Town & Village of Richmondville

Comprehensive Plan

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History and Introduction

Long before the arrival of Europeans, people lived in the Richmondville area, most likely using the flat land near creeks and the food and transportation resources the creeks provided. In the early 1990s, an archaic site (Haviland Site) was found near the junction of the West and Cobleskill Creeks. An amazing archaeological find, the site is approximately 8,400 years old.

The history that has shaped Richmondville as we see it today really began with the first European settlers, George Warner and John Zea, who came from Germany and settled near the hamlet of Warnerville. This hamlet was formerly known as "Manns Valley," after the family of Captain George Mann of Schoharie who moved to the area in 1786. During the Revolutionary War (June 1, 1778) the Battle of Cobleskill took place around Warnerville.

On July 4, 1834, the D & H Railroad was completed. Around this time the dams at the Bears Gulch and Fancher Reservoir were built, furnishing power for six large and well equipped mills and a storage barn for the wool manufactured at the woolen mill.

Town incorporated in 1849. Village incorporated in 1881.

The Town of Richmondville was formed from part of the Town of Cobleskill on April 11, 1849. The Village was incorporated in 1881. Richmondville was the sixteenth and last town to be established in Schoharie County. In 1851, the town added a small portion of territory from the Town of Seward. The Town was named Richmondville after John Richmond, an early postmaster. In the same year the plank road from Albany to Charlotteville was built with the push of Judge John Westover.

In 1865, Depot Street was laid out and a plank stairway from the Paper Mill Bridge to the Depot. During this same year, a paper mill and a new school were built. The school (Maccabee Hall) was located on Summit Street and dismantled in the 1950s.

In 1870, Richmondville had grown so fast that there was a population of 2,307 (about the same as today) and twelve school districts with 722 pupils enrolled. Depot Street grew rapidly until many dwellings and a meat market were built. Judge Westover built all the buildings around the park, including the Westover Hotel, from bricks made in a local brick yard. The Bank of Richmondville was founded by Judge Westover and opened on April 1, 1881 on the first floor of the Westover Hotel. In 1888, the bank moved to the present location.

Similar to other upstate New York communities, Richmondville was prosperous due to its location as a transportation crossroads for commerce and rail; abundance of farms, mills, and manufacturing enterprises; and the hotels and taverns servicing the population. After the 1860-1870 peak in population, a steady decrease in population started after the Civil War and continued until World War II. The demise of traditional manufacturing, decline in rail commerce, major transportation bypasses of the Village (including NYS Route 10 and Interstate 88), and the ability of people to travel faster and farther for goods and services have all contributed to an economic shift that finds Richmondville in its current state.

Since World War II, the population has steadily increased, and the population is currently at the highest point in Richmondville's history. Population growth is due to a combination of newcomers escaping the growth of the Washington D.C. to Boston "megalopolis", seeking small town atmosphere and cheaper land and relocating "locals" positioning closer to the transportation accessibility of I-88 and the convenience to the Capital District. Within the Town/Village, a shift of traffic towards the Warnerville area and the economic draw of the Village of Cobleskill, has left the Village and Town of Richmondville in a state of economic and social transition. Commercial growth that may be incompatible with surrounding uses and a loss of regional character will continue to occur along NYS Route 7, and open space will continue to decrease unless the Town/ Village plan for the future.

Last comprehensive plan in 1970

The Village and Town of Richmondville adopted a comprehensive plan in 1970 before the completed construction of I-88 and the NYS Route 10 bypass. Completed with Section 701 funds from the Department of Housing and Urban Development and quite detailed, the plan is outdated and somewhat cumbersome to read and use. After 33 years, municipal and planning boards from both municipalities determined that an update was overdue. In the summer of 2003, both the

Planning Process

Town Board and Village Board of Trustees adopted resolutions forming a Comprehensive Plan Committee. The resolutions authorized the creation of a 15-member board consisting of 4 members from the Village and 11 members from the Town. Original members included Harold Loder, Robert Reed, Robert Nied, Kenneth Bailey, Victoria Chamberlain, David Huse, Rick King, Donald Phelan, Michael Piccolo, Joan Sondergaard, Bill Winegard, Todd Del Marter, Carol Eakin, June Hanevy, and Geoffrey Rightmyer. In 2005, the Comprehensive Plan Committee was reduced to 11 members. Lamont Engineers, Cobleskill-Richmondville School District, and various Town and Village officials provided assistance with the plan. A survey and public hearing was used to gain public input for the plan. Additional public hearings were held in 2006.

This Comprehensive Plan sets forth a combination of ideas to deal with the growth and future needs of the Town and Village of Richmondville. Information from the 1970 plan was reused as appropriate, if found not to be outdated. Some text, plan layout and ideas were obtained from the Town of Gilboa Comprehensive Plan prepared by Shepstone Management Company, Village of Esperance Comprehensive Plan prepared by the Schoharie County Planning and Development Agency, and the Town of Schoharie Comprehensive Plan prepared by Community Planning and Environmental Consultants. Needs are largely based upon a Strengths, Weaknesses, Opportunities and Threats (SWOT) Analysis in late 2003 and a survey conducted in January and February 2004. 37% of residents/landowners responded to the survey. The detailed results are attached as Attachment B.

Survey conducted in 2004

The surveys are an integral part of the goals and recommendations in this comprehensive plan. Some highlights from the survey results:

- 76% of the respondents are full-time, property owning residents.
- Main Street/NYS Route 7 is viewed as the main commercial area with small retail, light industrial, commercial and restaurants favored.
- Mobile home parks, heavy industrial, and large retail are uses that should be discouraged.
- Village: Recreational facilities had the highest unsatisfactory rating. Road conditions had the highest satisfactory rating. Electric had the highest outstanding rating, followed by fire, ambulance and snow removal service.
- Warnerville/Rt. 7: Water and sewer had the highest unsatisfactory rating. Road conditions and snow removal had the highest satisfactory rating. Electric had the highest outstanding rating, followed by fire and ambulance service.
- Rest of Town: Code enforcement and recreational facilities had the highest unsatisfactory rating. Road conditions and snow removal had the highest satisfactory rating. Electric had the highest outstanding rating, followed by fire and ambulance service.
- 90% of respondents would choose Richmondville Power and Light over Niagara Mohawk (National Grid) as their electric provider.
- About 48% of the respondents overall want light industrial encouraged, but only 3.5% of the respondents identified industrial as a use to be placed near them (41% Warnerville, 52% Rest of Town, 48% Village).
- 57% of the respondents overall feel that home based businesses should be encouraged (52% Warnerville, 61% Rest of Town, 54% Village).
- Main strengths of area:
  Richmondville Electric
  Access to Capital District/Cooperstown/Oneonta
  Low crime
  Rural character
  School System

57% of survey respondents favor home based businesses

- Main weaknesses of area:
  Lack of local jobs
  Absentee landlords
  No long term planning
  Lack of zoning/code enforcement

- 64% of people overall support regulating the impact of projects (architecture, noise, lighting, parking, signage, traffic, storm drainage, size of parcel) versus strictly listing what is and what is not permitted (62% Warnerville, 66% Rest of Town, 63% Village).

- 62% of people overall are supportive of a Cobleskill Creek recreation path (55% Warnerville, 68% rest of Town, 62% Village).

70% of survey respondents want junk more regulated

- 70% of the people overall believe that junk should be more regulated (69% Warnerville, 76% rest of Town, 62% Village).

- 62% of respondents overall support measures to protect scenic views or the establishment of visually sensitive districts (58% Warnerville, 70% rest of Town, 57% Village).

- 70% of respondents overall consider existing lot sizes to be adequate (80% Warnerville, 64% rest of Town, 75% Village). This indicates that measures such as site layout/tree clearing/landscaping/boosting economic viability of farming would be more acceptable ways to protect rural character.

Achieving the goals set forth in this plan will involve several considerations. These include the following:

The Town and Village must balance development and preservation. Both can be accommodated with careful planning and enforcement of land use regulations. Maintaining balance among agricultural, commercial, industrial, residential and open space uses is important to maintaining a working landscape, assuring economic opportunity, and growing the tax base relative to service demands.

As mentioned previously, the Town and Village now includes a combination of residents who have lived in Schoharie County their entire lives and a large block of others from outside of the area. The former are often seeking greater economic opportunity. The latter, however, have often already achieved economic success and have sought out the Town and Village for non-economic reasons. This has the potential to produce conflicts regarding development policy, as Town and Village officials have already witnessed with recent projects.

Good design and planning can create jobs and protect the environment

Nevertheless, such conflicts are unnecessary. Good design and planning can provide for both jobs and environmental protection where residents work together to find the correct solutions. Ensuring that both groups are involved on boards and committees responsible for the Town's and Village's future can encourage this. Thorough utilization of the State Environmental Quality Review Act (SEQRA) is key to environmental protection, but should not be used to block all new development. Proper SEQRA training is necessary for planning board and zoning board of appeals members. In fact, education is a key responsibility for members on any municipal board. Inviting the County, the State and other groups to Schoharie County to do regular planning educational sessions within the County is another useful technique for helping to meld goals, objectives, and actions which is also one of the purposes of this Comprehensive Plan.

It is important to find a balance between protecting private property values and protecting private property rights

Survey results indicate residents want improvements to streamline current land use regulations, achieve development that fits in to the rural landscape, and more aggressive and equal enforcement of land use regulations.

While planning and land use regulation are occasionally perceived as negatives in rural communities because they involve some limits on private enterprise, proper planning supports private enterprise by creating a level playing field that accounts for the externalities associated with land development.

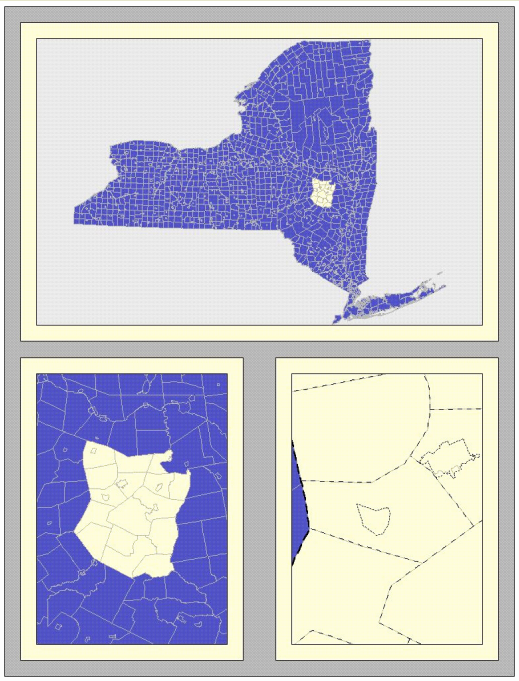
Like anything else, regulation can be overdone and often is, but responsible Town and Village governments that use land use planning laws to ensure that all players operate by the same rules and limits those regulations to the minimums required for those purposes, enhances rather than detracts from liberty.

Change is inevitable but is often resisted. The Town and Village can influence change positively if it stays actively involved in issues. Benign neglect, by contrast, will only lead to some other entity controlling the Town's and Village's destiny. Successful municipalities have embraced change and molded it to fit their own particular objectives. That should be an overriding goal of Town and Village government.

Intention of Comprehensive Plan

This Comprehensive Plan is intended to work off these principles and set out a practical framework for Richmondville to utilize local resources wisely, protect natural resources, protect quality of life, and encourage appropriate development. Its success will be measured in intangible qualities of life, growth in economic opportunity for residents, and the fairness and efficacy of regulations. Success will also be represented in the planning ahead and capital budgeting for needed community facilities and services. Finally, success will be reflected in keeping the costs of government and taxes low, that being one of the best ways to achieve all of the above.

Significant Characteristics of Richmondville



The Town and Village of Richmondville are located in central New York State approximately 34 miles from Schenectady, 45 miles from Albany, 50 miles from Utica and 80 miles from Binghamton, New York. Topography of the Town and Village is composed of rolling countryside, punctuated by steep slopes and hillsides. The steep slopes and level lands of the Cobleskill valley floor form the dominant physical characteristics of the Town and Village. A majority of the Town and Village has land area in more than 15 percent slope with 10,500 acres or 56 percent of the combined town and village land area (18,771.2 acres) in this category. Land area in more than 15 percent slope is usually difficult, but not impossible, to develop and farm. Moderate slopes of 15 to 25 percent gradients should be restricted to lower density development. It is recommended that the steep slopes, particularly those over 40 percent gradients, remain in their natural state with forests and preserved (Refer to Attachment E).

The soils in Richmondville can be divided into 3 major soil groupings or associations:

Barbour-Basher-Middlebury Association (BBM) - Soils in this association are subject to occasional flooding and are limited with respect to many development uses. This association is found in the eastern portion of the town bordering NYS Route 7 and in the valley floor of Cobleskill Creek westward into the village.

Lordstown-Mardin Association (LMA) - Soils in this association have moderate to severe limitations on development due, primarily, to depth of bedrock. The major portion of the town is in this soil group.

Mohawk-Honeoye Association (MOH) - Soils here are limited in development of land uses by the slow permeability of the glacial till subsoils and by steep slopes. This soil is found in the northeast portion of town.

Elevations within Richmondville range from 920 feet along the Cobleskill-Richmondville boundary at Cobleskill Creek to 2,160 feet near the junction of Cross Hill Road and Dodge Lodge Road in the southeastern corner of the town.

A major portion of the Town and Village is drained by Cobleskill Creek, an eastern flowing tributary to Schoharie Creek. The southeastern corner of the Town drains south into Schoharie Creek via tributaries of House Creek. The course of these creeks and the tributaries (including West Creek, Brooker Hollow, Beards Hollow, Heathen Creek) should remain open and free from encroachment, preserved for future surface drainage, flood control, and water quality protection.

There are no State designated wetlands (12.4 acres or greater) in the Village. Several State designated wetlands exist in the Town including two along Cobleskill Creek and one on Cross Hill Road. State law requires a 100-foot buffer from these wetlands as an area of little disturbance.

Federal Wetlands – The National Wetlands Inventory will map wetlands in Schoharie County. Some significant wetlands not large enough to be recognized by the State include a wetland adjacent to the high school and a wetland on Dodge Lodge Road. The U.S. Army Corps of Engineers has jurisdiction over wet areas that are connected to navigable waterways. If a Federal wetland is suspected on property, contact should be made to the U.S. Army Corps of Engineers before construction commences.

Village Demographics *(For more demographics, also see Attachment H)*

Village of Richmondville population was 786 people as of 2000 census

As of the census of 2000, there are 786 people, 314 households, and 212 families residing in the Village. Population decreased 6.8% from 1990. The racial makeup of the Village is 95.42% White, 1.15% Black or African American, 1.02% Native American, 0.76% Asian, 1.15% from other races, and 0.51% from two or more races. 2.04% of the population are Hispanic or Latino of any race.

There are 314 households out of which 34.7% have children under the age of 18 living with them, 49.7% are married couples living together, 13.4% have a female householder with no husband present, and 32.2% are non-families. 26.1% of all households are made up of individuals and 10.5% have someone living alone who is 65 years of age or older. The average household size is 2.50 and the average family size is 3.00.

In the Village the population is spread out with 28.9% under the age of 18, 8.1% from 18 to 24, 29.9% from 25 to 44, 19.1% from 45 to 64, and 14.0% who are 65 years of age or older. The median age is 34 years. For every 100 females there are 97.5 males. For every 100 females age 18 and over, there are 88.9 males.

The median income for a household in the Village is $35,714, and the median income for a family is $40,577. Males have a median income of $31,538 versus $25,208 for females. The per capita income for the Village is $17,512. 9.0% of the population and 5.4% of families are below the poverty line. Out of the total population, 7.8% of those under the age of 18 and 7.3% of those 65 and older are living below the poverty line.

Town Demographics

Town of Richmondville population was 2,412 people as of 2000 census

As of the census of 2000, there are 2,412 people, 968 households, and 686 families residing in the Town. Population increased 4.6% from 1990 and has nearly doubled since 1940. The racial makeup of the town is 96.81% White 0.70% Black or African American, 0.50% Native American, 0.50% Asian, 0.83% from other races, and 0.66% from two or more races. 1.58% of the population are Hispanic or Latino of any race.

There are 968 households out of which 32.3% have children under the age of 18 living with them, 54.8% are married couple living together, 11.7% have a female householder with no husband present, and 29.1% are non-families. 23.6% of all households are made up of individuals and 9.3% have someone living alone who is 65 years of age or older. The average household size is 2.49 and the average family size is 2.93.

In the Town the population is spread out with 26.0% under the age of 18, 7.0% from 18 to 24, 29.0% from 25 to 44, 22.8% from 45 to 64, and 15.2% who are 65 years of age or older. The median age is 37 years. For every 100 females there are 103.0 males. For every 100 females age 18 and over, there are 94.9 males.

The median income for a household in the town is $34,761, and the median income for a family is $38,466. Males have a median income of $30,466 versus $22,738 for females. The per capita income for the town is $17,188. 8.2% of the population and 5.5% of families are below the poverty line. Out of the total population, 8.6% of those under the age of 18 and 3.7% of those 65 and older are living below the poverty line.

Land Use in Town and Village

Land use in the town and village is predominantly single-family residential. The number of active farms has significantly reduced over the years. Today larger farms include the Bono, Huse, Loder, and Phelan farms. Portions of these farms are located in Schoharie County Agricultural District #3 (Attachment G). Agricultural Districts are established to protect and promote a farmer's opportunity to operate a successful business. Protection from nuisance suits, crippling regulations, and eminent domain as well as the assistance of the NY State Department of Agriculture is provided. Agricultural enterprises do not enjoy exemption from all land use regulations, only those regulations that are not conducive to the operation of the farm. Requesting inclusion in an agricultural district can be done through the County annually. Active farms and viable farmland should be encouraged to enter the Agricultural District program. Commercial and multifamily development is concentrated along NYS Route 7 from the Village to the Town of Cobleskill. Although current zoning allows small lot sizes throughout a majority of the town and village, most property owners are interested in maintaining larger lots and new development on 1 to 2 acre lots is rare. The survey indicated that a majority of people do not want to have lot sizes increase. If the town/village witnesses a trend of development on small lots, larger lot size requirements may be warranted, especially in the proposed sensitive zone (See Attachment E). Use of a moratorium is one option that may be invoked if development pressure increases.

Future possible developments from the standpoint of soils and physical features could occur along the gently rolling lands in the valley of the Cobleskill Creek and lands adjacent to the major tributaries. Here one generally finds well-drained workable soils with topography that also provides good surface runoff. However, the course and floodplain of the Cobleskill Creek and its tributaries should remain open and natural, preserved from development for future surface drainage, flood control, and extension of sewer and water lines.

The slopes and hillsides that constitute much of the town and village land area should be restricted from future intensive development and could remain as open space and farming areas. Residences with larger lot sizes should be encouraged. A proposed sensitive zone has been developed to start defining areas where development may need to be subject to more restrictions in order to limit impacts on views and environmentally sensitive areas. This map can be used as a guide and further refined and possibly adopted as an overlay zoning district in the future (See Attachment E).

Recreational Facilities

Recreational facilities had a high unsatisfactory rating in the Village of Richmondville. The Village of Richmondville has a municipal pool and a small downtown park serving as a memorial to veterans. A small playground is located at the Radez Elementary School. A skate board park and pool improvements could be initiated. A recreation path is proposed to stretch from the Village of Cobleskill to the Village of Richmondville. Phase I will connect the Village of Cobleskill with the high school and Phase II will connect the Village of Richmondville with the high school. Proposed uses include walking, biking, rollerblading, cross-country skiing, horseback riding, snowshoeing and others. The Cobleskill Rotary is providing fundraising for Phase I. A recreation/park planning consultant may be used to survey the communities about potential uses/concerns and to design the path. The availability of State land to the south offers hiking and fishing opportunities. Increasing the number of horseback riding trails could be further pursued and developed.

Emergency Services

There are three different emergency service providers serving Richmondville and surrounding municipalities. These include the Richmondville Fire Department, Richmondville Volunteer Emergency Squad (RVES) and the Cobleskill Fire Department. The Richmondville Fire Department Chief, Gary Rightmyer, reported that volunteers are currently not a problem. A new fire truck was recently purchased and no pressing needs were identified. RVES currently resides on Holmes Street but has proposed a new building on the south side of NYS Route 7 just east of Radez Elementary School. RVES has an active membership and anticipated that increased visibility will increase membership. RVES is self financed and anticipates that a new ambulance, medical, and training equipment will be needed in the next 2 years.

School System

All of Richmondville is within the Cobleskill-Richmondville School District. The district has 2 elementary schools, a middle school, and a high school. The Joseph B. Radez Elementary School is located in the Village of Richmondville. The Cobleskill-Richmondville High School is located in the Town of Richmondville (Warnerville). The other 2 schools are located in the Village of Cobleskill. The school district has a total of 2,264 students and approximately 178 teachers. The high school is a new facility and many upgrades/additions have been made to the elementary and middle schools. Due to current population growth, additional major improvements are not foreseen, but impacts must be considered when reviewing large residential projects/subdivisions.

Sewerage—Private

The scattered development within the Town and the increased sophistication of individual septic systems warrants continued use in a majority of the Town. In order to help ensure proper functioning of individual septic systems, the problem of "out of sight, out of mind" as it pertains to maintenance (pumping out septic tanks) should be remedied. Education about proper septic system management could be pursued by the Town Planning Board in conjunction with the Schoharie County Health Department. Distributing educational materials to planning board applicants and new building permit applicants could help increase septic maintenance awareness.

Sewerage—Public

The only public sewerage system is located within the Village of Richmondville. In the Village, a majority of residences are connected to the municipal sewerage system. Those that are beyond the municipal system are served by individual septic systems. The Village of Richmondville has a current Sewer Use Ordinance in effect.

The majority of the sewerage system was installed in the late 1930s and the mid 1960s. The Village has approximately 24,000 feet of 6,8, and 10 inch mains, as well as 125 manholes and 2 private pump stations. A large percentage of the mains are constructed of vitrified clay pipe in 2 to 5 feet lengths with tarred and mortared joints. A collection system upgrade was performed in 1994. The upgrade included replacing sewer mains and man holes in areas of high infiltration and some subsurface drainage to lower the water table level below sewer lines.

The original treatment plant was built in 1959 to be used as a primary process treatment plant. In 1972, the plant was converted to a secondary treatment process. In 1994, the plant was upgraded again to include a total of 3 clarifiers, 6 drying beds covered by a metal roof, and 2 chlorination tanks with a dechlorination system. These upgrades allowed for 1 million gallon surge of inflow and a daily flow of .19 mgd. At the present time the plant averages .1 mgd. It is anticipated that the system can handle projected increases for the next 20 years.

Recommended Improvements

Improvements needed for the system include upgrades of sewer pipes and manholes as they are a major contributor to excessive flows in wet weather (currently underway).

Water—Private

A majority of residences and businesses in the Town of Richmondville are supplied with water via individual wells. Problems with water quantity and quality in the Warnerville area has been address through the creation of the Warnerville Water District. The relatively low density nature of development in most of the Town should ensure that a plentiful supply of high-quality groundwater continues to be supplied.

Water—Public

There are two public water supply systems in Richmondville - The Village of Richmondville Water System and the Warnerville Water District.

Village Water System

In the Village, a majority of residences are connected to the municipal water system. Those that cannot connect to the system have private wells. The Village of Richmondville water system was instituted in 1894. Major upgrades occurred in 1939, 1956, 1977, and 2001.

Today, water is supplied to the Village from 2 reservoirs located to the west in the Town of Richmondville. The reservoirs are located between NYS Route 7 and I-88. The first reservoir was built in 1894 with a 4 million gallon capacity and a new reservoir was built in 1966 with a 6 million gallon capacity. Water is fed to the Village via approximately 2.5 miles of 10 inch pipe.

A water filter plant was constructed in 1977 and refurbished in 2001. The plant is capable of producing .33 mgd of treated water. Three pumps are available to supply the distribution system. A permanent generator automatically supplies power in case of power loss. An auxiliary source of water was added in 2001. A well was drilled and a pump house built behind the Village swimming pool. The well is capable of supplying .23 mgd if needed. Water is supplied at a pressure of 30 – 100 psi. To maintain this pressure and supply water to residents, a .25 mg storage tank was built in 1956 at the highest elevation of the system on Bear Gulch Road. The tank was rehabilitated in 2004.

The distribution system went through an extensive upgrade in 2001-2003. All water mains and services to curb stops on all side streets were replaced. The NYS Route 7 road improvement in 1998 included new water mains on Main Street from River Street east to the end of existing service. From River Street to the west, old mains exist from 1894 and 1956.

Water usage averages .08 mgd and high days have reached .140 mgd. The storage capacity at the reservoirs provide up to .150 mgd during periods of drought. For the next 20 years the system should be able to handle anticipated growth even without using the auxiliary well.

Recommended Improvements

Recommended improvements could include the replacement of water mains west of River Street, as the age and quantity of breaks will make replacement more feasible than repairs. The reservoirs could be cleaned and possibly expanded to continue a safe and stable supply for future use. The investigation of measures to protect the reservoirs from possible contamination due to an accident on I-88 could be pursued. Explore the expansion of sewer infrastructure in Warnerville. Options include connecting to existing village system or forming a separate sewer district.

Warnerville Water District

Completed in 2004-2005, the Warnerville Water District was developed in response to the severe water quantity and quality provided by private wells in the Warnerville area. Based on anticipated use, the supply of water needed is up to 125,000 gpd from the Village of Cobleskill water supply. The Warnerville distribution system stretches approximately 1.8 miles from the Town of Cobleskill line along Mineral Springs Road and NYS Route 7 to the high school. The system includes Royal Drive, West Fulton Road to a 250,000 gallon storage tank, Court Street, and Lockwood Drive.

Further details of the system can be found in the January 2003 Engineer's Report—Warnerville Water System Project and is available at the Schoharie County Planning and Development Agency.

Recommended Improvements

Due to the age of the system, no improvements are anticipated at this time and adequate quantity is available to service new development in the district.

Stormwater Management

A Stormwater Pollution Prevention Plan is "a plan for controlling stormwater runoff and pollutants from a site during and after construction activities". Developed by the applicant, the plan is required by New York State Department of Conservation when "land development activity" or a "larger plan of development or sale" of one acre of land or greater is disturbed. The terms "land development activity" and "larger plan of development or sale" are defined as:

Land Development Activity: Construction activity including clearing, grading, excavating, soil disturbance or placement of fill that results in land disturbance of equal to or greater than one acre, or activities disturbing less than one acre of total land area that is part of a larger common plan of development or sale, even though multiple separate and distinct land development activities may take place at different times on different schedules.

Larger Plan of Development or Sale: A situation in which multiple construction activities are occurring, or will occur, on a contiguous area. Permit coverage is needed if disturbance of one or more acres is occurring or is anticipated to occur in conjunction with the initial disturbance. For discrete construction projects that are located within a larger common plan of development or sale that are at least one-quarter mile apart, each project can be treated as a separate plan of development or sale provided any interconnecting road, pipeline or utility project that is part of the same "common plan" is not concurrently disturbed.

The Town and Village of Richmondville could inform applicants for building permits and zoning permits of the applicable requirements for the State Stormwater Pollution Prevention Plan.

Transportation

Interstate 88 (I-88) crosses through the Town and Village. Providing fast access to the Village and Town from the Albany area, the interstate construction had a major impact on the historic fabric of the Village of Richmondville. Approximately 11,000 vehicles per day pass through Richmondville via I-88 (see Traffic Volume chart below). New York State Route 7 and NYS Route 10 also serve as main access roads to the Town and Village.

NYS Department of Transportation
2003 Traffic Volume Report - Richmondville

State Route	Between		AADT*	Year
NYS Route 7	Otsego County Line	Old Route 10	1699	2002
NYS Route 7	Old Route 10	New Route 10	4541	2003
NYS Route 7	New Route 10	I-88 Access - Warnerville	6033	1999
NYS Route 7	1-88 Access - Warnerville	Mineral Springs Road	7552	1996
NYS Route 10	Town Line (Summit)	NYS Route 7	2652	2003
NYS Route 10	Warnerville Cut-off	Town Line (Seward)	3138	2001
I-88	Otsego County Line	Exit 20	10960	2003
I-88	Exit 20	Exit 21	11529	2002

*Annual Average of Daily Traffic (both directions)

As with most areas in upstate New York, County, Town and Village roads in Richmondville could use upgrading and improvements. New York State Route 7, 10 and I-88 are all adequate in the Town and Village with a possible NYS Route 10 improvement slated for construction by New York State Department of Transportation (NYSDOT). The speed limit along NYS Route 7 from the Town of Cobleskill line to Lockwood Drive is currently 45 mph and may need to be lowered to 35 mph from the Town of Cobleskill to I-88 Exit 21 as several accidents have occurred near the intersection with County Road 23A and the Warnerville Post Office. NYSDOT should be encouraged to investigate lowering the speed limit in this area.

County Road 1 (Mineral Springs Road)

County Road 1 is the heaviest traveled County Road. The road serves as a by-pass to the Village of Cobleskill and services an industrial area in the Town of Cobleskill. Alternate access to the Cobleskill Fairgrounds is provided by County Road 1. The upgrading of this road and improvements to the intersection with NYS Route 7 is critical.

County Road 4 (West Fulton Road)

County Road 4 provides a link from the Cobleskill—Richmondville area to New York State Route 30 in Fulton. The road is used by people seeking a short cut from the southern part of the County to the Cobleskill—Richmondville area. The road serves Mickle Hollow Road, Brown Road, and Dodge Lodge Road. Subdivision activity and development near Brown Road may increase use of this road. Some upgrading of this road is needed.

County Road 22 (Brooker Hollow Road)

County Road 22 links the Village of Richmondville and Otsego County. The speed of vehicles on this road has been identified as a concern as new development on the road and use of the road as a Route 7 bypass has increased.

County Road 23 (Beards Hollow Road)

County Road 23 links NYS Route 7 and NYS Route 10 in the Town of Summit. The road serves McDonald, Lape and Radliff Roads. The road is narrow and winding, but currently provides adequate service.

County Road 23A (Warnerville Cut-off Road)

County Road 23A has been plagued with several problems including 2 narrow bridges in need of repair, closure due to almost annual ice jam flooding on West Creek, a dangerous at-grade railroad crossing, and dangerous intersections at both ends with NYS Route 7 and NYS Route 10. The road receives a high traffic volume due to the use as a bypass of the Village of Cobleskill for north-south travelers on NYS Route 10. A high volume of buses also use the road. Due to a Corridor Plan adopted by the Town of Richmondville and the Town/Village of Cobleskill, current NYDOT plans call for the road to be relocated, upgraded, and renamed NYS Route 10. There is some concern in the Village of Sharon Springs area as to the amount of truck traffic from I-88 to I-90 that may result if the improvement project is completed. NYSDOT is aware of the concerns. The Town of Richmondville should continue to encourage the construction of this project in order to alleviate safety concerns. The Corridor Plan is available at the Schoharie County Planning and Development Agency.

County Road 33 (West Richmondville Road)

County Road 33 serves Furnaceville and Rigley Roads and is used as a connection from NYS Route 7 to NYS Route 165 in the Town of Seward. The road provides connection for Richmondville residents to the Cooperstown area. The road is in need of upgrades and contains an at grade railroad crossing.

Village Roads/Department of Public Works

The Village has 5.4 miles of road with 1.1 miles paved with asphalt. The remaining 4.3 miles is oil and stone. River Street was milled and repaved in 2001. Davis Lane was re-oiled and stoned in 2001. The remaining streets are in need of refurbishing.

The Village has 3 dump trucks (2 have plows and sanders), 2 pick-up trucks (1 with plow), 17 ton backhoe, and 2 small tractors.

The Village could consider purchasing a skid steer with attachments, asphalt roller, a midsize dump truck with plow and sander, a vacuum unit to clean catch basins and culverts, and a video camera to inspect sewer mains.

Town Roads/Highway Department

Several town roads need upgrades including surfacing and drainage improvements. A 5 year capital budget for road improvements should be developed to address town road issues. The Town Road Law should be updated to include desired standards for highways being dedicated to the Town. Paved surfaces for dedicated Town Roads should not be required unless the Town Board determines that a paved surface is necessary through consultation with the Highway Superintendent. Subdivision right-of-ways should only be allowed to access new parcels established after a designated date if upgraded to Town Road Law specifications by the subdivider and a homeowners association established or the road properly dedicated to the Town.

A new Town highway department garage needs to be built. Perhaps this could be combined with a new Town office building as future consolidation of services and space with the Village should be explored.

Utilities

Richmondville Power and Light (RP&L) provides electric to approximately half of the Town and the entire Village. National Grid provides electric service to the remainder of the Town. According to RP&L officials, new structures erected close to the service area boundary must contact the service provider that they wish to purchase electric from. This is the only means that the RP&L service area can grow. It is currently impossible for National Grid customers to switch to RP&L because National Grid is not willing to give up any of its service area.

New York State Electric and Gas (NYSEG) provides natural gas along Mineral Springs Road and New York State Route 7 up to Podpadic Road. It is desired to extend natural gas into the village of Richmondville.

Existing Town Zoning

The Town of Richmondville is currently divided into the following zoning districts:

Residential 1 (R1)
Residential 2 (R2)
Watershed Protection District (WSP)
Planned Development District (PDD)
Public (P)
Flood Plain District (FPD)

District	Minimum Lot Area	Minimum Frontage	Minimum Set Back	Minimum Sides	Minimum Rear	Maximum Feet/Stories
R1	1 Acre	200 Feet	60 Feet	25 Feet	25 Feet	35/2.5
R2	2 Acres	200 Feet	60 Feet	25 Feet	25 Feet	35/2.5
WSP	5 Acres	600 Feet	60 Feet	50 Feet	50 Feet	35/2.5
FPD	2 Acres	300 Feet	60 Feet	25 Feet	25 Feet	35/2.5
PDD	For subdivisions and R1 permitted uses, the R1 standards Shall apply	For other uses sub-mission of plans to the Planning/ Town Board				
P	Same as the zone in which the Public Land is located					

Residential 1 (R1)

Permitted Uses

- Single family dwellings, including new manufactured HUD approved housing with the following requirements: Recessed Frame

1. Minimum 24 feet width
2. Shingled raised roof with over hang
3. Siding similar to that used on stick built houses.
4. Installation on permanent foundation only
5. Skirting of cement blocks or other materials to give the appearance of a custom built house
6. Two (2) inch by six (6) inch construction
7. Upgrade sheet rock to one-half (1/2) inch thick

- Duplex or two family dwelling
- Agricultural
- Farm, nursery, truck garden
- Accessory buildings to any of the above

Special Uses

- All housing of livestock
- Home Business (see definition)
- Telecommunications Facility

Residential 2 (R2)

Permitted Uses

All uses allowed in R1 plus the following:

- Mobile Homes
- Public Parks, Playgrounds, or Public Buildings

Special Uses

- Apartment house intended to house more than two (2) families in separate living units
- Mobile Home Court
- Golf Course or Country Club
- Home Business
- Picnic Grove, Fish or Game Club
- Public Utility Station or Structure
- Radio or Television Tower/Transmitter
- Bulk Storage Facility
- Air Landing Fields
- Veterinary Clinic
- Kennel
- Cemetery
- Telecommunications

Watershed Protection District

Permitted Uses

- Single Family Dwelling
- Public Picnic Areas and Recreational Parks
- Accessory Buildings to any of the above

Special Uses

- Home Business (if such use would not contribute to pollution of the water or over saturation of the land and environment)
- Telecommunications Facility

Flood Plain District

Permitted Uses

- Development must abide by the District Standards plus provisions of Local Law #2-1987 of the Town of Richmondville.

Planned Development District

Permitted Uses

- All permitted uses in R1 as per standards of the R1 District
- For purposes of subdividing property in an established PDD, the R1 standards shall be used
- All other uses must by authorized by the Planning/Town Board as required by this law (Article 2, Section 201 C
- For all uses, parking guidelines as outlined in Article 8, Section 801 C of this law shall be met

Public

- Lands considered exempt from this law if used solely for a public purpose.
- Including: State University of New York (SUNY) Agriculture and Technical College Lands Any Village, Town, County, State, or Federal Land or Buildings.

Recommended Town Land Use Areas

It is recommended that the following districts be created/continued in the Town (see Proposed Town Land Use Map - Attachment C):

Hamlet (H) – The Warnerville area and West Richmondville area has historically been used for mixed uses with small lot sizes. The Warnerville area has public water development. This zone could allow smaller lot sizes and primary uses could include residential, home based businesses, and government facilities. The West Richmondville Hamlet does not have public water, requiring larger lot sizes.

Rural Residential (RR) - Largest district in Town. Existing R1 and R2 districts combined into one district with consistent lot size requirement (lot size could be a compromise of two districts – 1.5 acres). Home based uses allowed with performance standards. Additional commercial uses allowed with performance standards on lots over 50 acres in size. One mobile home allowed with performance standards on lots over 30 acres in size. This district may stretch into parts of parcels currently zoned PDD. Cluster subdivision could be used as an incentive to preserve open space in this district (example at right).

Mobile Home Park (MHP) – Area of current mobile home park along NYS Route 7. The intent of the district is to allow the existing mobile home park to make improvements and exist, but to limit expansion.

Agricultural - Education (AE) - Area along Warnerville Cut-off consisting of SUNY Cobleskill property and Faculty Student Association property. Uses to include activities geared toward SUNY Cobleskill academic program.

Educational (E) - Cobleskill - Richmondville High School.

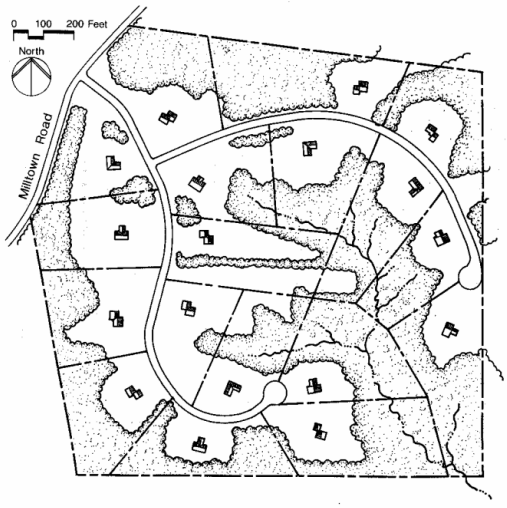


Figure 75. *"Yield Plans" to Determine Density.* Under Pennsylvania's new Growing Greener program, conventional "Yield Plans" like this, demonstrating the feasibility of 18 two-acre lots in the two-acre district, are no longer allowed to be built. One of the five alternative options permitted is the village or hamlet approach (Figure 76).

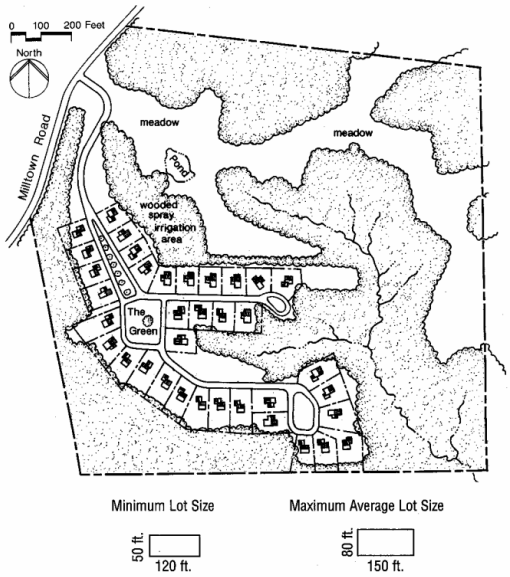


Figure 76. *Village Design Under "Growing Greener".* This alternative layout illustrates how lot yield could be doubled as a strong incentive for developers to produce layouts following certain hamlet design principles, including 70 percent of the unconstrained land remaining as permanent open space.

Richmondville Gateway (RG)
Warnerville Gateway (WG) -
These areas are I-88 on/off ramp entrance ways to the Village of Richmondville and Hamlet of Warnerville. The area has been identified as a prime area for service oriented commercial uses provided that performance standards are used to provide for architecturally appealing structures (example photos at right).

Typical convenience store

New convenience store in Charlottesville, Virginia, went through Albermarle County's design review process.

Pedestrian and vehicular connections should be encouraged. The same regulations for the RG should be instituted in the Town and Village. The Village Planned Development District procedures could be used as a model to review proposed projects in the gateways.

Mixed (M) – Areas along NYS Route 7 identified for commercial/residential/light industrial uses. Pedestrian and vehicular connections should be encouraged with shared curb cuts to NYS Route 7. Clearly defined standards for reviewing projects will be needed. Limits to large square footage, open span buildings may be needed to maintain rural character.

Watershed Protection District (WSP) – Same as current—include reservoirs and follow parcel boundaries when possible.

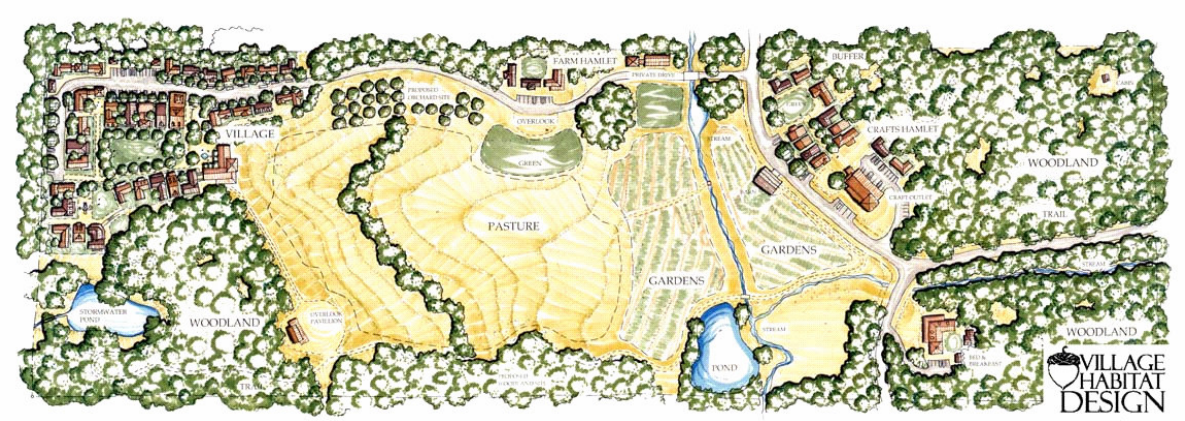
Overlay Zones – Overlay zones are mapped areas that add additional restrictions to the underlying zoning district.

> **Special Flood Hazard Area (SFHA)** – Flood Hazard Area as depicted on effective FIRMs. The Cobleskill Creek/West Creek Floodplain has been mapped and is identified on Flood Insurance Rate Maps (FIRMs) dated April 2, 2004. Development/construction standards must be followed in special flood hazard areas as defined on the effective FIRMs, in addition to any other zoning requirements. New residences should be discouraged in this area.
>
> **Sensitive Area (SA)** – Areas where steep slopes and higher elevation areas that are visible from long distances merge. Limited clear cutting, landscaping requirements, height limitations, and lighting requirements could be used to reduce negative impacts on many property owners and to reduce damage to the environment.
>
> **Riparian Habitat Area (RH)** - A protective stream side buffer (impacted streams and distance of buffer to be determined) measured from the top of a stream or creek landward where all construction, grading, dredging, filling, mowing may be restricted to protect water quality, wildlife habitat and reduce flooding potential on larger creeks.

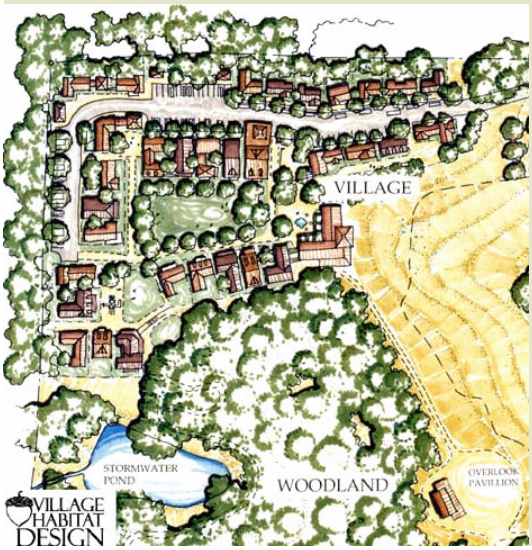
Floating Zones—Floating zones are districts that do not appear on the zoning map until procedures outlined in the zoning law are followed, all required conditions are met, and approval is granted by the impacted town or village board.

Planned Development District (PDD) – Floating zone (not mapped) for proposed mixed residential/commercial projects. PDD projects must include a mix of uses and involve innovative planning techniques. Specific and consistent, pre-established criteria must be considered before PDD designation is granted for any project. Stand alone commercial or single density residential projects shall not be considered for a PDD designation.

Sustainable Development Zone (SDZ) – Floating zone (not mapped). This zone would be designed as an option for development of a parcel in a unique, sustainable manner. The developer must meet stringent criteria to be deemed 'sustainable.' Specific and consistent, pre-established criteria must be considered before SDZ designation is granted for any project. Such criteria might include: Preserving land by using off setting density, a full range of housing choices from affordable single occupant homes and small family homes, to luxury homes within a community; Improving the utilization of resources within the community; opportunities to grow food locally; building with materials which are renewable, durable, and energy efficient; Making it possible to live without relying on automobile travel as a part of daily life, that is, to make the community walkable and to include as many of the daily needs as possible within the community, including places of work.



Above: Site plan for Rabbit Creek Farm Conservation Community in Franklin, North Carolina. Features of the design include preservation of 85% of open space, The ability to incorporate a Community Supported Agriculture program and to hire a farmer to manage it, walkable village design, shared greenspace and a community building.
Below Left: Larger view of Rabbit Creek Village
Below Right: Eastside Close is an example of a conservation community on a 2 acre lot. A development like this is desirable in denser village and hamlet areas



Existing Village Zoning

The Village of Richmondville is currently divided into the following zoning districts:

Rural Residential – Low Density (R1)
Residential – Medium Density (R2)
Commercial-Industrial Business (C-1)
Planned Development District (PDD)
Flood Protection District (FPD)

Dis-trict	Minimum Lot Area	Minimum Lot Width	Minimum Lot Depth	Front Yard	Side Yard One/Both	Rear Yard	Maximum Height of Buildings	Maximum Lot Coverage
R1	40,000 Feet	200 Feet	200 Feet	40 feet	30/60 feet	50 Feet	35/2.5 Feet/Stories	20%
R2	20,000 Feet	100 Feet	200 Feet	25 Feet	15/30 Feet	50 Feet	35/2.5 Feet/Stories	20%
CI	40,000 Feet	200 Feet	200 Feet	25 Feet	30/60 Feet	50 Feet	35/2.5 Feet/Stories	40%
PDD FP-D	Uses permitted in the overlay district in accord with the process established in these							
Note: Where public water and sewerage systems are available, the lot size may be reduced to twenty thousand (20,000) square feet with all lot, yard, height and lot coverage requirements as in the R2 Residential-Medium Density District.								

Rural Residential-Low Density (R1)

Permitted Principal

- One and two-family detached dwellings
- Pubic parks and playgrounds
- Individual trailers
- Essential public services
- Churches and similar places of worship
- Cemeteries
- Public elementary and secondary schools
- Farm and agricultural operations

Permitted Accessory

- Private garages and off-street parking areas
- Customary home occupations or professional offices
- Signs
- Other accessory uses customarily incidental to the principal use
- Temporary structures
- On a farm: open storage of machinery or vehicles customarily associated with farming operations. This, however, shall not be construed to permit the establishment of a junkyard defined herein
- Private swimming pools
- Private stables

Special

- Rod and gun clubs
- Nursing and boarding homes
- Trailer campgrounds and mobile home parks
- Multiple dwellings and apartments
- Roadside stands
- Kennels

Residential-Medium Density (R2)

Permitted Principal

- One and two family detached dwellings
- Essential public services
- Churches and similar places of worship
- Cemeteries
- Public elementary and secondary schools
- Public parks and playgrounds

Permitted Accessory

- Any Accessory use permitted to the R1 Rural Residential Density District except private stables.

Special

- Farm and agricultural operations
- Nursery schools
- Multiple dwellings and apartments
- Private stables

Commercial-Industrial (CI)

Permitted Principal

- Farm and agricultural operations
- Commercial, retail and wholesale services
- Food and associated industries
- Office buildings
- Industrial uses

Permitted Accessory

- Garages and storage buildings
- Off street parking and loading areas
- Signs
- Other accessory use customarily incidental to principal use

Planned Development District (PPD)

Determined by submission of plans to Planning Board and approval by Village Board

Recommended Village Land Use Districts

The Village Board could review its zoning law to include all or some of the following zones if necessary:
Village Residential (VR) – (Current R2) Smaller lot sizes dependant on municipal water/sewer. Subdivisions require sidewalks/lighting at appropriate Village scale. Home businesses with performance standards allowed.

R1 and Rural Residential (RR) – R1 remains the same. Sections of R1 to become RR with larger lot sizes to accommodate private water/sewer infrastructure. Home businesses with performance standards allowed.

Main Street Mixed (MSM) – Mixed uses with performance standards at the core of the Village.

Richmondville Gateway (RG) – (See Town description) Architecturally appealing commercial uses at NYS Route 7 and NYS Route 10 intersection. Existing Village Planned Development District standards could be used as a guide. Regulations would match Town side.

Business Technology (BT) – An area for business and high technology uses. Uses should meet performance standards to limit noise, light pollution, emissions. One of the following areas could be considered: 1.) Mill Street/Karas Road. 2.) Southern land between NYS Rt. 10 and Summit St.

Overlay Zones – Overlay zones are mapped areas that added additional restrictions to the underlying zoning district.

> **Special Flood Hazard Area (SFHA)** – Flood Hazard Area as depicted on effective FIRMs. The Cobleskill Creek Floodplain has been mapped and is identified on Flood Insurance Rate Maps (FIRMs) dated April 2, 2004. Development/construction standards must be followed in special flood hazard areas as defined on the effective FIRMs, in addition to any other zoning requirements. New residences should be discouraged.
>
> **Sensitive Area (SA)** – Areas where steep slopes and higher elevation areas that are visible from long distances merge. Limited clear cutting, landscaping requirements, height limitations, and lighting requirements could be used to reduce negative impacts on many property owners and to reduce damage to the environment.
>
> **Riparian Habitat Area (RHA)** - A protective stream side buffer (impacted streams and distance of buffer to be determined) measured from the top of a stream or creek landward where all construction, grading, dredging, filling, mowing may be restricted to protect water quality, wildlife habitat and reduce flooding potential on larger creeks.

Floating Zones—Floating zones are districts that do not appear on the zoning map until procedures outlined in the zoning law are followed, all required conditions are met, and approval is granted by the impacted town or village board.

> **Planned Development District (PDD)** – Floating zone (not mapped) for proposed mixed residential/commercial projects. PDD projects must include a mix of uses and involve innovative planning techniques. Stand alone commercial or single density residential projects shall not be considered for a PDD designation.
>
> **Sustainable Development Zone (SDZ)** – Floating zone (not mapped). This zone would be designed as an option for development of a parcel in a unique, sustainable manner. The developer must meet stringent criteria to be deemed 'sustainable.' Such criteria might include: Preserving land by using off setting density, a full range of housing choices from affordable single occupant homes and small family homes, to luxury homes within a community; Improving the utilization of resources within the community; opportunities to grow food locally; building with materials which are renewable, durable, and energy efficient; Making it possible to live without relying on automobile travel as a part of daily life, that is, to make the community walkable and to include as many of the daily needs as possible within the community,

Goal 1

Goals/Objectives/Actions

(Note: Some actions may help accomplish multiple goals/objectives—especially for goals 1 and 3. Actions are for the consideration of Town/Village Boards.)

Goal 1: **Protect the rural character and small town atmosphere of the Town and Village of Richmondville while promoting appropriate economic development.**

Objective 1-1: **The Town/Village Subdivision and Zoning Laws will be easier to understand, more easily and fairly enforced, more flexible, and better utilize/conserve resources.**

Action 1-1A: Allow existing development that violates any new zoning law use requirement to come into compliance gradually to limit financial burden on the owner. Complete elimination of a legal nonconforming use is not the intent of zoning law changes. Existing development that violates any new zoning law square footage/acreage area requirement can expand without the need of an area variance for lot size.

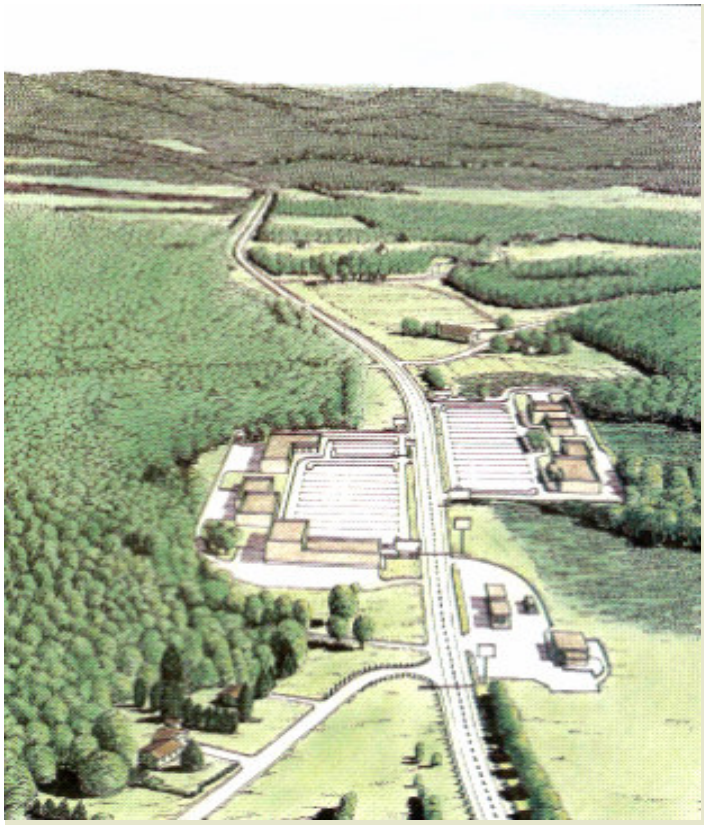
Action 1-1B: Develop sign regulations following the sign design guidelines included in this plan (Attachment A). Limit sign sizes and numbers and develop guidelines for sign types, placement, materials, and colors. Allow signs to comply gradually as changes are made or new ownership occurs.

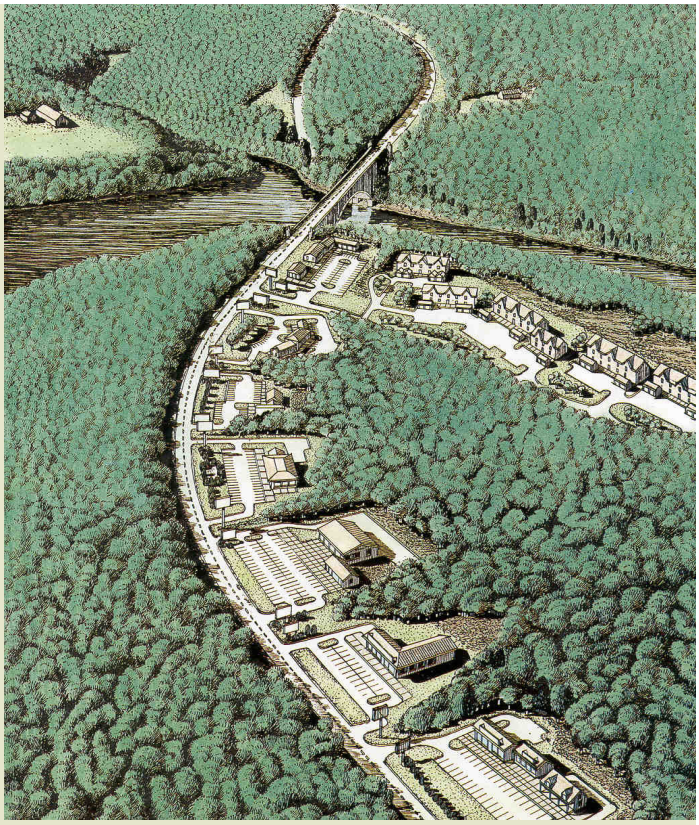
Action 1-1C: Allow residents more freedom and flexibility to use their land by encouraging more uses Town/Village wide that meet certain performance standards (physical, visual, and social impact to area) rather than adherence to only use categories. Such uses might include, but are not limited to, country inns, craft workshops, professional offices, antique shops, landscape nurseries, home-based businesses, and repair shops. Allow more flexibility for appropriate commercial and residential uses and one mobile home on parcels 30 acres or more in size (or 30 or more contiguous acres if under the same ownership) if detailed performance standards are met and property owners agree to keep such lot size or larger as long as the use is present.

Action 1-1D: Attempt to limit curb cuts onto State Routes by concentrating nodes of commercial growth along the Town portion of New York State Route 7 to protect some frontage and avoid sprawl stretching from the Village of Cobleskill to the Otsego County line. Such nodes could be established around existing development and utilizing existing town and county roads and new access roads to allow interior property to be accessible and encourage access between commercial developments. See pictures 1 through 4 on following page. Pictures taken from "Dealing with change in the Connecticut River Valley".

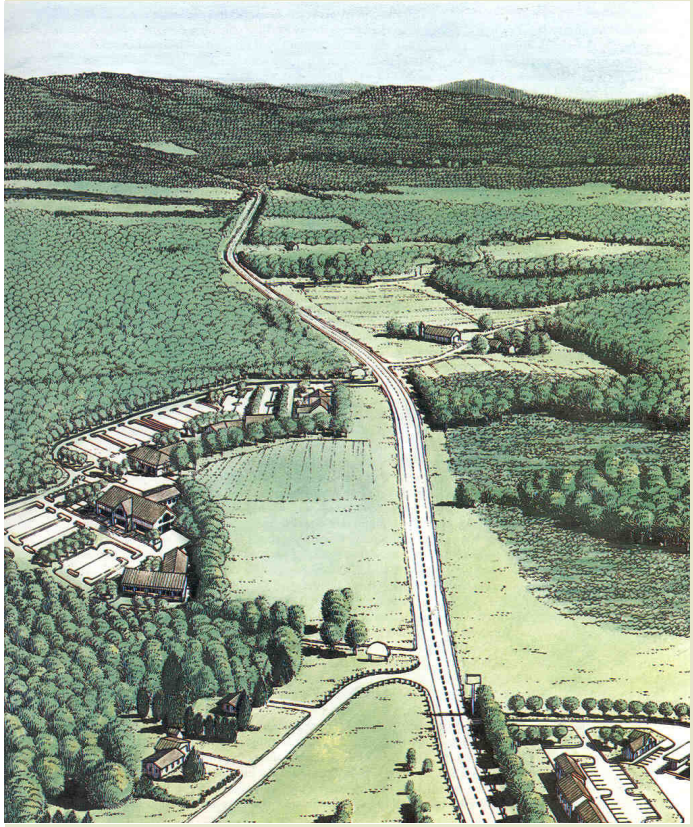
Action 1-1E: Discourage copyrighted architecture and give developers incentives to create unique structures and/or structures that enhance the rural nature of the area.

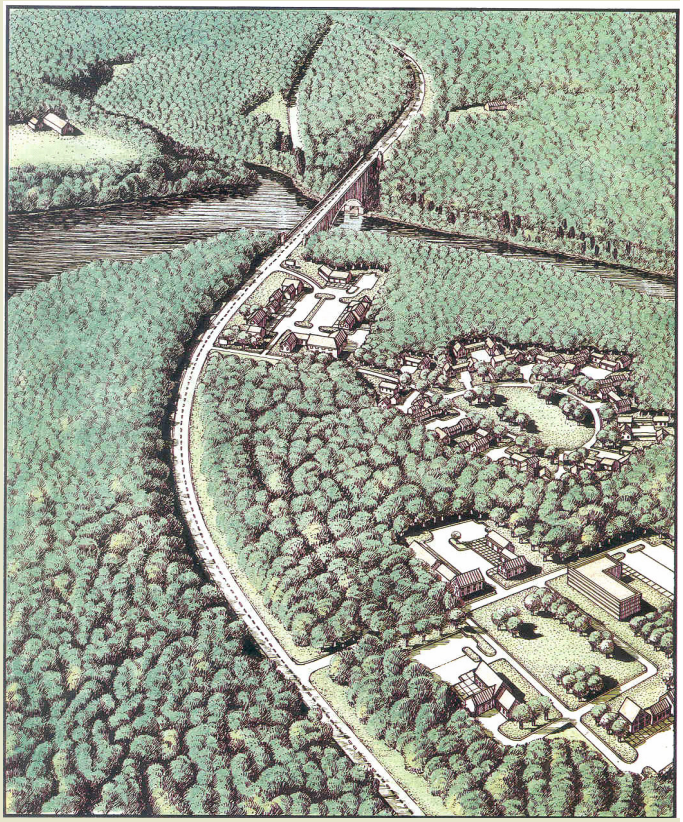
Unique McDonald's with small-scale sign





Above: *Examples of multiple curb cut (undesired) development.*
Below: *Examples of same sites with creative, limited curb cut development. This method is much more desirable as it complements, rather than detracts from, the community's traditionally rural character.*





Yaro, Robert D. et al. 1989. *Dealing With Change in the Connecticut River Valley: A Design Manual for Conservation and Development.* Lincoln Institute of Land Policy.

Action 1-1F: Eliminate the identified Planned Development District zone in the Town and replace it with more specific zoning districts, which may include Hamlet, Mobile Home Park, Richmondville Gateway, Warnerville Gateway and Mixed zoning districts. A map of proposed zoning district boundaries is included in this plan. Create an area for new light industrial uses in the Village. Either require performance standards for CI in Village or better define CI uses.

Action 1-1G: Allow construction of unpaved roads for low-density development in the Town. Require pavement for Village streets.

Action 1-1H: Develop written and electronic applications (perhaps web based) and instructions for all types of permits, including forms for violations of local codes.

Action 1-1I: Require code enforcement officer to investigate written notices of suspected code violations even if notice is anonymous.

Action 1-1J: Research, develop, and adopt enforcement guidelines and penalties for violations.

Action 1-1K: Encourage development of senior or assisted living facilities, especially where existing infrastructure exists.

Action 1-1L: Consider a moratorium on conventional subdivisions involving the creation of more than 10 individual lots in Town and 6 individual lots in Village (especially in cases where 4 or more lots are less than 25 acres in size), or re-subdivisions resulting in the same within a 2-year period. If such subdivisions are proposed, planning boards may need to draft and recommend creative land use requirements to deal with the potential loss of open space and negative impacts to the rural landscape.

Action 1-1M: Research and consider adopting wind energy regulations.

Action 1-1N: At the sketch plan phase and upon intent to receive a building permit, all subdividers, builders, and property owners should be given educational materials to consider general principals basic to good lot design/development and regulations for stormwater, floodplain, and wetlands. Design principals are detailed in documents such as "Designing Your corner of Vermont - Protecting Your Property Investment Through Good site Design" by Mollie Babzie and Walter Cudnohufsky—1991 and this document should be made available for use. Such principals briefly include:

Avoid building in the center of a meadow.
Reduce visual prominence by building into woodland edges.
Maintain irregular field edges when they occur.
Avoid large setbacks from the road if the lot is small or near a village/hamlet.
Open up views through limb pruning and selective tree removal, as opposed to clear-cutting.
Avoid critical wildlife areas and steep slopes.
Preserve significant site features such as stone walls and large tree stands.
Provide for road and trail linkages to future subdivisions.
Consider using a landscape architect to help prepare subdivision plans.

Regulations could be amended to provide such guidance and to encourage identification of building envelopes on lots, without invoking mandatory regulations. The sensitive overlay district would be the best area to first consider mandatory design regulations.

Action 1-1 time: Zoning Rewrite Committee formed and draft zoning law presented to Municipal Boards within first 2 years after plan adoption.

Action 1-1 responsibility: Municipal Boards/Zoning Rewrite Committee/Advisory Committee

Objective 1-2: **The Village of Richmondville Post Office remains as a key component to the Village downtown and continues to operate within the core of the Village.**

Action 1-2A: Notify the Federal government (USPS) that moving the Village of Richmondville Post Office to any area outside of the Village core and where it is not easily walkable for Village residents is not desired.

Action 1-2 time: Notice to Federal Government within one year after plan adoption.
Action 1-2 responsibility: Advisory Committee

Objective 1-3: **The appearance of the Village Main Street is improved**.

Action 1-3A: Apply for grants to help commercial property owners improve the façade of their buildings. Community Development Block Grants are one source of funding that may be used.

Action 1-3B: Pursue Victorian or other period style street lighting along the Village Main Street.

Action 1-3 time: Ongoing. Annual sources of funds can be researched and applications completed.
Action 1-3 responsibility: Municipal Boards/Advisory Committee.

Objective 1-4: **Attractive signs welcome people into the Town.**

Action 1-4A: Design and procure Town welcoming signage on NYS Route 7 and 10.

Action 1-4 time: Town Board action within first 5 years after plan adoption.

Objective 1-5: **Housing stock improves and reflects the rural nature of Richmondville.**

Action 1-5A: Pursue grant funds to improve housing conditions wherever needed.

Action 1-5 time: Ongoing. Annual sources of funds can be researched and applications completed.
Action 1-5 responsibility: Advisory Committee/Municipal Boards. Schoharie County Rural Preservation Office should be contacted for help.

Objective 1-6: **Town and Village boards and services function to their greatest potential and efficiently serve the needs of residents/landowners.**

Action 1-6A: Require appropriate training for Planning and ZBA members.

Action 1-6B: Encourage the development of a capital improvement plan for transportation.

Action 1-6C: Explore consolidating Town/Village Planning Boards and other services.

Action 1-6D: Explore building a new Town Hall/Town Garage.

Action 1-6E: Pursue funding (perhaps cooperatively with Town/Village) to purchase a skid steer with attachments, asphalt roller, a midsize dump truck with plow and sander, a vacuum unit to clean catch basins and culverts, and a video camera to inspect sewer mains.

Action 1-6F: Pursue tax incentives for open space preservation and small businesses. Open space incentive could be similar to agricultural property tax exemption.

Action 1-6 time: 1-6A within first two years after plan adoption. 1-6B-F within first decade after plan adoption.
Action 1-6 responsibility: Municipal Boards/Advisory Committee/Superintendents

Objective 1-7: **Recreational opportunities for Town/Village residents and visitors are improved and plentiful.**

Action 1-7A: Support efforts of the Richmondville Historical Society.

Action 1-7B: Improve the Village parks and pursue expansion/improvement of property for recreational opportunities (pool improvements/skate board park).

Action 1-7C: Encourage snowmobile operation and horseback riding on defined trails throughout the Town/Village and exploit the economic benefits. Consider establishment of nighttime hours of no operation for snowmobiles (unless needed for emergency situations).

Action 1-7D: A recreation path running parallel to Cobleskill Creek should be pursued. Such path would commence in the Village of Cobleskill, access the new high school, and connect the Village of Richmondville.

Action 1-7 time: Ongoing, within first decade after plan adoption
Action 1-7 responsibility: Advisory Committee and Municipal Boards

Objective 1-8: **Promote the Richmondville area as a great place to live/do business.**

Action 1-8A: Prepare a brochure to highlight safety, area character, value, school district, Richmondville Electric and easy commute times for distribution around the region (especially to real estate agents).

Action 1-8B: Improve and maintain Town and Village web pages on County web site for community promotion.

Action 1-8C: Support annual events of the community (Clean-up day, Richmondville Days, Winter Festival).

Action 1-8D: Explore the possibility of establishing a Village/Town business association.

Action 1-8E: Encourage expansion of the Village of Richmondville Electric service area. Educate public about contacting Village of Richmondville Electric for service, especially on the service area border.

Action 1-8F: Support Tech Valley initiative and encourage such businesses in appropriate locations in Richmondville.

Action 1-8 time: Ongoing, within first five years after plan adoption.
Action 1-8 responsibility: Advisory Committee/Planning Boards/Municipal Boards

Goal 2

GOAL 2: **Improve pedestrian and traffic safety.**

Objective 2-1: **Pedestrians can maneuver safely through the Village and Town.**

Action 2-1A: Pursue sidewalks/sidewalk improvements where needed in the Town and Village. Roberts Street to High Street to Main Street sidewalk connection is a priority.

Action 2-1B: Amend zoning and subdivision laws to require new development to consider pedestrian access and to link into existing pedestrian network whenever possible.

Action 2-1C: Work to increase compliance with existing Town/Village speed limits and explore lowering speed limits on NYS Route 7 in Warnerville, Brooker Hollow Road, and Beards Hollow Road near Cross Hill Road.

Action 2-1D: A recreation path running parallel to Cobleskill Creek should be pursued. Such path would commence in the Village of Cobleskill, access the new high school, and connect the Village of Richmondville. If possible, eminent domain should be avoided with such a project.

Action 2-1 time: Ongoing, within first decade after plan adoption
Action 2-1 responsibility: Municipal Boards/Advisory Committee/Zoning Rewrite Committee

Objective 2-2: **Dangerous/high accident areas in the transportation system are identified and eliminated.**

Action 2-2A: Work with NYSDOT to annually identify high accident prone areas.

Action 2-2B: Work with NYSDOT to solve problems associated with County Road 23A (Warnerville Cut-off) to decrease some traffic pressure on the core of the Village of Cobleskill and to improve traffic safety. The new road should become NYS Route 10 and old Route 10 (Elm Street) should revert to the Village of Cobleskill/Town of Richmondville or Schoharie County. Any improvements to the current road or new alignment should include or address:

- current road flooding problems and reducing impediments in the floodplain
- a planned recreation path that will run parallel with Cobleskill Creek
- a new railroad bridge to eliminate the present at-grade railroad crossing and new bridges over any water crossings
- improved safety at the connection with the current Route 10 and NYS Route 7
- the impact of a potential increase of truck traffic into the Town of Sharon and Village of Sharon Springs
- limited impacts to farmland in the area
- improved safety for the movement of SUNY Cobleskill farm equipment across the road
- the need to keep the rural appearance of NYS Route 10 by limiting the widening and/or straightening of the northern remainder of the road.

Richmondville does not want this project to result in a 'domino' effect for major road changes north to Canajoharie. Nor is this project meant solely to accommodate increased truck traffic. The majority of NYS Route 10 is rural, agricultural and scenic, which should be retained. The present narrow, winding Route 10 provides traffic calming and has integrity that should be preserved especially since the route has the potential to become a State designated Scenic By-way and was identified as a "Rural Historic District" by the NY State Historic Preservation Office.

The current DOT regional plan does not call for NYS Route 10 to become a major north-south route. Depending on the exact road alignment chosen, Richmondville will need to adopt land use regulation improvements to coincide with the road improvements.

Action 2-2 time: 2-2A is ongoing, 2-2B within five to ten years after plan adoption.
Action 2-2 responsibility: Advisory Committee/Municipal Boards

Goal 3

GOAL 3: **Protect the quality of surface and groundwater supplies, protect the integrity of mapped floodplains, preserve the integrity of unique physical environments and preserve wildlife habitats.**

Objective 3-1: **Town and Village regulations reflect the importance of the environment to the community.**

Action 3-1A: Revise/aggressively enforce trash/junk regulations to clean up existing violations.

Action 3-1B: Pursue incorporating storm water management and erosion control techniques in subdivision reviews.

Action 3-1C: Consider a riparian habitat overlay zone for the Cobleskill Creek and tributaries and House Creek tributaries to establish buffers that protect water quality.

Action 3-1D: Consider adopting overlay districts that add protection for important environmental, visual, and historic resources (Such items might include, but are not limited to, ridgelines, wetlands (including wetlands other than State regulated), stream corridors, floodplains, farmland, open space, large forested areas, steep slopes, historic structures and land areas). A proposed sensitive area overlay district is included in this plan. Protection of such resources may include larger lot sizes, height limitations (single to 1 ½ stories for buildings), restrictions on clear-cutting of forests, restrictions on extent of outside lighting, development requirements to blend new construction with surrounding area. Encourage the use of methods (such as sustainable development, conservation easements, purchase of development rights) as a means for permanent preservation of these resources.

Action 3-1E: Encourage residential development in appropriate areas following traditional patterns of rural development by discouraging "sprawl" subdivisions containing lots that are uniform in size, shape, and building design and by requiring new building lots to follow existing waterways, hedgerows, stone walls, and other distinguishable features whenever possible.

Action 3-1F: Encourage large-scale residential in appropriate zoning districts (RR) be clustered in a manner that preserves some open space and that fosters a sense of community.

Action 3-1G: Working with County Health Department, distribute educational materials to residents without public sewerage in regard to proper septic system maintenance and private well maintenance.

Action 3-1H: Action 1-1N (Page 28) is important to accomplishing Objective 3-1.

Action 3-1 time: Within two years after plan adoption. Action 3-1G - also once every five years.
Action 3-1 responsibility: Zoning Rewrite Committee/Advisory Committee/Municipal Boards

Objective 3-2: **The Village water and sewer system and the Warnerville Water District are maintained to ensure adequacy and integrity of the systems.**

Action 3-2A: Investigate extending water/sewer infrastructure, especially along NYS Route 7 or other more densely populated areas.

Action 3-2B: Pursue capital plan for infrastructure and pursue funding to replace village water mains west of River Street, leaking sewer pipes, and manhole covers.

Action 3-2C: Clean village reservoirs and explore expanding reservoir capacity.

Action 3-2 time: Within one to five years after plan adoption
Action 3-2 responsibility: Advisory Committee/Municipal Boards/Warnerville Water District/ Village Superintendent

Goal 4

GOAL 4: **Secure safety from all hazards in Richmondville**

Objective 4-1: **Richmondville Volunteer Rescue Squad and Richmondville Volunteer Fire Department are consulted/supported to help best protect Richmondville.**

Action 4-1A: Maintain firefighting equipment and institute volunteer recruitment incentives.

Action 4-1 time: Ongoing
Action 4-1 responsibility: Volunteer Departments/Advisory Committee/Municipal Boards

Objective 4-2: **Existing and new development are protected from all hazards.**

Action 4-2A: Require boards to consult with fire department when reviewing large development projects to ensure fire services can adequately respond if development is established.

Action 4-2B: Comply and implement applicable actions in the Schoharie County All-Hazards Mitigation Plan.

Action 4-2C: Development in special flood hazard areas complies with Richmondville Flood Damage Prevention Laws

Action 4-2D: Make sure new buildings comply with New York State Building Code.

Action 4-2E: Steer new development away from areas needed to help mitigate flooding and incorporate hazard reduction techniques into new buildings.

Action 4-2F: Investigate measures to adequately protect village reservoirs from possible contamination due to an accident on I-88.

Action 4-2 time: Ongoing
Action 4-2 responsibility: Municipal Boards/Planning Board/Code Enforcement Officer

Create an Advisory Committee

Plan Implementation

Implementation of the actions in this plan will be the responsibility of the Village Board of Trustees, Town Board, Village Planning Board, Town Planning Board, and any special board (Zoning Rewrite/Advisory Committee) that may be appointed. The Town/Village Boards could consider appointing three new committees upon the adoption of this plan - a Zoning Rewrite Committee (one for Village and one for Town) and a Town/Village Comprehensive Plan Advisory Committee. The Advisory Committee would:

1. Work towards implementing most actions of the plan not associated with land use regulations.
2. Research and apply (upon approval of appropriate municipal board) for funding sources.
3. Undertake any other requests of the municipal boards.

The Comprehensive Plan should be regularly reviewed/updated. Therefore, the Advisory Committee (with the appointment of additional members), or other designated body by the Town/ Village, would be responsible for reviewing this plan every five years from the date of adoption or last review.

It is recommended that terms of Advisory Committee members be limited to no more than three years and no more than four consecutive terms.