

**TOWN OF COLESVILLE
COMPREHENSIVE PLAN**

2015

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Town of Colesville Comprehensive Plan 2015

Introduction

Chapter 1 - Introduction

As state law makes clear, a comprehensive plan is a powerful document. In a court of law, an up to date comprehensive plan gives validity to local land use decisions. In a town with a comprehensive plan, other governmental agencies must consider the impact of capital projects on the adopted plan. By preparing a comprehensive plan, a community lays out its shared vision and builds consensus for projects and policies. A comprehensive plan can be used to protect resources and guide development.

This plan updates the 1983 Colesville Comprehensive Land Use Plan. The updated plan was drafted by a special board assembled by the Town Board who worked in close cooperation with the Broome County Department of Planning. In preparing this plan, the Town of Colesville Comprehensive Plan Committee assembled historic and current community information, including data on population, age, household size and type, income, occupation, industry, housing condition, transportation infrastructure, utilities, public facilities, environmental resources, land use, agriculture and existing ordinances.

"Among the most important powers and duties granted by the [State] legislature to a town government is the authority and responsibility to undertake town comprehensive planning."

Section 27s-a(1)(b) New York State Town Law

To gather public input, the Comprehensive Plan Committee conducted a survey of residents and held a series of work sessions and public meetings. In September 2014, the Comprehensive Land Use Plan Committee prepared and mailed a 10-question. Using records from the Broome County Office of Real Property, 1,474 surveys were delivered to property owners, and 284 were completed and returned. The Comprehensive Plan Committee also conducted a series of open meetings to discuss elements of the Comprehensive Plan. At a public hearing on January 12, 2015, the staff of the Broome County Planning Department conducted a Strengths-Weaknesses-Opportunities-Threats (SWOT) exercise with the numerous Town residents in attendance. Through this SWOT analysis, residents listed the assets that the community can draw on, the shortcomings or deficits that must be overcome, the opportunities that should be seized upon, and the dangers that face the Town of Colesville.

This extensive work resulted in the recommendations found in the concluding chapter of this plan.

This comprehensive plan will ultimately be judged by how successfully it is implemented. The recommendations were the result of a great deal of work, input, and analysis, and they should now be put into action. Implementation will only be successful if the plan is dynamic. The plan should be reviewed periodically to ensure that it remains relevant to the challenges faced by the Town of Colesville.

Town of Colesville Comprehensive Plan 2015

Setting and History

Chapter 2 – Setting and History

Colesville is a rural town in western Broome County. The town has no incorporated villages, but there are twelve named hamlets: Tunnel, New Ohio, Sanitaria Springs, North Colesville, West Colesville, Belden, Ninevah, Harpursville, Center Village, Ouaquaga, Doraville and Vallonia Springs.

The town is traversed east to west by Interstate 88, which connects Binghamton to Albany. Three exits on I-88 (4, 5 and 6), have nodes of commercial development. The other key corridors are NYS Route 79 which runs from the Pennsylvania border north and west to Ithaca in Tompkins County and NYS Route 7 which runs roughly parallel to I-88.

Nathaniel Cole, Sr., the town's namesake, was born in 1747 in Connecticut, a descendent of a Mayflower settler. He served 8 years in the Continental Army during America's revolution. In 1783, with the war over and the army disbanded, he returned to his family in rural Connecticut.

In the late 1790's, Nathaniel Cole, along with his wife and 6 children, along with his brother Sylvanus and his family, and some Connecticut neighbors headed to the wilderness and Indian lands of central New York. They were drawn, in part, by the promise of low taxes.

In 1795, the group from New England settled in North-Central Broome County, 12 miles east-northeast of Chenango Point, later to become the City of Binghamton. On the hilltop "where the sun shines in every direction", Nathaniel Cole, Sr. stopped his caravan of migrant New Englanders and said, "This is home". This was to be originally called, 'The Cambridge Settlement' and was on land identified as the Abijah Hammond Patent.

The Battle of the Tunnel

In the late 1800's, control of the rail line between Albany and Binghamton was a political and legal war between competing rail road companies. The feud between Jay Gould and Jim Fisk of the Erie Railroad and Joseph Ramsey of the Albany & Susquehanna line boiled over into a physical confrontation in the hamlet of Tunnel

On August 10, 1869, the competing railroads each sent trains along the same track, one from Albany and the other from Binghamton. They met at the tunnel in Tunnel, NY. The trains collided head on which left the Albany engine smoking at the side of the roadbed. The Erie train from Binghamton stayed on the rails, but lost its headlight and its cowcatcher was damaged.

Men on both trains were armed with clubs, shovels and axes to defend the interests of their employers. They clashed, but there were no casualties. There was, however, plenty of shouting and rock throwing. The Erie men, despite a having a two to one advantage over the gang from Albany & Susquehanna yielded and fell back. The Governor called in the state militia to stop the fighting.

Ultimately, Joseph Ramsey's Albany & Susquehanna line won the war in court. The line became part of the Delaware and Hudson rail road. It was finally completely merged with the Canadian Pacific in 2010.

Town of Colesville Comprehensive Plan 2015

Setting and History

With a handshake and a "grantee-grantor" contract, the land was Cole's to apportion among the families of Nathaniel and Sylvanus Cole.

They were soon joined by other Connecticut emigrants: Titus Humaston his wife and 13 children, Job Wilmont, Jed Merchant, Bateman Dickinson, David Crofut, John Ruggles, and Isaac Tyrell, and their extended families.

By 1800, Nathaniel Cole's original house was expanded to become the first tavern in the area. It served as a stop on the Chenango Point to Albany frontier route, as well as a meeting hall and social center for the growing number of local families.

In order to "maintain a prepared militia", Cole's Tavern and its adjacent parade ground became the site of military drills and instruction. Local men of service age were under the command of visiting officers who were housed and fed in the tavern. A nearby racetrack provided entertainment for visitors and residents.

Cole's Tavern was impressive. It had two front entrances and two large chimneys at either side housed large interior fireplaces. Ground level access was into a large entry hall that featured fine carpentry. There was a bar and a sitting parlor on the first floor. A broad staircase led up to the ballroom on the second floor. The ballroom spanned the full front of the building and featured a raised bandstand. Wax mannequins of celebrities graced the ballroom. Two stories, painted red with hipped roofs and 5 large windows across the upper front and each side of the clapboard structure, the tavern stood out in the settlement at its highest crest.

In 1806, Nathaniel Cole, Sr. was granted approval to establish a post office, and serve as the first postmaster. The 'Cambridge Settlement' officially became Colesville. Under requirements of the Land Ordinance Act, one "square" of a 6x6 mile "township" was to be set aside for education. A schoolhouse was built across Farm to Market Road, opposite the tavern. Soon a Presbyterian Church joined the group of buildings around the tavern.

In 1821 the citizens petitioned Broome County to be recognized as a town. The County approved the application, and the town of Colesville was established. The first official town meeting was held in Cole's Tavern in 1822, John Warren Harpur, son of prominent citizen, Robert Harpur, was elected Supervisor. Nathaniel Cole, Jr. was chosen for overseer of the poor.

In 1832, Nathaniel Cole, Sr. died. Jesse Wilmont, one of the original 1795 settlers, deeded land for a cemetery "for the inhabitants from the Cambridge Settlement" from his apportioned land. The beautiful rural cemetery atop what has become Coles Hill is the final resting place for Nathaniel Cole, Sr. and the early settlers.

Chapter 3 – People

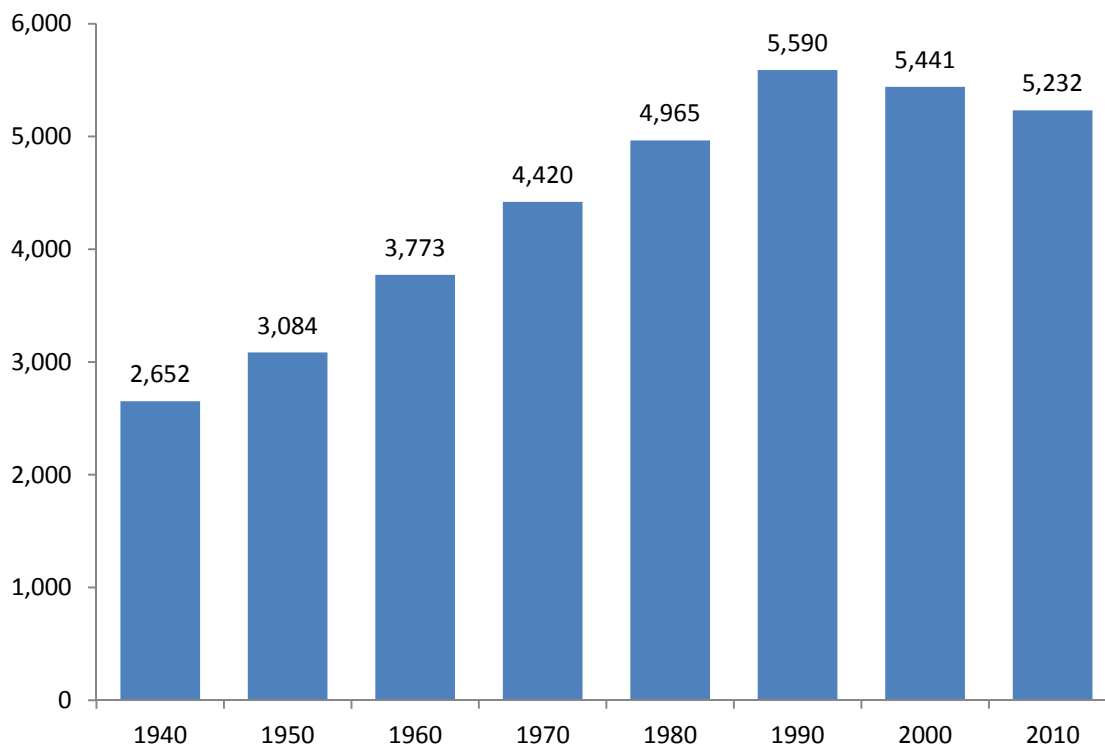
Population

From the end of World War II through 1970, Broome County's population grew 20 percent, adding over 37,000 residents. This coincides with the boom years for local technology companies such as IBM and Link Aviation. But 1970 was the peak for the County, whose population has since declined by over 21,000 in 2010. Colesville's population followed the County's upward after the war, but continued to grow while the County's population declined. The Town's population did not peak until 1990. This is consistent with the outmigration of population from the urban core communities into the suburban and rural towns that happened countywide. However, over the past 20 years, Colesville has declined from its 1990 height of 5,590 residents down to 5,232 in 2010. In the last decade, this County's long term decline was stemmed as Broome's population held steady from 2000 to 2010. Some of this leveling off at the county level is attributable to a growth in the student population at Binghamton University.

Where do we get our data?

The most comprehensive source of demographic data is the US Census Bureau. Every ten years, the Census Bureau does a full count of the population and provides us with the most accurate information. The most recent Census was 2010. Some data, however, is from the Census Bureau's ongoing program called the 'American Community Survey'. This data is an estimate only, but for some information it is the only source that we have.

Colesville Population



Town of Colesville Comprehensive Plan 2015

People

Age

Over the past decade, Broome County has grown older. The County's median age increased just over 5 percent from 38.2 in 2000 to 40.2 in 2010. Colesville's median age went up at a far faster rate over the same time. In 2000, the Town's median age was 37.1 and in 2010 it was 42.4, an increase of 5.3 years or over 14 percent.

This aging pattern was repeated across the county in all of the rural and suburban towns except Vestal, which benefits from its substantial student population. Conklin's median age grew the most: increasing 6 years and over 15 percent. The highest median ages are found in Fenton, Chenango, Sanford and the Town of Binghamton, which are all over 44. Vestal has the lowest median age at 31.

The changes in age cohorts in Colesville are as follows:

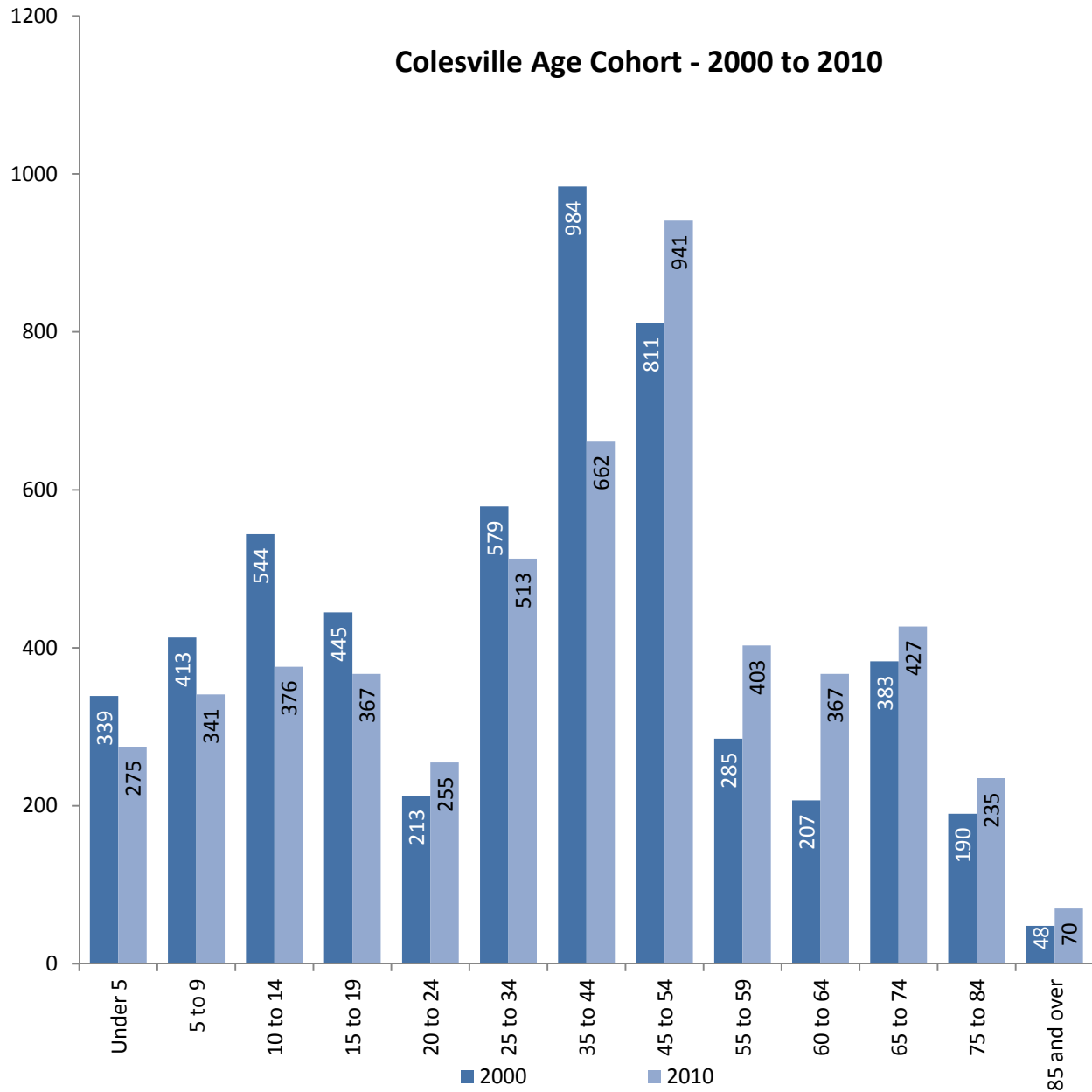
Age	2000	2010	Total Change	Percent Change
Under 5	339	275	-64	-19%
5 to 9	413	341	-72	-17%
10 to 14	544	376	-168	-31%
15 to 19	445	367	-78	-18%
20 to 24	213	255	42	20%
25 to 34	579	513	-66	-11%
35 to 44	984	662	-322	-33%
45 to 54	811	941	130	16%
55 to 59	285	403	118	41%
60 to 64	207	367	160	77%
65 to 74	383	427	44	11%
75 to 84	190	235	45	24%
85 and over	48	70	22	46%
Total	5,441	5,232	-209	-4%

Source: US Census

The most dramatic increase is in the 60 to 64 age group, an upward move of 77 percent. The largest decline was in the 10 to 14 year old category: -31 percent. These changes are represented on the following graph:

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People



A significant number to watch is the percentage of residents aged 85 and over. These residents are the most likely to experience functional decline and need additional services and accessible housing. They are also more likely to have limited retirement assets remaining and live close to or below the poverty line. This group increased almost 50 over the past ten years, although in total numbers this represents only 22 more elderly residents. But, the large 60 to 84 cohort is fast approaching this age.

Town of Colesville Comprehensive Plan 2015

People

Today the age distribution in Colesville looks like this:

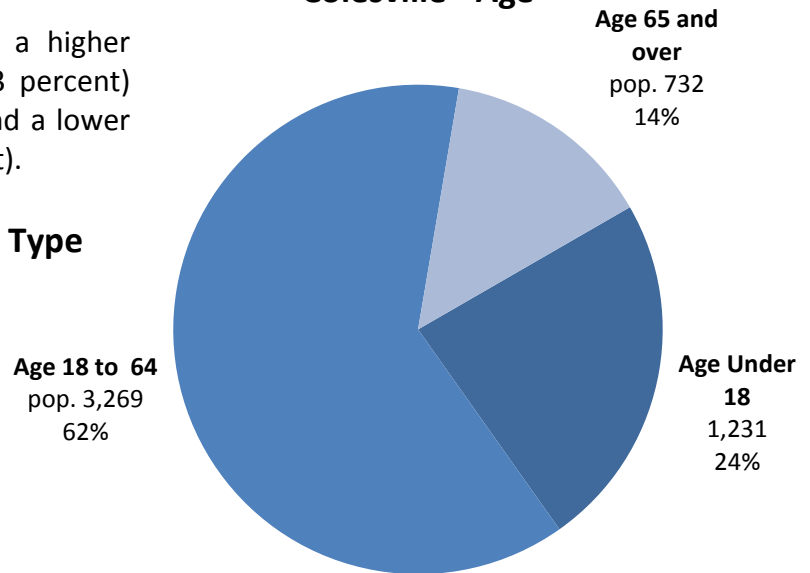
By comparison, Broome County has a higher percentage of residents 18 to 64 (63 percent) and aged 65 and over (16 percent) and a lower percent aged 18 and under (20 percent).

Household Size and Number and Type

Although the populations of Colesville, and Broome County, have declined since 1990, the number of households has actually increased for both. In 1990, the Town had 1,870 households and 5,590 residents, and the County had 81,843 households and 212,160 residents. As the Town's population dropped to 5,232 in 2010, the number of households rose to 2,004, an increase of 7 percent. The County's household total rose to 82,167, while its population declined to 200,600.

Changes in household structure, the decline of married-couple households and the increasing age of the community have led to these contrary trends of decreasing population and increasing number of households. As a result, average household size in Colesville has dropped from 2.98 in 1990 to 2.6 in 2010, a decrease of 14.6 percent. The current household structure in the County and the Town is shown below:

Colesville - Age



2010 Household Number and Type

	Total Households	Total Families		Married Couple		Female Head of Household (no husband present)		Male Head of Household (no wife present)	
		No.	%	No.	%	No.	%	No.	%
Broome County	82,167	48,646	59%	34,917	43%	9,875	12%	3,854	5%
Colesville	2,004	1,420	71%	1,072	54%	219	11%	129	6%

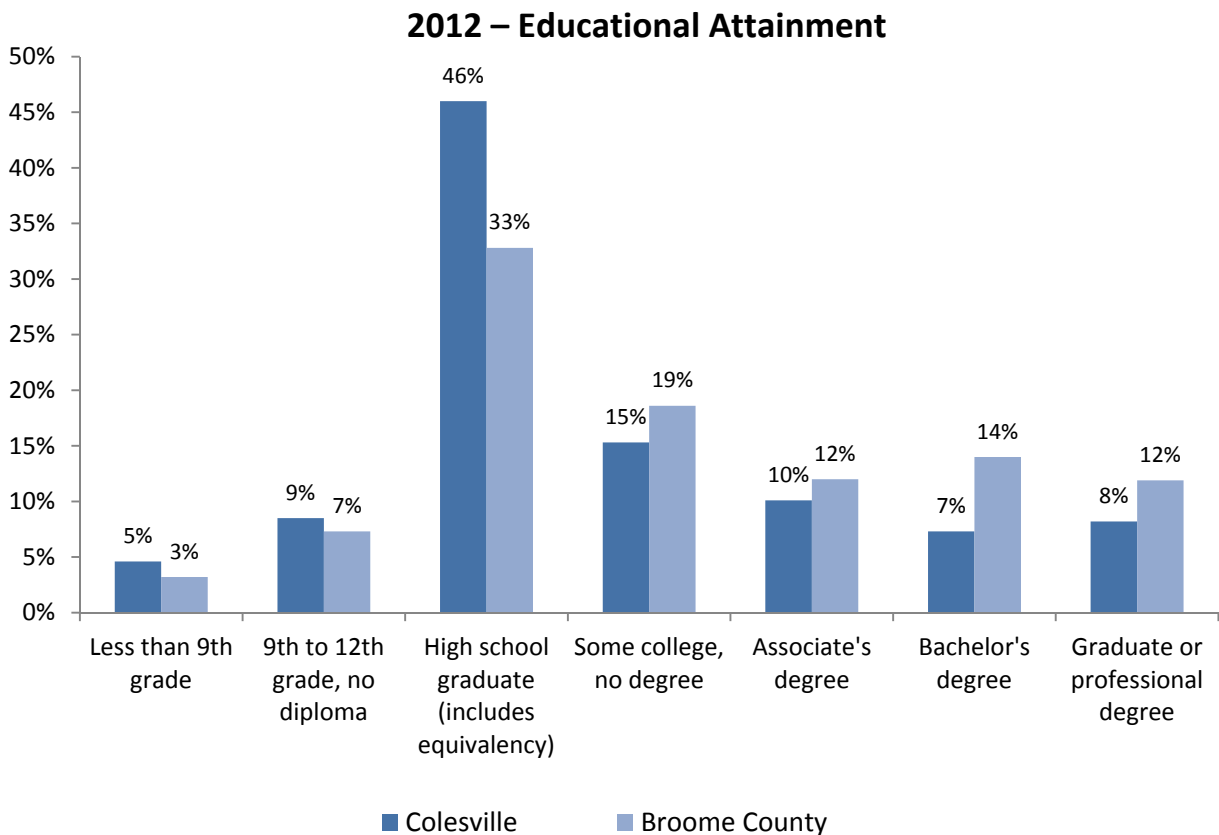
Source: US Census

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Educational Attainment

The Census Bureau measures educational attainment for residents aged 25 and over. This data comes from the American Community Survey, an ongoing estimate of demographic data prepared by the Census Bureau. The Town of Colesville, on average, has lower levels of educational attainment than the countywide figures. A much larger percentage of town residents (46 percent compared to 33 percent) have a high school diploma or GED, but for all categories of secondary education the countywide averages are higher.



Source: 2012 American Community Survey (estimated data)

Why should we examine rates of educational attainment? Because there is a direct correlation between education and income. The Census Bureau has figures for poverty rates and median income based on level of education, and the differences are remarkable. For Colesville residents with a high school diploma, 20 percent fall below the poverty line. This is nearly three times the number of those who hold a bachelor's degree or higher. The median earnings are almost equally disparate. Those with a bachelor's degree earn more than twice what a high school graduate (or equivalent) earns. These estimates from the 2012 American Community Survey are as follows:

Town of Colesville Comprehensive Plan 2015 People

2012 Poverty Rate by Educational Attainment	Colesville	Broome County
High school graduate (including GED)	20%	15%
Bachelor's degree or higher	7%	5%

2012 Median Earnings by Education Attainment				
High school graduate (including GED)	\$	26,463	\$	25,732
Bachelor's degree	\$	53,281	\$	43,654

Source: 2012 American Community Survey

School Enrollment

The American Community Survey gives us an estimate of where the school age population is enrolled, from pre-school through graduate school. Colesville residents follow a very similar pattern to the County as a whole, except for two groups: grades 1 through 12 and the undergraduate college enrollment. A much larger percentage of Colesville's school age population is in grades 1 through 12 (65 percent) compared to the County (51 percent) and the reverse is true for the undergraduate college ranks (16 percent for Colesville and 33 percent countywide).

2012 School Enrollment	Colesville		Broome County	
	Estimate	Percent	Estimate	Percent
Population 3 years and over enrolled in school	1,122	100%	54,480	100%
Nursery school, preschool	91	8%	2,802	5%
Kindergarten	60	5%	2,378	4%
Grades 1 through 12	731	65%	28,051	51%
College, undergraduate	181	16%	18,002	33%
Graduate, professional school	59	5%	3,247	6%

Source: 2012 American Community Survey

Income

Family and per capita income is lower in the Town than it is countywide, but household income is slightly higher. This is a consistent pattern in the rural towns of Broome County.

2012 Income	Colesville	Broome County
Median household income	\$ 48,811	\$ 45,856
Median family income	\$ 54,551	\$ 59,317
Per capita income	\$ 20,333	\$ 24,872

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Source: American Community Survey

Poverty

Colesville has a higher rate of individuals below poverty (16 percent) and a lower rate of families below poverty (14 percent) than the county. This tracks with the lower per capita income and lower educational attainment rates found in the Town.

2012 - Poverty Level

	Individuals Below Poverty Level	Families Below Poverty Level
Broome County	11%	17%
Colesville	16%	14%

Source: American Community Survey

Race and Ethnicity

The Town of Colesville has a much smaller non-white population (2.8 percent) than the County as a whole (12 percent). This is a pattern which is common in the rural towns of Broome County.

2010 Race and Ethnicity

	Colesville		Broome County	
Total population	5,232	n/a	200,600	n/a
One Race	5,149	98.4%	195,513	97.5%
White	5,088	97.2%	176,444	88.0%
Black or African American	27	0.5%	9,614	4.8%
American Indian and Alaska Native	8	0.2%	396	0.2%
Asian	20	0.4%	7,065	3.5%
Native Hawaiian and Other Pacific Islander	0	0.0%	82	0.0%
Some Other Race	6	0.1%	1,912	1.0%
Two or More Races	83	1.6%	5,087	2.5%
Hispanic or Latino (of any race)	79	1.5%	6,778	3.4%

Source: US Census

Chapter 4 – Working Lands

Agriculture in Colesville and Broome County

Agriculture is a \$30,000,000 annual business in Broome County, and agriculture has a greater multiplier effect than other sectors of the economy. A report entitled "Economic Multipliers and the New York State Economy," (Policy Issues in Rural Land Use, Cornell Cooperative Extension, December 1996) indicates that dairy production, for example, enjoys a 2.29 income multiplier compared to 1.66 for construction, 1.48 for services, 1.41 for manufacturing and 1.40 for retail and wholesale trade. Crops produce a multiplier of 2.28 and nursery and wood products yield 1.78 times sales. Farms strengthen the local economy by supporting farm-related businesses such as feed supply and equipment stores but they also support a wide variety of non-farm related businesses such as hardware stores and banks.

Because farms do not demand a large amount of services, they tend to lower taxes. In 2006, the American Farmland Trust published a 'Cost of Community Services' study which showed that working lands generate more public revenues than the cost in public services. For every dollar in taxes generated, working lands cost on average \$0.37. By comparison, residential land uses cost the community \$1.19 in expenditures for every dollar of revenue they generate.

Farms create rural character, protect open spaces, and provide opportunities for agri- and eco-tourism. Farms and forests preserve natural environments. Farms and forests support wildlife and sport hunting. In addition, successful farms limit suburban sprawl by enabling farmers to afford to retain their land. According to Broome County Real Property Tax records, there are 33,428 acres of agricultural land in Broome County. This breaks out as follows:

Agricultural Land in Broome County			Percent
Municipality	Parcels	Acres	Agricultural
Barker	19	1,853	7%
Binghamton (Town)	6	215	1%
Chenango	15	809	4%
Colesville	85	6,525	13%
Conklin	10	934	6%
Fenton	36	2,231	10%
Kirkwood	10	762	4%
Lisle	77	8,098	27%
Maine	9	430	1%
Nanticoke	22	1,751	11%
Sanford	21	2,322	4%
Triangle	21	2,151	8%
Union	8	397	2%
Vestal	1	73	0.2%
Windsor	72	4,877	8%

Town of Colesville Comprehensive Plan 2015

Working Lands

There are currently 6,525 acres of farmland in Colesville, making it the second behind Lisle for agricultural by both total acreage and percentage of the town. There is no agricultural land in the City of Binghamton.

The three largest agriculture segments in Colesville are dairy (2,969 acres), field crops (1,841 acres) and livestock (1,008 acres). The full list is as follows:

Colesville Agricultural Land	Parcels		Acres	
	Number	Percent	Number	Percent
Dairy Farm	27	32%	2,969	46%
Field Crops	37	44%	1,841	28%
Cattle, Calves, Hogs	7	8%	1,008	15%
Agricultural Vacant Land	10	12%	475	7%
Agricultural - Not Specified	3	4%	187	3%
Honey and Beeswax	1	1%	46	1%
Total	85	100%	6,525	100%

A map of the existing agricultural land use in Colesville is attached.

Colesville residents support agriculture. According to the survey undertaken as part of this plan, an overwhelming majority of town residents thought it was 'very important' (66%) or 'somewhat important' (29%) to preserve agriculture. And 'rural character' was the number one asset of Colesville, according to the survey.

On the same survey residents thought that 'farmer's markets, produce stands, and farm tours' were 'compatible everywhere' (54%) or 'compatible some places' (43%). Greenhouses and Christmas Tree Farms scored similar high marks, considered compatible everywhere by 46% of residents, and compatible some places by 44% of residents. Keeping 'Livestock, poultry, goats and sheep' was also acceptable everywhere by 32% of residents and compatible some places by 65% of residents.

Less accepted by residents was 'woodlots and timbering', considered compatible everywhere by 21% of residents and compatible some places by 67%. Timbering and woodlots are often part of a farm's business plan to remain economically viable.

Although agriculture is valued in Broome County, the number farms and amount of land being farmed has declined as follows (Census of Agriculture):

Number of Broome County Farms	1987	2007	2012	Change 2007 - 2012	
				No.	%
Number of farms	590	580	563	-17	-3%
Land in Farms - acres	116,759	86,613	79,676	-6,937	-8%
Median size of farm - acres	198	80	76	-4	-5%
Harvested cropland - acres	42,717	35,971	31,091	-4,880	-14%

Town of Colesville Comprehensive Plan 2015

Working Lands

Over the past 25 years, the number of farms has declined by 27 countywide, but 17 of those lost have been in the last 5 years. When we look at the economics of agriculture, it is not hard to see why farming has decreased. From 2007 to 2012, the overall market value of agricultural products sold by Broome County farms increased, but only by 3 percent which did not keep pace with inflation. The value of livestock, poultry and their products actually declined by 3 percent over that time. The market value of crops, including nursery and greenhouse crops, however, increased by 27 percent outpacing inflation for that period.

Broome County Agricultural Revenue	1987	2007	2012	Change 2007 - 2012		Adjusted for Inflation
				Percent	Amount	
Market value of agriculture products sold (\$)	23,692,000	29,885,000	30,713,000	3%	828,000	33,092,000
Average per farm (\$)	40,155	51,526	54,553	6%	3,027	57,055
Crops, including nursery and greenhouse (\$)	2,595,000	5,547,000	7,040,000	27%	1,493,000	6,142,305
Livestock, poultry, and their products (\$)	21,096,000	24,337,000	23,673,000	-3%	(664,000)	26,948,000

As agriculture has declined in Broome County it has restructured. This has given rise to smaller farms. Over the past 5 years, the number of farms of 50 acres or more have declined by 42 while farms of under 50 acres have increased by 25. This change is most dramatic in farms under 10 acres which have increased 38 percent from 2007 to 2012. These changes are shown on the following table:

Broome County Farms by size	1987		2007		2012		Change 2007 - 2012	
	No.	%	No.	%	No.	%	No.	%
1 to 9 acres	24	4%	40	7%	55	10%	15	38%
10 to 49 acres	76	13%	127	22%	137	24%	10	8%
50 to 179 acres	277	47%	288	50%	251	45%	-37	-13%
180 to 499 acres	167	28%	104	18%	103	18%	-1	-1%
500 to 999 acres	37	6%	15	3%	12	2%	-3	-20%
1,000 acres or more	9	2%	6	1%	5	1%	-1	-17%

The demographics of agriculture is changing as well. In 2012, the average age of a farmer in Broome County was 59.1, up substantially from 56.8 in 2007. The number of female farmers is up as well, increasing from 100 in 2007 to 116 in 2012, while the number of male farmers has declined from 480 (2007) to 447 (2012).

Town of Colesville Comprehensive Plan 2015 Working Lands

Broome County Agricultural Task Force

A new Agricultural Task Force has been formed under the direction of the Broome County Farm Bureau. The purpose of the Task Force is to help local farmers adapt to changes and thrive.

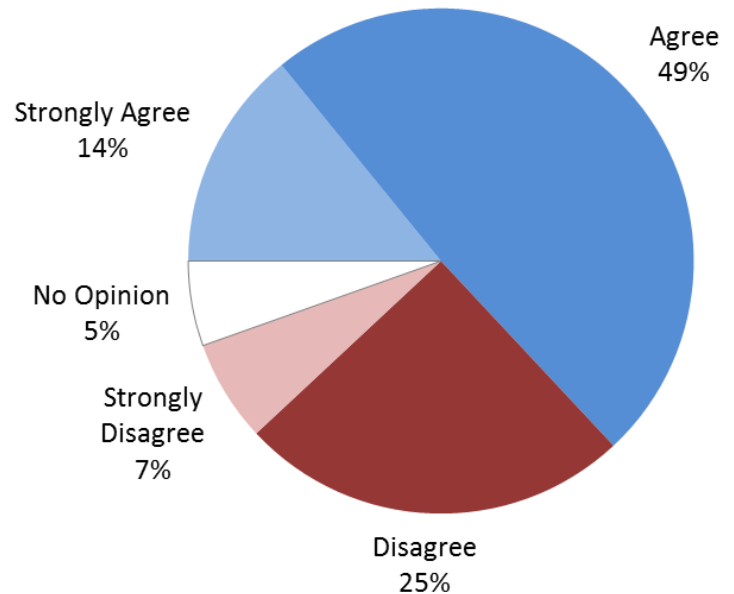
In 2014, the Agricultural Task Force distributed a survey to farmers to learn how they are doing and see what the Task Force can do to help.

Most farmers have a positive outlook on agriculture in Broome County. Over two-thirds agreed or strongly agreed with the statement, "I see good prospects for a farm like mine".

There are obstacles to their economic success. Farmers were asked to rate a variety of factors as being a major obstacle, minor obstacle, or not an obstacle. The biggest obstacles to agricultural success in Broome County are:

1. High property taxes
2. Increasing price of land for expansion
3. Encroaching development into agricultural areas
4. Limited availability of loans, grants or other incentives for purchasing land, making equipment purchases, or for working capital.

I see good prospects for a farm like mine



New York State Agricultural Districts and Local Government

The primary land use tool used in Broome County to protect viable farmland is the New York State Agricultural District. The Agricultural Districts Law (Article 25-AA of the Agriculture and Markets Law) was created in 1971 to protect New York's farming communities. The purpose of the agricultural districting is to encourage the continued use of farmland for agricultural use through landowner incentives and protections designed to forestall the conversion of farmland to non-agricultural uses. Benefits include tax benefits and protections against overly restrictive local laws, government funded acquisition or construction projects, and private nuisance suits involving agricultural practices.

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Working Lands

There are three agricultural districts in Broome County. Every year land can be added to an agricultural district. Every eight years, each district undergoes a full review during which the district may be terminated, modified, or left unchanged. All agricultural district changes must be approved by the Broome County Legislature and certified by the State of New York Commissioner of Agriculture and Markets. Farms in Colesville are in Agricultural District Number 4. In 2014, there are 29,264 acres in Colesville in an Agricultural District. A map of the current Agricultural District is attached.

The New York State Agricultural Districts Law imposes certain restrictions on local governments as outlined below:

1. Local ordinances cannot restrict structures and activities normal to farming.
2. Public agencies cannot take farmland and public funds cannot be used to fund non-farm development without special justification.
3. Sewer and water taxes cannot be levied on farmland beyond a house and lot once a district has been formed, and
4. Property tax assessments may be based on agricultural use instead of market value

Additionally, Section 305-a (1)(a) of the Agriculture and Markets Law (and Section 283-a of the Town Law) states:

“Local governments, when exercising their powers to enact and administer comprehensive plans and local laws, ordinances, rules or regulations, shall . . .not unreasonably restrict or regulate farm operations within agricultural districts . . . unless it can be shown that the public health or safety is threatened.”

The New York State Department of Agriculture and Markets can review proposed or existing local laws and ordinances to determine compliance with Section 305-a. In reviewing local laws and ordinances, the Department of Agriculture and Markets examines the following factors:

1. Is the affected farm within an agricultural district?
2. Does the regulated activity encompass farm operations?
3. Is the local law or ordinance reasonable?
4. Is the public health and safety threatened by the regulated activity?

If the Department of Agriculture and Markets concludes that the proposed law or ordinance unduly restricts farming, they will contact the municipality and attempt to arrive at a solution. If a solution cannot be found, the Department of Agriculture and Markets may bring an action in State Supreme Court or may issue an order to comply with Section 305-a of the Agriculture and Markets law.

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Working Lands

Section 239-m of General Municipal Law (GML) provides another protection for farms. According to §239-m(3)(b)(vi), the adoption or amendment of a comprehensive plan, the adoption or amendment of a zoning ordinance or local law, the issuance of special use permits, the approval of site plans, and the granting of use or area variances affecting real property located within 500 feet of a farm operation in an agricultural district must be submitted to Broome County Department of Planning and Economic Development for review. The County's review is advisory only. However, according to GML §239-m(5), if the County Planning Department, "recommends modification or disapproval of a proposed action, the referring body (*local planning board or zoning board of appeals*) shall not act contrary to such recommendation except by a vote of a majority plus one of all members thereof."

Local Zoning

A combination of zoning and agricultural districts can be useful for guiding land use patterns in desired directions. Zoning that directs growth away from farming areas toward places where there is adequate infrastructure to support development and achieves a balance between agricultural and non-agricultural development benefits the entire community. Examples of zoning that support agriculture are provided below:

- Farm-based businesses, including traditional and accessory farm uses, are clearly provided for in the zoning code.
- Zoning permits on-farm enterprises and agricultural support businesses.
- Farm-based businesses not related to production such as farm stands or u-pick operations, remain an accessory use and do not interfere with adjacent farms or cause nuisances for neighbors.
- Zoning allows farmers to expand their business with non-traditional off-season or complementary seasonal uses.

The Town of Fenton's land use laws and their relationship to agriculture are discussed in *Chapter 10: Our Laws*.

Communication between Farm and Non-Farm Communities

Farm and non-farm conflicts have the potential to increase as residential growth spreads into farming areas. The relationship between agricultural and residential use is a critical issue in general in Broome County. More communication between farm and non-farm communities and more education to deal the agricultural issues is needed in Broome County.

Town of Colesville Comprehensive Plan 2015

Working Lands

Some towns have instituted a local agricultural notice program targeted to builders and realtors to avoid potential conflicts between farms and residences.

Workshops and farm tours hosted by the local town, local farmers, and farm agencies are other tools that can be used to help the community understand the value of agriculture to the community.

Representation on Planning Board

Town Boards also have the authority to appoint one or more agricultural members to the Planning Board to involve members of the agricultural community in local government and planning. In towns where an agricultural district exists, Section 271.11 of the New York State Town Law provides that a town board may include on the planning board one or more agricultural members who earn at least \$10,000 per year in gross income from agricultural pursuits in the town. Such members can be in addition to the other members the Town Law specifies each Board must have.

Leases for Oil and Natural Gas Extraction

Broome County sits above a large reserve of natural gas held within a geological formation known as Marcellus Shale. The process of exploration and extraction of this natural gas begins when natural gas companies enter into leases with land owners for the oil and gas rights to their properties. These leases are private contracts which grant rights and place obligations on both the landowner and the oil and gas company. The oil and gas rights leases specify financial terms, a period of time when the lease is in effect, and in some cases conditions for surface operations during the exploration and extraction phases of natural gas development. Typically, leases also cover petroleum production, but this is not a significant resource in Broome County.

New York State has been in a long term holding pattern regarding the formulation of regulations regarding a method of drilling known as high volume hydro-fracturing. As of the drafting of this plan, that regulatory process is still on hold.

Broome County has tracked the oil and gas leases through filings with the Broome County Clerk's office. Currently, there are 108 parcels leased in Colesville totaling 3,291 acres.

Town of Colesville Comprehensive Plan 2015

Land Use

Chapter 5 – Land Use

Colesville is a sparsely developed, rural town which is characterized by large lots and extensive open space. The average lot size in the town is 16.4 acres. There are just 66 persons per square mile in the Town, compared to 284 persons per square mile county-wide.

The town has no incorporated villages, but there are twelve named hamlets: Belden, Center Village, Colesville, Doraville, Harpursville, New Ohio, North Colesville, Ouaquaga, Sanitaria Springs, Tunnel, Vallonia Springs, and West Ninevah. Of these hamlets, Harpursville has the land use pattern most similar to a village center with limited retail, fire and ambulance stations, and the elementary, junior high and high school for the town. Harpursville is centered on the intersection of Colesville Road and NYS Route 79. A map of the hamlets is attached.

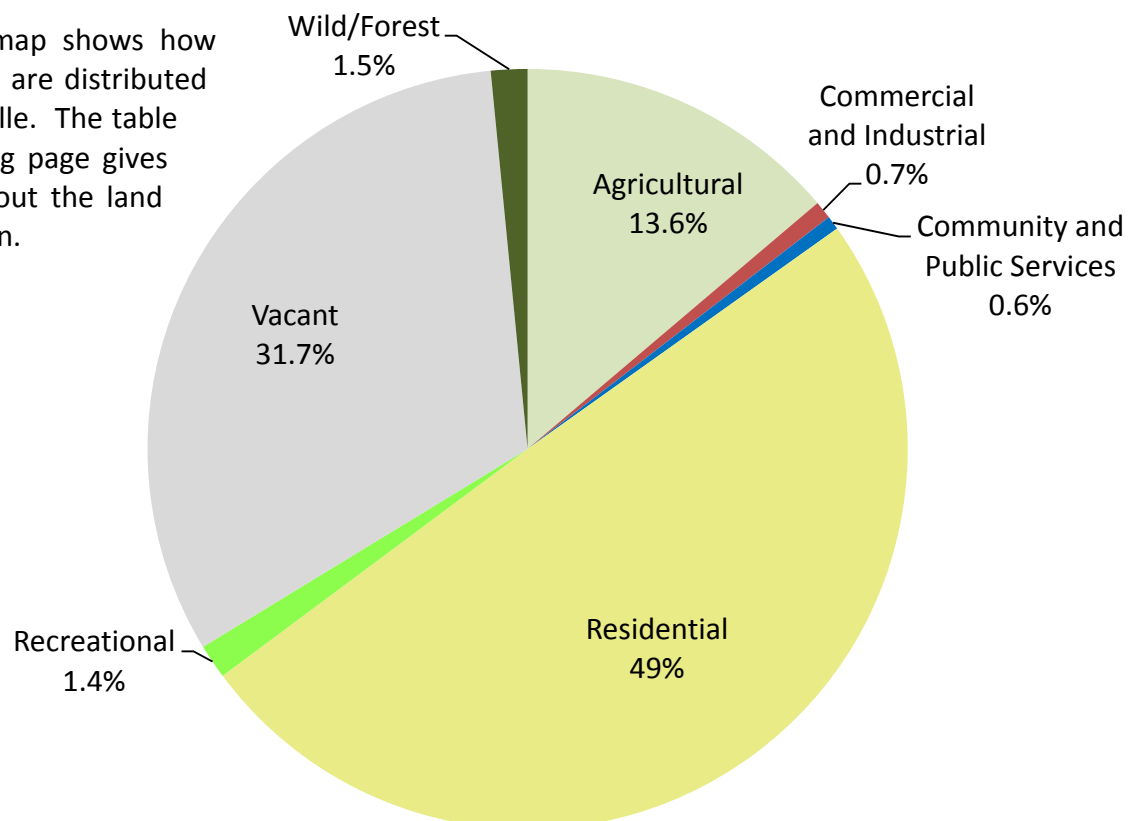
Where do we get our data?

The land use data in this chapter was compiled from the Broome County Assessor's records for 2014. A small number of parcels (1.1% of all tax parcels) did not have any data in our computer mapping system.

To determine the land use of each property, we rely on the local tax assessor to keep the real property data accurate and up to date.

There are three dominant land uses in the town: Residential, Vacant and Agriculture. Together, these three land uses account for 94 percent of the acreage in Colesville. The following chart shows the land uses by acreage in Colesville:

Colesville - Land Use



The attached map shows how these land uses are distributed through Colesville. The table on the following page gives more detail about the land uses in the Town.

Town of Colesville Comprehensive Plan 2015 Land Use

Land Use	Parcels		Acres	
	Number	Percent	Number	Percent
Residential	1,895	65%	23,483	49%
Vacant	762	26%	15,203	32%
Agricultural	85	3%	6,525	14%
Wild/Forest	11	0.4%	733	1.5%
Recreational	11	0.4%	694	1.4%
Commercial and Industrial	62	2.1%	357	0.7%
Community and Public Services	65	2.2%	280	0.6%
Sub Total	2,891	99%	47,275	99%
No Data	32	1%	675	1%
Total	2,923	100%	47,950	100%

Residential

The dominant land use in Colesville is residential. This includes large-acreage rural-residences, single-family homes, mobile homes, seasonal residences and apartments. The full list is included in the table below.

Residential Land	Parcels		Acres	
	Number	Percent	Number	Percent
Rural Residence	266	14%	13,803	59%
Single Family	1,208	64%	5,347	23%
Mobile Home	234	12%	1,495	6%
Multiple Residences	54	3%	1,412	6%
Seasonal Residence	65	3%	736	3%
Multiple Mobile Homes	16	1%	308	1%
Two Family	33	2%	253	1%
Mobile Home Parks	10	1%	119	1%
Three Family	7	0.4%	11	0.04%
Apartments	2	0.1%	1	0.004%
Total	1,895	100%	23,483	100%

Rural residences are single family homes on 10 or more acres, and they are the largest residential land use by acreage with over 13,800 acres in Colesville. But six times as many households live in single-family homes with less than 10 acres. These residences average 4.4 acres.

There are almost as many mobile homes in Colesville as there are large acreage residences. Outside of mobile home parks, there are 234 individual mobile homes in the Town. These individual mobile homes are on 6.4 acre lots, on average, which is larger than those found with single family homes. Residential land uses are distributed

Town of Colesville Comprehensive Plan 2015

Land Use

throughout the Town. The quality, age, and type of housing in the Town is discussed in the Housing chapter.

Vacant Land

After residential uses, vacant land is the largest land use in Colesville. A total of 15,203 acres (762 parcels) are classified as vacant by the town's assessor. Vacant land is further characterized as follows:

Vacant Land	Parcels		Acres	
	Number	Percent	Number	Percent
Residential Vacant Land Over 10 Acres in Rural Areas	203	27%	9,663	64%
Other Residential Vacant Land	544	71%	5,033	33%
Residential Vacant Land Located in Commercial Areas	5	1%	45	0.3%
Other Vacant Land	10	1%	461	3%
Total	762	100%	15,203	100%

The category "Other Residential Vacant Land" includes vacant lots of 10 acres or less in rural residential areas, and residential land that has a small improvement, such as a private garage that is not used for living accommodations. "Other Vacant Land" includes swamps, rocky areas, and woods and brush of noncommercial tree species not associated with forestlands.

Vacant land is somewhat more concentrated in northern and western Colesville, with less vacant land along NYS Route 79 in the central part of the town.

Agriculture

Agriculture is the third largest land use, occupying 6,525 acres, but just 85 tax parcels. Dairy farms are the largest agricultural land use, with nearly 3,000 acres on 27 parcels, followed by field crops with 1,841 acres 37 acres. The full breakdown of agricultural land is as follows:

Town of Colesville Comprehensive Plan 2015

Land Use

Agricultural Land	Parcels		Acres	
	Number	Percent	Number	Percent
Dairy Farm	27	32%	2,969	46%
Field Crops	37	44%	1,841	28%
Cattle, Calves, Hogs	7	8%	1,008	15%
Agricultural Vacant Land	10	12%	475	7%
Agricultural - Not Specified	3	4%	187	3%
Honey and Beeswax	1	1%	46	1%
Total	85	100%	6,525	100%

Agricultural land is located throughout the town, but it is concentrated in the Susquehanna River valley in the eastern portion of the town. Agriculture is discussed in depth in Working Lands chapter.

Wild and Forest Land

Attesting to Colesville's rural character, wild and forest lands is the fourth largest land use category. Wild and forest lands occupy 733 acres on 11 parcels. All but 6 acres of these lands are part of Beaver Flow State Forest in the north east corner of the Town. This is a portion of the 1,028 acre State Forest which is managed by the New York State Department of Environmental Conservation. The remainder of Beaver Flow State Forest is in the Chenango County town of Coventry. Beaver Flow State Forest is discussed further in Public Facilities chapter. The other six acres of wild and forested land is owned either by the Town or Broome County.

Recreational

Adding to the Town's open space inventory is land devoted to recreational purposes. Consisting of 11 parcels and 694 acres, recreational land accounts for approximately 1.4 percent of the Town's acreage.

Cole Park, on Colesville Road, is the largest recreational use in the Town. The park covers 367 acres and is owned and managed by Broome County. Cole Park is discussed further in the Public Facilities chapter. Another large recreational use in the town is the 96-acre Belden Hill Golf Course on NYS Route 7. The other recreational uses in Colesville include the Belden Hill Campground, the Square Deal Motorcycle Club and the All Seasons Sportsman's Club.

Commercial and Industrial

Commercial and industrial uses cover 357 acres, or 0.7 percent of Colesville. This is roughly equivalent to the recreational land uses but it is over 62 parcels. These uses include small retail operations, gasoline convenience stores, and gravel mines. These uses are distributed throughout the town, with the retail and convenience stores clustered near the exits off of Interstate 88.

Community and Public Services

Community and public services occupy just 0.6 percent of the Town. These include the Harpursville School District, the ambulance squads, fire halls, the Town Hall, the Ninevah Public Library, the Ninevah Post Office, 11 churches and 14 rural cemeteries. The community services in Colesville are discussed in the Public Facilities chapter.



Town of Colesville Comprehensive Plan 2015

Housing

Chapter 6 – Housing

Housing conditions and future housing demand play a major role in shaping any community's future. We use Census data and building permit information to assess current conditions and housing needs. Combined with our analysis of demographics and land use, a picture of the housing stock in the Town of Colesville emerges.

Number of Housing Units

Currently there are 2,302 housing units in the Town. This is up 11% from 1990. Colesville's population declined 6%, from 5,590 (1990) to 5,232 (2010). During this same period, housing units countywide rose by 3% while the population declined by 5%.

This phenomenon of growth in housing units while the population declines has been termed, "Sprawl without Growth", and is in part due to declining household size and the aging of the population. The change in housing units over the last twenty years is shown in the following table:

Total Housing Units	1990	2000	2010	Change from 1990 to 2010
Colesville	2,068	2,189	2,302	11%
Broome County	87,969	88,817	90,563	3%

Source: Decennial Census

Where do we get our data?

The most comprehensive source of housing data is the US Census Bureau. Every ten years, the Census Bureau does a full count of the population and provides us with the most accurate information. The most recent Census was 2010. Some data, however, is from the Census Bureau's ongoing program called the 'American Community Survey'. This data is an estimate only, but for some information it is the only source that we have. We have noted where the Census data is supplemented by other information.

Building Permits

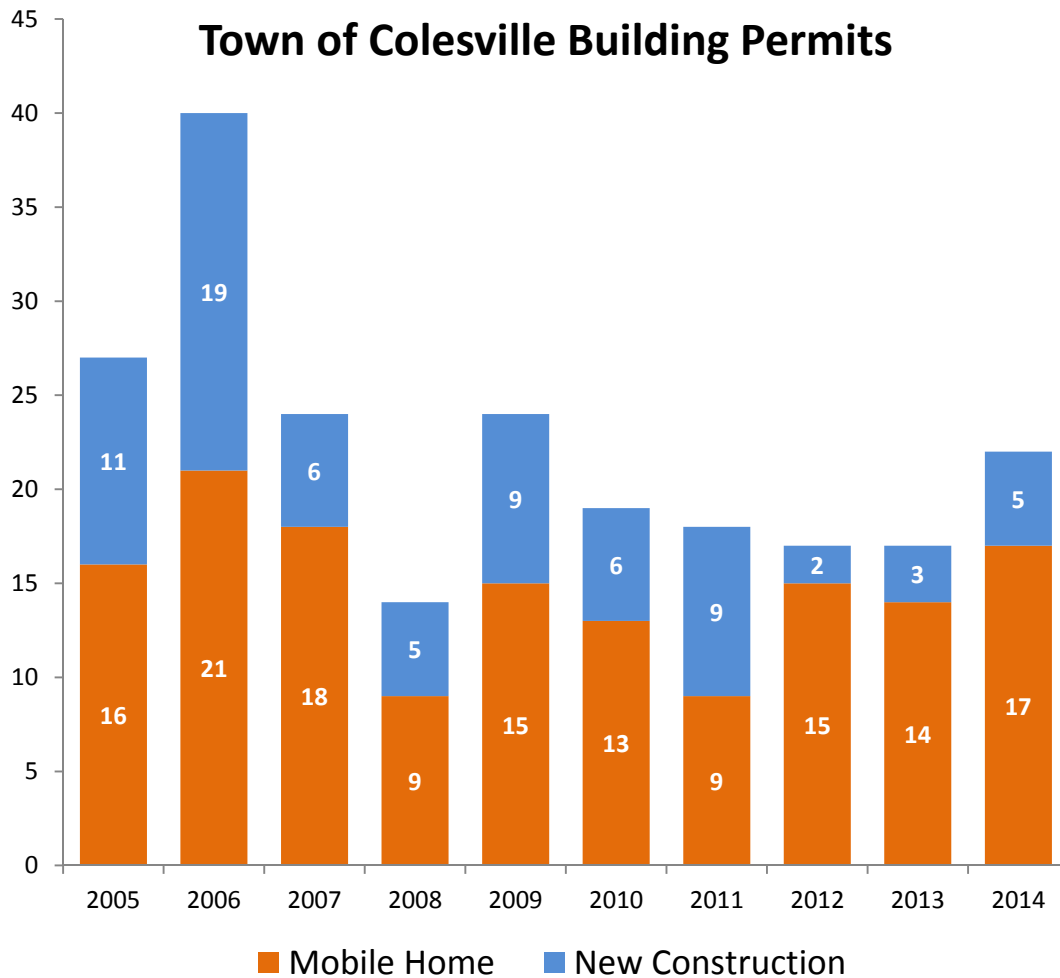
Broome County Planning annually collects information on building permits issued by each municipality. For Colesville, the permits for residential new construction and mobile homes over the past ten years are shown in the following table and chart:

Town of Colesville Comprehensive Plan 2015 Housing

Residential New Construction

Year	Mobile Home		New Construction	
	Permits	Value	Permits	Value
2005	16	\$ 74,000	11	\$ 2,315,000
2006	21	\$ 1,205,000	19	\$ 2,513,000
2007	18	\$ 775,000	6	\$ 875,000
2008	9	\$ 397,000	5	\$ 663,000
2009	15	\$ 480,000	9	\$ 1,658,000
2010	13	\$ 572,000	6	\$ 1,012,000
2011	9	\$ 255,000	9	\$ 1,169,500
2012	15	\$ 653,000	2	\$ 318,000
2013	14	\$ 423,500	3	\$ 263,000
2014	17	\$ 1,154,000	5	\$ 780,000

Source: Broome County Construction Report



Town of Colesville Comprehensive Plan 2015

Housing

The building permit dollar amounts are not adjusted for inflation. The dramatic drop in the value of residential new construction permits in 2006 and 2008 reflects the mortgage foreclosure crisis which battered figures for home sales and new home starts nationwide.

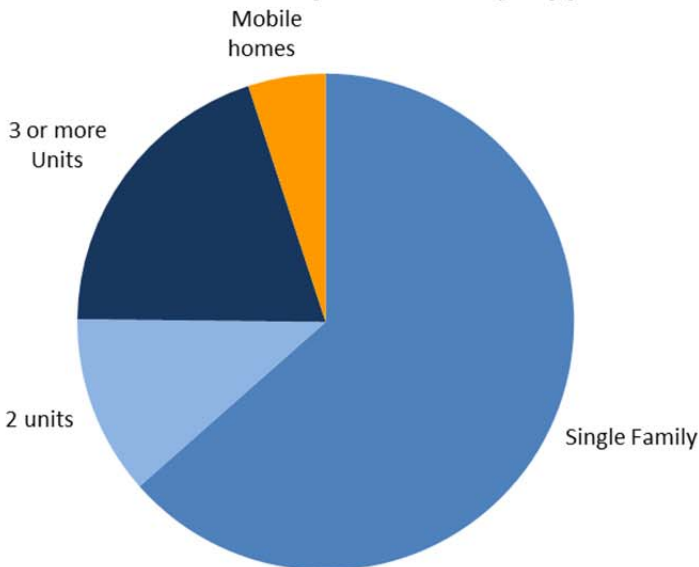
Housing Type

Nearly 3/4 of the housing in Colesville is in single family units, and nearly one quarter of housing is in mobile homes. Under 6% of units are in 2 family or greater apartment buildings. Countywide, less than 2/3rds of housing units are single family, but a far smaller percentage are in mobile homes (5%). The housing types shown in the following table and charts:

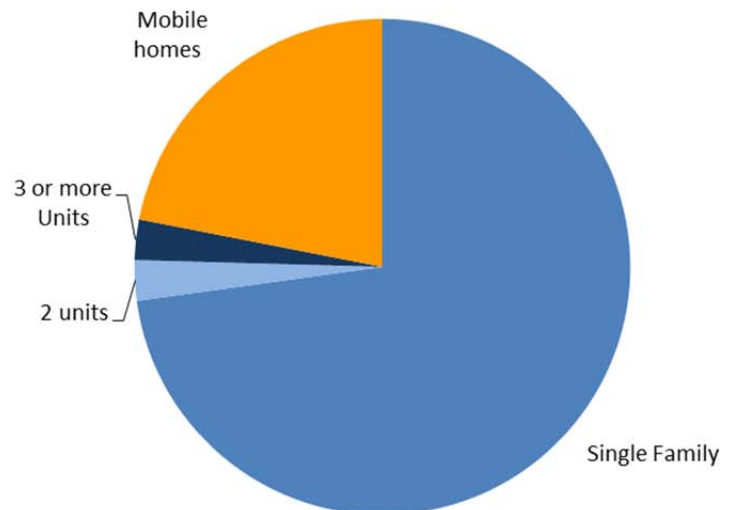
Housing Type - 2012	Broome County		Colesville	
	Number	Percent	Number	Percent
Single Family	57,368	63.5%	1,438	72.8%
2 units	10,565	11.7%	52	2.6%
3 or more Units	17,867	20%	52	3%
Mobile home	4,557	5%	433	22%

Source: US Census - American Community Survey

Broome County - Housing Type



Colesville - Housing Type



Town of Colesville Comprehensive Plan 2015

Housing

Home Ownership

Not surprisingly, home ownership rates are much higher in Colesville than they are countywide. Nearly 90% of housing units in the town of are owner-occupied, compared with 66% countywide. The current homeownership rates are as follows:

Housing Tenure - 2012	Broome County		Colesville	
	Number	Percent	Number	Percent
Owner-occupied	53,223	66%	1,594	87%
Renter-occupied	27,000	34%	238	13%

Source: US Census - American Community Survey

Age of Housing

Older homes tend to have more condition issues due to deferred maintenance and inadequate initial construction. Older homes often have built-in shortcomings such as lack of handicapped accessibility, inadequate wiring, use of lead based paint, asbestos, poor insulation and weatherization, and other issues. The percentage of homes built before 1939 is a generally accepted measure for housing quality, the more pre-war homes a community has, the more likely there are quality issues. The age of the housing stock is as follows:

Year Structure Built - 2012	Broome County		Colesville	
	Number	Percent	Number	Percent
Built 2010 or later *	271	0.3%	25	1%
Built 2000 to 2009	2,956	3%	203	10%
Built 1990 to 1999	5,122	6%	259	13%
Built 1980 to 1989	8,771	10%	430	22%
Built 1970 to 1979	0,012	11%	244	12%
Built 1960 to 1969	1,719	13%	128	6%
Built 1950 to 1959	4,478	16%	112	6%
Built 1940 to 1949	9,709	11%	48	2%
Built 1939 or earlier	7,550	30%	551	28%

Source: US Census - American Community Survey and Broome County Construction Data

For homes built in 2010 or later, Broome County Construction Data was used. For all other homes, US Census data from the American Community Survey was used. Homes in Colesville are newer than homes countywide, which reflects the post-war suburbanization of the county.

Town of Colesville Comprehensive Plan 2015

Housing

Housing Occupancy

Colesville housing occupancy rates are higher than rates countywide, with nearly 93% of units in the Town occupied. The current figures are as follows:

Housing Occupancy - 2012	Broome County		Colesville	
	Number	Percent	Number	Percent
Occupied housing units	80,223	88.8%	1,832	92.8%
Vacant housing units	10,134	11.2%	143	7.2%

Source: US Census - American Community Survey

Housing Value

The lower vacancy rates and newer housing stock leads to higher home values in Colesville than countywide. According to the Census Bureau, homes in Colesville are worth approximately 11% more than homes countywide. This is reflected in a larger portion of homes valued over \$100,000 but less than \$1,000,000 in Colesville (57%), than in the county (53%), and fewer homes worth less than \$100,000 in the town (42% in Colesville, compared to 47% countywide).

Value - 2012	Broome County		Colesville	
	Number	Percent	Number	Percent
Less than \$50,000	4,771	9%	149	9%
\$50,000 to \$99,999	20,144	38%	532	33%
\$100,000 to \$149,999	12,723	24%	403	25%
\$150,000 to \$199,999	7,339	14%	206	13%
\$200,000 to \$299,999	5,287	10%	162	10%
\$300,000 to \$499,999	2,049	4%	99	6%
\$500,000 to \$999,999	816	2%	43	3%
\$1,000,000 or more	94	0.2%	-	0%
Median value (dollars)	\$105,600		\$117,700	

Source: US Census - American Community Survey

For this period, property values in Colesville may be elevated due to natural gas leasing activity and speculative purchasing that has taken place in the town. These factors have raised property values in the rural portions of Broome County, but have not impacted home prices in the urban core. Now that New York State has announced it will not

Town of Colesville Comprehensive Plan 2015

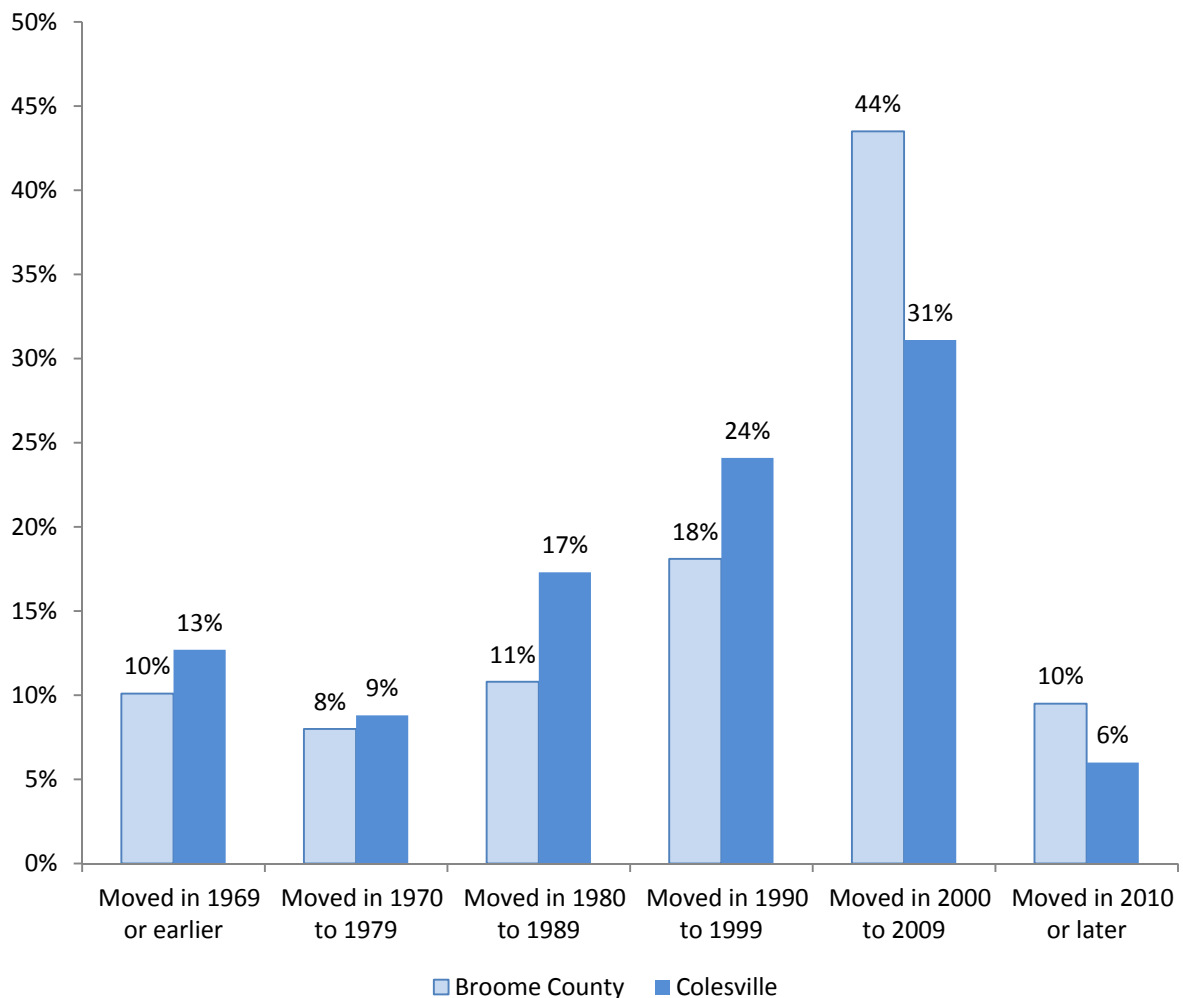
Housing

allow high volume hydro-fracturing, it is anticipated that rural property values will move downward.

The Census Bureau does not include mobile home sales in its estimate of housing value. Because approximately 22% of Colesville's housing units are mobile homes, which is four times the countywide rate, this table of housing values likely overstates the value of the town's housing stock.

Housing Turnover

Housing turnover is a general measure of the stability of the housing market in a community. Colesville residents tend to have moved into the town earlier than residents countywide. Nearly 2/3rds (63%) of town residents moved in prior to 2000, compared to less than half (47%) countywide. A comparison of housing turnover is shown on the chart below:



Town of Colesville Comprehensive Plan 2015

Housing

In part, this low turnover rate reflects the older population of the town. In 2010, the County's median age increase was 40.2 compared to 42.4 for Colesville.

Home Heating Fuel

The Census Bureau counts many aspects of housing condition such as number of rooms, complete kitchen facilities, etc. But one component of housing condition, the source of home heating fuel, contains an interesting fact about Colesville. According to the Census, a total of 15 homes in the town utilize solar energy for home heating, which is nearly half of all solar heated homes in the entire county. The full breakdown of home heating fuel types is as follows:

House Heating Fuel - 2012	Broome County		Colesville	
	Number	Percent	Number	Percent
Utility gas	52,699	66%	32	2%
Bottled, tank, or LP gas	4,961	6%	433	24%
Electricity	8,426	11%	146	8%
Fuel oil, kerosene, etc.	9,583	12%	754	41%
Coal or coke	514	1%	44	2%
Wood	3,177	4%	385	21%
Solar energy	31	0.04%	15	1%
Other fuel	642	8%	14	1%
No fuel used	190	2%	9	1%

Source: US Census - American Community Survey

Town of Colesville Comprehensive Plan 2015

Infrastructure and Facilities

Chapter 7 – Infrastructure, Utilities and Facilities

Public Safety

Fire protection in Colesville is provided by volunteer fire departments. There are five fire districts which cover the town. Four of these have fire stations in the town: Ouaquaga, West Colesville, Harpursville, and Sanitaria Springs. Of these, Harpursville has two stations in the town. Afton Fire covers the north east corner of the town, but does not have a station within the Colesville.

Emergency medical services (EMS) are also provided by volunteers. The vast majority of the town receives EMS service from Colesville Emergency Services, and small portion of the north east corner is covered by Afton Ambulance. Maps of the EMS and volunteer fire department coverages are attached.

Roads and Bridges

There are 24.4 miles of Interstate (I-86), 28.1 miles of State Roads (NYS Routes 41, 7 and 79), 31.4 miles of County Roads (Sanitaria Springs Rd, Colesville Rd, Ouaquaga Rd, Tunnel Rd, Center Village Rd, East Windsor Rd and a portion of Beartown Rd), and 94.6 miles of Town roads in Colesville. These are shown on the attached map.

There are a total of 44 bridges in the Town of Colesville. Of these, one is a town bridge, 9 are owned by Broome County, and 34 are owned by New York State. The town bridge is on Main Street in Harpursville and crosses Belden Brook.

The oldest active bridge in Colesville was built in 1927, and State-owned. It is located 3.7 miles east of the junction of State Route 7 and State Route 36 and crosses a tributary of Osborne Creek.

The New York State Department of Transportation (NYSDOT) inspects and assesses all bridges in the State at a minimum every two years. Bridges are inspected annually if they meet certain deficiency criteria or have a posted weight limit. All bridges are analyzed for their capacity to carry vehicular loads. Bridges that cannot safely carry heavy vehicles, such as some tractor trailers, are posted with weight limits. Based upon inspection and load capacity analysis, any bridge deemed unsafe gets closed.

Bridges are considered “structurally deficient,” if the condition rating of one of its major components is rated “fair” or worse, the bridge has inadequate load capacity, or repeated bridge flooding causes traffic delays. Currently there are 2 bridges in the town which are considered “structurally deficient” by NYSDOT. These are the County owned bridge on East Windsor Road approximately 4 miles north of the village of Windsor and

Town of Colesville Comprehensive Plan 2015

Infrastructure and Facilities

the State owned bridge just north of Exit 4 on Interstate 88. Both bridges are currently undergoing significant renovation projects to address these deficiencies. A map showing the bridges is attached.

Parks and Forests

Town Parks

There are two town parks located in Colesville. ***Clyde S. Woodard Park*** is a 4 acre park on Colesville Road in West Colesville. Amenities include picnic tables, charcoal grills and portable restrooms. ***Harmony Park*** is a 1.7 acre park in the eastern portion of the town on East Windsor road. Facilities include a basketball court, picnic tables, charcoal grills and portable restrooms.

County Parks

Nathaniel Cole Park is a county park located in the southern part of the Town off of Colesville Road. It has a 53-acre lake with the largest protected beach in the County park system. Facilities include picnic shelters, playfields, sand volleyball, playground, horseshoes, food concession, swimming, boat rentals, fishing (small mouth bass and panfish), nature trails and group camping.

State Lands

Beaver Flow State Forest is 1028 acres of State land located at the northern boundary of the Town with the Town of Coventry in Chenango County. Beaver have had influences on the habitat in at least three different locations on the forest. These sites add great diversity to this forest, as many wildlife species are attracted to the ponds and meadows. Many species of ducks, herons, muskrats, raccoons, mink and deer are frequent visitors to the water sites of the beaver dams.

Recreational Opportunities include primitive camping, hiking trails, hunting, wildlife/nature viewing, snowmobiling, and trapping. An old cemetery dating back to the 1800s is located about a tenth of a mile east of Glendening Road.

There is a DEC-owned Boat Launch located in Nineveh at the County bridge on Route 26. This site has a concrete ramp and parking space for eight cars and trailers. A second DEC-owned Boat Launch is in on Dutchtown Road Ouaquaga at the border between Colesville and the town of Windsor. This site also has a hard surface ramp and can accommodate six cars and trailers.

Town of Colesville Comprehensive Plan 2015 Infrastructure and Facilities

Nineveh Free Library

The Nineveh Free Library is more than a century old, having been established in September of 1901. They joined the statewide library system in 1960. After being housed in a series of private homes, the library moved to its current building in 1972. The construction of the current library was made possible by a generous donation from the late Emma Brown. It was dedicated on June 18, 1972 in memory of Elma Blackmore, a long-time friend of Ms. Brown.

Known today as the Nineveh Public Library of the Town of Colesville, the building is 1,056 square feet and houses a collection of 15,000 items. This includes adult and children's fiction and non-fiction, cd's and audio books and a small collection of DVDs. The library has four computers available for public use. These are equipped for Internet access and searching the Four County Library system. They have a summer children's program



There are approximately 2,300 card holders of the Nineveh Free Library. The library is a non-profit which receives financial support from Broome County, the Town of Colesville, and from grants secured by library staff.

Chapter 8 - Jobs

Where do we get our data?

The most comprehensive source of employment data is the US Census Bureau. For this section, the data, is from the Census Bureau's ongoing program called the 'American Community Survey'. This data is an estimate only, but for employment data it is the only source that we have at the municipal level.

Labor Force

The civilian labor force consists of non-military residents aged 16 years and older who are available for work and are either employed or unemployed. The unemployment rate measures the percentage of the labor force that is unemployed at the time the Census was conducted. The table below shows the labor force and unemployment rate according to the US Census - American Community Survey.

As shown in the table below, the percentage of the population 16 years and over in the civilian labor force is slightly lower in Colesville (58.8%) than in the County as a whole (59.4%), but the unemployment rate was significantly higher (12.1% compared to 8.9%).

Labor Force - 2013	Broome County		Colesville	
	Estimate	Percent	Estimate	Percent
Population 16 years and over	164,633		4,020	
In labor force	97,931	59.5%	2,362	58.8%
Civilian labor force	97,853	59.4%	2,362	58.8%
Armed Forces	78	0.0%	0	0.0%
Not in labor force	66,702	40.5%	1,658	41.2%
Percent Unemployed		8.9%		12.1%

Source: US Census - American Community Survey

Occupation

The Census Bureau divides the employed labor force into the five occupation categories shown on the table below. Management and Service occupations combine for over half of the town's occupations. Although it is the smallest occupation category in Colesville, a substantially higher percentage of residents are employed in natural resources, construction and maintenance than are countywide. As shown in the next section, this is due to employment in agriculture and forestry which is consistent with the rural nature of Colesville.

Town of Colesville Comprehensive Plan 2015 Jobs

Occupation - 2013	Broome County		Colesville	
	Number	Percent	Number	Percent
Civilian employed population 16 years and over	89,152		2,076	
Management, business, science, and arts occupations	31,652	35.5%	524	25.2%
Service occupations	17,009	19.1%	521	25.1%
Sales and office occupations	23,326	26.2%	441	21.2%
Natural resources, construction, and maintenance	6,900	7.7%	223	10.7%
Production, transportation, and material moving	10,265	11.5%	367	17.7%

Source: US Census - American Community Survey

Industry

The table below shows the industry sectors that employ the labor force. Countywide and in the town, the largest industry type is education and health care. The biggest contrast between Colesville and Broome County is in agriculture. Just over 5 percent of town residents work in agriculture, forestry, fishing and hunting, but under 1 percent is employed in that sector countywide. In fact, over a quarter (27%) of all agriculture, forestry, fishing and hunting employees in Broome County live in Colesville.

Industry - 2013	Broome County		Colesville	
	Number	Percent	Number	Percent
Civilian employed population 16 years and over	89,152		2,076	
Agriculture, forestry, fishing and hunting, and mining	568	0.6%	107	5.2%
Agriculture, forestry, fishing and hunting	400	0.4%	107	5.2%
Mining, quarrying and oil and gas extraction	168	0.2%	0	0.0%
Construction	5,013	5.6%	116	5.6%
Manufacturing	10,055	11.3%	347	16.7%
Wholesale trade	2,564	2.9%	63	3.0%
Retail trade	11,415	12.8%	196	9.4%
Transportation and warehousing, and utilities	3,226	3.6%	59	2.8%
Information	1,298	1.5%	0	0.0%
Finance and insurance, and real estate and rental and leasing	4,629	5.2%	62	3.0%
Professional, scientific, and management, and administrative and waste management services	7,791	8.7%	67	3.2%
Educational services, and health care and social assistance	26,151	29.3%	683	32.9%
Arts, entertainment, and recreation, and accommodation and food services	7,787	8.7%	81	3.9%
Other services, except public administration	4,529	5.1%	201	9.7%
Public administration	4,126	4.6%	94	4.5%

Source: US Census - American Community Survey

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Jobs

Place of Work

Not surprisingly, nearly 3/4 of all Colesville residents (73.2%) work outside of the town, which is substantially higher than the countywide figure of 2/3rds (65.8%). A larger percent also work outside of the county (12.6% compared to 9.1% countywide). These figures are shown in the table below:

Place of Work - 2013	Broome County Percent	Colesville Percent
Worked in state of residence	98.5%	98.8%
Worked in county of residence	89.5%	86.2%
Worked outside county of residence	9.1%	12.6%
Worked outside state of residence	1.5%	1.2%
Worked in city or town ¹ of residence	34.2%	26.8%
Worked outside city or town ¹ of residence	65.8%	73.2%

Source: US Census - American Community Survey

¹Minor Civil Division

Travel Time to Work

Residents of Colesville have longer commute times than do residents of the remainder of the county. Average (mean) travel time is over 24 minutes for town residents, compared to less than 19 minutes countywide. This is as a result of the rural nature of Colesville, and the higher percentage of residents traveling outside of the town for work. Those figures are shown on table below.

Travel Time to Work - 2013	Broome County Percent	Colesville Percent
Less than 10 minutes	18.6%	13.6%
10 to 14 minutes	23.5%	9.4%
15 to 19 minutes	20.6%	7.3%
20 to 24 minutes	16.8%	18.5%
25 to 29 minutes	5.1%	18.7%
30 to 34 minutes	6.8%	19.9%
35 to 44 minutes	2.1%	3.5%
45 to 59 minutes	2.4%	6.1%
60 or more minutes	4.1%	3.0%
Mean travel time to work (minutes)	18.7	24.1

Source: US Census - American Community Survey

Chapter 9 – Our Laws

Introduction

This chapter evaluates the Town of Colesville local law that most affects land use and zoning: Local Law #2-1984: Land Use Local Law, adopted June 14, 1984 with subsequent amendments. A comprehensive plan update gives the community an opportunity to review the adequacy of its local laws pertaining to land use, zoning and planning. Court decisions or changes in state laws may make local laws out of date or overtime the local laws may not function as originally intended. The Town of Colesville Land Use Local Law and related laws are evaluated below based on standard planning and zoning practices and on the unique characteristics, needs and desires of the Town of Colesville.

Town of Colesville Local Law

The Town of Colesville Land Use Local Law includes most of the typical sections of a land use local law: title, purpose statements for the local law and for each district, definitions, use and dimensional regulations, supplementary regulations, site plan review, zoning board of appeals, special use permits, administration, violations and penalties. The law also includes mobile home, telecommunications and mining regulations.

The Town of Colesville Land Use Local Law is available in electronic format on the Town's website and in hard copy in Office of the Town Clerk. The Land Use Map is available in electronic format on the Broome County Broome GIS (Geographic Information System) webpage under Municipal Zoning and in hard copy in the Office of the Town Clerk.

The Town of Colesville Land Use Local Law would benefit primarily from reformatting and reorganizing to make it easier to read and use. For example,

- Add table of contents;
- Use standardized formatting, standardize, reformat and bold the chapter, article and section headings in the Land Use Local Law and throughout the Town Code;
- Add a section on the Local Law History under the Title referencing the adoption amendment dates and titles found throughout the Land Use Local Law;
- Add General References section under the Title referencing the other related land use local laws; and
- Keep current the Land Use Local Law that is posted on the Town website.

The following text evaluates each section of the Land Use Local Law and provides recommendations for each section.

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Section 1: Short Title and Section 2: Purpose

Section 1 and Section 2 provide an introduction to the Land Use Local Law. These sections and the ones recommended below could be placed under the heading General Provisions or other Introduction.

- **History:** This section would provide the Land Use Local Law adoption date and state that the amendment dates are noted where applicable in the Land Use Local Law.
- **General References:** This section would list the related land use local laws found elsewhere in the Town Code.
- **Effective Date:** This section would identify the date by which the provisions of the Land Use Local Law became effective.
- **Authority:** This section would identify the state authority under which the Town Board enacts the Land Use Local Law. Example: This Land Use Local Law is adopted pursuant to the powers granted and limitations imposed by legislation of the State of New York.
- **Provisions Deemed to be Minimum Requirements; Compliance with other Applicable Regulations:** This section would explain that the provisions of the Land Use Local Law are minimum requirements deemed necessary to carry out the purpose and intent of the Land Use Local Law and all uses and development must comply with all other applicable Town, state and federal regulations.
- **Severability:** This section would explain that if any portion of the Land Use Local Law is held to be invalid or unconstitutional that portion is to be deemed severed from the Land Use Local Law and in no way affects the validity of the remainder of the law.
- **Section 5.9 Application of Regulations** could be moved to General Provisions.

Section 3: Definitions

The Land Use Local Law should contain enough land-use related definitions so the Zoning Board of Appeals does not need to render interpretations. The definitions should be periodically reviewed for usefulness and outdated definitions should be updated or removed.

Recommendations:

- **The Word Usage and Interpretation** should include the following explanations:
 - The term “may” is permissive.
 - The term “buildings” includes the word “structure”.

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- Agriculture: The term “Agriculture” should be amended to “Agriculture Use or Farming Operations” and the definition should be amended to be consistent with the New York State Department of Agriculture and Markets definition of Farm Operations. The definition and the definitions for all agriculture-related terms should reference the New York State Department of Agriculture and Markets Law (AGM).

The following sentence provides an example to ensure that the terms and definitions remain consistent with the AGM: The definition of “Agricultural Use or Farming Operations” shall be the same as that contained in the New York State Agriculture and Markets Law, as the same may be amended from time to time, which as of August 21, 2014 read as follows:

"Farm operation" means the land and on-farm buildings, equipment, manure processing and handling facilities, and practices which contribute to the production, preparation and marketing of crops, livestock and livestock products as a commercial enterprise, including a "commercial horse boarding operation" as defined in subdivision thirteen of this section, a "timber operation" as defined in subdivision fourteen of this section, "compost, mulch or other biomass crops" as defined in subdivision sixteen of this section and "commercial equine operation" as defined in subdivision seventeen of this section. Such farm operation may consist of one or more parcels of owned or rented land, which parcels may be contiguous or noncontiguous to each other.

Agriculture and Markets staff note that some municipalities that have a lot of land in the agricultural district program simply reference the State Law, such as “...as defined in §301(11) of the Agriculture and Markets Law”.

They also note that any definition of farm/agriculture should include the “production, preparation and marketing” of agricultural commodities and include the “land and on-farm buildings” associated with a farm. Some municipalities also include “timber” in their definition of “farm/agriculture”. Agriculture Limited would be appropriate for backyard farm animals (livestock kept on small acreages). See Cornell Cooperative Extension for recommended acreage for backyard poultry and livestock rearing.

- Agriculture, limited: See Agriculture above. The term “farm animals” should be defined.
- Automobile or Mobile Home Sales: Separate definitions should be provided for Automobile Sales and for Mobile Home Sales. The phrase “where repair work is done except minor incidental repair of vehicles to be displayed, sold or rented on premises” is unclear.
- Boarding/Rooming/Tourist House: Separate definitions should be provided for Boarding/Rooming House and Tourist House.

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- Dwelling: Consider noting that dwelling does not include motel, hotel, boarding or rooming house, recreation vehicle, tourist home or tent. Consider including the following terms in the definitions:

DWELLING, MULTIFAMILY (defined in Local Law 1-97)

DWELLING, ONE-FAMILY ATTACHED (commonly called two-family or duplex)

DWELLING, ONE-FAMILY DETACHED (commonly called single-family house)

DWELLING UNIT (defined in Local Law 1-97)

The definitions of the above terms should be consistent with the definitions provided in the New York State Uniform Fire Prevention and Building Code and the Uniform Code: Residential Code of New York State and Building Code of New York State.

- Family: This term should be updated. The term functional family unit should also be defined. The definitions of Family and Functional Family Unit should be consistent with the New York State Department of State Office of General Counsel Legal Memorandum LU05. (See: <http://www.dos.ny.gov/cnsl/lu05.htm>.)
- Haulageway: The definition for the term haulageway and the definitions for all mining terms should reference the New York State Mined Land Reclamation Law (MLRL) which defines these terms if the Town intends for these terms and definitions to be the same as the terms and definitions provided in the MLRL. The Town can establish its own definitions for small mines not regulated by the New York State Department of Environmental Conservation (DEC).

If the Town intends for the terms and definitions to be the same, the Town should ensure that the terms and definitions are consistent with the MLRL. The following sentence provides an example to ensure that the terms and definitions remain consistent with the MLRL: The definition of "haulageway" shall be the same as that contained in the New York State Mined Land Reclamation Law, as the same may be amended from time to time, which as of August 13, 2014 read as follows: *"Haulageway' means all roads utilized for mining purposes, together with that area of land over which material is transported, that are located within the permitted area."*

- Home Occupations: Consider updating Home Occupations to include the following phrase: "typically include the following, but not limited to". Consider adding the following uses and other typical home occupations to the list of Home Occupations: architects, attorneys, caterers, computer programmers, engineers, financial consultants, realtors. Ensure that the definition of Home Occupation reflects current conditions in the Town of Colesville.
- Junk: This term is not defined in the Land Use Local Law. Consider whether the definition of Junk should be included in the definitions. An example follows: Old, discarded or scrap copper, brass, rope, rags, batteries, paper, trash, rubber, waste or junked, scrapped, ruined,

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dismantled or wrecked motor vehicles or parts thereof, iron, steel and other old, discarded or scrap ferrous or nonferrous material, tires, lumber, pallets and other wood debris.

- Junkyard: Consider including the following language in the definition of Junkyard as applicable: A lot, land or structure or part thereof used for the collecting, storage or sale of wastepaper, rags, scrap metal or discarded material, or for collecting, wrecking, dismantling, storage, salvaging or sale of machinery parts or vehicles not in running condition.
- Lot: Consider whether the part of this definition referencing that no more than 25 percent of the mean area required of a lot may be fulfilled by land which is under water or within the “regulatory floodway” needs to be updated.
- Manufactured Housing: Definitions should be provided for Manufactured Housing, Factory Manufactured Housing (Modular Home) and Mobile Home. The definitions for these terms and all related terms should reference and be consistent with the New York State Residential Code and all related state and federal laws. See Agriculture above for format options.
- Mine: See “Haulageway” above.
- Mining: See “Haulageway” above.
- Mining Plan: See “Haulageway” above.
- Mobile Home: See “Manufactured Housing” above.
- Mobile Home Park: Consider whether the minimum 10 acres of land still applies to the Town of Colesville. See “Manufactured Housing” above.
- Multiple Dwelling: See Dwelling above. Also, multiple dwelling is defined in Local Law 1-1997 which established the Multiple Dwelling District (MD). This definition should be included in the definitions.
- Nursing/Convalescent/Group Homes: Consider whether this definition needs to be updated for the Town of Colesville. Consider providing separate definitions for Nursing, Convalescent Home and Group Home. Consider whether the following terms related to senior living and adult care should be added to the definitions:
 - Adult Care Facility
 - Adult Day-Care Facility
 - Elder Cottage
 - Family-Type Home for Adults or Group Home
 - Hospice
 - Nursing Home, Convalescent Home or Extended Care Facility
 - Assisted Living Facility

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- Congregate Care Facility, Elderly
- Housing for the Elderly
- Nursing Home or Skilled Living Facility
- Overburden: See “Haulageway” above.
- Reclamation: See “Haulageway” above.
- Principal Building Use: Consider amending the term to read: Principal Building/Principal Use. The definition includes the requirement that: “There shall be no more than one (1) primary building or use on a parcel of land.” The Town of Colesville should determine whether this requirement should continue to apply or whether more than one (1) principal building or use may be permitted for certain uses and in certain districts after site plan review.
- Reclamation Plan: See “Haulageway” above.
- Residence/Dwelling Unit: See “Dwelling” above.
- Residence/Multi-Family: See “Dwelling” above.
- Restaurant: Consider separate definitions for restaurant, sit down and restaurant, fast food.
- Retail and Personal Service Business: Consider amending as follows: Retail store or service shall not be interpreted to include the following: drive-up service, gasoline station, motor vehicle repair service, new or used car sales and service, and trailer or mobile home sales and service.
- Setback: Street: Consider amending the term as follows: Setback, Street or Front.
- Sign: Consider amending the definition to include the specific types of signs permitted and not permitted in the Town of Colesville, such as: awning or canopy sign, freestanding sign, illuminated sign, off-premises sign, portable sign, projecting sign, A-frame sign (sandwich board sign), roof sign, gateway sign, directional sign, temporary sign, billboard, wall sign and window sign. Consider adding graphics to the definitions.
- Spoil: See “Haulageway” above.

Consider whether the following terms should be added to the definitions:

- Mining: The definitions section of the Land Use Local Law does not include all of the terms and definitions found in the MLRL. The Town of Colesville should determine whether they wish to include all of the MLRL terms and definitions for consistency.

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- Solar Energy: Solar Access; Solar Energy Equipment; Solar Energy System; Solar Energy System, Active; Solar Energy System, Passive; Solar Sky Space
- Agriculture: Farm, Community Gardens, Farmers Market, Farm Stand, Agri-business, Agri-tourism and other agricultural terms.
- Bed-and-Breakfast
- Flea Market
- Garage Sale
- Non-Conforming Building
- Campsite, Travel Trailers, Recreational Vehicle
- Landfill
- Recycling, composting
- Recyclables Handling and Recovery Facility
- Unregistered Motor Vehicle
- Yard; Yard, Front; Yard, Rear; Yard, Side
- Warehouse
- Wind Turbines

Section 4: Land Use Districts

The Land Use Districts section contains the following subsections:

- 4.1. Establishment of Districts
- 4.2 Land Use Map
- 4.3 District Boundaries
- 4.4 Lots in More than One District
- 4.5 District Regulations

4.1 Establishment of Districts: The Establishment of Districts provides the district names, abbreviations and purpose statements for each district. This section typically includes the district names and abbreviations. The district names and abbreviations, which give a general indication of the uses allowed in the respective district, are provided as follows:

- Rural/Agricultural (R/AG)
- Residential (R1)
- Commercial (C)
- Industrial (I)
- Planned Mobile Home
- Multiple Dwelling District (MD)

The discussion under Planned Mobile Home District includes not only the purpose statement, but also the standards, requirements and approval process. Subsection 4.1 also references Local Law 4-1996 under the Commercial District and lists the properties that were zoned

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Commercial per Local Law 4-1996. The Mining District, abbreviation and purpose statement are not included.

Recommendations:

- Local Law 4-1996 which rezoned five (5) properties to the Commercial District in 1996, and Local Law 2-1997 which rezoned a portion of tax map parcel 101.071-17 to the Multiple Dwelling District (MD), and the other local laws which rezoned properties after adoption of the Land Use Local Law in June 1984, preferably should be moved to Section 4.2 Land Use Map or other separate section to keep a running list of the map changes.
- An abbreviation should be provided for the Planned Mobile Home District.
- The Town should ensure consistency between the Planned Mobile Home Development District and the Mobile Home Parks and Trailer Camp Grounds regulations and state and federal regulations pertaining to these uses. The Town should determine whether these regulations could be consolidated into one Mobile Home and Travel Trailer Local Law and placed in a separate section or chapter of the Town Code and referenced in the appropriate sections of the Land Use Local Law, including Definitions, Land Use Districts and Schedule of Regulations. The Planned Mobile Home District does not reference Local Law 4-1981 Mobile Home Parks and Trailer Camp Grounds.
- The Town should determine whether it wishes to establish a Mobile Home Park District and a Travel Trailer District and whether it wishes to allow mobile homes on individual lots and travel trailers for seasonal use on individual lots in other districts such as the Rural/Agricultural and Residential Districts.
- The Town should ensure that the regulations for mobile homes and trailer camps are consistent with the New York State Residential Code and related state and federal laws.
- It is recommended that the Mobile Home and Travel Trailer Local Law ensure accessibility for persons with wheel chairs and motorized scooters, sufficient landscaping of mobile home parks and travel trailer parks, including entrances and common areas and address dumpster locations and screening, interior streets and driveways and snow removal.
- The Mining District, abbreviation and purpose statement should be included. The purpose statement should identify the threshold for the acreage of the mines regulated under the Mining Local Law. (See Section 15 below.)
- The Town should ensure that the district names are consistent throughout the Land Use Local Law, Land Use Map and Town Code.

4.2 Land Use Map

The following recommendations are provided for the Land Use Map subsection:

- The Land Use Map discussion should note that the Broome County Department of Planning and Economic Development maintains the Broome County Geographic Information System (GIS) which is available online to the municipalities and the public. The GIS includes the

municipal zoning maps which the Department keeps current for the municipalities at their direction. The Town of Colesville uses this service.

- The Town should ensure that the Land Use Map that is stored in the Office of the Town Clerk and on the GIS map stays current, shows the correct zoning for each tax map parcel and includes the correct district names and abbreviations.
- The Town of Colesville must notify the Broome County Planning and Economic Development Department of changes to the Land Use Map to ensure the map stays current.
- Note that the Office of the Town Clerk and the Broome County Planning and Economic Development Department can provide hard copies of the Land Use Map upon request and for a nominal fee.
- The Land Use Map does not include the district abbreviations.
- The Planned Mobile Home District does not appear on the Land Use Map. The Mobile Home Parks located in the Town of Colesville are zoned Rural/Agricultural or Residential.
- The Town of Colesville should ensure that the Land Use Map and the Schedule of Regulations are consistent. The Schedule of Regulations for Residential District and Rural/Agricultural District do not include mobile home parks as allowed uses.
- The Town should determine whether it wishes to rezone the mobile home parks to Mobile Home Park District which would place the mobile home parks under the Mobile Home Park District standards.
- Local Law 1-97 rezoned the Chenango Housing Improvement Program property (tax map: 101.17-1-17.111) to the Multiple Dwelling (MD) District; however, the Land Use Map does not reflect this change in zoning from Rural/Agricultural to Multiple Dwelling. The Land Use Local Law lists the tax map number as 101.071-17.

4.5 District Regulations

The District Regulations reference the Schedule of Regulations and the placement of the Schedule of Regulations at the end of the Land Use Local Law. It is recommended that District Regulations immediately follow the Establishment of Districts. Recommendations for the Schedule of Regulations are provided below.

Schedule of Regulations

The Land Use Local Law provides for following seven (7) land use districts:

- Rural/Agricultural
- Residential
- Commercial
- Industrial
- Planned Mobile Home
- Multiple Dwelling
- Mining

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The Land Use Local Law contains Schedule of Regulations for five (5) of the above land use districts:

- Rural/Agricultural
- Residential
- Commercial
- Industrial
- Planned Mobile Home

The Schedule of Regulations for the Multiple Dwelling District is located under Local Law 1-97 in a separate section of the Town Code. The Land Use Local Law contains no Schedule of Regulations for the Mining District.

Recommendations:

- The Schedules of Regulations should be referenced where appropriate in the Land Use Local Law and moved to the end of the Land Use Local Law.
- The Schedules of Regulations should be reformatted with consistent column headings.
- The Schedule of Regulations could note requirements for dumpster design, locations and screening.
- The Schedule of Regulations should include landscaping requirements in addition to the landscaping requirement to screen commercial and industrial uses and parking lots.
- The Town should determine whether the Purpose Statements and Schedules of Regulations should include mixed-use residential and commercial and live-work and loft development for the Town Centers.
- It is recommended that the Town determine whether there are certain code concerns or variance requests that need to be addressed in the Schedule of Regulations and elsewhere in the Land Use Local Law and update as necessary.
- It is recommended that the Town determine whether the Comprehensive Plan Update should recommend where the Town would like certain land use districts and uses to occur in the future.
- The Town of Colesville should determine whether the Schedules of Regulations should include the following column headings:
 - Maximum Building Height for Principal Uses and Accessory Uses (specified in the Remarks but not in a separate column)
 - Minimum Required Off-Street Loading for Non-Residential Uses
 - Signs
- The Town of Colesville should determine whether the Remarks should address visibility at intersections, height exceptions, lot width and lot area exceptions, corner lots, unregistered vehicles and/or other land use issues.

The descriptions of the districts and district regulations and recommendations are provided below.

Residential District (R)

The Residential District (R) occupies approximately 1,100 acres or approximately 2 percent of the Town of Colesville. The Residential District contains 372 parcels or approximately 13 percent of all parcels. The Residential District overlays primarily the more densely developed historic “town centers”, namely the communities of Sanitaria Springs, West Colesville, Belden Hills, Harpursville, Nineveh, Center Village and Ouaquaga which are located along the major roads (Sanitaria Springs Road, Interstate 88, State Route 7 and State Route 79).

- The Schedule of Regulations allows Limited Agriculture as a Primary Use in the Residential District. Limited Agriculture includes 2 customary farm animals. The term farm animals should be defined and the Town should determine whether these uses are appropriate for the Residential District.
- The Town should determine whether the front yard setback of 30 feet is appropriate for residential properties located in these “town centers”.
- The Town should determine whether other primary uses and or accessory uses (e.g., home occupations, neighborhood commercial, farmers markets, community gardens, day care centers licensed and approved by the State of New York and other senior living and adult care uses, wind turbines) should be added and whether special use permits should be required for these uses.
- Parking requirements for Home Occupation are specified under Required On-Site Parking but Home Occupation is not listed under Principal Uses or Accessory Uses.
- It is recommended that churches and temples be amended to include “and other places of worship”.

Rural/Agricultural District (R/AG)

The Rural/Agricultural District (R/AG) occupies approximately 50,000 acres or approximately 97 percent of the Town of Colesville. The R/AG District contains 2,460 parcels or nearly 85 percent of all parcels. The R/AG District overlays most of the Town and includes almost all land use categories, but predominantly residential, vacant and agricultural property. The Rural/Agricultural District includes mobile home parks which perhaps should be rezoned Planned Mobile Home District (see 4.2 Land Use Map above).

- The District name should be consistent throughout the Land Use Local Law, Land Use Map and Town Code (e.g., Rural/Agricultural or Rural Agriculture).

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- The Town should determine whether Principal Uses should include the following language: “all uses enumerated in the Residential District (R)”.
- The Town should determine whether other primary uses and or accessory uses (e.g., farmers markets, community gardens and other farm uses, wind turbines) should be added and whether special use permits should be required for these uses.
- The Town should ensure that the Rural/Agricultural District regulations comply with the New York State Agricultural and Markets Law.

Commercial District (C)

The Commercial District (C) occupies approximately 150 acres or less than 1 percent of the Town of Colesville. The Commercial District contains approximately 85 parcels or approximately 3 percent of all parcels. The Commercial District overlays property scattered along the major arterials – Sanitaria Springs Road, North Road, East Windsor Road, Colesville Road, Interstate 88, State Route 7 and State Route 79.

- The Town should determine whether more than one type of Commercial District should be provided (e.g., Town Center Commercial District) to attract and accommodate the various types of commercial uses (e.g., town center commercial uses, highway commercial, wholesale businesses, big-box and shopping center commercial, automobile sales and freight terminal) appropriate to the geography and needs of the Town.
- The Commercial District Schedule of Regulations requires a minimum 30-foot front yard setback from the right-of-way boundary. This 30-foot setback reflects a suburban setback requirement. The Town should determine whether this setback requirement should apply to all commercial uses located in the Commercial District or whether a less restrictive front setback requirement would be appropriate for properties located in the town centers.
- The Town should determine whether other primary uses and or accessory uses (e.g., bed and breakfast, farmers markets) should be added and whether special use permits should be required for these uses.
- It is recommended that the Town consider establishing an overlay district for the historic town center(s) to encourage façade treatments, landscaping, tourism, small-scale, pedestrian-friendly environments and a sense of place.

Industrial District (I)

The Industrial District (I) occupies approximately 85 acres or less than 1 percent of the Town of Colesville. The Industrial District contains 6 parcels or less than 1 percent of all parcels. The

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Industrial District overlays commercial and vacant property located near Interstate 88 and State Route 79, and State Route 7 and State Route 79.

- The Town should determine whether other primary uses and or accessory uses (e.g., truck terminal, fabricating, and construction equipment yard, compressor stations and related uses) should be added and whether special use permits would be required.
- The Town should determine whether industrial uses should be subject to supplemental requirements or performance standards (e.g., noise, odor, dust and dirt, vibration, toxic emissions, glare, radio-active material, fire and safety hazards, open storage and smoke and water pollution).

Planned Mobile Home Development District Schedule of Regulation

Mobile Homes and Travel Trailers are addressed in the following local laws:

- Local Law No. 4-1981 Mobile Home Parks and Trailer Campgrounds Local Law
- Local Law No. 2-1984 Land Use Local Law, Section 4. Land Use Districts, E. Planned Mobile Home District (added July 5, 1990, Local Law No. 3-1990)
- Local Law No. 2-1984 Land Use Local Law, Section 3. Definitions, includes definitions for Mobile Home and Mobile Home Park (added December 28, 1995, Local Law 5-1995), not for Trailer and Trailer Campgrounds.
- Local Law No. 2-1984 Land Use Local Law includes the Schedule of Regulations for Planned Mobile Home Development District (added July 5, 1990, Local Law 3-1990).
- Local Law No. 2-1984 Land Use Local Law does not include a Schedule of Regulations for Trailer Campgrounds.

Recommendations:

- It is recommended that one local law addressing the purpose, definitions, standards and procedures for establishing the Mobile Home Park District and Travel Trailer Campground District or two separate districts, one for Mobile Home Parks and one for Travel Trailer Campgrounds, and the application and approval process for establishing a Mobile Home Park and Travel Trailer Park be prepared to avoid inconsistencies and duplications. The local law and schedule of regulations should indicate (1) whether the mobile home is allowed or not allowed on an individual lot outside the mobile home park and (2) whether the travel trailer is allowed or not allowed on an individual lot outside the travel trailer park for seasonal use and (3) the land use district(s) in which the individual mobile home and travel trailer are allowed.
- It is recommended that the local law include the following:
 - Purpose Statement
 - Definitions: mobile home, mobile home site, mobile home stand, mobile home park, travel trailer, travel trailer park, travel trailer site

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- The mobile home and travel trailer park definitions should reference the Residential Code of New York State and should be reviewed for consistency with the Residential Code of New York State.
- The local law should note that mobile home parks are intended for non-transient use.
- Individual Mobile Homes should be addressed: permit required, permit application, use, size, setbacks, location, driveway, sanitary facilities, electrical, and utilities.
- Mobile Home Parks and Travel Trailer Parks: use and dimensional requirements, license fees, license application procedure (preliminary development plan and final development plan requirements, reviews and approvals, building permit and license requirements) and role of the Town Board, Town Planning Board, Code Enforcement Officer, Town Clerk and Licensed Professional Engineer in the establishment of the district, plan approvals, building permit approval and licensing.
- Development Plans should include the following: location, tax map, legal description, engineering plans, area and dimensions of the park land, number, size and location of mobile home sites or travel trailer sites, roadway dimensions, circulation plan and ingress and egress, resident and visitor parking spaces, common open space and recreation areas, service building, office and other auxiliary buildings, water and sanitary pipes, plans and specifications for water supply and sanitation, refuse disposal, dumpster locations and screening, lighting and electrical system, utilities, surrounding land uses and property owners within 500 feet, existing and proposed grading, contours, drainage system, topographic features including watercourses, water bodies, floodplains, wetlands, marshes and woods, existing and proposed trees and landscaping and signage.
- General Requirements regarding soil and ground cover, trees, shrubs, landscaping, mail box locations, drainage, required separation distances between mobile homes, travel trailers, buildings and internal streets, required open space and recreation areas, mobile home and travel trailer density, size and setback requirements, mobile home and travel trailer lot size requirements, park lot size requirements, building height requirements, setbacks, buffers and screening at park boundaries, park street system, road access at entrances and exits, internal street system, required illumination, street construction and design standards, parking requirements for residents, employees and guests, walks (common walks and individual walks), mobile home stand and anchoring requirements, water supply, sewage disposal, refuse handling, utilities, insect and rodent control, alterations and additions, fire controls, restroom facilities and laundry facilities.
- common open space and recreation requirements
- accessibility for persons with wheel chairs and motorized scooters along the common walk system and individual walks
- accessible access for persons
- snow removal and emergency vehicle access
- sufficient landscaping of mobile home parks, including entrances and common areas
- dumpster location(s) and screening
- signage
- utilities
- Park Management Responsibilities

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- Inspection and Certificate of Occupancy
 - Revocation and Suspension of License
 - General Requirements for Travel Trailer Parks: noise, animals, all-terrain vehicles, sport equipment, nuisances and noxious behavior, and travel trailer site size and material requirements
 - Applicable Laws: New York State Residential Code, New York State Uniform Fire Prevention and Building Code, New York Real Property Law, Federal Manufactured Construction and Safety Standards
 - Exceptions
 - Non-Conforming Uses
 - Enforcement
 - Effective Date
- It is recommended that the Land Use Local Law include the map symbol, purpose statement, schedule of regulations for the Mobile Home District and Travel Trailer District and reference to the Mobile Home Park and Travel Trailer Park local law and that the detailed standards and procedures be moved to the MH Park and TT Park local law.
 - The Land Use Local Law allows individual mobile homes in the Rural Agricultural District and Commercial District. Language regarding individual mobile homes should be reviewed and updated as necessary for consistency with the Residential Code of New York State. It is recommended that the Mobile Home and Travel Trailer Local Law address the requirements for mobile homes and travel trailers located on individual lots.
 - The Town determine whether the setback requirements for principal uses and accessory uses are adequate or whether the regulations should include setbacks from adjacent mobile homes, nearest edge of any park roadway, nearest public street or highway (screened and unscreened) and park property line.
 - The Town should determine whether the 10-acre mobile home park acreage requirement is still applicable.

Multiple Dwelling District (MD)

Local Law 1-97, adopted January 15, 1997 amended the Land Use Local Law to include the Multiple Dwelling District (MD) in response to the application of the Chenango Housing Improvement Program, Inc. to rezone and designate a portion of tax map 101.17-1-17.111 to be located in the Multiple Dwelling District. The property class code for this property is home for the aged and the land use district is Rural/Agricultural District. Thus, the Multiple Dwelling District does not appear on the Land Use Map. The Town contains two multiple residential properties totaling less than 1 acre with both located in the Residential District.

The Multiple Dwelling District is referenced in the following Local Laws of the Town Code:

- Land Use Local Law 2-1984

- Local Law 1-97
- Local Law 2-1997

The purpose statement, establishment of districts, schedule of regulations, definitions and the reference to the rezoning of the property for the Multiple Dwelling District are located in various sections of the Town Code.

- It is recommended that the Town determine (1) whether the Multiple Dwelling District should be continued and the Land Use Map revised to show the rezoned property and (2) whether other principal uses and accessory uses should be included.
- The Establishment of Districts, Purpose Statement, Definitions and Schedule of Regulations pertaining to the Multiple Dwelling District should be moved to the Land Use Law and the discussion of the rezoning should be moved to a separate listing of properties rezoned following adoption of the Land Use Local Law in June 1984.

Mining District

- It is recommended that the Mining District requirements be referenced in the Schedule of Regulations. See Section 15 below.

5.0 Supplementary Regulations Applying to All Districts

Supplementary Regulations are provided to ensure that land uses located in all districts operate within certain standards or conditions to ensure safety and protection of the community and environment. Supplementary Regulations apply in addition to the district regulations.

The Land Use Local Law includes supplementary regulations or references to supplementary regulations found in other local laws of the Town Code for Landfills, Development in the Floodplain, Subdivision, Off-Street Parking and Loading, Sign Regulations, Non-Conforming Uses, Landscaping, Electrical Distribution Substations and Other Public Utility Structures, and Application of Regulations. Recommendations are provided below.

5.1 Landfills

- It is recommended that the Town review this subsection for adequacy.

5.2 Development in the Floodplain

- Section 5.2 references the local laws that address development in the floodplain: Local Law No. 3-1992 and Local Law 5-1995 Amendment of December 28, 1995. These two local laws should be reviewed and updated and streamlined as necessary.

5.3 Subdivision

- Section 5.3 states that any parcel of land broken into four (4) or more parcels must meet the requirements of the Town of Colesville Subdivision Regulations adopted December 5, 1991 and Local Law 5-1995 Amendment of December 28, 1995. The subdivision regulations should be reviewed for consistency with the Broome County Health Department regulations and New York State Town Law.

5.4 Off-street Parking and Loading

The Schedules of Regulations include off-street parking space requirements for each district and require landscaping be provided for commercial and industrial properties.

Section 5.4 provides the minimum dimensional requirements for off-street parking spaces and off-street loading spaces and the loading space requirements for commercial and industrial uses. Section 5.4 states that where parking is not specified in the Schedule of Regulations, the Town Planning Board shall determine the parking requirements. Section 5.4 also states that the off-street parking and loading requirements apply to buildings constructed, new uses or substantial renovations.

- The off-street parking and loading numbers and dimensional requirements should be reviewed and updated as necessary. The Town Planning Board may wish to consult with the Binghamton Metropolitan Transportation Study (BMTS) and the Parking Generation Institute of Transportation Engineers manual: <http://ecommerce.ite.org/IMIS/ItemDetail?iProductCode=IR-034C> for guidance in determining parking requirements.
- It is recommended that the Town encourage landscaping, pedestrian walkways, bicycle amenities and shared access in commercial and industrial parking lots.

5.5 Sign Regulations

Section 5.5 includes a purpose statement; regulations for illumination and double-sided signs; and requirements for home occupation, business and industrial, informational, directional and “other sign types”. Section 5.5 allows illuminated sign or lighting device employing only lights emitting a light of constant intensity and no sign shall be illuminated by or contain a flashing, intermittent, rotating or moving light or lights.

The sign regulations specify the total permitted signage (sign area) for home occupation signs; informational, directional and other signs; and commercial and industrial signs; however, the maximum allowed square footage is not based on the square footage of the building façade which can result in signs not to scale.

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The sign regulations do not specify where signs should be placed on a building. The sign regulations do not give examples of appropriate exterior illumination, such as goose neck lighting. The Town lacks sufficient gateway signs and sufficient directional signs to the town centers, town hall and community facilities.

- It is recommended that the Schedule of Regulations include or reference the sign regulations for each district.
- It is recommended that the sign regulations include or reference the sign permit process and fees, violations and nonconforming signs.
- It is recommended that the Town determine whether the sign regulations and/or definitions should address: temporary signs, off-premise signs, billboards, ground or monument signs, sandwich board signs, projecting signs, roof signs, wall signs, freestanding message board signs, traveling message boards, pole signs, window signs, neon signs, awning signs and abandoned signs.
- It is recommended that the Town determine whether the total permitted sign area should be based on the square footage of the building façade, whether the sign regulations should specify where signs should be placed on buildings and whether examples and illustrations should be provided.
- It is recommended that gateway signage and directional signs to the town centers, town hall and community facilities be provided.

5.6 Non-Conforming Uses

Section 5.6 references abandoned non-conforming uses.

- It is recommended that Section 5.6 be moved to a separate section of the Land Use Local Law.
- It is recommended that the following language be included: *A non-conforming use may not be changed to a more intensive non-conforming use, nor shall a conforming use be changed to a non-conforming use. Any non-conforming use when changed to a conforming use shall not thereafter be changed back to a non-conforming use. A non-conforming use, building or structure shall not be enlarged.*

5.7 Landscaping

Section 5.7 requires landscaping to screen commercial uses, industrial uses and parking lots with five (5) or more spaces from neighboring properties where a natural or man-made

landscape buffer does not exist. The Schedules of Regulations for the Residential District and Rural/Agricultural District include the same requirement.

- It is recommended that site plans for commercial and industrial uses and parking lots include landscaping and that large-scale commercial and industrial uses and parking lots include a landscaping plan.

5.8 Electrical Distribution Substations and Other Public Utility Structures

Section 5.8 allows these uses to be located in any district.

- It is recommended that this subsection require screening and landscaping as feasible.

5.9 Application of Regulations

This section requires projects conformity to the Schedule of Regulations.

- It should be determined whether this subsection should be moved to another section of the Land Use Local Law.
- It is recommended that the Town determine whether supplementary regulations are necessary for the following topics and/or other topics:
 - Dust and Dirt
 - Odor
 - Vibration
 - Toxic Emissions
 - Water Pollution
 - Incineration
 - automotive sales
 - motor vehicle repair shops
 - bed-and-breakfast establishments
 - machine shops
 - wind turbines
 - temporary portable storage containers
 - scrap metal processing
 - home occupations
 - farm stands
 - keeping of livestock
 - outdoor storage or open storage
 - garage sales and flea markets
 - composting and recycling

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6. Administration

- It is recommended that Administration include the following subsections: 6.1 Enforcement; 6.2 Violations and Penalties and 6.3 Public Notice of Hearing.
- It is recommended that the Town determine whether the building inspector or the code enforcement officer enforces the Land Use Local Law.
- The Town should determine whether the fines under Violations and Penalties adequately cover current costs and whether this section should include the provision that each week's continued violation shall constitute a separate additional violation.
- It is recommended that the Town determine whether Administration should include:
 - Building Permits and Certificates of Occupancy
 - Application fees for site plan review, special use permits, variances and interpretations
 - Section 10. Amendments
- It is recommended that Administration become the last section of the Land Use Local Law.

7. Site Plan Review

Site Plan Review is addressed in two sections of the Town Code:

- Section 7. Site Plan Review, Land Use Local Law, Local Law 2-1984, adopted June 14, 1984
- Section 6. Site Plan Review, Planning Board Rules Local Law, Local Law 2-1995, adopted July 6, 1995

Recommendations:

- It is recommended that all local law sections pertaining to site plan review be consolidated into one section of the Land Use Local Law. Site plan review should be consistent with New York State Town Law. It is also recommended that the Planning Board Rules Local Law sections pertaining to Planning Board be moved to the Land Use Local Law.
- Site Plan Review should include a Purpose Statement briefly explaining the intent of the site plan review process such as: The intent of the site plan review process is to preserve and enhance the character of a neighborhood, achieve compatibility with adjacent development, mitigate potentially negative impacts on traffic, parking, drainage and similar environmental concerns, improve the overall visual and aesthetic quality of the Town, ensure compatibility of the project with the Town Comprehensive Plan and Town Land Use Local Law and the adaptability of the Land Use Local Law to a variety of unique developments.

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- Site Plan Review should note the uses subject to and not subject to site plan review and the applicable districts, prior to issuance of a building permit or certificate of occupancy, disturbance of property and construction and operation.
- Section 7.1 D which requires the projected number of seats or employees to determine parking requirements should be consistent with the parking requirements found in Section 4.5 District Regulations and Section 5.4 Off-Street Parking and Loading.
- It is recommended that Section 7.1 Procedure request the following information in applications and site plans depending upon the scope of the project:
 - Application form and brief project description
 - Location name, address of owner, name of designer of the proposed development.
 - Location map
 - Scale, North arrow, and date
 - Zoning district
 - Adjacent properties and building footprints, property lines, streets, rights-of-way, and easements
 - Existing and proposed buildings, structures and land uses
 - Proposed streets, driveways, curbing, loading area
 - Water courses and water bodies, wetlands, and 100-year floodplain
 - drainage and grading plan
 - Utilities and easements and septic systems
 - Landscaping plan
 - Exterior lighting plan
 - Signage
 - SEQRA Environmental Assessment Form
- Section 7 should note that when the site plan review application has been approved with or without modifications, a building permit shall be issued by the Code Enforcement Officer if the project complies with all other pertinent code requirements. All required modifications of the site plan shall be conditions of the building permit.
- Section 7 should note that the decision of the Planning Board shall be filed in the Town Clerk's Office and Office of the Code Enforcement Officer within five (5) business days and a copy given or mailed to the applicant.
- Section 7 should note that the site plan shall be valid only for so long as the approved premises are used for the specific use and purposes stated in the site plan application.
- Section 7 should note that the deadline upon which the site plan approval shall lapse if construction does not commence, such as 180 consecutive days, except for businesses that typically close on a seasonal basis.

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- Section 7 should reference the application fees, findings for approval, and appeal process.
- The Review Criteria should include consistency with the Town Comprehensive Plan and Town Land Use Local Law and all applicable local, state and federal laws.

Section 8. Board of Appeals

Section 8 establishes the membership of five (5) members, chairmanship and secretary for the Zoning Board of Appeals, and describes the powers and duties and procedures.

Recommendations:

- Section 8 should reference the application process.
- Section 8.1 Establishment should reference the requirements of New York State Town Law regarding residency of ZBA members, term of office and vacancies and requirement that no Town Board member shall serve on the ZBA.
- Section 8 should reference the appeals process.
- Section 8.3 Procedures should reference the expiration dates for variances or special approval granted by the ZBA unless work has commenced in accordance with the variance or special approval and issuance of the building permit.
- New York State annual training requirements for ZBA members should be referenced.

Section 9. Special Use Permits

Section 9 states that the Town Board empowers the Zoning Board of Appeals to issue special use permits for allowed uses as set forth in the Schedule of Regulations and that after notice and public hearing the Zoning Board of Appeals may issue a special use permit for uses that meet the six (6) criteria provided in Section 9.

Recommendations:

- It is recommended that Section 9 include the provision that the Zoning Board of Appeals shall have the authority to impose reasonable conditions and restrictions and renewal requirements as necessary.
- It is recommended that Section 9 reference the application filing process, application and fees, action (report) by the Zoning Board of Appeals, action by Code Enforcement Officer, referral to the Broome County Planning Department, Public Hearing and Final Action by the Zoning Board of Appeals, Renewal process, Amendments to Approved Permits and Transferability.
- It is recommended that the review criteria include the following: That the use will be generally consistent with the goals of the Town Comprehensive Plan.

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- It is recommended that the Schedule of Regulations include a column entitled “Special Use Permit Required” so the applicant can easily find the uses subject to Special Use Permit.
- It is recommended that separate special use permit criteria be provided for each use: retail, personal service and vehicle service stations.
- It is recommended that the special use permit for vehicle service station also include criteria concerning the following:
 - Distance from sensitive uses, such as library, school or church
 - Pavement
 - Outside storage
 - Landscaping
 - Lighting
 - Maximum number of vehicles allowed to be stored outside and length of time
 - Requirement that maintenance, service and repairs be conducted inside
 - Spill prevention plan
 - Fuel storage tanks, setbacks and references to state and federal laws
 - Retail sales of food, convenience items and minor automotive supplies or liquids
 - Abandonment
- It is recommended that the Town consider special permits for Flea Markets, Wind Turbines and Limited Agriculture.

Section 10. Amendments: It is recommended that this section be moved to Administration (see above).

Section 11. Conflicts with Other Laws: It is recommended that this section be moved to General Provisions (see above).

Section 12: This section appears to be missing from the Land Use Local Law.

Section 13. Effective Date: Section 13 seems to only pertain to the effective date of Section 14 Telecommunications.

Section 14. Telecommunications Towers, Antennae and Related Facilities

Section 14 was added by Local Law 2-1998. The Town of Colesville regulations pertaining to telecommunications towers, antennae and related facilities are found in Section 14 of the Town of Colesville Land Use Local Law. The title of this local law is known, cited and referred to as the Telecommunications Tower Siting and Special Use Permit Local Law of the Town of Colesville.

Recommendations:

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- Section 14 should be amended to reference the Middle Class Tax Relief and Job Creation Act of 2012 (hereinafter referred to as the “Tax Relief Act”) which in effect mandates that notwithstanding Section 704 of the Telecommunications Act of 1996 or any provision of law, a State or local government may not deny, and shall approve, any request relating to an eligible facility for a modification of an existing wireless tower or base station that does not substantially change the physical dimensions of such tower or base station. A request relating to an eligible facility, in accordance with the Tax Relief Act, means any request for modification of an existing wireless tower or base station that involves: 1. collocation of new transmission equipment; 2. removal of transmission equipment; or 3. replacement of transmission equipment.

Such request shall not require a special use permit, but rather shall only be the subject of an administrative review by the Code Enforcement Officer. Such administrative review shall not require a public hearing, but the applicant shall be subject to all provisions and application fees of the local law, except where otherwise indicated.

According to the American Planning Association Policy News: On October 21, 2014 the Federal Communications Commission (FCC) issued a new rule on state and local government review of wireless service facilities required as part of language included in the Middle Class Tax Relief and Job Creation Act of 2012. The law includes a provision that local governments “may not deny, and shall approve, any eligible facilities request for modification of an existing wireless tower or base station that does not substantially change the physical dimensions.” The new FCC rule lays out the key definitions for what facilities are covered, what constitutes a substantial change and the review timelines for consideration of requests. The new rule has significant potential implications for local communities. Many communities may be required to update local ordinances and practices in order to comply.

- Section 14 should also be amended to reference the Federal Communications Commission’s (FCC) Declaratory Ruling (FCC Ruling) issued on November 18, 2009, which established time frames for State and local governments to take action on wireless facility siting applications which would be applicable to administrative review by the Code Enforcement Officer as well as by the Board.
- Section 14 appears to follow a model local law also adopted by the Town of Kirkwood; however, Section 14 does not include all of the same or similar language found in the Town of Kirkwood Telecommunications Facilities local law. It is recommended that the Town of Colesville compare Section 14 to a model telecommunications facilities local law and/or the Town of Kirkwood local law to determine whether Section 14 should be amended and whether the permitting process and fee structure needs to be amended, in addition to amending Section 14 to reflect the Tax Relief Act and FCC Ruling described above.

Section 15. Mining Districts

Section 15 was added by Local Law 2-1999, adopted October 7, 1999. Section 15 basically follows the Town of Kirkwood Zoning Mining Local Law (Article X – Mining), except for some differences. Section 15 appears to be based on a model local law, but according to the New York State Department of Environmental Conservation Mineral Division, no model mining local law exists.

Section 15 also references Mining District Local Law 2-2001, enacted April 9, 2001 which rezoned property located at 2004 East Windsor Road from Rural/Agricultural (R/AG) District to Mining District.

Recommendations:

- It is recommended that the Town review Section 15 to confirm that the special use permit procedures, board and staff responsibilities and fee structure are still current. It is recommended that the Town compare Section 15 to the Kirkwood mining local law and ultimately the New York State Department of Environmental Conservation mine permitting process and the NYS Mined Land Reclamation Law and amend as necessary. For example, it is recommended that the section be amended to require the following components for the designation of Mining Districts (see Town of Kirkwood Zoning Mining Local Law):
 - The map to include property lines of the adjacent properties, the names of those adjacent property owners, and the adjacent land uses.
 - Grading drainage plan, pertinent soil characteristics and watercourses, or, if applicable a Stormwater Pollution Prevention Plan.
- It is recommended that the Schedule of Regulations be amended to include the Mining District regulations, at a minimum, permitted uses and accessory uses and setback requirements.
- It is recommended that the Schedule of Regulations for Mining District reference Section 15 and the New York State Department of Environmental Conservation requirements.
- It is recommended that the local laws pertaining rezoning of 2004 East Windsor Road be moved to the recommended section containing the list of properties rezoned following the adoption of the Land Use Local Law.

Other Considerations

- Move land use local laws found elsewhere in the Town Code to the Land Use Local Law as appropriate, avoid duplication and inconsistencies, such as the Planning Board Local Law and Multiple Dwelling District Local Law.

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- Determine which Local Laws found in the Land Use Local Law should be moved to other chapters of the Town Code, such as Mobile Homes and Travel Trailers, Telecommunications and Mining.
- Incorporate into the Land Use Local Law the local laws that were added later to the Land Use Local Law to the extent feasible.
- Reference land use related local laws found elsewhere in the Town Code in the appropriate section(s) of the Land Use Local Law, such as the Noise Local Law and Junk Local Law.
- Noise Local Law: Reference the Noise Local Law in the Supplemental Regulations.
- Truck Local Law
- Design standards or guidelines
- Applications and fee structure: Provide in electronic format on Town website.
- Reference requirements of General Municipal Law Section 239-l, -m, -n and -nn for site plan review, area variances, use variances, special use permits, zoning text amendments, zoning map amendments and interpretations.
- Reference New York State training requirements for Planning Boards and Boards of Appeals.
- Reference SEQRA requirements
- Reference Building Inspector and Code Enforcement Officer where appropriate.

Land Use Related Local Laws Found In Separate Chapters of the Town Code

(COMPLETE LIST TO BE PROVIDED)

- Local Law 2-1995, adopted July 6, 1995 Planning Board Rules Local Law

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Environment

Chapter 10 - Environment

Ecological areas, water resources, and other environmental resources contribute to the rural character and beauty of the Town and provide vital services to the community. Documenting the Town's significant environmental resources is important for identifying areas that are deemed as special and worthy of consideration or protection during land use and zoning actions and policy development.

Topography

The Town of Colesville is located at the northern edge of Broome County along the border with Chenango County. The topography of the Town is general consistent throughout the Town, characterized by rolling hills. Areas of steep slopes located throughout the Town. The highest peak in the town is in the eastern part of town along Thorn Hill Road at a height of 1964 feet. There are also peaks off of Route 88 near the Martin Hill Road exit both to the north and south of Dilly Road that are 1,864 and 1,822 feet respectively. A peak of 1808 feet also lies south of these near the border with the Town of Windsor.

Water Resources

The Environmental Features map depicts the Town's water features. The main surface water feature in Colesville is the Susquehanna River which flows from the Town of Afton (Chenango County) along Route 7. The River flows south along Route 79 and then briefly west, along the Town's southern border, before flowing into the Town of Windsor, continuing along Route 79. The Town is within the Upper Susquehanna Watershed of the Susquehanna River Basin.

There are portions of two major sub-basins in Colesville. Most of the town is contained within the Susquehanna – Great Bend, subwatershed. This includes several major creeks and streams that are tributaries to the Susquehanna including Ouquaga, Sage, Still and Watersnake Creeks. The westernmost part of the Town is within the Chenango River subwatershed. Osborne Creek is the major stream in the Town that feeds into the Chenango River along with several minor tributaries. In addition there are several small lakes and ponds including the lake at Nathaniel Cole Park, Sunset and Tradewinds Lakes, and Pickerel and Perch Ponds.

Groundwater in the Village is comprised of Principal Aquifers. Aquifers are classified based on importance as a public water supply, productivity, and vulnerability to pollution. Principal aquifers are unconsolidated aquifers, characterized by high recharge rates, known to be highly productive or whose geology suggests abundant potential water supply, but which are not intensively used as sources of water supply by major municipal systems at the present time.

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The Town is designated by the Environmental Protection Agency (EPA) as part of a sole source aquifer, the Clinton Street-Ballpark Aquifer System. The extent of this aquifer includes the entire County except a small area in Eastern Broome. Sole source aquifers are those supplying 50 percent or more of the area's drinking water, which, if contaminated, would create a significant hazard to public health and could not be replaced by another source.

The Town of Colesville relies solely on groundwater for drinking water. There are several public wells located in the Town and the remaining population is serviced by private wells. The public wells include the following:

Public Water Supply Name	Number of Wells	System Users
Belden Park	2	50
Country Court Mobile Home Park	1	62
Country Manor Mobile Home Park	1	47
Creekside Village	1	50
Harpursville Junior and Senior High School and Olmstead Elementary	1	1,456
Headstart - Harpursville	1	40
Norma Gardens Apartments	2	48
Wooded Estates Mobile Home Court	6	192

Water Resource Management Issues

One water management issue is associated with the Colesville Landfill, located off of East Windsor Road, which has been identified as a hazardous waste site under the federal Superfund Program. The EPA identifies these sites and develops an environmental cleanup program for each. Volatile Organic Compounds have been identified in springs associated with North Stream adjacent to the Landfill site. However these were found to have no ecological impacts. Environmental easements have been instituted on landfill and adjacent properties prohibiting the placement of drinking water wells in the upper aquifer. The lower aquifer has been deemed as not contaminated and therefore is not restricted.

Another water resource management issue is potentially associated with natural gas drilling. Currently natural gas drilling via hydrofracking has not been permitted in New York State, however if this changes in the future there are several aspects of water resource management that may need to be addressed as the process moves forward.

- Water Consumption - Due to the nature of the drilling process, water withdrawals and consumptive uses require monitoring to ensure that surface and ground water

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levels are adequately maintained. The Susquehanna River Basin Commission (SRBC) regulates this activity.

- **Water Quality** – The NYS Department of Environmental Conservation (DEC) enforces restrictions on the natural gas drilling process that are intended to protect against water contamination per New York State Law.
- **Wastewater Disposal** – Wastewater, also known as flowback water, resulting from hydrofracking that is not recycled, requires proper disposal due to contamination that occurs during the process. The NYS DEC is responsible for the permitting of flowback water disposal associated with natural gas development.

Floodplains and Wetlands

The Federal Emergency Management Agency has recently gone through the process of updating the floodplain maps in Broome County. According to the preliminary maps, around 1,408 acres, 2.2 mi², are located in the 100-year floodplain, the area 1-percent chance of flooding in any given year. Another 69 acres, 0.11 mi², is located within the 500-year floodplain, the area with a 0.2% chance of flooding in any given year.

In 2010, FEMA issued preliminary revised floodplain maps, but has not published final floodplain maps. As a consequence, the community continues to use the maps from 1993.

Wetlands are periodically or permanently flooded areas that function to trap and slowly release surface water, rain, snowmelt, groundwater and flood waters. They also provide habitat to many beneficial plant and animal species. At the federal level, the US Army Corps of Engineers (ACE) has the authority to protect wetlands in New York that are larger than 1 acre. State wetlands are those under jurisdiction of the DEC. The Freshwater Wetlands Act protects all wetlands of 12.4 acres or larger. The State also regulates the land area within 100 feet of protected wetlands. Wetlands smaller than this may be protected if they are considered to have local importance. There are 852 acres of federally protected wetlands in the Town and 211 acres of NYS protected wetlands. Any development impacting protected wetlands requires a permit.

Ecologically Sensitive Areas

There are four general areas that have been identified by the New York State Natural Heritage Program as potentially containing rare or endangered species. For projects or actions within or near an area with a rare species, a permit may be required if the species is listed as endangered or threatened and the action may be harmful to the species or its habitat.

The following species have been identified as being present in Colesville:

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- **Amphibians**
 - Hellbender (*Cryptobranchus alleganiensis*) Status: Special Concern
- **Freshwater Mussels**
 - Green Floater (*Lasmigona subviridis*) Status: Threatened
 - Yellow Lampmussel (*Lampsilis cariosa*) Status: Vulnerable in NYS

Broome County's Unique Natural Areas Inventory includes a database of over 200 sites determined to contain significant ecological, biological, geological, or aesthetic characteristics. Identification of a site as a Unique Natural Area does not set any restrictions or regulations, but makes notice of important areas for consideration in planning and development activities. There are 20 sites located in Colesville that are listed in the database. The *Environmental Features* map shows the location of these areas within Colesville. More details about individual sites can be obtained by contacting Broome County Planning.

Open Space Lands

There are several open space lands that are currently protected due to their recreational, ecological, historic or cultural value. These include parks, a managed forest, and two boat launches.

Town Parks

There are two town parks located in Colesville. **Clyde S. Woodard Park** is a 4 acre park on Colesville Road in West Colesville. Amenities include picnic tables, charcoal grills and portable restrooms. **Harmony Park** is a 1.7 acre park in the eastern portion of the town on East Windsor road. Facilities include a basketball court, picnic tables, charcoal grills and portable restrooms.

County Parks

Nathaniel Cole Park is a county park located in the southern part of the Town off of Colesville Road. It has a 53-acre lake with the largest protected beach in the County park system. Facilities include picnic shelters, playfields, sand volleyball, playground, horseshoes, food concession, swimming, boat rentals, fishing (small mouth bass and panfish), nature trails and group camping.

State Lands

Beaver Flow State Forest is 1028 acres of State land located at the northern boundary of the Town with the Town of Coventry in Chenango County. Beaver have had influences on the habitat in at least three different locations on the forest. These sites add great diversity to this forest, as many wildlife species are attracted to the ponds and

Town of Colesville Comprehensive Plan 2015

Environment

meadows. Many species of ducks, herons, muskrats, raccoons, mink and deer are frequent visitors to the water sites of the beaver dams.

Recreational Opportunities include primitive camping, hiking trails, hunting, wildlife/nature viewing, snowmobiling, and trapping. An old cemetery dating back to the 1800s is located about a tenth of a mile east of Glendening Road.

There is a DEC-owned Boat Launch located in Nineveh at the County bridge on Route 26. This site has a concrete ramp and parking space for eight cars and trailers. A second DEC-owned Boat Launch is in on Dutchtown Road Ouaquaga at the border between Colesville and the town of Windsor. This site also has a hard surface ramp and can accommodate six cars and trailers.

Private Recreation Lands

While private recreation lands are not protected from development, their current land use generally improves the ecological and aesthetic condition of the Town and are worth noting.

Belden Hills Golf Course

Opened in 1978, Belden Hills Golf Course is located at 1820 Route 7 in Harpursville. Belden Hills consists of two parcels which total 96 acres. The course is open to the public.

The course has 18 holes for approximately 6,000 yards of golf. Belden Hills hosts approximately 10 tournaments per year. There is more information online at: <http://beldenhillgolf.com/>

Belden Hills Campground

Located across the street from Belden Hills Golf Course is the 71.6 acre Belden Hills Campground.

The campground can accommodate tents, campers and full recreational vehicle hookups. There is one cabin available for rent.



Animal Adventures Park

Animal Adventures Park is the newest recreational facility in Colesville. Animal Adventures Park is a for-profit “interactive, educational animal park” located at 85

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Martin Hill Road in Harpursville. The park consists of two parcels which total 15.11 acres.

The park is operated seasonally. It hosts daily visitors, “critter camps” for children and school and group tours. Animals exhibited at the park include artic wolves, bison, zebra, camel, ostrich, emu, alligator, python and farm animals such as donkey, sheep, and calves. The park’s website is: <http://theanimaladventurepark.com/>



Enchanted Gardens Canoe Rental

Located at 2975 New York Route 7 in Ninevah, Enchanted Gardens Canoe Rental provides guided and self-guided canoe and kayak excursions on the Susquehanna River. They rent equipment on a daily or multi-day basis with trip choices ranging from 5 to 100 miles in length.

Snowmobile trails

There are 20.68 miles of snowmobile trails in Colesville. The trails are in the northern portion of the town, north of Interstate 88. The snowmobile trails are the result of a partnership between the New York State Office of Parks, Recreation and Historic Preservation, Broome County Parks, local snowmobile clubs and the private property owners who agree to allow the trails on their property.

Square Deal Motorcycle Riders Club

Formed in 1937, the Square Deal Riders Motorcycle Club is one of the oldest motorcycle clubs in the United States. They conduct a variety of races throughout the year on their 111 acre grounds located at 163 Allen Road.



Town of Colesville Comprehensive Plan 2015

We Listened

Chapter 11 – We Listened

Public input is critical to the preparation of a comprehensive plan. By gathering public input, the concerns of residents are documented and fresh ideas are provided to the plan. The residents of Colesville know their town very well, and they were eager to supply their opinions and observations to the comprehensive plan committee. Input was gathered via a survey and two public hearings. The findings of the public input effort are summarized below.

Survey

The comprehensive plan committee developed a survey consisting of 10 questions, plus a small section on the demographics of the respondents. In September of 2014, the survey was mailed to the recipients of the Town's newsletter. Of the 1,474 surveys that were delivered to residents, 284 were completed for a robust response rate of 19%. The full survey is included as an appendix to this plan.

The overwhelming majority of survey respondents would like to see the town's population 'grow slightly' (43%) or 'stay about the same' (37%) over the next ten years. When asked what characteristics of the town were most important, survey respondents replied 'Quality of Schools' (24%), 'Cost of living/low taxes' (18%), 'Safety/Low Crime' (14%) and 'Scenic Beauty' (10%). Similarly, when asked the greatest assets of the town, the top responses were 'Rural Character' (19%), 'Scenic Beauty' (17%), and 'Low Crime Rate/Safe Community' (13%).

The major shortcoming of Colesville was 'Poor building appearance, junk cars, etc.' (20%). In line with this, large majorities thought it was 'Very Important' or 'Somewhat Important' to 'Decrease Illegal Dumping' (92%) and to enact 'Tougher junk car regulations' (84%). "Condemned buildings need to be torn down. For improvement of home quality, there is needed enforcement of junk car laws, code enforcement needs more action," replied one person in the comment section. "Incredible blight out here that is not being addressed with many vacant, abandoned, substandard and uninhabitable structures," said another commenter. One respondent suggested, "Have a cleanup day to encourage people to cleanup properties."

Mobile home parks were of specific concern to residents, with 38% of respondents saying they were 'Not Compatible Anywhere' in Colesville. One commenter said, "Mobile homes are cheaply built and deteriorate in only a few years, causing blight and declining property values."

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Another top concern for the future of Colesville was 'Loss of Farms' (69%). Large majorities of survey respondents thought it was 'Very Important' or 'Somewhat Important' to 'Preserve Agriculture' (95%) and 'Preserve Open Space' (87%). When asked about potential new development in Colesville, 'Farmer's markets, produce stands, farm tours' scored the highest, with 54% of survey respondents rating them 'Compatible Everywhere'. 'Greenhouses, Christmas Tree Farms' (45%) and 'Livestock, poultry, goats, sheep, etc.' (32%) were also welcome in the Town by survey respondents.

By contrast, 'Large scale commercial development' was considered 'Compatible Everywhere' by just 4% of the survey respondents, and 'Not Compatible Anywhere' by 39% of respondents. One resident commented, "Colesville must never develop like the Front Street area, which is poorly planned and overdeveloped with multiple car dealers, motels, and fast food restaurants." Clearly, Colesville residents like the rural character of their town and want to preserve it. Natural gas compressor stations were also a concern, with just 8% support for everywhere in the town and opposed anywhere by 38% of respondents. But the potential new development which drew the strongest opposition was heavy industry such as high intensity manufacturing, processing, and chemical refining which was considered 'Compatible Everywhere' by just 1% of respondents and 'Not compatible anywhere' by 62% of respondents.

Although low taxes/cost of living was seen as an asset by respondents, 'Increasing Taxes' were the number one concern of respondents. A total of 82% of respondents ranked it a 'Major concern' for the future of Colesville. Related to this was the concern by 56% of respondents about 'Declining home values'. Any action items to come out of the comprehensive plan needs to recognize this concern about a growing tax burden on a decreasing property tax base.

Survey respondents were also given an opportunity to rate town services. The Fire Service received the best grade with 51% of residents rating them 'Excellent', followed by the Ambulance Service with 43% of respondents giving an 'Excellent' rating. Public transportation, which is a function of Broome County, garnered the poorest rating with 49% giving a score of 'Poor' and less than 1% saying 'Excellent'.

Finally, the survey asked about access to high-speed Internet services in Colesville. Increasingly, broadband is seen as necessary to modern life. A total of 56% of survey respondents reported that they currently have high-speed Internet. However, 24% do not have high-speed Internet access but would like it. The remainder either did not have a desire for high-speed Internet (8%) or did not express an opinion (12%).

The survey was completed almost entirely by residents of the town (97%). The overwhelming majority (68%) have lived in Colesville over 20 years, and another nearly 20% lived in the town between 11 and 20 years. Nearly all of the respondents (96%) were over 40 with 26% over 70 years of age. The majority of respondents (87%) live

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east of the Susquehanna River, with one-third living east of Martin Hill Road and south of Interstate 88.

Public Hearing

On January 12, 2015, the comprehensive plan committee conducted the first of two public hearings for the plan. This first meeting was held while the plan was still be drafted to ensure an opportunity for maximum public input. To encourage attendance at the first hearing, the town mailed postcards to the newsletter mailing list which advised residents that a plan was being prepared and that they should attend the January meeting to voice their opinion. The result was over 50 people attending the hearing, completely filling the Town Hall meeting room.

At the January 12 public hearing, members of the Broome County Department of Planning conducted a Strengths-Weaknesses-Opportunities-Threats exercise with town residents. Strengths are positive attributes of Colesville, which are already in place in the town and weaknesses are negatives which are already in place. Opportunities are external to the town which should be brought to Colesville. Finally, threats are external to the town and should be avoided or mitigated.

When asked at the meeting, Town residents enthusiastically called out Colesville's strengths. A number of attendees listed elements related to rural character which such as open space, lack of development, clean air, clean water, wildlife, and Cole Park. Residents also praised the strong civic organizations and active volunteer core which bolsters youth programs, the volunteer fire and ambulance services, numerous churches, and other programs. This confirms the high marks that survey respondents also gave to the fire and ambulance services.

Empty and neglected homes, especially along Main Street, was the first weakness listed at the public hearing. Other blighting influences in the town were deteriorated mobile home parks, junk cars and garbage strewn properties. The Centerville Bridge was cited as a deteriorated structure which was an eyesore that should be removed. Road conditions, including the many unimproved (dirt) roads, were also listed as a weakness. This includes Interstate 88 between Sanitaria Springs and Belden Hill.

Several residents expressed a desire for more small businesses such as a bank, lodging, a laundromat, and a car wash. Residents also felt that the lack of medical services and a pharmacy was a weakness of Colesville.

Residents at the hearing saw many opportunities for Colesville. Topping the list were additional recreational outlets. In keeping with the rural nature of the town, the recreational ideas centered on outdoor activities including increased access to the river for fishing and boating, improved trout streams, a rail trail, and a dog park. Residents also want to pursue winter recreation such as tobogganing, cross country skiing,

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snowmobile trails and ice skating. Tourism opportunities were not limited to outdoor recreation. Recognition of historic structures, including the landmark bridge in Ouaquaga, was also considered to be an opportunity the town should investigate. Residents also want to capitalize on the growing popularity of the annual 'Faerie Festival' in the town.

The meeting concluded with a discussion of the external threats that the town faces. Lack of jobs and opportunity for young people was cited by several attendees as being the greatest threat to the future of Colesville. Many residents considered this to be the most fundamental concern they have about the area. Environmental threats to the town include the Emerald Ash Borer, invasive plant species, and the potential future approval of high volume hydraulic fracturing for natural gas drilling.

The notes from the Strengths-Weaknesses-Opportunities-Threats exercise are attached as an appendix to this plan.

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Chapter 12 – The Plan

Introduction

In preparing this plan update, the Town of Colesville Comprehensive Plan Committee assembled historic and current community information, including population, age, household size and type, income, occupation, industry, housing condition, transportation infrastructure, utilities, public facilities, environmental resources, land use, agriculture and existing ordinances. The Comprehensive Plan Committee consulted with various authorities such as the Broome County Department of Planning and Economic Development and the Binghamton Metropolitan Transportation Study. This work was augmented by a survey of residents and public meetings. Based on this extensive work, the Comprehensive Plan Committee has established the following goals and recommendations for action.

Improving the Appearance of Colesville

According to survey responses, the major shortcoming of Colesville was ‘Poor building appearance, junk cars, etc.’ (20%). One survey respondent commented, “Condemned buildings need to be torn down. For improvement of home quality, there is needed enforcement of junk car laws, code enforcement needs more action,” replied one person in the comment section. “Incredible blight out here that is not being addressed with many vacant, abandoned, substandard and uninhabitable structures,” said another commenter.

To address blight and deteriorated buildings, the Town should investigate and participate in the various grant programs available for housing rehabilitation and façade improvements. The two main programs that address these issues are as follows:

US Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) Small Cities Program: This program is administered by the New York State Office of Community Renewal and is available only to communities of less than 50,000 residents. Individual municipalities can receive up to \$400,000 per year, and counties can receive up to \$750,000 for housing activities. The objectives of the CDGB Small Cities program include the following:

- The elimination of slums and blight and the prevention of blighting influences and the deterioration of property and neighborhood and community facilities of importance to the welfare of the community, principally persons of low and moderate income.

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- The elimination of conditions which are detrimental to health, safety and public welfare, through code enforcement, demolition, interim rehabilitation assistance and related activities.
- The conservation and expansion of the nation's housing stock in order to provide a decent home and a suitable living environment for all persons, but principally those of low and moderate income.
- The restoration and preservation of properties of special value for historic, architectural or aesthetic reasons.

CDBG Small Cities grants can be town-wide or countywide. More information is available online here: <http://www.nyshcr.org/Programs/NYS-CDBG/> The Town has been very successful in securing these funds through a local for-profit consultant, an arrangement that has been very beneficial to town residents. There may be limited instances where CDBG can be used for demolition of abandoned structures where they are 'detrimental to health, safety and public welfare'. The Town should pursue this idea with their consultant.

New York Main Street Program: Also administered by the New York State Office of Community Renewal, the Main Street Program is designed "to strengthen the economic vitality of the State's traditional Main Streets and neighborhoods." Main Street grants are given to municipalities for very targeted areas that: 1) Have experienced sustained physical deterioration, decay, neglect, or disinvestment; 2) Have a number of substandard buildings or vacant residential or commercial units; and 3) Where more than fifty percent of the residents are persons of low income, or which is designated by a state or federal agency to be eligible for a community or economic development program.

Both programs are highly complex to apply for and administer. The Town of Colesville should consider teaming up with Broome County or with a private consultant to seek these or other grant funds to improve the appearance of the community.

The property maintenance code provides some degree of protection against owners allowing their buildings to deteriorate. Specifically the following sections can be cited as appropriate when dealing with buildings that have become eyesores (key sections underlined):

301.3 Vacant structures and land. All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

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304.2 Protective treatment. All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints as well as those between the building envelope and the perimeter of windows, doors and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

304.6 Exterior walls. All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

There may be circumstances where these sections of the property maintenance code allow the Town to pressure the owners of deteriorated buildings to address the most serious situations.

In line with this, large majorities of survey respondents thought it was 'Very Important' or 'Somewhat Important' to 'Decrease Illegal Dumping' (92%) and to enact 'Tougher junk car regulations' (84%). One survey respondent suggested, "Have a cleanup day to encourage people to cleanup properties." The Town Highway Department currently has an annual cleanup day each spring where they accept bulk items, white goods, scrap metals, furniture, and windows and address illegal dump site cleanup. The town may want to consider teaming up with a civic group such as the Boy Scouts to better promote the event and encourage participation. Targeted code enforcement in advance of cleanup day may also boost participation.

The Broome County Environmental Management Council conducts an annual riverbank clean up each fall. Through this program, teams of volunteers pick up tons of garbage along the riverbanks at sites throughout the county.



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Colesville should consider promoting this program and sponsor a volunteer team to clean up a site in the town.

Finally, Chapter 9 includes recommendations for enhancing the enforcement of Code Enforcement administration in the town.

Improving Agriculture

On the survey of town residents, a top concern for the future of Colesville was 'Loss of Farms' (69%). Large majorities of survey respondents thought it was 'Very Important' or 'Somewhat Important' to 'Preserve Agriculture' (95%) and 'Preserve Open Space' (87%). When asked about potential new development in Colesville, 'Farmer's markets, produce stands, farm tours' scored the highest, with 54% of survey respondents rating them 'Compatible Everywhere'. 'Greenhouses, Christmas Tree Farms' (45%) and 'Livestock, poultry, goats, sheep, etc.' (32%) were also welcome in the Town by survey respondents.

Preservation and enhancement of farming in the Town holds the potential for many benefits including: providing jobs and support for the local economy, lowering property taxes because farms require fewer community services, providing rural character and scenic landscapes, attracting tourists to New York, protecting water quality and natural resources, and improving floodplain function by preserving of open space. The *Broome County Agricultural Economic Development Plan* outlines a farm policy that can, in part, be instituted at the local level. The local initiatives have been incorporated into the following recommendations.

- Because there is an Agricultural District in Colesville, Section 271-11 of the New York State Town Law allows a municipality to reserve a seat on their planning board for a farmer who serves as a representative of agricultural interests. The Town of Colesville should take this opportunity to give a direct voice to the farming community on planning matters. The agricultural member would be among the seven (7) Town Planning Board members appointed by the Town Board.
- As discussed in Chapter 9 – Our Law, the Town Board should amend their land use ordinances as they relate to agriculture. These changes include:

The term "Agriculture" should be amended to "Agriculture Use or Farming Operations" and the definition should be changed to be consistent with the New York State Department of Agriculture and Markets definition of Farm Operations. The definition and the definitions for all agriculture-related terms should reference the New York State Department of Agriculture and Markets Law (AGM).

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For farmers to be successful, they must frequently add accessory and complementary businesses and operations. An example of these additional operations is agri-tourism, a term that can include, but is not limited to, farm tours, specialty products, production demonstrations, hayrides, sleigh rides, horseback rides, product tastings, historic buildings and exhibits. Business types include farm stands, Christmas tree farms, u-pick operations, maple products, greenhouses, nurseries, wineries, livestock breeding and sales, farm-based bed & breakfast operations, farmers markets and others. Agri-tourism is not currently provided for in the Colesville Local Land Use Law.

In addition to agri-tourism uses, farms may need to add non-traditional, off-season or complementary seasonal uses in order to thrive. This can include woodlots, mail-order sales, and small niche type enterprises. Again, these uses are not covered by the Colesville Local Land Use Law.

The Town should also consider providing flexibility for temporary signage, hours of operation, vehicular access, parking and storage areas. Allowing for agri-tourism and non-traditional farm uses, however, does not mean that there are no regulations on these activities. Colesville should establish site plan review over these businesses to ensure that they do not interfere with adjacent farms or cause nuisances for neighbors.

There are other activities in support of agriculture that the Town could undertake outside of amending its Local Land Use Law. Establishment of a Farmers Market would provide a direct retail outlet for agricultural products and raise the visibility of local farmers. The Town could work with Cornell Cooperative Extension and the local farmers to encourage participation in the annual 'Farm Trail' event where the community could tour the Colesville farms.

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Improving Access to Services and Businesses

When asked about 'Large scale commercial development', just 4% of survey respondents thought it was considered 'Compatible Everywhere' and 39% responded it was 'Not Compatible Anywhere'. One resident commented, "Colesville must never develop like the Front Street area, which is poorly planned and overdeveloped with multiple car dealers, motels, and fast food restaurants." Clearly, Colesville residents like the rural character of their town and want to preserve it. The potential new development which drew the strongest opposition was heavy industry such as high intensity manufacturing, processing, and chemical refining which was considered 'Compatible Everywhere' by just 1% of respondents and 'Not compatible anywhere' by 62% of respondents. However, at the public hearing, several residents expressed a desire for more small businesses such as a bank, lodging, a laundromat, and a car wash. Residents also felt that the lack of medical services and a pharmacy was a weakness of Colesville.

Businesses such as lodging or a carwash would be best suited at one of the three exits on Interstate 88 in the town: Exit 4 – Sanitaria Springs, 5 – Martin Hill Road, and Exit 6 – Route 79. The Town should continue to restrict commercial zoning to these areas as well as the hamlets such as Harpursville and West Colesville to preserve the rural character of the town and focus new business development where it is most compatible.

The Town should investigate using the New York Main Street program to encourage location of medical services or a pharmacy in one of the hamlets such as Harpursville. This would be similar to the nearby village of Windsor which has identified a building in their downtown that they hope to see turned into a boutique hotel in part through application for New York Main Street funds.

Increasing Recreational Outlets

Residents at the public hearing saw many opportunities for Colesville. Topping the list were additional recreational outlets. In keeping with the rural nature of the town, the recreational ideas centered on outdoor activities including increased access to the river for fishing and boating, improved trout streams, a rail trail, and a dog park. Residents also want to pursue winter recreation such as tobogganing, cross country skiing, snowmobile trails and ice skating. Residents also want to capitalize on the growing popularity of the annual 'Faerie Festival' in the town.

In 2011, the *Four Rivers Intermunicipal Waterfront Public Access* was prepared for Broome County. The *Four Rivers* plan proposes waterfront projects throughout the county. The following potential projects were identified for the Town of Colesville:

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- Harpursville to Pennsylvania Rail Trail: The project converts an abandoned rail line to a trail connecting to the D&H Rail Trail in Pennsylvania. The Friends of the Susquehanna River Rail-Trail plan to create the first section from Windsor to Pennsylvania. The trail would traverse the length of the county, covering about 14 miles.
- East Windsor Road – south of Thorn Hill Road Trailhead: This site is proposed as a trailhead to access the Harpursville to Pennsylvania Rail Trail.
- Main Street South of Harpursville Scenic Overlook: On the west side of the Susquehanna River, less than a mile south of Harpursville on Main Street (Route 79) there is an opportunity to create a scenic overlook. A pull off currently exists. The site is a high point with great views of the river and surrounding area.
- Harpursville-Center Village Bridge: This historic bridge was constructed in 1890 at Old Bridge Street to span the Susquehanna River. This bridge was decommissioned and replaced by a modern concrete bridge. This site could be another trailhead, a historic interpretive site, and a pedestrian crossing for the proposed trail.
- Ouaquaga Bridge Site: According to HistoricBridges.org, “this bridge is nationally significant as an extremely rare and important type of metal truss bridge. The design was known for its graceful and distinctive lens-like shape.” The bridge has been decommissioned for vehicular traffic and restored as a pedestrian crossing. The New York State Department of Environmental Conservation operates a boat launch alongside the bridge and interpretive signage has been installed.



In addition to these waterfront projects, Enchanted Gardens Canoe Rental in Ninevah provides guided and self-guided canoe and kayak excursions on the Susquehanna River. They rent equipment on a daily or multi-day basis with trip choices ranging from 5 to 100 miles in length. Also, there are over 20 miles of snowmobile trails in Colesville and the Square Deal Motorcycle Riders Club.

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To increase recreational opportunities in Colesville, the Town should:

- Support the completion of the projects in the *Four Rivers Intermunicipal Waterfront Public Access*
- Better promote existing recreational opportunities through the Town's website and newsletter

Recognizing Historic Structures

Chapter 2 documents the early pioneering, railroad and settlement history of the Town of Colesville, remnants of which still exist across the scenic rural landscape of scattered farms and hamlets. Harpursville, the principal hamlet, alone has a cluster of historic structures circa 1810 to 1920 located along Main Street, Maple Street and NYS Route 79. The Harpursville United Methodist Church on NYS Route 79 was built in 1920 and is listed on the National Register of Historic Places. In 2015 the Old Onaquaga Valley and Old Onaquaga Historical Society celebrates the 50th Anniversary of the Society's Charter and the 45th Anniversary of the Society's ownership and stewardship of St. Luke's Church and Local History Museum. St. Luke's Church located on Maple Street and built in 1828, is the oldest church structure in continuous use in Broome County. Farther afield, some of the farms and rural properties date back to the 1800s and early 1900s. In addition, the Town of Colesville is located in the Susquehanna Heritage Area, representing 1 of 20 State Heritage Areas and encompassing Broome County and Tioga County. The Susquehanna Heritage Area Management Plan Amendment lists the Town as a Secondary Corridor Community, a municipality that is notable for its heritage resources, scenic qualities, landscapes and links to Heritage Area resources.

The Town of Colesville's historic buildings, structures and landscapes are integral components of the community that give it a distinctive character and that warrant further consideration for historic preservation which can enrich and benefit the community in terms of preserving history, enhancing the aesthetics of the community and promoting and encouraging tourism and economic development. Therefore, this Comprehensive Plan makes the following recommendations.

- It is recommended that the Town of Colesville contact the New York State Historic Preservation Office (SHPO) to determine whether a Historic Property Survey should be undertaken. Historic Property Surveys are an important first step in identifying properties worthy of preservation. The Survey gathers information needed to plan for the wise use of the resources and to support programs and initiatives dedicated to the preservation of the historic built environment. The Survey identifies historic sites, buildings, structures or objects that are potentially eligible for listing on the National Register of Historic Places individually or as contributing features to a historic district. The survey may be defined geographically (village, hamlet or

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downtown commercial district) or thematically (barns or canal-related buildings located throughout a town). SHPO can help by providing survey guidelines, advising in the development of high-quality local surveys, providing historic documentation, and nominating eligible properties to the National Register. The Historic Property Survey can establish priorities for preservation, restoration and rehabilitation. Properties listed on the National Register of Historic Places become eligible for Historic Tax Credits and New York State Historic Preservation funding. The Town may apply for funding from the Preservation League of New York State which provides grants to conduct Historic Property Surveys.

- It is recommended that the Town of Colesville participate in the Susquehanna Heritage Area programs which promote the historical, cultural and natural resources of Broome County through heritage tourism such as the annual New York State Path Through History Weekend and through technical assistance. The Town and its non-profit organizations are eligible for New York State Heritage Area funding for their historical and cultural projects. The Town Supervisor may appoint representatives to serve on the Susquehanna Heritage Area Commission and Advisory Board.

Strengthening and Clarifying our Ordinances

One issue that has evolved rapidly during the drafting of this comprehensive plan is how New York State will regulate natural gas exploration and extraction via high volume hydrofracturing (HVHF).

Municipalities in New York are currently in a regulatory limbo regarding HVHF. Previous, legal guidance was that Town's traditional home rule regulation of land use through zoning had been superseded by State law which sought to promote a uniform, statewide approach to exploration and extraction of natural gas resources.

Court rulings in Dryden and Middlefield upended this understanding by affirming the ability of municipalities to ban the practice of HVHF. Subsequent to these court rulings, the New York State Department of Environmental Conservation and the New York State Department of Health announced their intention to effectively ban HVHF through the environmental review process that has been underway for several years now. However, the language of their decision has not been released.

In light of the currently ambiguous regulatory situation, it is recommended that the Town continue to monitor legal and regulatory developments regarding HVHF and related technologies for the exploration and extraction of natural gas and respond appropriately.

In Chapter 9 of this Comprehensive Plan, the land use local law of the Town of Colesville is reviewed for consistency with State and federal laws, adequacy to address the

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community's needs, and relevancy – whether up to date and reflective of the community's vision. The key recommendations of Chapter 9 are summarized below:

- Primarily, the Land Use Local Law should be reformatted and reorganized to make it easier to read and use. For example, the land use local law should include a table of contents, a standard format, a history section that gives the local law and amendment adoption dates, a general reference section that references other related land use local laws, and the Town should keep a current copy of the land use local law posted on the Town website.
- The Land Use Local Law and related local laws should be reviewed for consistency with County, State and federal regulations. The Town should ensure that the purpose statements, permitted uses, and requirements for each district appropriately and adequately address the community needs and the intent and vision of the Town of Colesville.
- The definitions presented in the land use local law should be updated as necessary to reflect current terminology. Certain definitions should be amended or added to ensure that the land use local adequately covers all appropriate topics and keeps consistent with State and federal laws. District names and abbreviations should be uniform.
- The Land Use Local Law regulations and other Town Code regulations that address the same topic should be consolidated and streamlined. For example, the multiple local laws contained in the Land Use Local Law and elsewhere in the Town Code pertaining to the Planned Mobile Home Development District, Mobile Homes, Mobile Home Parks, Trailer Campground Districts, Trailers, and Trailer Campgrounds should be streamlined and consolidated and reviewed for consistency with State and federal laws and with the intent of the Town of Colesville.
- The Land Use Local Law and Land Use Map should be reviewed for consistency. The districts and underlying land uses should be compared to ensure consistency between the district boundaries and land use patterns. The Land Use Local Law should include a running list of properties rezoned after adoption of the local law.
- The Supplementary Regulations applying to all districts should be reviewed and updated as necessary and the Town of Colesville should determine whether other supplementary regulations are needed to address certain topics, such as dust and dirt, odor, vibration, toxic emissions, incineration, automotive sales, motor vehicle repair shops, bed-and-breakfast establishments (see Chapter 9 for complete list).
- The Land Use Local Law should contain all sections pertaining to the organization and actions of the Zoning Board of Appeals and Planning Board and related sections found elsewhere in the Town Code should be moved to the appropriate sections of the Land Use Local Law.

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- The Town of Colesville should consider establishing design guidelines for the hamlets such as Harpursville to encourage stewardship, tourism and economic development.

Chapter 9 contains more detailed and specific suggestions for improving Coleville's ordinances.

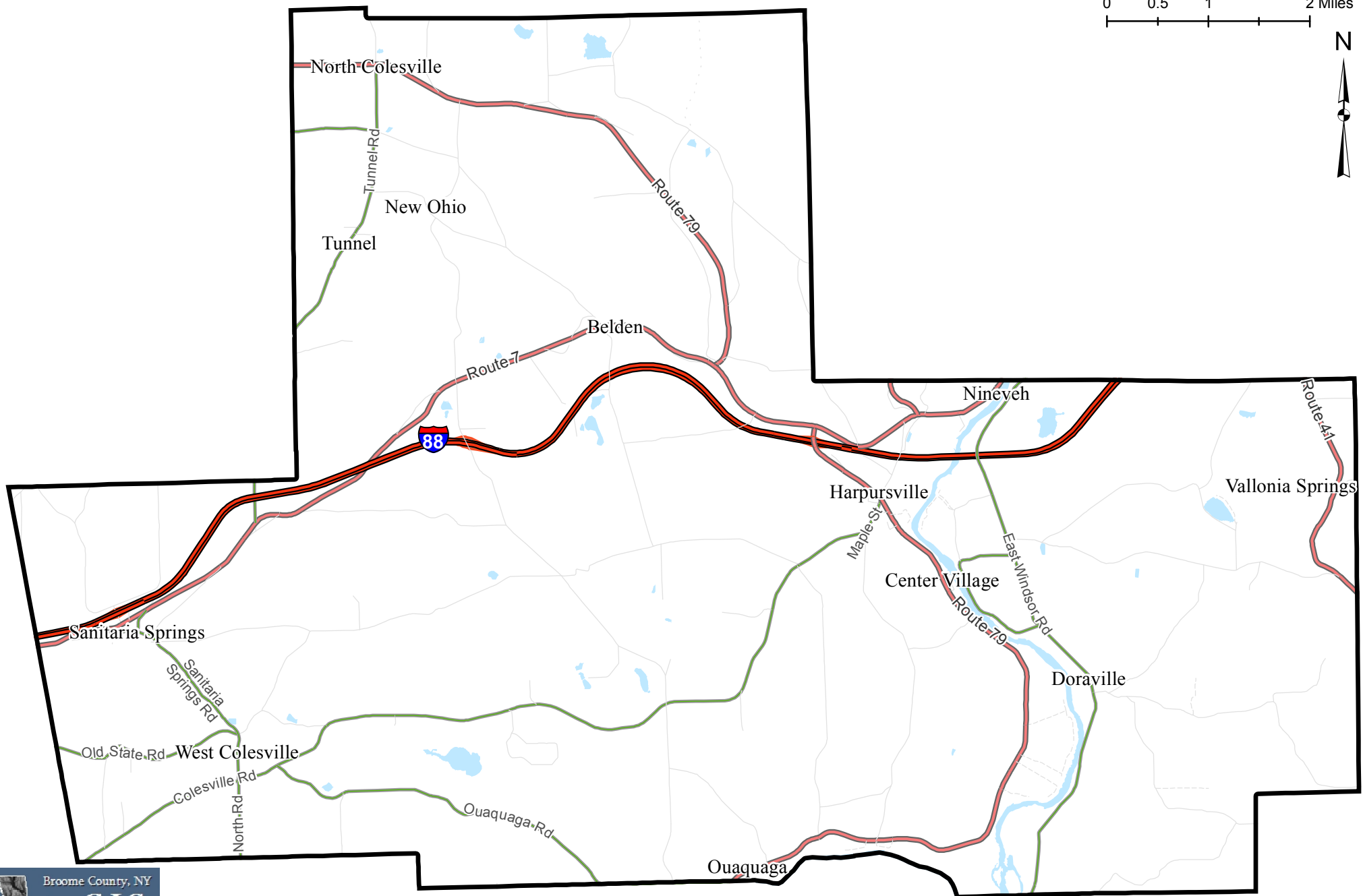
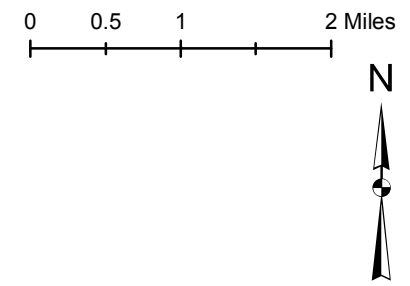
Track Progress

To implement the Comprehensive Plan, progress towards carrying out these action items needs to be assessed on an on-going basis. The Town Board should, on an annual basis, review the above listed action items to assess progress, and to reprioritize them, if necessary.

Maintain the Plan

To be effective, a Comprehensive Plan must remain current. As conditions change and new information becomes available, the plan should be reviewed to ensure that it remains accurate and relevant to the needs of Town of Colesville residents. To keep the plan current, the Comprehensive Plan should be reviewed, and amended as necessary, no later than 10 years after its adoption.

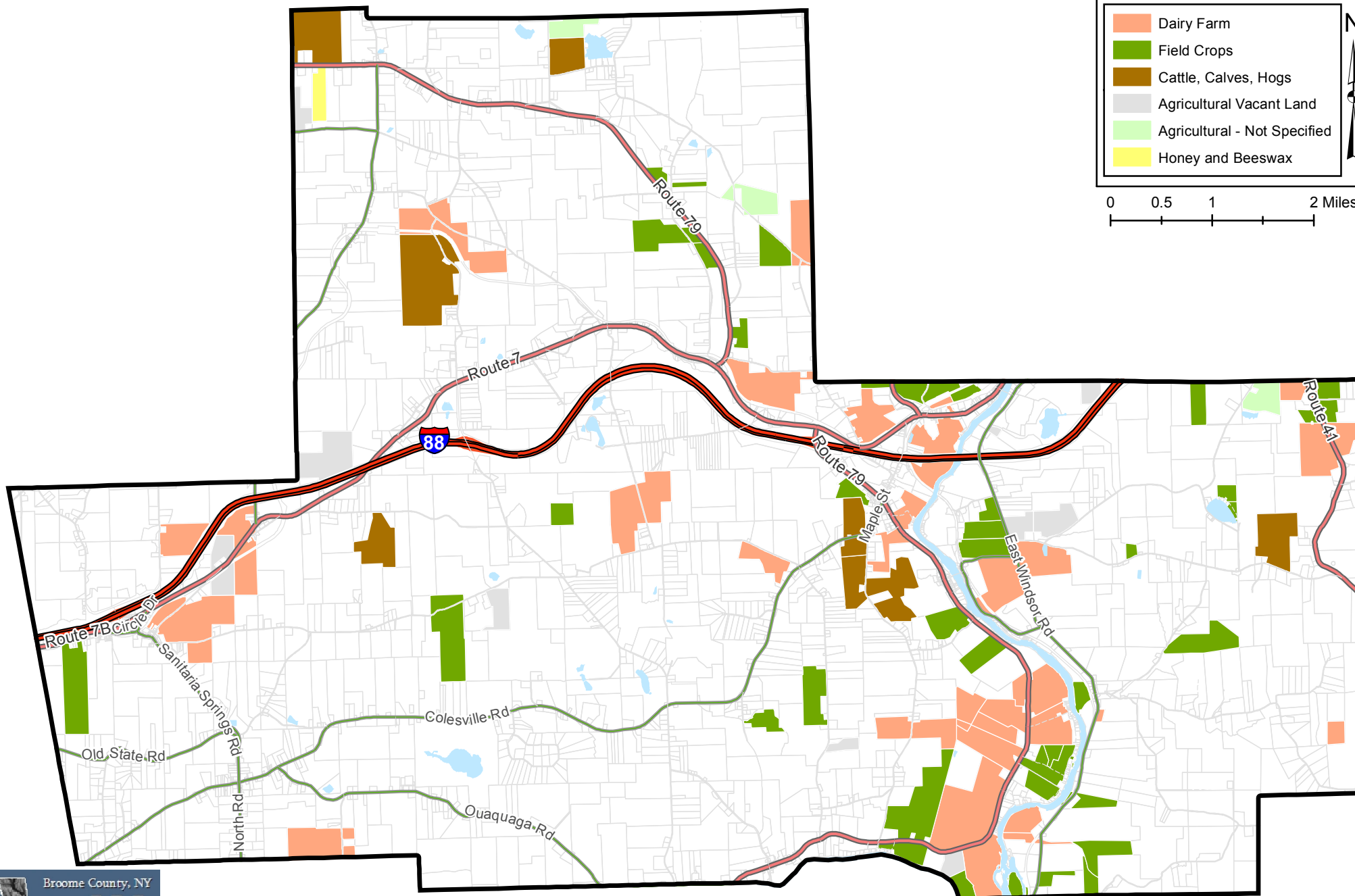
Town of Colesville Hamlets



Town of Colesville Existing Agricultural Land Use

- Dairy Farm
- Field Crops
- Cattle, Calves, Hogs
- Agricultural Vacant Land
- Agricultural - Not Specified
- Honey and Beeswax

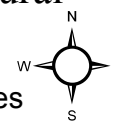
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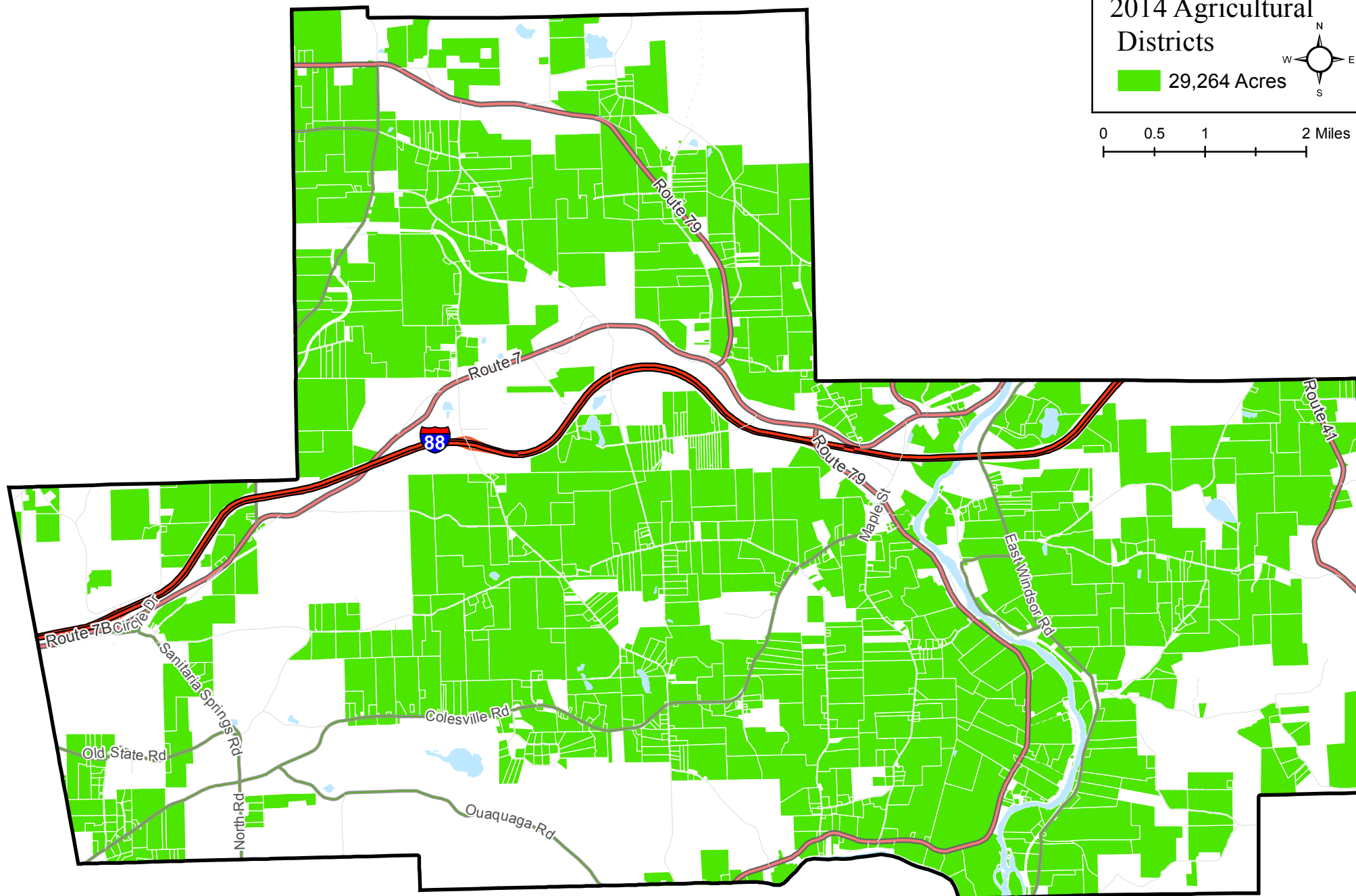
Town of Colesville

2014 Agricultural Districts

29,264 Acres

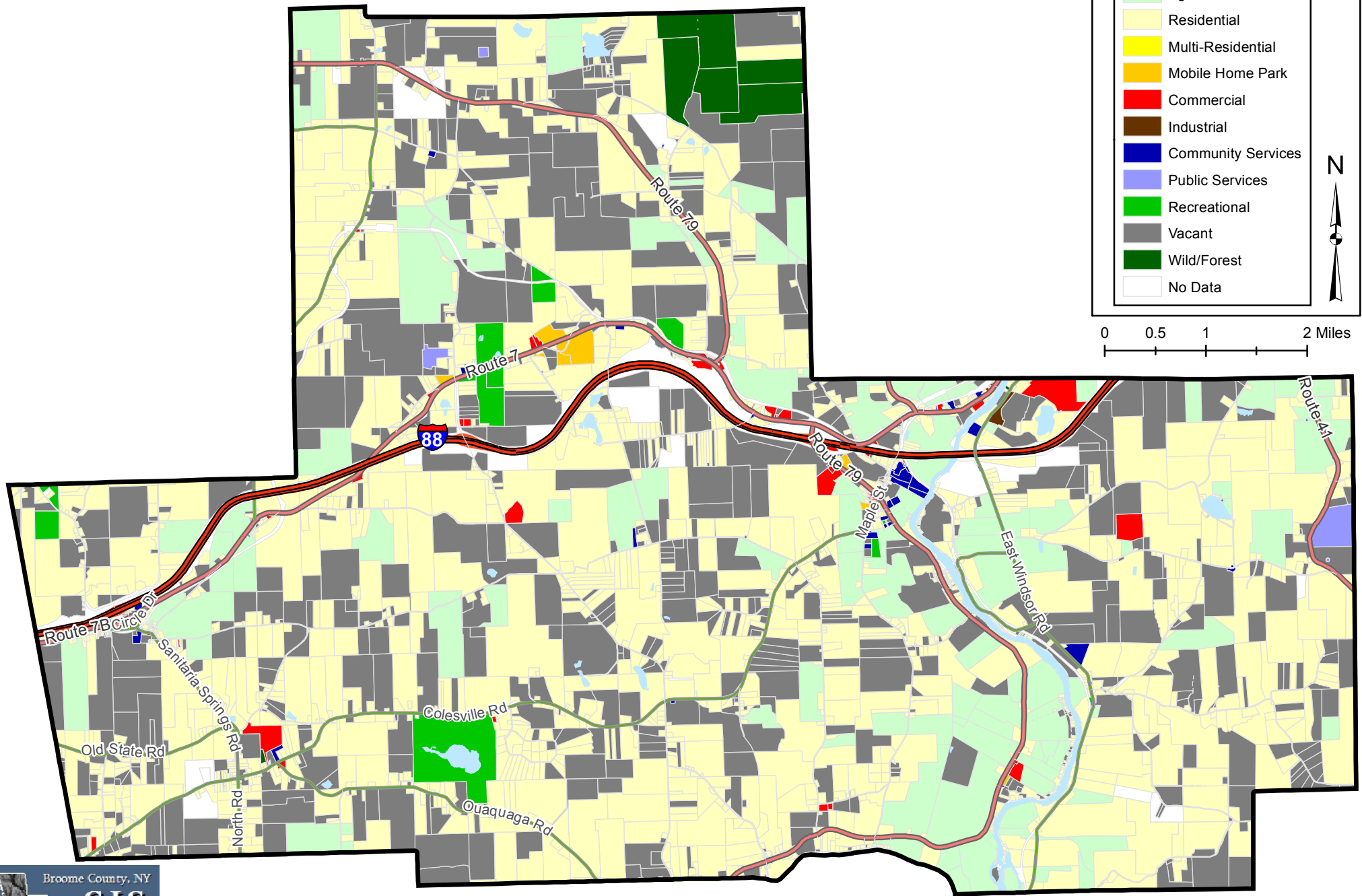
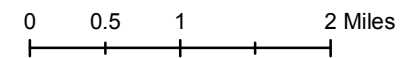


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Town of Colesville

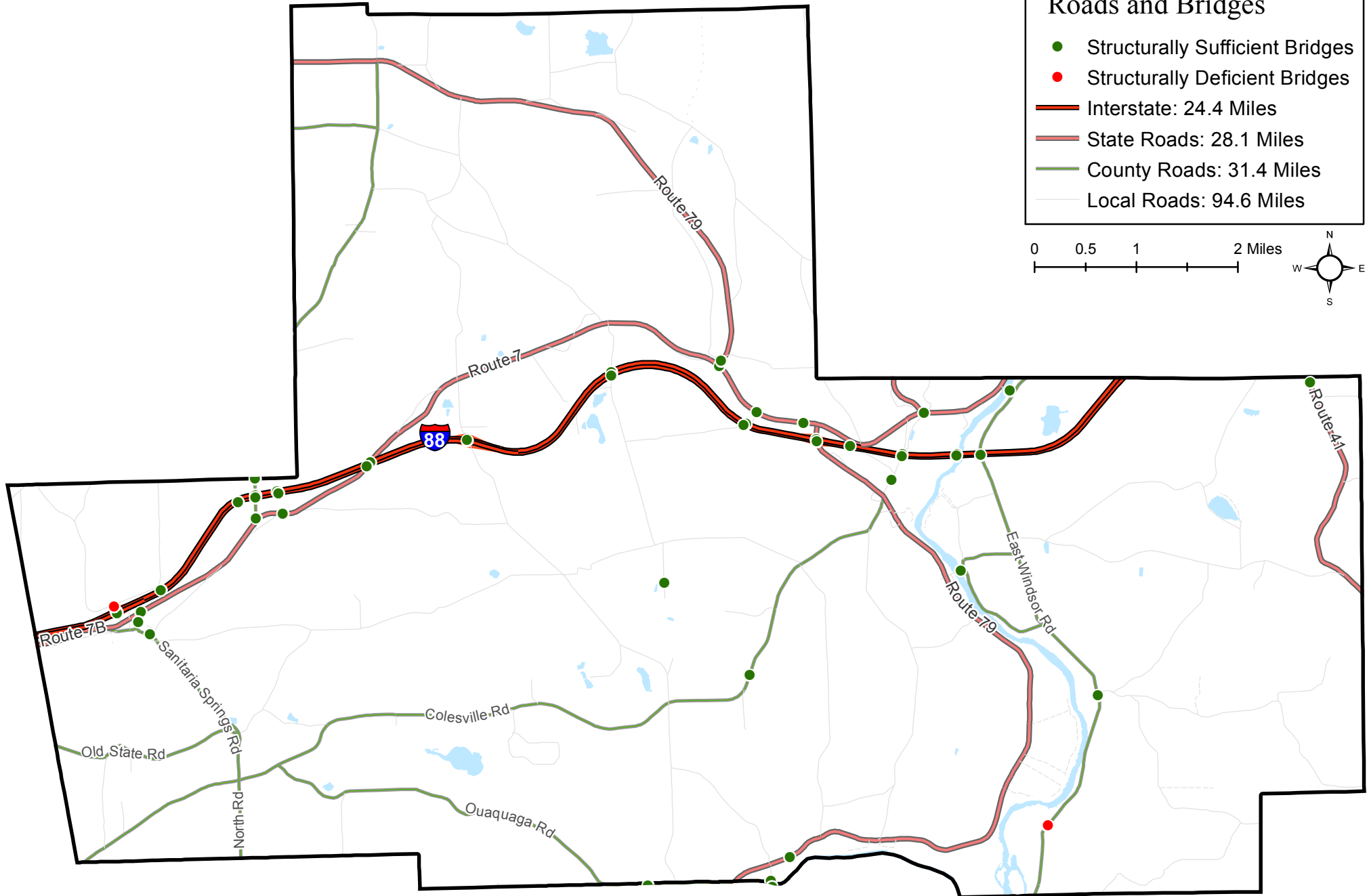
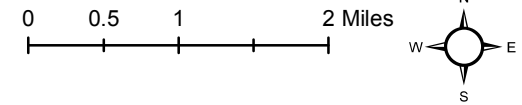
Existing Land Use



Town of Colesville

Roads and Bridges

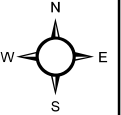
- Structurally Sufficient Bridges
- Structurally Deficient Bridges
- Interstate: 24.4 Miles
- State Roads: 28.1 Miles
- County Roads: 31.4 Miles
- Local Roads: 94.6 Miles



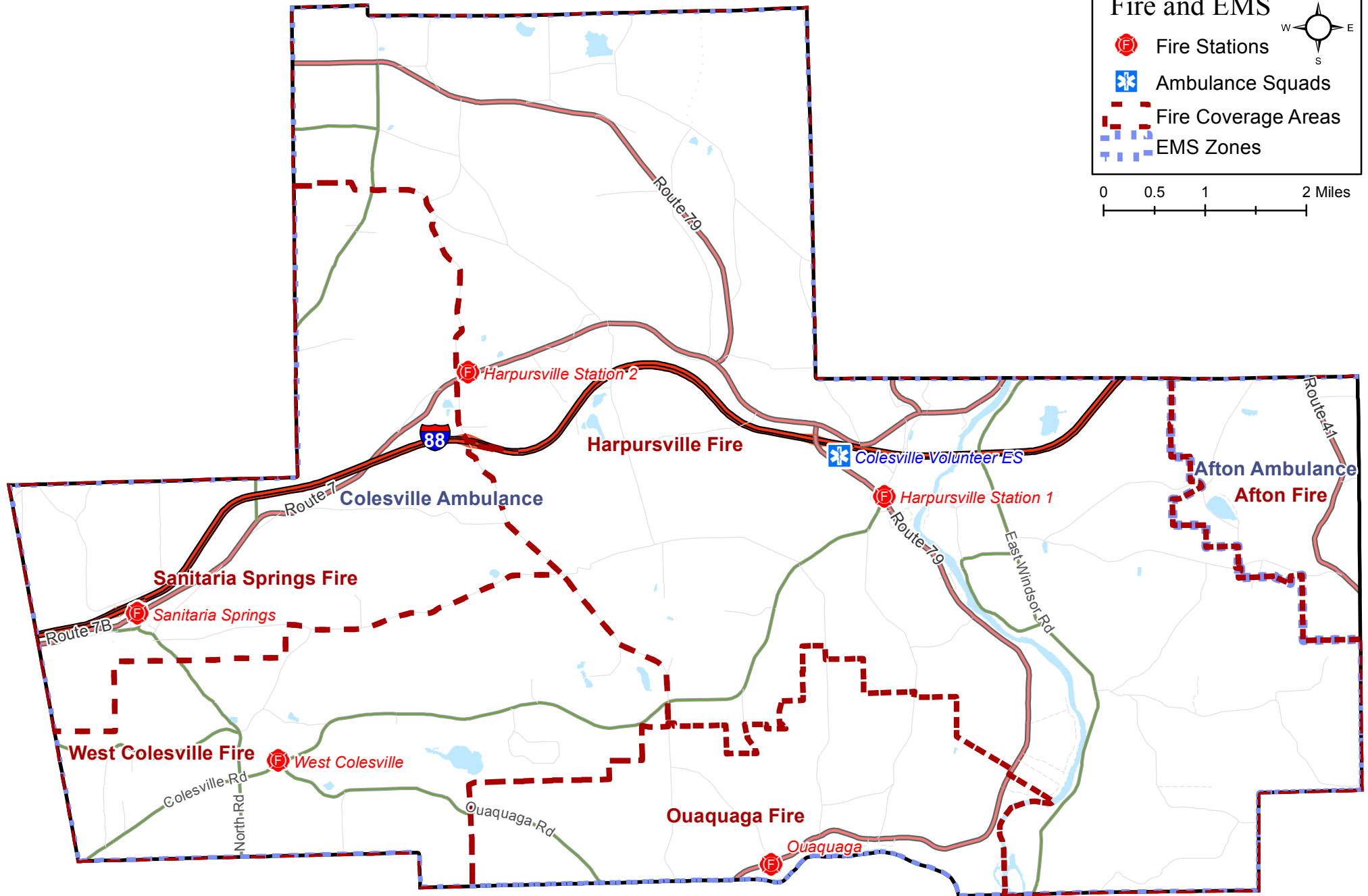
Town of Colesville

Fire and EMS

-  Fire Stations
-  Ambulance Squads
-  Fire Coverage Areas
-  EMS Zones

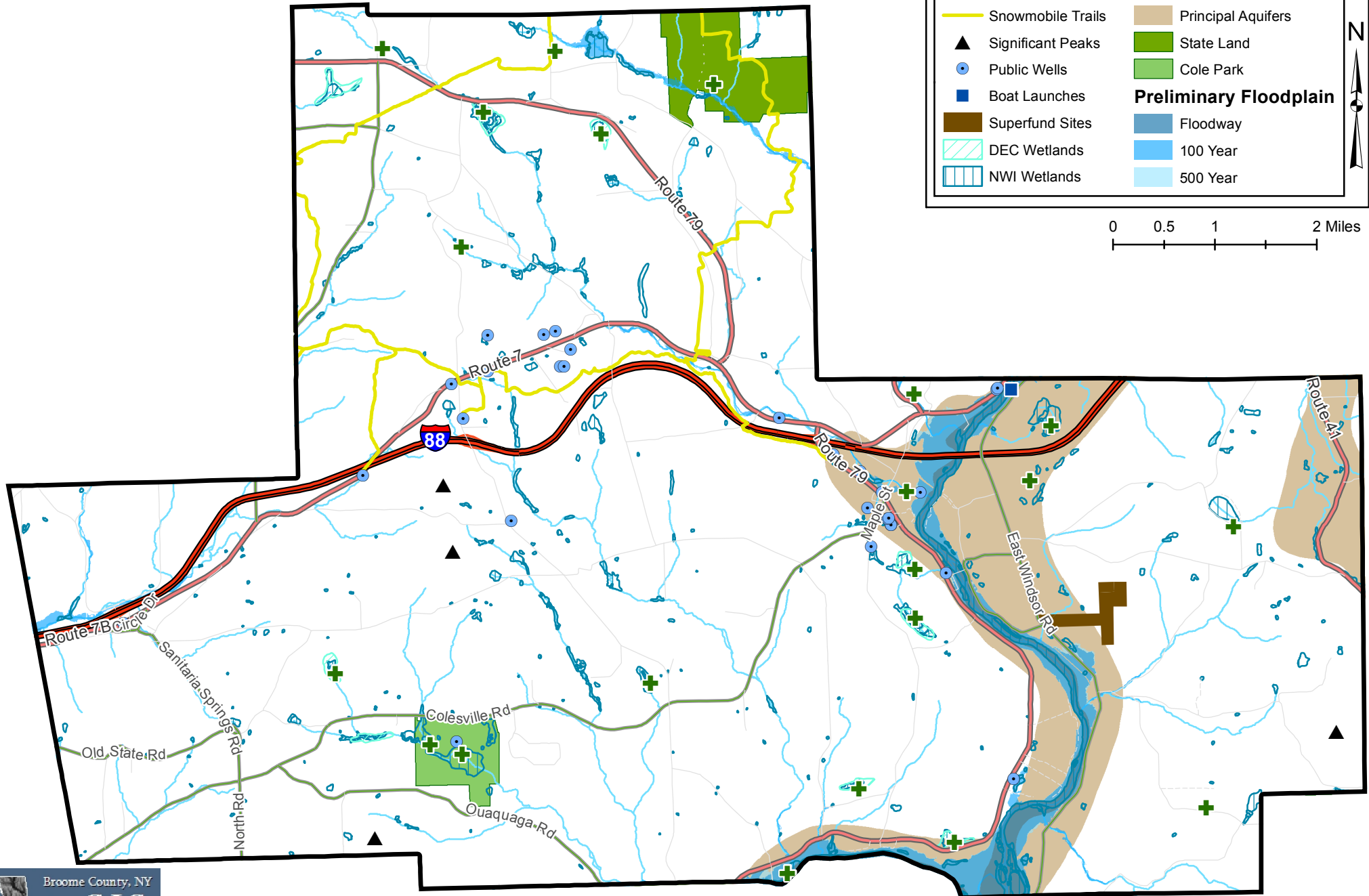
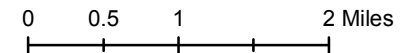
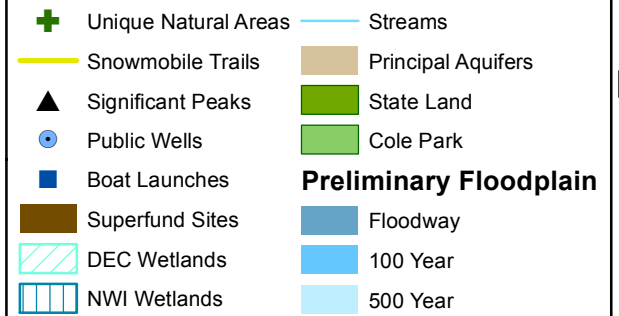


0 0.5 1 2 Miles



Town of Colesville

Environmental Features



Question 1

How would you like to see the Town's population change over the next 10 years?

grow significantly	42	16%
grow slightly	114	43%
stay about the same	100	37%
decrease	11	4%

Question 2

How important to you are each of the following characteristics of the Town of Colesville? Please rank each characteristic from 1 to 10 (1 is most important and 10 is least important):

	1	2	3	Top	4	5	6	7	8	9	10
Quality of Schools	93	29	28	24%	15	31	14	14	11	11	23
Cost of living/low taxes	48	41	22	18%	15	9	9	7	3	1	7
Scenic beauty	25	20	15	10%	26	38	23	17	18	4	8
Safety/low crime	23	38	26	14%	22	7	10	6	9	3	2
Job opportunities in the area	22	14	17	8%	20	29	18	20	33	16	23
Rural Character	20	14	25	9%	19	26	25	15	11	7	4
Environmental quality	19	12	20	8%	24	25	10	16	8	5	13
Outdoor recreational opportunities	1	7	8	3%	15	22	30	31	27	29	18
Places to shop in the Town	1	10	17	4%	9	14	15	11	28	44	29
Easy access to shopping and other activities in surrounding area	0	4	7	2%	6	20	8	15	18	27	47

Question 3

What is your opinion regarding high-speed Internet service in the Town?

I have high-speed Internet service currently	153	56%
I do NOT have high-speed Internet service, but would like it	67	24%
I do NOT have high-speed Internet service and do NOT want it	22	8%
No opinion	33	12%
Total	275	

Question 4

How compatible do you feel the following types of potential NEW development would be in the Town of Colesville?

	Compatible Everywhere	Compatible Some Places	Not Compatible Anywhere	Not Sure
Farmers markets, produce stands, farm tours	54%	43%	2%	2%
Home Occupations	46%	44%	2%	8%
Greenhouses, Christmas Tree Farms	45%	52%	1%	2%
Livestock, poultry, goats, sheep, etc.	32%	65%	1%	1%
Single-family second or vacation homes	32%	50%	10%	8%
Small stores, shops and offices	30%	63%	4%	3%
Woodlots and Timbering	21%	67%	9%	4%
Individual Mobile Homes	19%	61%	16%	5%
Light industry (such as low intensity manufacturing that does not have significant impacts like noise, smoke or odor)	12%	73%	13%	3%
Sawmills	11%	78%	6%	4%
Conservation subdivisions where homes are concentrated on smaller lots to preserve open space	9%	55%	23%	12%
Natural Gas Compressor Stations	8%	46%	38%	9%
Mining, stone and gravel operations	6%	69%	20%	5%
Used car sales	5%	68%	23%	3%
Large scale commercial development	4%	49%	39%	8%
Mobile home parks	2%	53%	38%	7%
Heavy Industry (such as high intensity manufacturing, processing, and chemical refining uses)	1%	30%	62%	6%

Question 5

How would you rate the quality of the following services in Colesville?

	Excellent	Fair	Poor	Not Sure
Fire service	51%	4%	1%	5%
Ambulance service	43%	5%	2%	9%
Schools	24%	11%	3%	6%
Town's snow plowing	22%	21%	5%	1%
Town's road maintenance	16%	29%	13%	1%
Town Parks	15%	21%	8%	13%
Senior citizen activities and services	14%	13%	3%	30%
Police service	12%	24%	13%	11%
Code enforcement efforts	10%	26%	14%	14%
Overall Appearance of the Town	10%	28%	9%	0%
Youth activities and services	8%	22%	9%	32%
Town Recreational activities	7%	27%	9%	19%
Child care services	2%	19%	11%	54%
Public transportation	0.4%	15%	49%	31%

Question 6

What are your concerns for the future of Colesville?

	Major Concern	Not a Concern
Increasing taxes	82%	1%
Loss of farms	69%	4%
Declining home values	56%	8%
Rising Crime	50%	10%
Too many layers of government	44%	15%
Environmental impacts from natural gas development	43%	25%
Loss of open space	41%	13%
Social impacts from natural gas development	39%	28%
Development encroaching into the rural areas	38%	15%
Potential future flooding	34%	17%
Residents leaving the area	33%	23%
Loss of community character	27%	20%

Question 7

How would you describe the current land use controls in the Town of Colesville?

too restrictive	31	11%
just right	103	37%
not restrictive enough	49	18%
don't know	94	34%

Question 8

The Town of Colesville's 3 major assets are: (Select up to 3)

Rural Character	160	19%
Scenic Beauty	142	17%
Low Crime Rate, Safe Community	108	13%
School System	100	12%
Agriculture/Farms	86	10%
Low taxes	69	8%
Land available for development	33	4%
Abundant Natural Resources	30	4%
Proximity to nearby shopping and services	28	3%
People and Activities	28	3%
Roads conditions and snow plowing	27	3%
Low cost of housing	19	2%
Other (please explain):	7	1%

Other:

I think the natural gas industry should not be restricted.

Less restriction on use of personal property and low encroachment on personal property rights.

We do have several very dedicated and well trained fire companies. Water rescue, etc. Our ambulance service does fairly well. Our town serves us well with grocery stores, churches, funeral home, post office etc. It's well rounded. And the Family Dollar store, restaurant, auto parts, etc.

ZONING RULES so folks can't just pile up junk everywhere.

Question 9

The Town of Colesville's major shortcomings are: (Select up to 3)

Poor building appearance, junk cars, etc.	151	20%
High taxes	89	12%
Lack of development and/or jobs	87	11%
Poor public transportation	79	10%
Lack of local shopping choices	74	10%
Road conditions	63	8%
Lack of broadband/high speed Internet	62	8%
Lack of water, sewer and/or natural gas	49	6%
Flooding	40	5%
Other (please explain):	34	4%
Town services	20	3%
Too many regulations	20	3%

Other (please explain):

Assessments too high

My Flagg Rd. sign needs to be replaced (on the Colesville Rd. end)

I can't think of 3

Should hold all business accountable for how their property looks.

The well water available in town is TERRIBLE Would like to see public water

Have credit union back. Have a Drug Store.

Many Homes and Trailers are dirty, yards are full of junk and garbage. Some homes don't have steps on their front doors. These homes should not have a c.o.

Trailer Parks. The one on Rt 9 is an eyesore!

No Gas Drilling why not lower taxes jobs.

Current zoning not enforced. Enforcement of Property Maintenance Laws

NO Town park

Police. The development of the natural industry will enhance the town on a broad scale with out harming the beauty of the area. Conflict of interest when town board votes in their best interest!!

I live on Old State Road. Some property owners on Sanitara Springs Road are dumping untreated sewer onto my property/directly into fresh water supply for those down stream.

No Recycling dumpsters

No Comments

Natural gas development would be a great asset to the Town of Colesville.

Uneven tax assessments

Not too bad overall!

Letting people have junk in yard. not mowed lawn. Town to me doesn't want a nice looking town. Should include outside of town also!

Lack of open government - Decisions are made behind closed doors - meetings after decisions are made and rules bent (Planning & Zoning boards) Examples: Decisions on Gas Drilling should be put up to Referendum and the Zoo was approved Before any meeting or before anyone knew about it - rules and Definitions were changed to fit. - Does not fit in a neighborhood setting. - No oversight - now showing movies and having wine parties with loud bands till all hours of the night - I would not call that Agricultural. Also - The Town supervisor Running for re-election (as an incumbent) knowing he was going to retire, winning and handing his job over to a person of the Town's choice That's sneaky Don't think that all this goes on, unnoticed by some, unfortunately by not enough as very few participate in government or even vote and therefore the town can get away with it. P.S. But all is not bad as the Town clerk, the assessors, the Highway Dept and Brad the Enforcement officer (even with his hands tied) all do a fine job.

The Town needs to ban wood fired outdoor furnaces. Our next-door neighbors have one and the smoke from it goes right in our house as our house is elevated a little higher than our neighbor's house. They also, quite often, burn items other than wood (probably garbage) to give off an obnoxious odor. Everytime it is fired up, the smoke and the odor from it goes in our house, enough sometimes to make your eyes water.

A real grocery store (not a dollar store or gas station) with a pharmacy would be appreciated. No one ever moved to Colesville to shop, However your committee could use creative thinking (in case; the opera house located 8 miles from Cooperstown).

Taxes although lower than some places are still continuing to escalate.

3 properties on Tunnel Road are an eyesore. 1 by the tracks, 2 others that burned and have not been cleaned up.

We have asked several times for the town to repair access to our driveway with no results.

Police (local) dept. needed

Lack of concern for scenic, open landscapes of present (future) residents by Town, Planning and Zoning Boards.

No local Health/Dental Care Services not even a walk-in clinic. There has been nothing done about this since the last local doctor passed away. To me this is a huge short coming that should be addressed.

Remaining Agriculture is smelly and noisy, with too many animals confined to buildings. This is bad for the environment and the animals. Town should encourage small scale farming and markets for their products which will result in a more sustainable food system. See what Ithaca regional food system has done for local economy.

Lack of Development at I-88 Interchanges - Things are starting at Harpursville, but not at San. Sprgs, Martin Hill

The Senior Housing situation could be greatly improved. There are very few apts. in the complex by the Sr. Center for the elderly. The town looks like heck in many places. Homes and properties that have been abandoned are totally ignored. It takes an act of congress to get anything done to make those property owners clean up. The town is full of such places. How about an ordinance?

Piles of Junk, not cars, not vehicles, just useless Junk piled up

Question 10

How important is it for the Town of Colesville to do the following?

	Very Important	Somewhat Important	Not Important	Should Not Be Pursued	No Opinion
Protect groundwater	76%	20%	2%	1%	2%
Protect air quality	71%	24%	2%	1%	2%
Preserve agriculture	66%	29%	4%	0%	1%
Decrease illegal dumping	63%	29%	2%	2%	4%
Preserve open space	54%	33%	10%	0%	2%
Tougher junk car regulations	45%	29%	16%	5%	4%
Manage storm water runoff	45%	44%	7%	1%	2%
Control industrial development in the Town	40%	43%	9%	5%	3%
Assist seniors to improve their homes	40%	50%	7%	1%	2%
Regulate mining operations in the town	34%	43%	13%	4%	5%
Increase the tax base by encouraging development	31%	40%	11%	13%	5%
Improve access to public transportation	30%	39%	18%	5%	8%
Improve broadband availability	29%	35%	22%	4%	10%
Improve youth activities and services	27%	51%	13%	2%	7%
Control noise	26%	37%	26%	5%	6%
Control commercial development in the Town	26%	54%	14%	3%	3%
Regulate logging operations in the town	24%	47%	19%	6%	4%
Provide more senior citizen housing	23%	47%	19%	4%	7%
Improve senior citizen activities and services	22%	56%	14%	2%	6%
Improve existing Town parks and recreation	19%	51%	21%	4%	5%
Improve river access for recreation	15%	48%	28%	4%	5%
Control residential development in the Town	15%	54%	23%	4%	4%
Develop a walking trail or rail to trail in the Town	14%	32%	40%	9%	5%
Create a community garden	8%	29%	47%	8%	8%

Please provide any additional suggestions comments that you would like to share with the Comprehensive Plan Committee:

1. Our town clerk and code enforcement are excellent. Tax assessors have a habit of raising assessments without sending notices which has happened to several people we know and ourselves. None of us believe it was by fault of mail person (many different mail personnel too). Has anyone checked the assessors assessments and their relatives? 2. We have nothing personal against Animal Adventure BUT feel it was very poor judgement on the town to allow it at its present location. People pay a lot of money for their properties, build new homes and other improvements like cougar, wolves, etc., it is on blind curve, and the neighbors can't sleep because of wolves howling. Huge pile of manure by the swamp that goes to nearby creeks.
Adams Cable finally providing some broadband services as Time Warner. YES!

Add Mineral Rights & allow mining etc. Lower taxes. Don't worry about cable, plenty to do outside. develop river activities.
allow the pursuit of natural gas
APPROVE FRACKING NOW!

BC County is very hard to use and needs changing. It is very very very user unfriendly on check out if you make a mistake and 2 days to fix. Leave us alone out here. If you want a lot of rules & regulations stay or move to the City. People move out here build \$200,000 home and want the poor people around them to do the same. They usually do NOT help people or organization in the Town they just want to control every one else
Bring more shopping options to Harpersville
Bring the Credit Union back! Nice to have a Doctor and a Dentist also!
Clean up the town better. (junk)

Condemned buildings need to be torn down. For improvement of home quality, there is needed enforcement of junk car laws, code enforcement needs more action. We need better public library, Town garage, and Town hall with better beautification. More pride needs to be taken in this community
Create strip mall along RT79 from mirabato - to Bread & Butter store between RT79 & RT7
ditches on country roads are poorly maintained - present a hazard to landowners and residents' travel. Recommend engineering consult and greater use of storm drains that prevent/reduce erosion & flooding problems.
Don't be heavy-handed in any VENTURE. offer Quick Help when needed to residents in crisis.
Drill safely for natural gas encourage business development

Economic Dev. - Colesville must never develop into the Front St. area, which is poorly planned and overdeveloped with multiple car dealers, motels, etc. and fast food restaurants. It is a magnet for drug trafficking and related criminal activity because of multiple motels, that have high vacancy rates most of the year. Housing-Encourage year round residents and building of homes. Mobile homes are cheaply built and deteriorate in only a few years, causing blight and declining property values. Incredible blight out here that is not being addressed with many vacant, abandoned, substandard and uninhabitable structures. Encourage residents to age in place, not necessarily in homes they cannot afford to maintain, but by building housing communities to transition into. Older homes could be sold to 'newcomers' to the community as sites for innovative renovation and rehab. Businesses cannot and will not come to Colesville revenues until if and when new infrastructure is built: water, septic, roads, reliable electric, phone, internet and cell service as well as shovel ready site development. We desperately need basic businesses such banking and retail, a credit union or bank, a pharmacy, a supermarket, a dr.'s office. Commuting 20+ miles for these tasks is not acceptable.
Enforcement of Existing Codes is very important. Revision of Zoning Map to provide more commercial space would help.
Get police to stop the Bikers with straight pipe exhaust from blasting through town? (It's actually illegal to remove mufflers from motorcycles if I'm not mistaken.)
Glad you are doing this, Good survey.
Government needs to grow by assisting/encouraging private enterprise. No Government can do anything as well as private enterprise. because there's no incentive.

Harpersville/Colesville are an inviting environment and overall a very nice place to live. On another note though, as a young adult and the mother of two young children, our school's are not managed, nor are they kind or helpful to parents with any type of disability. Lack of proper management, proper planning, and communication within Key positions throughout the school thus far have been atrocious and overall the worst school district I have dealt with in the last ten years of my life as I raised my younger brothers since the age of 18.
High speed internet: Sat. at a lower cost - Windsor spent millions when sat. is available
high-speed internet (VERY SLOW) needs improvement
I believe we should allow Natural Gas Drilling. We should designate town area's for Business development.

I enjoy the quiet country living that this area provides.

I feel that our assessors should not punish residents for home improvements rather encourage people to clean up by installing a trash/junk box.

I love this town, but homeowners should have more rights as to what they can do with their own property. Especially those pursuing small home-based businesses that will not have detrimental effects to land or community. It's very hard for some people to work outside of their homes, and not everyone has lots of \$ to start a business 'where it's allowed.'... The zoning needs major revamping and rules/provisions need a good revisions as well people will either be successful or they won't but they should be able to take the chance.

I moved here from Vestal, NY when people, my immediate family included, began to develop various cancers. Eventually, the entire neighborhood was dead, or dying due to monarch chemical corp. polluting well #4 in the Four Corners area. Unless a tragedy of this magnitude has taken place in your life it is easy to take for granted clean water, pure air, untainted soil, peace and quiet. I moved to Colesville because I felt safe, because I thought these issues were not in question. I ask the committee to be mindful in their decisions while maintaining the scenic beauty and nature. Thank you.

I personally feel our town needs a re-assessment done for everyone. Checking the public tax map of residents. Things haven't changed in over 15 yrs & that is not fair to others that are getting hammered in tax increases for no reason. This is a true fact.

I think Harpursville/Colesville is doing a fine job of keeping a balance between governing the land & people, and allowing people to govern themselves and to use their land as they see fit.

I think that Colesville should vote in favor of Natural Gas Development in our town so that when the ban gets lifted (NYS) gas companies will not be afraid to drill (safely) in Colesville. We should pass a bill (law - whatever) that says for 10 yrs. we are in favor of N.G.D. -then review every 10 yrs.

I truck at SDam roles for at least 30 minutes on Sanitaria Springs Road then Jake Brakes everyday on the way back into town. In the 22 years I have lived and paid taxes on Old State Road I have never once seen the road redone correctly.

I want High Speed Internet in my Area.

I would like to see better monitoring and regulating of the outdoor wood burners. Not enough is being done to do so on the state and local level.

I would like to see a Town Park put up by martin Hill/Belden Hill area that is similar to the one in port crane. And maybe put a walking trail around play ground. There are alot of grassy areas on both sides of the gas station on martin Hill by exits.

I would suggest that the Committee (aka. Town boards) take into account the well-being of Town residents when making decisions. The comment, 'We had no reason to say (vote) No.' says to us 'You don't matter'. I say this, not only for myself, but for others who may be so incensed, so discouraged, so broken-hearted, that they may have already put this survey 'in the round file'.

If its' not broke don't fix it.

Increasing Tax Base is a good thought but most likely leads to more spending and more taxes. History has shown THAT! Development is nice if it is located in a proper area!

Is the Planning PROCESS going to be open to the Public or have non-Gov't. people involved outside the 'Steering Committee'?

Junk car's - more than ONE on properties. TRASH Build up on properties. Old campers - old tractors - old farm equip not used. Logging operations not cleaned up after logging done.

Land use controls should be more specific to different areas. Code enforcement needs to be more aggressive. The town should have control over development but not discourage it. There are other organizations out there to help with youth and senior activities. There is dumping ongoing on that is 'protected' under agriculture that is not healthy (waste from butchering & dead animals)... this should stop or have better restrictions.

Let the fire company use property that is not lived in as a burn practice. House by the Nineveh bridge, has sat empty since the flood.

Have a clean up day to encourage people to clean up properties.

Living along the river I would like to see measures taken to lessen major river flooding & would like assurance that the Sidney Dam will not become faulty & flood the homes downriver from it.

Major concern - lack of police coverage for town

Mobile Home parks are a disgrace and negatively effect property values and quality of living due to noise and general disruptions.

More help with small Creeks that Become a Major Problem and Flood your Land. And you get NO help.

Need a swimming pool for kids (keep them out of the river

New Fema Maps - Potential future flooding

NY should be drilling now. PA is almost out of debt has more jobs and lower taxes and no water problems.

Other areas of Broome county are receiving funds to clean up blighted properties. Why can't the Town of Colesville have the same options?

Place no littering signs for those who do not know what a garbage pail is. We try to pick up litter for those who do not. But enough is enough! They should get fines.

Please do not discriminate against Manufactured Housing. With the new State & Federal guidelines for setting up manufactured homes it is the only affordable safe housing left. New Manufactured Homes are safer, more energy efficient, and built better than 90% of the homes in Colesville.

Preserve agriculture: That depends on the type of agriculture.

Prohibit fracking in the Town of Colesville!!!

Promote Area - decrease 2 Acre Requirement for New homes.

Regulate the use of cow manure usage at one time.

Remove junk cars & abandoned trailers

RT79 coming into town is very unsafe for the kids walking it Bigger speed signs needed

Seems that certain 'things' are pursued in certain areas and other 'areas' things are ignored. If the town is going to set rules everyone needs to follow and be accountable not just ones living inside the Main Village. They need more communication.

Senior population is struggling to maintain & pay taxes on homes - flood insurance on homes - Just to eat daily is becoming a very large concern for seniors in area - No reliable public transportation in area is becoming a large burden on seniors.

Some of the services I checked as 'should not be pursued' were checked because I would rather see that money being spent on infrastructure ROAD UPGRADES and flood prevention before it was spent on 'niceties'.

Some times red tape & restriction will result in a missed opportunity.

Something needs to be done about the increasing blight in the area. There seems to be more and more properties in the area that are littered with junk, are in disrepair and/or have unsafe structures on them. (Buildings falling down) The Sanitarian Springs Area seems to be the worse and all this does is drive home & property values down. I believe stricter zoning laws and better code enforcement should be considered.

Start inspecting the homes and trailers to see if they are safe to live in and to have residents clean up their property. Is this survey necessary, don't the politicians in this town see the same things that I see when I ride through the town.

Suggest saying NO to fracking

Support natural gas drilling with the proper rules that will keep the area safe, water, safe, and environment.

The checkerboard arrangement of road maintenance with county roads & town roads creates waste as town trucks (particularly plows) travel many miles on county roads to care for town roads. Develop a better plan with the county.

The Colesville area needs a bank that will work with small business, the backbone of any area, town, state, county or country. Also, we are getting more & more houses for sale everyday in the area, as we are in a poverty area with few good paying jobs, for families to support themselves. This is why we need a working bank to help loan for mortgage and start GOOD small business. Good people with skills are leaving area, also our good young people, until this is turned around, in a few short years, we will be a welfare area, with few taxpayers. I talk with people and small business owners, like myself every day, we share the same problems. If you don't believe me, get out there and visit with these people. We need more common sense instead of button pushers and politicians that need to get out and see people and business's with problems. Thank you for taking the time to read my comments. I love our area, but have many concerns. The Curve in Niveveh by the bridge has a general store, a post office, a garage business. The speed limit is too high for the congestion on that corner. It's a miracle no one has been hit. We have cars & motorcycles doing 80 - 90 mph on Rt. 7 on occasion. Very loud vehicles as well. I wish we could have a trooper there on occasion.

The Family Dollar store has been a big plus to our community. It would be nice if we could attract more small businesses to meet our needs. A little more attention could be paid to the needs of the Seniors - housing especially.

The half ass job that them guys who get paid to repair our roads is just a waste of \$. They do terrible work. Do they know how much they waste? LAZY, SLOW, SLOPPY

The town enjoys being called a 'bedroom community' which is just another name for high taxes. All government from here to Albany set back and let small and midsize farms just go away. What we have now and people with houses. That want services that ultimately cost tax dollars. The topography of the town makes it great for farming logging, and some mining. The town needs to put money effort into growth in these areas.

The town has in the past rec'd grants for home improvements from Thoma Development in Cortland. Why aren't we more informed about this? Putting in to newsletter once every 6 mos. is not enough notice. When I applied I was finally told I had been put on a 'wait list' and then never heard a thing. This is not right. We need more transparency.

The trashy homes should be improved -- it puts 'trashy' people in our town. The school does an excellent job with the 'population' they work with. Discipline in the school has been lacking since Mr. Hamilton left.

The truck used on our dead end road is to BIG for the road. The ditches need cleaning and seluce pipes under road need replacing. This town of Colesville needs safe natural gas development in order for it to thrive & survive!!!

to be able to due the land owned for what you feel would help out the household. With out having the code officer saying you can.

Town of Colesville has wonderful parks, schools that provide services/activities for youth, an excellent senior center - no need for \$ spent. Important issues to ALL are the quality of life things like air/water/noise/pollution and open space. We live here because of those things. Our community unfolds & preserves itself. Developement drives small business owners out of business that have been in our community for 50 yrs or more. We have the small town aricultural atmospher that draws people to us. Don't go after Big Money That Pollutes. Town parks and recreation great conditon now
Town trash pickup - weekly - would decrease illegal dumping
Town wide Trash Pick up, Billed INTO our Taxes. Stop Trash Burning.

Try to retain young citizens from leaving the area. Give them a reason to sty: Jobs, transportation. Bring medical service to the area. We are worried about our share water. Not to Trust Oil & Gas Companys. To do The Right Thing Reg - shard water etc. * Protect our gound Water Now Be For they come!

We built our house so tht we would have quiet, peaceful surroundings in the woods. We are VERY opposed to fracking and large dirty commercial interests imposing THEIR will on us. And yes, I have first hand knowledge of the gas industry in PA - my best friend lives 1/2 mile from multiple gas wells.

We do not want any type of trailers single or double in the town limits. Modular is acceptable.

We need a really good town park with pool (community) and a place for grilling. Pavallions would also be nice for famlies and friends. With such a rural and friendly atmosphere it would be a attraction for everyone to enjoy. A nice walkway or trail would be a nice addition also.

We need to follow the example set by Robert Harpur and Continue to Responsibly develop the natural Resources in the area, Encourage Ariculture, capitalize on the Senic Beauty of the Area to provide recreation & Tourism opportunities, & Increase the Tax Base by Encouraging more families to move to the area and Build Single family Homes.

We should NOT allow fracking for natural gas in the Tow of Colesville. The board members, including the Town Supervisor are land-owning farmers who will personally profit from natural gas development. They should not be allowed to make these decisions without community input, balanced information & multiple public hearings.

We should not allow fracking for natural gas in the town of colesville. The board members, including the town supervisor. are land owning farmers who will profit personally from natural gas development

We want Walmart!!!

We welcome natural gas! Would help with Jobs, Taxes, Schools, ect

When a resident on Welton St is allowed to keep over 100 different junk contraptions on his acreage because he says he's farming this land only to find out he's only haying it does not meet w/my approval and he serves as an assessor to Colesville - what will YOU do about his mess - Come see for yourself.

Work with DEC to Decrease Coyote population.

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We love living here and hope it doesn't change much.

Question 12

Are you a resident of the Town of Colesville?

Yes	276	97%
No	2	1%
No response	6	2%

Question 13

How long have you lived at your current residence?

Less than 1 year	3	1%
1 to 5 years	14	5%
6 to 10 years	21	8%
11 to 15 years	25	9%
16 to 20 years	25	9%
Over 20 years	185	68%

Question 14

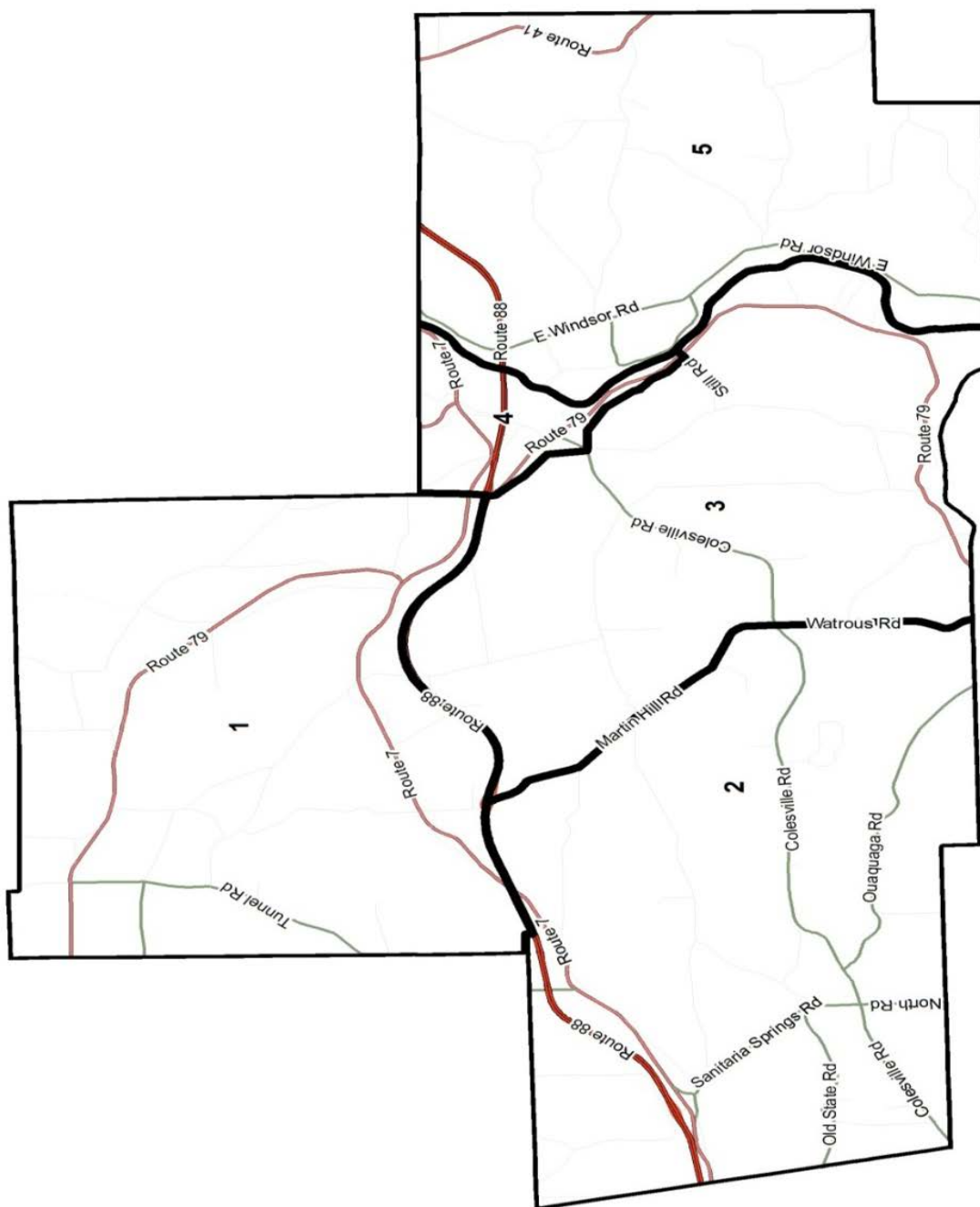
What is the age of the head of household?

Under 20	0	0%
21 to 40	12	4%
41 to 60	98	36%
61 to 70	93	34%
Over 70	71	26%

Question 15

Using the map provided, please indicate the area where you live:

1	61	23%
2	87	33%
3	61	23%
4	21	8%
5	33	13%



Please provide any additional suggestions comments that you would like to share with the Comprehensive Plan Committee:

1. Our town clerk and code enforcement are excellent. Tax assessors have a habit of raising assessments without sending notices which has happened to several people we know and ourselves. None of us believe it was by fault of mail person (many different mail personnel too). Has anyone checked the assessors' assessments and their relatives? 2. We have nothing personal against Animal Adventure BUT feel it was very poor judgment on the town to allow it at its present location. People pay a lot of money for their properties, build new homes and other improvements like cougar, wolves, etc., it is on a blind curve, and the neighbors can't sleep because of wolves howling. Huge pile of manure by the swamp that goes to nearby creeks.

Adams Cable finally providing some broadband services as Time Warner. YES!

Add Mineral Rights & allow mining etc. Lower taxes. Don't worry about cable, plenty to do outside. develop river activities.

allow the pursuit of natural gas

APPROVE FRACKING NOW!

BC County is very hard to use and needs changing. It is very very very user unfriendly on check out if you make a mistake and 2 days to fix. Leave us alone out here. If you want a lot of rules & regulations stay or move to the City. People move out here build \$200,000 home and want the poor people around them to do the same. They usually do NOT help people or organization in the Town they just want to control everyone else.

Bring more shopping options to Harpersville

Bring the Credit Union back! Nice to have a Doctor and a Dentist also!

Clean up the town better. (junk)

Condemned buildings need to be torn down. For improvement of home quality, there is needed enforcement of junk car laws, code enforcement needs more action. We need better public library, Town garage, and Town hall with better beautification. More pride needs to be taken in this community.

Create strip mall along RT79 from mirabito - to Bread & Butter store between RT79 & RT7

ditches on country roads are poorly maintained - present a hazard to landowners and residents' travel.

Recommend engineering consult and greater use of storm drains that prevent/reduce erosion & flooding problems.

Don't be heavy-handed in any VENUE. offer Quick Help when needed to residents in crisis.

Drill safely for natural gas encourage business development

Economic Dev. - Colesville must never develop into the Front St. area, which is poorly planned and overdeveloped with multiple car dealers, motels, etc. and fast food restaurants. It is a magnet for drug trafficking and related criminal activity because of multiple motels, that have high vacancy rates most of the year. Housing-Encourage year round residents and building of homes. Mobile homes are cheaply built and deteriorate in only a few years, causing blight and declining property values. Incredible blight out here that is not being addressed with many vacant, abandoned, substandard and uninhabitable structures. Encourage residents to age in place, not necessarily in homes they cannot afford to maintain, but by building housing communities to transition into. Older homes could be sold to 'newcomers' to the community as sites for innovative renovation and rehab. Businesses cannot and will not come to Colesville revenues until if and when new infrastructure is built: water, septic, roads, reliable electric, phone, internet and cell service as well as shovel ready site development. We desperately need basic businesses such banking and retail, a credit union or bank, a pharmacy, a supermarket, a dr.'s office. Commuting 20+ miles for these tasks is not acceptable. Enforcement of Existing Codes is very important. Revision of Zoning Map to provide more commercial space would help.

Get police to stop the Bikers with straight pipe exhaust from blasting through town? (It's actually illegal to remove mufflers from motorcycles if i'm not mistaken.)

Glad you are doing this, Good survey.

Government needs to grow by assisting/encouraging private enterprise. No Government can do anything as well as privat enterprise. because there's no incentive.

Harpursville/Colesville are an inviting environment and overall a very nice place to live. On another note though, as a young adult and the mother of two young children, our school's are not managed, nor are they kind or helpful to parents with any type of disability. Lack of proper management, proper planning, and communication within Key positions throughout the school thus far have been atrocious and overall the worst school district I have dealt with in the last ten years of my life as I raised my younger brothers since the age of 18.

High speed internet: Sat. at a lower cost - Windsor spent millions when sat. is available

high-speed internet (VERY SLOW) needs improvement

I believe we should allow Natural Gas Drilling. We should designate town area's for Business development.

I enjoy the quiet country living that this area provides.

I feel that our assessors should not punish residents for home improvements rather encourage people to clean up by installing a trash/junk box.

I love this town, but homeowners should have more rights as to what they can do with their own property. Especially those pursuing small home-based businesses that will not have detrimental effects to land or community. It's very hard for some people to work outside of their homes, and not everyone has lots of \$ to start a business 'where it's allowed.'... The zoning needs major revamping and rules/provisions need a good revisions as well people will either be successful or they won't but they should be able to take the chance.

I moved here from Vestal, NY when people, my immediate family included, began to develop various cancers. Eventually, the entire neighborhood was dead, or dying due to monarch chemical corp. polluting well #4 in the Four Corners area. Unless a tragedy of this magnitude has taken place in your life it is easy to take for granted clean water, pure air, untainted soil, peace and quiet. I moved to Colesville because I felt safe, because I thought these issues were not in question. I ask the committee to be mindful in their decisions while maintaining the scenic beauty and nature. Thank you.

I personally feel our town needs a re-assessment done for everyone. Checking the public tax map of residents. Things haven't changed in over 15 yrs & that is not fair to others that are getting hammered in tax increases for no reason. This is a true fact.

I think Harpursville/Colesville is doing a fine job of keeping a balance between governing the land & people, and allowing people to govern themselves and to use their land as they see fit.

I think that Colesville should vote in favor of Natural Gas Development in our town so that when the ban gets lifted (NYS) gas companies will not be afraid to drill (safely) in Colesville. We should pass a bill (law - whatever) that says for 10 yrs. we are in favor of N.G.D. -then review every 10 yrs.

I truck at SDam roles for at least 30 minutes on Sanitaria Springs Road then Jake Brakes everyday on the way back into town. In the 22 years I have lived and paid taxes on Old State Road I have never once seen the road redone correctly.

I want High Speed Internet in my Area.

I woul like to see better monitoring and regulating of the outdoor wood burners. Not enough is being done to do so on the state and local level.

I would like to see a Town Park put up by martin Hill/Belden Hill area that is similar to the one in port crane. And maybe put a walking trail around playground. There are a lot of grassy areas on both sides of the gas station on martin Hill by exits.

I would suggest that the Committee (aka. Town boards) take into account the well-being of Town residents when making decisions. The comment, 'We had no reason to say (vote) No.' says to us 'You don't matter'. I say this, not only for myself, but for others who may be so incensed, so discouraged, so broken-hearted, that they may have already put this survey 'in the round file'.

If its' not broke don't fix it.

Increasing Tax Base is a good thought but most likely leds to more spending and more taxes. History has shown THAT! Development is nice if it is located in a proper area!

Is the Planning PROCESS going to be open to the Public or have non-Gov't. people involved outside the 'Steering Committee'?

Junk car's - more than ONE on properties. TRASH Build up on properties. Old campers - old tractors - old farm equip not used. Logging operations not cleaned up after logging done.

Land use controls should be more specific to different areas. Code enforcement needs to be more aggressive. The town should have control over development but not discourage it. There are other organizations out there to help with youth and senior activities. There is dumping ongoing on that is 'protected' under agriculture that is not healthy (waste from butchering & dead animals)... this should stop or have better restrictions.

Let the fire company use property that is not lived in as a burn practice. House by the Nineveh bridge, has sat empty since the flood. Have a clean up day to encourage people to clean up properties.

Living along the river I would like to see measures taken to lessen major river flooding & would like assurance that the Sidney Dam will not become faulty & flood the homes downriver from it.

Major concern - lack of police coverage for town

Mobile Home parks are a disgrace and negatively effect property values and quality of living due to noise and general disruptions.

More help with small Creeks that Become a Major Problem and Flood your Land. And you get NO help.

Need a swimming pool for kids (keep them out of the river

New Fema Maps - Potential future flooding

NY should be drilling now. PA is almost out of debt has more jobs and lower taxes and no water problems.

Other areas of Broome county are receiving funds to clean up blighted properties. Why can't the Town of Colesville have the same options?

Place no littering signs for those who do not know what a garbage pile is. We try to pick up litter for those who do not. But enough is enough! They should get fines.

Please do not discriminate against Manufactured Housing. With the new State & Federal guidelines for setting up manufactured Homes it is the only affordable Safe Housing left. New Manufactured Homes are safer, more Energy Efficient, and Built Better than 90% of the Homes in Colesville.

Preserve agriculture: That depends on the type of agriculture.

Prohibit fracking in the Town of Colesville!!!

Promote Area - decrease 2 Acre Requirement for New homes.

Regulate the use of cow manure usage at one time.

Remove junk cars & abandoned trailers

RT79 coming into town is very unsafe for the kids walking it Bigger speed signs needed

Seems that certain 'things' are pursued in Certain areas and other 'areas' things are ignored. If the town is going to set rules everyone needs to follow and be accountable not just ones living inside the Main Village. They need more communication.

Senior population is struggling to maintain & pay taxed on homes - flood insurance on homes - Just to eat daily is becoming a very large concern for seniors in area - No reliable public transportation in area is becoming a large burden on seniors.

Some of the Services I checked as 'should not be pursued' were checked because I would rather see that money being spent on infrastructure ROAD UPGRADES and flood prevention before it was spent on 'niceties'. Some Times Red Tape & Restriction will result in a missed opportunity.

Something needs to be done about the increasing blight in the area. There seems to be more and more properties in the area that are littered with Junk, are in disrepair and or have unsafe Structures on them. (Buildings Falling down) The Sanitaria Springs Area seems to be the worse and all this does is drive Home & property values down. I believe stricter Zoning Laws and better Code enforcement should be considered. Start inspecting the Homes and Trailers to see if they are safe to live in and to have residents clean up their property. Is this survey necessary, don't the politician in this town see the same things that I see when I ride through the town.

Suggest saying NO to fracking

Support natural Gas drilling with the proper rules that will keep the area safe, water, safe, and environment. The checkerboard arrangement of road maintenance with county roads & town roads creates waste as town trucks (particularly plows) travel many miles on county roads to care for town roads. Develop a better plan with the county.

The Colesville area needs a bank that will work with small business, the backbone of any area, town, state, county or country. Also, we are getting more & more houses for sale everyday in the area, as we are in a poverty area with few good paying jobs, for families' to support themselves. This is why we need a working bank to help loan for mortgage and start GOOD small business. Good people with skills are leaving area, also our good young people, until this is turned around, in a few short years, we will be a welfare area, with few taxpayers. I talk with people and small business owners, like myself every day, we share the same problems. If you don't believe me, get out there and visit with these people. We need more common sense instead of button pushers and politicians that need to get out and see people and business's with problems. Thank you for taking the time to read my comments. I love our area, but have many concerns.

The Curve in Niveveh by the bridge has a general store, a post office, a garage business. The speed limit is too high for the congestion on that corner. It's a miracle no one has been hit. We have cars & motorcycles doing 80 - 90 mph on Rt. 7 on occasion. Very loud vehicles as well. I wish we could have a trooper there on occasion. The Family Dollar store has been a big plus to our community. It would be nice if we could attract more small businesses to meet our needs. A little more attention could be paid to the needs of the Seniors - housing especially.

The half ass job that them guys who get paid to repair our roads is just a waste of \$. They do terrible work. Do they know how much they waste ? LAZY, SLOW, SLOPPY

The town enjoys being called a 'bedroom community' which is just another name for high taxes. All government from here to Albany set back and let small and midsize Farms just go away. What we have now and people with houses. That want services that ultimately cost tax dollars. The topography of the town make it great for farming logging, an some mining. The town needs to put money effort into growth in these areas. The Town has in the past rec'd grants for Home Improvements from Thoma Development in Cortland. Why aren't we more informed about this? Putting in to newsletter once every 6 mos. is not enough notice. When I applied I was finally told I had been put on a 'wait List' and then never heard a thing. This is not right. We need more Transparency.

The trashy homes should be improved -- it puts 'trashy' people in our town. The school does an excellent job with the 'population' they work with. Discipline in the school has been lacking since Mr. Hamilton left.

The truck used on our dead end road is to BIG for the road. The ditches need cleaning and sluice pipes under road need replacing.

This town of Colesville needs safe natural gas development in order for it to thrive & survive!!!

to be able to due the land owned for what you feel would help out the household. Without having the code officer saying you can.

Town of Colesville has wonderful parks, schools that provide services/activities for youth, an excellent senior center - no need for \$ spent. Important issues to ALL are the quality of life things like air/water/noise/pollution and open space. We live here because of those things. Our community unfolds & preserves itself.

Development drives small business owners out of business that have been in our community for 50 yrs or more. We have the small town agricultural atmosphere that draws people to us. Don't go after Big Money That Pollutes.

Town parks and recreation great condition now

Town trash pickup - weekly - would decrease illegal dumping

Town wide Trash Pick up, Billed INTO our Taxes. Stop Trash Burning.

Try to retain young citizens from leaving the area. Give them a reason to sty: Jobs, transportation. Bring medical service to the area.

We are worried about our share water. Not to Trust Oil & Gas Companys. To do The Right Thing Reg - shard water etc. * Protect our gound Water Now Be For they come!

We built our house so that we would have quiet, peaceful surroundings in the woods. We are VERY opposed to fracking and large dirty commercial interests imposing THEIR will on us. And yes, I have first hand knowledge of the gas industry in PA - my best friend lives 1/2 mile from multiple gas wells.

We do not want any type of trailers single or double in the town limits. Modular is acceptable.

We need a really good town park with pool (community) and a place for grilling. Pavilions would also be nice for families and friends. With such a rural and friendly atmosphere it would be a attraction for everyone to enjoy. A nice walkway or trail would be a nice addition also.

We need to follow the example set by Robert Harpur and Continue to Responsibly develop the natural Resources in the area, Encourage Agriculture, capitalize on the Scenic Beauty of the Area to provide recreation & Tourism opportunities, & Increase the Tax Base by Encouraging more families to move to the area and Build Single family Homes.

We should NOT allow fracking for natural gas in the Town of Colesville. The board members, including the Town Supervisor are land-owning farmers who will personally profit from natural gas development. They should not be allowed to make these decisions without community input, balanced information & multiple public hearings.

We should not allow fracking for natural gas in the town of Coleville. The board members, including the town supervisor. are land owning farmers who will profit personally from natural gas development

We want Walmart!!!

We welcome natural gas! Would help with Jobs, Taxes, Schools, ect

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