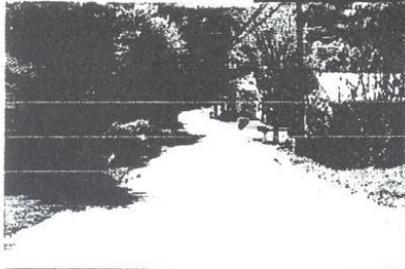
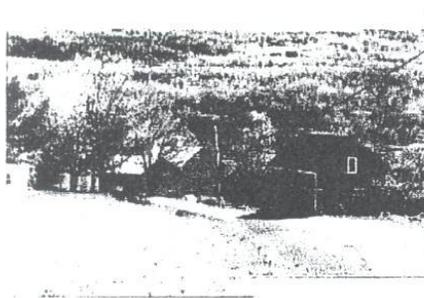


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*The Town of Broome
Comprehensive Plan*



*Prepared by:
the Town of Broome
Planning Board*

October, 2003

REVISED - JULY 2004
Town of Broome Town Board

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1 .Historical Background

A large portion of the territory now known as Schoharie County was first formed as a district before the Revolution on March 24, 1772, and afterward as a town of Albany County on March 24, 1778. Schoharie County was formed by an act of the State Legislature in 1795. The Town of Broome was established on March 17, 1797 as one of the six original towns formed in Schoharie County. First known as Bristol, its name was changed to Broome on April 6, 1808, in honor of then Lieutenant Governor Joberner John Broome, who was much admired in this portion of the state for his sterling honesty, strict integrity, and high political ability. Some of the earliest settlers before the Revolutionary War were Dedrick Van Dyke, John Robins and Christopher Hagadorne.

Broome lies on the east border of the county, south of the center. The surface is hilly uplands, broken by deep ravines. The highest summits are from 350 to 500 feet above the valley. The Catskill Creek starts in the north part of the Vlaie in Franklinton and several branches of the Schoharie Creek drain the north and west portions. The creek flows southeastward, through Albany County, and empties into the Hudson River. Keyser's Creek rises in the southern part of the town, flows northwestward, and empties into the Schoharie Creek and Breakabeen. Little Schoharie, also called Stony Creek, rises in the eastern part between branches of the Catskill Creek, flows northward through the town, then westward through Middleburgh, and empties into the Schoharie Creek opposite to Line Kill, the boundary between Middleburgh and Fulton.

Broome's history is deeply intertwined with the neighboring towns of Conesville, Gilboa and Middleburgh. The original town was very large and included over half the present towns of Conesville and Gilboa. The hub was Broome Center, which is located in the present town of Gilboa.

The first town meeting was held at the house of Peter Richtmyer, located in the present town of Conesville.

In 1836, a part of Broome was split off and combined with parts of Durham to form Conesville. In 1848, another split was made to form Gilboa. The town once again increased its size by annexing sections of Middleburgh in 1849.

In 1860, Broome was a thriving community with a population of 2,182. Many farms dotted the hillsides and businesses abounded in the four major settlements of Livingstonville, Hauverville, Franklinton and Bates [originally called Smithton].

The hamlet of Livingstonville had a hotel, two churches, two stores, a post office, school, shoe shop, two blacksmith shops, a grist mill, a sash and blind factory as well as two doctors, a lawyer and an undertaker.

Franklinton had a church, school, store and post office, a wagon making shop, a grist mill and two blacksmith shops. Bates had a church, school, sawmill, store and a blacksmith shop. Hauverville had a church, school, store, blacksmith shop, cider mill, tannery, wagon shop and sawmill and shingle factory. It also had a quarry which supplied stones for the Capitol Building in Albany.

By 1980, population had declined to 761. Census figures for 1990 showed a reverse in this decline; population stood at 926, an increase of 21% over the previous ten years.

Over the years, many old non-working farms were divided into parcels and sold for summer homes and hunting camps. Of the approximately 29,000 acres in the town about 5,500 acres are state owned and approximately three-fourths of the remaining property is owned by non-residents.

2. Demographics of the Town

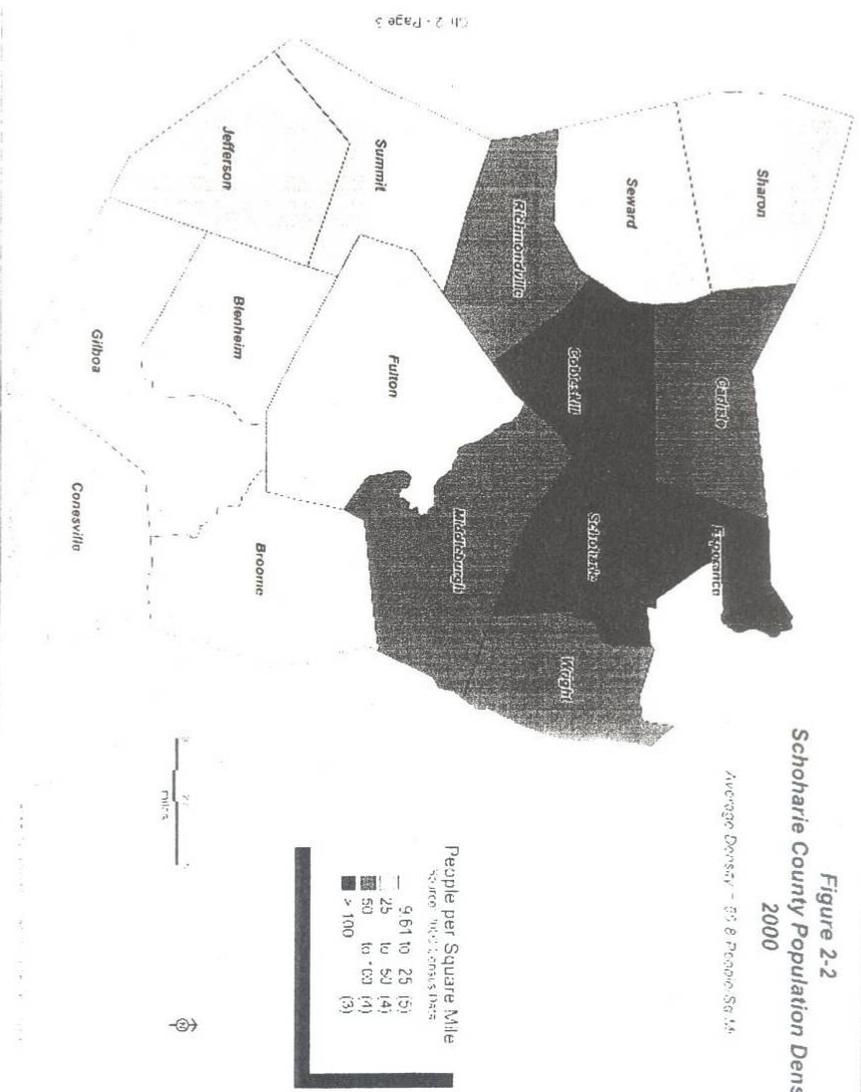
Population - The town's population peaked in 1860 at 2,182 and then declined over the years to 761 in 1980. Since that time, the town's population has risen steadily, to 926 in 1990 [a 2 1.7% increase] and stands at 947 in 2000 census, an increase of 2.3% for the period. The town continues to increase steadily despite the county losing 0.8% of its population from the 1990 to the 2000 census. During the same ten year period, the State of New York's population increased by 5.5%. ***Figure 2-1***, on the next page, displays population changes, by town, for the 1990 to 2000 period.

Population Density - The Town of Broome is one of the least populated towns in the county, only one of five towns with a population density of under 25 people per square mile. In fact, the town has slightly fewer than 20 persons per square mile. ***Figure 2-2***, on page 2-3, displays population density by township for Schoharie County.

Age Breakdown - The Town of Broome had 198 persons under the age of 18 in the 2000 census, about 20.9% of the population. This compares to 24.0% for Schoharie County as a whole. On the other end of the spectrum, the town had 175 persons 65 or older, about 18.5% of the population. Schoharie County has 14.9% of its population 65 or older.

Racial Breakdown - The Town of Broome is predominantly of one race, with 913 of the 947 inhabitants reporting themselves as White, 96.4% of the total. Seven persons described themselves as Black or African-American, 0.7% of the population. Seventeen persons also identified themselves as Hispanic or Latino [1.8%], with ten of these seventeen further describing themselves as Puerto Rican.

Housing - There are 767 total housing units reported in the 2000 census, a 9.9% increase



from the 698 units in the 1990 census. Of these 767, there were 407 reported as year round occupancy, about 53.1% of total housing units. The remaining 360 units are shown as vacant, with 316 of the 360 [or 87.7% of the 360] being shown as seasonal, recreational or occasional use. According to census calculations, Town of Broome owner occupied housing has a 4.2% vacancy rate and a rental vacancy rate of 2.4%. Schoharie County, by comparison, has a 2.9% homeowner vacancy rate and a 9.5% rental vacancy rate.

Units In Structure - Seventy four percent of housing units in the Town of Broome are one family homes with another twenty four percent listed as a mobile home. There are only 12 structures shown as two family homes and another two shown as 10 to 20 units; both of these are former motels.

Housing Tenure .Of the 407 year round occupancy units, 366 are shown as owner occupied, [89.9%] with the remaining 41 described as renter occupied.

Tenure by Household Size - Of the 366 owner occupied units, 109 [29.8%] are shown as one person households, with an additional 135, or 36.9%, listed as 2 person households. There were 51 3 person households [13.9% of total] with another 40 [10.9%] listed as 4 person households. There were 31 households listed as 5, 6 or 7 person owner occupied households [25, 5 and 1, respectively] or about 8.5% of total households.

Of the forty one renter occupied households, 13 were shown as one person [31.7%] while 16 were 2 person households [39.0%]. There were three 3 person renter households [7.3%] and seven 4 person renter households, about 39% of renter households.

Educational Attainment - This question only pertains to those 25 or older during the census. Of these 705 persons, the breakdown is as follows:

| Educational Attainment | <i>Number</i> | <i>Percent</i> |
|---|---------------|----------------|
| Less than 9 th Grade | 22 | 3.8% |
| 9 th to 12 th Grade, No Diploma | 102 | 14.5% |
| High School Graduate (includes equivalency) | 302 | 43.5% |
| Some College, No Degree | 124 | 17.6% |
| Associate Degree | 66 | 9.4% |
| Bachelor's Degree | 38 | 5.4% |
| Graduate or Professional Degree | 41 | 5.8% |

Scholastic County, by comparison, has a lower percentage of persons listed as a High School Graduate [38.1%, compared to 43.5% for Town of Broome] while having higher percentages of those shown with both a Bachelor's Degree [8.9%, compared to 5.4%] or a Graduate or Professional Degree [8.4%, compared to 5.8%].

Occupation This variable tracks the occupation of employed civilians 16 and older. The occupation of the 441 employed civilians in the Town of Broome breaks out as follows:

| Occupation | <i>Number</i> | <i>Percent</i> |
|---|---------------|----------------|
| Management, professional, and related occupations | 110 | 24.9% |
| Service Occupations | 72 | 16.3% |
| Sales and Office Occupations | 97 | 22.0% |
| Farming, Fishing and Forestry Occupations | 7 | 1.6% |
| Construction, extraction, and maintenance occupations | 81 | 18.4% |
| Production, transportation, and material moving occupations | 74 | 16.8% |

Household Income in 1999 - Median household income in 1999 was \$32,368. This is

slightly below Scholario County's median household income of \$36,585 and well below New York State's median of \$43,393. Household income breakdown for the town is as follows:

| Household Income | <i>Number</i> | <i>Percent</i> |
|-------------------------|---------------|----------------|
| Less than \$10,000 | 32 | 7.9% |
| \$10,000 to \$14,999 | 32 | 7.9% |
| \$15,000 to \$24,999 | 73 | 18.0% |
| \$25,000 to \$34,999 | 78 | 19.2% |
| \$35,000 to \$49,999 | 72 | 17.7% |
| \$50,000 to \$74,999 | 78 | 19.2% |
| \$75,000 to \$99,999 | 28 | 6.9% |
| \$100,000 to \$149,999 | 13 | 3.2% |

Poverty - There were 14 families in the Town of Broome who were below the federal poverty level in 1999, or 3.4% of the Town of Broome families. There were 80 individuals who were shown as below the poverty level, 8.4% of individuals in the town.

3 - Physical Features of the Town

The Town of Broome is rich in natural features. *Figure 3-1*, on the next page, displays these features and how they inter-relate. About fifteen percent of the acreage in town is state protected reforestation lands. There are freshwater wetlands all along the Catskill Creek as it empties from Vlaie Pond; there are also a number of protected wetlands in the upland areas of the town. There is a preliminary flood plain overlaid over most of the course of the Catskill Creek as it meanders south and then southeasterly into Albany County. The area around the Vlaie is also a state Wildlife Management Area. There is an agricultural district in the Town of Broome; part of it lies in the northern part of the town, and there is another segment in the northwest where the land rises from the Keyserkill Creek.

The town has lowlands with dramatic views to the uplands all along State Route 145 [*Fig. 3-2*, at right] as well as some upland plateaus with dramatic hill and valley views on both sides of the Catskill Creek lowlands and in the southwesterly part of the town where the highlands descend into Bates Hollow [*Fig. 3-3*, at right].

Figure 3-4, on page 3-3, displays the town's elevations. These range from under 1,000 feet where the town joins the Town of Rensselaerville and Albany County in the southeastern end of the town to twin peaks in excess of 2,500 feet in the

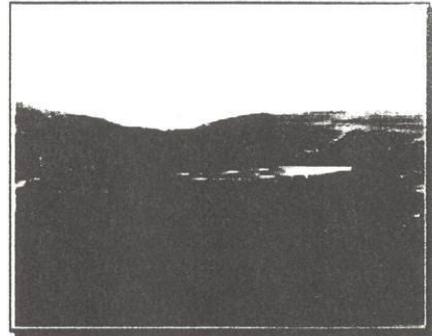


Fig. 3-2 The Vlaie and Beyond



Fig. 3-3 Bates Hollow

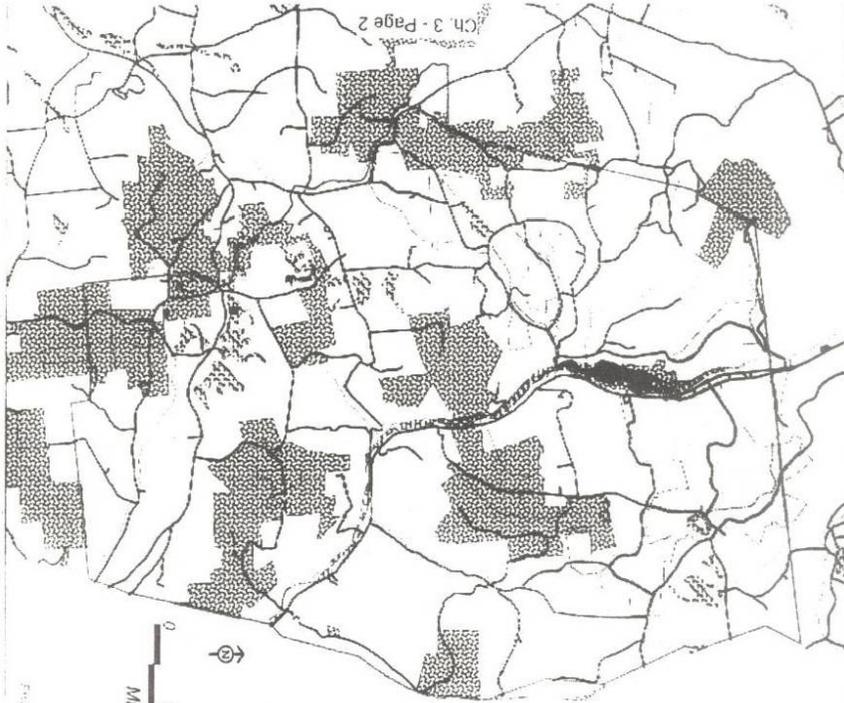
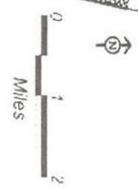


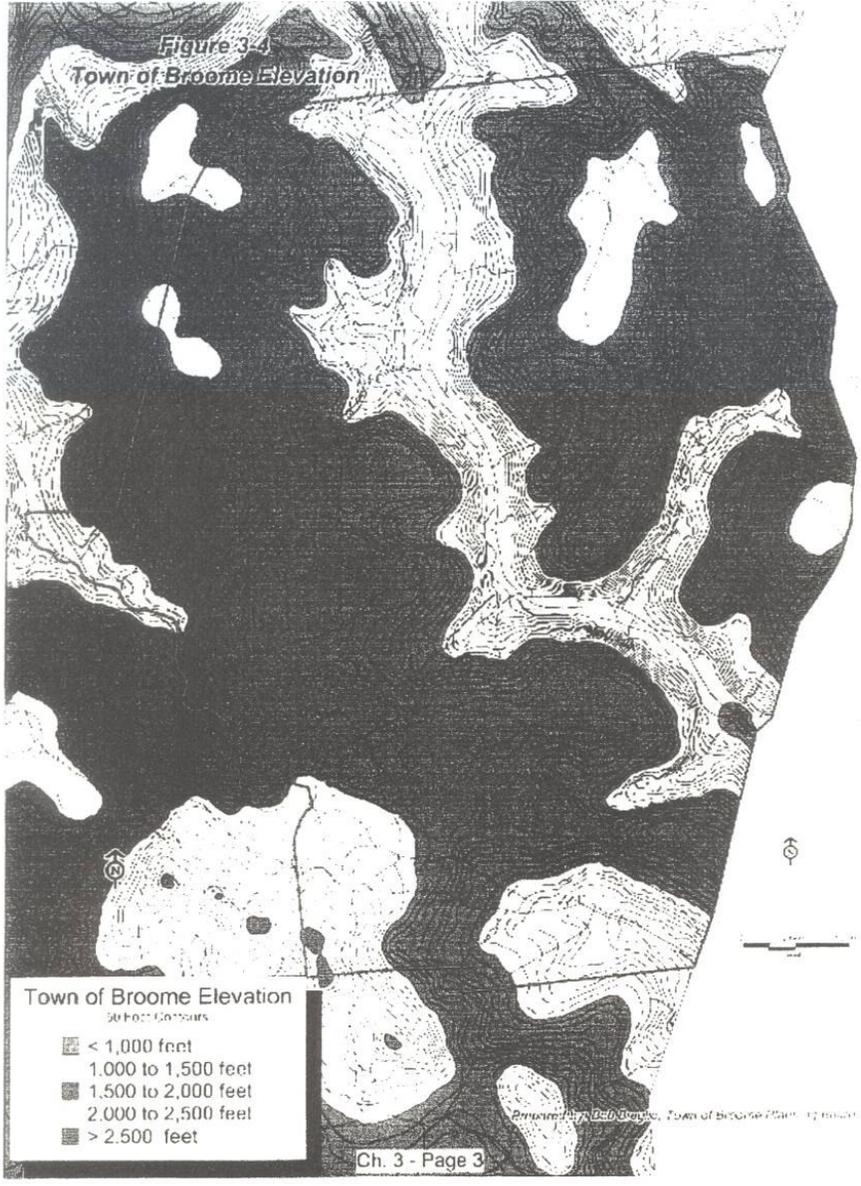
Figure 3-1
Town of Broome
Physical Assets

- Town of Broome Features**
-  Town Line
 -  Agricultural Districts
 -  Fresh Water Wetlands
 -  Reforestation Lands
 -  Streams
 -  Water Bodies
 -  Preliminary Flood Plain
 -  Roads



Prepared by: [illegible]

Figure 3-4
Town of Broome Elevation



Town of Broome Elevation
50 Foot Contours

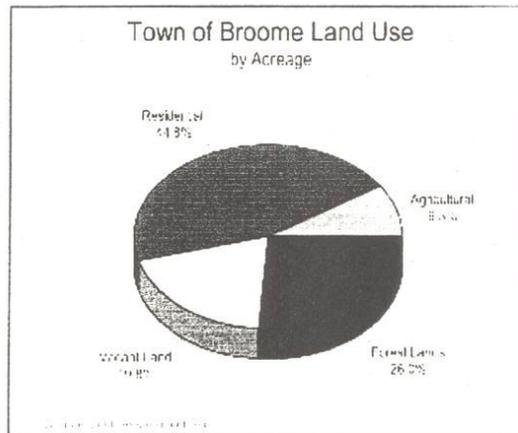
-  < 1,000 feet
-  1,000 to 1,500 feet
-  1,500 to 2,000 feet
-  2,000 to 2,500 feet
-  > 2,500 feet

Prepared by: Bob Boyko, Town of Broome Planning Dept.

extreme southwestern part of the town. The main north-south state highway [Route 145] runs along the Catskill Creek lowlands from the Town of Rensselaerville in the east to the Town of Middleburgh in the north.

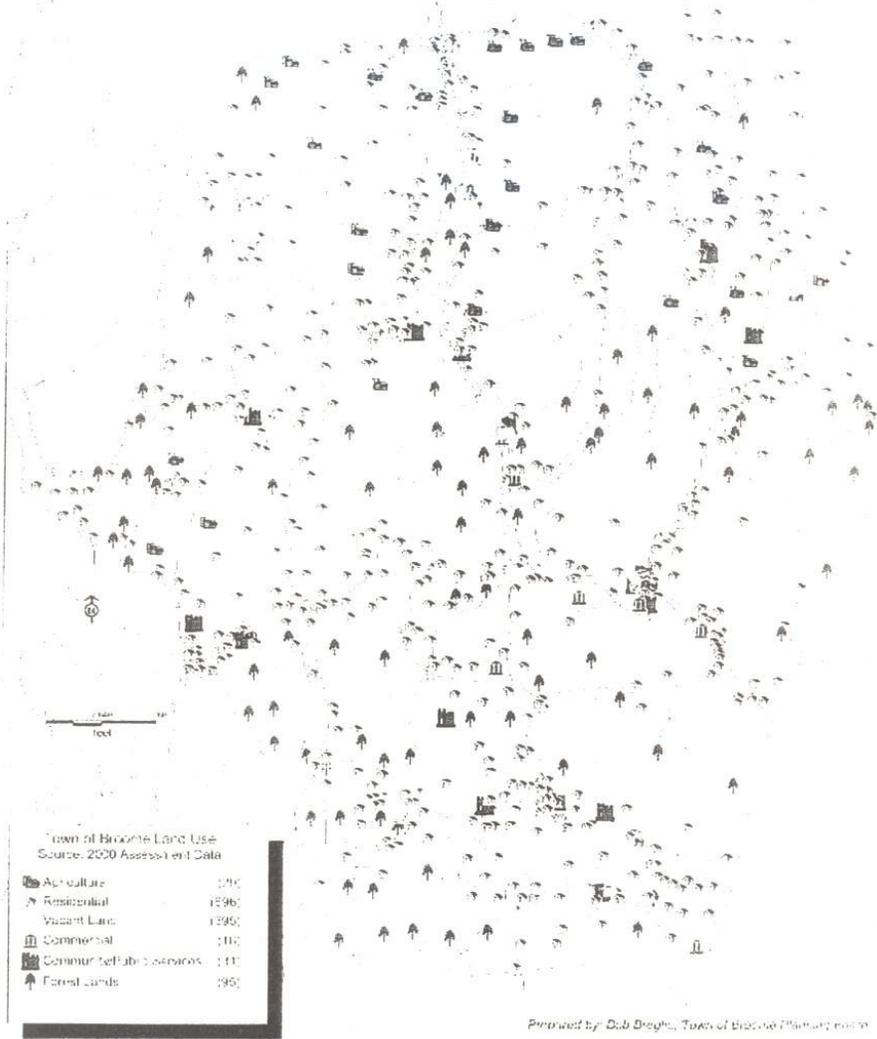
Town land use is displayed in **Figure 3-5**, on the next page. *Residential/and* has the largest number of parcels with 696 of 1,292 parcels, 53.9% of the total. *Vacant land* has the next highest number of parcels, with 395 or 30.6%. *Forest lands* are a distant third with 95 parcels so coded, only 7.5% of total parcels. There were only 29 parcels of land coded to active *agriculture* production despite the presence of an agricultural district in the town. It should be noted that the above figures are a count of separately assessed parcels of land. Looking at land use by the number of acres shows a very different picture of the town [Figure 3-6, below].

Residential property is less than 45% of the acreage in town, followed by *forest lands*, with over one quarter of the acreage. *Vacant land* is slightly under twenty percent of acreage while *agricultural*



land is a little over nine percent of the total. This does not count the almost 218 acres coded to other uses in the town. Since vacant land has the potential to be subdivided and further developed, a breakdown of vacant land by present acreage is portrayed in **Figure 3-7**, below.

**Figure 3 - 5
Town of Broome Land Use**



majority of vacant land [66.6% of parcel is under ten acres, with 145 of these 263 parcels being 5 acres or less. While they are available building lots, further subdivision potential is limited. There are 67 parcels of between 10 and 25 acres as well as 36

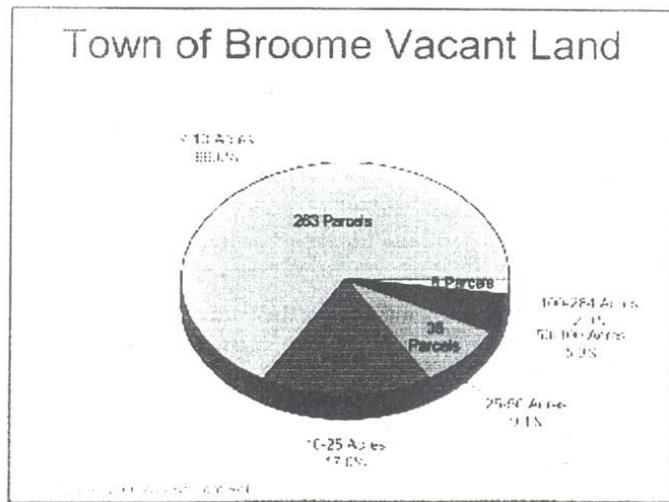
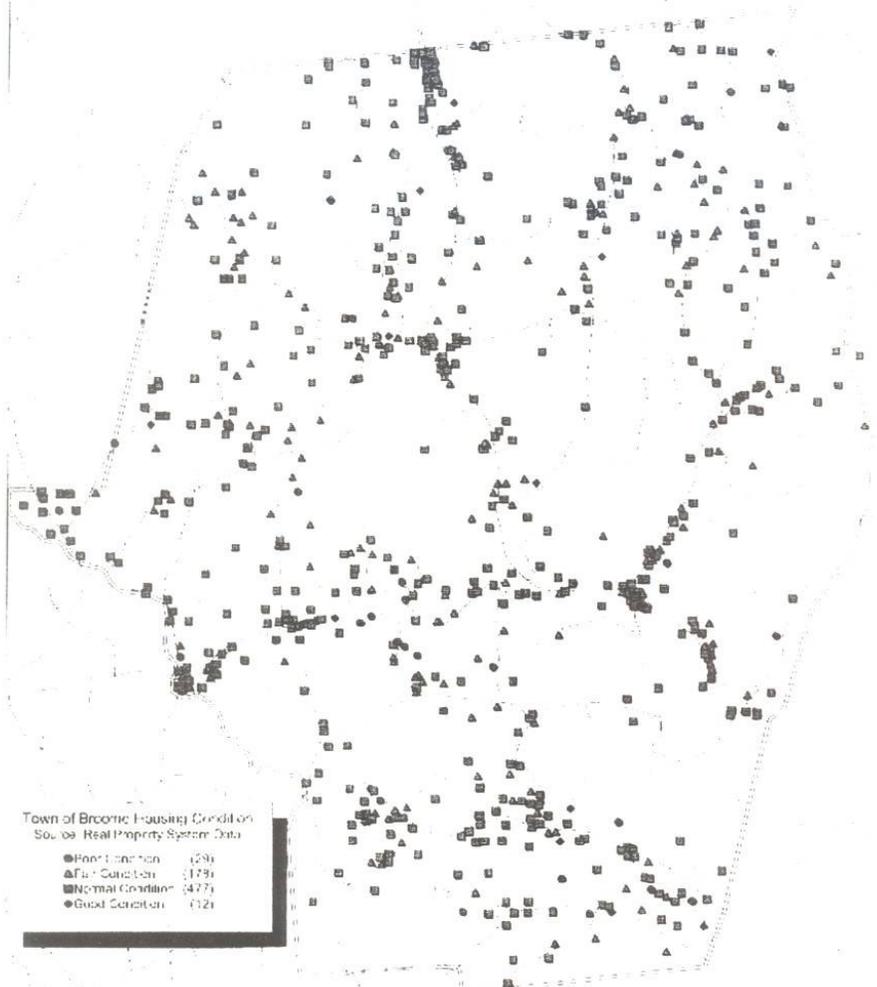


Fig. 3-7. Vacant Land by

parcels of land that are between 25 and 50 acres which could be further subdivided. Even if each lot between 10 and 50 acres was only split in half, over 100 new building lots would be created. If parcels between 50 and 100 acres were split into five acre lots, over 150 new lots would be created while the eight parcels of over 100 acres have the potential for another 80 to 100 new properties. While subdivision pressure has been minimal over the last few years, some attention should be paid to the potential that exists, especially concerning weekend, summer, vacation and ultimate retirement homes which could be built. These estimates do not include any residential land, even though a large number of parcels which presently have a home could be further subdivided.

Housing condition is portrayed in *Figure 3-8*, on the next page. The data were extracted from the assessment roll and are a reasonable approximation of home condition as of March 1, 2000. A little over two thirds of homes in the town [68.5%] are shown as being in *Normal*

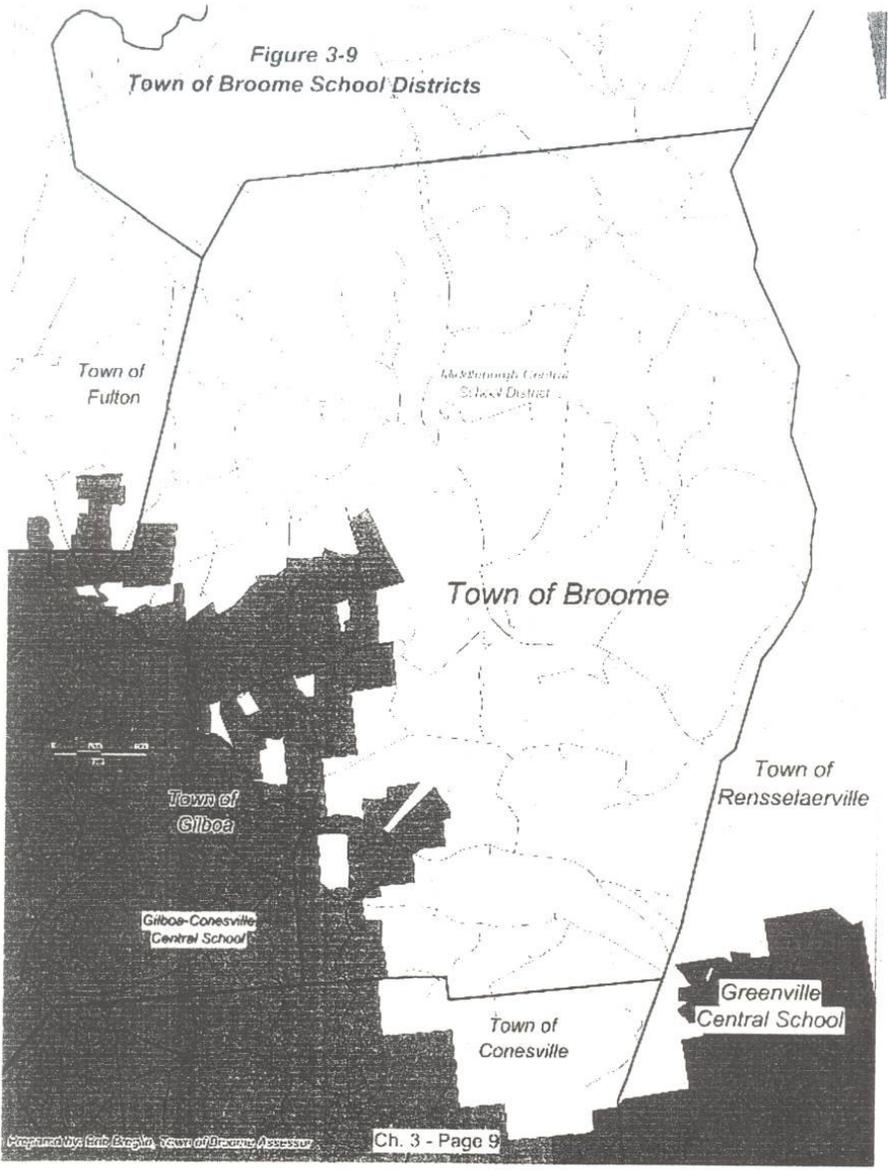
Figure 3-8
Town of Broome Residential Housing Condition
Schoharie County, New York



condition. Slightly over one quarter of all homes are estimated to be in *Fair* condition, [which means that there are some rehabilitation issues which need to be addressed] and a further 4+ percent are shown as in Poor condition [there are a large number of rehabilitation issues which need to be addressed].

The Town of Broome is a town divided in many ways. It is physically divided between valleys and uplands but it also divided artificially by various jurisdictions. There are two school districts in the town, as portrayed in *Figure 3-9*, on the next page. A majority of the town is in the Middleburgh Central School District while a small segment of the southwest portion of the town is in the Gilboa-Conesville Central School District. It is also divided by Postal Service fiat into two different zip codes [*Figure 3-10*, on page 3-10], which splits off the lower southern portion of the town into the Preston Hollow zip code while most of the town is in the Middleburgh zip code. While not portrayed separately, the town is also divided into two different telephone exchanges. The southern and extreme eastern end of the town is in the Oak Hill exchange [239] the vast majority of the town is in the Middleburgh Telephone Company's 827 exchange.

It is interesting to note that none of these artificial divisions exactly overlay any of the others. Someone in the Middleburgh School district can have either a 239 or an 827 number and can have either a Middleburgh or a Preston Hollow mailing address.



4- The Path to the Comprehensive Plan

This plan has been shaped over the years with significant input from landowners through three separate surveys. The first survey was done in 1988 and was mailed to every landowner. There were over 200 responses. The second survey [1993] was a refinement of the first which was again mailed to every landowner. There were again over 200 responses. The third survey was a shortened version of the second survey which was administered in person by planning board members at the town transfer station during late 1997. Almost 100 residents were surveyed during this three hour period.

It was clear from the responses over time that a number of issues were important to the people of the town. One of the most important

issues is maintaining a rural lifestyle.

Over of respondents in each survey indicated that they wanted to maintain a rural lifestyle in the town [see *Figure 4.1*, at right]. percent agreement to this question went up

1997 mini-survey. Another important issue for townspeople is preserving the environment [see *Figure 4.2*, at right]. The agreement with this

issue also was over ninety percent in each of the surveys. There are a number of other issues which are intertwined with the overall issues of

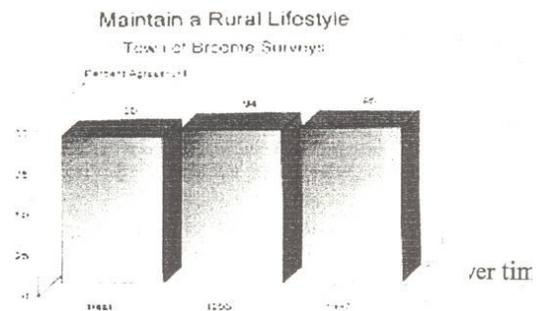


Figure 4.1 - Maintaining a Rural Lifestyle

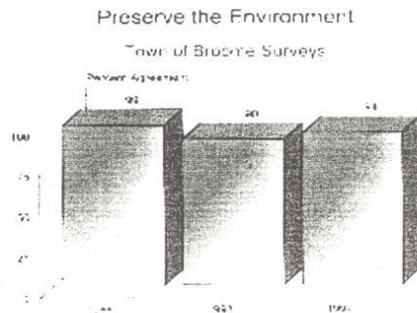


Figure 4.2 - Preserving the Environment

lifestyle and environment. Almost three quarters and 1997 want to preserve
of respondents in 1993

active farmland [see *Figure 4.3*, at right]. This is in keeping with the large numbers of people who wanted to maintain a rural lifestyle; agriculture is usually a large component of the rural environment.

A large majority of respondents want to preserve the visual and scenic quality of the town [see *Figure 4.4*, at right]. The responses to this question reinforce both the rural lifestyle and environment questions.

A majority of owners also responded positively to a question about preserving large open spaces [*Figure 4.5*, at right]. While the percentages were not as high as for some of the other questions, it was clear that a solid majority of respondents want large open spaces preserved.

Responses to these questions clearly point to our need to preserve a rural lifestyle and the visual and scenic attributes of that rural lifestyle. In short, this plan will attempt to preserve the town as it exists today as we grow into the future.

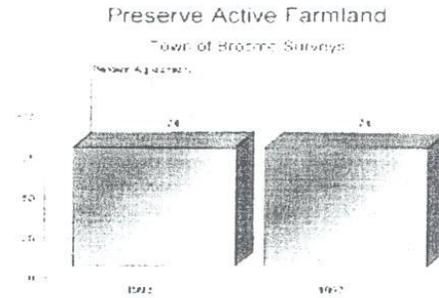


Figure 4.3 - Preserve Active Farmland

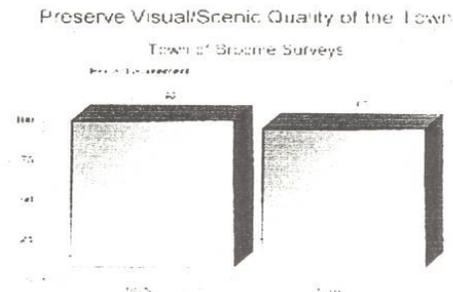


Figure 4.4 - Preserve Visual/Scenic Quality

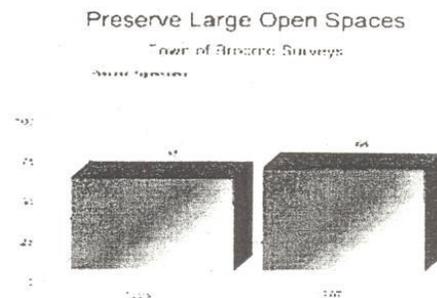


Figure 4.5 - Preserve Large Open Spaces

In conjunction with people wanting to preserve the town as it exists, they are also willing to take steps to positively shape our future. A solid majority of respondents in both 1993 and 1997 want the town to aggressively enforce laws [Figure 4.6, below]. One question on these two surveys asked about letting people do whatever they wanted with their land, even if it meant some unpleasant activity next door. Not unexpectedly, a huge majority of respondents felt that we shouldn't let people do whatever they want with their land if there are unpleasant consequences to neighbors. Finally, a majority of respondents in each survey felt that the town should have some control of land use. It is clear that people want the town to take active steps to insure that their desires for a rural lifestyle and a pleasant environment are met.

Enforcement & Control Questions

Town of Broome Surveys

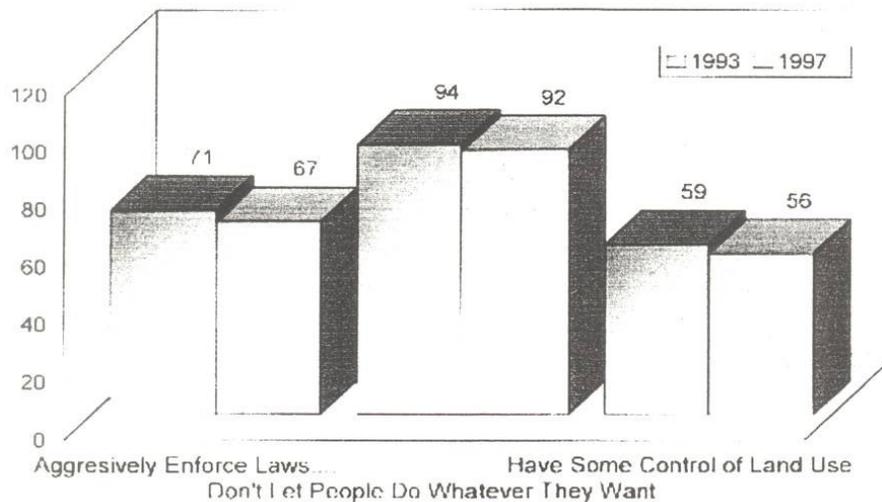


Figure 4.6 - Control and Enforcement Questions

5. The Vision for the Town

The planning board used the responses to the various surveys to guide them in their discussions in shaping the overall vision for this plan. Out of these discussions have come six vision statements which address various aspects of the overall plan. It is our hope that the goals and objectives underlying each of these vision statements will guide the town into the future while preserving our past and present. They are:

The rural quality and natural beauty of the town needs to be preserved;

There needs to be consistent compliance with ordinances;

Recreational activities need to be enhanced;

The town's identity needs to be enhanced;

The quality of housing needs to be improved; and,

Economic development needs to be encouraged.

The more specific recommendations within each global vision statement try to use sound planning and environmental practices to accomplish our goals as specified within this plan

Goal #1

The Rural Quality and Natural Beauty of the Town Needs To Be Preserved

This goal is probably the most important of them all since the loss of a rural lifestyle and the town's natural beauty will negate any of the other visions. Based upon residents strong desires to maintain a rural lifestyle preserve the environment and preserve the visual and scenic quality of the town, while preserving both active farmland and large open spaces, the planning board had long discussions about how to achieve these goals in a coherent fashion.

As a part of these long discussions a very simple zoning structure was debated. It was the conclusion of the board that there did not exist the consensus on the necessity of zoning to help preserve the town at the present time.

As an alternative, a majority of the board feels that the way to help preserve large open spaces and the rural/visual/scenic qualities of the town is for the town board to review the minimum lot size in the building site ordinance with the goal of discussing whether or not the minimum lot size should be increased.

In conjunction with the consideration of increasing the minimum lot size, a number of other laws need to be considered to facilitate maintaining the open spaces this acreage increase is designed to preserve [Figure 5.1, at right]. Among the requirements

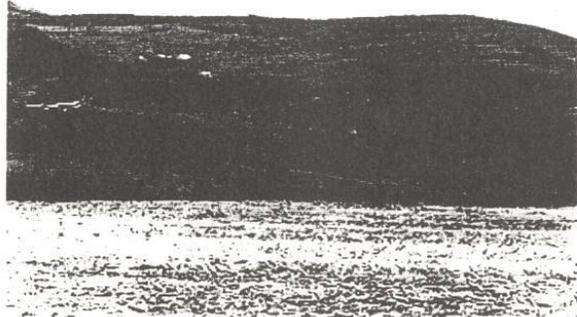


Figure 5.1 A Town View Today

are a site plan law subject to SEQRA which will allow the planning board to review with owner the plans and suggest where on a parcel of land any new construction may be sited. This will allow for the home to be placed in such a way to minimize the impact on the

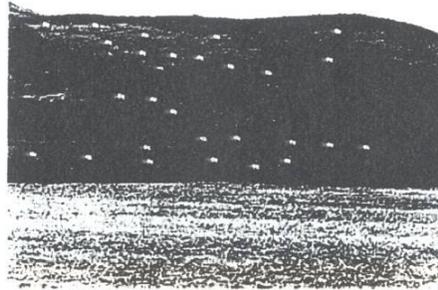


Figure 5.2 - The View As It Could Be Tomorrow

visual and scenic environments of the surrounding area. *Figure 5.2*, at right, shows the cumulative impact on the view in figure 5.1 without some control of siting the homes.

In order to preserve the visual and scenic environment while adhering to good environmental practices, the town board needs to consider a local law allowing the planning board to make property owners aware of existing state regulations regarding the amount of trees which can be cut on a property to avoid environmental problems e.g. erosion.

Another issue which impacts both the visual and scenic environments are unsafe structures which pepper the present landscape. The town presently has a law which requires the demolition of fire damaged buildings which are unsafe but has no concomitant law

to require demolition when the damage is from owner neglect. These structures detract from both the visual and scenic environments and can be a significant hazard as well. *Figure 5.3*, at right, shows one of these unsafe structures. The board should consider a law which will require the

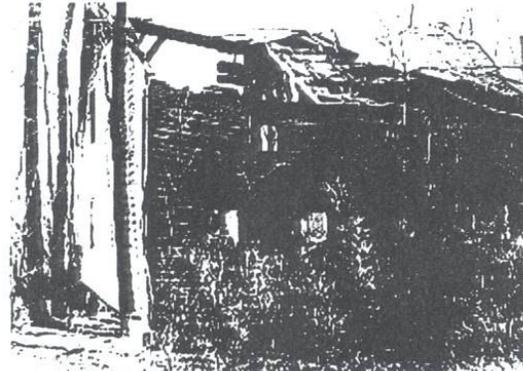


Figure 5.3 - An Unsafe Structure

removal of these unsafe structures as a way to improve the visual and scenic environment. Taking back the enforcement of State Fire and Building codes will also accomplish this objective.

Another issue which the planning board feels needs to be addressed in this vision statement is protecting and improving farming in the town.

Farming is the biggest industry and assisting farms to remain in operation can be an important strategy to preserve the rural quality of the town. Pleasant scenes, such as in *Figure 5.4*, at right, are what



Figure 5.4 - A Pleasant Rural Scene

are called to mind when the visual and scenic qualities of the town are discussed. The county has a right to farm resolution in effect, which would prevent nuisance suits for farms following acceptable farming practices. The town board should consider enacting its

law if the county resolution does not have ways to bar nuisance suits. In this connection, site plan review will assure that any new homes built on lands sold off by active farms will be placed to minimize any impact from the continuing farm operation.

Another issue which impacts on the visual environment is cell towers. There is currently a loose plan to string cell towers along the Route 145 corridor from Middleburgh to Cairo. A number of *Figure 5.6*. A Cell Tower "Tree" these towers will need to be sited in the Town of Broome and have the potential to adversely impact the beautiful pastoral scenery along the corridor [*Figure 5.5*, above]. While the planning board feels that progress should be encouraged, the present cell tower law should be reviewed to see if a requirement for camouflage would be necessary [*Figures 5.6 and 5.7*, at right].

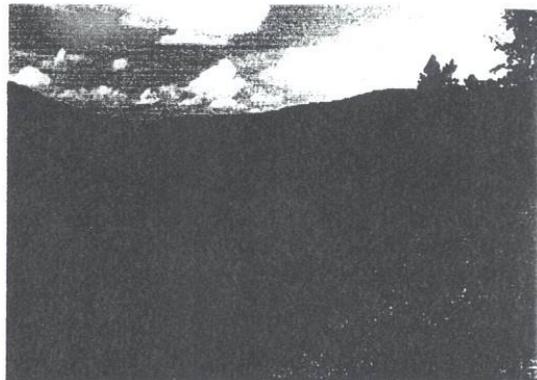


Figure 5.5 - The Present View along Route 145



Figure 5.6 - A Cell Tower "Tree"



Figure 5.7 - Closeup of the "Tree"

Another issue which has the potential to impact the visual and scenic environments of the town are junk cars, which severely detract from a property as well as its immediate neighbors. The present junk car law requires a junkyard license and fencing when five or more vehicles are involved. The planning board feels that five

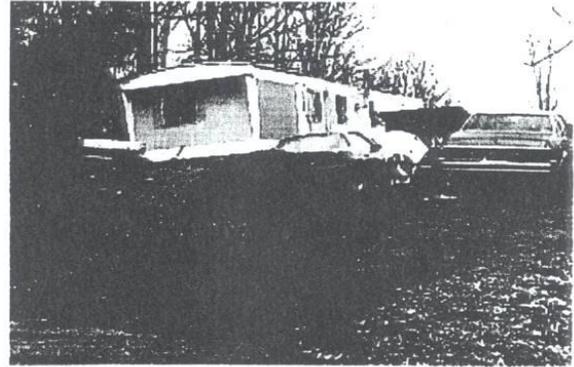


Figure 5.8 - the Visual Impact of 3 Cars

cars are too many and that more than two cars can start to degrade the visual environment.

Figure 5.8, at right, shows the visual impact of three vehicles on the visual environment in a section of our town. The planning board recommends that the Town Board consider revising the number of allowable cars to a lesser number than 4, and that the law encompass any unregistered vehicles.

Goal #1 Summary

In order to protect and preserve the rural quality and natural beauty of the town the planning board proposes the following:

1. The *minimum acreage* to be reviewed.
2. A *Site Plan Law* be considered to control the siting of new construction.
3. A local law needs to be considered to *limit tree cutting* and prohibit clear cutting. For new construction, this can occur during the site plan review process.
4. An *Unsafe Buildings Law* needs to be considered to remove unsightly and unsafe structures throughout the town or the town needs to take back enforcement of State Fire and Building codes to accomplish the same objective.
5. A *Right to Farm* law needs to be considered.
6. A *Cell Tower law* needs to be considered to insure the minimum impact on the visual environment;
8. A change to the existing *Junkyard law* needs to be considered to allow a lesser number than 4 cars on a property before the law becomes applicable.

Goal #2

There Needs to be Consistent Compliance with Ordinances

In the recent past, town laws were being enforced in a very haphazard manner when they were being enforced at all. The purpose of this comprehensive plan is to give the town a road map into the future. Any suggestions contained within are useless without some consistent enforcement mechanism to insure that the agreed upon plan is being followed. As mentioned in the previous chapter, a significant majority of those surveyed in 1993 and 1997 were in favor of aggressive enforcement of local laws

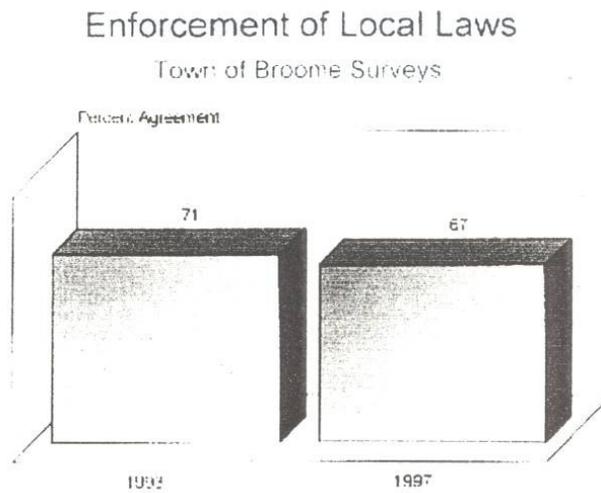


Figure 5.9 - Aggressively Enforce Local Laws

[Figure 5.9, at right].

The planning board strongly urges that a Town Law Enforcement Officer position be created and this position be given the power to summon people to court for violation of local laws. This position should be adequately funded to allow this person to work in conjunction with the other local officials, especially the Board of Assessors, to insure that any future violations are caught quickly.

Goal #3

Recreational Activities Need To Be Enhanced

The town's rural quality and natural beauty are what draw people to move into the town [see Figure 5.10, at right]. The town continues to increase in population despite Schoharie

County's decline over the past ten years.

While many ad hoc and informal recreational activities are available in the town and form one of the attractions which continue to bring people into the town, it is the consensus of the planning board that



Figure 5.10 - Broome's Natural Beauty

these recreational activities need to be encouraged and even promoted at the town level in some fashion. There are several official fishing access sites to the Catskill Creek and the Vlaie Pond [as well as many informal sites located on private lands] that can be promoted in a more formal way to enhance the town's image as a recreational paradise.

The planning board feels strongly that the town should try to locate activities, such as a ball field, picnic area and perhaps even a horseshoes court somewhere in the town to serve its citizens. The idea of a town park containing these amenities is particularly appealing to the planning board members. The former trailer junkyard, now taken over by the county for fishing access, might serve as a site for these activities if some accommodation can be reached with the county. Perhaps the 20+ acre gravel bank the town already owns off Federal City Road could be used for some type of nature trail,

perhaps even a picnic spot after a section of the gravel bank is exhausted; since the land borders an abandoned town road that runs into other abandoned roads, the investment to create a formal nature trail should be minimal. Since there is a wetland very close to the area, perhaps the trail could be expanded to include the wetland.

These types of recreational activities are not costly and can enhance the image of the town. About eighteen percent of the land in the town is state owned reforestation land [see Figure 3-1]; these properties are crisscrossed with abandoned town roads which might serve as snowmobile trails in the winter. The State Office of Parks and Recreation is the agency that administers the money that all snowmobile owners pay to a trail fund; this trail fund add on is currently \$20 for each snowmobile registration state wide. The planning board urges that the town board form a committee specifically to look into the feasibility of a ring of trails within the town, and even linking to trails which already exist in the Towns of Middleburgh and Summit.

These trails could also be used as horse riding trails in the other seasons. Since the town has two horse breeding and/or boarding operations presently in operation, this possibility of a more formal recreational activities should be explored by this committee with the owners of these operations.

Goal #3 Summary

In order to enhance recreational activities throughout the town, the planning board recommends the following:

Formally promote activities, such as the various *fishing accesses* throughout the town with some type of advertising;

Explore the feasibility of a *town park* and a *nature trail*; Explore the possibility of *snowmobile and/or horse riding trails* being created by using existing abandoned roads throughout the town.

Goal #4

The Town's Identity Needs To Be Enhanced

This goal goes hand in hand with the previous goal of enhancing recreational opportunities. Having an enhanced identity is important to getting people to feel like they are a part of something bigger than themselves and fostering a sense of community, which is now sadly lacking in the town. Some of the activities can be used to enhance the town's identity simply by the town sponsoring some activities which are already done informally.

Two examples of this town sponsorship of already existing recreational activities are a winter carnival on Vlaie Pond [see Figure

5.11, at right] and a town sponsored fishing

derby on the Vlaie [see Figure 5.12, at right].

This would entail some promotional literature being created and getting the local paper to do some stories to highlight our efforts. Even having signs made that span Route145 to advertise the individual events [such as is done in the Village of

Middleburgh for some should not be especially costly since they can be re-used each year.



Figure 5.11 - Impromptu Winter Carnival on the Vlaie

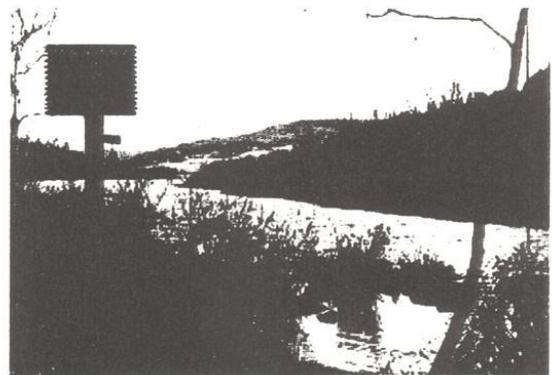


Figure 5.11 Use An Existing Resource To Promote Identity

Another idea which has already been implemented is a town wide lawn sale. This type of activity on a yearly basis can help to raise other people's awareness of the Town of Broome and all its positive attributes.

Carved or painted signs at ALL town entrances, and for each of the hamlets are an inexpensive way to identify a place and give some pride of place to it. You can see other such signs as you travel up and down Route 145 [the Town of Rensselaerville and the hamlets of Preston Hollow and Cooksburg as well as the Village of Middleburgh]. They can be very simple signs or can have some design on them which depicts the town or some part of its history, for example, since the Hamlet of Livingstonville was called Pumpkin Hollow in the 1800's, the hamlets sign might prominently feature a pumpkin with the historical context spelled out. Perhaps the design or designs could be chosen after a town sponsored competition in both the local schools and for the general public in cooperation with the local paper.

Another way to focus is to have a Town Hall which will then become the locus of town activities.

Goal #4 Summary

The town should sponsor recreational activities, such as *fishing derbies* or *winter carnivals* and *create promotional literature* to publicize the events; The town should continue to *sponsor* town wide events, such as lawn sales to enhance the town's image; The town should *purchase* signs advertising the town at ALL town entrances, and should also put signs at each entrance to our hamlets;

The town should *publicize* our new town building and make it the focus of various events.

Goal #5

The Quality of Housing Needs To Be Improved

An analysis of residential housing options in the town reveals that 1 family homes account for a little less than forty percent of residential parcels, with trailer/s second with a little over one quarter of all housing. Rural residences [a home on more than 10 acres of land] are third, with a little over twenty percent of residential parcels. Seasonal residences [homes not built for year round occupancy due to lack of heating, insulation, etc.] are almost twelve percent of the total.

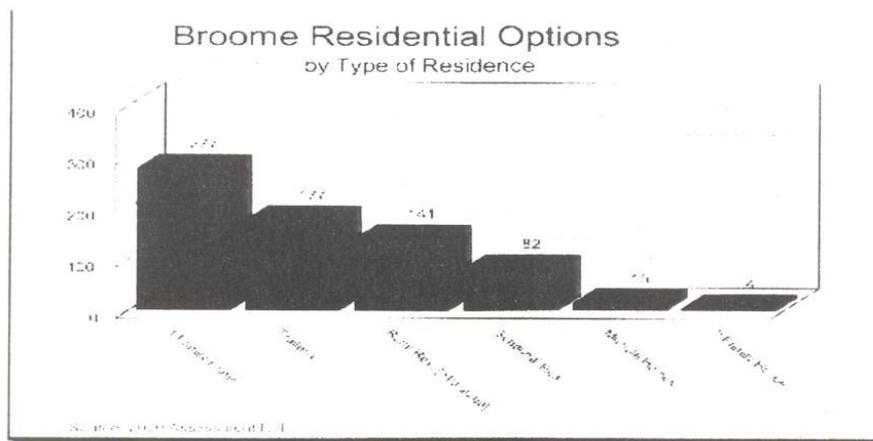


Fig. 5-12 - Residential Options

Some thought should be given to working with those homeowners who need repairs to improve the quality of their living quarters. As can be seen in *Figure 5-13*, below, trailer/s have the highest number of structures in Poor or Fair condition, far above their proportion of the town's total housing. The Town Board and Planning board members have been working with the Schoharie County Rural Preservation Company, hoping to apply for a Small Cities or CDBG grant to improve the quality of housing in the town. These efforts should be continued and expanded upon, where appropriate.

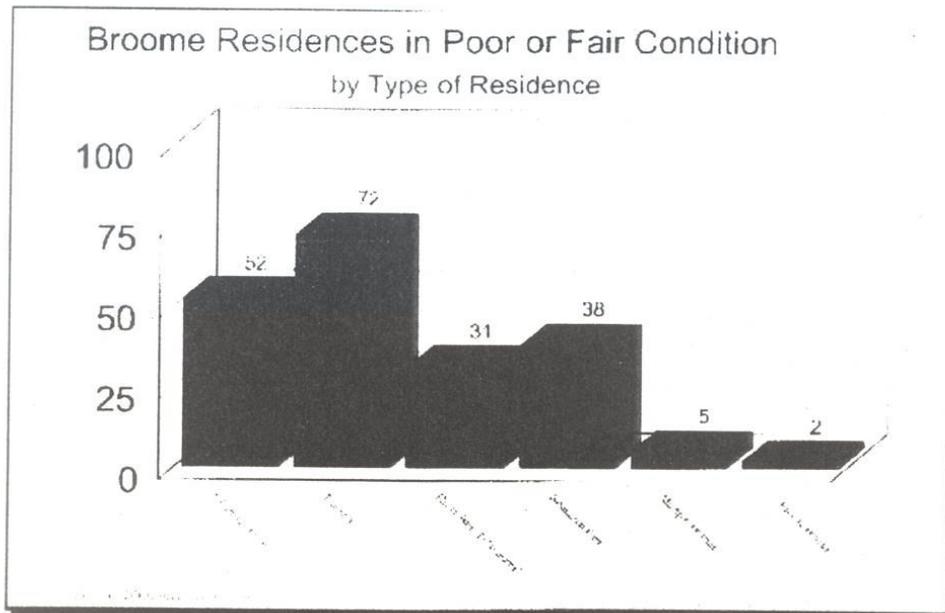


Fig. 5.13. Residences in Poor or Fair Condition

Goal #5 Summary

The town should explore avenues to improve the overall condition of town housing through the use of grants and other available programs.

Goal #6

Economic Development Needs To Be Encouraged

While the Town of Broome will never be an economic hub, some thought should be given to encouraging small businesses which would be in the interest of the town's citizens. One way to improve home based business opportunities is to have high speed fiber optic cabling for the use of our citizens. The town should explore this option with the local telephone companies. Since cable franchises are granted by the town, that might be a way to leverage some upgrades to existing cable routes and to expand those routes.

If the town pursues horseback riding/snowmobiling trails, some thought should be given to encouraging local bed & breakfasts at trail heads for the economic benefit of our citizens and to bring some tourist dollars into the town.

The town should look into ways to bring one or maybe two small businesses, such as convenience stores, into the town. Locating one of these stores would give the hamlet some business focus and perhaps breathe some new life into them.

Goal #6 Summary

The town should discuss upgrading existing cable routes with the appropriate companies as well as expanding those routes so more citizens can avail themselves of the service. The town should encourage small business, where appropriate, and actively seek to bring a new business or two into the town to create a focus for one or both of the hamlets