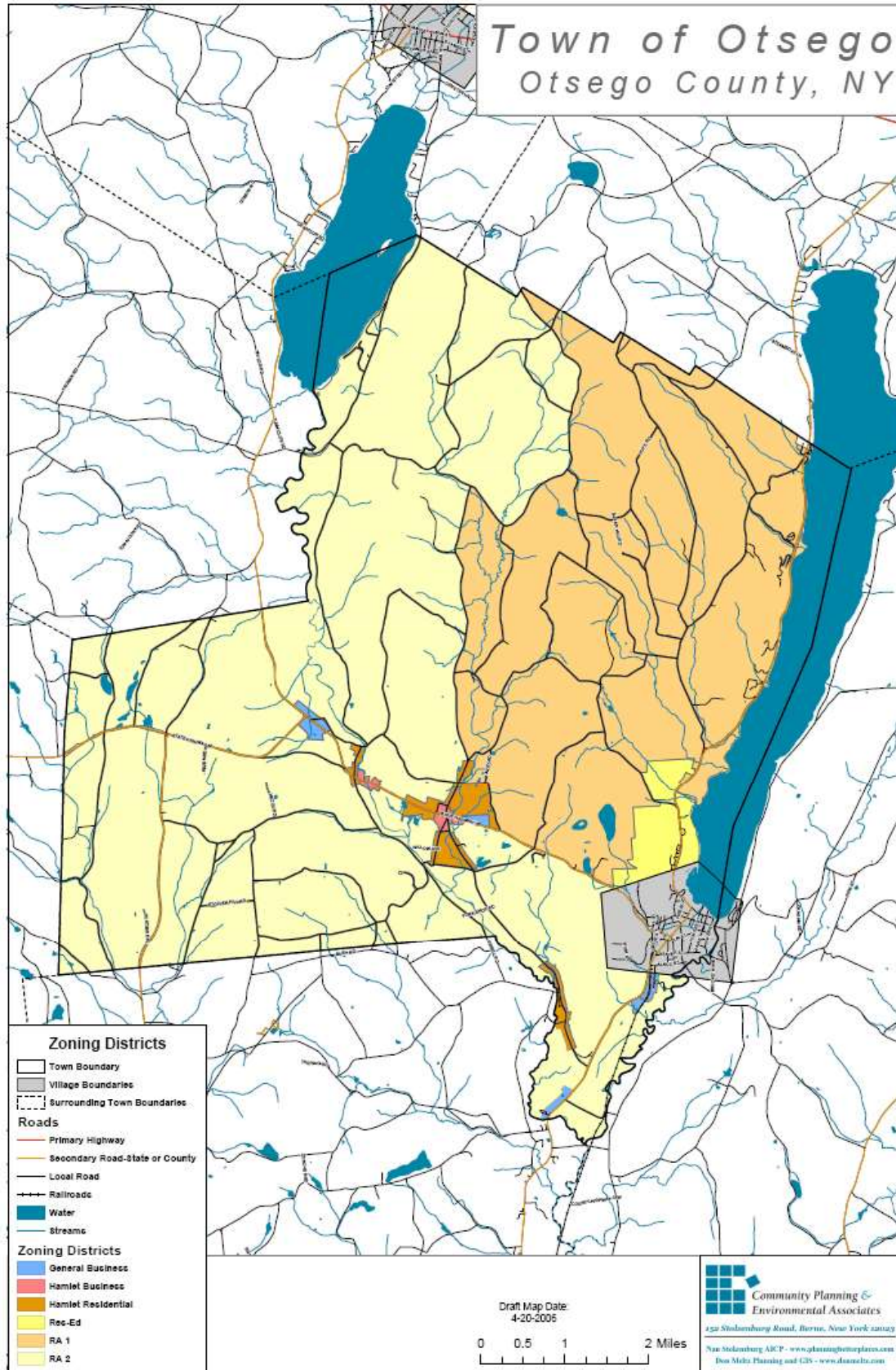
The results of the build-out analysis show that the current *Land Use Law* and *Subdivision Regulations* would allow 7,374 new homes to be built in the Town of Otsego. This would mean an additional 16,960 people, of which 3,731 would be school-aged (based on year 2000 population data). If however, major environmental constraints (wetlands, steep slopes over 20%, and streams with buffer areas) are taken into consideration then the development potential in addition to the existing *Land Use Law* and *Subdivision Regulations*, then the development potential would add 5,231 new houses with 12,031 residents.

Mapped Resources

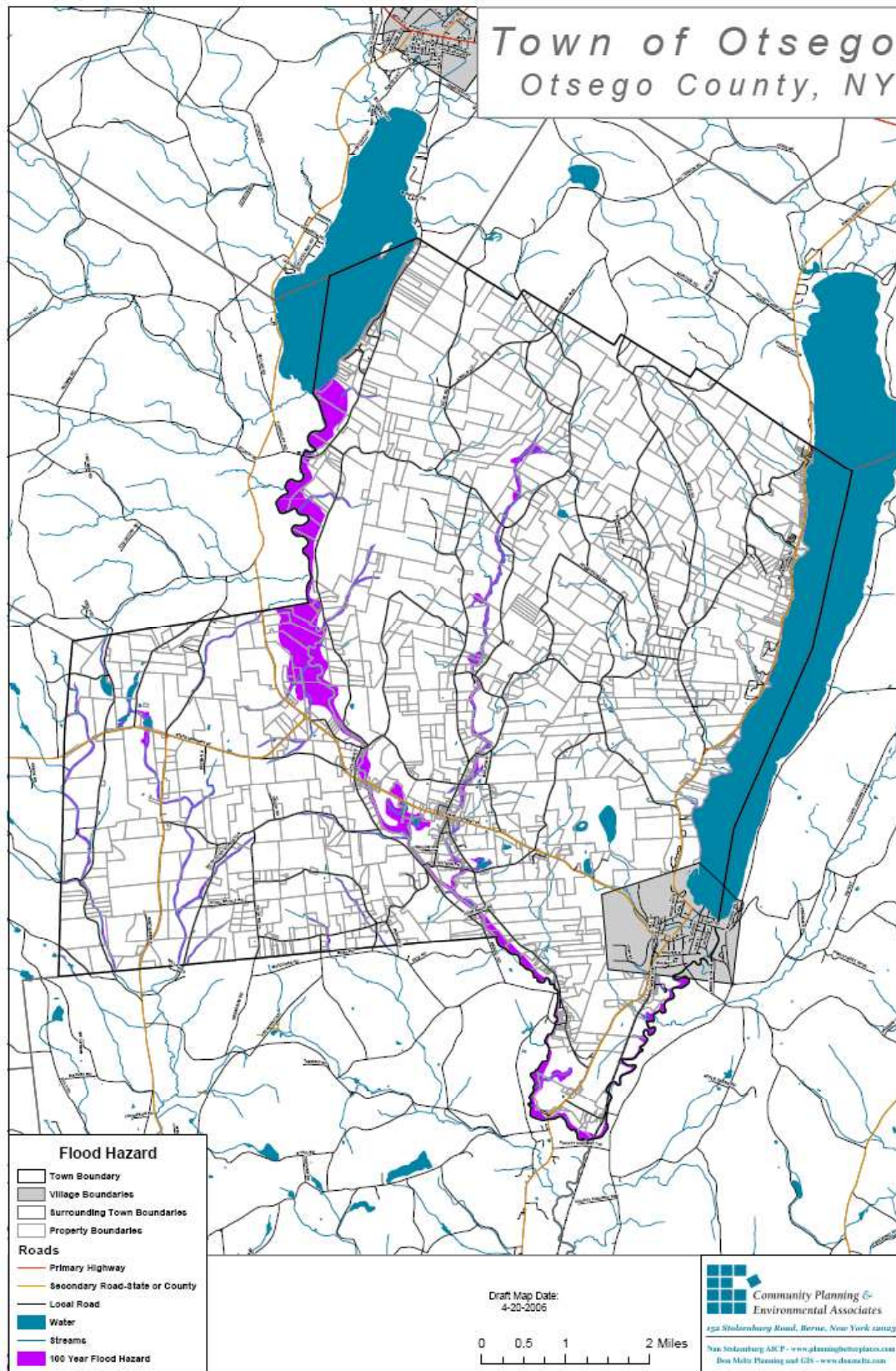
Mapped resources produced for this Plan include the following:

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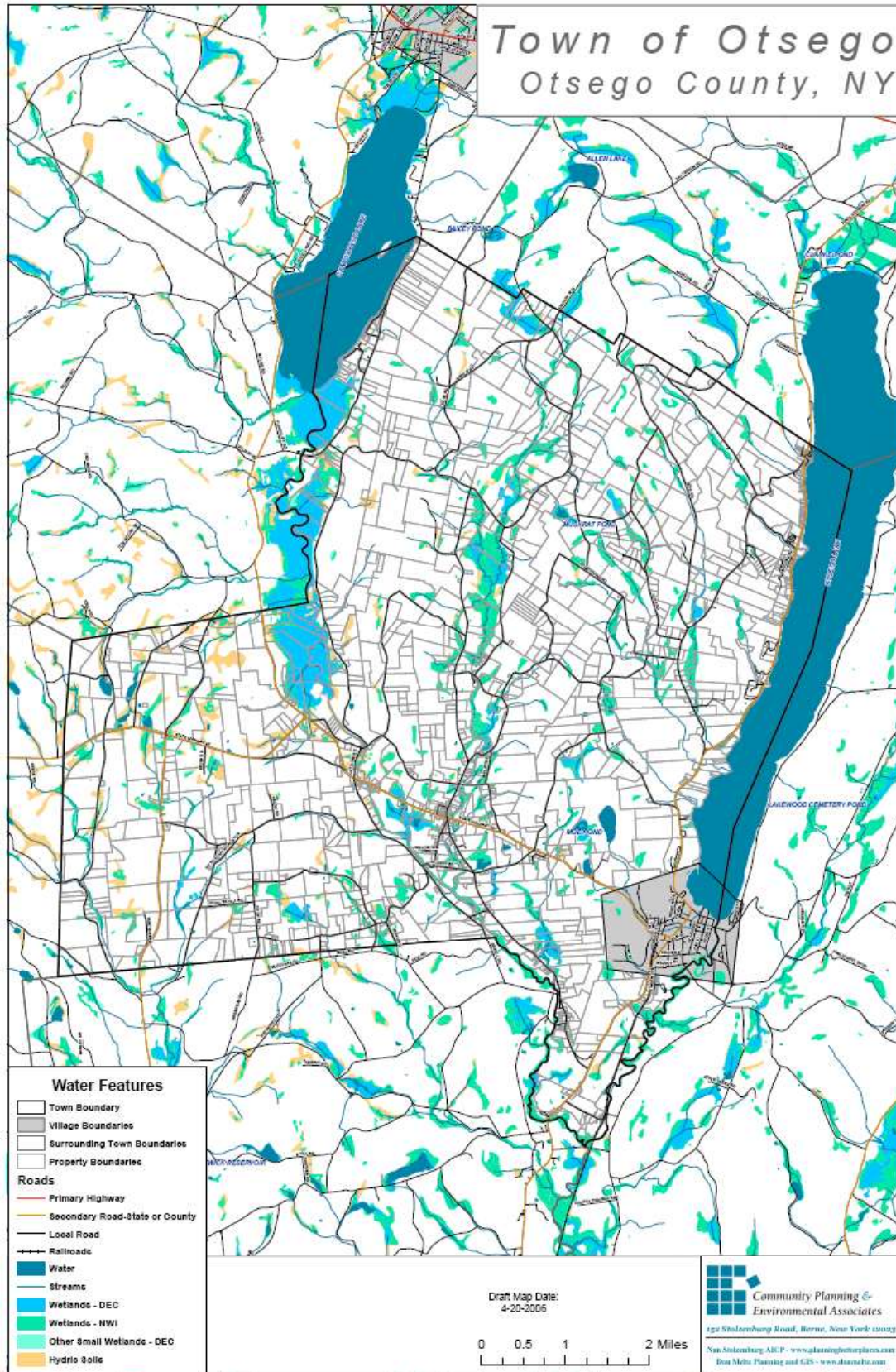
Additional maps are found in Appendix G (Ancillary Maps).



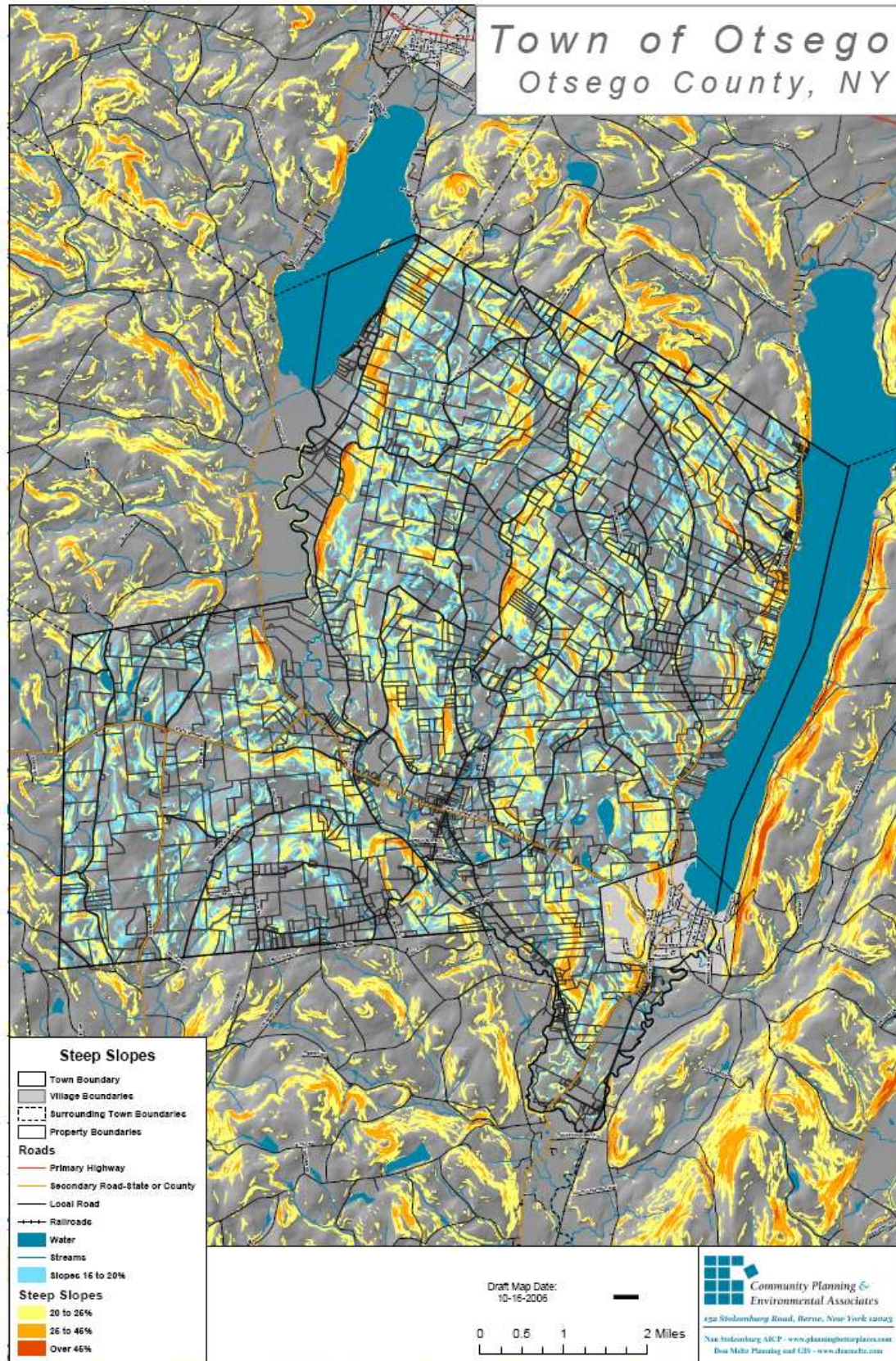
Map 1. Current Land Use Districts. Delineates existing Town districts.



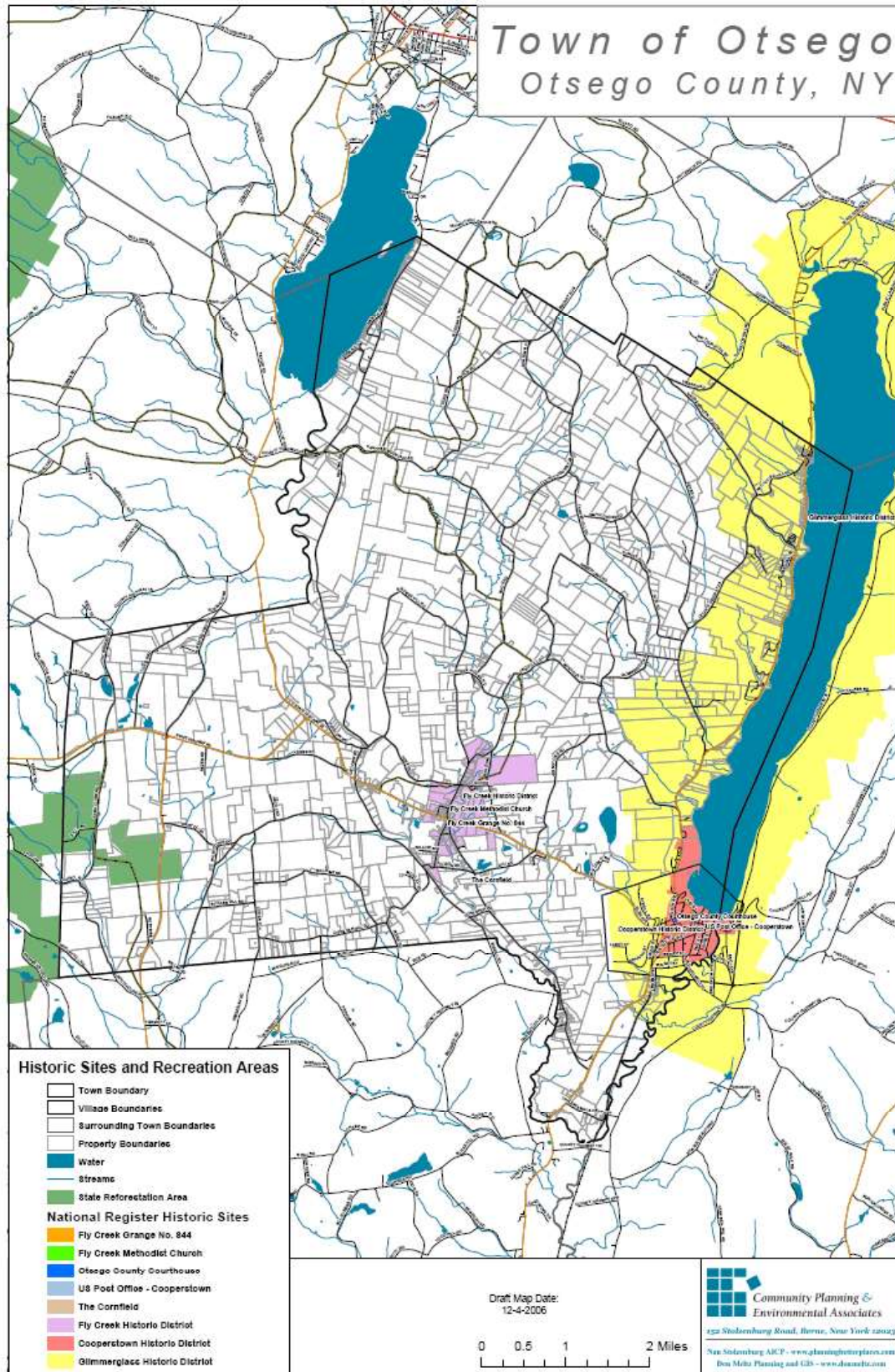
Map 2. Flood Hazard. Delineates the location of all Town Federal Emergency Management Administration (FEMA) 100 year Flood Hazard Zones.



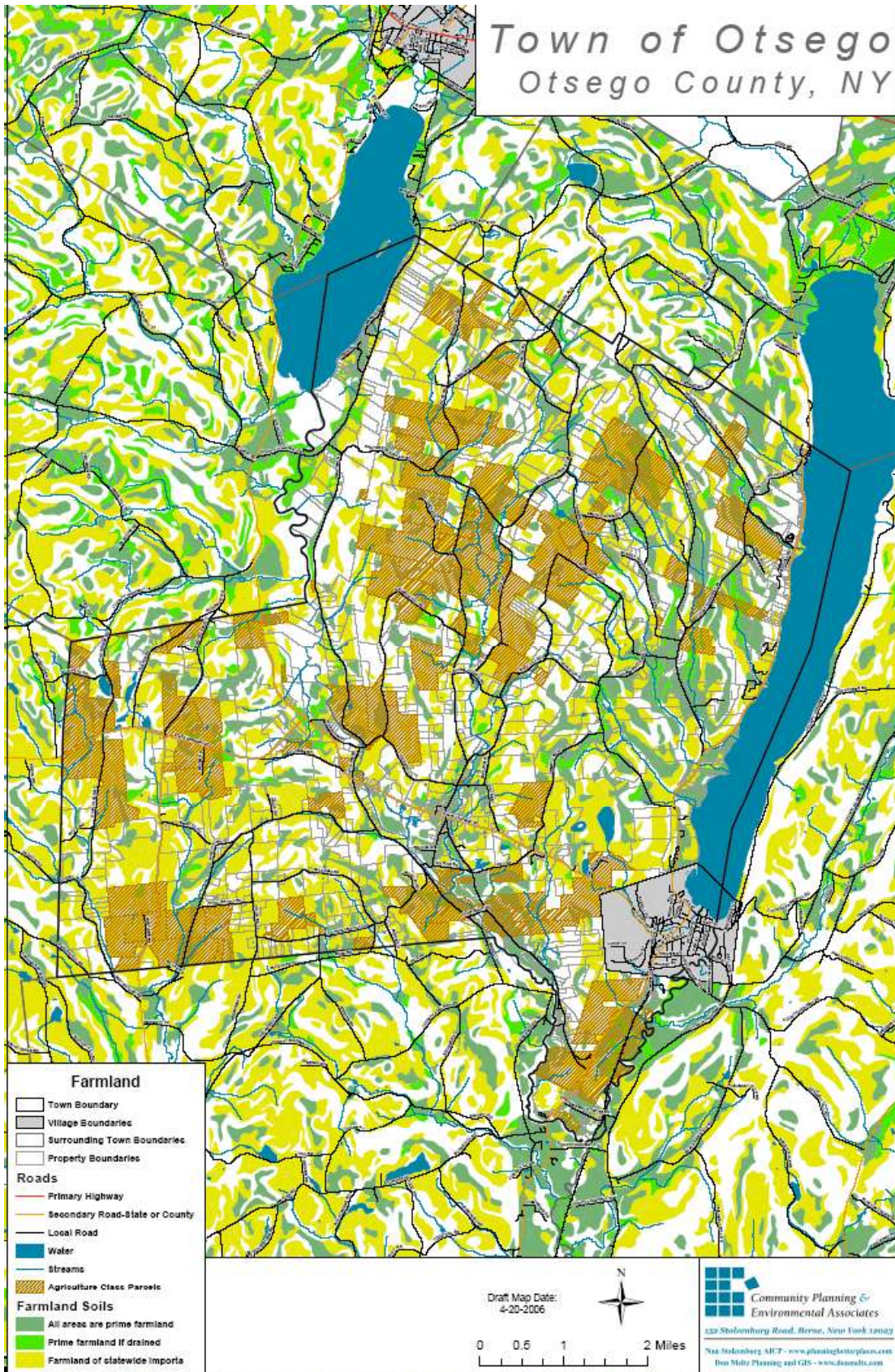
Map 3. Wetlands. Delineates the location and type of Town surficial water features and hydric soils.



Map 4. Steep Slopes. Delineates steep slope areas of Town at intervals of 15-25%, 25-45% and areas with slopes over 45%.



Map 5. Historic Sites and Recreation Areas. Delineates the location of Town significant historical and recreational sites.



Map 6. Agricultural Lands. Delineates the location of Town agricultural classed parcels of land as well as the location of all current the Otsego County Agricultural Districts.

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Appendices

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Appendix A

Consultants Recommendations to Implement Plan

Appendix A. Consultants Recommendations to Implement Plan

This section includes strategies, actions, policy changes, programs and planning recommendations presented by the consultants (included in the plan as reference materials) that could be undertaken by the Town of Otsego to meet the goals as established in this Plan. They are organized by type of action.

Recommended Strategies

Regulatory and Project Review Initiatives

1. Utilize the Final GEIS on the Capacities of the Cooperstown Region in decision making in the Town of Otsego. This document analyzes and identifies potential environmental impacts to geology, aquifers, wellhead protection areas, surface water, Otsego Lake and Watershed, ambient light conditions, historic resources, visual resources, wildlife, agriculture, on-site wastewater treatment, transportation, emergency services, demographics, economic conditions, affordable housing, and tourism. This document will offer the Planning Board and other Town agencies, background information, analysis, and mitigation to be used to minimize environmental impacts of future development. In particular, Appendix 1 of the GEIS (Guide to Implementation of the GEIS) is an important tool for the Planning Board and Zoning Board of Appeals to use when reviewing projects and should be incorporated into their review process.
2. Centering growth in the denser areas, already built up, protects rural and resource lands and reinforces a sense of community. A strong comprehensive plan together with enhanced land use controls contribute to stability within the real estate market because these tools help define areas of development. People know the “rules” for development and can get a fair return on their investment. This in the long run can stabilize land values and taxes. To accomplish this, consider the following:

A. Develop New Zoning Districts

1. Re-consider the zoning districts. Consider use of the “Transect” style of zoning. The Transect approach is a bulls-eye concept where zoning districts are formed with the densest development in the middle surrounded by areas of progressively less dense development. In the Town of Otsego, this would not be a concentric circle, but could include:

Densest Areas:

- Fly Creek Hamlet (with expanded boundaries to allow some room for expansion). Hamlet districts should be further sub-districted to include Hamlet Residential (HR), Hamlet Business (HB).
- Designate other hamlets Toddsville, Oaksville, and Index with some room for hamlet expansion.

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Moderately Dense Areas

- New residential district surrounding the dense districts as described above (Residential or R-1)
- Adjacent to the Village of Cooperstown (Residential or R-1)
- Along the Lake Shore (LS)

Least Dense Areas

- New residential/agriculture district including the rest of the land in the Town of Otsego (Rural Agricultural)
- Glimmerglass Historic Overlay District (GH) (incorporates the Lake Shore District)

Commercial Areas

- General Business (GB1 and 2)
- Hamlet Business (HB)

2. Consider using overlays to protect specific Town of Otsego features. An overlay is another zoning district that “sits over” the base district. For example, you could have a ridgeline overlay that sits over the Rural Agricultural districts that would contain development standards designed to protect ridgelines and viewsheds. For the Town of Otsego, the following overlays could potentially be useful:
 - a. Ridgeline Overlay: to protect the ridgelines. Development standards for ridgelines generally attempt to move structures so that rooflines are below ridgelines, to minimize tree removal, and help new structures blend in with the landscape.
 - b. Steep Slope Overlay: Steep slope overlays are usually oriented to methods to reduce runoff, erosion, sedimentation, stormwater, and reduce visual impacts of development on them. This overlay could be, but is not necessarily associated with the ridgeline overlay suggested above. A steep slope overlay should include slopes over 25%.
 - c. Agricultural/Open Space Overlay: to protect agricultural areas and designed to move development off of active farmlands and farmlands having important prime farmland soils. This overlay could include land that is currently being farmed or is available for active farming.
 - d. Viewshed Overlay: to protect known and prioritized viewsheds in Town and pay careful attention to placement of structures and minimization of vegetation removal. This overlay should include land that has been identified as having an important view. This could be, but does not have to be associated with the ridgeline and steep slope overlay described above.

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- e. Glimmerglass Historic Overlay (GHD): to protect the historic landscape of this area. This overlay should match the Glimmerglass Historic District boundaries in the Town of Otsego and incorporate the Lake Shore District.
- f. Fly Creek Historic Overlay (FCHD): to protect the historic landscape and character of this area. This overlay should match the Fly Creek Historic District boundaries in the Town of Otsego.
- g. Floodzone Overlay (F): to protect the floodway and 100 year floodplains. This overlay should match delineations as drawn by FEMA and should be oriented to moving development out of these areas rather than just the FEMA standards which tries to flood proof structures.
- h. Other overlay districts that could be developed to protect specific resources include a sensitive soil overlay, wetland proximity overlay, and an aquifer overlay.

B. Adjust Residential Development Densities.

- 1. Amend the Land Use Law to lower development densities in certain locations and allow for dense development in other locations. As part of this, use an average density instead of relying on a minimum lot size to regulate density and consider changing density levels or calculating density on a net-buildable area basis as described below:
 - a. Setting an average density (dwellings per acre) allows the landowner/developer more flexibility and allows the Town to set a density that better accommodates local conditions, preserves open space and develop land consistent with its environmental capacity. Current zoning sets a minimum lot size of three acres over most of the Town (in the Rural Agricultural districts) along with 150-foot road frontage and 60 foot front setback requirements. These standards do not typically allow rural areas to meet the rural character and environmental protection goals as outlined above. Lot sizes of three acres typically result in “cookie cutter” subdivisions that are more suburban in nature, and over time, they will simply spread three acre lots over the buildable portions of the Town. In rural areas, density (measured as the number of dwellings per acre) is more important than lot size. The Town of Otsego already allows average lot size, and that is one step towards good rural planning. Actual lot size can be as small as required by the Otsego County Department of Health for well and septic systems.
 - b. Another option is to calculate allowable density on a net-basis. This means that the Land Use Law would need to define specific environmental features that would be subtracted from the total’s gross acreage and density is calculated only on the buildable portions of the lot. Environmental features that should be “netted-out” include open water, streams, floodplains, wetlands, and very steep slopes (over 25%). These areas would not be considered in the density calculations for that parcel.

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c. Establish new residential densities for the Land Use Law districts as follows:

Lake Shore (LS):	1 dwelling per 10 acres with 3-acre minimum lot size
Hamlet Residential (HR):	1 dwelling per ½ acre with ½-acre minimum lot size (smaller if water and sewer facilities are available)
Hamlet Business (HB):	1 dwelling per ½ acre with ½-acre minimum lot size (smaller if water and sewer facilities are available)
R-1:	1 dwelling per 5-acres
Rural Agricultural:	1 dwelling per 10 acres with 5-acre minimum lot size (Density to be further reduced on a parcel by parcel basis due to removal of wetlands, streams, open water, floodplains, steep slopes from the calculations)

C. Establish development guidelines and standards

- 1 Amend the Land Use Law related to the hamlet zones and ensure that all dimensional requirements including setbacks, road frontages, lot sizes, building height, and lot coverage match what is currently in the hamlets so that new growth is consistent with existing patterns. In particular, the Town of Otsego can implement hamlet-style design guidelines for development in hamlets. This should include guidelines for building form and massing of buildings, roofs, commercial building style, landscaping and signage, and street design (width, building alignment along street, garage and driveway placement, street trees, sidewalks)
 - a. Site Plan Review should address building design standards for commercial structures throughout Town. Enhance the existing Land Use Law section on architectural review by adding illustrations, examples, and more detail about performance and design expectations.
 - b. For residential development within a hamlet district, the Land Use Law should be amended so that new streets have a block length between 600 and 800 feet.
 - c. Re-evaluate maximum zoning square footage requirements in the Land Use Law to ensure that buildings are in scale with existing hamlets. Consider requiring façade breaks for buildings that have a façade over 80 feet and prohibit windowless walls along facades or visible sides. Requiring green spaces and alternative façade designs are other techniques that accommodate larger structures more consistent with the desired character of the Town.

D. Require Careful Siting of New Residences

1. Amend subdivision regulations to authorize the Planning Board to review, locate and place building envelopes on subdivision plats for the purposes of protecting sensitive environmental features that may be present on the parcel.
2. Amend existing Land Use Law regulations related to cluster development. This section should be amended to include procedures for reviewing and approving a clustered subdivision. In addition, this section needs enhanced language detailing standards for the types, location, ownership, and maintenance of open spaces in these alternate subdivisions. This section needs new definitions. Cluster subdivisions should be allowed in all non-hamlet districts. The Land Use Law amendments should authorize and indicate when and where such subdivisions can be used as well as detail dimension and use regulations for them. Cluster subdivisions may be appropriate for new hamlet development.

Change existing Land Use Law requirements that establish the minimum lot size in a cluster subdivision. The Land Use Law should allow cluster subdivisions (and conservation subdivisions as discussed below) to take place on smaller parcels of land than currently allowed. When community water and sewer are proposed, lot sizes could be smaller. The law should specify the percentage of lot area that must remain useable, contiguous open space (typically 50% to 60%).

3. For all minor and major subdivisions, new residential development should be directed away from ecologically sensitive lands by requiring that buildable and unbuildable areas of a parcel be identified. Building directed away from unbuildable areas. Unbuildable areas include streams, wetlands, floodplains, open water, and steep slopes over 25%. Establish authorization, procedures, and standards for use of conservation subdivisions (illustrations below).
4. Require use of clustering or conservation subdivision methods for all major subdivisions in the Rural Agricultural district and in the Glimmerglass Historic Overlay District. Clustering and conservation subdivisions are techniques to direct development away from these areas.
5. Coordinate new language for clustering and conservation subdivisions by amending subdivision regulations to detail how a clustered or conservation subdivision is to be completed, review standards and criteria, open space guidelines, and specific steps to take. (The four basic steps for doing a conservation subdivision are illustrated in this document starting on page 9.) The language should clearly detail expectations for use of these subdivisions, review standards, and steps the Planning Board needs to take when reviewing such a project.
6. Develop siting criteria for overlay zones including, but not limited to the following:
 - a. Ridgeline and Steep Slope Overlay:

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- Rooflines should be below the ridgeline horizon line;
 - Minimal tree removal should be allowed. Use view tunnels and maintenance of as much tree canopy as possible;
 - Use of natural colors to blend in with the landscape;
 - Require erosion and sedimentation control for during and post construction;
 - Minimize cut and fill requirements;
 - Design new roads or driveways with the contours of the land;
 - Buildings should be on slopes of less than 15% and should be prohibited on slopes greater than 25%.
- b. Agricultural Overlay: Require identification of all prime farmland soils and soils of statewide importance and work during subdivision to move dwellings off of these soils and other locations on the parcel that is conducive to active agriculture. Require use of clustered or conservation subdivision layouts.
- c. Viewshed Overlay: Require use of the visual assessment form when reviewing actions subject to SEQRA, develop mandatory design and siting guidelines for all new residential development that addresses setbacks, screening (or lack of), land clearing, and landscaping for all new development in this overlay and require use of clustered or conservation subdivision layouts. Further, use non-regulatory programs such as use of non-binding agreements with landowners to manage land to maintain scenic quality, tax abatement programs for viewshed protection, and consider protecting critical viewsheds by purchasing those lands by purchased or donated conservation easements.
- d. Glimmerglass Historic District (GH): Require use of a Full Environmental Assessment Form and a Visual Assessment Form for all actions subject to SEQRA. For all projects within this overlay, the Planning Board should request the State Historic Preservation Office provide a project impact review. The Land Use Law should include development standards and guidelines designed to protect the historic integrity of this district. All protections for ridgelines and steep slopes should also apply to this district. Require conservation subdivision layout for all subdivisions in this district.
- e. Floodzone (F): Prohibit all new structures, except for agricultural buildings, in the floodway and 100-year floodzone. Further, do not allow inclusion of these lands into the density calculation to achieve a more sustainable density (See B(1)(a) above for net density approach).

An Illustration of Conservation Subdivision

Example of a conservation subdivision (all illustrations from *Growing Greener*, by Randall Arendt, published by National Landmark Trust, 1999)

This lot layout yields 18 sites for building. The following figures illustrate how this site could be developed under a conservation design. Using the flexibility of the tool, there are numerous ways the site could be developed.

Figure A1 – A4: Four Steps of Conventional Subdivision Design

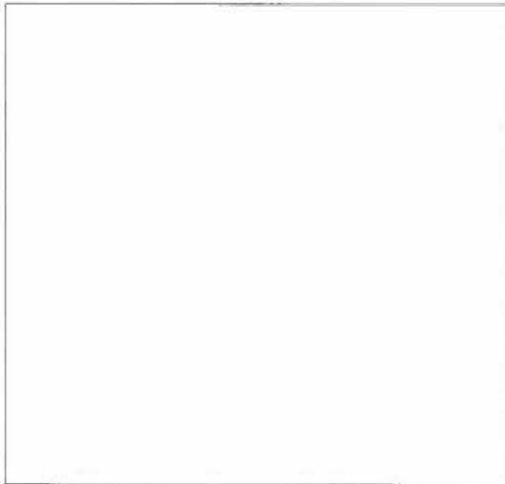


Figure A1. Lot layout of a site showing a typical subdivision where no open space is preserved.

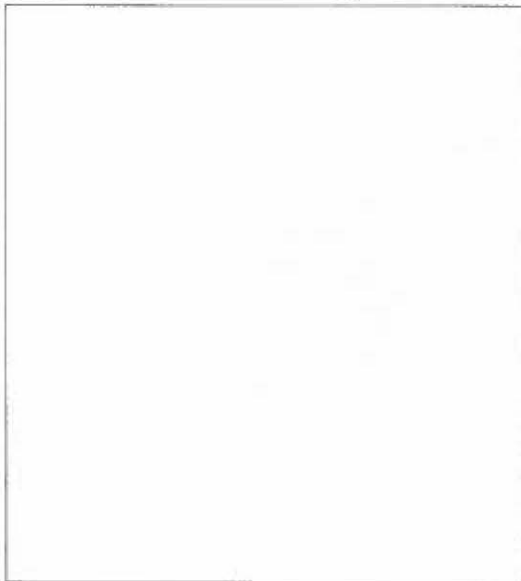


Figure A2. Step 1 of Conservation Subdivision design: identify areas to be conserved. In this example, wetlands, steep slopes over 25% and a 100-year floodplain are identified as critical areas to be preserved on this parcel.

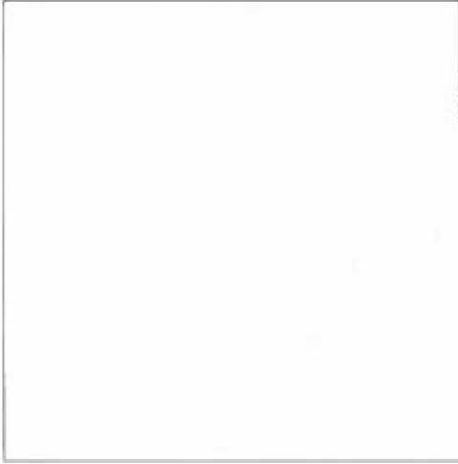


Figure A3. Step 2 of Conservation Subdivision design: locate house sites to maximize the number of homes with a view or direct access to the preserved areas of the parcel. Building envelopes or areas of disturbance are typically set.

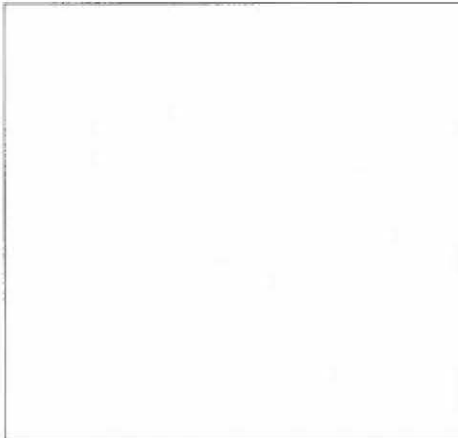


Figure A4. Step 3 and 4 of Conservation Subdivision design: align streets and trails, and draw in lot lines. Streets should minimize new curb cuts from the access road. The last step is to draw in the lot lines. In this technique, lot lines are the least important task compared to a conventional subdivision where lot lines are drawn in first. Note that there are still 18 lots created in this subdivision at the same time that at least 50% of the site is preserved in an unbuilt condition.

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7. Add or amend definitions to the subdivision law that are consistent with those used in the Land Use Law. In addition, define conservation subdivision, open space, and other related terms as needed.
8. Amend the Land Use Law to include parking lot design requirements. New parking lots should be to the side or rear of new structures. The Land Use Law should detail landscaping and lighting requirements to shield and buffer lots from adjacent uses.
9. Initiate a local wind turbine law that regulates both single and multiple wind turbines to protect the rural, environmental and historic character of the Town. This local law could be applied Town-wide, or through an overlay that addresses those areas already identified by NYS as having potential for wind power generation. Have ample public input early in the process of law development. Some other items that should be considered as part of this law include:
 - a. Differentiate small from large wind systems.
 - b. Consider whether the Town of Otsego wants to prohibit wind systems in certain locations, e.g.: in highly visible locations, certain ridgelines. Conduct a viewshed analysis correlated with public input to determine these areas.
 - c. Include provisions for setbacks, other dimensional standards, and noise including maximum tower height, minimum lot size, and maximum levels of noise.
 - d. Require both a special use permit and site plan review. Site plan review must have clear decision criteria and should examine tower location, utility lines, maintenance structures, tower design data, lighting plan, visibility, safety issues, shadow flicker, electromagnetic interference, lightning grounding, emergency plans, burial of electric lines.
 - e. Include a section for local building standards for wind turbines and mills.
 - f. Include provisions for complete decommissioning.
10. Amend subdivision language so that new subdivisions have power lines buried underground where feasible. Within hamlets, require that replaced or upgraded utility lines be placed underground.
11. Amend the Land Use Law to enhance visual character as follows:
 - a. Enhance sign regulations so that sign type, size, height, and lighting are covered and offer a size bonus for excellent sign design as determined by the Planning Board following to be articulated in sign regulations. Have style templates and guidelines to make sign development easier for business owners.
 - b. Develop a clear set of illustrated design standards to ensure architectural quality and compatibility with local styles that the Planning Board can use during its architectural review.

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- c. Prohibit franchised/trademarked architecture. Franchise or trademark architecture is when the architectural design of a structure is similar from one location to another and in itself is used as an advertisement. Most franchised businesses use this technique.
 - d. Enhance lighting standards to reduce glare and ensure appropriate lighting. Base standards on the International Engineers Society and the International Dark Sky Association recommendations for outdoor lighting. Planning regulations should include examples and suggested styles. (See www.darksy.org.)
 - e. Revise parking standards to enhance design, lighting, landscaping, and location of parking lots including placing parking lots to the rear of side of buildings. Parking lots over 10 cars should be landscaped (or hidden with landscaped berms). Revise parking standards based on the National Parking Association standards to result in less asphalt, less runoff, and more space for landscaping. (See www.npapark.org.)
 - f. Enhance landscape requirements for new buildings.
 - g. Add commercial development or “big box retail” standards to address the visual impacts of large commercial developments, such as building siting, mass, and orientation; facade treatment; location and size of parking lots; landscaping, etc. and standards for smaller scale, pedestrian-oriented developments. This use is not permitted in current land use regulations.
12. For publicly funded projects that come before the Planning Board, ZBA or Town Board, ensure that the Historic Preservation Field Services Bureau of the State Historic Preservation Office is involved in project review. Through its review, the Bureau identifies historic resources involved in public projects and assists with developing preservation approaches. This environmental review process ensures that historic preservation is considered in the planning of publicly funded projects.
13. Apply the applicable laws that can help the Town of Otsego protect historic resources. These include Section 106 of the National Historic Preservation Act of 1966 which directs federal agencies to consider historic resources in their project planning. New York State has a parallel law for state agencies in Section 14.09 of the State Preservation Act of 1980. (see www.nysparks.state.ny.us/shpo/.)
14. Promote lakes more for recreation and economic development by allowing for more lake uses such as a marina, boat yard, and associated services.
15. The Land Use Law should allow for recreational businesses such as movie theaters. Review Use Table and amend to allow for such businesses.
16. Ensure effective administration of SEQRA laws. Provide ongoing training to planning, zoning, and Town board members. Utilize the information and process outlined in the GEIS to form the basis for the SEQRA reviews in the Town. Institute a Town-developed Type I list, as per the State law.

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17. Ensure that the Planning Board and Zoning Board of Appeals has up-to-date land use and environmental maps (included in this plan) on paper or on a GIS computer and that their review process incorporate evaluation of mapped resources as a routine part of their review.
18. For all projects that fall within any identified and mapped viewshed in the Town, the Planning Board and ZBA should ensure that SEQRA includes a strong review of impacts to that viewshed and that the SEQRA Visual Assessment Form Addendum is filled out and evaluated, at the minimum.
19. Develop a permitting program for commercial clear cutting of forest lands. The program should require best management practices for logging roads, erosion and sediment control, and logging practices.
20. Create a 100-foot vegetated riparian buffer along streams.
21. Strengthen floodplain protection by amending the Land Use Law to specifically classify that portion of a parcel that is within the 100-year designated floodplain as undevelopable (See Flood Hazard Zone map). Where development within the floodplain is unavoidable due to lot size or configuration, the subdivision or building should be platted or sited in such a way that each lot has a buildable portion or the structure is placed on natural high ground as feasible (floodplain lands could be in backyards, for example.) For parcels that are entirely within a floodplain, development should be allowed, however the Planning Board should evaluate the parcel to determine the best possible location and type of construction for a new structure to reduce flood hazards. The Land Use Law related to floodplains should be based on best information from FEMA.
22. Manage site review and development with wildlife and ecologically sensitive sites in mind. The goal is to protect larger areas of natural habitat by moving development away from them and by adding a buffer area of no disturbance around them; avoiding critical habitats; managing native vegetation; protecting wildlife travel routes such as stream corridors and “stepping stone” patches of habitat; providing visual barriers such as a row of trees or shrubs to mitigate disturbances; provide for open space areas that are as large and continuous as possible and maintain connectivity between these parcels over time; and locate roads away from natural travel corridors such as streams. Specifically, this can be implemented by:
 - a. Establish a conservation overlay zone to incorporate ecological, wildlife and wildlife habitat protection goals. Include review standards that incorporate into the process, habitat needs and the protection objectives listed above. A conservation overlay zone could include lands having steep slopes, wetlands, floodplains, hydric soils, critical habitats, known or critical views, etc (see Slope, Water Features maps).
 - b. Ensure that whenever SEQRA is done, impacts of development on wildlife and wildlife habitats are evaluated.

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- c. Require that a percentage of a subdivided parcel remains as open space. This can be accomplished by setting minimum open space ratios, or maximum vegetation disturbance limits, or by use of clustering or conservation subdivision design. (This can be applied if the parcel is proposed to be developed as a major subdivision; if active agriculture is taking place on or adjacent to the parcel to be developed; if critical environmental features exist on the parcel; if prime agricultural soils exist; if it is in the agricultural district and/or if the parcel is 10 acres or larger, or other criteria.)
 - d. Change the Land Use Law so that land uses within these sites (or within a conservation overlay zone) are reviewed and permitted as special uses.
 - e. Limit removal of vegetation on steep slopes (See Slope map). This can be accomplished via a logging permit system that goes through a site plan review related to the logging operation.
23. Consider developing a checklist of issues, related to the environment and wildlife, to cover during review of a project. Some examples (Adapted from The Environmental Planning Handbook by Tom and Katherine Daniels, 2003 by APA Press) are:
- Is there any known rare and endangered plant or wildlife species, or habitats on or adjacent to the proposed development site?
 - Is part of the development site in a wildlife corridor?
 - Could the impact on plant and wildlife habitat be reduced through a different design or siting?
 - Are there wetlands on or adjacent to the site proposed for development?
 - Are minimum distances for proposed buildings, on-site septic systems and wells from wetlands met?
 - Is filling, dredging, or drainage of part or all of a wetland proposed?
 - Is there a wetlands mitigation plan?
 - Will stormwater runoff from the project affect nearby wetlands? How will this be mitigated?
 - Have all necessary State or federal permits been obtained?
 - What is the area of tree cover on the site?
 - What harvesting rates and practices are planned for the forestry operation?
 - Will new roads be built or existing roads widened? What measures will be taken to reduce erosion potential?
 - What are the land uses on adjacent properties?
 - What will the impact on water quality and supply be?
 - What will be impacts to wildlife and recreation and how will this be mitigated?
 - Are there planned buffer strips along streams, roads, or property lines? Is there planned woodland retention and replacement?
 - What is water drainage of the site and how has stormwater runoff been addressed?
 - How will vegetative cover, wildlife habitat, and productive farm and forestland be affected?

24. Update all land use laws to incorporate references to the required Federal and State stormwater regulations so that boards and applicants are aware of the requirements.
25. For major projects and subdivision developments, local laws should require following EPA guidelines for on-site and lot-by-lot stormwater design. This has been shown to be more effective. (See <http://www.epa.gov/ebtpages/watestormwater.html>.)
26. Utilize low-impact designs (LID) to reduce stormwater and erosion impacts. It should also be a goal of the Town to ensure that stormwater runoff rate after development does not exceed the rate that existed prior to the site being developed. Developers should show how they will accomplish this. Low-impact designs would not apply to a development that consists of one individual single family residence.

LID standards can be implemented through both subdivision and the Land Use Law (or a stand-alone law) standards to reduce the volume of runoff and improve water quality by preserving the natural hydrology of a site. Some of the methods that can be encouraged are:

- a. Where soil permeability is minimal, or where lot sizes are small, require driveways to be constructed of pervious materials (concrete pavers or crushed stone, for example) and recommend it in other areas.
 - b. Establish a maximum impervious surface ratio for new development (number of acres of impervious surface divided by the total site area). This usually ranges from 30 to 50%.
 - c. New road standards should allow for construction of narrower roads (20 to 22 feet), in areas of less traffic.
 - d. Utilize clustering or conservation subdivision design to keep floodplains, highly erodible areas, or other critical ecological areas free from development.
 - e. Encourage use of cisterns for rainwater capture and reuse, and bio-retention techniques.
27. All site plans and major subdivisions should incorporate soil erosion and sediment control programs. Strengthen drainage improvement language in subdivision and the Land Use Law to mirror State Standards. (See New York Standards and Specifications for Erosion and Sediment Control for a model ordinance.) Consider placing impervious surface limits on new development, and require building retention and detention ponds, swales, and infiltration devices. Also require buffering berms, filter strips and vegetated buffers between new development and wetlands.
 28. Provide educational materials on stormwater and erosion control to all who seek a building permit for constructing a new home. A list of materials could be provided as an attachment to the building permit (list generated from NYS DEC website resources at <http://www.dec.state.ny.us/website/dow/toolbox/escstandards>.)

29. Ensure that reviewing boards are familiar with and utilize the most recent version of the New York Standards and Specifications for Erosion and Sediment Control.
30. During project review, provide applicants with a stormwater pollution prevention plan checklist. This could be modeled after the sample provided in New York Standards and Specifications for Erosion and Sediment Control.
31. Allow for shared driveway use (maximum of three or four homes).
32. Road standards for driveways and new streets should ensure that they meet rural road specifications. Rural roads and streetscapes are vital to enhancing the visual character of the Town of Otsego. The Town should:
 - a. Re-do design standards for roads so that they reflect the rural nature of the Town. Critical are reducing required pavement and right-of-way widths, reducing cul-de-sac turning radii, discouraging use of cul-de-sacs and encouraging use of grid or modified grid road patterns. Where cul-de-sacs must be used, they should include a walk/bike trail to connect them to another road or path. The Town of Otsego should undertake a rural road classification system program such as offered by the Cornell Local Roads Program and then adopt maintenance standards for those rural roads as outlined by Cornell (See www.clrp.cornell.edu).
 - b. Change highway design standards to decrease pavement widths (no more than 20 feet of pavement) in appropriate areas, decrease maximum grades (to 5%), and reduce the radii of cul-de-sacs (40 or 50'). Require that the "bulb" of cul-de-sacs be landscaped.
 - c. Develop and utilize "context sensitive design" (CSD) standards for new roads built in the Town of Otsego. CSD is an approach that places preservation of historic, scenic, natural environment, and other community values on an equal basis with mobility, safety and economics, according to the Federal Highway Administration. Do not rely totally on the most common reference for road standards: *A Policy on Geometric Design of Highways and Streets* published by The American Association of State Highway and Transportation Officials (AASHTO). These standards tend to ignore entirely or consider only secondarily other important functions of the road corridor such as safe access for children, bicyclists, pedestrians and other potential users such as equestrians. (See www.transportation.org or www.aot.state.vt.us/progdev/standards/statabta.htm or www.contextsensitivesolutions.org.)
 - d. Include streetscape standards in the Land Use Law and subdivision regulations for projects including new roads that maintain or replant street trees. All new major subdivisions should maintain or replant street trees. The standards should specify the type, caliper, planting standards, etc.
 - e. Work with the various highway maintenance agencies (State, County and Town) to develop highway maintenance policies that maintain as much vegetation and as many roadside trees as possible.

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33. Institute access management techniques. Minimize access points from new developments to State and County roads.
34. Institute development standards for traffic calming in new development. These are traffic volume restrictions and speed reduction methods. Mechanisms appropriate to most of the rural roads in the Town of Otsego should use, and be consistent with, the New York State Department of Transportation Highway Design Manual, Chapter 25 – Traffic Calming, Revision 33, August 31, 1998. In order for traffic calming techniques to be applied by the Planning Board during the project review process, ensure that adopted local highway standards incorporate and allow use of these techniques.
35. New roads should use vegetative material as buffers, preserve, enhance, and create animal habitats where possible, use innovative technology to create permanent soil erosion solutions, strive to design soil erosion measures for zero run off, and use innovative practices and products to ensure the establishment of temporary and/or permanent ground cover for areas that have been denuded due to road construction or maintenance. Some other ideas to consider in standards for new or upgraded roads include:
 - a. Tree removal or trimming should preserve or enhance views and there should be vegetation management in areas where preservation of existing trees serves to provide visual buffer, frame views, or provide other visual context for the roadway.
 - b. Consider appropriate sign size and placement to prevent blocking of views and to minimize clutter, preservation of old stone walls and treelines during construction, and allow alignment modification to avoid sensitive areas and to fit with topographical features.
 - c. Reduce/minimize lane and shoulder widths, reduce/minimize clear zones, and allow roadside ditches to be shallower than normal and side slopes to be steeper than normal (in combination with additional guardrail).
 - d. Recognize the importance of architectural and landscape design of roads by requiring street trees, and use of native plant materials.
36. Institute measures to allow building of affordable new residential structures. That includes smaller size, smaller lots, increased density, or fewer embellishments that provide initial affordability.
37. The Land Use Law should further outline definitions of, and standards for, a wider variety of multi-family uses. Standards and definitions should be established for senior housing (of which there are many types), townhouses, condominiums, and accessory apartments. Add to the use tables (and definitions) different types of senior housing such as independent living, assisted living, retirement homes, nursing homes, etc. The Town of Otsego may also want to encourage their use by including special standards, but not require a special use permit for them.

38. Extend the definition of multi-family dwelling in the Land Use Law to include for the wide variety of senior housing that is feasible. Allow for multi-family dwellings with special use permit in all areas of Town, including the hamlets. Control aesthetics and other features related to multi-family structures. Include special use permit standards in the Land Use Law for both two-family and multi-family uses and consider the following:
 - a. To make these types of housing styles acceptable, two and multi-family homes need to be designed to look like large single-family residences as much as possible. This is especially important for two-family structures. This should be detailed in standards for a special use permit for two-family houses. Multifamily houses should be designed to fit in with the rural and/or historical design appearance of the Town of Otsego.
 - b. To prevent absentee landowners, consider language in the Land Use Law that encourages two-family homes having one-half occupied by the owner. Absentee landowners can result in building maintenance problems.
 - c. Since design of multi-family housing is often controversial, the Planning Board should help neighbors gain a sense of ownership in project development by formally encouraging them to add constructive thoughts to the design process in the earliest stages of the review. The goal is to have new development that is acceptable to the community and to utilize a “community-assisted design process.”
 - d. These standards would be enforced as conditions of a site plan or special use permit.
39. Ensure that smaller lots are allowed in conservation subdivisions, clustered subdivisions, and in hamlet areas to enhance affordability. Promote cluster subdivisions as a mechanism to reduce infrastructure expenses and promote use of conservation subdivision designs to promote a variety of lot sizes that can create a variety of housing sizes and types. Allow cluster subdivisions but also add conservation subdivisions. Allow cluster and conservation subdivisions to take place on smaller parcels of land. Use of these techniques may be more important in rural areas than hamlet areas.
40. Amend the Land Use Law to allow use of attached accessory structures for housing. These would include such housing types as elder housing, “granny-flats” and attached apartments. Decide if the Town of Otsego wants to allow accessory dwellings in either accessory structures or as attached to the primary structure. Accessory dwelling units should be by special exception permit, and the Town of Otsego may also want to have site plan approval (especially if it is for accessory structure detached from existing.)
41. The Town should allow, but regulate use of residential properties for rentals. There are several options that the Town of Otsego could examine:

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- a. Set a distinction between long-term rentals (greater than 180-days); seasonal rentals (30 to 180 days) and short term rentals (less than 30-days). These could be allowed in all Land Use districts or limited to certain areas, if desired.
 - b. Establish an annual rental property permit under the Land Use Law or as a permit issued by the Codes Enforcement Officer to better control and provide oversight of short-term rentals. The Town should set a reasonable fee for this permit to cover administrative costs for the program. Some of the recommended permit conditions could be:
 1. Permit would identify the responsible party (responsible for the conduct of the renters and upkeep of the property).
 2. Permit would be posted both inside the dwelling and outside, a sign containing the name, address, and 24/7 emergency contact phone number of the responsible party.
 3. The landlord must inform renters of Town standards to promote continuity between long term residents and short term renters. The Town should require that all parking be in the driveway or to the rear of the dwelling with no parking allowed in the front or side yards or on grassy areas; pass a noise ordinance and notify renters that noise exceeding that ordinance is unlawful and considered to be a nuisance; trespassing on other property or facilities not clearly for public use is unlawful, etc.
 4. Establish a system for neighbors to file complaints.
 5. Establish occupancy rules for short term and seasonal rentals (some communities limit occupancy to two people per bedroom plus one additional person per dwelling).
42. Change the definition of agriculture in the Land Use Law to be broader, more inclusive of the type of agricultural activities that take place in the Town of Otsego, and that are consistent with State Agriculture and Markets definitions. Do not include a requirement that agriculture be for commercial purposes in the Land Use Law definition as this limits many small or hobby farms. Add to the definition that u-pick operations, farm bed and breakfasts, and other niche or agri-business opportunities are legitimate parts of agricultural operations. The Land Use Law should allow newer uses of farm businesses such as horse arenas, landscape nurseries, greenhouses, etc. (See <http://www.agmkt.state.ny.us/>.)
43. Allow farm stands in hamlet areas. All farm stands should be allowed to sell produce purchased elsewhere in New York – not just that grown on the local farm. Add a definition of “farm stand” in zoning.
44. Include agricultural uses as an allowed home business.
45. Require buffers between existing farmland and new residential uses. New residential uses should be responsible for providing this buffer.
46. In the conservation subdivision authorization, allow agricultural use of the preserved open space lands.

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47. Allow signs for farms. It is not clear from the existing regulations how farm signs are treated.
48. Include in all review processes (site plan, subdivision, and special use review) the requirement that the Planning Board assess the proposed projects impact on agriculture. This is currently required by NYS Ag and Markets Law for all lands in or within 500 feet of a NYS Certified agricultural district. The Town of Otsego should apply this in all Rural Agricultural areas.
49. Adopt a Right-to-Farm law for the Town of Otsego.
50. Ensure that the Town's Land Use Law is farm-friendly in all respects by removing barriers and modifying restrictive regulations.. This includes encouraging farm-related enterprises such as food processing, composting, agri-tourism, and small scale enterprises needed to support farms.
51. Allow for use of multi-family structures to be used for farm workers.
52. Amend the Land Use Law related to home occupations. The Land Use Law should differentiate between no impact (exempt), low impact (minor) and impacting (major) home occupations. Standards and requirements should reflect these different categories as they represent a variety of home occupations that may exist. Ensure that home occupations are allowed in all districts.
53. Ensure that the Land Use Law allows and supports a diversity of the commercial retail activity, service and professional businesses, restaurants, financial institutions, light industry, and mixed uses that are consistent with the comprehensive goals of this Plan.
54. Consider a Main Street Overlay for the Fly Creek hamlet to allow adaptive reuse of existing buildings for commercial or mixed commercial/residential uses outside of the hamlet business district. The Land Use Law would establish this overlay along with any standards, and procedures required. Consider business districts for other hamlets.
55. Review regulations for the Hamlet Business District for business-friendliness.
56. Amend zoning to ensure that the General Business Districts are nodal in dimension, and not strip-style.
57. Amend the Land Use Law to ensure that a range of desired commercial enterprises is allowed. In addition, amend zoning to create a Planned Unit Development option to allow for commercial development in a way that is rigorously reviewed and with standards to meet the Towns expectations. Zoning should outline development, review, and administrative standards for these flexible developments.
58. Evaluate lands at the Fish Road, Route 80, Route 205 intersection for possible establishment of a new commercial node.

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59. Consider developing an Otsego Lake commercial zone to allow for business development related to the Lake.
60. Zoning should specifically allow for local day care facilities, perhaps via special use permits.
61. Develop a permitting and review flow chart for all the Planning Board functions and ensure that applicants and Planning Board follow it. Post this information on the Town web site.
62. Site Plan Review should be amended to require a sketch plan phase. This will allow early review and interaction between the Planning Board and applicant.
63. Develop a new subdivision application and include a subdivision checklist.
64. Develop a new site plan review application and include a site plan review checklist.
65. Keep website up-to-date with all minutes, documents, studies, etc.

Capital Improvements

1. Design and fund an extended sidewalk system in Fly Creek or other hamlet areas where appropriate. Sidewalks should be installed throughout the Fly Creek hamlet.
2. Place a community activity sign at the Fire Department to advertise community activities.
3. Develop pocket parks near the Fire Department (benches, small green area, flowers, etc.)
4. Develop multi-use trails for year-round use. These trails should extend into the Village of Cooperstown.
5. Find and acquire a central location for a small public park that can cater to young children and their families.
6. Explore creative financing techniques to fund open space programs. Techniques to be explored include transfer tax, bond issuance, general fund appropriation, creation of revolving funds, preferential tax assessments, and use of federal and State grants, etc.
7. Identify a feasible location and fund development of a municipal parking lot in Fly Creek.
8. Utilize a Capital Improvement Plan (CIP) showing the proposed expansion, upgrading, maintenance and financing of all infrastructure and capital improvement projects in Town.

CIP's help Towns plan for long-term capital improvements. It can facilitate efficient budgeting, can control growth (because everyone will know what will be happening in any given five-year period), and identifies staff and equipment needs.

About Capital Improvement planning: A CIP is a multi-year schedule that lays out a series of Town projects, facilities and large equipment, and their associated costs. Over the five-year period considered by the CIP, the plan shows how the Town will maintain, expand or renovate facilities and services as needed to meet the demands of existing or new population. These documents are excellent planning and budgeting tools and are usually "rolling" where the plan is updated each year, dropping off the previous year and adding one more year at the end of the cycle. A capital budget is updated annually as part of the Town's regular budget process. It will show what projects are already on line, what projects will need funds in the current budget year, and what projects will be started in the current budget year. Coordinating the comprehensive capital budget with the operating budget should give the Town of Otsego more insight into long range planning. The information helps decision-makers improve coordination of services for greater efficiency and assess short-run financing requirements in the context of long-run fiscal needs and constraints. It coordinates community planning, financial capacity and physical development. A capital improvements program is composed of two parts -- a

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capital budget and a capital program. The capital budget is the upcoming year's spending plan for capital items (tangible assets or projects that cost at least \$10,000 and have a useful life of at least five years). The capital program is a plan for capital expenditures that extends five years beyond the capital budget. Establish a formal CIP process, by adopting a resolution to create and empower a CIP committee.

Policy Changes/Initiatives

1. Provide tax and other incentives to private landowners who permanently conserve open space or protect scenic views on their properties. Consider assistance by grants and loans or reimbursement for expenses.
2. Initiate a policy that should any public water or sewer infrastructure be planned in the future, this should be concentrated in the hamlet areas with limited opportunity for extensions beyond those boundaries.
3. Promote compact development oriented towards existing hamlets or new hamlets.
4. Provide options for, and provide local incentives to, private landowners that preserve and rehabilitate historic locations. These incentives can include a) educating them about State and national tax benefits already available for historic properties on the register, b) a historic landowner recognition program (awards, certificates, plaques, etc.), c) local tax incentives, or d) use of façade easement programs. (The Town can hold a historic easement on a structure to ensure that the historic qualities are preserved permanently.)
5. Take advantage of the real estate property tax incentive to preserve open space.
6. Encourage landowner participation in State and federal programs such as the USDA Natural Resources Conservation Service Wetlands Reserve Program, Wildlife Incentives Program, and the US Fish and Wildlife Services Partners for Fish and Wildlife program, among others. Develop and provide a list of the programs and eligibility requirements and promote them with local landowners. (See www.usda.gov and www.fws.gov.)
7. Encourage use of the New York State 480-a Forest Tax Law exemptions.
8. Offer density bonuses or other incentives to landowners and developers if they protect core wildlife areas and sensitive ecological areas. Incentives require separate procedures in zoning as per New York State Town Law.
9. It is not anticipated at this time that public water or sewer capability will be needed or constructed in the Town of Otsego. However, should the need and desire arise, the Town should examine alternative methods for water treatment other than central sewer systems. Should critical needs exist to more effectively manage on-site septic systems, the Town of Otsego should consider alternative types of waste treatment systems to serve the Town instead of public sewers. The Town of Otsego should consider all available water treatment options including decentralized management systems, constructed wetlands, small package plants, biological treatments, and other technologies that are available for its infrastructure.
10. Develop an official map for the Town. This map would show the existing, planned or potential roads, infrastructure, sidewalks, and park lands within the Town.

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11. Evaluate all seasonal roads and consider abandoning those that are not feasible due to environmental conditions, to be upgraded into year-round roads. When new landowners purchase land along a seasonal road, the Town may be forced to upgrade these roads for emergency services and school buses. This can be a huge expense and usually results in higher tax rates for all residents.
12. Institute public actions and policies to support housing opportunities. This could include offering a density bonus to a development that offers affordable housing. (Many communities require 10% of new units to be affordable [dedicated for the life of the structure] for major subdivisions.) It can also include offering other incentives such as fee waivers, density bonuses, and Planned Unit Development's to produce affordable housing.
13. Work with local housing authorities to administer federal, State, and County housing programs.
14. Continue use of manufactured housing to increase the availability of affordable housing. "Manufactured housing" is a relatively recent term. In the past, "trailers" and "mobile homes" were the names given to dwelling units manufactured in factories, delivered to and placed on pads in mobile home parks, and hooked up to electrical, water and sewer services. The new term, "manufactured housing," is more appropriate and usually includes trailers, mobile homes and the newer manufactured housing that looks more like site-built housing. Manufactured housing suffers from perceptions growing out of past examples of small and unattractive trailers, deteriorated mobile home parks in flood plain locations, and fatalities resulting from electrical fires. However, manufactured housing developments can be attractive and affordable.
15. Work with area land trusts. Under a land trust, a development entity, usually public or non-profit organizations acquires land on which new housing is built and sold or rented to income-eligible households. The development entity continues to own the land, guaranteeing that housing on it will continue to be affordable under the terms of the trust. Similarly, a public or non-profit entity may purchase land for future development, thus securing land at a current price in anticipation of future housing needs. This is known as land banking.
16. Work with the Town assessor to ensure proper assessment of agricultural structures.
17. Encourage use of conservation easements on land. Assist landowners to take advantage of new State and federal rules and programs related to conservation easements.
18. Develop a local term-easement tax abatement program: the Town reduces property taxes in return for a voluntary easement placed on a farm property. Fifteen years is the usual term. Prioritize agricultural lands to assist in ranking projects such as purchase of development rights programs and to provide information for the County to have when they identify important farmlands. Work with the County to implement

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the County Land Evaluation and Suitability Assessment program to do this ranking (based on the USDA LESA Program), or develop a Town-wide ranking.

19. Ensure that the Planning Board implements all required NYS Ag and Markets laws related to the Ag district (25-aa). Require agricultural disclosure notices be developed and also placed on new subdivision plats. (See <http://www.agmkt.state.ny.us/>.)
20. Seek input from farmers when creating or revising local laws.
21. Encourage farmland owners to take advantage of the New York State Agricultural Assessment program to reduce taxes. (See <http://www.agmkt.state.ny.us/>.)
22. Consider evaluation of incentive programs to stimulate commercial development in appropriate locations. Stimulate building improvements by creating financial incentives and programs to reduce the risk of investing in building rehabilitation or business expansions. Consider low-interest loans, incentive grants, specially designated block grant funds, or interest buy-down programs. The Town should educate and assist landowners in taking advantage of tax credits, delayed assessments, and other programs available to preserve historic buildings.
23. Welcome new businesses in Town, but establish, up-front, a set of expectations to ensure quality development.
24. New York State has a new law requiring training of Planning Board and Zoning Board of Appeals members. Initiate a local policy, schedule, and procedure for training local board members consistent with this law.
25. Use the map included in the Cooperstown GEIS called Unconsolidated Deposits and Potential Ground water maps. Should public water supplies be desired, seek well opportunities in the outwash sand and gravel deposits identified on this map. These are where the best yields may be found. If public water is ever developed, amend zoning to include a wellhead protection area for each well.

Programming Initiatives

1. Within the Glimmerglass and Fly Creek Historic Districts, work to educate landowners about the historic district tax incentives and programs available to them.
2. Explore, with NYS Department of Transportation, ways to:
 - a. provide for pedestrian access along and across Route 28.
 - b. establish a traffic light at the crossroads in Fly Creek.
 - c. establish street trees along some locations of Route 28 in the Hamlet.
3. Establish a Town-wide street tree program in the hamlets to ensure maintenance, and replacement as needed of street trees.
4. Obtain funds for programming initiatives. Hire a grant writer to help assist the Town obtain funds for the above projects.
5. Involve Town historic organizations in assisting the Town Board develop standards to be expected in the historic overlay areas.
6. Add all known historic structures to the Geographic Information System database and make this map and data available to a wide audience including local officials on the Planning and Zoning Boards and the Zoning Enforcement Officer.
7. Encourage adaptive reuse of historic buildings for residential and/or commercial uses. This can for example, be accomplished through creation of a revolving restoration loan fund to assist owners in improving historic properties, building façade improvement grants, tax incentives. The Land Use Law should specifically allow conversion of buildings to new uses as a specially permitted use, rather than promote demolition of existing buildings. Create an inventory of historic buildings in the hamlets that have the potential to be adaptively reused for a new residential or commercial use.
8. Appoint a recreation advisory committee to the Town Board whose primary role should be development of a Town-wide recreation plan and implementation. The role of this committee should be to identify recreation opportunities and assist the Town Board to implement and fund the strategies of this plan. It is desirable to have one entity charged with developing a comprehensive recreation plan that includes needs, strategies, and funding options. This could be a steering committee for recreation which reports to the Town Board.
9. Explore ownership and use of the old trolley right-of-way for trail use.
10. Work with landowners and appropriate organizations at the County and State level (such as Trout Unlimited, or NY Parks and Conservation) to develop more trails and access to streams.

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11. Promote year-round recreational tourism such as ski areas, outdoor recreation activities, ice rinks, etc. The Land Use Law should allow and regulate these activities.
12. Help landowners understand the new State and federal incentives for donating conservation easements.
13. Work with, and encourage, landowners to grant and maintain trail easements across their properties.
14. Inform landowners about the values, benefits and opportunities of preservation and provide technical assistance, preservation incentives and keep landowners informed of preservation programs.
15. Protect priority open space and scenic lands through conservation easements, lease arrangements, management agreements, mutual covenants, fee simple sales, and donations. Seek funding for purchase of development rights and develop local sources of funding for these activities.
16. Explore use of view easements or consider use of leaseback arrangements where the land is purchased by the Town and then leased back subject to certain restrictions for management of the scenic (or open space) resources.
17. Initiate an education program for landowners about groundwater quality and quantity. There are numerous existing resources that can easily be utilized in this effort such as through www.epa.gov.
18. Pass a local law requiring collection of well log information when new wells are drilled. Make map of well log information and periodically have a hydrogeologist review it to draw more conclusions about water capacity. Use well log information to do a build-out analysis based on water quantity.
19. Ensure that all highway personnel receive training on the State and federal Phase II Storm Water Regulations that became effective March 2003 as they impact road building and maintenance activities.
20. The Town Highway Department should develop a plan, subject to available funding, to remediate ditches in poor condition as these can contribute high levels of sedimentation to the Towns' waterways. The Town should consider purchasing a hydroseeder for this purpose. Utilize Best Management Practices such as
 - Excess, or waste, materials are to be removed to an appropriate location for disposal or storage.
 - Vegetation may be removed during ditch cleaning. Desirable vegetation will be established on exposed areas.
 - Temporary erosion controls will be installed and will remain in place until permanent vegetation is established.

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- All disturbed areas will be re-vegetated with an appropriate species of ground cover.
 - An appropriate erosion control plan will be developed, approved and implemented.
 - Establish desirable vegetation in drainage ditches and on roadway slopes.
 - Perform ditch work in optimum weather to minimize environmental impacts.
 - Evaluate and modify existing ditch slopes to trap surface sediments.
 - Retain existing desirable ditch-line vegetation, when possible, to increase bio-filtration.
 - Grade ditch slopes to support establishment of desirable vegetation.
21. Together with the County, conduct a housing needs assessment. Jurisdictions seldom budget or even plan significantly for the regional impacts of their decisions and policies, nor do neighboring jurisdictions regularly coordinate their comprehensive plans or development regulations. A Countywide assessment of the current status and trends in housing affordability, transportation and the economy could help citizens and policy makers in the Town and County of Otsego identify shared goals and select appropriate means to achieve them.
 22. Start a Town of Otsego purchase of development rights program. Work with the Otsego Land Trust to accomplish this. Consider funding this program through grants, public dollars, and the (almost ready in the NY Legislature) real property transfer tax program. Assist farmland owners in completing PDR applications.
 23. Coordinate agriculture-related activities with the County to ensure consistency with the Otsego County Agriculture and Farmland Protection Plan.
 24. Work with area farmers to explore methods to assist them in decreasing trespassing.
 25. Aggressively work with the County and Cornell Cooperative Extension on developing agri-tourism and niche farming and value-added opportunities.
 26. Work to sponsor a new farmers market in Town.
 27. Reach out to the Farmers Museum to help initiate program that will support modern agricultural activities in the Town of Otsego. This could include a farmers market, marketing and advertising of local agricultural businesses, and education of visitors on current agricultural practices going on in Town.
 28. There is not a good fit between the location of the existing NYS Agricultural District and places where active agriculture is still taking place. During the next review period of the district, work with local landowners to consider expanding this district to include more of the active agricultural areas of Town.
 29. Initiate an economic development committee to coordinate and implement economic development strategies contained in this Comprehensive Plan.

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30. Hire a grant writer to effectively take advantage of various State and federal grant programs including the New York State Main Street Program, Federal CDBG funds, and other economic development oriented programs.
31. Establish a low-interest loan pool with the help of local banks and businesses to aid in financing start-up or expansion of local businesses.
32. In order to recruit desired and needed businesses, the local economy should be measured and understood. Evaluate the economy of the whole Town and the trade area of the Cooperstown region. Refer to the survey conducted for this comprehensive plan, which gives an indication of the types of commercial establishments desired. This information should be updated every five years, possibly with the help of a consultant, to keep current with the commercial climate and desires of Town residents.
33. Invest in hamlets. Hamlets are the places where people should linger. They should be central in the cultural, economic, civic, and recreational life in the Town of Otsego. A formal Main Street Program should be started such as the “Main Street Approach”, especially in the Fly Creek hamlet.
34. Explore and aggressively seek financing for economic activities. Establish a financing mechanism that ensures reliable funds to implement revitalization efforts. Retain a grant writer and aggressively pursue numerous available federal, State, and regional grants. Explore NYS funding opportunities, such as the Small Cities Grant Program. For economic development initiatives, investigate the following financing options:
 - Community Development Block Grants (HUD) (Applications due each April)
 - HUD 108 Loans
 - Economic Development Agency Planning Grants
 - Economic Development Agency Public Works Grants
 - TEA-21 Funds
 - Tax Increment Financing
 - Establish a Special Improvement District or Business Improvement District
 - Micro-Loan / Small Loan Program
 - Using the Community Reinvestment Act (working with banks)
35. Explore the feasibility and benefits of providing wi-fi services for Fly Creek.
36. All maps included in this Comprehensive Plan should be placed on the Town website so that the public can access them.
37. On the Town website, re-do the planning board and zoning board pages to be similar to the page set up for the Courts. There should be a clickable bar on top for subdivision, site plan review, special use permits, local laws, maps, and forms.

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38. Fund and develop a regular Town newsletter – at least published on the Town website. This could be quarterly or bi-annually, as funds permit. A mailed newsletter has the advantage of reaching all residents whether they have website access or not. Within this newsletter, ask for citizen's ideas on how community pride and citizen involvement can be enhanced. Include in the newsletter and website a Question/Answer column.
39. Publicly recognize local people for community involvement and enhancement projects. This would be an excellent section for a newsletter.
40. Hold an annual meeting on concerns and use the newsletter to advertise and generate interest.
41. The Town Board can sponsor an annual or bi-annual "Town Meeting" to discuss issues, strengths, weaknesses, and ways to move forward together. The Town Board should be responsive to ongoing issues or new issues that have arisen in shorter time periods. This is one way to engage the community in this and can help attain information to know if the comprehensive plan is no longer working adequately if major changes have occurred.
42. Past county tourism studies have shown the many positive impacts that tourism provides for the Cooperstown area. "What is lacking, however, from tourism-related planning information and documents is a clear understanding of what the tourism of the area is. Much of the data needed to complete such an analysis does not yet exist." The GEIS suggests that Otsego County should develop a comprehensive tourism plan which includes a full market survey, a survey of tourist facilities and services, a market analysis and a determination of tourist facility and infrastructure needs.

Previous long range planning has not included analysis of, or collection of, information that allows a full understanding of the capacity of the area for tourism. Carrying capacity is the maximum number of people who can use a site without an unacceptable alternation in the physical environment, without an unacceptable decline in the quality of experience gained by visitors, and without an unacceptable adverse impact on society, economy, the natural environment and the culture of the area. It is recommended that the Town of Otsego work closely with Otsego County to develop such a study and to develop a Tourism Plan for the region.

Appendix B

2006 Update Public Input

Appendix B. 2006 Update Public Input

Minutes from the 2003/2004 Neighborhood meetings held in Pierstown and Fly Creek:

Notes from the Citizen Participation Meeting in the Pierstown Neighborhood on December 2, 2003

Once the purpose of the meeting was presented by Tom Breiten, residents expressed the importance of including the Village of Cooperstown portion of the Town of Otsego in the citizen participation process for the update of the Town's Land Use Plan.

Residents described their Pierstown area as mostly residential and agricultural. They mostly felt that the Grange and its activities was mostly responsible for bringing neighbors together in the specific area.

One resident felt strongly about having vacant areas identified and mapped, especially the larger parcels that are privately owned in the Pierstown area. Some parcels, according to some residents may not be accurately mapped according to current land uses.

A resident of 20 years, enjoys the fact that he cannot see his neighbors and likes that fact that there are not many one acre parcels. Many participants responded positively to his statements. There were some expressed concerns about the Ray Keyes properties and George Smith's property and what would happen to them.

Most residents agreed they liked the 5 acre zoning and would like to maintain this as a minimum.

The general consensus was that this type of zoning (5 acre and or low density) provides a peaceful community, rural in nature with scenic views.

There were specific concerns that were expressed by most about commercial development, i.e., ball parks, and other resort types of development that could draw large crowds. No interest was shown over the idea of promoting commercial development of any kind in Pierstown. Residential growth was viewed favorably, but on a small scale with either small subdivisions or possibly clustered homes.

Some indicated that the present Town restrictions make it too expensive to subdivide private property, especially when property owners need to construct and maintain their own roads.

Another concern was the issue of rental housing and its impact on the Pierstown area. Out of town property owners who rent on a weekly basis are not able to manage their properties. Too many problems arise with rentals and it appears that rules and regulations may be not be properly enforced due to lack of manpower, according to some residents.

One participant cited an example of Hilton Head, So Carolina as a community that seemed well planned with visually attractive buildings and natural vegetation. There was interest in knowing how this community developed into what it is today.

Lastly, participants felt that the Pierstown area of the Town of Otsego should pursue the following goals in order of importance:
(as defined in the current Land Use Plan)

Maintain the natural environment and minimize visual blight;

Ensure water quality in lakes and groundwater;

Seek cooperation with other communities.

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Fly Creek Neighborhood Meeting on 3/16/04

Tom Breiten opened the meeting by stressing the need for communities to make decisions about what they would like to see happen in their prospective areas so that Federal dollars could be obtained through an application for the Community Block Grant which is due in August.

One resident questioned which areas of the town are having meetings. Tom explained how meetings are being arranged according to perceived neighborhoods, i.e., Pierstown, Fly Creek, Christian Hill etc. Tom went on to mention how the 1987 Master Plan, now called the Comprehensive Land Use Plan and its various components simply states the land use ~~regulations~~ ^{plan} which for the most part ~~are~~ ^{is} still considered viable for the Town.

It was explained that the purpose of the meeting was to:

1. gather information from the community;
2. ask for assistance in any form from residents;
3. help establish smaller discussion groups.

Ellen Weir said she felt Fly Creek had older buildings than Cooperstown and that gave a sense of community.

Jim Atwell agreed about the Fly Creek area having a 'definite sense of place' and that the hamlet was distinctive, since was still active as opposed to other areas of the town.

A resident by the name of Carl ^{Rever} spoke how he came to Fly Creek in 1968 for the peace and quiet. He was bothered some neglected houses in Fly Creek and the occasional noise. He does not want to see Fly Creek go in the same direction as Hartwick as far as development. He had one suggestion to establish a kind of natural park habitat around the marsh/wetland between Fly Creek and Oaksville. He had one complaint when it came to getting information about projects according to the Freedom of Information Act thereby allowing informed decisions to be made.

Another resident questioned the audience as to how many people were born in the area and how many were born somewhere else. He felt it was ashame that very few local people were not present to voice their opinion. Stressed it was very important that local people have a say in the decisions and wondered how this could be done and encouraging them to meetings.

One resident expressed the desire to see all buildings of Otsego be visually appealing and well maintained.

Ann-Geddes Atwell felt that there should be coordination between historic residences and businesses, encouraging growth but still maintaining the old. Her suggestion was to avoid certain types of parking lots and intensified uses as well as "rethinking traffic along Rt 28".

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Matt, a new resident to the area from Long Island said how he came to this area with his wife and three children after 9/11 from Commack. He was disappointed at how much traffic frequented Rt 26, especially truck traffic and wondered what could be done to detour traffic or post a slower speed limit.

Bill Michaels mentioned how he did some changes on Rt 26 near the Cider Mill.

Another resident asked how it's determined what's good development and what's not. She asked what was the development proposal for Rt 28 and Rt 80. She said that their always seems to be a struggle betw local residents and newer residents. Even farmers cannot always get what they deserve. Feels there are trade offs without winners. Need to develop town in a way to make the most people happy.

One resident talked about keeping Fly Creek unique. She felt the town was split over the Hurtibise property proposal and whether people could do what they wanted with their land. Questioned if there was any secrecy in apprising town of matters.

Tom Breiten assured everyone that the town works very hard to keep everyone informed, but that each of us also has obligation to find out when meetings are held etc.

Tom also said that town is looking out for everyone's best interests. Development should be viewed as to whether it is good for the whole, but that compromise is necessary at times.

A resident asked if people will be able to dictate what the architectural standards for community projects will be.

Wayne Mellor felt more pressure should be placed on commercial projects to follow the land use law.

The owner of Portebello's asked if there should be a historic district and also indicated backround in assisting Trenton, N.J. in establishing architectural review standards.

Jim Atwell asked if there was anything in the existing law to prevent a current commercial building for sale in Fly Creek from being torn down?

Anne Geddes Atwell mentioned her concerns about the Dream Parks rentals, and Cementary Road and how to prevent negative impacts.

Jim Atwell asked everyone to consider the Fly Creek Historical Society as an organization that may be a good means by which people can join to have an effect on these matters.

Tom Breiten reiterated that everyone needs to voice their opinions and come up with a plan that residents can buy into.

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One resident felt quaintness could be overdone if not careful.

Another resident wondered if tourism was the town's goal and could the town cater to tourists?

Adrian K. felt the character of the town should concentrate on agriculture.

Someone else questioned whether there were incentives to have agricultural businesses. They asked if this was of value and if opportunities could be promoted.

Jim Atwell questioned the possibility of speed limits.

Tom Breiten suggested that transportation could be another component of the land use plan.

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2004 Survey Results

1. What is your age? Nineteen percent were 41-50 years old; 29% were 51 – 60 years, 18% were 61 to 70 and 21% were over 70 years.
2. What type of property do you own? 88.5% owned residential property. Less than 5% owned commercial or vacant properties.
3. How long have you owned property in the Town of Otsego? There were a wide range of responses from less than one year through 50 years with most being less than 30 years. About 30% owned property less than 10 years. The average was 15 years.
4. How many months of the year do you physically reside in Town? Almost 70% reside in Town 12 months. For those that reside less than full time, most part-timers reside in Town for six months or less. The average of all respondents was 4.2 months.
5. Where do you live? 33% of participants live in the Village of Cooperstown; 10% in the Otsego Lake District; 7% in the Canadarago Lake District, 8% in the Fly Creek Valley, 8% in the hamlet of Fly Creek; and 7% in Toddsville. Participants represented all areas however.
6. What is your current work status? About half of the participants are working full time; 33% are retired; and 10% are part-timers. About 1% indicated they were unemployed.
7. Where is your place of employment? About 36% did not respond to this question. About 28% listed “other” as their place of work; 9% listed the Town of Otsego; and 26% listed the Village of Cooperstown.
8. Is it important to develop seasonal, warm-weather business (agreement rated on a scale of one to five with one being disagree strongly and five being agree strongly). 13% said 1; 10% said 2; 19% said 3; 22% said 4; and 33% said 5. There were more people who seemed to agree with this statement than disagree but it was not unanimous.
9. It is important to develop seasonal, cold-weather business. 6% said 1; 4% said 2; 15% said 3; 24% said 4; and 49% said 5. There is strong agreement that cold-weather businesses were desired.
10. It is important to encourage development other than residential. 11% said 1; 11% said 2; 14% said 3; 27% said 4; and 34% said 5. There were more people who agreed than disagreed with this statement.
11. The Hamlet Business and General Business Districts should be expanded. 22% said 1; 11% said 2; 18% said 3; 23% said 4; and 22% said 5. There seems to be slightly more people who feel the business districts should be expanded, but about 33% do not feel this way.

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12. Recreational Businesses should be permitted in (choices were Residential/Agriculture districts or General Business District). More people indicated that recreational businesses should not be in residential/agricultural districts, but in a general business district.

13. The Town should invest in infrastructure for the Hamlet Business District (For example sidewalks, parking, and signage). 16% said 1; 12% said 2; 21% said 3; 29% said 4; and 20% said 5. There seems to be slightly more people who feel that the Town should invest in this infrastructure than those that do not.

14. The Town should encourage development of multi-family housing. 23% said 1; 14% said 2; 21% said 3; 21% said 4; and 19% said 5. Slightly more people said they agreed with this, than disagreed and 21% had no opinions.

15. The Town should actively pursue affordable housing: 54% agreed with this statement and 24% disagreed with this statement. 18% had no opinion. The Town should actively pursue multi-level care retirement communities: 62% supported this direction, while 19% did not agree with this. 15% had no opinion.

16. It is important for the Town to support local agriculture by:

a. supporting a farmers market: 84% agreed with this direction while 7% disagreed. 8% had no opinion.

b. by offering tax abatements: 61% supported this direction and 18% did not support this. 17% had no opinion.

c. by giving subsidies: 35% agreed with this direction, 35% disagreed and about 26% had no opinion.

d. by endorsing farmland protection: 73% agreed with this statement; 11% did not agree and 13% had no opinion.

e. by encouraging rural tourism: 65% agreed with this statement; 16% disagreed; and 17% had no opinion.

17. The Town should pursue the development of public

a. parks: 59% agreed with this; 22% disagreed; and 15% had no opinion.

b. playgrounds: 50% agreed with this; 25% disagreed; and 22% had no opinion.

c. bicycle/pedestrian paths: 69% agreed with this; 16% disagreed; and 13% had no opinion.

d. hiking trails: 69% agreed with this; 15% disagreed; and 14% had no opinion.

18. The Town should fund the hiring of an economic development position: 54% said no and 36% said yes.

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Summary of Supplemental Survey Conducted in 2006:

-
1. What is your age (check one):
Under 18 (.24) 19-29 (1.46) 30-39 (6.8) 40-49 (15.3)
50-59 (31.1) 60-69 (25) 70+ (20.2)
2. What type of property do you own? (check all that apply):
Residential (62.7) Commercial (3.99) Vacant Land (15)
Rental/Vacation (7.61) Agricultural (8.88)
Other: (B&B/summer home/timber land/lake front/retreat/land with barn/residential and vacant together)
3. How long have you lived/owned property in the Town of Otsego? 11% lived more than 50 years; all the rest ranging from <one to 49 years; average was 22 years.
4. How many months of the year do you physically reside in the Town? Range was <one to year round; 69.9% reside 12 months; average was 10.2 months.
5. Where is the general area that you live or own property in Town (check one):
The Otsego Lake District (10.1) Canadarago Lake District(11.1) Village of Cooperstown(27.4) Oaksville(1.51)
Hamlet of Fly Creek(9.3) Rt. 205 Corridor(2.01) Rt. 28 Corridor(3.27)
Toddsville (1.76)
Fly Creek Valley(7.79) Rt 26 So. Of Fly Creek(2.51) Christian Hill(2.51)
Pierstown (13.1)
Cat Town, Keating Rd (2.51) Other (Hartwick, Middlefield, Springfield)
6. Where is your place of employment?
Village of Cooperstown (21.8) In Town of Otsego(11.5) Outside Town of Otsego(26.6)
Retired(37.6) Unemployed(2.63)
7. Do you have any school-aged children in your household, and if so, how many?
Yes (21.8) No school aged children (78.2)
10.8% have one child
7.53% have two children
2.59% have three children

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8. How satisfied are you with the following types of Town services in The Town of Otsego?

Table B1: Results for Question 8

	Not Satisfied	Satisfied	Very Satisfied	No Opinion
Rescue squad/fire protection	10.9	34.8	30	24.4
Ambulance	6.8	35.7	26.9	30.6
Town Staff	4.4	51.6	23.6	20.4
Town Board	11.8	50.3	7.88	30.1
Town Planning Board	18.3	45.5	5.94	30.2
Town Zoning Board of Appeals	16	31	4.18	48.9
Code Enforcement	18.8	39.1	5.38	36.7
Board of Assessors	12.7	39.1	4.16	44
Senior services	10.9	20.3	4.69	64.2
Highway and road maintenance	15.7	56.2	22.3	5.81
Snow removal from roads	8.07	51.8	29.3	10.8
Hours of operation (Town hall)	10.7	50.4	7.3	31.6
Responsiveness to resident's concerns	16.1	39.5	7.41	37
Overall communication with residents	21.2	44	6.33	28.5
Phone accessibility to officials	11	40	7.56	41.5
E-mail accessibility to officials	3.67	28.6	4.65	63.3
Accessibility to Town records	3.41	37.6	4.39	54.6
Other:				

9. How much need do you see for the following businesses in the Town of Otsego, outside of the Village of Cooperstown?

Table B2: Results for Question 9

Type of use	There is No Need	There is a Need	No Opinion
Agriculturally related businesses	11.2	65.9	22.9
Animal hospital	29.1	49	21.9
Animal kennel	25.6	47.9	26.6
Animal shelter/rescue services	27.2	47.3	25.5
Antique dealer	5.6	37.9	26.5
Appliance store	31.7	51.1	17.2
Auto repair shop	25.7	61.2	13.1
Bank	46.8	41.3	12
Bakery	33.8	53.4	12.9

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Type of use	There is No Need	There is a Need	No Opinion
Bed & breakfast Inn	45.1	35.6	19.3
Big box mega-store (e.g. Home Depot, Wal-Mart, etc.)	78.3	16	5.67
Coffee/donut shop	38.6	46.8	14.7
Commercial junkyard	74.4	12.1	13.6
Convenience store	50.5	41.8	7.67
Department store	58.5	32.8	8.4
Domestic lawn and garden services	35	50	15
Dry cleaners	49.5	35.2	15.4
Farmers market	26	62.5	15.3
Farming	10.1	74.6	15.3
Florist	47.8	32.7	19.6
Funeral home	54.5	25.1	20.4
Gas station	33.1	57	9.95
Hairdresser/barber shop	35.3	47.2	17.5
Health spa/fitness center	53.9	29.6	16.5
Home based business	13.1	52	34.9
Home improvement store	46.8	35.7	17.5
Instructional studios	30.5	31.8	37.8
Light manufacturing facility	34.3	45.2	20.5
Liquor store	56.1	25.1	18.9
Medical/dental office	41.3	43.5	15.2
Mini-storage warehousing	45.2	29.4	25.4
Motel/hotel	58.1	27.8	14.1
Night club/adult entertainment	65.1	20.5	14.4
Office building	48.2	30.4	21.5
Pharmacy/drug store	47.2	42.9	9.93
Power generating wind farm	31.1	47.3	21.6
Power generating hydroelectric facility	37.8	35.3	26.9
Restaurant with drive-through	70.2	16	13.8
Restaurant with no drive-through	32.4	53	14.6
Specialty gift shop/boutique	40.7	39.5	19.9
Supermarket	45.7	43.7	10.6
Tiered retirement community	18.6	59.7	21.8
Trucking terminal	69.9	8.77	21.3
Other: Can't comment on most of the above services because our contact with them is minimal. Highway maintenance is an important item. Enforcement of land use regulations. Giving answers or solutions regarding Linden Avenue water problems Hwy Supervisor issues of some areas Keeping website up to date library support mayor Pam Deane Parking protection of environmental resources, open space repairing the damn			

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Type of use	There is No Need	There is a Need	No Opinion
speed signage subdivision moratorium Town board support to fire department Town Court Town tends to over step their boundaries. Pays people for jobs not performed. traffic control weekend event availability			

10. If you are interested in seeing development in The Town of Otsego, where would you locate it?

Table B3: Results for Question 10.

Type of use	In or Near Hamlets of Fly Creek, Oaksville and Toddsville	In or near Village of Cooperstown	On Lands Used for Farming	On Other Undeveloped Open Space Lands	Only Near Currently Existing Commercial Uses	I am not interested in any new development
Commercial Uses	12.9	9.62	1.01	13.9	41.3	21.3
Office Uses	15.1	26.2	<1	6.92	31.8	18.5
Retail Uses	20.4	20.2	<1	8.42	32.9	17.9
Residential Uses	28.5	14.1	2.31	27.8	4.37	22.9
Tourism Uses	14.1	23.4	<1	9.77	12.9	39.1
Other: A few middle to high end apartments or condos A store like Aldis (for not-so-fortunate people, like me, to go food shopping additional tourist attractions again cannot comment because these businesses are not too important to us at this time ANY baseball related business art studios Assisted living facility automobile dealership Bank branch baseball camps baseball/sport camps better survey boat repair shop bookstore campgrounds/resorts/attractions Cell Towers clothing store other then baseball commercial land community biodiesel plant craft training places Dancing/Music Lessons day care facility (affordable) good old fashion general store Good Pizza and Bagels too heavy industry and any uses other than residential or residential services historic district						

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I have typed checked no need if we already have the business in the area!!!
 indoor ice skating rink
 jobs
 movie theater
 movie theater
 movie theater& youth related centers
 Music/Electronics/Book Store
 Name brand outlets
 non-agricultural & non-home based businesses
 Parking garage
 rural recreational opportunities
 senior apartment housing
 total access to cable/wireless internet services
WE NEED JOBS

11. For businesses outside the Village of Cooperstown, is it important for the Town of Otsego to develop reasonable design guidelines that would improve the appearance of commercial building design, signs, and landscaping outside the Village of Cooperstown?

Very Important(54.4) Important(29.8) Not Important(12.6) No Opinion(3.2)

12. How do you feel about allowing weekly rentals in the Town's residential districts?

Strongly Support(16) Some Support (29.5) Oppose(21.1) Strongly Oppose(24.3) No Opinion(9.09)

13. What level of need is there for the following residential land uses in The Town of Otsego?

Table B4: Results for Question 13

Type of use	Strong Need	Minor Need	OK as Is	No Opinion
Apartment buildings	25.5	36.5	29.3	8.74
Condominium/town houses	19.9	32.7	37.4	10.1
Duplex residences	14.5	27.2	45.6	12.7
Group homes	10.4	19.3	48.4	21.7
Hamlet style neighborhoods	22.7	26.6	33.9	16.9
One In-law/Rental apartment (one dwelling associated with a primary residence on same parcel)	17.7	33.9	32.9	15.4
Mobile Home parks	2.59	14	75.4	8.03
Mobile homes on individual lots	4.9	16.5	68.8	9.79
Residential development in new hamlet(s)	14.4	35.5	37.1	13.1
Residential development in or near the existing hamlets	20.8	35.7	33.3	10.2
Senior housing/assisted living	47.7	28.5	17.9	6.22
Subdivisions designed to protected open space (like clustering or conservation subdivision design)	42.5	25.8	21.4	10.4
Subsidized housing	11.4	25.4	47.2	16.1

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Other:

Affordable Housing
 free standing homes
 full time middle income rental units
 historic style housing
 Home based business (professional services)
 housing with large open space
 Land development planning to ensure the rural character of the area is maintained
 Large homes on huge lots
 restriction on commercial development in or near Village of fly creek
 severe restrictions on residential development, esp. on farmland & wetlands
 strictly monitored development
 VERY CONCERNED WITH SENIOR CITIZEN APARTMENTS/LIVING
 Water protection

14. Are you concerned with any of the following issues related to your drinking water source?

	Not Concerned	Concerned	Very Concerned	No Opinion
Water Quantity	34.9	29.2	31.9	4.02
Water Quality	26.1	33	37.8	3.05

15. What three words or statements would you use to define the “Rural Character” in the Town?

16. Do you see any need for the following recreational land uses in the Town of Otsego?

Table B5: Results for Question 16

Type of use	Strong Need	Minor Need	OK as Is	No Opinion
Activities for senior citizens	34.2	36	21.7	8.16
Activities for teens	52.7	25.6	15.7	6.08
Athletic Fields (baseball, softball, soccer, etc.)	21.3	30	43.1	5.64
ATV and off-road vehicles	8.18	16.1	63.2	12.5
Biking	41.2	34	20.9	3.87
Community center	26.9	31.9	34.5	6.79
Cross country skiing	24.9	36.3	30.6	8.23
Fishing	23.9	22.3	48.2	5.65
Golfing	9.35	20.3	63.9	6.49
Hiking	31	25.9	37.4	5.64
Horse trails	18.6	28.7	38.5	14.2
Hunting	17.9	16.1	54.6	11.4
Ice skating	21.1	33	37.4	8.57
Playgrounds	28.3	32.5	29.6	9.61
Public picnic areas	23.6	31.4	37.4	7.53
Public parks	24.8	25.9	43.6	5.74
Public boating facilities (boat launches, docks)	22	21.2	50.4	6.46
Skateboarding	5.76	22.5	51.3	20.4
Snowmobiling	6.98	16.5	64.6	11.9
Swimming (public swimming pool)	12.9	23	53.8	10.3

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Tennis/basketball	13.7	31.7	42	12.6
Walking/running/biking path	41.5	31.5	22.3	4.62
Other: a swimming facility built to legal specification to allow competitive swimming teams Alpine Ski Area better sidewalks clothing stores Definitely a Ice Rink, do you realize there is not a single arena in all of Otsego COUNTY easy access to nature trails horseback riding indoor ice rink Indoor ice skating rink for hockey!!!! indoor skating rink Lower speed limit on east side of Canadarago Lake! promotion as outdoor destination and community Public boat launch on Otsego Lake. public involvement & participation in cleanup and preservation of open space & wetlands Public track facility Q16 Other Regionally connected hiking/biking trails Restricting ATV and Off Road Vehicles sidewalks in Fly Creek skate park teen activities winter sports area				

17. Would you endorse Town-sponsored preservation techniques that would lead to the permanent protection of:

Open spaces	Yes(77.8)	No(18)	No Opinion(4.12)
Working farms and farmlands	Yes(81.8)	No(12.6)	No Opinion(5.66)
Small farms/recreational farms	Yes(77.8)	No(16.5)	No Opinion(5.68)
Historic buildings and sites	Yes(87.4)	No(8.76)	No Opinion(3.87)
Scenic landscapes	Yes(84)	No(8.76)	No Opinion(3.87)
Critical environmental sites	Yes(84.3)	No(12.9)	No Opinion(3.09)

Other:

air quality
cluster/hamlet zoning
damn repairs
designated scenic roads
encouraging landowners to preserve open and wooded spaces
existing wetlands, flood plains, open space & farmland
historic areas
Improve Roads
lake water quality by restricted use
light commercial sites
Local Residence
OCCA's natural resource inventory
pollution reduction
quality of Lake The Town of Otsego
restrict commercial development in or near fly creek
restriction developing

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Scenic overlook west of Village
 small farms=yes; recreational farms=no
 support of dam project for Canadarago
 Supportive of these goals ONLY via individual property owner agreement.
 trailer parks/homes
 water quality
 water resources
 wetlands
 wetlands and riverside habitat protection
 What if it was your land? and at the expenses of who?

18. Would you favor additional Town spending to accomplish the items you checked in Item #17, above? If so, what kind of spending would you favor?

Table B6: Results for Question 18

	No	Yes, but using only private money or grant funding	Yes, using mix of public tax dollars and private funds	Yes, if necessary, using tax payers money only
Protect open spaces	15.7	27.6	49.9	6.9
Protect working farms and farmlands	14	38.5	42.5	5.01
Protect small farms/recreational farms	21.5	40.4	34.8	3.19
Protect historic buildings and sites	9.21	41.3	42.1	7.37
Protect scenic landscapes	13.5	33.3	44.9	8.44
Protect scenic viewsheds	15.5	36.6	41.7	7.22
Protect critical environmental sites	9.79	22.2	48.9	19.1
Other: ALL WITHIN REASON CLUSTER ZONING ENCOURAGING CURRENT LANDOWNERS TO PRESERVE OPEN AND WOODED SPACES GOOD PLANNING HISTORIC AREAS IMPROVE ROADS PLAYGROUND, BIKE PATHS PROTECTING EXISTING WETLANDS, OPEN SPACE & FARMLANDS, & HISTORIC FARM BUILDINGS WATER QUALITY WETLANDS				

19. Please add anything else you would like to share with the Comprehensive Plan Steering Committee:

Demographics of Survey Participants:

1. The survey was representative of the population in that most of the participants were aged 40 and over. The largest age group of participants was 50 to 59 years old, followed by 60-69 and then those over 70 years.

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2. The majority (63%) of participants is residential landowners, but all landowner types were represented. Agricultural and commercial landowners participated, but were a small proportion of respondents.

3. A large number of long-term residents participated. 11% have lived in the Town of Otsego more than 50 years. However, all terms of residency were represented and the average was 22 years.

4. Participants live in their residences in the Town of Otsego from one to 12 months. The average was 10 months and 70% are year-round residents.

5. Participants from all areas responded, but the highest percentage were from the Village of Cooperstown (27.4%), followed by Pierstown (13%), Canadarago Lake District (11%) and Fly Creek Hamlet (9.3%).

6. 37.6% of participants are retired. For those that work, more worked outside of the Town of (26.6%), followed by 21.8% working in Cooperstown. Eleven percent work within the Town of Otsego.

7. A large percentage of participants do not have school-aged children (78.2%) and 21.8% do have school-aged children. For those that do have children almost 11% had one child while 8% had 2.

Visioning Workshop Summary

At two workshops, held in the Fall of 2005, participants identified negative and positive features (weaknesses and strengths) about the Town of Otsego. These were:

Table B7: Negative Features	#
Negative Features Identified by Participants	Priority Stickers
decisions made by other towns-lack of regional planning, even hostile	3
design to make the develop process secure	3
like it the way it is but are there protections to keep it take way	3
loss of rural character	2
residential development pressure	2
economic development	1
effects of surrounding area- regional planning a must for all our survival	1
endangered water quality-savage flaws into public water supply	1
fly creek stop light	1
grasslands stop light	1
lack of affordable workforce housing	1
lack of broad cooperative effort of the towns	1
lack of public green space	1
lack of retirement and low income housing	1
lack of water	1
need stricter controls on land use	1
no low or middle income housing	1
over regulation drives things away	1
property taxes too high	1
rural sprawl	1
unaffordable housing	1
young people leave because there are no good jobs	1
apathy-its hard to get people to public hearings	
apparent randomness to variances to zoning law, esp. in residential areas	
cant buy commodities (shoes, clothing) locally	
cell phones don't work, no DSL, no cable	
clear language regarding zoning laws	
dated notion of economical development-commercial and residential	
decline of agriculture	
decreasing amount of good middle and low income housing	
Dreams Parks light pollution	
extra layer of government	
few locally based employment opportunities	
friction in Fly Creek Fire Department	

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high cost of energy
high taxes
high taxes and high property value
high use of seasonal roads increased
housing for elderly, affordability
lack of a diversified agriculture
lack of a tower or cell phones
lack of accurate zoning maps
lack of concern for water issues
lack of forestry management
lack of incentive for business
lack of medium skilled jobs
lack of parking in the Village in summer
lack of senior housing with increasing senior population
lack of Village economic focus on Town residents
like it the way it is
loss of working farms
loss of year round rentals
nature of the downtown stores
NIMBYism-status quo mentality, even reactionary thinking
no two year college in the Otsego County
no bike trails or walking trails
planned development-maintaining trees and knowing its boundaries
potential loss of community due to seasonal rentals
roads not accessible in winter
sewer problem- leaching into the Town of Otsego and Canadarago lake streams
short term summer rentals
taxes
too much attention toward farming
traffic flow on 28
traffic- route 28 corridor
transition from rural production to consumption of land
uncontrolled speed on roads-no tickets
visual impact of above-ground power lines and electric lines
where will next generation go, can they stay here
winter climate

Table B8: Positive Features

Positive Features Identified	# Priority Stickers
natural resources	5
rural character-rural historic buildings, road, farms	4
people create/provide a great sense of community	2

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rural nature	2
stellar healthcare	2
clean air, fairly clean water	1
fly creek cider mill	1
good hospital	1
low crime rate-safety	1
low population, scenic views, nature	1
natural beauty	1
not destroyed (yet)	1
Otsego lake	1
physical beauty	1
safe environment	1
services, hospital, culture, museums	1
strong tourist industry	1
view scapes	1
wildlife- birds, mammals, variety	1
wonderful vistas-clean air	1
annual community events-harvest festival, pumpkin festival, tractor festival	
art gallery	
beautiful lakes	
clean air	
clean air	
clean environment	
country atmosphere	
cultural activities	
cultural opportunities	
culture	
easy access to hospital	
Farmers Museum, Fenimore	
friendly people	
friendly people	
get involved friendly, strong community	
good proportion of the businesses are family owned	
good schools	
great lake	
have an abundance of forested land	
have well maintained roads	
health care	
hospital	
hospital as employer	
improving sharing educational information (website, local newspapers)	
its dark at night	
lack of devastating, catastrophic weather	
lack of malls	
lack of proximity of interstate	
lake, clean rivers	

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library

lots of competent people-practical arts

lots of culture-music plays

low crime

medical facilities

more simple life

not heavily populated

not too crowded

the Town of Otsego and Canadarago lakes

our lakes

outdoor activities

Pierstown grange and Fly Creek Historic Society

recreation

relative to similar areas-high quality, public education

safety

safety-low crime rate

Santa Paul

strong public school

strong religious base

strong sense of community

Village of Cooperstown-thriving economic center

wealth of cultural attractions, baseball

well plannedTown

The following lists are desired characteristics of a future Town of Otsego. These were identified during the two visioning workshops. The individual elements given by participants have been categorized into topic areas. These topic areas have then been further combined into a vision statement (see page 7) that reflects the desired direction for the Town's future.

I. Rural Nature and Historic character

- A. The beauty of the rural landscapes boasts green spaces, clean water and air
- B. Land use regulations which preserves the rural character
- C. Green space provided for everyone
- D. Rural character preserved. Not tacky development
- E. Lake is clean
- F. Rural character is preserved in farmland
- G. Trails for safe walking or biking
- H. Working agricultural enterprises abounding
- I. Character of Town is rural, tranquil, and slow moving
- J. Streetscapes differ in hamlets and rural areas with sidewalks, parks, and hamlets, and wide streets with bike lanes in rural areas
- K. Appealing development
- L. Private unique quality restaurants
- M. Historic architecture
- N. Fly creek has historic district with gas lights

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- O. Encourage farms to continue operation and diversify
- P. Infill buildings tasteful and carefully placed
- Q. New buildings look like they were built in 1850
- R. Historic buildings saved
- S. Well kept homes, farms and business. A look that says people are proud of their Town
- T. Clear and neat and hamlets
- U. Tree lined streets
- V. Attractive lighting
- W. Rules for regulating junk
- X. Historic character preserved
- Y. It does not look like any-town, USA

II. Culture and Recreation

- A. Biking hiking and walking trails abound
- B. Cultural activities far in advance of towns of similar size
- C. All season recreation
- D. Wide array of cultural activities
- E. Cultural activities of present plus movie theater, outdoor concerts, X country ski trails, winter population
- F. Space for parks recreation and public access to lake
- G. Diverse social experiences
- H. Trails parks and playgrounds
- I. Winter ski area
- J. Representative age distribution
- K. The arts flourish
- L. smalleys theater has been renovated back to a theater and performance space
- M. ski area has re-opened
- N. hall of fame increased visitors
- O. cider mill is still around
- P. you can still boat and water-ski on Otsego lake
- Q. there is a Town park and walking path
- R. classes for creative interests
- S. abundant cultural and social offerings

III. Economic Development

- A. greater diversity of year round businesses
- B. strong winter economy
- C. small businesses are encouraged
- D. economically diverse
- E. bustling downtown serving local population
- F. controlled tourism
- G. fewer seasonal businesses
- H. better blend of income opportunities that work year round
- I. clean businesses
- J. good tourist trade
- K. encouraged agriculture so Town is more than a baseball shop

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- L. not so much dominance by one employer (Bassett)
 - M. cultural development must continue to grow to attract non manufacturing jobs
 - N. small businesses closer
 - O. larger business by 205/80
 - P. new welcome center and retail area on linden ave
 - Q. Bennett's still owned by a Bennett
 - R. activities exist to encourage youth to stay
 - S. 205/80 has light manufacturing technology agriculture and stores focused on community needs
 - T. Less baseball businesses on main street
 - U. Shopping availability exists
 - V. Goods and services for community members
 - W. Save the small town shop keeper
 - X. A community where people can work and live
 - Y. Family owned businesses
 - Z. Small entrepreneurial opportunities
 - AA. Diverse retail area
 - BB. Museums retain their historic backgrounds without glitz
 - CC. Low impact business community
 - DD. Agricultural businesses
 - EE. Space and incentives to draw non-tourism businesses
 - FF. Buffers between businesses and residential areas
 - GG. Businesses have setbacks with lots of trees
- IV. Community
- A. strong community identity and involvement
 - B. close knit Community
 - C. cooperation...no competition
- V. Housing
- A. affordable renters and ownership
 - B. excellent opportunities for all income levels including rentals
 - C. Town housing available for elderly and young close to Village
 - D. clusters of starter homes exist
 - E. numerous smaller homes on rural land surrounded by tracks of open land
 - F. ordinances against rural eye sores
 - G. steady growth in rural housing maintains current low population density
 - H. homes clustered throughout Town
 - I. hamlets more developed
 - J. open space abounds
 - K. new housing development for senior citizens
 - L. Toddsville is fixed up and has an apartment complex
 - M. Fly Creek corners are thriving with new buildings
 - N. water district established
 - O. streets and sidewalks in Fly Creek
 - P. place for people with low incomes
 - Q. dreams park families stay in hotels and apartments are used by local residents
 - R. more apartment complexes

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- S. housing in hamlets are affordable to all
 - T. new housing blends in well with surrounding landscape
 - U. sufficient hamlet based Community
 - V. senior housing with architectural quaintness
 - W. infill of multi family housing in Fly Creek
 - X. diversity of housing units and types that blend with architectural plan of Town
 - Y. housing growth has been checked
 - Z. homes are in good repair
- VI. Traffic and Roads
- A. properly regulated and adequate parking in Village
 - B. traffic regulated to ensure residential nature of Town and hamlet
 - C. good roads and care
 - D. traffic modestly increased from current condition
 - E. traffic has not increased
 - F. make roadways adequate to manage seasonal traffic
 - G. spend less on road maintenance
 - H. underground parking so that people can enjoy shops and social places
 - I. streets that allow for walking opportunities and open community social activities
 - J. more parking on outskirts of Village with increased bussing
 - K. speed is controlled
 - L. Route 28 is redirected from Village of Cooperstown
 - M. more control over key intersections
 - N. walking paths and biking paths
 - O. good trail network for outdoor sports – no motors
 - P. narrow winding roads reflect transportation heritage, posted with speed limits
 - Q. roads small, curvy, and cute, not large and fast
 - R. Town barns carefully located and buffered away from residential areas
- VII. Environment
- A. low crime
 - B. clean air
 - C. good churches
 - D. nice people
 - E. recreation of lakes, trails, snowmobiling, hunting
 - F. natural beauty
 - G. peaceful
 - H. rural country character maintained
 - I. environmental protection maintained for flora and fauna
 - J. pastoral environment with ecological vision
 - K. clean water
 - L. clean green and tidy
 - M. beautiful landscape
 - N. views including trees streams lakes wildlife
 - O. very important to have enhanced natural surroundings as building increases
 - P. careful management needed
 - Q. zoning laws that account for use of environmental resources

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- R. lake view residences are less of 50% viewshed from either side of lake
- S. bird sanctuary
- T. scenic landscapes
- U. carefully protected trout streams
- V. Town allocates areas for more intense development and leave large areas open
- W. cluster of houses
- X. preserve areas vistas and scenic landscapes
- Y. open spaces preserved natural habitats
- Z. trees are revered
- AA. utilities are underground
- BB. there are cottage gardens
- CC. low light pollution

VIII. Village

- A. good gym
- B. good hospital
- C. shopping other than baseball
- D. Town visually does not differ from today
- E. businesses clustered in Town and hamlets near the main roads
- F. minimal traffic congestion
- G. good schools and lifestyle for children
- H. smaller community
- I. strong cultural opportunities

IX. Education

- A. good quality
- B. good schools with stable student population – still small
- C. new two year community college

X. Government and social services

- A. vital forward thinking government
- B. the Town of Otsego is a model government
- C. reasonable taxes
- D. lower electric costs
- E. Town encourages regional planning
- F. Towns work together, not at odds
- G. Excellent healthcare and social services for all ages
- H. Sense of community still preserved
- I. Major community services are intact

XI. Safety

- A. safe family environment
- B. safe places for kids to gather and have community events

Focus Group Workshop Summaries

1. Meeting Purpose: Municipal Officials Workshop

Meeting Date: January 18, 2006, 7:00pm –9:00pm

General Comments:

The purpose of this workshop was to actively engage a spectrum of Town officials to seek their input on various topics associated with growth and development issues and concerns within the Town of Otsego.

Approximately 17 people attended the workshop session.

Attendees included several members of the Town of Otsego Town Board, the Town of Otsego Planning Board, the Town of Otsego Zoning Board of Appeals, the Town of Otsego Comprehensive Plan Committee, the Village of Cooperstown Highway Superintendent, a Village of Cooperstown Trustee, and various other members of the public who simply observed the discussion from the audience.

Workshop Summary Notes:

- Several members of the Planning Board expressed a concern over the increasing case load they were experiencing on the Planning Board. They were also somewhat frustrated by the time demands placed upon them given the fact that many meetings were typically running late into the evening. They wanted to try to reduce the number of items being placed on the meeting agendas, to afford a better level of review.
- An observation was made that the Planning Board was experiencing many small items coming before them for review such as additions, decks, etc, and that these could somehow be taken care of administratively, without having to go before the Planning Board for review and approval.
- Most workshop attendees expressed a deep concern over the layers of bureaucracy that currently exists with the review process and that this places an undue burden on applicants in general.
- In addition to the previous comment, many expressed a concern that these many levels of “process” caused confusion for the average resident seeking a permit or approval, and that a single source of direction should be offered by the Town to assist applicants through the review and approval process.
- Attendees were concerned over the increasing number of historic districts in Town and the implications or burdens associated with growth near these locations. They wanted to fully understand the ramifications of any new historic districts on property and tax issues.

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- Attendees expressed a desire to have a permitting/review process flow chart established that would clearly show the process by which an applicant or application would have to follow as it navigated through the Town's process. People thought that this would be beneficial as well to give applicants a better and more realistic sense of the timing of the Town's approval process as well, further diffusing potential anxiety of applicants.
- Attendees expressed a desire to establish an "advisory meeting" between applicants and the Town prior to an applicant formally submitting an application for site plan review...similar to what the Village of Cooperstown currently requires.
- All attendees recognized the need to better educate the general public about the planning and review processes required by Town law. The idea of placing a "process" flow chart on the web or creating a pamphlet that could be handed out to all people requesting a building permit application would be a good start.
- Attendees expressed a desire to reduce the apparent level of conflict that exists between those residents that live in Town year-round, and those that own second homes and only live in Town a few months per year.
- Attendees expressed a desire to better understand the pressures on large land owners (farmers) to subdivide their land while still trying to be equitable and preserve the rural nature of the community.
- Attendees expressed a concern over the increasing housing prices – they don't want to require large lots as this would be too exclusive and not afford many residents the ability to own a home.
- Attendees expressed a concern over the two large rural agricultural districts in Town, and that these should be re-adjusted as a "one size does not fit all" attitude is evident. These districts should be tangibly linked to water and/or natural resource constraints.
- The new Comprehensive Plan should identify priority growth areas in the Town.
- If the Village of Cooperstown were to re-incorporate as a City, what would be the ramifications for the Town?
- Attendees expressed a preference for smaller "village-style" subdivisions.
- There have not been a lot of new large subdivisions in Town until recently.
- Attendees expressed a concern over the elderly housing needs in the Town and Village and felt that there should be more opportunities for this type of housing in Town. Preference should be given to multi-tiered, residential, retirement-style housing.

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- Attendees expressed a concern over the number of nursing homes in the County and felt that there were too many.
- Attendees wanted to encourage more entry-level housing for Town residents.
- Attendees expressed a concern over the lack of employment opportunities for young and older residents.
- Attendees felt that high taxes were driving out students and young families and businesses.
- Attendees felt that the summer tourism was a positive factor for youth and young adults as it provided season job opportunities.
- The Town has a lot of skilled workers to draw from.
- Attendees expressed a concern over how to protect why the tourists come to Town and find ways to further promote tourism.
- Attendees generally felt that tourism is the economic engine of the community and should be promoted. Wanted to find additional ways to promote winter tourism.
- Attendees generally felt that outdoor recreational activities such as biking and walking should be promoted and encouraged across Town. A formal system of trails should be developed.
- Attendees generally felt that a tourism welcome center should be established in Town that would/could coordinate all events and activities for the general public.
- Attendees generally felt that the Farmers Museum should be better integrated into the activities of the other tourist-related venues in Town and the Village, and that cross promotional activities should be conducted by all tourist-related entities.
- Attendees felt that complimentary tourism businesses should be promoted that feed off of, and compliment, existing main tourist venues.
- The Town should encourage the development of a movie theatre.
- Attendees generally felt that ways to promote the maintenance of older homes should be developed.
- Attendees generally felt that smaller Inns and B&B's should be encouraged in Town, not larger-scale, chain hotels to help retain the "small-town" character of the area.
- Attendees generally felt that minimal commercial design standards should be developed.

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- Attendees generally felt that the existing commercial areas in Town should be expanded with additional ways to reduce conflicts between those districts and residential districts.
- Attendees felt that the biggest priority of the new Comprehensive Plan should be the protection and preservation of the lakes and their adjacent properties in Town.
- Attendees generally felt that the possibility of stand-alone districts should be created for each lake area to better respond to the developmental pressures of these areas.
- Stream corridor protection measures should also be established.
- Attendees expressed a concern over the current subdivision regulations and felt that they were inadequate to respond to current developmental pressures. The Subdivision regulations should be revised.
- Attendees generally felt that technology such as wind power and cell co-location efforts should be promoted in Town.
- Attendees generally felt that there was a lack of infrastructure in Town and that potential municipal water wells should be identified, and a municipal water and sewer system should be actively explored for certain priority areas of Town.
- Sewer issues along the lake(s) should be thoroughly examined and a new sewer district should be explored for these areas.
- Local road design standards should be developed to respond to existing and future NYS Department of Transportation road projects that may occur in Town.

2. Meeting Purpose: Business Development Issues Workshop

Meeting Date: March 2, 2006, 5:00 to 7:00 PM

General Comments:

The purpose of this workshop was to actively engage people from the business community to seek their input on various topics associated with economic development and issues relating to growing and attracting new businesses in the Town of Otsego.

Six people attended the workshop session. Questions were posed including benefits of having businesses in the Town of Otsego, level of business-friendliness, negative features and impediments to doing businesses, ways to attract new businesses, and the connection with the tourism market.

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Workshop Summary Notes:

- The group indicated that Fly Creek is geared towards meeting local needs. There is need to consider making the hamlet district more business friendly. If this doesn't take place, they feel that it could encourage sprawl. The 80/28 area should not be expanded. The businesses should be part of the community and it should be easier for a business to get started. They want to preserve Fly Creek as a business area.
- Several problems related to the 80/28 commercial district. They feel it is so far out of the way and therefore, retail won't work there. Because it is shallow in area, it promotes strip development which is not desired.
- The group felt the permitted uses in zoning are too restricted. For example, they said that there is need for a car wash and a bank branch. The area lacks service industries and equated this with restrictive zoning.
- They felt that the architectural controls in the hamlet could be used at the same time.
- They were positive about the need to expand residential uses in the hamlet as that would be good for increased retail opportunities. Along with this, they felt that more affordable houses were needed in the hamlet. Lack of affordable housing means that it will be harder to find local entry-level employees.
- The PDU process changed many lots to nonconforming lots and seriously restricted the uses. There was not much support for this. For example, they felt that the Hickory Grove area needed restaurants, but they were not permitted.
- The biggest constraint in the hamlet for businesses is parking. Perhaps a municipal parking lot could be built.
- Related to employees, they all felt it was hard to find good, experienced help. It is harder to find entry level positions. A limited employee pool is a limitation for businesses in the area.
- They felt that there is an opportunity for the business community related to the increased numbers of seniors. An older community means declining school enrollment, a wealthier base, but will also lead towards the need for more senior services.
- The congested nature of Cooperstown is leading to more local businesses wanting to be in the Town of Otsego because they are moving out of the Village due to lack of parking. They thought that was an excellent trend.
- The group felt that the location for business growth in the Town of Otsego should be in Fly Creek. They suggested that Day Road, Bailey Road, and Hock Road be incorporated into the Hamlet. Look at expanding hamlet business district to give more opportunities.
- Suggested that there be a lake community zone and allow businesses to be there. There is likely however, to be resistance to mixed uses.
- In order to improve businesses in the hamlet, they felt that the hamlet needed to be kept unique. There should be a stop light at the intersection. The uniqueness is defined as the setting with country scenery, rolling hills, nice landscape, and being minutes from Cooperstown, etc.
- The advantage to businesses in the Town of Otsego is that everyone knows you, there is more parking than in Cooperstown, and lots of people come for the post office (no lines).

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- Some of the issues include the need to promote good customer service, the configuration of the commercial district south of Town (no real estate is available for expansion there), taxes, and attitudes on the part of residents that businesses are not welcome.
 - They discussed that retail businesses need to be a component of the new welcome center and that commercial should be expanded from Route 28 to Calhouns. Without retail, they felt the welcome center would fail.
 - The local government needs to have an attitude that businesses are wanted.
 - There needs to be incentives and tax exemptions to help commercial businesses with the tax burden.
- Other solutions brainstormed by the group included use of some type of employment incentive; strengthen zoning to make commercial development possible in more places within the hamlet or other appropriate locations; strengthen zoning and planning boards' use of layout and design standards. The group indicated that many businesses feel that the land use law is out of touch with reality. For example, it is too restrictive for hotel use.
- The group was very favorable to the idea of architectural standards. They felt the issue is not the aesthetics of development, but where to put it.
- They felt that there is a high need for senior housing in the area. They suggested that some of the large parcels around the hamlet could be for business development and senior housing (mixed use).
- The group discussed that the Town doesn't want water or sewer infrastructure. There is an attitude that this type of infrastructure is bad, and they feel that attitude might need to be changed.
- Time was spent discussing Route 28. There were concerns that DOT may widen this road, and that was a concern.
- The businesses represented said that the PUD makes sense to keep because it allows creative development. They don't want to see cookie cutter style development and felt that the PUD can help avoid that.
- The business community does take advantage of tourism, but could do better. Some ideas generated included developing an equestrian facility and community nearby; support a Community-Supported Agriculture, and a trail system for hiking and horses.
- Related to trails, they suggested that the old trolley R-O-W owned by NYSEG be explored. They felt it would make a nice trail. More attention should also be paid to increase access to locations available for ATV and motorcycles. Multi-use trails were felt to be a good idea to bring people to the Town of Otsego year-round. There is need for an organized trail system.
- The group felt that the Town needs to take advantage of the lake more. They would like to see the plan promote construction of a boat yard with complimentary restaurant/bait, etc. services.
- Streams for trout fishing could also be taken advantage of more and attention needs to be paid to working with landowners to increase access to these streams.
- Related to the Village of Cooperstown and the Town, the group discussed that there is a high level of animosity. They discussed the Dreamspark and how that could, as more retail uses are put in there, become a negative for downtown and other areas. The Dreamspark keeps people so busy that local attractions do not benefit much from it. As this seems to be the direction that Dreamspark is taking,

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they felt that the direction that the Town of Otsego should take is to diversify businesses centered on local services. The key thought was the need to encourage more local businesses. But at the same time, zoning should encourage tourism activities such as agri-tourism and resorts, etc. Overall, they felt that the Village is not business friendly and that although there should be more municipal cooperation, there probably won't be.

- Someone suggested that Fly Creek should be equipped with Wi-Fi and that this would be good for business.
- They mentioned that the lot size requirements in zoning for the hamlet should emulate the historic lot sizes.
- Finally, the Route 205/Fish Road/Route 80 intersection was suggested as a good business area. There is lots of traffic there and Fish Road is a highly traveled road in Town.

3. Meeting Purpose: Hamlet and Neighborhood Issues Workshop

Meeting Date: March 18, 2006, 10:00 A.M.-12:00 P.M.

General Comments:

The purpose of this workshop was to actively engage people from the Hamlet of Fly Creek and Pierstown neighborhood to seek their input on various topics associated with growth and development issues/concerns in and around their particular areas of the Town of Otsego.

Approximately 22 people attended the workshop session. (Contact Town Clerk Pam Deane for a copy of the meeting sign-in sheet)

The attendees present were fairly evenly divided between residents of Fly Creek and Pierstown. To help facilitate the discussions, the attendees were split into two groups based upon which hamlet they were from. The Fly Creek group met in the main meeting room of Town Hall while the Pierstown group met in the Town Court room.

Fly Creek Workshop Summary Notes:

- The positive features identified for Fly Creek included the following:
 - Quiet Serene Proximity to Cooperstown
 - A center with crossroads Seasons
 - Walkable Low Traffic Beautiful Vistas
 - Good Balance of Development and open spaces
 - Not a lot of concrete Well Maintained Properties
 - Physical sense of a neighborhood in the center (but not outside of the hamlet business district)
 - Like the gradual decrease in density from center out
 - Well-maintained pattern that reflects the history of the hamlet as businesses, agricultural and residential
 - Historical district
 - We have roots and stability
 - The various historic architecture, 1790 to Victorian

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- It has become more upscale in the last few years; lots of people have worked to increase their buildings conditions
 - Variety of texture and diversity of housing
 - Post Office in the hamlet
 - Lawns
 - Streetlights
 - Home occupations
 - Community that is not busy during the day so that people are around
 - PO and General Store: they are the heart of the hamlet and offer informal meeting places
- The group discussed how they don't want other regulations and feel that the zoning has been working OK for them. However, after exploring this question later, it seemed as if there were issues that need addressing such as aesthetics, need for design standards, the need to protect the historic character of the hamlet, etc.
- The negative features about Fly Creek included:
- We have lost young families; no little kids around
 - Lack of jobs
 - Not enough affordable housing for young families
 - Use of secondary homes does not promote a sense of community and neighborhood
 - Fly Creek is in denial about their upscale nature
 - Placement of Town building is noisy and dirty and in a bad place
 - Environmental concerns and rural character are being used as a smokescreen for stopping growth
 - One person didn't like the attitude of others that there needs to be a "gate" placed around the hamlet to prevent change and new growth.
 - Overhead wires: they should be buried
 - Worried that agricultural uses within the hamlet will be restricted
 - Route 28 divides the community – can't cross road
 - Wants to see traffic light at crossroads, there is poor site line due to hill
 - Route 28 has no street trees
 - Concerned about using travel trailers as a home and concerned that in the future, people will use them for permanent housing. It raises issues of well and septic and aesthetics.
- Some of the items listed that are desired in the future include:
- More sidewalks and period lighting
 - Sidewalks between Schoolhouse Street and the corner, along to Route 28. Sidewalks are needed in the business district (Cider Mill down to Quilt Store)
 - Wants to see positive options, not mandates about protecting vistas. Good planning to protect viewsheds.
 - One person mentioned that they were opposed to restrictive laws that prevent rentals of rooms or homes because that might prevent preservation of large houses.

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- Wants to support cottage industries with small and nice signage.
 - Encourage home occupations
 - Wants more diversity in businesses (small and clean)
 - Doesn't want to see double or single wide trailers
 - Wants to support small business and retail in the Hamlet Business
 - Keep the characteristics of hamlet with new businesses
 - Could use guidelines for building design. (There was a lot of support for having commercial building design standards.)
- The group brainstormed other ideas of what the vision should be for the future. These included:
- The hamlet of Fly Creek will have sidewalks and trees. Affordable housing and cottage industries will exist and the hamlet will encourage business growth. It is a place for young people to meet. We will encourage the Stone to Schoolhouse Road homes to become shops (where mixed uses are allowed so center of community can expand) on the N side of Route 28. The downtown will be more vital and there is a stop light at the crossroad and intersection. The Town Barn is gone and the area landscaped. A nice sign exists where the fire department is to promote community activities. There will be a lower speed limit from Cooperstown to Fly Creek and 35 mph from Fly Creek to Oaksville. We will have commercial design standards to ensure that new buildings fit in with old. We will use deed restrictions better (through use of organizations that hold conservation easements) and educate landowners on development options. There will be a pocket park on both sides of the fire house. Zoning will be clearer with good definitions. We will use models from other communities that have been successful where possible. We will have a street tree/tree planting program in the hamlet.
- The group also discussed the idea that the plan should address eminent domain by outlining what could be taken and why.

Pierstown Hamlet Workshop Summary Notes:

- The primary concern of all of the attendees of the Pierstown neighborhood discussion was centered on the preservation of the rural character of the Pierstown area, which included the following elements:
- Keep the existing scenic vistas of the area
 - Maintain the forested lands/areas
 - Cap the number of approved building lots in the area
 - Limit the development of the larger tracks of land in the area
 - Limit the amount and frequency of traffic in the area
 - Provide some municipal assistance with the poor water quality/quantity found in the area

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- Attendees would like to see the use of more land covenants and deed restrictions on the larger, rural tracks of land to help maintain the rural nature.
- Many attendees felt that the existing setbacks were not sufficient to allow for a maximum utilization of open space in/around new homes.
- Most attendees felt that there should be a minimum of three acre zoning in this area, with some expressing a desire for upwards to 20-acre minimum parcel sizes.
- Many attendees felt that new home construction should be done in accordance with conservation guidelines to preserve the open spaces and scenic vistas by requiring home to be built along/within hedgerows or inside tree lines, and not out in the middle of existing fields.
- Many felt that there were not sufficient safeguards in place at the local level to protect the areas wetlands.
- Most attendees agreed that they would like to a limit on the allowable uses in the Pierstown area, with low-density residential being the most preferred.
- The following terms were used to describe the strengths of the Pierstown area:
 - Wonderful scenic views of the hills and lake
 - Large tracks of open space
 - Close proximity to “Town” (Village of Cooperstown)
 - The area is “safe” where residents don’t need to lock their doors
 - The area is quiet, peaceful
 - Land values are still affordable
 - Access/roads are sufficient
- Some attendees felt that the quality of the existing roads in the area was poor and should be improved to allow easier access in winter months
- There are poor soil conditions in the area which limit septic system operation
- There is poor water quality and quantity in the area especially along the Sunset Ridge in summer months
- There is a lack of rural mail service to/along the seasonal roads
- Fire access on the season roads is an issue because it potentially limits emergency vehicle access to homes along the seasonal roads
- Many attendees wanted to keep the seasonal road seasonal to limit growth into the area
- Many attendees expressed concern over the change of ownership and potential development of an 800+/- acre parcel along Murdoch Road

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- Many attendees expressed a desire to not have any “low income” housing in the area
- Most attendees expressed concern over the turn over of larger tracks of land in the area and how to prevent their development into large subdivisions
- Vision elements discussed for the Pierstown area included the following:
 - Promote slow residential growth
 - Keep the density low in the area
 - Maintain the areas rural character
 - Preserve the areas scenic vistas and open spaces
 - Provide safe access, but keep access limited to the area

4. Meeting Purpose: Agricultural Issues Focus Group

Meeting Date: February 16, 2006, 7:00pm –9:00pm

General Comments:

The purpose of this workshop was to actively engage people from the agricultural/farming community to seek their input on various topics associated with growth and development issues and agricultural concerns within the Town of Otsego.

Approximately 16 people attended the workshop session. (Contact Town Clerk Pam Deane for a copy of the meeting sign-in sheet)

Attendees present represented several different agricultural interests... there was a large dairy operator present; several larger land owners who rented their fields to other farmers for the production of hay, corn, etc; several smaller “niche” farmers who focused their agricultural activities towards producing products such as manure for organic farmers and gardeners, eggs for retail sale, and raising rabbits for meat, etc. There were also several land owners present who simply did not work their fields, but were interested in keeping the land “open” and maintained, or who were actively engaged in the management of their forest stands.

Workshop Summary Notes:

- All of the attendees agreed that most people want to see the working farms maintained/preserved as they are an integral part of the community’s character.
- Many attendees (larger land owners) expressed a desire to be able to split off a portion of their lands someday to allow a family member to live near/on the farmstead.
- TAXES... both property and school taxes were the predominant issues most farmers were concerned with. Specifically, how to offset the high assessments on

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their lands and the subsequent high tax impacts. Because of the high land taxes, most attendees agreed that they were literally being forced to sell of their lands in order to cover the high taxes.

- Several people expressed a concern over how to maintain their farm lands and equipment, while still trying to keep up to date with the heavy tax burden they often face... it often comes down to paying the taxes versus repairing a needed piece of equipment.
- Wheat production was the historical field crop grown in the Town of Otsego and there is very limited wheat production now.
- Many people felt that because they kept their farms up and in good order, their assessments were increased, thus causing a heavier tax burden. They felt that they should not be “penalized” for having a neat, tidy, aesthetically pleasing farm and fields.
- Many felt that farms should be exempt from the strict environmental laws, or at least be given some leeway in terms of land use restrictions.
- Several attendees noted that one of the primary reasons for the loss of old farm fields was to accommodate utilities such as power lines.
- Many of the historic “sugar bushes” are gone, or have been sold off and converted into building lots. Also, the placement of new homes within these woodlots destroys the integrity of these areas.
- Attendees recognized the fact that one of the agricultural aspects that make the Town of Otsego attractive to residents and visitors is the large number of well groomed farm fields across Town.
- Wood lots have become the new “farm fields” in that their aesthetic value is recognized as a part of what makes the Town visually attractive.
- Attendees want to encourage “niche” farming and to support the diversification of agricultural uses... i.e., horse farms, specialized crops, specialty meat production (goats, rabbits, etc).
- There should be broader definition(s) of agricultural uses in the land use laws... i.e., woodlots, greenhouses, etc.
- Town property assessments for agricultural lands need to be changed to shift the tax burden off of the farms.
- Many farmers pride themselves on what they do (farming) and don’t want to have to rely on the government for help...promote self-sufficiency.

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- Many attendees agree that there has been a significant loss of generational people (young people) leaving the State, which causes a shortage of people interested in operating/taking over the family farm.
- Trespassing issues on private farm lands... this has become a significant issue of concern for many farmers due to the liability issues associated with allowing people to recreate (snow mobiles, bike trails, hunting) on their lands.
- Many attendees expressed an interest in developing new ways to expand the yearly earnings potential of farms.
- Many attendees expressed an interest in learning how to take advantage of the Cooperstown economic engine to support year-round agricultural uses in Town.
- Many attendees expressed a concern over the increasingly high fuel prices and materials costs associated with farming activities.
- Many farmers would support the use of their lands for the production of wind power via wind generators.
- Many attendees expressed an interest in developing a “right-to-farm” law in Town to avoid conflicts with (residential) neighbors.
- Many attendees expressed an interest in developing “value-added” products from their farming operations... i.e., retail sale of manure, silage, etc.
- People expressed a desire to develop or encourage a new farmers market in Town to provide a place for local farmers to sell their goods.
- Many attendees expressed an interest in developing a better relationship between the Farmers’ Museum and local farmers to allow the marketing of local “value-added” products.
- Attendees want the local land use laws to be expanded to allow for agribusinesses and ag-based home occupation uses.
- Universal concern: How can we hang onto the open spaces and farm fields until we can resolve the tax burden issues, and how can the local laws be changed now to control growth and development until solid solutions can be developed to address the tax issues for farmers.

Appendix C
2006 Update: Profile and Inventory of Resources

Appendix C: 2006 Update: Profile and Inventory of Resources

History of the Town of Otsego

The Town of Otsego is located in the north central part of Otsego County, in the midst of the "Central Leatherstocking" area of New York State. The oldest Town in the County, it today covers 57.8 square miles, of which some 3.6 square miles are water. It has topography of hilly uplands, divided by Fly Creek and Oaks Creek. Panther Mountain, to the east of Oaks Creek, has an elevation of 1965 feet. Two large lakes border the Town: Otsego Lake (1191 feet altitude) on the east, and Canadarago Lake (1266 feet) on the northwest -- both created by glaciers during the last Ice Age. The bedrock consists of limestone, overlaid with shale, siltstone, and sandstone, deposited during the Middle Devonian Period some 350 million years ago; fossils of brachiopods and other early sea shells are common. The Susquehanna River has its source at the southern end of Otsego Lake, flowing south towards Chesapeake Bay.

The Town of Otsego was created in 1788, and originally covered most of present-day Otsego County west of Otsego Lake and the Susquehanna River. It replaced the Old England District, separated from the German Flatts District in 1775 as the last official action of the Colonial Government of New York. It became a part of Otsego County when the latter was created in 1791 out of the western portion of Montgomery (before the Revolution Tryon) County, with Cooperstown as its County Seat. The Village of Cooperstown, founded in 1786 by William Cooper, was incorporated on April 3, 1807 as the Village of The Town of Otsego, and renamed the Village of Cooperstown in 1812. Between 1792 and 1802, the creation of other towns in Otsego County reduced the Town of Otsego to its present size and dimensions.

Although generally within the territory of the Mohawk Nation of the Iroquois peoples, Native American settlement in historic times seems to have been confined to fishing camps on Lake Otsego. In 1765 a brief attempt was made to establish a Christian Mohawk settlement at the foot of the lake. In 1766 the Lutheran Missionary John Christian Hartwick, who founded the Town bearing his name, also briefly attempted a settlement on Lake Otsego, but soon realized that it was outside the limits of his land grant. In 1768, George Croghan, Deputy Indian Agent under the British Colonial Government, acquired a Royal Patent to 100,000 acres in what is now Otsego County, including today's Town of Otsego. He too, attempted a settlement at the foot of Lake Otsego, which he called Croghan's Forest, where he built a number of fairly elaborate buildings. However, with creditors closing in on his extensive debts, he was forced to abandon New York for Pennsylvania. In 1779, during the Revolution, American troops under General James Clinton camped at the foot of Lake Otsego for over a month, before continuing down the Susquehanna to join General Sullivan in an expedition to expel the Iroquois from western New York.

Permanent settlement began in 1785, when William Cooper, a merchant from Burlington, New Jersey, acquired a 30,000 acre portion of Croghan's Patent, including the present Town of Otsego. He began settlement the following year, laying out a Village at

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the foot of the Lake Otsego, and by the early 1790s settlers were pouring in, attracted by the low price and easy terms at which Cooper was selling land. In 1791 Otsego County was created, with Cooperstown as its County Seat, and William Cooper became its First Judge and political leader. In 1790 he brought his family here from Burlington, New Jersey, and in 1799 erected an impressive brick mansion where the Cooper Statue now stands in Cooper Park, adjacent to the National Baseball Museum and Hall of Fame Museum. Among his children was his youngest son, the one-year-old James Fenimore Cooper, who would attain worldwide fame as America's first major novelist, and who would spend more than half his life, and half his writing career, in Cooperstown.

Other hamlets sprang up at Fly Creek and Oaks Creek, along those rivers, as well as at Toddsville on Fly Creek, and at Pierstown overlooking the west side of Lake. The rivers provided water power for a variety of mills and industries. Fly Creek became a small industrial center, noted especially for its production of decorated tin ware (tole ware). One water mill; the Fly Creek Cider Mill, continues to serve both community and growing numbers of tourists.

The hilly terrain and shorter growing season of upland Otsego had difficulty competing with the flatlands opening up around the Finger Lakes to the west, and then from farmlands further west made accessible after 1825 by the Erie Canal. Nevertheless, the land was good for livestock, and in the early part of the 19th Century Otsego County was famed for its production of the newly-imported Merino Sheep. Towards the middle of the Century, sheep were replaced by a specialty crop -- hops grown for brewing beer. Until the turn of the 20th Century, Otsego County was one of America's principal hops producers, though plant diseases, and a widely fluctuating market price, lost as many fortunes as it made. In more recent years, the area turned to dairy farming, as improving transportation facilities and refrigeration made it possible to ship milk to New York City and other urban areas. But declining dairy prices, and competition from out west, have made dairy farming increasingly difficult, and much of the Town's area has gone back to woodland.

The Town of Otsego, with its lakes, has always attracted visitors entranced by its beautiful scenery; wealthy urban dwellers have build summer cottages and retirement homes here, and modern communications makes "working from home" an increasingly viable option for professionals. Tourists are also attracted by the scenery, and by the cultural attractions in and around Cooperstown, including the National Baseball Hall of Fame Museum, the Fenimore Art Museum, the Farmers' Museum, and the Glimmerglass Opera. Basset Health Care, the largest and most advanced hospital, with numerous regional clinics, as well as the County Government, also provide employment for people establishing homes throughout the Town.

The Town is located almost equidistant from the urban centers of Albany, Syracuse, and Binghamton, and outside their normal commuting areas. Turnpikes and stage coaches linked Cooperstown with other parts of the State date from the beginning of the 19th Century, and railroads reached Utica in the nearby Mohawk Valley as early as 1836. However, a branch railway line, the Cooperstown and Susquehanna, did not reach the Village until 1868; later, in the early 20th century, light rail (trolleys) also served the area. With the coming of the automobile, passenger rail access to the Town ceased in the

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early 1930s. Interstates run to the north and south, over a dozen miles away, but the Town is served only by winding two-lane highways. This may help to preserve the area's scenic beauty and rural atmosphere. Large portions of the Town, including the Village of Cooperstown, Lake Otsego and its environs, and locations in Fly Creek, have been designated as National Historic Heritage sites.

Local Historic Resources, Sites and Events in the Town

Significant local historic sites include:

- ✓ Fly Creek Historic District
- ✓ Glimmerglass Historic District
- ✓ Farmers Museum
- ✓ Fenimore House & Art Museum
- ✓ Leatherstocking Railway Historical Society Excursion Train
- ✓ Fly Creek Cider Mill
- ✓ Cornfield Hall, Fly Creek
- ✓ Fly Creek Methodist Church
- ✓ Pierstown Grange Hall
- ✓ National Baseball Hall of Fame Museum (Village of Cooperstown)
- ✓ The Otsego County Courthouse (Village of Cooperstown)
- ✓ Cooperstown Historic District (Village of Cooperstown)
- ✓ Numerous Cemeteries

Physical and Environmental Features

Topography and Slope (Maps 10 and 11): Otsego Lake and Canadarago Lake dominate the natural landscape of the Town of Otsego. With the exception of the steeply sloped shore line area around Otsego Lake, and along numerous tributaries and the Susquehanna River, Fly Creek and Oaks Creek, lands immediately adjacent to these two large lakes are generally at the lowest elevations in the Town and are relatively flat with little topography. More significant topography is seen west of Otsego Lake where rolling hills and ridges reach higher elevations in places like the Pierstown area. The south-central portions of Town below the hamlet of Fly Creek are generally comprised of rolling hills interspersed with moderate valleys. The southeastern part of Town below the Village of Cooperstown and along the Susquehanna River plain is relatively flat lowlands.

Surficial Geology (Map 5): Surficial Geology units (also known as overburden) are pertinent to groundwater supply because the permeability of the units can affect recharge to the underlying bedrock aquifer and in some areas, surficial geology units can be water supply aquifers. Two units that are likely recharge areas for bedrock and also serve as water supply aquifers are discussed below.

The Surficial Geology map includes information from the Surficial Geology Map of New York State, Hudson-Mohawk Sheet (Cadwell, et al., 1987) with additional local detail

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from unpublished preliminary field maps (Cadwell, 1983-1984). Prominent surficial deposits and bedrock outcrops are designated on the map. Till deposits are found on hillsides and along steeper terrains throughout the study area. They have variable thicknesses ranging from one to fifty meters. The finer grained clay and silt matrix of till deposits make it more resistant to weathering. Bedrock outcrops can be found in some of the steepest and highest terrain.

Kame deposits are found further down slope from the till deposits along the walls of most of the larger valleys in the Town of Otsego and range from ten to thirty meters thick. Lacustrine, alluvial, and outwash sand and gravel deposits range in thickness from one to twenty meters and are found throughout the Town as valley floor deposits. The existing geology of any community controls many factors that are important to consider in guiding future planning and development.

Geologic materials found in the Town of Otsego are either glacially derived sediments or come from sediments deposited more recently by streams and rivers (also called alluvial deposits).

The glacial sediments were deposited primarily during the last (Wisconsinan) ice age when continental glaciers moved through the region and deposited a layer of glacial till made up of a mixture of clay, silt, gravel, and boulders. As the glaciers retreated, other sediments were deposited by wind, glacial streams, and lakes. Glacial deposits are generally thinner in the uplands and thicker in the valleys. Geologic materials can be rock or unconsolidated. Unconsolidated geologic materials are cobbles, gravel, sand, silt, and clay that are not cemented together to form bedrock. The unconsolidated materials found across Town can be grouped together into separate categories based on their specific geologic and hydrogeologic characteristics.

Major surface geologic units found in the Town are as follows:

Bedrock: The bedrock within the Town occurs in two units, one is a limestone and dolostone unit, and the other is made up of shale, siltstone, and sandstone.

Till and Till Moraine: This is a dense till unit, and is an unsorted mix of clay, silt, sand, gravel, and boulders deposited above the bedrock. The till has a low capacity to transmit water because of its clay and silt content and its high degree of compaction. Gravels and sands in the area have higher capacities to transmit water than clays and tills.

Kame and Kame Moraine: The kame unit is similar to the till but has a smaller percentage of finer grain materials. Boulders are typically only present in moraine-type kame deposits. Kame deposits are generally more permeable than till. However materials called calcareous cement may be present in certain locations and this can substantially reduce the amount of water transmitted through these materials.

Outwash Sand and Gravel: Outwash sand and gravel deposits were deposited by glacial melt water at the front of the glacier. Size of grains can range from sand to coarse gravel.

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Glaciolacustrine (Glacial Lake) Sand, Silt and Clay: Lakes formed in the area following the retreat of glacial ice. Sediment transported into these lakes settled to the bottom and formed layers of fine sand, silt and clay that typically alternate. Some however are a homogeneous mixture of grain sizes. Glacial lake sediments are made up of finer grains than outwash deposits and typically possess a much lower permeability than outwash sand and gravel deposits.

Alluvium: River and stream deposits (alluvium and alluvial fans) are relatively permeable, recent deposits consisting of fine sand to gravel and are generally confined to valley floodplains. Fan deposits can be found at the foot of many steep slopes in the area.

Swamp or Peat Marsh: Swamp or peat marsh deposits include peat muck and unoxidized or organic silt and sand in poorly drained areas.

Bedrock Geology (Map 6): The Bedrock Geology map is a simplified version of the Geologic Map of New York State, Hudson-Mohawk Sheet with some local detail from unpublished preliminary field maps (Rickard, 1953-1955). The map shows the locations of the two main bedrock types that are found in the study area. One bedrock type consists of inter-layered shale, siltstone, and sandstone; the second type contains limestone and dolostone units. The limestone/dolostone bedrock is limited to the northernmost part of Town, north and west of Otsego Lake. The shale/sandstone/siltstone bedrock underlies the rest of the Town.

There are several potentially mineable resources in the Town of Otsego comprised of both bedrock and unconsolidated materials. Information obtained from the NYSDEC, Division of Mineral Resources shows the distribution of bedrock and unconsolidated material that is potentially suitable for mining; however, other factors such as economics, adjacent land use, zoning, etc. may preclude mining in many areas of Town.

Shale, limestone and dolostone are available in the Town to be used as mineable resources for building materials. According to the NYSDEC, no bedrock mines of any kind are located within the Town (NYSDEC Division of Mineral Resources (DMR, 2001). There is also no history of profitable oil and gas or mineral exploration in the area and there is no geologic evidence for development of these resources. An active shale mine exists on the Honey Joe Farm in the Fly Creek Valley north of Fly Creek.

Mining of outwash sand and gravel, is presently, and has historically been occurring within the Town of Otsego. Information obtained from NYSDEC shows both operating and former mines and quarries in the Town. The potentially mineable sand and gravel deposits throughout the Town are located in the valley floor deposits along stream and river channels. Potential uses of sand and gravel include building foundation, road, and sidewalk construction when mixed with cement to form concrete; filtering and drainage for septic systems, storm drains, and surface runoff; and walkways and trails. Gravel can also be used for road and railroad bed fill and slope stabilization. Additional uses for sand included playground surfaces, man-made beaches, temporary flood protection walls, and glass manufacturing.

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Soils

The soils found across the Town of Otsego have been studied and mapped by the Natural Resources Conservation Service (NRCS), formerly the Soil Conservation Service (SCS). NRCS has also evaluated the soil types for their suitability for different land uses. The NRCS report for Otsego County has not been published, but the soil listings and descriptions and mapping database have been made available through the NRCS website (www.nrcs.usda.gov) and by request from the Otsego County Soil and Water Conservation District.

The soils found in the Town of Otsego are mostly loams. Loam is defined by the SCS (1992) as a soil material that is, by volume, seven to 27 percent clay particles, 28 to 50 percent silt particles, and less than 52 percent sand particles. In other words, a loam is a soil that is at least half fine-grained particles. The loams in Town include mucky silt loams, silt loams, channery and gravelly silt loams, and channery loams (NRCS, 2001). Muck is dark colored, well-decomposed, organic soil material; it can hold little additional water at saturation. Channery loam is a loam deposited or reworked by a stream or river that has a volume that is more than 15 percent flat, thin pieces of sandstone, shale, slate, limestone, or schist that are no more than six inches in the longest dimension (SCS, 1992). The soils in Town form slopes from 0 percent up to 60 percent. Areas with slopes steeper than 50 percent generally contain rock outcrops.

Soil characteristics that were analyzed in the Town of Otsego can be determined from the NRCS maps and inventory and include:

- Permeability of the soil and substratum
- Drainage
- Available water capacity
- Depth to the water table
- Flooding / seasonal changes in the water table / droughtiness / wetness
- Firmness when wet / dustiness when dry
- Texture
- Thickness / depth to rock
- Slope stability
- Shrink-swell potential
- Potential frost action
- Plasticity
- Erosion
- Surface stones, boulders, and rock outcrops

There are also many pockets of hydric (wet) soils throughout the Town of Otsego. They are most often associated with existing wetlands and streams. Some are found on current agricultural lands that have been drained over the years. Soils of Statewide Significance are abundant throughout Town. Prime Farmland Soils are found throughout the Town, but are not abundant.

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Surface Water, Wetlands, Flood zones, Watersheds, and Aquifers (Maps 7, 8, and 12)

The surface waters in the Town of Otsego include lakes, rivers and streams, ponds, and wetlands. Otsego Lake is the largest surface water body in the Town followed by Canadarago Lake. The surface water bodies, especially the lakes, play many critical ecological and cultural roles including providing drinking water, wildlife and plant habitats, and recreational uses.

The Town of Otsego and surrounding region lies within the Susquehanna River Basin and watershed. The Town is situated within the northeastern section of the Susquehanna River Drainage Basin. Primary watersheds found in or near the Town include the Otsego Lake watershed, the Oaks Creek watershed, and the Upper Susquehanna River watershed.

A watershed is a geographic area that is drained by, or contributing water to, a stream, lake, or other primary body of water. The watershed of Otsego Lake includes those areas drained by Willow Brook, Glimmerglenn Creek, Brookwood Creek, Leatherstocking Creek, Mohican Creek, White Creek, Cripple Creek, Hayden Creek, and Shadow Brook.

Otsego Lake is a drinking water source for about 2,400 people in the Village of Cooperstown and lakeside residences. The numerous surface water bodies in the Town are of significant importance for groundwater recharge, wildlife habitats, aesthetics, sustaining downstream water levels, recreational fishing areas, and for irrigation and livestock support. Pursuant to Article 12 of the Public Health Law, the Water Pollution Control Board has assigned classifications and standards of water quality to most of the water bodies in the Cooperstown area. The meanings of the various classifications and standards are specified in Parts 701 and 703 of 6NYCRR Part X. Section 701.1 addresses the general conditions applying to all water classifications in New York State. The section states, *"The discharge of sewage, industrial waste, or other wastes shall not cause impairments of the best usages of the receiving water as specified by the water classifications at the location of discharge and at other locations that may be affected by such discharge."* The classifications and specifications of the water bodies are listed in Part 930 of Article 17 of the Environmental Conservation Law. The area's water bodies have classifications ranging from AA through C. Section 701.5 of 6NYCRR Part X defines the best usages of Class AA fresh waters for drinking, culinary purposes, primary and secondary contact recreation, and fishing. It also states that *"the waters shall be suitable for fish propagation and survival."* The AA classification for fresh surface waters may be given to those waters that, *"if subjected to approved disinfection treatment, with additional treatment if necessary to remove naturally present impurities, meet or will meet New York State Department of Health [NYSDOH] drinking water standards and are, or will be, considered safe and satisfactory for drinking water purposes."*

Class A fresh surface waters are discussed in Section 701.6 of 6NYCRR, Part X. The best usage of Class A fresh waters is the same as for Class AA. The only difference between the two classes is that where Class AA waters may be subjected to disinfection treatment, *"Class A waters may be subjected to approved treatment equal to coagulation, sedimentation, and filtration in addition to disinfection, with additional treatment if*

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necessary to reduce naturally present impurities, in order to meet NYSDOH drinking water standards." Section 701.7 of 6NYCRR, Part X states that the best uses of Class B fresh surface waters are *"primary and secondary contact recreation and fishing.* Only fishing is listed as the best usage of Class C fresh surface waters (Section 701.8).

In the Town of Otsego some of the streams have water classifications that are followed by a T or a TS specification in parentheses. These specifications indicate that the water body is a trout stream or a trout spawning area, respectively. Part 703 of 6NYCRR Part X includes Surface Water Quality Standards. These standards for the Class AA through Class C waters of the study area include narrative standards (turbidity; suspended, colloidal, and settleable solids; oil and floating substances; thermal discharges; taste-, color-, and odor-producing, toxic, and other deleterious substances), pH, dissolved oxygen, dissolved solids, odor, color, turbidity, and coliforms. The actual quality standards that must be met for each surface fresh water class are listed in sections 703.2, 703.3, 703.4, and 703.5 of 6NYRCC, Part X. Section 701.1 of this law states that *"discharges of sewage, industrial waste or other wastes shall not cause impairment of the best usages of the receiving waters as specified by the water classifications."* The standards outlined in Part 703 should be used as the threshold criteria for new development. NYS DEC has the ability to, on a case-by-case basis, set more stringent groundwater standards or limitations under certain circumstances.

The Otsego Lake and Canadarago Lake Watersheds

According to NYS DEC, Otsego Lake is considered a Class A (TS) water body meaning that the best uses for the Lake are as a source of water supply for drinking and culinary purposes; for bathing, fishing, and swimming; and for fish propagation and survival. As noted previously, the "TS" designation stands for trout spawning, and results in more stringent water quality standards being set to protect the survival and propagation of cold-water fish species. Lakes with the TS designation also have more stringent requirements for the amount of dissolved oxygen in the water that cold-water fish need.

According to the publication, *The State of the Otsego Lake*, 1936 to 1996, Harman et al (1997), Otsego Lake has undergone many profound changes since the early 1900s. The ecosystem of Otsego Lake has changed dramatically during this time period. The primary causes are increased phosphorus loading to the Lake and introductions of exotic organisms. The 1997 Upper Susquehanna River Basin Watershed Management Reconnaissance Study (excerpted in the Plan for the Management of the Otsego Lake Watershed (The Otsego Lake Watershed Council, 1998)) states that "Problems identified in Otsego Lake and its contributing tributaries include shoreline erosion, excess suspended sediment and phosphorus, sediment load from tributaries, decreases in number, size and functions of surrounding wetlands, and lack of appropriate habitat conditions for the coldwater lake fishery." Further, it states, that Otsego Lake, Willow Brook, Cripple Creek, Hayden Creek and portions of Shadow Brook are on the NYS DEC priority water body list.

Excessive chloride levels are not considered a problem Lake-wide, but these levels have quadrupled between the 1920s and 1970s. Increased road salting and more extensive discharge of septic tank effluent in the watershed parallel the increase in chloride

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concentrations. Cooperstown's waterfront has high concentrations of chloride during the winter. Steps have been taken to reduce the amount of de-icing salts used and Lake-wide there has been a reduction in the rate of increase of chloride levels. However, Willow Brook in the Village continues to have very high levels. To date there is no evidence of herbicide pollution in the Lake. The Lake presently meets all standards for trace metals, organics, and other contaminants. Harman et al. (1997) stated, "no motor oil, gasoline, kerosene, or fuel oil was detected. There were traces of BTEX compounds (volatiles and polycyclic aromatic hydrocarbons) found at every sampling site except in deep water samples. There has been no evidence of correlation between any pollution and powerboat uses." It is recognized that Otsego Lake is heading towards increasing eutrophy. It is considered to have reached or exceeded its capacity to assimilate certain nutrients. The phytoplankton community is now dominated by different species; there has been a large loss of diversity in macrophytes, a lake-wide reduction of species richness due to alterations in the zoo-macro-benthic community, and decreases in food and cover for insects. According to the 2002 Cooperstown Area GEIS, water quality in the lakes and associated tributaries has shown some signs of improvement (Harman, 2001). Although this is promising, it will take up to several decades for the Lake to respond. Because of the way nutrients cycle through the Lake's ecosystem, conditions may deteriorate before they show improvement. The necessary step to improve water conditions in the Lake is to stop new inputs of excess nutrients.

Wetlands

The Wetlands Map (Map 8) presents protected wetlands designated by the NYSDEC pursuant to Article 24 of the Environmental Conservation Law, and the Freshwater Wetlands Act (January 5, 1988). All the wetlands in the Town of Otsego are freshwater wetlands and most are associated with small streams and tributaries to The Town of Otsego and Canadarago Lakes. The Wetlands map shows approximate wetland boundaries and non-wetland areas included in a wetland boundary; these are indicated as upland inclusions.

Flood Zones (Map 7)

Flood plain boundaries, available from the Federal Emergency Management Agency (FEMA); the Village of Cooperstown; and the Town of Otsego are plotted on the Flood Plain map (Map 7). FEMA also supplies Flood Insurance Rate Maps (FIRM) to these communities. The Flood Plain map displays the zone designations for the community according to flood hazard areas. A floodway is for most waterways, where floodwaters are the deepest and fastest. One hundred year flood boundaries delineate the flood elevation that has a one percent chance of being equaled or exceeded each year. A 500-year flood line shows the flood elevation that has a 0.2 percent chance of being equaled or exceeded each year. As impervious surfaces are increased due to development, flooding in these zones will happen at increased frequency.

Zone A areas shown on Map 7 are within 100-year flood boundaries, generally follow or parallel a water body, stream and wetland borders, and include the floodway. FEMA has not calculated floodways for the waterways in the general area, when the maps were last revised. The base flood elevation (100-year flood elevation) has only been determined for Otsego Lake within the Village of Cooperstown and the part of the Susquehanna River between Otsego Lake and Mill Street; that base flood elevation is 1194.3 feet

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above the National Geodetic Vertical Datum of 1929 (NGVD 29). Mandatory flood insurance purchase requirements apply for building and construction in Zone A.

The Zone C areas on Map 7 (referred to as Zone X on the Village of Cooperstown FIRM) are outside the 500-year flood boundaries. This means these areas are at a flood elevation that has less than a 0.2 percent chance of being flooded. The higher a land's elevation and the farther from a water body, the lower the chance of flooding. These areas are shown as un-shaded areas on the Flood Plain map. No flood hazard information is available for the red crosshatched areas, as they are state-owned lands for which the federal government does not have land use jurisdiction.

Water Districts

The Town of Otsego outside the Village of Cooperstown has no municipal or large-scale, private water system(s). Most potable water is provided by individual, on-site, private wells.

View Sheds

A viewshed analysis was conducted in the Town as a component of the 2002 Cooperstown Area GEIS. This analysis consisted of physically identifying specific locations in the Town that had long views of the landscape and using the GIS to map view sheds for each point. These points should be considered a preliminary identification of important view locations. A map was produced showing the location and extent of view sheds from each location. Residents identified specific locations as part of this planning process.

The majority of workshop participants listed visual resources as among the top five positive attributes of the Town. Loss of character and scenic views were considered to be significant threats to the area. Participants developed a vision of the future where the area's natural and scenic beauty and rural and small town character is maintained.

The most preferred definition of rural character that emerged from the workshops can be best described as those landscapes having a mixture of active farm fields, wooded, and other undeveloped natural areas.

Small town or village character was also assessed in the workshops. The results showed landscapes that best describe small town character as traditional single family houses built close to other houses and to the street, with sidewalks, street trees, garages that do not dominate the road frontage, and other amenities such as porches. According to the participants, small town character also includes traditional main street commercial and downtown areas where buildings are two or three stories high and have similar architecture; characteristics very similar to existing Main Street in Cooperstown. Small town character does not include attached housing where facades are dominated by garages, conventional housing subdivisions, wide multi-lane streets bordered by commercial development, multi-story office buildings, and mini-mall or strip mall style development.

Several points that were identified by participants in 2006 include:

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- View from Otsego Lake to surrounding ridges
- View of Otsego Lake from Farmers' Museum and Leatherstocking Golf Course
- View of Otsego Lake from Keys Road in the Town of Otsego
- View overlooking Otsego Lake near Ralph Buddle Road – looks out to Middlefield
- View in all directions from Tripp Hill Road in the Town of Otsego
- Views from Christian Hill Road in the Town of Otsego
- View of Otsego Lake, Town of Otsego, and surrounding areas from Middlefield

Ecological Data

An assessment of plants and wildlife found in the Town of Otsego indicates the quality of habitats available and reflects the health and biodiversity of the area. Knowledge about the type of species found in the Town can assist in future decision making needed to maintain these environmental resources.

Plants and Wildlife / Reptiles and Amphibians

The New York State Department of Environmental Conservation conducts an inventory of reptiles and amphibians throughout New York State. For the Town of Otsego, 15 different species have been identified at different locations in the Town and include:

Allegheny Dusky Salamander
Bullfrog
Common Garter Snake
Common Snapping Turtle
Eastern American Toad
Green Frog
Jefferson Salamander
Northern Dusky Salamander
Northern Leopard Frog
Northern Redback Salamander
Northern Spring Peeper
Northern Two-lined Salamander
Painted Turtle
Red-spotted Newt
Wood Frog

Breeding Bird Atlas

The Town of Otsego was included in the 1980 to 1985 and 2000 to 2005 New York State Breeding Bird Atlas. Using the most recent data, there have been up to 107 different species of bird identified in the Town of Otsego. Of these, most are considered song birds and have “protected” status under State and federal law. Several are considered

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game birds and have seasons regulated by the NYS DEC. Six species have additional legal status and include the Coopers Hawk and Sharp-Shinned Hawk (both listed as special concern), Bald Eagle (listed as threatened), American Bittern, and the Northern Goshawk (both listed as special concern).

Land Uses (Map 4)

According to tax assessment information (Table C1 and Figure C1), the predominant land use in the Town of Otsego is residential with 1,112 parcels covering over 12,000 acres of land (37%). Maps 4 and 15 show the parcel categories found in the Town of Otsego. Although there are relatively few farmed parcels (105), these uses cover almost 25% of the land base in the Town. Vacant lands cover about 28% of the land. All other uses use minimal amounts of land (about 10% of the remaining land.) This data is summarized below.

Table C1: Number of Parcels, Acres, and Land Area by Land Use (Map 4)

PROPERTY CLASS	NUMBER OF PARCELS	TOTAL ACRES	PERCENT OF LAND AREA
AGRICULTURAL	105	8,191.1	24.7%
RESIDENTIAL	1,112	12,308.9	37.2%
COMMERCIAL	36	93.6	0.3%
INDUSTRIAL	2	13.3	0.0%
RECREATION AND ENTERTAINMENT	8	357.5	1.1%
COMMUNITY SERVICES	31	544.5	1.6%
PUBLIC SERVICES	9	41.4	0.1%
VACANT LAND, NON-AGRICULTURAL	511	9,207.2	27.8%
WILD, FORESTED, CONSERVATION LANDS AND PUBLIC PARKS	42	2,122.6	6.4%
UNKNOWN	12	240.5	0.7%
GRAND TOTAL	1,868	33,120.5	100.0%

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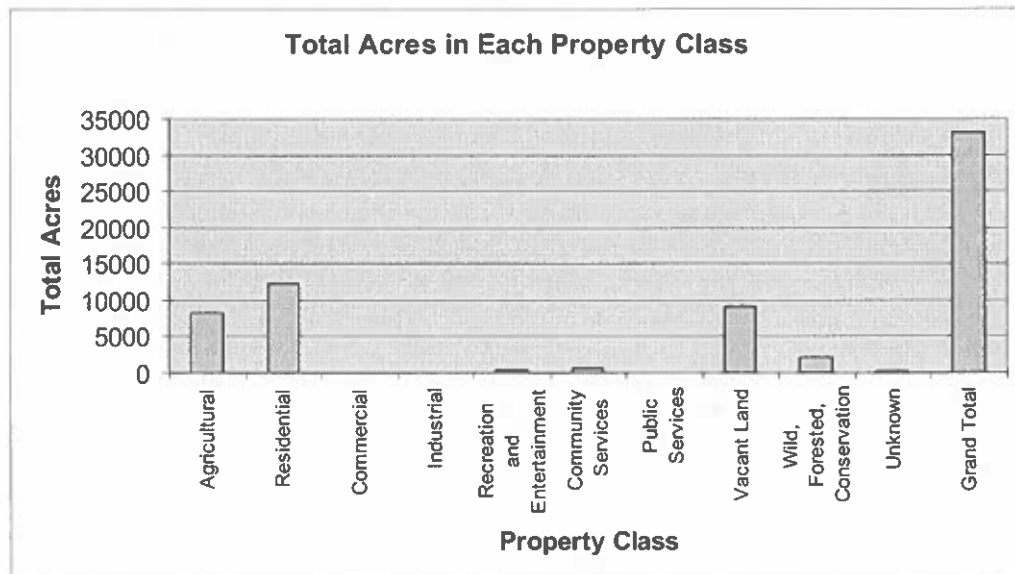


Figure C2

Table C2: Town of Otsego Agricultural Uses (Map 15)

AGRICULTURAL SUB-CLASS	NUMBER OF PARCELS	TOTAL ACRES	PERCENT OF LAND AREA
CROPS	10	1,034.4	3.12%
HORSE FARM	2	45.5	0.14%
LIVESTOCK	37	4,238.7	12.80%
NURSERY SPECIALTY	2	66.7	0.20%
ORCHARD	1	6.0	0.02%
VACANT LAND, AGRICULTURAL	53	2,799.8	8.45%
AGRICULTURAL TOTAL	105	8,191.1	24.73%

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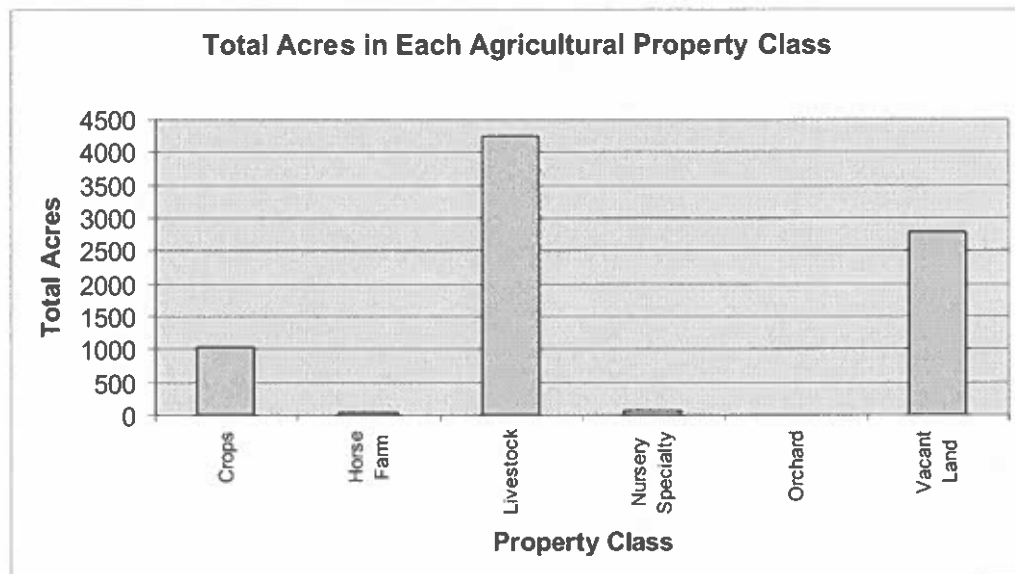


Figure C3

Agricultural uses are predominated by land devoted to livestock (Table C2 and Figure C2). This is followed by vacant land and cropland. Five additional parcels of land covering about 118 acres of land are in other agricultural uses. This data illustrates an agricultural base that is not diverse.

Table C3: Town of Otsego Residential Land Uses

RESIDENTIAL SUB-CLASS	NUMBER OF PARCELS	TOTAL ACRES	PERCENT OF LAND AREA
SINGLE FAMILY	612	1,824.6	5.51%
RURAL ESTATE	207	9,269.9	27.99%
TWO FAMILY	6	9.1	0.03%
MULTIPLE	5	186.5	0.56%
SEASONAL	190	316.7	0.96%
APARTMENT CONDOMINIUM	26	1.3	0.004%
MOBILE HOME	58	345.7	1.04%
MOBILE HOME PARK	1	33.4	0.10%
AGRICULTURAL	7	321.6	0.97%
RESIDENTIAL TOTAL	1,112	12,308.9	37.16%

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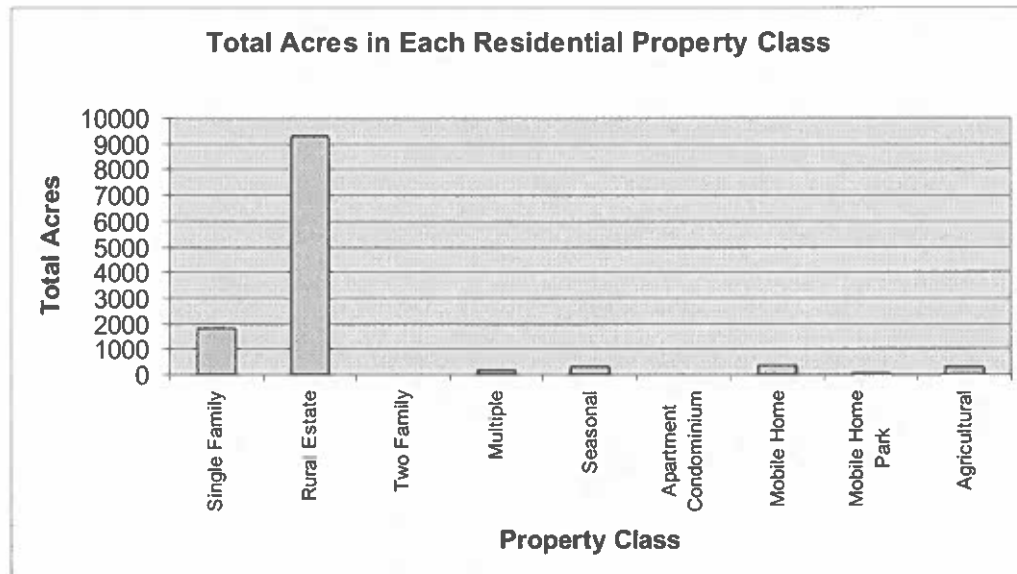


Figure C4

Single family residences dominate the residential land uses in the Town of Otsego with 612 single family residence parcels on 5.5% of the land area (Table C3 and Figure C3). However, rural estates have fewer parcels (207) but account for 28% of the land. A rural estate is defined by New York State as a “residential property of not less than five acres with a luxurious residence and auxiliary buildings.” There are 190 seasonal residence parcels in the Town of Otsego, 58 with mobile homes, one mobile home park, and 26 apartment condominium parcels. Eleven additional parcels have multi-family or two-family residential uses.

Table C4: Town of Otsego Commercial Land Uses

COMMERCIAL SUB-CLASS	NUMBER OF PARCELS	TOTAL ACRES	PERCENT OF LAND AREA
AUTO	9	13.0	0.04%
BANK	1	1.3	0.004%
BAR	1	0.2	0.001%
DINING	4	16.8	0.05%
KENNEL	1	10.6	0.03%
LODGING	4	7.9	0.02%
MULTIPURPOSE	4	6.3	0.02%
OFFICE	2	1.2	0.004%
OTHER	2	18.7	0.06%
RETAIL	3	9.1	0.03%
STORAGE AND DISTRIBUTION	5	8.5	0.03%
COMMERCIAL TOTAL	36	93.6	0.28%

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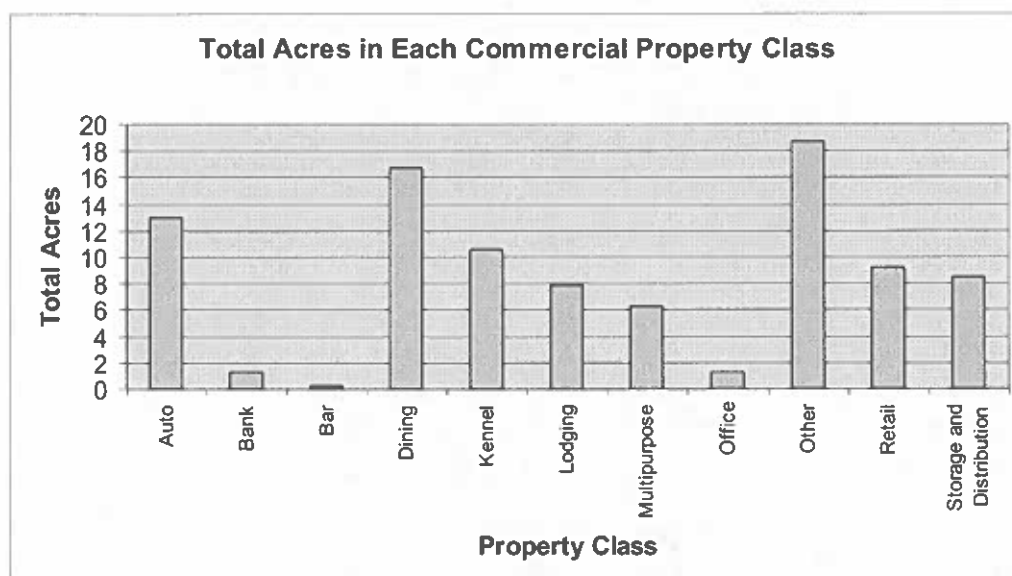


Figure C5

Table C5: Town of Otsego Industrial Land Uses

INDUSTRIAL SUB-CLASS	NUMBER OF PARCELS	TOTAL ACRES	PERCENT OF LAND AREA
MANUFACTURING	1	9.8	0.03%
MINING	1	3.5	0.01%
INDUSTRIAL TOTAL	2	13.3	0.04%

A very small percentage of the Town of Otsego's land use is commercial or industrial (Table S C4 and C5 and Figures C4 and Table C5). There are two industrially classified parcels on a total of 13.3 acres. There are 36 commercial parcels on 93.6 acres of land. In terms of parcels, auto-related uses, followed by storage and distribution are the dominant commercial land uses.

Table C6: Town of Otsego Recreation and Entertainment Land Uses

RECREATION AND ENTERTAINMENT SUB-CLASS	NUMBER OF PARCELS	TOTAL ACRES	PERCENT OF LAND AREA
CAMP RESORT	1	169.2	0.51%
PARK	1	10.1	0.03%
SOCIAL	2	111.9	0.34%
SPORTS	4	66.4	0.20%
RECREATION AND ENTERTAINMENT TOTAL	8	357.5	1.08%

Eight parcels on 357.5 acres of land are devoted to recreation and entertainment uses in The Town of Otsego (Table C6). About 1% of the land base is classified as recreational.

Table C7: Town of Otsego Community Service Land Uses

COMMUNITY SERVICES SUB-CLASS	NUMBER OF PARCELS	TOTAL ACRES	PERCENT OF LAND AREA
CEMETERY	7	25.7	0.08%
CULTURAL AND RECREATION	2	53.3	0.16%
EDUCATIONAL	4	417.1	1.26%

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GOVERNMENT	2	3.9	0.01%
PROTECTION	3	0.5	0.002%
RELIGIOUS	3	13.6	0.04%
SOCIAL WELFARE	5	20.3	0.06%
TRANSPORTATION	2	3.8	0.01%
OTHER	3	6.2	0.02%
COMMUNITY SERVICES TOTAL	31	544.5	1.64%

Thirty-one parcels covering 544.5 acres are classified as community service uses (Table C6 and Figure C5). Four parcels cover 417 acres (education) and seven parcels on 25.7 acres are classified as cemetery. Two parcels are classified as cultural and recreational, and cover 53 acres. Churches, government buildings, transportation oriented uses, and social welfare uses make up the remaining community services classifications.

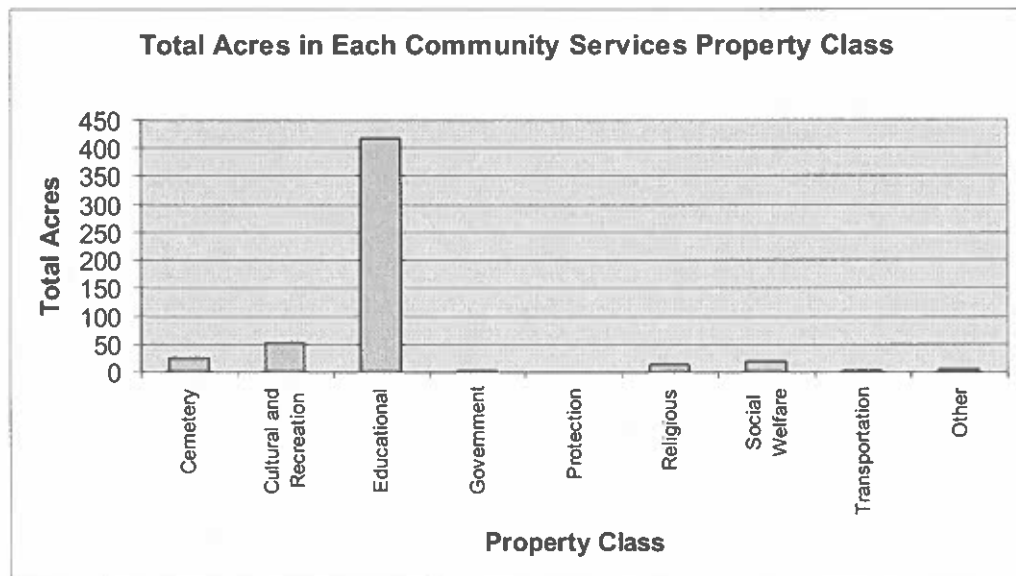


Figure C6

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Table C8: Town of Otsego Public Service Uses

PUBLIC SERVICES SUB-CLASS	NUMBER OF PARCELS	TOTAL ACRES	PERCENT OF LAND AREA
ELECTRIC AND GAS	5	11.7	0.04%
TRANSPORTATION	2	17.1	0.05%
WASTE DISPOSAL	2	12.7	0.04%
PUBLIC SERVICES TOTAL	9	41.4	0.13%

Table C9: Town of Otsego Vacant Land Uses

VACANT LAND SUB-CLASS	NUMBER OF PARCELS	TOTAL ACRES	PERCENT OF LAND AREA
AGRICULTURAL	145	5,334.6	16.11%
RESIDENTIAL	342	2,935.7	8.86%
RURAL	23	936.4	2.83%
OTHER	1	0.5	0.002%
VACANT LAND TOTAL	511	9,207.2	27.80%

Table C10: Town of Otsego Conserved Land Uses

WILD, FORESTED, CONSERVATION LANDS AND PUBLIC PARKS SUB-CLASS	NUMBER OF PARCELS	TOTAL ACRES	PERCENT OF LAND AREA
GOVERNMENT OWNED	5	528.6	1.60%
PRIVATE	37	1,594.0	4.81%
WILD, FORESTED, CONSERVATION LANDS AND PUBLIC PARKS TOTAL	42	2,122.6	6.41%

Utilities and transportation oriented parcels cover 41 acres, or less than 1% of the land in the Town of Otsego (Tables C8-10). Vacant lands are the third most prevalent land use in the Town of Otsego, and covers 28% of all lands. About 16% of those lands are agriculturally vacant parcels (5334 acres) where some haying and pasture land may still be occurring. In terms of volume however, there are 342 vacant residential parcels on almost 3000 acres. Finally, there are 42 parcels and 2,122 acres of land classified as wild, forested, conservation lands and public parks. A total of 6.4% of the Town of Otsego's land base is in this land use classification. Most of that land is in private hands, with five government owned parcels covering 528 acres.

New Housing Starts

According to the U.S. Census Bureau (2000), there are approximately 2,193 housing units in the Town of Otsego. Of these approximately 1,555 or 70% are classified as single-family residential units. An additional 228 buildings (10%) are classified as having three to four residential units. There are 113 (5%) two-family units and 135 (6%) mobile homes. More than 50% of the homes in the Town of Otsego were constructed prior to 1939, and another 14% constructed before 1960. Accordingly, almost 65% of the existing housing stock in the Town of Otsego is greater than 40 years old.

The following Building and Zoning Permit activity has been recorded between 2005 and 2006:

Table C11. Building Permit Information

Permit Type	2005	2006
Zoning Permit	44	60
Land Use Permit	3	0
Building Permit	9	0
Site Plan Review	12	14
Sign Application	1	4
ZBA Application	5	4
Driveway Permit	0	2
Subdivision	7	3

Cultural, Social, and Economic Resources

Scenic Areas and Byways:

The scenic areas on Page 18 were identified by the public (See Public Workshop Map).

The Cooperstown Area Generic Environmental Impact Statement also identified specific important viewsheds in the Town of Otsego.

Trails:

Multiple snowmobile trails exist within the Town.

Education: the Town of Otsego is primarily served by the Cooperstown Central School District (CCSD) which is based in the Village of Cooperstown. Facilities associated with the CCSD include the Cooperstown Central High/Middle School which is located on Linden Avenue in the Village, and the Cooperstown Elementary School which is located on Walnut Street in the Village. The district maintains a fleet of buses that service the majority of the Town.

The current enrollment profile and Student/Teacher ratios for the CCSD are as follows:

Table C12. School Information

Cooperstown School Facility	Total Number of Students				2006 Student/Teacher Ratio
	2003	2004	2005	2006	
<i>Year</i>					
High School	419	394	382	388	13.3
Middle School	299	304	307	251	10.5
Elementary School	441	440	436	419	11.6
District-wide	1159	1138	1125	1058	

In the Cooperstown Central School District, there is expenditure per student of \$7,303 for general education and \$17,314 for special education. This compares to \$7,453 and \$18,266 for similar districts, and \$8,177 and \$17,667 for all New York State public schools (general education and special education, respectively). Current student ethnic composition is approximately 2% Asian; .8% Black; 2.3% Hispanic; and 94.7% White. Of the total number of high school graduates in 2006, almost 90% graduated with New York State Regents Diplomas. The middle/high school indicated that school buildings are at capacity and there are no plans for expansion of facilities in the near future. The High School is open to shared use of facilities with the community.

The Edmeston, Richfield Springs and Cherry Valley/Springfield School Districts each have very small portions that lie partially within the Town of Otsego. However, as they do not draw significant numbers of students from the Town, they have not been profiled in this Plan.

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Library: The Village Library of Cooperstown serves the Town of Otsego. The Library is part of a four-county system (The Town of Otsego, Chenango, Broome, and Delaware) and is available to any resident in those areas. Mainly supported by the Village of Cooperstown, the Library is partially funded by the towns of Otsego and Middlefield. Located at 22 Main Street in Cooperstown, the Library also houses the Cooperstown Art Association and the Village offices.

Economic Characteristics and Tourism: The dominant economic sector within the Town of Otsego is services, with two leading sub-sectors being healthcare and tourism. Most of the activity is centered in Cooperstown. Outside the Village of Cooperstown, there are a variety of local businesses. There are 33 commercial properties within the Town, outside of the Village. In addition, there are several home-based businesses.

Community Facilities and Infrastructure

Highways and Roads

The Town of Otsego is served by three primary highways: State Routes 28, 80 and 205. Route 28 connects Cooperstown to Fly Creek and continues northward to Schuyler Lake. Route 80 enters the Town from the West (Burlington) and parallels the western side of Otsego Lake and exits the Town in Springfield. Route 205 enters the Town from the south and intersects Route 80 in the western portion of Town and terminates at Route 28.

NYS Routes 80 and 28 are the most heavily traveled roads north and south of the Village of Cooperstown, respectively. Route 28 is the primary commuter route for residents traveling to Oneonta as well as for tourists traveling to and from Cooperstown. Work on Route 28 south of County Route 26 is pending.

Additional transportation-related facilities that have an impact upon the Town's transportation system include interconnections to the Village of Cooperstown's trolley system and its associated parking lots at both ends of the Village; the Cooperstown Excursion Railway, and bus services provided by the City of Oneonta, Otsego County, and Adirondacks Trailways which provides regular commuter and tourist bus service between Cooperstown, Oneonta, and other destinations.

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Table C13. Annual Average Daily Traffic Counts for State Highways

State Route (SR)	Road Section	# Cars (Year)				Change in # Cars (Year)
28	CR 11 in Index to start of SR 80 in Cooperstown	8615 (2003)	9772 (1998)	7700 (1997)	7450 (1992)	+16% (1992 to 2003)
28	Start of SR 80 in Cooperstown to SR 205 and end of SR 80	5345 (2003)	4335 (2001)	4600 (1997)	4200 (1992)	+27% (1992 to 2003)
80	SR 205 and end of SR 80 to CR 22 Schulyer Lake	3158 (2001)	2100 (1999)	1850 (1996)	1950 (1993)	+62% (1993 to 2001)
80	End of SR 28 to Lake Street	6169 (2003)	3228 (2000)	4250 (1997)	3600 (1994)	+71% (1994 to 2003)
80	Lake Street to CR 28	3740 (2002)	5002 (1999)	4650 (1996)	2850 (1993)	+31% (1993 to 2002)
80	CR 28 to CR 27	No recent data	2901 (1998)	1400 (1995)	2150 (1992)	+34.9% (1992 to 1998)
205	CR 11 Hartwick to Start of SR 80	1104 (2002)	1445 (1999)	1200 (1996)	1100 (1993)	No measurable change from 1993 to 2002
205	Start of SR 80 to SR 28, end SR 80 overlap with SR 205	1925 (2002)	2100 (1999)	1850 (1996)	1950 (1993)	+1% (1993 to 1999)

Source: New York State Department of Transportation, CR= County Route

Traffic counts can vary over years depending on time of season and day when counts were conducted. However, a comparison of counts over time does give an overall picture of the trends in state highway traffic volumes. The measurements above show the annual average daily traffic. Within the Town of Otsego, State Routes 80, 28 and 205 exist. Except for one section of Route 205 and along Lake Street in Cooperstown, all other State highways saw significantly increased traffic volumes over the past decade. Routes 28 and 80 saw larger increases than Route 205.

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Infrastructure and Facilities

Water: There are no municipal water facilities or districts in the Town of Otsego outside the Village. The Village of Cooperstown is served by a municipal water system, with limited capacity for connections to adjacent properties located in the Town. The primary source of potable water for residents is provided by private, on-site wells.

Sewer: There are no municipal sewer facilities or districts in the Town of Otsego. The Village of Cooperstown is served by a municipal sewer system, with limited capacity for connections to adjacent properties located in the Town outside the Village. The primary disposal method for Town residents is provided by private, on-site septic systems.

Cell Towers: One cell tower with a height of 110 feet exists on the property of the Sportsmen's Club on Fly Creek Hill.

Emergency Services

Police: The Otsego County Sheriff and New York State police provide police protection for the Town of Otsego excluding the Village. Village police will respond to emergency calls to properties contiguous with the Village/Town boundary, and has a reciprocal mutual aid agreement with the sheriff and State police. During the daytime, there is typically one sheriff vehicle patrolling roads in the County (two during night), however, due to the limited number officers, there is no coverage for a few early morning hours each day.

Fire & Rescue: There are no full-time, professional fire companies in the Town of Otsego. However the Town has three volunteer Fire Districts – Fly Creek, Schulyer Lake, and Cooperstown.

Fly Creek Volunteer Fire Company is the contracted company within the Fly Creek Fire District. The Fly Creek District encompasses the majority of the western portions of Town.

The Cooperstown Fire Department is a Village fire department with contractual responsibilities for Pierstown and Otsego Lake districts and is comprised of 90 volunteers, which provide firefighting, EMS/ambulance and specialized rescue services (rope rescue, water rescue, and vehicle extraction). Although the Village is about two square miles in size, the fire department covers approximately 121 square miles outside of the Village.

The Schuyler Lake Fire Department is contacted for fire fighting responsibilities in the western portion of the Town of Otsego principally along XXX Road and Canadarago Lake.

Health Care and Facilities: The Town of Otsego enjoys exceptional health care facilities and services. Bassett Healthcare provides a wide array of outpatient care from the over 200 members of the Bassett Physician Group and in-patient services at the Mary

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Imogene Bassett Hospital, a modern 120-bed facility. Bassett's services include many surgical specialties, comprehensive cancer care, a gastroenterology laboratory and cardiology/cardiac surgery.

The Town of Otsego Manor, an Otsego County facility, provides skilled nursing care to resident senior citizens.

Local Government

Town Budget

Current budgets are available on the Town's website (www.townofotsego.com).

The 2006 budget reflects an overall decrease in property taxes of \$51,571 from those of 2005. In 2003, the budget cut property taxes roughly 16% from the year before and contained the lowest spending levels since 1998. The Town has held the property tax rate steady ever since and at the same time, money has been set aside to help avoid future debt. An investment plan was developed that will net the Town over \$36,000 in interest income by February 2006.

The budget includes an appropriation for Town office building renovations and a new fire proof records room designed to protect the Town's important and historic documents. We anticipate spending \$398,000 on this project, \$124,000 of which is already in a special building reserve account. In addition, a \$43,000 New York State grant has been received to help defray the costs of the project. Another New York State grant secured for us and a New York State grant will cover \$23,000 of the projected cost of updating the Master Plan.

Even so, highway expenditures are expected to be up slightly in 2006 (about \$7,500) due, mostly to the increased cost of fuel and replacement parts. The budget includes \$50,000 to be placed in a reserve account for a new truck purchase in 2007 that will keep us on our current vehicle and equipment replacement schedule. The Town Board has been working on a plan to consolidate and upgrade the existing highway facilities at an estimated cost not to exceed \$500,000. An engineering firm has been hired to evaluate the current operation and make recommendations for either renovation to the existing buildings or possibly a new addition. Funding for any construction or renovation work would most likely be bonded and is not included in the 2006 budget at this time. Approximately \$12,000 has been carried over from the 2005 budget for landscape enhancements at the Highway Department's Cemetery Road site.

Current Land Use Regulations

The Town of Otsego has several different land use districts. Three are for residential (Rural Agricultural-1, Rural Agricultural-1, and H-R), three are for business (H-B, GB-1, and GB-2), and one is for recreation and education (R/E). The Rural Agricultural-1 and Rural Agricultural-2 districts require a 3-acre average minimum lot size. The hamlet districts all require 1-acre minimum lot sizes. The GB-1 requires 10,000 square feet minimum lot area (when no sewer is present) and 1-acre for the GB-2 area. A ten-acre minimum lot size is required for the R/E district and it allows country and golf clubs, museums, and educational institutions there. The Town of Otsego offers several flexible development tools on a voluntary basis including use of lot size averaging, and clustering. The local law regulates a variety of other activities including (but not limited to) signs, off-street parking, lighting, noise, mobile homes, and landscaping for certain uses. There are few specific standards and measurable performance levels for these other regulations however. The Town of Otsego also has a junk storage law, a trash burning local law, and a telecommunications tower law.

The following local land use regulations exist in the Town of Otsego as of April 2006:

Town of Otsego Land Use Law: As amended thru September 14, 2005 including:

- Site Plan Review Regulations
- Flood Plain Regulations
- Lake Shore Protection Regulations
- Steep Slope Regulations
- Junk Storage Law
- Shoreline Protection Standards

Agricultural District Protections

Building Code

Master Plan

Subdivision Regulations

Telecommunications Law

Demographics

Population: Since 1980, the Town of Otsego, including the Village of Cooperstown has lost population. Between both decades, there has been a loss of about 1.5% in total population. However, an examination of the population change for the Town, outside of the Village indicates that the population has risen 6.8% between 1990 and 2000. The Village lost 6.8% of its population during that time frame (see Chart 1, below).

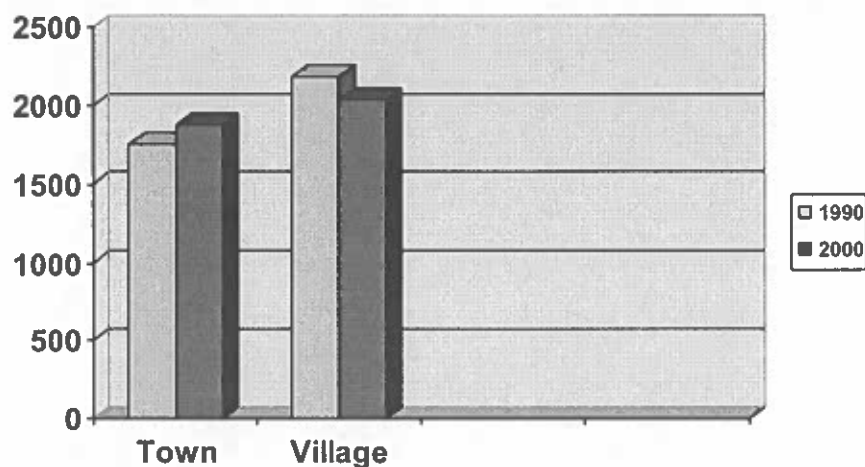


Figure D1. Population Changes in the Town of Otsego

Population Projections:

Population analysis for the Town of Otsego is complicated by the fact that the Village of Cooperstown comprises a substantial portion of the Town's population, while its boundaries lie partly outside the Town. Because of the typically very different character of towns and villages, it is important to analyze not only the Town population as a whole, but also the Village on its own as well as the portion of the Town outside the Village (the 'Town-only' population).

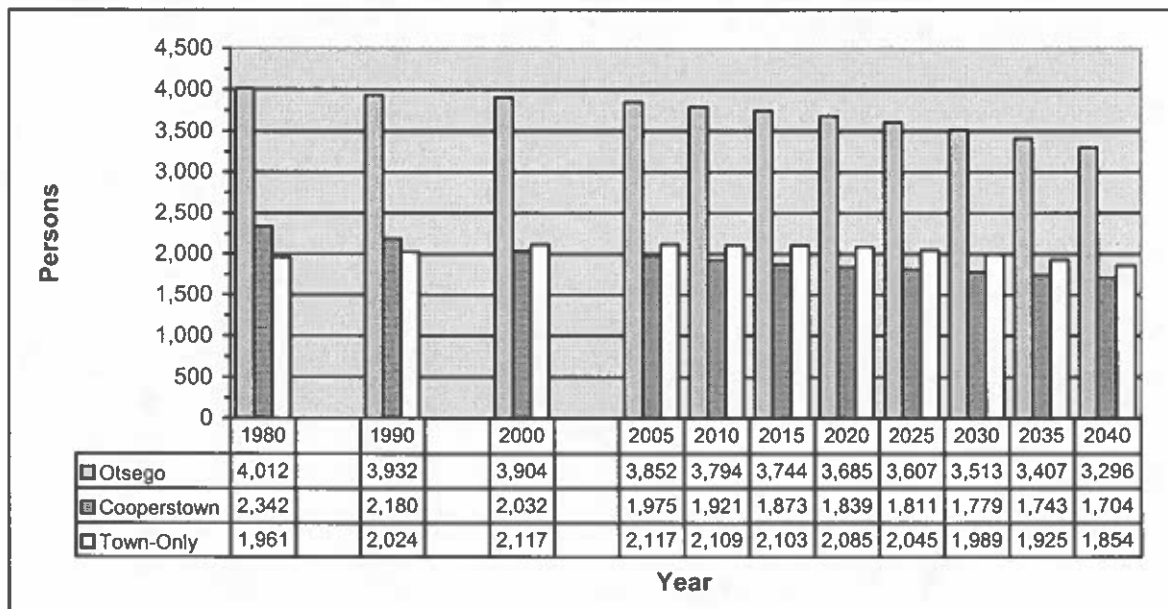
Census data was obtained for Town and Village and projections for these populations were carried out separately using the established cohort-component method both with and without an estimate of recent migration trends. Growth trends for housing and households were also calculated and used as the basis for additional projections to estimate the influence of sprawl growth on future population levels. Data for the Census block groups comprising the portion of the Village of Cooperstown within the Town of Otsego were subtracted to obtain the Town-only data. Trends and projections were calculated separately for this population set.

Projection: Natural Increase

The following projections are based solely on the existing age structure of the population. Birth and death trends were calculated using average state rates. This approach reflects what would happen if the current population experienced no migration either in or out. It reflects only the influence on future population of current residents of the community.

Generally, the birth rate in NY and the US is declining to at or just below the replacement rate (just over two children per couple) where births roughly compensate for deaths in a given population. Without migration, population levels in a community with an 'even' distribution of age groups should remain roughly constant.

Figure D2. Past Census Population & Projection – Natural Increase Only

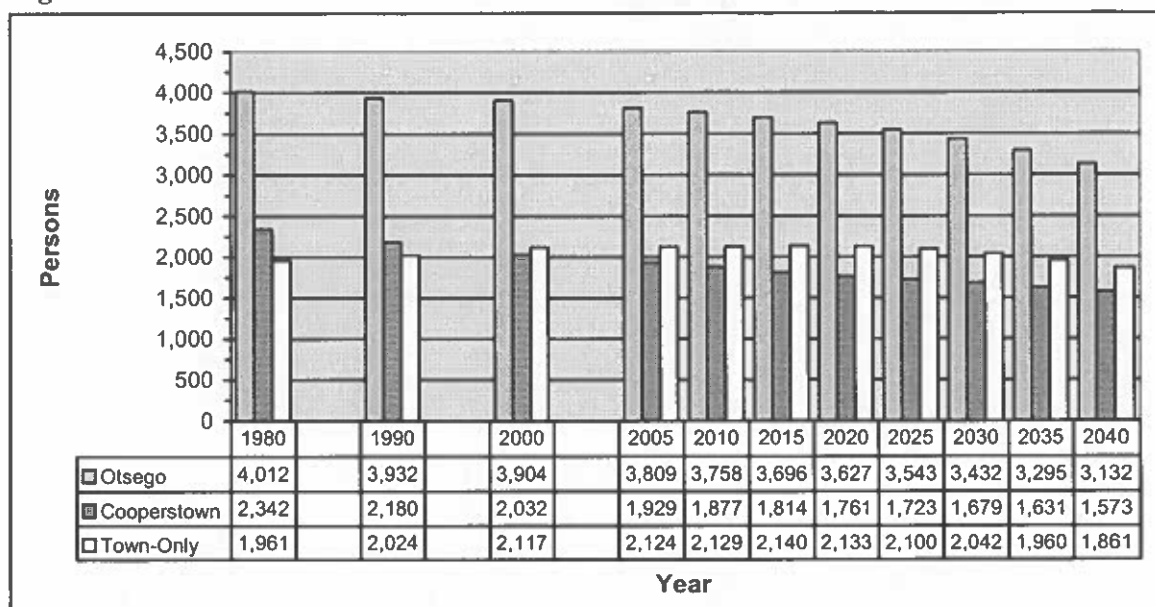


The population decline seen in the charts above, however, is mostly due to a large grouping of current residents within the 'boom' generations, and a large number of individuals in group care facilities in the Village. In 2000 the median age in the Town of Otsego, the Village of Cooperstown, and the Town-only portion of the Town of Otsego was 44.3, 44.8, and 43.3 years respectively.

Projection: Natural Increase with Migration

The following projections are based on the existing age structure of the population and births and deaths, but an estimate of migration is included based on an age related migration profile (obtained by forward and reverse survival of the 1990 and 2000 census populations) for each community/data set.

Figure D3. Past Census Population & Projection – Natural Increase with Net Migration

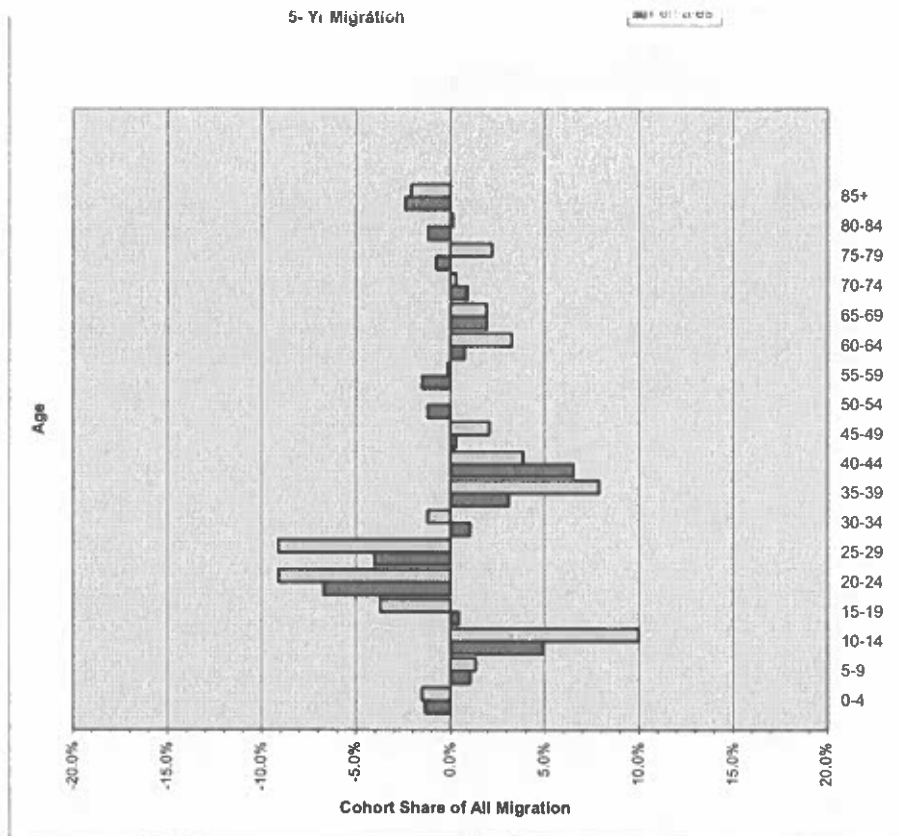


The past census data and projections show that the Village of Cooperstown is experiencing a general decline in population, despite a relatively large increase in its group quarters population (hospitals, assisted living or nursing home facilities). This would mean that declining household size has not offset the loss of households in the Village of Cooperstown. The market vacancy rate for the Village increased substantially from a normal 5.0% to 7.6% between the 1990 and 2000 census. Median home values are significantly higher than median household incomes, but rose by roughly the same degree as median household incomes between census years while rents have remained affordable. Therefore, it appears the housing market in the Village is experiencing a decline driven by out-migration.

The Town-only portion of the Town of Otsego experienced about a 5% gain in population between 1990 and 2000. The number of households also rose by about 10% in the Town-only portion of the Town of Otsego, while only about half of this rise could be attributed to declining household size for the existing 1990 population. This indicates that there is sprawl related growth pressure in the portion of the Town of Otsego outside the Village.

The following charts (figures D4 – D6) profile the estimated migration between the 1990 and 2000 Census. The bars indicate the contribution of out-migration (negative/left of y-axis) and in-migration (positive/right of y-axis) by age group to the total/absolute migration (out-migration plus in-migration) estimated in the population.

The number of extended bars in the chart below indicates that the Town as a whole is experiencing significant migration in many age groups, though gains and losses are essentially balanced. Excluding the increase in the population in group quarters, the net



The chart below shows the Village lost a significant number of young adults (18-24 years) and adults (40-59 years), while gaining some adults (25-39 years) many of which had children (10-14 years). It also gained a significant number of seniors (60-84 years). Excluding this population in group quarters, outward migration was about 170 persons (8% of the 2000 population) and in-migration was about 106 persons (5% of the 2000 population).

Figure D5. Migration Profile – Village of Cooperstown

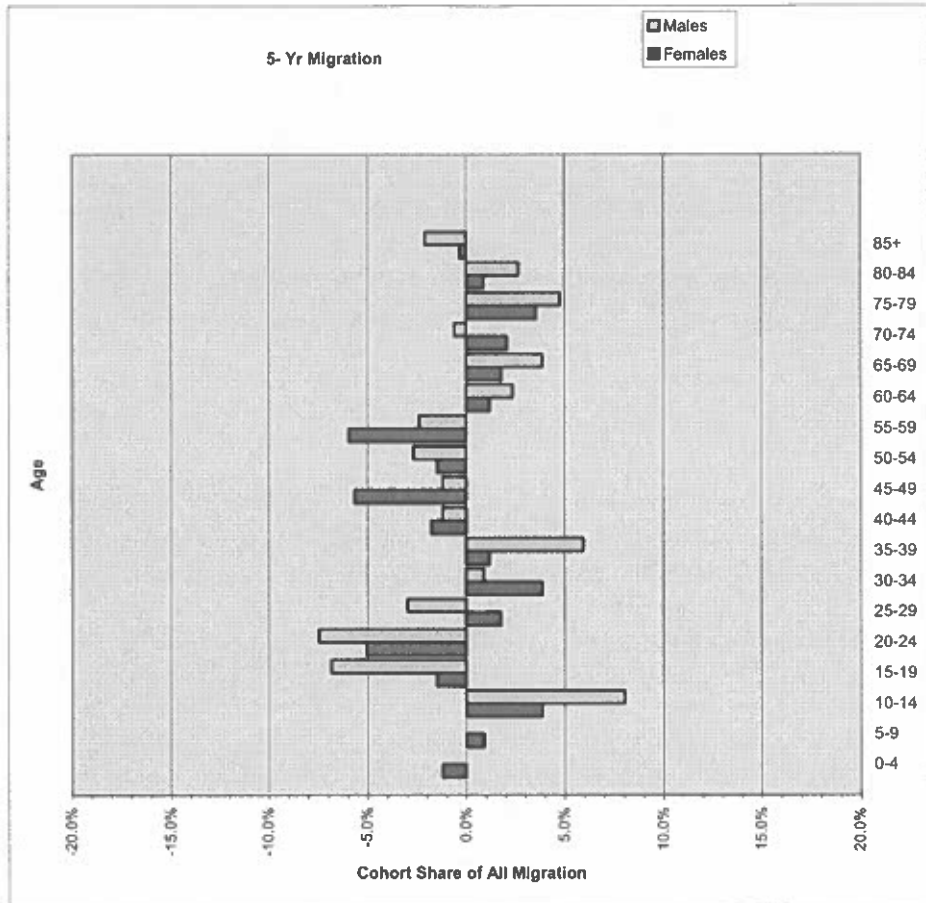
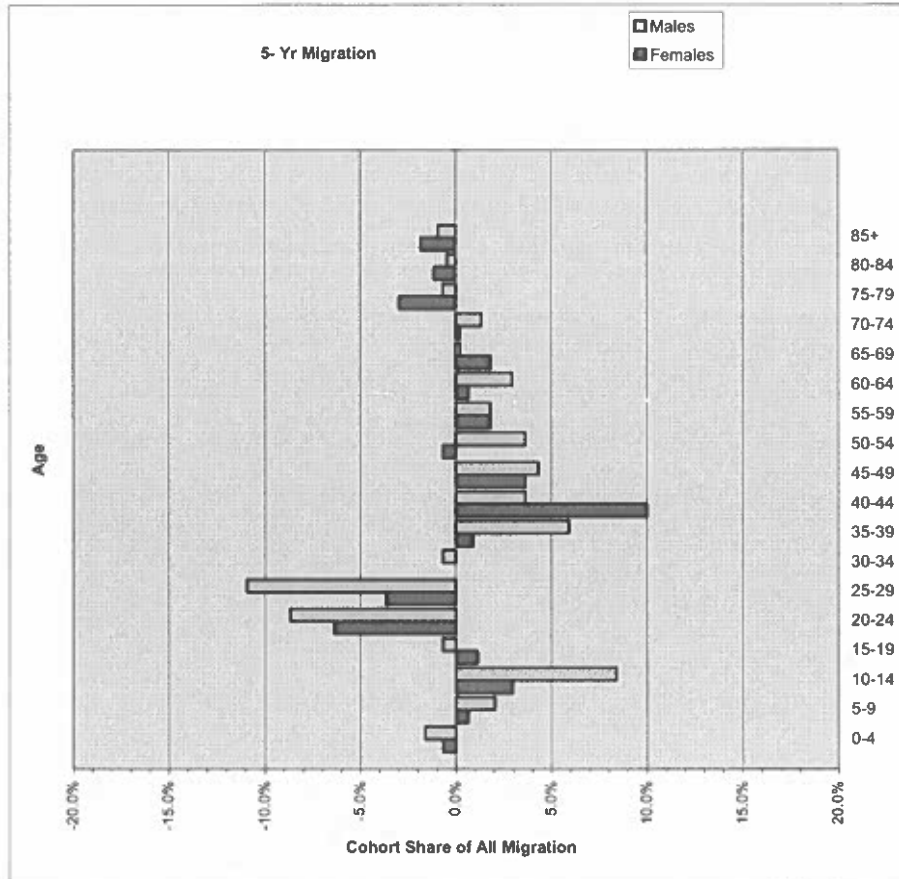


Figure D6. Migration Profile – Town-Only Portion of the Town of Otsego



The Town appears to have a rise in the 'active adult' age groups (55-69 years). The Town-only portion also had a very high loss of young adults (20-29 years), while gaining in adults (35-49 years) many of whom had children (5-14 years). Excluding the population in group quarters, outward migration was about 180 persons (8.7% of the 2000 population) and in-migration was about 256 persons (12.1% of the 2000 population). Both sections of the Town clearly lost young adults in their twenties.

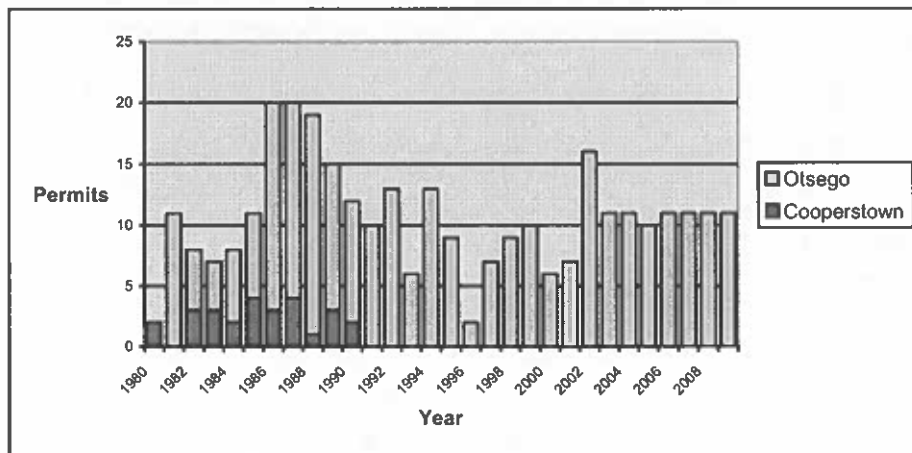
Projection: Housing and Household Trends

The following projections are based on observed trends in the growth of housing units, building permits, and households within the Town, Village, and the area of the Town outside the Village (Town-only). Housing units, once built, have a long life and unless a community is in serious decline tend to remain occupied. If the local population is shrinking, depressing demand, then median values and rents will usually respond drawing buyers from other areas seeking greater housing value or in many rural communities, second homes. Declining market vacancy rates (especially when coupled with a high building permit rate) indicate that a community's housing market is experiencing regional demand. Rising market vacancy rates as well as increasing total or seasonal vacancy rates indicate that a community's housing market is in decline.

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Even with declining populations, demand for housing is partially maintained by the national and State trend of declining average household size. Many studies have indicated that 'sprawl without growth' is a significant trend in upstate NY communities as residents from older urban areas are moving to suburban and rural settings, attracted by quality of life features and greater housing value (square feet and/or acres of property per dollar).

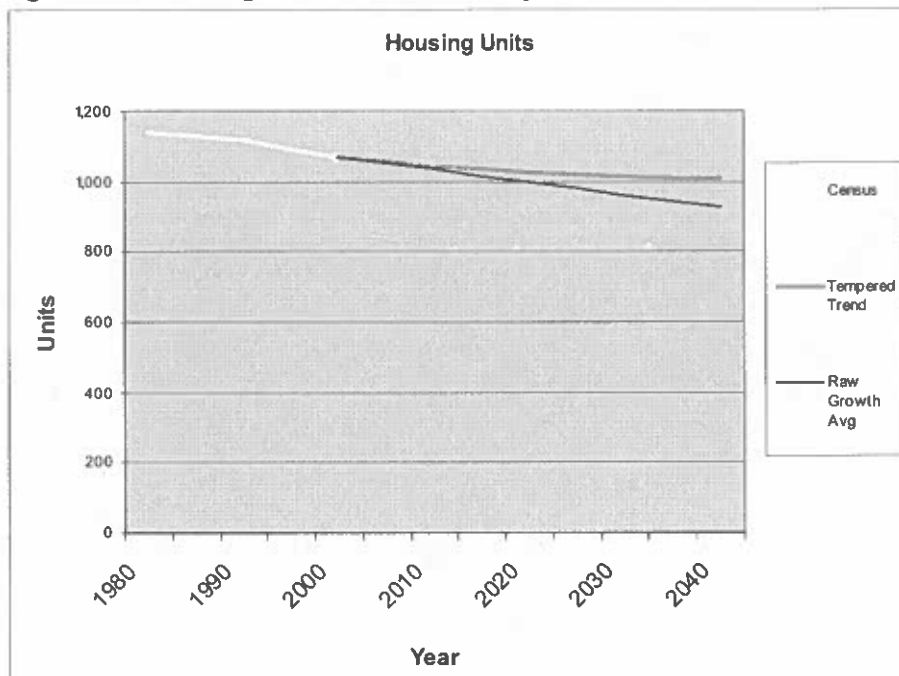
Figure D7. Building Permits (Using data reported to the State)



*Values for 2006-2009 are projected based on an average of the past five years

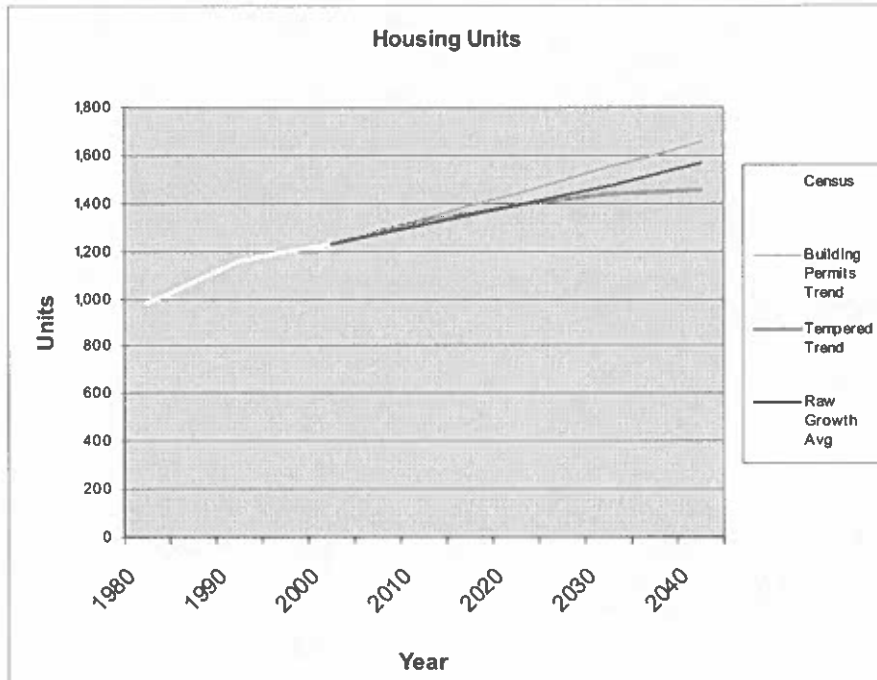
It is clear from the above chart that very little new housing has been or is being built in the Village, while construction in the Town-only portion has been fairly consistent with about 10 new units per year. However, housing construction - if consistent - can increase the stock considerably. The recorded number of new permits since 2000 is 52 units, which is about 4.2% of the available units in 2000 for the Town-only portion of the Town of Otsego.

Figure D8. Housing Units Trend – Village of Cooperstown



Figures D8 – D10 graphically demonstrate the differing housing growth in the Village of Cooperstown and the portion of the Town of Otsego outside the Village. It is clear that the rate of new housing increase in the Town-only portion outstrips the rate of housing unit loss in the Village of Cooperstown, which is supported by the observed gain in housing units in the Town as a whole by about 38 units between the census years. Seasonal units in the Town-only portion declined between census years while total housing and households rose, indicating a shift to full-year residences.

Figure D9. Housing Units Trend – Town-Only Portion of Town of Otsego



Because housing units tend to remain occupied by households with a fluctuation in the vacancy rate around 5%, we can use the observed housing trends to project future population levels based on housing growth. In Figure D10, the trend for building permits over the past five years is projected out at five year intervals to 2040. Finally, the group quarters population of 2000 is added to the result.

Figure D10. Housing Units Trend – Town of Otsego

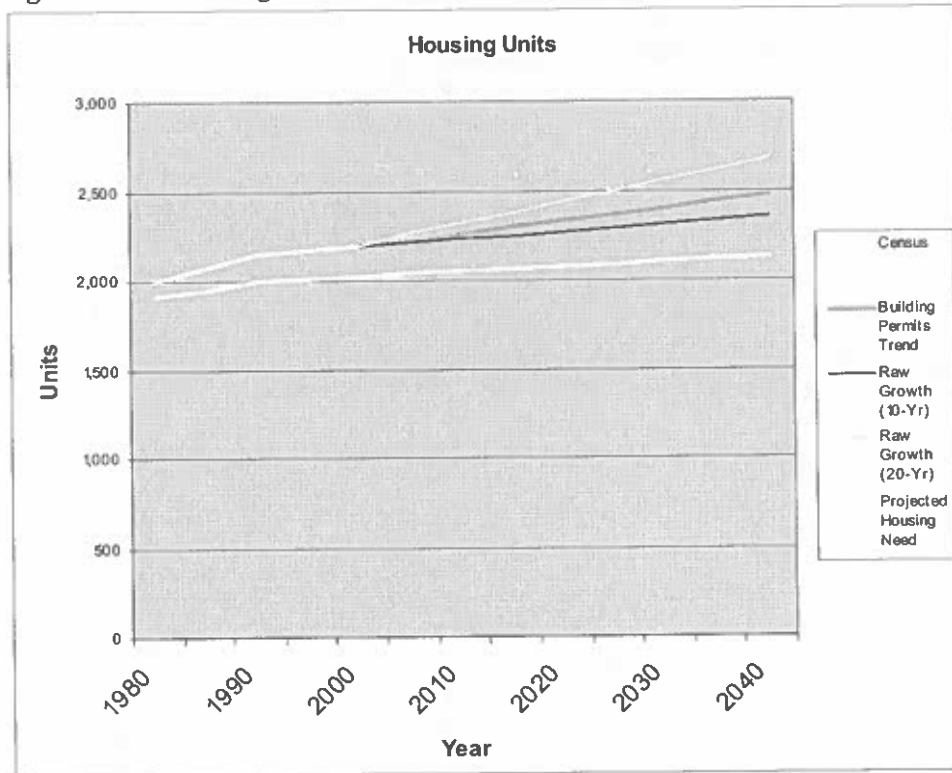
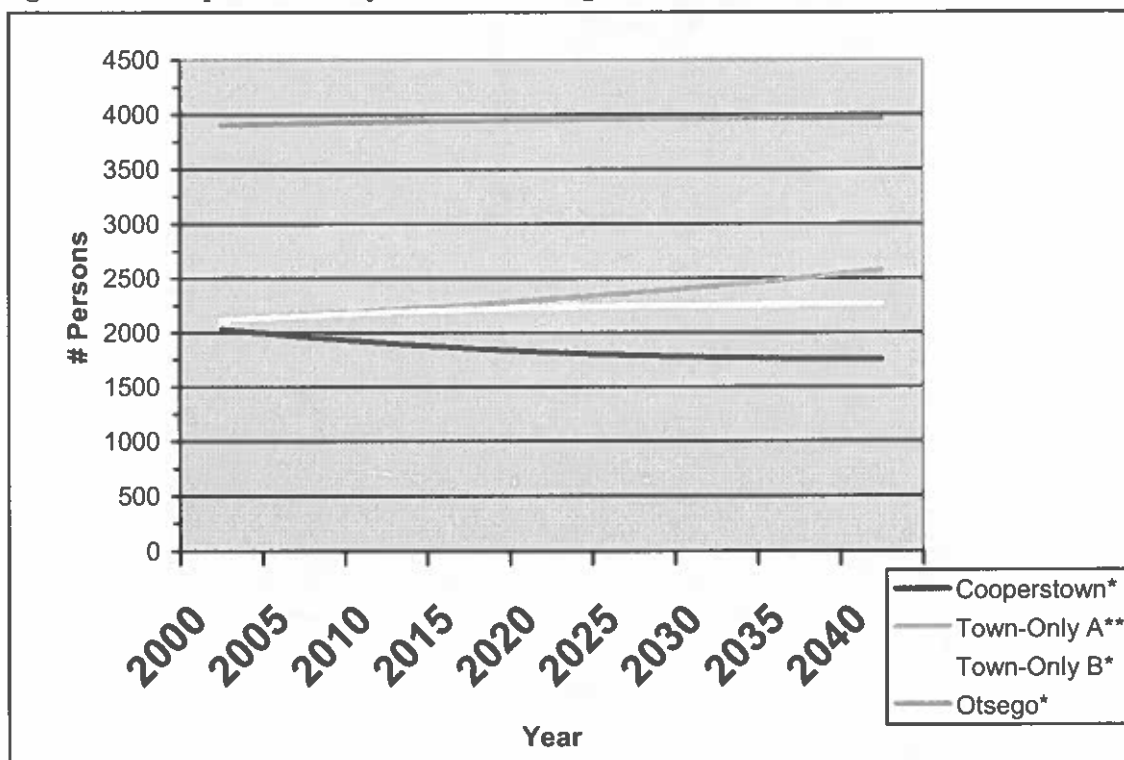


Figure D10 shows the housing growth rate in the Town as a whole along with a projection of estimated need based on an average of the 10-year and 20-year household growth rates. The building permit rate is the raw rate of building permits reported in the Town. This chart shows that the projected housing growth rate is higher than expected future need from household growth trends.

Figure D11 shows declining population in the Village and new housing / sprawl-induced growth in the portion of the Town outside the Village based on recent housing trends and the recent rate of building permits. The construction related population growth in the portion of the Town outside the Village could give rise to population gains the Town as a whole, but not by a large degree (if migration from the Village continues), because of the rate of decline in the Village and the future expectation of smaller households occupying each available housing unit.

Continued growth outside the Village will result in a less densely concentrated population with a rising share of residents living outside the Village in recently built housing units. Vacancy rates in the Village would probably remain relatively high compared to the Town-only portion and other urbanized communities. If new construction rates were reduced in the future the population in the Town of Otsego as a whole would decline if the strong out-migration rate among young adults continued. Similarly if outward migration slowed or stopped, then the population would rise significantly if the recent new construction rate continued.

Figure D11. Population Projection – Housing & Household Methods



*Projection based on tempered trend of observed housing change between census years

**Projection based on observed prior 5-year building permit trend

Households

The number of households in the Town of Otsego (outside the Village) increased by 15.56% between 1990 and 2000 while the Village of Cooperstown lost almost 7% of its households. Surrounding towns also gained households, although the Town of Otsego gained the most. The increase in the number of households on the Town of Otsego is almost double the population growth level. This typically indicates “sprawl” conditions where the population change and household changes are not matched. Twenty-nine percent of dwelling units were considered vacant in 2000. This compares with 15% vacancy in the Village and 22% in Middlefield.

Table D2: Number of Households

	1990	2000	Percent Change 1990 - 2000
Cooperstown Village	972	906	-6.79%
Hartwick Town	761	850	11.70%
Middlefield Town	731	792	8.34%
The Town of Otsego Town (Outside Village)	688	795	15.56%
Springfield Town	471	521	10.62%

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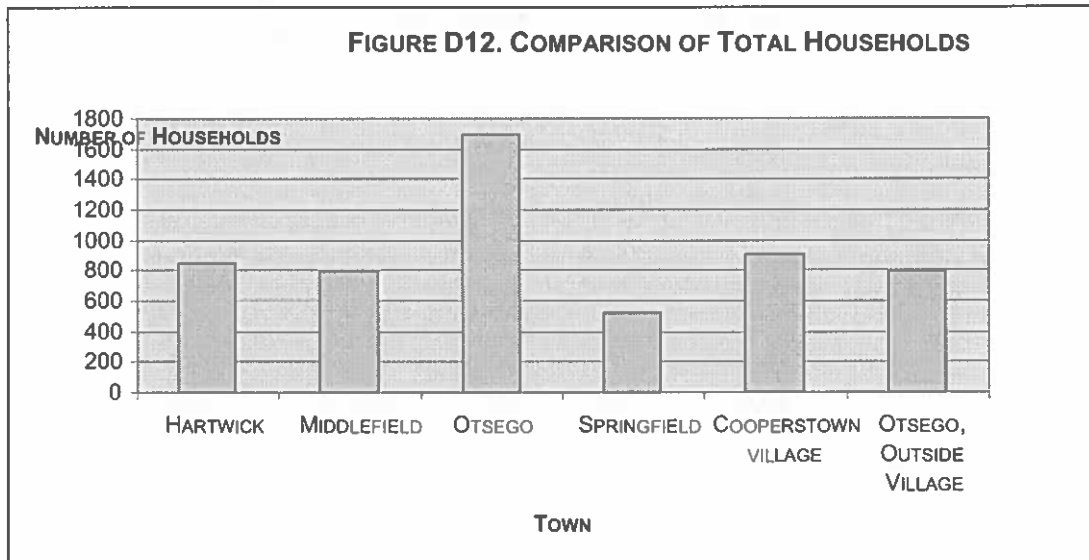
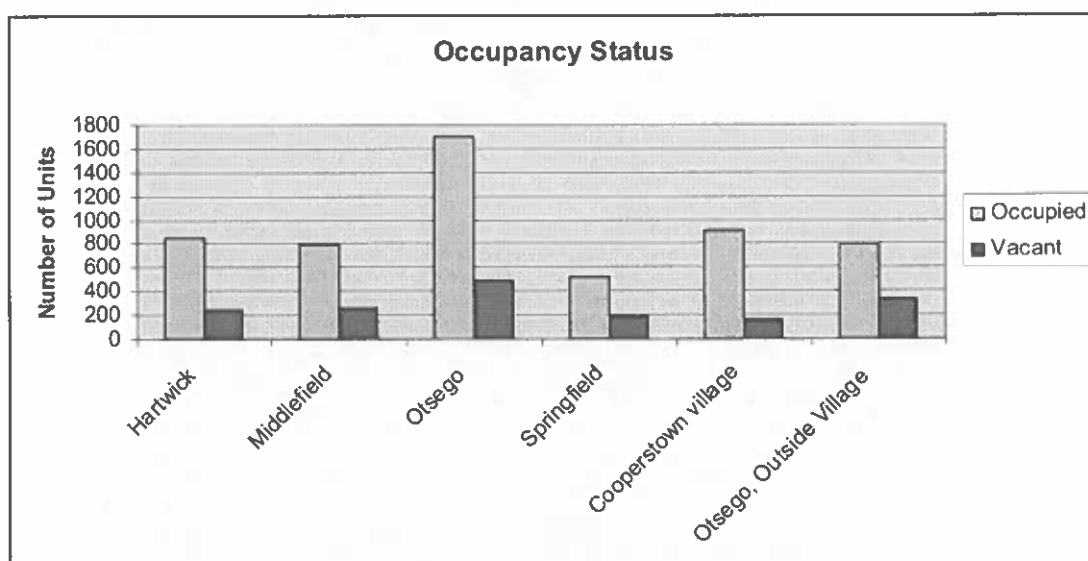


Table D3: Selected Town Demographic Characteristics (1980 – 2000)

Subject	1990	2000	Percent Change 1990-2000
Total Population (Outside Village)	1752	1872	6.8
Number of Households	704	795	12.9
Number of Families	508	550	8.3
Number Housing Units	1039	1123	8.1
Occupied Housing	704	795	12.9
Vacant Housing	334	328	-1.8
Units for Rent	13	9	-31
For seasonal, recreational or occasional use	265	237	10.6

Source: United States Census Bureau, Census from 1990, and 2000

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Vacant Status means, according to the US Census: "A housing unit in which no one is living on Census Day, unless its occupants are only temporarily absent. Units temporarily occupied at the time of enumeration by individuals who have a usual home elsewhere are classified as vacant. (Transient quarters, such as hotels, are housing units only if occupied. Thus, there are no vacant housing units at hotels and the like.) New units not yet occupied are classified as vacant housing units if construction has reached a point where all exterior windows and doors are installed and final usable floors are in place. Vacant units are excluded from the housing unit inventory if they are open to the elements, have a posted "condemned" sign, or are used entirely for nonresidential purposes (except storage of household furniture)."

Other Demographics:

Table D4: Selected Town (outside Village) Demographic Characteristics (1990-2000)

Subject	1990	2000	Percent Change 1990-2000
Lived in same house past five years	1130	1136	.5
Lived in different house, same county	482	343	-28.8
Lived in different house, out of county, same state	248	309	24.6
Lived in different house, different state	278	100	-64.0
In labor force	916	909	-.76
Not in labor force	419	501	19.6
Unemployed	34	22	-54.5
Median Household Income	29,899	40,036	NA
# Households With Social Security Income	204	261	27.9
# Households With Public Assistance Income	31	8	-74.2
# Households With Retirement Income	100	298	198
People with Income below poverty level	108	92	-14.8
Single Family Units	839	956	13.9
two or more units in structure	46	47	0
Mobile Home or Trailer	150	125	-16.7
Median Gross Rent	360	505	40.2
Median Value of owner-occupied housing unit	111,500	132,600	18.9

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Source: United States Census Bureau, Census from 1980, 1990 and 2000

*1980 Single-family units and mobile home are combined for US census

*1980 Education categories for Elementary & High school differ from 1990 & 2000 categories

*1990 Professional combined with Health & Education as categories differ from 2000 census data

*2000 Census category changes: Business & Repair & Personal eliminated. Professional services expanded to: Professional, scientific, management, administrative and waste management services. Entertainment & Recreation expanded to: Arts, entertainment, recreation, accommodation and food services. Health & Educational services expanded to: Educational, health and social services.

Comparison of Demographics

For comparison, specific demographic characteristics of the Town of Otsego were compared with the Towns of Middlefield, Springfield, Hartwick, the Village of Cooperstown, and with Otsego County as a whole (Table D5, below).

Table D5. Comparison of Demographic Characteristics, 2000

	Town of Otsego (outside of Village)	Town of Hartwick	Town of Middlefield	Town of Springfield	Village of Cooperstown	The Town of Otsego County
Percent Population Increase	6.8	8.5	1.1	2.3	-6.8	1.9
Percent Population aged over 65 years	14.8	13.8	22.4	16.7	27.0	15
Percent Increase in Housing Units	8.1	17.4	9.2	1.6	-4.1	7.9

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Percent Increase in # Households	15.5	12.9	7.1	13.5	-7.5	7.2
Percent of housing stock vacant	29.2	22.5	25.1	26.8	15.3	18.2
Median Household Income	40,036	30,764	39,625	33,854	36,992	33,444
Percent of population below poverty line	4.8	13.9	7.0	8.5	10.2	14.9
Median gross rent (monthly)	505	477	656	510	517	485
Median value of home	132,600	74,600	106,100	76,000	148,000	75,900
Percent of housing stock in single-family units	88.3	70	83.3	82.4	58.1	67.6
Percent of housing stock in 2+ units	<1%	8.2	5.4	4.3	43.1	16.2
Percent of housing stock in mobile homes	11.1	22.5	11.3	14.2	<1%	15.9

Housing Affordability (Year 2000 Data)

There are several ways to determine if housing is generally affordable in a community. One method is to determine the "rental index." This index shows the maximum gross rent a given household can afford. Affordable rental housing is generally considered to be no more than 30% of a household's monthly income. According to the US Census, the average monthly rental rate in the Town of Otsego is \$505. The median household income is \$40,036 or about \$3,336 of income per month. Thirty percent of this is \$1,000, which means that the average household could afford \$1,000 per month in rent. This figure is higher than the average monthly rent. Thus, year-round rentals, when available, are affordable in the Town of Otsego for the average household. Summer rental rates are much higher however, and this is not taken into account with these figures. It may be difficult for certain households to find and afford rentals in the summer. Additionally, 329 households earn median incomes below this level and even without summer weekly rentals adding to the complexity, about 102 of these households would have difficulty affording the monthly \$505 rent (households with incomes less than \$20,000).

Another method to determine affordability is to look at the ratio between the median value of a single-family house and median household income. Nationally, a ratio of two or less is considered to be affordable. The affordability ratio for the Town of Otsego is \$132,600 (median value of homes) divided by \$40,036 (median household income), or 3.3. This figure is well above the desired ratio of two and indicates that many families would spend more than twice their annual income on a home. This figure indicates that affordability is an issue in the Town of Otsego.

Finally, the purchase price multiplier also gives an indication of affordability. This looks at the maximum mortgage approval amount likely to be given to potential homebuyers. This is usually about 2.25 times annual income. The figure below shows this multiplier plus a 10% down payment. This is the amount of money that would be able to be afforded for a mortgage by the median household.

$$\begin{aligned} 2.25 \times \$40,036 &= \$90,081.00 \\ \$90,081.00 \times 10\% \text{ down} &= \$9,008.10 \end{aligned}$$

Thus, median households would be able to afford a \$9,008 house. However, the median value of a house in the area is \$132,600. This would indicate that many households have some difficulty affording the average house.

Commuting Patterns

The mean travel time to work for residents of the Town is 19 minutes with 67% driving alone by car or truck to work. Twenty nine persons reported they worked at home. Another 18% reported that they walked to work; most likely these are people who live in the Village of Cooperstown and work in the Village as well. Seventy-two percent worked in the Otsego County; another 26% reported they commuted outside Otsego County.

Employment and Business Characteristics

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Thirty-five percent of persons report that they are employed in the educational, health and social services fields: Bassett Healthcare, the Fenimore Art Museum, the Farmers' Museum, the National Baseball Hall of Fame Museum, and the Cooperstown School District are all located in the Town. SUNY Oneonta, SUNY Cobleskill, Hartwick College and Fox Healthcare are other major employers in the region. Twelve percent of persons report they are in the arts, entertainment, recreation, accommodation and food services industry. Ten percent report they work in the retail trade industry. Seasonal tourism is a major employer in the greater Cooperstown area.

Seventy-two percent of persons reported they were privately employed. Fifteen percent report they were government workers and 11% reported they were self-employed.

In looking at the population age 16 and over, 65% of persons reported they were in the labor force. Those not in the labor force may fall into a number of different categories—those still in school, those seeking employment, and those not seeking employment (stay-at-home moms for example). The unemployed rate for the Town was reported at 6.6%.

Of those families with children under the age of six, a full 69% reported that both parents were in the labor force (working), a trend that is reflected nationwide.

Information from the County Treasurer's Office indicates there are 90 tourist accommodations in the Town of Otsego. Thirty-two of these, or approximately one-third of the total units, are located outside of the Village of Cooperstown.

Economic Conditions

Seasonal Job Loss and Unemployment- Information regarding unemployment rates is only available at the County level. The trends consistently show higher rates of unemployment in January and February each year with the rates dropping as the spring and summer season pick up. This is reflective of the Otsego County's tourist economy and its summer based tourism season. In 2002, for example, the last year that full figures were available, the County had a high unemployment rate of 6.4% in January and February. This trickled downward so that by June unemployment was at 3.3%. In July and August it dropped even lower to 3.1%. In September the rate rose again to 3.6% and nudged up to a high of 4.8% by December.

In January, 2003 the rate was 5.6%. In February it was 5.2%, and in March 4.6%. The census and labor department information do not provide information about actual seasonal job loss; however, most of the hotels and many of the retail shops do not stay open 12 months of the year.

Tourism Issues

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- “There have been several positive economic, and educational impacts related to tourism such as job creation, the development of cultural resources (i.e., museums) and the preservation of the important architectural sites
- Several negative impacts have been identified and can be directly or indirectly related to tourism and the growth that it spurs. These impacts include an increased price of land and housing, seasonal under-employment and unemployment issues, low paying jobs, increased congestion and pressure on infrastructure, loss of rural character and conflicts and community divisiveness.
- Tourism-based businesses contribute about 27% to the area’s economy. Most of the tourist-related jobs are not well paid (average weekly wage of \$260) and most are likely part-time positions without full health benefits.”

2003 information from the County demonstrates that there are 90 tourist accommodations in the Town of Otsego and Cooperstown alone. Tourist related facilities like gift shops and restaurants would add to this number.

Positive impacts of tourism, if well planned and controlled, can include economic benefits, conservation of important natural areas, conservation of archaeological and historic sites; preservation of character; and improvements of infrastructure. In the study area, the benefits are primarily economic. There has been no significant conservation of natural areas directly related to tourism. There have been positive economic and educational impacts related to use of historic sites. Tourism activities have not funded infrastructure or transportation improvements recently made. Neither a plan, nor significant controls are in place to manage the long-term impacts of tourism.

Some important factors about tourism include:

1. The number of visitors influence the capacity of the area
2. Day trips have less economic impact; a two to five-day trip maximizes per-day economic impact for regional tourism
3. Smaller lodgings and restaurants can’t handle mass arrivals, which is common when entire baseball clubs/leagues show up at one time.
4. Higher-income tourists tend to have greater access to activities and land uses that could have higher negative impact on the environment.
5. Educational, cultural and historic tourism generally have lower social and environmental impacts than recreational activities.
6. Tourism development should be sustainable.
7. Economic diversity reduces the influence of negative impacts.
8. Local ownership and management of tourism businesses keep profits from leaving the community; strong local support and involvement helps align tourism with the attitudes of the community.
9. A strong and active local community involved in identification of issues and solutions combats tourism’s tendency to change a community.
10. Active and strong planning can place tourism more appropriately within the community and will help local decision makers support suitable tourism projects and resist inappropriate ones. Planning for appropriate growth and use of the area’s environment helps ensure long-term viability and continued attractiveness for tourism.

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11. Rapid development strains infrastructure and can lead to residents' dissatisfaction and adverse environmental impacts. Slower development provides time to assess growth and make changes that serve the entire community."

Data collected by local museums and parks indicate that the area brings in a huge number of visitors each year. In the Town of Otsego, the Baseball Hall of Fame Museum had 300,000 visitors in 2001. The Fenimore House/Farmers' Museum had 100,000 visitors. In addition, there were another 147,000 visitors going to Hyde Hall, the Glimmerglass Opera and Glimmerglass State Park. Though some of these attractions are outside of the Town of Otsego, many people going to these facilities found accommodations or services in the Town of Otsego.

Appendix D

Zoning Build-Out Analysis

Appendix D: Zoning Build-Out Analysis

A build-out analysis is an exercise designed to show the amount of development that can possibly occur if all developable land in a Town is built according to the Town's current land use regulations. This build-out analysis will apply current the Town of Otsego land use regulations and calculate the total residential density allowed at full build-out of the Town. It does not predict when this would occur, at what rate it would occur, or where it would occur first. It only predicts the end result. The general process followed to calculate full build-out conditions is:

- a) Identify areas in the Town that already have residential development and therefore would not allow new development
- b) Identify areas in the Town having environmental constraints that would not support new residential development
- c) Calculate the amount of new residential development allowed by the Town of Otsego's current land use regulations in the remaining undeveloped areas of the Town.

A geographic information system (GIS) software program was used to conduct the analysis. In essence, the analysis calculates the total land of the Town, subtracts all lands having environmental constraints and already built areas, and then applies the various development rules to calculate the number of allowable new residences. For purposes of this analysis, the build-out assumed that all new development would be single-family homes.

Please note that the results of the calculations of the build-out are estimates. The GIS layers used are not exact replicas of what is actually found in the landscape, only representations of what is there. The processing of data also introduces a certain amount of error, and can increase in the inaccuracy of the data layers. The only way to get an accurate count of allowed residential uses on a particular property is to do an on-site survey of existing conditions.

The analysis was done two ways: the first was to evaluate "absolute" environmental constraints such as open water, streams, wetlands, and floodplains. The second analysis included 100 feet buffer from all water and water features and slopes over 20%.

The following maps and information detail the result of the build-out analysis:

1. Identify existing built parcels (See Figure D1 as well as larger scale paper copies at Town Hall or at www.townofotsego.com):
2. Identify parcels that are fully built where no further subdivision can take place.
3. Identify major environmental constraints.
4. Identify buildable parcels after environmental constraints have been removed.

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5. Calculate and show potential new residences. With major constraints removed from analysis, there is the potential for 7,374 new homes in the Town of Otsego.

6. Consider steep slopes (over 20%) and buffering streams. The build-out shows 5,231 potential new homes under those development conditions.

7. The new home potential under the two scenarios would result in the following characteristics:

Table D1. Results of Build-Out Analysis

	With Major Constraints Removed	With All Constraints Removed
Additional Housing	7,374	5,231
Additional Population	16,960	12,031
Additional School Age Population	3,731	2,646

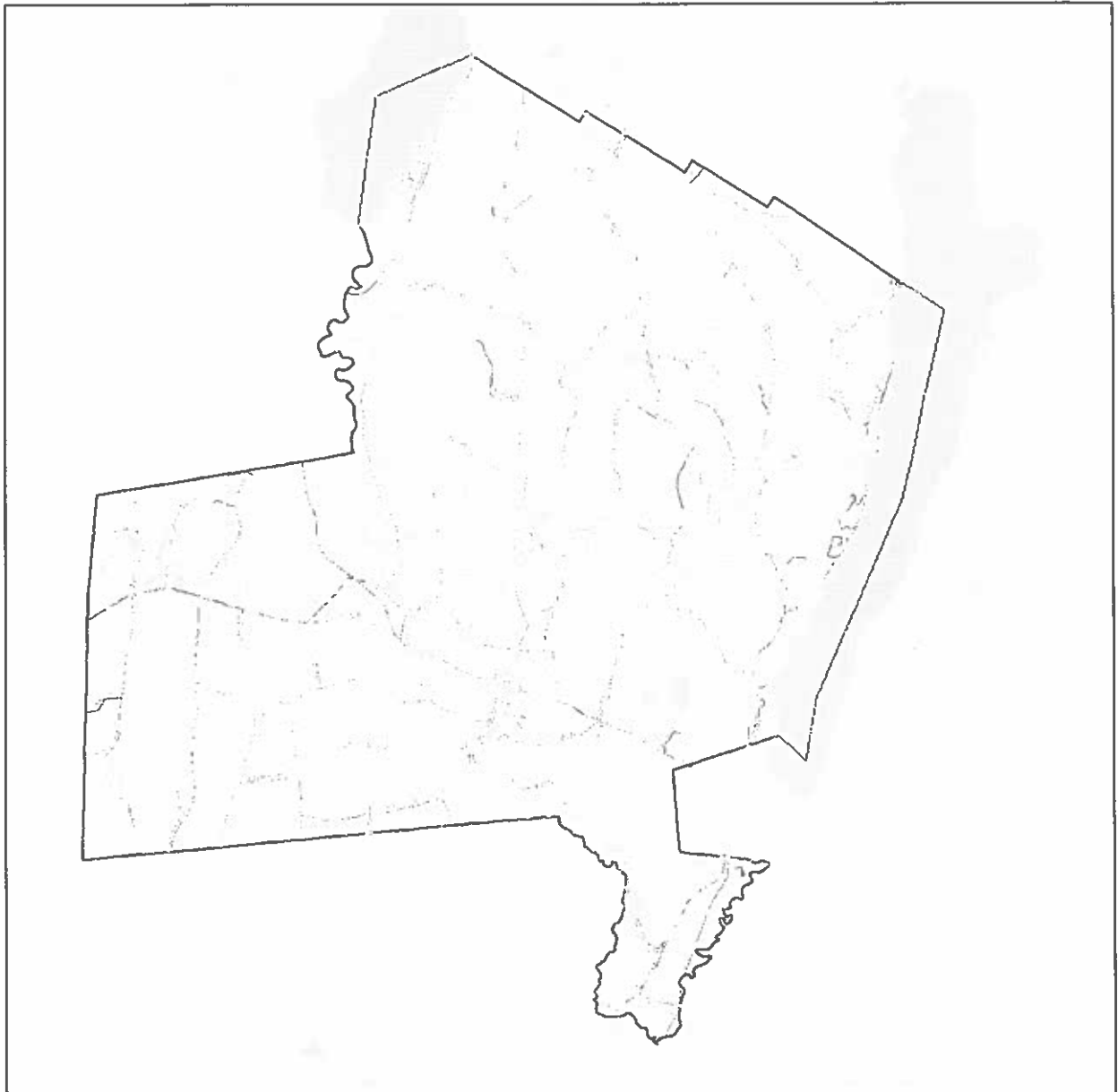


Figure D1. Existing Built Parcels

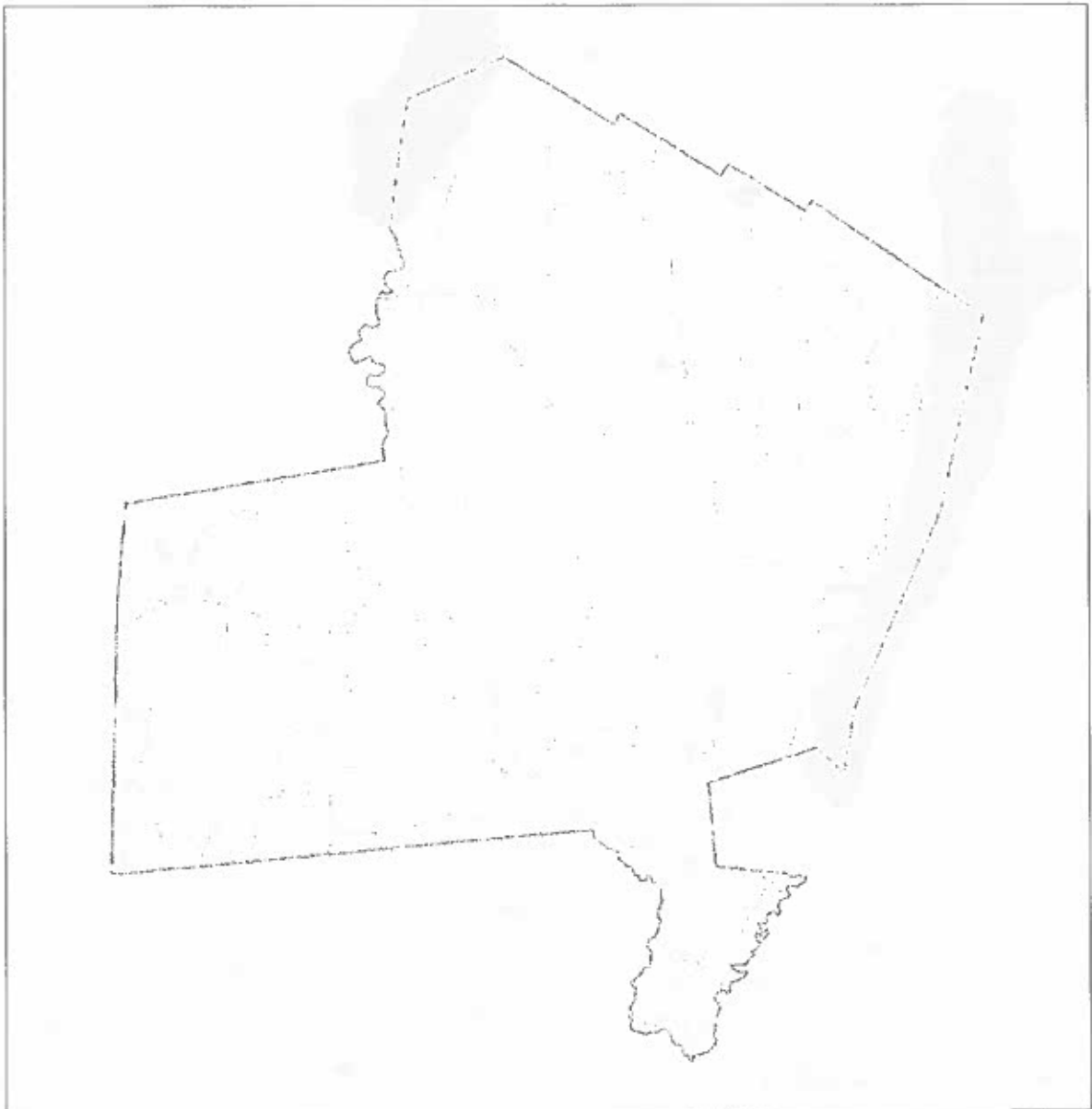


Figure D2. Fully Built Parcels or Parcels with No Subdivision Potential

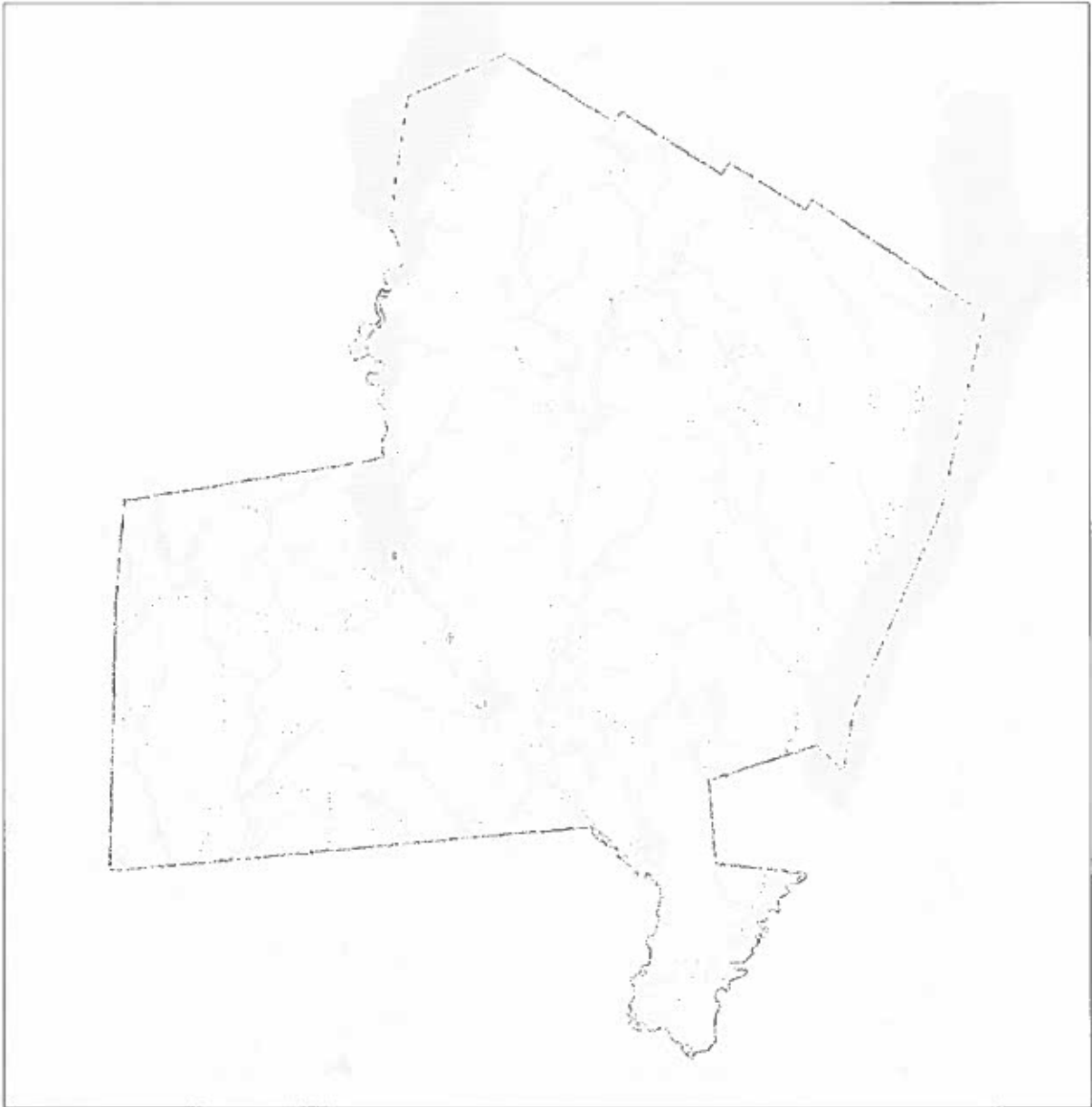


Figure D3. Major Environmental Constraints

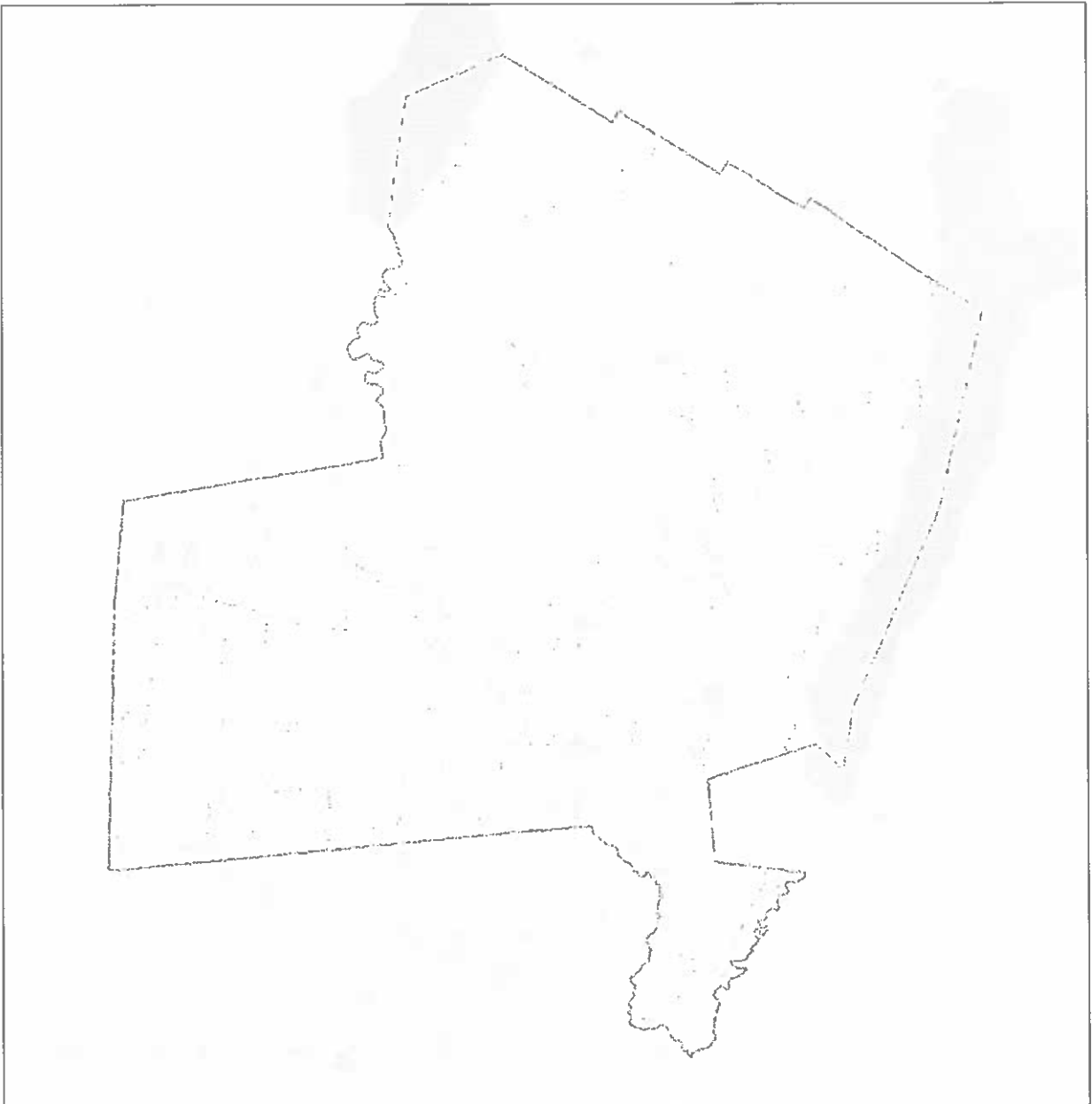


Figure D4. Buildable Parcels Outside of Areas with Environmental Constraints

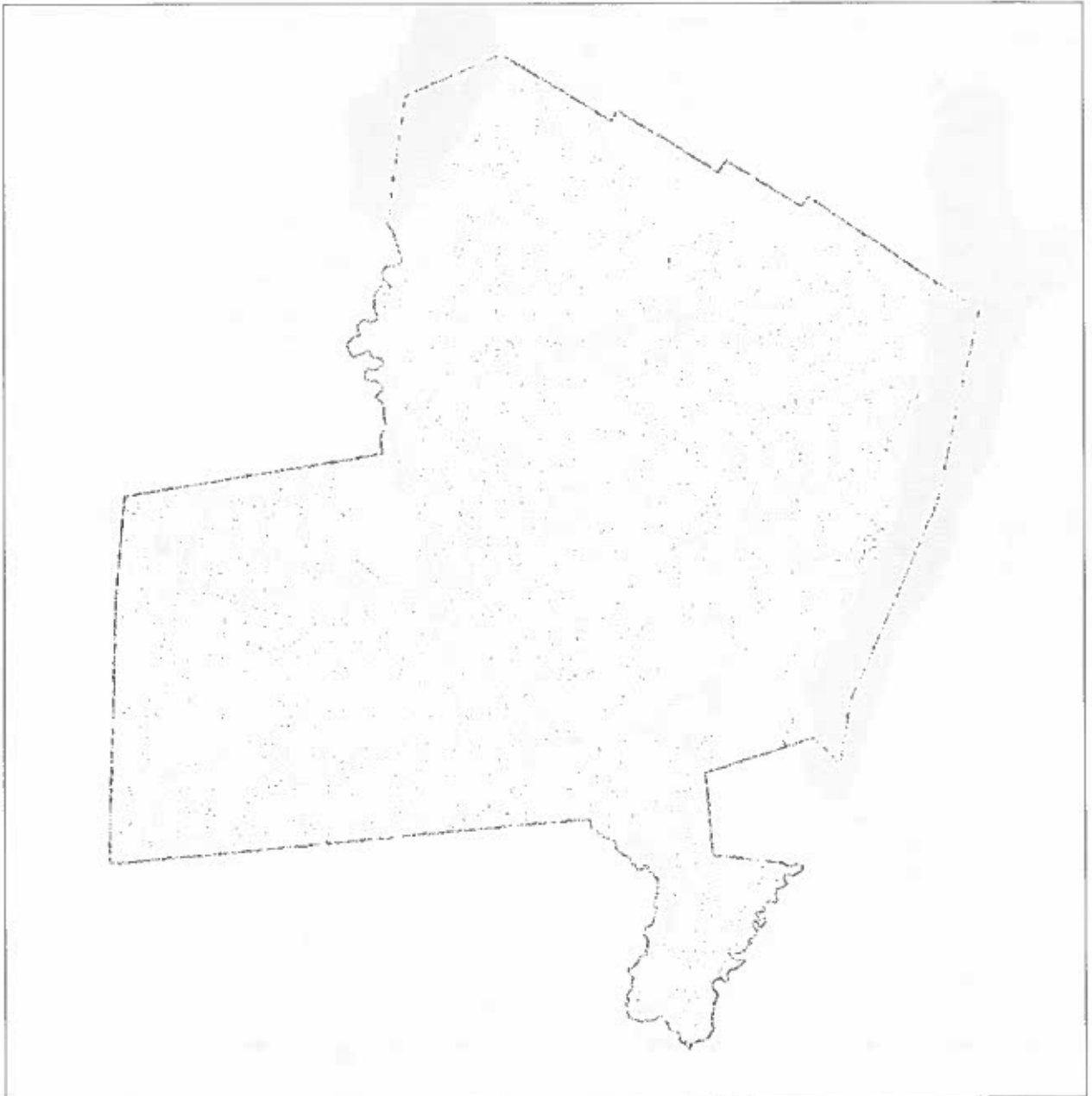


Figure D5. Build Out with Major Constraints Only Accounted for

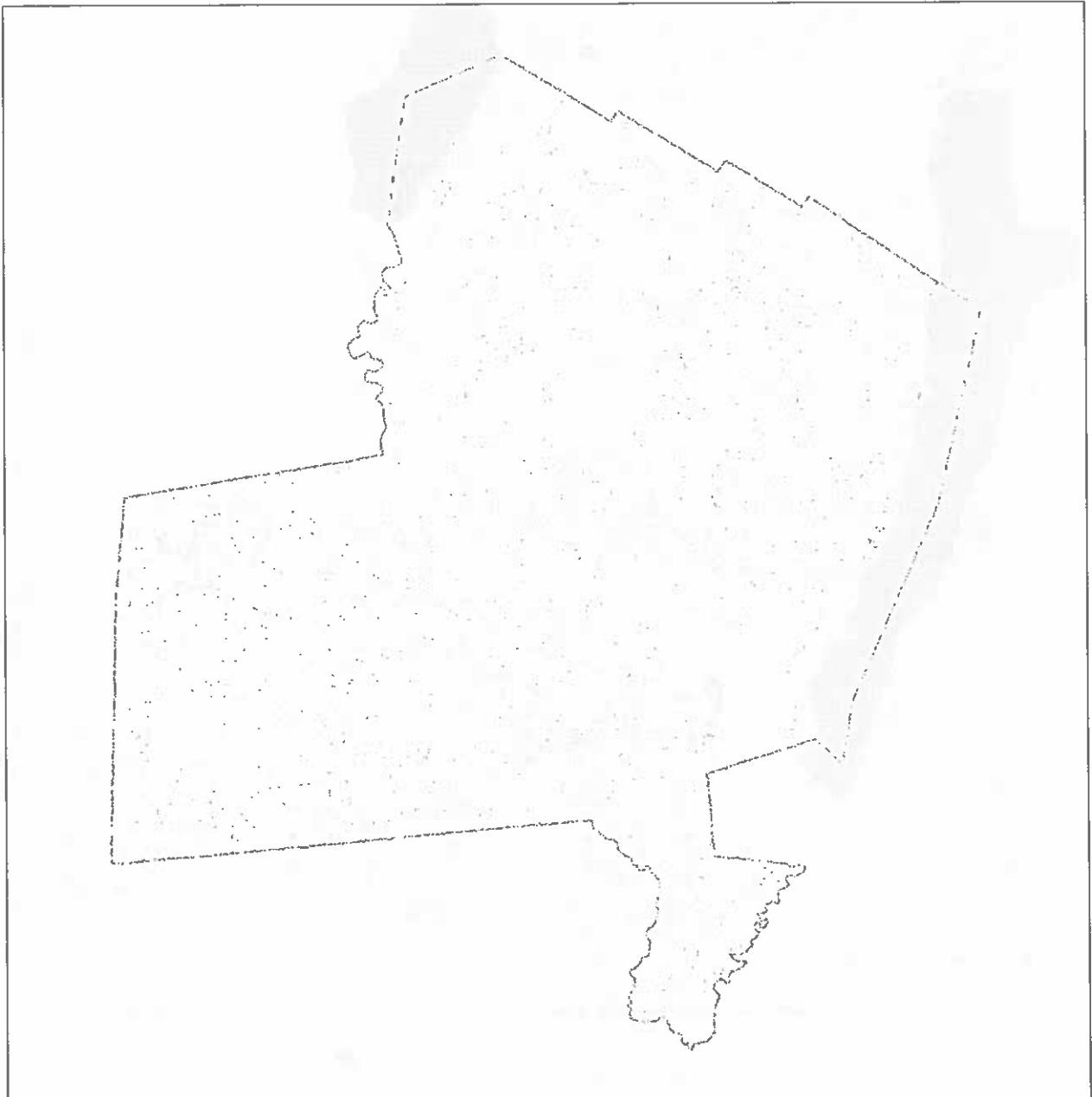


Figure D6. Build Out With Both Major Constraints, Stream Buffers, and Slopes >20% Accounted For

Appendix E

Strengths, Weaknesses, Opportunities, and Threats Analysis (SWOT)

Appendix E: Strengths, Weaknesses, Opportunities, and Threats Analysis (SWOT)

This Comprehensive Plan and the goals it establishes are based upon an analysis of the Town of Otsego's strengths, weaknesses, opportunities, and threats (SWOT). These SWOT's were identified through public discussion at workshops, surveys, and a detailed analysis of its demographic, economic, environmental, and cultural profiles. See Appendix A through D for all background information.

Strengths are resources or capabilities that will help the Town fulfill its vision, weaknesses are deficiencies in resources and capabilities that will hinder the Town of Otsego in fulfilling its vision, opportunities are factors or situations that can affect the Town favorably and can help meet established goals. Threats or challenges are factors or situations that can affect the Town of Otsego negatively and prevent the Town from reaching its goals.

The SWOT analysis provides many valuable clues about potentially effective strategies, since every successful strategy builds on strengths and takes advantage of opportunities, while it overcomes or minimizes the effects of weaknesses and threats. These elements, both positive and negative, have a powerful impact on community development. The following outlines the Town of Otsego's identified strengths, weaknesses, opportunities and threats. The recommended strategies and actions are designed to address these issues.

STRENGTHS

- Natural resources and the Town's rural character.
- Rural character, including rural historic buildings, historic landscapes, roads, and farms.
- People of the Town of Otsego harbor a great sense of community.
- Excellent healthcare in the region.
- Clean environment.
- Low crime and a safe place for families.
- Natural beauty, scenic views, and diverse physical beauty.
- Ample services such as the hospital, culture and museums.
- Strong tourist industry.
- Lots of community activities.
- Businesses are family owned.
- Otsego and Canadarago Lakes.
- Outdoor recreational opportunities.
- Proximity to the Village of Cooperstown.
- Seasonal rentals bring dollars to the community and benefit the school district.
- More seasonal citizens results in more business opportunities.
- Congested business environment in Village makes the Town of Otsego more attractive to new businesses outside of Village.
- Hamlet of Fly Creek is unique.

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- Post Office and General Store – they are a central meeting place.
- Town has good soils for agricultural production.
- There are opportunities for niche farming.
- The Glimmerglass Historic District.
- The Village of Cooperstown Historic District.
- Historic sites in Fly Creek.
- Empire zone near Fly Creek (The Town of Otsego Apple Growers, LLC)
- Most of Town is in one school district which adds to community continuity.
- Upper Susquehanna Watershed Guidelines in existence to assist in preservation of the environment.
- Many views of dramatic topography.
- Lots of wetlands – a natural resource and important area for water quality and wildlife.
- Local regulations already exist for protecting shoreline, steep slopes, and floodplains.
- Public access to Hartwick State Forest.
- Susquehanna River.
- Satisfaction related to the emergency services provided in the Town of Otsego.
- There is a lot of satisfaction related to the highway maintenance in the Town of Otsego.
- Recognized need and desire to see more agriculturally related businesses in the Town of Otsego.
- Little desire among residents for seeing more development take place on lands used for farming or other undeveloped, open space lands. Development was favored primarily near currently existing commercial uses or in the hamlets.
- Support for development of reasonable design guidelines for commercial businesses.
- Support for Town-sponsored preservation activities to protect open spaces, working farms, small farms, historic buildings and sites, scenic landscapes, and critical environmental sites.
- The Town is quiet and serene.
- Fly Creek is walkable.
- Fly Creek offers a physical sense of a neighborhood in the center.
- Residents like the gradual decrease in density from the hamlet center out to the rural areas.
- Old pattern of development reflects our history of a mix of businesses/agriculture and residences.
- Town has roots and stability.
- Historic architecture is diverse.
- Last few years have seen increase in work to preserve old dwellings.

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WEAKNESSES

- Lack of protection of rural character in the face of increased residential development. This is especially noted in the Pierstown neighborhood area.
- Fear of losing rural character.
- Housing starts have out-paced population growth. That condition leads to “rural sprawl”.
- Population growth is projected to increase outside the Village
- Town has lost many young families and there are few small children, especially in Fly Creek.
- Secondary home development is perceived to not promote sense of neighborhood.
- Land use regulations and their standards don’t protect existing hamlet character.
- Hamlet districts are not considered to be business friendly by the business community.
- The General Business district at the Route 28/80 corridor perceived to have land use regulations that promote linear/strip development that is inconsistent with community character.
- Land Use Law restricts commercial opportunities.
- Route 28/80 General Business area is not considered to be an appropriate area for development by some.
- Route 28 divides the community and it is hard to cross due to traffic.
- Fly Creek needs more sidewalk development.
- Rural Agricultural1 and Rural Agricultural2 Land Use districts are very similar in their regulatory structure and are not likely to effectively protect the environment or rural character long-term, and therefore are not likely to achieve rural character and protection goals.
- Lack of architectural controls.
- Lack of affordable housing.
- Lack of affordable housing opportunities for senior citizens.
- Lack of an adequate workforce for business development and a lack of medium skilled jobs.
- Short-term summer rentals.
- Property taxes are perceived as too high.
- Land Use Law changes took away the ability to create PUD’s and created non-conforming commercial uses that now can’t be expanded.
- No Otsego Lake zone that allows lake-oriented businesses.
- Stop light at Fly Creek intersection is needed.
- Attitude on the part of residents that is un-friendly towards businesses.
- Attitude against water and sewer prevents business development (there appears to be a reluctance to address this issue one way or the other.)
- Lack of access to streams for fishing inhibits economic development.
- Lack of inter-municipal cooperation and lack of regional planning.
- No good fit between agricultural locations and the existing NYS Ag District, and thus the Ag District is not protective of farms.
- NYS Agricultural District is small in area compared to the size of the Town and in relation to the land available for farming activities.

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- Farming activities are not active and diverse.
- Lack of public lands, parks, marina, boat launches, or other public access to lakes.
- No good transportation connection between the eastern and western portions of Town that results in some locations being isolated and a lack of connection within the Town of Otsego due to the topography.
- Road network is poor for quick emergency access.
- Stormwater runoff and drainage issues result in some road washouts.
- Some feel that the location of the Town highway department in Fly Creek is poorly sited.
- No stream corridor protections in local laws.
- Some areas have bedrock outcrops which could limit land uses.
- High assessments and high tax impacts are felt to be forcing farms to sell for non-farm uses.
- Placement of new homes within woodlots can destroy the integrity of woodlands and lose sugar maple activities.
- There is not enough broad definition of agricultural in local laws.
- Lack of regulation off-road vehicles and lack of other designated places for ATV's etc. negatively impact farms.
- No right to farm law.
- Land use laws don't allow for a diversity of ag-based home occupations.
- Farmers express concern that they can't be the land "bank" to preserve open space.
- Lack of mail delivery on seasonal roads seen as an issue.
- Increased caseload of the Planning Board creates time burden for municipal staff.
- Too many smaller scale projects come to the Planning Board instead of being dealt with administratively.
- Too many layers of bureaucracy create burdens for applicants.
- Lack of a central point of information and coordination of land use reviews at Town level makes it harder for people to get through and understand the review process.
- Lack of general understanding of the Town approval process.
- Some older homes falling into disrepair.
- No method to guide Town involvement in DOT road projects.
- Some dissatisfaction with communication between the Town and residents.
- Mixed feelings in the Town of Otsego about the allowance of weekly rentals. Equal numbers of residents appear to favor it as to oppose it.

OPPORTUNITIES

- Niche farms and value-added development.
- Well maintained agricultural uses promote tourism and economic development (for example to maintain the attractive viewsheds).
- Ample tourism industry in Cooperstown could better support year-round agricultural uses and other economic development activities outside the Village.
- Development of a new farmers market in Town (not in Cooperstown).
- Can work with Farmers Museum to promote local agricultural products.

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- County has a farmland protection plan that can be utilized.
- Allow more rental units on farms (as an ag-based business) as part of ag-tourism for seasonal rentals to take pressure off other dwellings so that they could be used for year-round rentals.
- Keep seasonal roads unimproved to limit growth in those areas.
- Develop a review checklist and flow chart for land use review and approval process.
- Land use laws can be amended to reflect goals in this plan.
- Programs can be developed to educate the general public on the review process.
- Commercial design and development standards could be developed for hamlets and elsewhere.
- Develop stand-alone districts for lakes and encouragement of appropriate growth there.
- Develop local road standards consistent with rural travel.
- The Town might be able to take advantage of the Biological Field Station in its goal to protect the environment and rural character.
- The Rec-Ed district protects the cultural/educational and unique areas of Town near the Farmers Museum.
- There is a strong need, as expressed by residents, for senior housing/assisted living opportunities as well as subdivisions that are designed to protect open space.
- Survey participants expressed a strong need for teen related activities, biking, and walking/running land uses in Town.
- Participants of the survey indicated that there is a lot of support for use of a combination of public dollars and private funds to protect open spaces, farms, historic buildings, scenic landscapes, viewsheds, and critical environmental sites. There are opportunities for grants to take advantage of to accomplish this.
- Residents indicate they would support cottage style industries and home occupations that have smaller, well designed buildings and signs.
- Support for keeping small business and retail uses in the hamlet of Fly Creek, as well as other hamlets.
- Support for more measures to protect open space, especially in the Pierstown area.

THREATS

- High fuel prices threaten continued agriculture.
- Incorporation of Village of Cooperstown as a city has unknown ramifications to the Town Otsego.
- NYS DOT could change roads and thus road character, with little input from Town.
- People feel that things are going to change if protections are not in place.
- Lack of regional planning has the potential to cause friction between communities.
- No protections to prevent loss of rural character. Existing setbacks, density, and other Land Use standards were not felt to protect rural character in the face of development.

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- Development could threaten the Town thus affecting the water supply, tourism opportunities, the environment, public health, and economic impacts due to increased need for infrastructure. Over half of the residents who participated in the survey are concerned about water quality and quantity.
- Loss of workforce negatively impacts the economy and this is tied to lack of affordable housing.
- Lack of senior affordable housing means population disruption as these people leave area. This could increase the need for public services and decrease quality of life for seniors.
- Can't build economic base without quality and modern communications infrastructure. Can't keep young people in Town without any modern communications.
- Because of attitudes toward land use development, it could prevent innovative development that would be allowed.
- As agriculture goes out, what replaces it as a predominant land use?
- Use of seasonal roads means increase infrastructure maintenance and public safety issues (such as development on roads where fire trucks can't easily gain access.)
- Lack of analysis of water issues during development review threatens water supply quality and quantity.
- Seasonal rentals negatively impact affordable housing and is perceived to lead to loss of neighborhood and community.
- Route 80/28 commercial development threatens business development in Fly Creek.
- Land Use Law is limiting commercial economic development.
- No controls to preserve community character.
- Loss of PUD regulations is perceived to be a threat because business development is limited.
- Loss of agriculture due to high taxes means there is more chance that fields will not be maintained and equipment to do so sold.)
- No young people are taking over farms and this is a threat to continuing agriculture.
- Trespassing with vehicles for recreational purposes negative impacts farm fields.
- Development of ridgelines could impact views and change rural character.
- Development on steep slopes could impact water quality.

Appendix F

1987 Master Plan

Section One: Enactment, Title, and Purpose

Section 1.1 Enactment: The ~~Planning Town?~~ Board of the Town of Otsego in the County of Otsego on this _____ day of _____ 2004, under the authority of Section 272a of Article 16 of Chapter 62 of the Consolidated Laws of the State of New York, hereby adopts the following Master Plan for the Town of Otsego.

Section 1.2 Title: This document shall be known as the Town of Otsego Master Plan

Section 1.3 Purposes in View: This Master Plan is intended to summarize the natural and historic assets of the Town of Otsego, to define its essentially rural residential and agricultural character, to provide guidelines for the preservation of the Town's natural, *cultural* and historic assets in a manner compatible with orderly economic growth *of the Town, including its Hamlets and Business Districts*, and to provide a basis for a detailed Land Use Ordinance to guide the future development of the Town.

Section Two: Introduction

Section 2.1 The Town of Otsego: The Town of Otsego has a national and international reputation by virtue of its natural beauty, its historical character (Cooperstown and Leatherstocking Country), and its physical and cultural resources (including the New York State Historical Association, The Baseball hall of fame, the Farmer's Museum, and Bassett Hospital) Thousands of *Over one half million* visitors come to the Town every year, and many find it an attractive place to live.

Section 2.2 Pressures on the Town: The Town of Otsego's natural and historic assets are fragile resources. ~~As in other nearby attractive areas (Lake George, Saratoga Springs, the Catskills) the~~ *The* influx of visitors and new residents threatens the very qualities that make it a special place. Without effective *local land use* regulation of land use through local control, and taking ~~that takes~~ into account the Town's special qualities, growth is likely to occur ~~the Town will grow and change~~ in an indiscriminate, haphazard manner, marring natural beauty, diminishing historical character, straining local resources and polluting the environment. As growth occurs, measures must be taken to maintain air, water and soil quality, to insure proper waste disposal, to minimize traffic hazards and congestion, and to protect historic and aesthetic values.

Section 2.3 Property Values: further, the Town of Otsego is an economic resource, especially to its property owners. Indiscriminate development, by damaging the environment and lowering quality of life, is a direct threat to property values. New residential and commercial projects can increase congestion, crowd the schools, stress the environment, raise taxes, and make the area less, rather than more attractive. ~~An aim of~~ *These issues demand* an effective Land Use Ordinance -- one that balances personal freedom with community responsibility -- is to protect property values while maintaining reasonable tax rates: *needs*.

Section Three: The Town and the Village of Cooperstown

Section 3.1 The Village of Cooperstown: ~~The is the economic~~ focal point of the Town of Otsego is Cooperstown, and is an incorporated village, most of which is located within the

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Town. Cooperstown has adopted its own zoning ordinance. The Town of Otsego Master Plan and any ordinance

based upon it seeks to coordinate with the Village ordinance but will not specifically address the uses and development of land within the Village of Cooperstown.

~~Section 3.2 Importance of the Village to the Town: Residents of the Town of Otsego will, for the foreseeable future, depend heavily upon the Village of Cooperstown for essential facilities and services and, in many cases, economic health. The facilities and services located within the Village include schools, health care facilities, places of worship, retail stores, banks, professional services, recreational and cultural facilities and places of business and employment. In addition, a large proportion of the tourists and visitors coming to the Town of Otsego are attracted by facilities located within the Village of Cooperstown.~~

~~Section 3.3 Pressures from the Village: A large variety of businesses in the Town, outside the Village, depend on the tourist trade. Since there is limited potential for expansion within the Village of Cooperstown, increasing pressures for development in the Town of Otsego for both commercial and residential purposes seem to be inevitable. Locations especially sensitive to such pressures include the areas along Route 28 south and west of the Village, and Route 80 north of the Village. The patterns of development in these areas require special attention in order to minimize pollution of ground and surface water, traffic congestion, and visual blight.~~

Section Four: Population Density and Land Use

~~Section 4.1 Density: Part of the essential character of the Town outside the Village of Cooperstown is its relatively low density of population (approximately 15 persons/square mile/1980 census). Density can be regulated directly by establishing minimum allowable individual lot sizes, and indirectly by other devices such as transferred developments rights (TDRs), and lot size averaging within a parcel to maintain desirable population densities.~~

~~Section 4.2 Land Use: Wherever possible, existing patterns of land use in hamlets and rural areas should be respected in order to preserve the integrity character of the Town. For example, land removed from use as farmland or woodland cannot easily be returned to such use. Uses consistent with existing patterns should be encouraged when compatible with the characteristics of the land in terms of factors such as drainage, erosion control, water supply quality, sewage, waste water disposal, and accessibility.~~

~~Section 4.3 Special Regulations: Land use regulations should protect the historical and natural character of the Town through sign regulation; recognition of historical districts, buildings, and uses; protection of scenic vistas; screening around unsightly commercial and industrial lots; etc. These aims can be achieved by admitting commercial, institutional and multi-residential uses through a Planned Development Unit (PDU) process under strict local control designed to protect the essential character of the area in which any such use is proposed. A sense of historic and esthetic continuity is maintained by the use of traditional styles and materials, by the adaptation or renovation of existing older buildings, and by the preservation of natural features such as woodlands, cultivated fields, wetlands and pastures.~~

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Section 4.4 Public Spaces: There exists at present no publicly owned recreational or open land in the Town of Otsego (with the exception of Three Mile Point). Acquisition of or interest in such land should be encouraged.

Section Five: Transportation ,

Section 5.1 Roads: The Town of Otsego is presently served by a network of State, County, and Town roads appropriate to its geography and rural character. These roads provide access to all areas of the Town. This network, if suitably maintained and improved, should be adequate for the needs of the Town for the foreseeable future.

Section 5.2 Congestion: Numerous Town roads, especially those which traverse steep terrain, are not suitable for handling the traffic flow associated with intensive development. Low population densities should be maintained in areas served by such roads to minimize traffic congestion, maintenance costs and hazardous driving conditions.

Section 5.3 Strip Development: Strip development along the major arteries *highways* in the Town, in addition to creating traffic hazards and congestion, could seriously diminish the attractiveness of the Town. Therefore, commercial and industrial and multiunit residential development along the highways should be restricted to clusters interspersed with low density, residential, agricultural and conservation areas.

Section Six: Environment and Public Health

Section 6.1 Introduction: A major objective of the Town of Otsego should be to maintain *protect and enhance* the natural environment so that it may be used and enjoyed by all the citizens of the Town. Residents and visitors have the right to a clean and safe environment. The cost of cleaning contaminated water, air, or soil is many times greater than the cost of keeping the environment clean from the start. Some contaminants cannot be removed from the water or soil at all. The cost of preventing pollution should be borne by the businesses, institutions, or individuals who generate it; restoring a resource to a usable condition should not become the burden of the taxpayers.

Section 6.2 Sewage Treatment Plant: The Town does not now plan to build a municipal water supply or sewage treatment plant. Such expensive public works ~~should not be necessary as long as adequate on-site sewage disposal facilities and water systems are required~~ *may well become necessary along the lakes and in areas with poor soil conditions or significant aquifers. The Town should anticipate the costs of such systems.*

Section 6.3 Lot Sizes: ~~For the present~~, lot sizes must be sufficient, given their soil types, to provide on-site sewage treatment and water supply for the proposed use in question. The Land Use Ordinance must require enough land so that each lot can safely contain its own well and sewage disposal system without adversely impacting neighboring properties. Poorly drained and impervious soils in many ~~most~~ areas of the Town require *engineered sewage treatment systems or larger lot sizes* than should be necessary in locations with more favorable soil conditions.

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Section 6.4 Otsego and Canadarago Lakes: The Town of Otsego includes approximately ten miles of shoreline on Otsego and Canadarago lakes. In order to preserve and enhance these important assets, the Town should adopt land use policies which ensure the water quality and recreational and scenic values of Otsego and Canadarago lakes. Since Otsego lake is the water supply for the Village of Cooperstown special care must be taken to protect its purity. Communication and cooperation with the other municipalities bordering these lakes should be encouraged to ensure uniform and adequate regulations for water protection.

Section 6.5 Erosion: Erosion and siltation damage farmland and destroy habitats for fish and game. A land use ordinance should stipulate practices designed to minimize runoff and erosion. Building on steep slopes or clear cutting woodlands should be discouraged.

Section 6.6 Wetlands: Groundwater, streams, ponds, bogs, marches, swamps and other wetlands should be protected.

Section 6.1 Discharges: State and Federal laws prohibiting many kinds of discharges into surface and ground water or into the air are often inadequate for local conditions. Local ordinances should prohibit pollution of water, air or soil by toxic and noxious materials or conditions. Enforcement and penalties should be local as well as State and Federal responsibilities.

Section 6.8 Natural Features: Valuable natural features, including scenic vistas, should be *identified and* protected wherever possible.

Section 6.9 Environmental Review: All applications to the Town for approval of actions which have the potential for significant threats to the environment should be subject to thorough environmental review in accordance with the procedures prescribed in the New York State Environmental Quality Review (SEQR) Act.

Appendix G

Ancillary Maps

1. **Public Workshop Summary Map** – depicting locations and places across Town of special interest to workshop attendees.
2. **Site Inspection Map** – Showing locations of land uses and primary roads.
3. **Property Classification Map** – Showing the location of different types of land uses across the Town.
4. **Surficial Geology Map** – Showing the type and location of surficial geologic features and conditions across Town.
5. **Bedrock Geology** – Showing the type and location of bedrock geologic features across Town.
6. **Roads Map** – Showing the location of all local, seasonal, County and State roads.
7. **Topographic Map** – Showing the topography of the land in Town utilizing 10 foot contour intervals.
8. **Watersheds Map** – Showing the location of all local and regional watersheds across the Town.
9. **School Districts and Governmental Institutions Map** – Showing the location of school districts and other significant governmental entities across Town.
10. **Farm Land Map** – Showing the agriculturally significant soils distribution across Town.