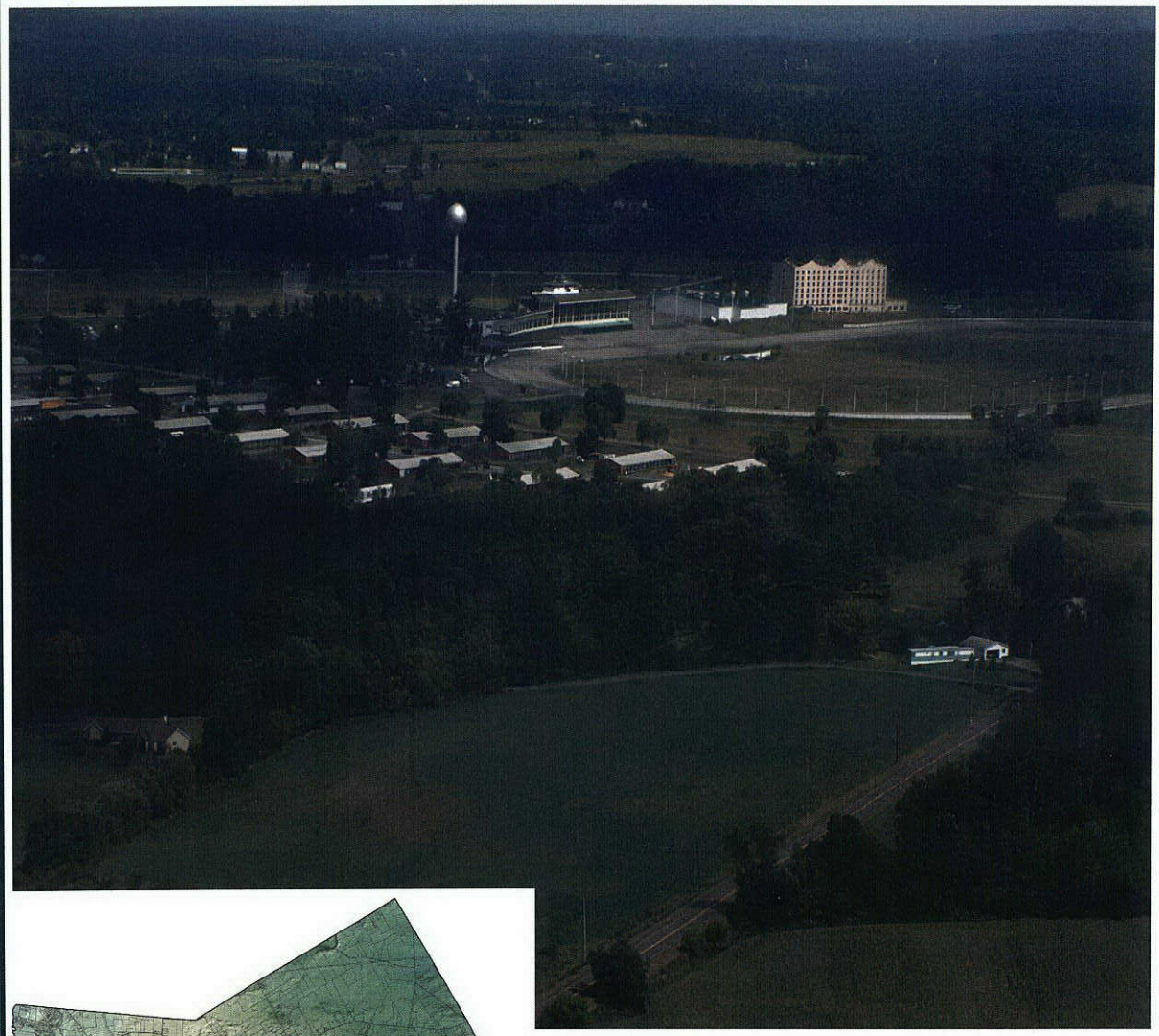
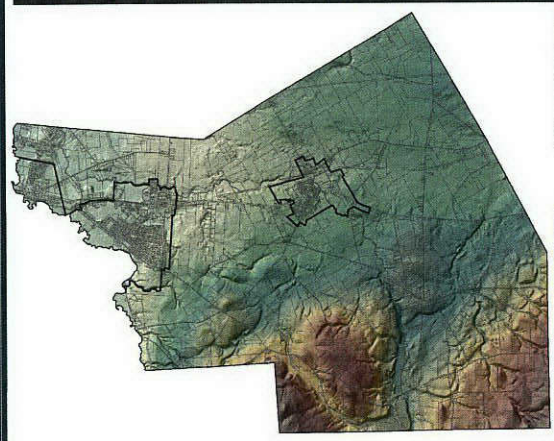
COMMUNITY COMPREHENSIVE PLAN

VOLUME III

Public Scoping and EAF





Town of Vernon
Oneida County, New York

September 2005

Barton & Loguidice, P.C.
Engineers • Environmental Scientists • Planners • Landscape Designers

617.20
Appendix A
State Environmental Quality Review
FULL ENVIRONMENTAL ASSESSMENT FORM

Purpose: The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or unmeasurable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may not be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible enough to allow introduction of information to fit a project or action.

Full EAF Components: The full EAF is comprised of three parts:

Part 1: Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.

Part 2: Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially-large impact. The form also identifies whether an impact can be mitigated or reduced.

Part 3: If any impact in Part 2 is identified as potentially-large, then Part 3 is used to evaluate whether or not the impact is actually important.

THIS AREA FOR LEAD AGENCY USE ONLY

DETERMINATION OF SIGNIFICANCE -- Type 1 and Unlisted Actions

Identify the Portions of EAF completed for this project: ☑ Part 1 ☑ Part 2 ☐ Part 3

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonably determined by the lead agency that:

■ A. The project will not result in any large and important impact(s) and, therefore, is one which **will not** have a significant impact on the environment, therefore **a negative declaration will be prepared.**

☐ B. Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required, therefore **a CONDITIONED negative declaration will be prepared.***

☐ C. The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore **a positive declaration will be prepared**.

*A Conditioned Negative Declaration is only valid for Unlisted Actions

Town of Vernon Comprehensive Plan / Generic Environmental Impact Statement

Name of Action

Town of Vernon, New York

Name of Lead Agency

Myron J. Thurston — Print or Type Name of Responsible Officer in Lead Agency

Town Supervisor — Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Brian K. Modisan — Signature of Preparer (If different from responsible officer)

website

Date

PART 1--PROJECT INFORMATION
Prepared by Project Sponsor

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

Name of Action Town of Vernon Comprehensive Plan / GEIS

Location of Action (include Street Address, Municipality and County)

3949 Petersboro Road, Vernon, New York, Oneida County

Name of Applicant/Sponsor Myron J. Thurston

Address 3949 Petersboro Road

City / PO Vernon Center State New York Zip Code 13477

Business Telephone 315-829-3703

Name of Owner (if different) Same as Applicant/Sponsor

Address

City / PO State Zip Code

Business Telephone

Description of Action:

Preparation and adoption of the Town of Vernon Comprehensive Plan / Generic Environmental Impact Statement pursuant to, and in accordance with Section 272-a of New York State Town Law.

Please Complete Each Question--Indicate N.A. if not applicable

A. SITE DESCRIPTION

Physical setting of overall project, both developed and undeveloped areas.

1. Present Land Use: [✔] Urban [✔] Industrial [✔] Commercial [✔] Residential (suburban) [✔] Rural (non-farm)
   [✔] Forest [✔] Agriculture [✔] Other Open Space and Recreation areas
   Wetlands

2. Total acreage of project area: 25,388 acres.

APPROXIMATE ACREAGE	PRESENTLY	AFTER COMPLETION
Meadow or Brushland (Non-agricultural)	2,342 acres	2,342 acres
Forested	2,500 acres	2,500 acres
Agricultural (Includes orchards, cropland, pasture, etc.)	14,610 acres	14,000 acres
Wetland (Freshwater or tidal as per Articles 24,25 of ECL)	1,801 acres	1,801 acres
Water Surface Area	_____ acres	_____ acres
Unvegetated (Rock, earth or fill)	_____ acres	_____ acres
Roads, buildings and other paved surfaces	4135 acres	4135 acres
Other (Indicate type) _____	_____ acres	_____ acres

3. What is predominant soil type(s) on project site?
   a. Soil drainage: [✔] Well drained 45 % of site [✔] Moderately well drained 60 % of site.
   [✔] Poorly drained 25 % of site
   b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? +/-14830 acres (see 1 NYCRR 370).
4. Are there bedrock outcroppings on project site? [■] Yes [ ] No
   a. What is depth to bedrock VARIES (in feet)
5. Approximate percentage of proposed project site with slopes:
   [✔] 0-10% 86 % [✔] 10- 15% 7 % [✔] 15% or greater 7 %
6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or National Registers of Historic Places? [■] Yes [ ] No
7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? [■] Yes [ ] No
8. What is the depth of the water table? VARIES (in feet)
9. Is site located over a primary, principal, or sole source aquifer? [■] Yes [ ] No
10. Do hunting, fishing or shell fishing opportunities presently exist in the project area? [■] Yes [ ] No

11. Does project site contain any species of plant or animal life that is identified as threatened or endangered? ☐ Yes ■ No

According to:

Identify each species:

N/A

12. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formations?

☐ Yes ■ No

Describe:

13. Is the project site presently used by the community or neighborhood as an open space or recreation area?

■ Yes ☐ No

If yes, explain:

A New York Statewide Class 3 Bike Route follows Route 5 through the Town of Vernon, Village of Vernon, and City of Sherrill. Various open space areas or opportunities for recreational use are present within the Town and identified in Volume II - Comprehensive Plan Inventory

14. Does the present site include scenic views known to be important to the community? ■ Yes ☐ No

Scenic vistas due to topography and undeveloped rural nature of the Town. Scenic Views to the Oneida Valley.

15. Streams within or contiguous to project area:

Oneida Creek	Oriskany Creek	Joe Case Brook
Sconondoa Creek	Deans Creek	Turkey Creek
Saquoit Creek	Taylor Creek	West Branch Unidilla River

a. Name of Stream and name of River to which it is tributary

Oneida Lake, Oneida River Oswego River, Mohawk River

16. Lakes, ponds, wetland areas within or contiguous to project area:

Wetlands (Oneida sub-watershed) ID#: V-5; V-6; V-14; V-16; V-20

Wetlands (Oriskany sub-watershed) ID#: V-27; Cl-12; V-23; V-6; V-22; V-21; V-7; O-11; V-20; V-15; V-16; Cl-5; V-16; Cl-6; V-4; V-8; O-10; V-17; V-5; Cl-5; V-4; Cl-14; V-19; V-17; Cl-14; V-18; V-5; O-11

b. Size (in acres):

301 acres Oneida Lake Watershed
1502 Oriskany Creek Watershed

17. Is the site served by existing public utilities? ■ Yes ☐ No

a. If **YES,** does sufficient capacity exist to allow connection? ☐ Yes ■ No

b. If **YES**, will improvements be necessary to allow connection? ■ Yes ☐ No

18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ■ Yes ☐ No

19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617? ☐ Yes ■ No

20. Has the site ever been used for the disposal of solid or hazardous wastes? ■ Yes ☐ No

B. Project Description

1. Physical dimensions and scale of project (fill in dimensions as appropriate).

a. Total contiguous acreage owned or controlled by project sponsor: 25,388 acres.

b. Project acreage to be developed: N/A acres initially; N/A acres ultimately.

c. Project acreage to remain undeveloped: N/A acres.

d. Length of project, in miles: N/A (if appropriate)

e. If the project is an expansion, indicate percent of expansion proposed. N/A %

f. Number of off-street parking spaces existing N/A ; proposed N/A

g. Maximum vehicular trips generated per hour: N/A (upon completion of project)?

h. If residential: Number and type of housing units:

	One Family	Two Family	Multiple Family	Condominium
Initially	N/A	N/A	N/A	N/A
Ultimately	N/A	N/A	N/A	N/A

i. Dimensions (in feet) of largest proposed structure: N/A height; N/A width; N/A length.

j. Linear feet of frontage along a public thoroughfare project will occupy is? _____ ft.

2. How much natural material (i.e. rock, earth, etc.) will be removed from the site? None tons/cubic yards.

3. Will disturbed areas be reclaimed ☐ Yes ☐ No ■ N/A

a. If yes, for what intended purpose is the site being reclaimed?

b. Will topsoil be stockpiled for reclamation? ☐ Yes ☐ No

c. Will upper subsoil be stockpiled for reclamation? ☐ Yes ☐ No

4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? None acres.

5. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project?

☐ Yes ■ No

6. If single phase project: Anticipated period of construction: N/A months, (including demolition)

7. If multi-phased:

   a. Total number of phases anticipated 1 (number)

   b. Anticipated date of commencement phase 1: Jan month 2006 year, (including demolition)

   c. Approximate completion date of final phase: _____ month _____ year.

   d. Is phase 1 functionally dependent on subsequent phases? ■ Yes ☐ No

8. Will blasting occur during construction? ☐ Yes ☐ No

9. Number of jobs generated: during construction N/A ; after project is complete

10. Number of jobs eliminated by this project N/A .

11. Will project require relocation of any projects or facilities? ☐ Yes ■ No

    If yes, explain:

12. Is surface liquid waste disposal involved? ☐ Yes ■ No

    a. If yes, indicate type of waste (sewage, industrial, etc) and amount _____

    b. Name of water body into which effluent will be discharged _____

13. Is subsurface liquid waste disposal involved? ☐ Yes ■ No Type _____

14. Will surface area of an existing water body increase or decrease by proposal? ☐ Yes ■ No

    If yes, explain:

15. Is project or any portion of project located in a 100 year flood plain? ■ Yes ☐ No

16. Will the project generate solid waste? ☐ Yes ■ No

    a. If yes, what is the amount per month? _____ tons

    b. If yes, will an existing solid waste facility be used? ☐ Yes ☐ No

    c. If yes, give name _____ ; location _____

    d. Will any wastes not go into a sewage disposal system or into a sanitary landfill? ☐ Yes ☐ No

e. If yes, explain:

17. Will the project involve the disposal of solid waste? ■ Yes ☐ No

    a. If yes, what is the anticipated rate of disposal? _____ tons/month.

    b. If yes, what is the anticipated site life? _____ years.

18. Will project use herbicides or pesticides? ☐ Yes ■ No

19. Will project routinely produce odors (more than one hour per day)? ☐ Yes ■ No

20. Will project produce operating noise exceeding the local ambient noise levels? ☐ Yes ■ No

21. Will project result in an increase in energy use? ☐ Yes ■ No

    If yes, indicate type(s)

22. If water supply is from wells, indicate pumping capacity N/A gallons/minute.

23. Total anticipated water usage per day N/A gallons/day.

24. Does project involve Local, State or Federal funding? ■ Yes ☐ No

    If yes, explain:

25. Approvals Required:

			Type	Submittal Date
City, Town, Village Board	■ Yes	■ No	Resolution to adopt	Oct. 2005
City, Town, Village Planning Board	■ Yes	☐ No	Resolution to adopt	Sept. 2005
City, Town Zoning Board	■ Yes	☐ No	Resolution to adopt	Sept. 2005
City, County Health Department	☐ Yes	■ No		
Other Local Agencies	■ Yes	■ No	Oneida County	Sept. 2005
Other Regional Agencies	☐ Yes	■ No		
State Agencies	☐ Yes	■ No		
Federal Agencies	☐ Yes	■ No		

C. Zoning and Planning Information

1. Does proposed action involve a planning or zoning decision? ■ Yes ☐ No

If Yes, indicate decision required:

☐ Zoning amendment ☐ Zoning variance ■ New/revision of master plan ☐ Subdivision

☐ Site plan ☐ Special use permit ☐ Resource management plan ■ Other

2. What is the zoning classification(s) of the site?

A-Agriculture; A-2 Agriculture; R-H Rural Hamlet; R-1 Residential; R-MHP Mobile Home Park; C-1 Commercial; C-M Commercial/Manufacture; L-C Land Conservation; P-D Planned Dev.; PDET Plan'd Entertainment

3. What is the maximum potential development of the site if developed as permitted by the present zoning?

4. What is the proposed zoning of the site?

N/A

5. What is the maximum potential development of the site if developed as permitted by the proposed zoning?

6. Is the proposed action consistent with the recommended uses in adopted local land use plans? ■ Yes ☐ No

7. What are the predominant land use(s) and zoning classifications within a ¼ mile radius of proposed action?

Agricultural
Residential
Residential Mobile Home
Commercial
Planned Commercial
Industrial
Institutional
PUD

8. Is the proposed action compatible with adjoining/surrounding land uses with a ¼ mile? ■ Yes ☐ No

9. If the proposed action is the subdivision of land, how many lots are proposed? N/A

   a. What is the minimum lot size proposed? N/A

10. Will proposed action require any authorization(s) for the formation of sewer or water districts? ■ Yes ☐ No

If recommended alternative is selected, long term planning involves improvements to the water/sewer network as a means improve surface and groundwater contamination problems

11. Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection?

☐ Yes ■ No

a. If yes, is existing capacity sufficient to handle projected demand? ☐ Yes ☐ No

12. Will the proposed action result in the generation of traffic significantly above present levels? ☐ Yes ■ No

a. If yes, is the existing road network adequate to handle the additional traffic. ☐ Yes ☐ No

D. Informational Details

Attach any additional information as may be needed to clarify your project. If there are or may be any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

E. Verification

I certify that the information provided above is true to the best of my knowledge.

Applicant/Sponsor Name _____ Date _____

Signature _____

Title _____

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment.

PART 2 - PROJECT IMPACTS AND THEIR MAGNITUDE

Responsibility of Lead Agency

General Information (Read Carefully)

! In completing the form the reviewer should be guided by the question: Have my responses and determinations been **reasonable?** The reviewer is not expected to be an expert environmental analyst.

! The **Examples** provided are to assist the reviewer by showing types of impacts and wherever possible the threshold of magnitude that would trigger a response in column 2. The examples are generally applicable throughout the State and for most situations. But, for any specific project or site other examples and/or lower thresholds may be appropriate for a Potential Large Impact response, thus requiring evaluation in Part 3.

! The impacts of each project, on each site, in each locality, will vary. Therefore, the examples are illustrative and have been offered as guidance. They do not constitute an exhaustive list of impacts and thresholds to answer each question.

! The number of examples per question does not indicate the importance of each question.

! In identifying impacts, consider long term, short term and cumulative effects.

Instructions (Read carefully)

a Answer each of the 20 questions in PART 2. Answer **Yes** if there will be **any** impact.

b. **Maybe** answers should be considered as **Yes** answers.

c. If answering **Yes** to a question then check the appropriate box(column 1 or 2)to indicate the potential size of the impact. If impact threshold equals or exceeds any example provided, check column 2. If impact will occur but threshold is lower than example, check column 1.

d Identifying that an Impact will be potentially large (column 2) does not mean that it is also necessarily **significant**. Any large impact must be evaluated in PART 3 to determine significance. Identifying an impact in column 2 simply asks that it be looked at further.

e. If reviewer has doubt about size of the impact then consider the impact as potentially large and proceed to PART 3.

f. If a potentially large impact checked in column 2 can be mitigated by change(s) in the project to a small to moderate impact, also check the **Yes** box in column 3. A **No** response indicates that such a reduction is not possible. This must be explained in Part 3.

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
Impact on Land			
1. Will the Proposed Action result in a physical change to the project site? NO ☒ YES ☐			
Examples that would apply to column 2			
• Any construction on slopes of 15% or greater, (15 foot rise per 100 foot of length), or where the general slopes in the project area exceed 10%.	☐	☐	☐ Yes ☐ No
• Construction on land where the depth to the water table is less than 3 feet.	☐	☐	☐ Yes ☐ No
• Construction of paved parking area for 1,000 or more vehicles.	☐	☐	☐ Yes ☐ No
• Construction on land where bedrock is exposed or generally within 3 feet of existing ground surface.	☐	☐	☐ Yes ☐ No
• Construction that will continue for more than 1 year or involve more than one phase or stage.	☐	☐	☐ Yes ☐ No
• Excavation for mining purposes that would remove more than 1,000 tons of natural material (i.e., rock or soil) per year.	☐	☐	☐ Yes ☐ No

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
• Construction or expansion of a santary landfill.	☐	☐	☐ Yes ☐ No
• Construction in a designated floodway.	☐	☐	☐ Yes ☐ No
• Other impacts:	☐	☐	☐ Yes ☐ No

No adverse impacts

2. Will there be an effect to any unique or unusual land forms found on the site? (i.e., cliffs, dunes, geological formations, etc.)
   ☒ NO ☐ YES

• Specific land forms:	☐	☐	☐ Yes ☐ No

No adverse impacts

Impact on Water

3. Will Proposed Action affect any water body designated as protected? (Under Articles 15, 24, 25 of the Environmental Conservation Law, ECL)
   ☒ NO ☐ YES

Examples that would apply to column 2

• Developable area of site contains a protected water body.	☐	☐	☐ Yes ☐ No
• Dredging more than 100 cubic yards of material from channel of a protected stream.	☐	☐	☐ Yes ☐ No
• Extension of utility distribution facilities through a protected water body.	☐	☐	☐ Yes ☐ No
• Construction in a designated freshwater or tidal wetland.	☐	☐	☐ Yes ☐ No
• Other impacts:	☐	☐	☐ Yes ☐ No

No adverse impacts

4. Will Proposed Action affect any non-protected existing or new body of water?
   ☒ NO ☐ YES

Examples that would apply to column 2

• A 10% increase or decrease in the surface area of any body of water or more than a 10 acre increase or decrease.	☐	☐	☐ Yes ☐ No
• Construction of a body of water that exceeds 10 acres of surface area.	☐	☐	☐ Yes ☐ No
• Other impacts:	☐	☐	☐ Yes ☐ No

No adverse impacts

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change

5. Will Proposed Action affect surface or groundwater quality or quantity?

[■] NO [ ] YES

Examples that would apply to column 2

• Proposed Action will require a discharge permit.	[ ]	[ ]	[ ] Yes [ ] No
• Proposed Action requires use of a source of water that does not have approval to serve proposed (project) action.	[ ]	[ ]	[ ] Yes [ ] No
• Proposed Action requires water supply from wells with greater than 45 gallons per minute pumping capacity.	[ ]	[ ]	[ ] Yes [ ] No
• Construction or operation causing any contamination of a water supply system.	[ ]	[ ]	[ ] Yes [ ] No
• Proposed Action will adversely affect groundwater.	[ ]	[ ]	[ ] Yes [ ] No
• Liquid effluent will be conveyed off the site to facilities which presently do not exist or have inadequate capacity.	[ ]	[ ]	[ ] Yes [ ] No
• Proposed Action would use water in excess of 20,000 gallons per day.	[ ]	[ ]	[ ] Yes [ ] No
• Proposed Action will likely cause siltation or other discharge into an existing body of water to the extent that there will be an obvious visual contrast to natural conditions.	[ ]	[ ]	[ ] Yes [ ] No
• Proposed Action will require the storage of petroleum or chemical products greater than 1,100 gallons.	[ ]	[ ]	[ ] Yes [ ] No
• Proposed Action will allow residential uses in areas without water and/or sewer services.	[ ]	[ ]	[ ] Yes [ ] No
• Proposed Action locates commercial and/or industrial uses which may require new or expansion of existing waste treatment and/or storage facilities.	[ ]	[ ]	[ ] Yes [ ] No
• Other impacts:	[ ]	[ ]	[ ] Yes [ ] No

No adverse impacts

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change

6. Will Proposed Action alter drainage flow or patterns, or surface water runoff?
[■] NO [ ] YES

Examples that would apply to column 2

• Proposed Action would change flood water flows	[ ]	[ ]	[ ] Yes [ ] No
• Proposed Action may cause substantial erosion.	[ ]	[ ]	[ ] Yes [ ] No
• Proposed Action is incompatible with existing drainage patterns.	[ ]	[ ]	[ ] Yes [ ] No
• Proposed Action will allow development in a designated floodway.	[ ]	[ ]	[ ] Yes [ ] No
• Other impacts:	[ ]	[ ]	[ ] Yes [ ] No

No adverse impacts

IMPACT ON AIR

7. Will Proposed Action affect air quality?
[■] NO [ ] YES

Examples that would apply to column 2

• Proposed Action will induce 1,000 or more vehicle trips in any given hour.	[ ]	[ ]	[ ] Yes [ ] No
• Proposed Action will result in the incineration of more than 1 ton of refuse per hour.	[ ]	[ ]	[ ] Yes [ ] No
• Emission rate of total contaminants will exceed 5 lbs. per hour or a heat source producing more than 10 million BTU's per hour.	[ ]	[ ]	[ ] Yes [ ] No
• Proposed Action will allow an increase in the amount of land committed to industrial use.	[ ]	[ ]	[ ] Yes [ ] No
• Proposed Action will allow an increase in the density of industrial development within existing industrial areas.	[ ]	[ ]	[ ] Yes [ ] No
• Other impacts:	[ ]	[ ]	[ ] Yes [ ] No

No adverse impacts

IMPACT ON PLANTS AND ANIMALS

8. Will Proposed Action affect any threatened or endangered species?
[■] NO [ ] YES

Examples that would apply to column 2

• Reduction of one or more species listed on the New York or Federal list, using the site, over or near the site, or found on the site.	[ ]	[ ]	[ ] Yes [ ] No

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
• Removal of any portion of a critical or significant wildlife habitat.	☐	☐	☐ Yes ☐ No
• Application of pesticide or herbicide more than twice a year, other than for agricultural purposes.	☐	☐	☐ Yes ☐ No
• Other impacts:	☐	☐	☐ Yes ☐ No

No adverse impacts

9. Will Proposed Action substantially affect non-threatened or non-endangered species?
☒ NO ☐ YES

Examples that would apply to column 2			
• Proposed Action would substantially interfere with any resident or migratory fish, shellfish or wildlife species.	☐	☐	☐ Yes ☐ No
• Proposed Action requires the removal of more than 10 acres of mature forest (over 100 years of age) or other locally important vegetation.	☐	☐	☐ Yes ☐ No
• Other impacts:	☐	☐	☐ Yes ☐ No

No adverse impacts

IMPACT ON AGRICULTURAL LAND RESOURCES

10 Will Proposed Action affect agricultural land resources?
☒ NO ☐ YES

Examples that would apply to column 2			
• The Proposed Action would sever, cross or limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc.)	☐	☐	☐ Yes ☐ No
• Construction activity would excavate or compact the soil profile of agricultural land.	☐	☐	☐ Yes ☐ No
• The Proposed Action would irreversibly convert more than 10 acres of agricultural land or, if located in an Agricultural District, more than 2.5 acres of agricultural land.	☐	☐	☐ Yes ☐ No

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
• The Proposed Action would disrupt or prevent installation of agricultural land management systems (e.g., subsurface drain lines, outlet ditches, strip cropping); or create a need for such measures (e.g. cause a farm field to drain poorly due to increased runoff).	☐	☐	☐ Yes ☐ No
• Other impacts:	☐	☐	☐ Yes ☐ No

No adverse impacts

IMPACT ON AESTHETIC RESOURCES

11. Will Proposed Action affect aesthetic resources? (If necessary, use the Visual EAF Addendum in Section 617.20, Appendix B.)
☒ NO ☐ YES

Examples that would apply to column 2

• Proposed land uses, or project components obviously different from or in sharp contrast to current surrounding land use patterns, whether man-made or natural.	☐	☐	☐ Yes ☐ No
• Proposed land uses, or project components visible to users of aesthetic resources which will eliminate or significantly reduce their enjoyment of the aesthetic qualities of that resource.	☐	☐	☐ Yes ☐ No
• Project components that will result in the elimination or significant screening of scenic views known to be important to the area.	☐	☐	☐ Yes ☐ No
• Other impacts:	☐	☐	☐ Yes ☐ No

No adverse impacts

IMPACT ON HISTORIC AND ARCHAEOLOGICAL RESOURCES

12. Will Proposed Action impact any site or structure of historic, prehistoric or paleontological importance?
☒ NO ☐ YES

Examples that would apply to column 2

• Proposed Action occurring wholly or partially within or substantially contiguous to any facility or site listed on the State or National Register of historic places.	☐	☐	☐ Yes ☐ No
• Any impact to an archaeological site or fossil bed located within the project site.	☐	☐	☐ Yes ☐ No
• Proposed Action will occur in an area designated as sensitive for archaeological sites on the NYS Site Inventory.	☐	☐	☐ Yes ☐ No

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
• Other impacts:	☐	☐	☐ Yes ☐ No

No adverse impacts

IMPACT ON OPEN SPACE AND RECREATION

13. Will proposed Action affect the quantity or quality of existing or future open spaces or recreational opportunities?
☒ NO ☐ YES

Examples that would apply to column 2

• The permanent foreclosure of a future recreational opportunity.	☐	☐	☐ Yes ☐ No
• A major reduction of an open space important to the community.	☐	☐	☐ Yes ☐ No
• Other impacts:	☐	☐	☐ Yes ☐ No

No adverse impacts

IMPACT ON CRITICAL ENVIRONMENTAL AREAS

14. Will Proposed Action impact the exceptional or unique characteristics of a critical environmental area (CEA) established pursuant to subdivision 6NYCRR 617.14(g)?
☒ NO ☐ YES

List the environmental characteristics that caused the designation of the CEA.

No adverse impacts

Examples that would apply to column 2

• Proposed Action to locate within the CEA?	☐	☐	☐ Yes ☐ No
• Proposed Action will result in a reduction in the quantity of the resource?	☐	☐	☐ Yes ☐ No
• Proposed Action will result in a reduction in the quality of the resource?	☐	☐	☐ Yes ☐ No
• Proposed Action will impact the use, function or enjoyment of the resource?	☐	☐	☐ Yes ☐ No
• Other impacts:	☐	☐	☐ Yes ☐ No

No adverse impacts

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change

IMPACT ON TRANSPORTATION

15. Will there be an effect to existing transportation systems?
☒ NO ☐ YES

Examples that would apply to column 2

• Alteration of present patterns of movement of people and/or goods.	☐	☐	☐ Yes ☐ No
• Proposed Action will result in major traffic problems.	☐	☐	☐ Yes ☐ No
• Other impacts:	☐	☐	☐ Yes ☐ No

No adverse impacts

IMPACT ON ENERGY

16. Will Proposed Action affect the community's sources of fuel or energy supply?

☒ NO ☐ YES

Examples that would apply to column 2

• Proposed Action will cause a greater than 5% increase in the use of any form of energy in the municipality.	☐	☐	☐ Yes ☐ No
• Proposed Action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two family residences or to serve a major commercial or industrial use.	☐	☐	☐ Yes ☐ No
• Other impacts:	☐	☐	☐ Yes ☐ No

No adverse impacts

NOISE AND ODOR IMPACT

17. Will there be objectionable odors, noise, or vibration as a result of the Proposed Action?

☒ NO ☐ YES

Examples that would apply to column 2

• Blasting within 1,500 feet of a hospital, school or other sensitive facility.	☐	☐	☐ Yes ☐ No
• Odors will occur routinely (more than one hour per day).	☐	☐	☐ Yes ☐ No
• Proposed Action will produce operating noise exceeding the local ambient noise levels for noise outside of structures.	☐	☐	☐ Yes ☐ No
• Proposed Action will remove natural barriers that would act as a noise screen.	☐	☐	☐ Yes ☐ No
• Other impacts:	☐	☐	☐ Yes ☐ No

No adverse impacts

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change

IMPACT ON PUBLIC HEALTH

18. Will Proposed Action affect public health and safety?
[■] NO [ ] YES

• Proposed Action may cause a risk of explosion or release of hazardous substances (i.e oil, pesticides, chemicals, radiation, etc.) in the event of accident or upset conditions, or there may be a chronic low level discharge or emission.	☐	☐	☐ Yes	☐ No
• Proposed Action may result in the burial of "hazardous wastes" in any form (i.e. toxic, poisonous, highly reactive, radioactive, irritating, infectious, etc.)	☐	☐	☐ Yes	☐ No
• Storage facilities for one million or more gallons of liquefied natural gas or other flammable liquids.	☐	☐	☐ Yes	☐ No
• Proposed Action may result in the excavation or other disturbance within 2,000 feet of a site used for the disposal of solid or hazardous waste.	☐	☐	☐ Yes	☐ No
• Other impacts:	☐	☐	☐ Yes	☐ No

No adverse impacts

IMPACT ON GROWTH AND CHARACTER OF COMMUNITY OR NEIGHBORHOOD

19. Will Proposed Action affect the character of the existing community?
[■] NO [ ] YES

Examples that would apply to column 2

• The permanent population of the city, town or village in which the project is located is likely to grow by more than 5%.	☐	☐	☐ Yes	☐ No
• The municipal budget for capital expenditures or operating services will increase by more than 5% per year as a result of this project.	☐	☐	☐ Yes	☐ No
• Proposed Action will conflict with officially adopted plans or goals.	☐	☐	☐ Yes	☐ No
• Proposed Action will cause a change in the density of land use.	☐	☐	☐ Yes	☐ No
• Proposed Action will replace or eliminate existing facilities, structures or areas of historic importance to the community.	☐	☐	☐ Yes	☐ No
• Development will create a demand for additional community services (e.g. schools, police and fire, etc.)	☐	☐	☐ Yes	☐ No

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
• Proposed Action will set an important precedent for future projects.	☐	☐	☐ Yes ☐ No
• Proposed Action will create or eliminate employment.	☐	☐	☐ Yes ☐ No
• Other impacts:	☐	☐	☐ Yes ☐ No

No adverse impacts

20. Is there, or is there likely to be, public controversy related to potential adverse environment impacts?
☒ NO ☐ YES

If Any Action in Part 2 Is Identified as a Potential Large Impact or If you Cannot Determine the Magnitude of Impact, Proceed to Part 3

Part 3 - EVALUATION OF THE IMPORTANCE OF IMPACTS

Responsibility of Lead Agency

Part 3 must be prepared if one or more impact(s) is considered to be potentially large, even if the impact(s) may be mitigated.

Instructions (If you need more space, attach additional sheets)

Discuss the following for each impact identified in Column 2 of Part 2:

1. Briefly describe the impact.

2. Describe (if applicable) how the impact could be mitigated or reduced to a small to moderate impact by project change(s).

3. Based on the information available, decide if it is reasonable to conclude that this impact is **important**.

   To answer the question of importance, consider:

   - The probability of the impact occurring
   - The duration of the impact
   - Its irreversibility, including permanently lost resources of value
   - Whether the impact can or will be controlled
   - The regional consequence of the impact
   - Its potential divergence from local needs and goals
   - Whether known objections to the project relate to this impact.

Town of Vernon Comprehensive Plan
Vision Planning Workshop No. 1
Public Statements for Consideration
July 22, 2004 - Town of Vernon Municipal Building
7:00 P.M. to 9:00 P.M.

On July 22, 2004 the Town of Vernon Comprehensive Plan Steering Committee (Ad-Hoc Committee) held a public visioning workshop. The purpose of the workshop was to solicit input and generate ideas from local residents relating to Environmental and Cultural resources of the Town including:

- Natural Resources
- Parks Recreation and Open Space
- Historic Resources
- Archeological Resources

Residents of Sherrill, Oneida Castle and Vernon were present. The meeting began with a brief presentation by Steven Miller of Cornell Cooperative Extension. Steve discussed the difference between Agricultural Zoning Districts and Agricultural Taxing Districts. Steve then answered a few questions.

Brian Madigan of Barton & Loguidice, P.C. (B&L), introduced the topic of discussion. He explained how natural resources are applicable to town planning and produced an example of the relationship of prime agricultural soils to agricultural taxing districts and the implications for residential land use.

Brian opened the session to public comment and input. The session continued for approximately 1.5 hours.

Ideas relevant to the topic of discussion raised by local residents were recorded as follows:

- The Town should provide recreational opportunity that attracts younger more active and health orientated people (trails recreation areas, and open space).
- The new Town Park will be a BOCES laboratory. They want to build it through their different programs (pertaining with education)
- New park development should build on what exists, by providing facilities that are different than what currently exists.
- The Town should look at the old railbed for recreation trail potential.
- The Oneida Castle Village Hall complex should be considered for Historic District, it is a very historic area, including the park

- We should not look at a "bed room" community as being a negative. There are good things to consider. Bed room community is not always a bad thing.
- The Town should consider tourism opportunities - can we market local opportunities in places like Syracuse, Utica, etc.
- We should look at agri-tourism potential, ideas like
- Events (antiques, tractor shows, livestock events, horses)
- Hands on farming camps for kids (can come and live on & work on a farm)
- Ideas like horse barns/farm visits/horse back riding

Other issue raised during the discussion are recorded as follows:

- The Town should work toward providing opportunity and jobs for all residents
- The Town should work toward lowering speed limits near residential development, long straight roads promote high speeds (80 mph)
- The Town has to make the way for new growth (commercial and residential) and try to attract new people.
- If the Town gets water supply and water lines (i.e., water and sewer infrastructure) the Town will grow. The Town can't grow without water. People do not want to buy houses that do not have public water and sewer.
- If water and sewer run past my farm am I going to have to pay for it even though I don't use it?
- Wetlands may be an issue in the proposed park.
- Oneida Castle could be a historic district. There are a number of old houses in the village.
- The VVS school system is an asset. It is a great school system and we should promote it to attract people.
- The Town should look at new people moving in as an asset. We should designate an area for residential so its doesn't impact farmers
- Is there a way that we can introduce new residents to farming? Show them how it works, so when they move here they don't complain, etc.
- Where are people going to work, work, we have to have some industry to have a place for people to work. We need employment opportunity for all of us, not just people who make a lot of money.
- We must have an unlimited supply of water and must have sewers. What water and sewer we have needs to be replaced. We can't encourage any new commercial/industrial until we accomplish that. They won't come without it. We need an unlimited water supply and the pipes (infrastructure) to the appropriate locations.
- We need to look out further- we don't have enough vision. We are forgetting that we want to look into the future. What are new opportunities, how can we find them, how can the Town attract them?

- As farmers we want open space, we live here because we want to see open space but the reality is that if someone is willing to pay the price for the land the farmer is going to take it.
- We want to keep open space and encourage development but we want to do it in a organized way.
- DEC can help with funding opportunities to clean up contaminated sites. The Town should pursue this money if appropriate. Brownfield sites are eligible for 90/10 percent funding investment.

These issues raised at the meeting will be addressed in later sections of the plan.

The comments were compiled by B&L and submitted to the Ad-Hoc Committee Secretary for distribution to the members of the committee.

/tlc

Town of Vernon Comprehensive Plan
Vision Planning Workshop No. 2
Public Statements for Consideration
September 16, 2004 - Town of Vernon Municipal Building
7:00 P.M. to 9:00 P.M.

On September 16, 2004 the Town of Vernon Comprehensive Plan Steering Committee (Ad-Hoc Committee) held a public visioning workshop. The purpose of the workshop was to solicit input and generate ideas from local residents relating to the Water and Wastewater infrastructure of the Town including:

- Potential Water Sources
- Need for Water Infrastructure Improvements
- Wastewater Extension Potential
- Need for Wastewater Infrastructure Extensions
- Role of Water and Sewer with respect to Growth potential and Water Quality

Residents of Sherrill, Oneida Castle and Vernon were present.

Brian Madigan of Barton & Loguidice, P.C. (B&L), introduced the topic of discussion. He explained how water and wastewater issues are important to the Town and introduced a panel of experts with respect to current issues including:

Panel Guests:	Nicholas DeRosa;	Oneida County Health Department
	Joseph Robertaccio;	Oneida County Health Department
	Patrick Becher;	Mohawk Valley Water Authority (MVWA)
	Jeffery Rowe;	Barton & Loguidice, P.C.

Ideas relevant to the topic of discussion raised by local residents were recorded as follows:

Water Supply Issues Addressed:

- The Town needs a plan to improve the chance to receive grant funds to support our aging infrastructure.
- Availability of water and sewer infrastructure will attract younger people and improve the economic development potential of the Town.
- Availability of water and sewer infrastructure is critical for addressing the current and future needs of the community.
- Implementation of the proposed Verona water line extension provides an opportunity for a new reliable water source.
- Hinkley Reservoir is an excellent opportunity for the Town however permitting issues with the State Canal are impeding progress.

- Hinkley Reservoir is capable of yielding 5 times the amount of water to the canal system because the canal was designed to accommodate 10 million tons of annual commercial traffic.
- Based upon conditions in the year 2004 all data suggests that Hinkley Reservoir is fully capable of providing enough water to service Vernon - Verona.
- A market study undertaken by the SUNY Institute of Technology looked at 9 key industries in the State of Texas and identified approximately 1400 companies that could save 1 million dollars per year by relocating to Upstate New York (based on water use alone; without including State incentives).
- Due to the Department of Environmental Conservation permitting issues the Oneida Nation no longer wants to finance the Verona water project. This project would provide a great opportunity to the Town of Vernon.
- Without a joint agreement with the Oneida Nation Verona is not likely to have the financing to build the pipeline with costs exceeding 15 million dollars.
- Current delays alone may have driven the cost of piping alone up 1 million dollars.
- OCWA could provide water from Lake Ontario via Dewitt along Route 5 but it would not be cost effective. Due to limitations of their existing system the line could only meet the short term needs of Verona alone. It would also require pumping whereas Hinkley would feed the system by gravity at a 1200' elevation. This will alleviate pressure concerns.
- Oneida County prefers more than one water source for redundancy in the water system in the event of a disaster or terrorism. This was one of the considerations when the Hinkley source was put on the table.
- Concern with terrorism and impacts to water supply is now a major issue throughout the country as well as Oneida County.
- Although groundwater supplies are perceived to be safe we are finding that they are becoming more prone to pollution from surface water and poor land use management. Health officials are seeing increases in illness from groundwater sources.
- New regulations for testing and approving municipal groundwater are going to increase costs to local municipalities for testing and compliance. A municipal well supply is not an adequate solution.
- This could be a turning point in history of the area. For example, imagine if I-81 ran through Utica as was originally proposed. It would have brought a great deal of economic benefit to the area. This new water supply could bring similar results.
- The Hinkley project could bring economic momentum to the area and could provide for commercial growth.
- Oneida County believes that redundancy in the water supply system is a good thing. It can be compared to spinning a web between Utica and Rome. This can provide mutual support if there is a disaster or if there is a major problem with a section of the system that could potentially bring down a large service area. It is similar to an electric grid with a backup supply power source. Vernon could draw water from either the City of Oneida or Hinkley at any given time.
- Partnering with the Oneidas could be mutually beneficial to the Nation and the local community. This is the approach that Verona is taking. They are looking at the long

term benefits as a means to mitigate the impact of land claims. If we all work together the permit requirements can be resolved.

- MVWA currently serves 130,000 people and provides 20 million gallons of water per day. Another reason Hinkley Reservoir was designed to provide 5 times the water supply is because I-81 was originally slated to run through the Utica area.
- If we keep raising the question of whether there is enough water it could deter companies from moving here.
- How we are allowing development to occur is impacting our surface water. Larger impervious areas make surface water flow faster through the natural system of creeks and streams even though rain totals are higher in recent years. The increase in rate of flow of surface water over the surface of the earth makes more areas more prone to flooding. Hinkley on the other hand is located in a watershed that is protected and has a high snow pack due to lake effect. Lake effect brings more rain and snow. Therefore Hinkley is not prone to drought.
- Low levels in the reservoir are sometimes due to licensing for water power by NY Power Authority. This occurs due the allowed levels under their FERC (Federal Energy Regulatory Commission) licensing. It has nothing to do with MVWA's ability to supply water; it is the Canal permit that limits the supply level.
- Oneida County has a first class treatment system and there is no problem with water treatment. We simply need a new, more reliable source of water.
- The County has identified problems with the water tower in the Village. As of 8 years ago it was in need of repairs. If the tower fails, it affects the Town and the Village and many people could be out of business.
- It is important to address the aging infrastructure of the Town and it should be approached in a comprehensive manner.
- The City of Oneida has the capacity to provide enough water for the near term. The problem is the aging infrastructure and the lack of storage.
- New regulations due to kick-in 2009 will make it very difficult for smaller water systems and municipal groundwater systems to keep up with the requirements.

Wastewater Issues Addressed:

- Sewage treatment is a problem in the area. This was identified in the Oneida Creek Sub Watershed Study.
- Sewage treatment and failing septic systems can cause dead zones in the creeks due to untreated sewage overflowing into surface water. This is caused by high oxygen levels. The better you treat the sewage upstream the better the conditions for protecting the water quality of the creek.

- A regional wastewater collection system routed to the City of Oneida plant is the best alternative. This was the recommendation of the watershed study, to develop a regional collection system and pipe it to the Oneida plant. They have enough wastewater treatment capacity. The Vernon treatment plant could also undergo some reallocation to handle additional levels of waste from the community.
- A plan for this system was developed in the 1940's and it is still applicable today. Only the materials to be used would have to be updated.
- Clustering is a method of treating sewage within a single district. The system is maintained by the units within the district. This is a fairly new concept but it makes sense in rural communities. If it is connected to a larger regional system in the future the local infrastructure is in place. This is a very good concept if you are trying to protect open space.
- Clustered systems can be used for residential areas but may also be used for commercial land use. It has actually been used for industrial applications as well.
- South of the village septic systems and leach fields are at issue due to archeological sensitive sites because the Iroquois buried many of their ancestors on south facing slopes.
- Lot size is an issue because you need about 2 acres for individual treatment systems to limit impacts to groundwater supplies.
- The concept of a regional collection system, supported by local officials should be a big part of the vision of the community. Once that vision is established we can look for implementation funding.
- One issue that can be addressed is a combination of a regional collection system where there is the current need and where we want to grow and the use of this clustering concept in areas where sewer extensions are not likely in the future.
- Vernon's infrastructure is a major issue and upgrades are needed. The community should consider the amount of infrastructure that can be replaced or built within the next 5-10 years. Then the Town can pursue funding for upgrading and replacing infrastructure.

Other issues raised during the discussion are recorded as follows:

- The Town should look at the potential for wind power generators. The topography of the Town may be ideal for a wind farm.
- The closing of Oneida Limited could provide an opportunity. If an evaluation of their wastewater treatment system reveals that it could be used to assist with our short term wastewater objectives we should explore using it.

The comments were compiled by B&L and submitted to the Ad-Hoc Committee for review.

Town of Vernon Comprehensive Plan
Vision Planning Workshop No. 3
Public Statements for Consideration
November 18, 2004 - Town of Vernon Municipal building
7:00 P.M. to 9:00 P.M.

On November 18, 2004 the Town of Vernon Comprehensive Plan Steering Committee (Ad-Hoc Committee) held a public visioning workshop. The purpose of the workshop was to solicit input and generate ideas from local residents relating to the Transportation Infrastructure of the Town including:

- Highway function
- Trends with respect to transportation planning
- Potential impacts to the highway system
- Planning approach to address transportation issues

The meeting began with introductions by Dick Sheeran Co-Chair of the Ad-Hoc Comprehensive Plan Steering Committee. He briefly discussed the previous Water and Wastewater Planning workshop held on September 16th 2004. He welcomed Brian Madigan from Barton and Loguidice who began the session with a 30 minute presentation regarding Transportation issues in the Town of Vernon.

The presentation began with a discussion of the primary function of Local Roads, Collector Roads and Arterial Highways. It was noted that local roads provide greater access to adjacent land while collector roads are designed to carry higher volumes of traffic between neighborhoods or to arterial routes. Arterial highways are designed to carry traffic as their primary function and access to adjacent land is a secondary consideration. The discussion with respect to highway function ended with an overview of how the hierarchy of the highway system is impacted by adjacent land use and the importance in land use planning in maintaining the function of the highway system.

The discussion then turned to current trends with respect to highway and transportation planning. Trends identified that will be addressed in the Comprehensive Plan include:

- Linking Transportation planning with Land Use
- Highway Corridor Management
- Highway Access Management
- Multi-modal Transportation approach
- Making Bicycle and pedestrian connections

The presentation went on to elaborate on some of the policies that have resulted in current transportation trends particularly at the New York State level.

The discussion then turned to potential for spin-off development that can result from venues in the area. The Oneida Nation facilities are a major attraction and it is likely that there will be more growth at the casino. Other venues that normally produce a regional draw include Vernon Downs and the Race Track.

Slides were presented that showed how unplanned growth can result in undesirable and unsafe traffic conditions and reduce quality of life for local residents. Scenarios for commercial and residential growth along highway corridors were presented showing the results of unplanned development, followed by planning techniques that can mitigate the impact of commercial and residential development. Ways in which the planning process can change the direction of the community and preserve the quality of life for local residents were addressed.

Finally, some recommendations were made regarding transportation planning and land use planning and how they may be addressed by local officials. Some of the major points include:

- Concentrated access to the highway system particularly on collector roads
- Adopting spacing and design standards for driveways and road cuts.
- Reducing side friction and turning movements by addressing land use along roads and highways.
- Encouraging good design particularly with respect to commercial and residential site planning.
- Encouraging good design standards for parking lots, sign locations and properties along highway corridors so that drivers are not exposed to too many distractions
- How to maintain the intent of your comprehensive plan when reviewing subdivisions and site plans
- Utilizing overlay techniques in local zoning that add special requirements. These requirements can be tailored to the unique circumstances of a highway.
- Cooperating with developers and regulatory agencies when reviewing projects.
- Maintaining your vision throughout the planning process and the implementation of community goals and objectives.

Brian ended the presentation by stating that it is important that you implement the Comprehensive Plan and make sure that the intent of the plan is carried through in your local zoning. Many communities have excellent plans that are adopted but they never implement any of the recommendations.

Following the presentation a general discussion began between members of the Ad-Hoc Committee and DOT representatives. The main discussion focused around potential growth along the northern portion of State Route 31 where planned expansion of the Oneida Nation Casino will take place. Brian Madigan stated that the Ad-hoc committee identified the growth potential along route 31 as a planning issue at the very first workshop.

Jim Papaleo of the New York State Department of Transportation stated that Region 2 has no current planned expansion of State highways in the Town of Vernon however; he commended the Town for addressing these issues before it is too late.

He stated that DOT can only control issues within the state highway right of way and the planning discussion you are having now, is important to maintaining a safe and functional highways in the future. DOT can comment on access and potential impacts of development on the highway system but they have no authority with respect to adjacent land use and how it is configured.

For example, DOT has guidelines for driveways but they are based on minimum standards. The Town can require additional spacing between driveways or establish setbacks from highways that are in keeping with conditions of a specific type of highway.

Dick Sheeran asked about trucks turning at the intersection of State Route 5 and 31. The group had a previous discussion regarding truck traffic in the village. He asked if DOT is looking at any alternative routes (i.e. bypass). He stated that there is a lot of truck traffic and large trucks have trouble making the turn.

Jim stated that they have not looked at that issue but if the Town believes that it is an important issue they are willing to look at alternatives.

Brian stated that it is important that permitting agencies are brought into the planning process and that the Town works with developers and the agencies. That is the reason we invite experts to these workshops.

Tom Gerkin asked how you can get developers to agree to some if these items, like landscaping and screening. They don't want to spend the money.

Brian stated that it is not easy because developers usually want the most bang for their buck. They want to get as much building and parking on the site as possible. As a landscape architect it is hard to believe that a developer who invests 2 million dollars in site infrastructure is not willing to plant $20,000.00 worth of landscaping or design the façade of the building to fit within the community. When you look at the development of a commercial parcel most of the money goes into site and building infrastructure. The most inexpensive elements are the building envelope and the site design / landscaping.

However, if your ask them to incorporate good planning and design into their site during the Site Plan Review process and make them aware that the criteria you are asking them to conform to is part of the Towns Comprehensive Plan they will usually buy in. Most of the larger chains are required to comply with standards in other areas or other states so it is not like this has never been done before. It is simply that they want to maximize their profits while the Town wants to maintain rural character.

One of the other things the Town can do is make sure the developer is required to do his homework. They do not like to jump through hoops either. If you standardize your submission requirements they will not have to experience rejection from other permitting agencies. Many times a planning board will tell a developer he needs a driveway permit and they come to DOT believing it is as simple as filing out a form.

Myron Thurston stated that the Town Planning Board already makes sure that all of the requirements are collected before they send it to the County but the recent expansion project on Route 5 was handled by the Village Planning Board.

The discussion ended with comments from NYSDOT representatives that it is good to see this Comprehensive Planning effort and the State encourages this type of cooperation with local communities.

Brian closed the meeting and thanked everyone from attending even though the attendance was low. Our next meeting will be with the AD-Hoc Committee to discuss project planning for the Land Use workshop and the next steps in the planning process.

The meeting adjourned at approximately 8:45. The next meeting will be a follow-up meeting with the Ad-Hoc Committee on January 27, 2004.

Town of Vernon Comprehensive Plan
Vision Planning Workshop No. 4
Public Statements for Consideration
March 17, 2005 - Town of Vernon Municipal Building
7:00 P.M. to 9:00 P.M.

On March 17, 2005, the Town of Vernon Comprehensive Plan Steering Committee (Ad-Hoc Committee) held a public visioning workshop. The purpose of the workshop was to solicit input and generate ideas from local residents relating to Land Use in the Town particularly with respect to:

- Agricultural Land Use
- Residential Land Use
- Other Types of Land Use

The meeting began with introductions by Dick Sheeran Co.-Chair of the Ad-Hoc Comprehensive Plan Steering Committee. He welcomed approximately (+/- 80 - *to fill in based upon sign in*) and introduced Brian Madigan from Barton and Loguidice, P.C. who began the session with a 20-minute presentation regarding current land use and potential impacts to open space in the Town of Vernon.

The presentation began with a brief review of information from previous meetings followed by illustrations showing housing related facts and the impact of unplanned residential development on agriculture.

The discussion then turned to current trends with respect to land use planning. Trends identified in the Comprehensive Plan include:

- Land Use Trends in the Town
- Land Use Trends in Commercial/Industrial Development
- Land Use Trends in Residential Development
- Conflicts between Agricultural and Residential Land Use Patterns

The presentation went on to elaborate with respect to some of the planning techniques that may be employed at the local level to address land use and agricultural protection.

The discussion then turned to potential spin-off development that can result from venues in the area. The Oneida Nation facilities are a major attraction and it is likely that there will be more demand for housing related land use as the Casino expands. Other venues that produce a regional draw include Vernon Downs and the Race Track.

Slides were presented to illustrate how unplanned growth can result in undesirable land use patterns that affect agriculture and open space. Scenarios for commercial and residential growth along highway corridors were presented showing the results of unplanned development, followed by planning techniques that maintain and mitigate impacts to agricultural land use and poor residential planning.

Brian ended the presentation by stating that it is important to implement the Comprehensive Plan and make sure that the intent of the plan is carried through in your local policies. Many communities have excellent plans that are adopted but they never implement any of the recommendations.

Following the presentation, a general discussion began between members of the Ad-Hoc Committee and representatives from HOCPP, N.Y.S. Department of Agriculture and Markets, Cornell Cooperative Extension, and the local farmland Protection Board. Panel Guests included:

Marty Broccoli;	Cornell Cooperative Extension
Bob Sommers;	N.Y.S. Department of Agriculture & Markets
Guy Sassaman;	Herkimer Oneida Comprehensive Planning Program
Kristen Campbell	Herkimer Oneida Comprehensive Planning Program

The following is a synopsis of the issues and concerns raised by the public during the session:

- Does this plan include the City of Sherrill and How does it relate?
- This plan should address the goals of the City.
- The City is where the water is and the Town should make sure that your plans do not burden our water supply.
- We live on the outskirts of Town and we are not concerned about water, we have our own wells.
- Hi, I am Bob Sommers from Ag and Markets and I just came from Wayne County. The Towns of Rose and Huron are experiencing impacts to their ground water; not due to farming, but because of new residential development. It increases impervious areas and septic systems are contaminating wells. Residential development is their greatest issue.
- Suburban development is what is affecting the groundwater, not so much the agricultural use but you still have to keep the pesticides and fertilizers set back from wells.
- New wells are recommended to be <u>at least</u> 200' from tillable land.
- I think that this may be too little too late. We are going to be covered with sprawl and most of this is coming from the outside. It is not coming from the local residents.

- I think this plan should consider affordable housing for seniors so they have a place to go when they retire instead of leaving.

- You talk about land in the agricultural district. Can I be in the agricultural district?

- Can I include any property in the agricultural district (tax district) when the 8 year period comes up?

- I think it is important to keep my land as an agricultural residence.

- How does the Nation affect this plan?

- We can discuss protecting agriculture but in reality, I don't see this Town being agricultural in 20-30 years for two reasons; one, the taxes are too high and two, who are you going to sell your land to, a farmer or a developer? Who is going to pay more?

- Unless you have growth, it is too late to control taxes. If there is no growth, it is too late.

- If you do not have growth, there are no taxes coming in and if the nation is buying land, you are taking more property off the tax roles.

- Residential is necessary to support the tax base.

- But remember what Brian said, Residential uses more in services than it pays back.

- Brian said, every dollar of residential collected costs a dollar and a quarter. Residential development has to be supported by services (i.e., schools, infrastructure, and roads). Remember, cows do not go to school.

- In a perfect world, we could control growth around the population centers. That is more efficient.

- One thing I would like to say is that without water and sewer it cannot be done. Someone is going to have to come up with the money if we plan for growth areas to support and improve our water and sewer.

- What it boils down to is someone is going to have to pay for it (i.e., whether it is the State, County, Town etc.).

- I came from Connecticut and they have programs where kids worked on farms. It teaches them to respect agriculture. They may only make minimum wage but it gives them something to do and helps them to respect natural resources and agriculture.

- Ditto, I like what she said.

- I would like to see a Town where you have some suburban development but can still buy 5-10 acres of land and live in the country.

- In the long term I would like to see the land stay in agriculture but be careful with our property rights because land is the only thing we have.

- I would like to see farms incorporated into the Town so they continue to be part of the community.

- We need a program to help people understand agriculture, an education program.

- This PDR / TDR, how does it work?

- Bob Somers responds with an explanation of the program and places it has been used.

- Who pays for the Development rights?

- The state pays for them; so we pay for them as taxpayers, don't we?

- Can a sovereign nation buy them?

- Yes.

- What about this real estate transfer tax?

- It is a fee for local government to set up a program to purchase development rights from farmers.

- So, any one who sells land pays the fee? Yes.

- So, if I sell my land I have to pay into the fee? Yes.

- That's a tax.

- I would love to see the Town stay agricultural but that is not going to happen. You can't stop growth and it is not right to ask people to give up property rights.

- We don't want to take away rights but we want to manage growth in a responsible manner.

- What about people who bought their land years ago? If you change things I will have to comply.

- My son has a car that he is working on; I have to build a garage because he does not have plates. That is not right.

- Brian explains non-conforming use and non-conforming lots.
- We can't really undue things of the past we can only address the future.
- In 2001, I was looking for 10 acres of land and I moved here because Vernon was the first place I could find that much land (so I want the open space).
- I think we need a balance. We also need to plan for the youth and our seniors.
- What you need to have is an economic development plan. From that, you can draw logical assumptions.
- We need to find a way to keep the young people here.
- The problem is the lack of jobs and high taxes.
- I think we need to reduce government and should think about consolidation. The State makes all these rules and policies and we have to live with them, all of these mandates.
- I don't know. I have serious reservations about consolidation. They have done it in Canada and it is not working. It has caused all kinds of problems.
- I want children to stay in the area and there needs to be business (Jobs).
- I think we should decide where we want these types of land uses and manage them in certain areas.
- Whether we like it or not agriculture is dying.
- We need to establish areas where business can build.
- There is a change in trends in the type of farms that can be profitable. It can be smaller if the market is small.
- That is part of the sustainable concept, self-sustenance.
- We should be able to keep farming on a smaller amount of land.
- Our industry is in trouble. I never, ever thought this community would go on without Oneida Limited. I was layed off and I could never imagine this Town without it. Can we do something about that?
- Other country's can make it cheaper and there are no tariffs on any of these things.

- In Delaware County, some big company bought all of the farms as a big business. This is putting the small guy out of business.

- But are you considering that the businesses here are related to agriculture (i.e. hood etc.)?

- That is part of what we mean by agricultural infrastructure, i.e. processing, support services, transportation, etc.

- We attract ag. Business from the outside too. People come here for agricultural services.

- I worked on the master plan in the 70's and we cut our selves short. People started selling off 5-6 and 7 acre lots.

- In Madison County, you can have 2-3 acres and still have some income from farming. You don't need a big territory. Small farms are the fastest growing industry in New York. One family is making good profit from some sort of berries (cranberries etc.).

- Ditto.

- We need to look at farming alternatives and plan for it.

- We should look at the minimal land for farming and plan for it.

- But make sure I have the right to do what I want on my land as long as I am not affecting other people.

- One thing for sure is that things are going to change and we should try to anticipate that.

- Water is a major issue and if we can't improve it, we won't grow.

- We have to be proactive; if we wait for it to happen then our children will be wondering, "What the heck were those people thinking."

- Vernon's agricultural districts are up this year, if you have any questions, I can try to answer them.

The meeting adjourned at approximately 9:05 a.m. and was followed by individual discussion among residents and panel guests. The Ad-Hoc Committee will gather to review all of the pending recommendations at their regularly scheduled April Meeting, followed by a meeting with the Ad-Hoc Committee to review the final draft recommendations (May 19, 2005) and to begin the work program for the draft plan document.

Please review the comment summary and think about them between now and the follow-up meeting. We will discuss them in detail in April.

/tlc

TOWN OF VERNON COMPREHENSIVE MASTER PLAN ~~MEETING~~ MEETINGS
HELD IN THE VERNON TOWN HALL
JUNE 16TH, 2005 @ 7:00 P.M.
AD-HOC COMMITTEE MEETING

THE PURPOSE OF THIS MEETING IS TO DISCUSS THE ITEMS ~~INCLUDED IN THE~~ DRAFT DOCUMENT AND TO PLAN DISTRIBUTION FOR TOWN BOARD REVIEW.

THOSE IN ATTENDANCE WERE AS FOLLOWS: Brian Madigan, representative of Barton & Loguidice; Richard Sheeran and Justice Cheney, Co-Chairman of the plan; Harold Roberts; Tim Gerken, Terry Hill, Clifford Kitchen, Carla Cheney, Kay and Bill Grisenthwaite, George E. Zabele, Larry Yerkie and Beverley J. Mackey, Secretary.

Mr. Sheeran opened the meeting by thanking all of the Ad-Hoc Committee members and especially Mr. Madigan who worked so diligently throughout the process. There is a discrepancy between the zoning map and the real zoning (tax). Mr. Madigan stated he had talked to Supervisor Thurston after the last meeting and he may have already corrected this. Mr. Madigan said he wanted to have this one last meeting before the town had a chance to review the draft. The final plan will have all the minutes in it. We have added a couple strategies under Historic Resources. We had talked about some properties or structures that may be National Register eligible. That is something the Town Historian can do, by making a list of these. This will give us an idea if we have an historic building that is not on the register and we should know where they are and if for some reason you want to protect them, then at least you know they are an historic building.

We added a strategy to allow for flexibility in the town site plan review requirements. For example, if there is a building that is on that Historic building list, it may be in a residential area but maybe someone wants to open a lawyer's office or an in-law apartment. Rather than force a variance proceeding , you may want to be flexible and allow "home occupancy". It will protect the building.

The biggest change is under Transportation and Infrastructure section with the addition of Wind Generators. We talked about wind turbines for residential purposes but we want to address commercial generators. Mr. Madigan pointed out that what you have to look for is noise level, setting them back so they won't fall on someone else's property or building. Also Agriculture, make sure that they are erected on the edge of a field rather than the middle of the field, as they do disrupt agriculture. Under Natural Resources, there is a big argument about the lighting on these, whether they deter wild life or effect bird migration. Make sure that they meet the guidelines. Interference; such as the local radio transmission, telephone or TV. If they are in proximity to municipal boundaries you must check to make sure your neighbors agree with you. We came up with a goal for this. To encourage clean energy technology that is compatible with agriculture operations in most appropriate town areas. What we found were the hills in the Southern area of the town were listed as "good" for wind generators by NYSSERDA. Mr. Madigan included a map in this section where the wind generators could be included and in our

recommendation, we added a couple strategies. If someone comes in with one, the Town should coordinate their review with State Agriculture and Markets because they have a very good model ordinance. They can explain all the issues involved so if someone comes in through site plan review, the developer talks with Agriculture and Markets before they submit an application. We also added another strategy to create a section in your zoning ordinance that addresses wind turbine so if they do come in, that we are covered with all the issues they might have. Mr. Madigan had a copy of a model ordinance that Cornell Cooperative Extension recommended. He made copies available to anyone who wants one.

In the final section, we added a couple strategies under tourism and had talked about coordinating local, historical or cultural events with other events in surrounding communities; for example, if there is something going on at the Casino and there is an antique tractor show at the race track, this would tie into the recommendation of tourism. Also talked about having a multi-municipal committee that will address business' that are lacking in the area. Also having a web page where events and business' can be advertised.

The above were basically the updates of items discussed at last months meeting.

Mr. Zabele said the Town's Cell Tower Ordinance is a good one and Mr. Madigan stated he does have some copies of it. Cornell Cooperative Extension recommends the Genesee County Planning Dept, who has a model ordinance if you want to add this to your zoning. Brian also had copies of this.

The last section of the plan will have a miscellaneous appendix (referrals).

Bibliography
Meeting Minutes
Meeting Summaries
Misc. Support Documents

At this point, Mr. Madigan recommends that the committee bring it to the Town Board members in July for review and comment before we finalize the plan. Mr. Cheney, Mr. Sheeran and Mr. Madigan will present the plan to the Town Board members at their July 11th meeting. Mr. Madigan has prepared the draft copies for the town board..When the review is complete, the committee will then ask them if they have any concerns, their like's and dislike's of the plan, anything to keep in or take out or add. When we hear from the town board and they are happy with the plan and they wish to go ahead with the approval process, then the EAF forms will be completed. At this point, adoption of the Comprehensive Plan is a Type 1 action under SEQRA, which means it could have environmental impact but in this case, obviously you are making decisions that are going to mitigate impacts this, such as regional wastewater collection system but that is a determination that the board has to make when they go through the public hearing process. Mr. Madigan assumes that the board can get back to the Ad-Hoc committee in August. Mr. Madigan has a natural resource inventory so if the town, sometime in the future decides to pass a new law or ordinance that effects the whole town and they have to go through SEQRA, all the information is in this inventory. (How big is the town, how many acres, etc.) In the finalization, we will take all the maps from the whole project and make it into an ATLAS and

provide this to the town. If they should need copies, Mr. Madigan's firm can supply them. Every two years they should be updated either by Mr. Madigan's firm or the county.
Mr. Sheeran reported that he attended a meeting earlier tonight and talked with Brett Johnson, 2nd District Councilor of the City of Rome. Mr. Johnson told him that there is more going on in the City of Rome to get water down to us. They have been looking at the water purification plant in Lee Center which is only four years old, but doesn't have the power or capacity to bring the water down from Tug Hill. This is to supply any growth in Griffiss Office Park and could include suburban Rome, Vernon, Verona, Westmoreland and the Nation. They are now getting cost estimates to do this.

Mr. Zabele mentioned that he has read the draft and commended Mr. Madigan on all the work that has gone into this plan and realizes he has a handle on Vernon and it's area problems.

Mr. Cheney said that if the weather is right on Saturday, there will be a helicopter in the area taking aerial photographs. Mr. Madigan stated that he would like to use an aerial shot for the cover of the final plan and would also use three or four pictures from the visioning session.

Mr. Madigan said he would give the town board a month or so to review the plan and make comments. He also stated that the Ad-Hoc committee will probably not need to meet again until the Board makes comment, unless the committee feels there is a need to address an issue.

THE MEETING WAS ADJOURNED AT 7:45 P.M.

Beverly J. Mackey
SECRETARY

ATTACHED TO THE MINUTES:
"Please Sign In Sheet"
Ad-Hoc Committee Meeting Agenda
Wind Energy Systems by Genesee County Planning Dept.

TOWN OF VERNON COMPREHENSIVE MASTER PLAN MEETING
HELD IN THE VERNON TOWN HALL
MAY 26, 2005 @ 7:00 P.M.

The purpose of this meeting is to hold a roundtable discussion with Ad-Hoc committee members to review draft goals, objectives and implementation strategies for the final Comprehensive Plan document.

THOSE IN ATTENDANCE WERE AS FOLLOWS: Kristin Campbell of the Herkimer-Oneida County Planning Dept., Tom Gerken, Terry Hill, Myron Thurston, Mayor William Sreca, Clifford Kitchen, Kevin Stilell, Kay and William Grisenthwaite, Norman E. Laube, Larry Yerkie, George E .Zabele, Richard Sheeran and Justice Cheney, Co-Chairman of the Comprehensive Plan, Brian Madigan representative of Barton & Loguidice and Secretary Beverley J. Mackey.

Mr. Sheeran addressed the group stating he would read through parts of the "Town of Vernon Community Comprehensive Plan draft (which was sent to all those on the Ad-Hoc Committee) and prepared by Barton & Loguidice firm. The primary purpose of this plan is to provide guidance to local residents and officers, as they work to accommodate future growth and development of the community. The plan addresses areas within the town including the Village of Vernon, Village of Oneida Castle, the Hamlet of Vernon Center and the City of Sherrill (to a point). The Town of Vernon Comprehensive Plan is authorized by Section 272-A of the State of New York . Plan is based on limited resources, which we have unlimited demands, therefore, we have to set priorities. Mr. Sheeran went through the index mentioning the overview of the plan which includes our Natural Resources, Historic Resources, Water/Wastewater, Open Spaces, Agriculture, Transportation Infrastructure, Housing, Community Facilities, Parks and Recreation. We have discussed all of the above in our five previous Ad-Hoc committee meeting. The long term goal for the community is to establish what vision we want to see in the town and surrounding communities for the next generation. Once the planning process is done, we will provide a skeleton network for each Dept. of the Town to work on. Mr. Sheeran said he would be happy to have any suggestions the outsiders may have. At this time, Mr. Sheeran introduced Mr. Madigan.

Mr. Madigan had mailed out the format of the plan to the Ad-Hoc committee, who have had about two weeks to review and now asked for their input as to how they liked the format, were they satisfied with it, any questions about the layout or design of the report, any additions or subtractions? Mr. Hill responded that he liked the format a lot, it was legible and understandable. Mr. Gerken said that the format pretty much demonstrated what the people were talking about, a happy medium of selection from the suggestions that were made. Mr. Madigan said he also tried to include information on farm land protection.

Mr. Hill said that on Page 21 "Establish or refine, if necessary, a policy of requiring usable park/open space during development review and approval within the Town". Is there any law, rule or regulation in the Town of Vernon that after so many acres, so many homes, that you have to have to leave one lot size or a certain amount of space for a park? Mr. Madigan said that Vernon does have a PUD provision in their zoning which could be strengthened but is fairly well

written the way it is. The Town may want to think about in the future "Payment in Lieu of Open Space" which someone comes in with a major subdivision and doesn't provide open space within that subdivision, they pay into a fund that the town can use to develop their park facilities. Mr. Hill just wondered if there was an ordinance on how many houses or divisions you would have to have and if there was a number available. Mr. Thurston said that it would be under a sight plan review and that the decision would be made by the planning board. There really isn't any guidelines that would say X amount of homes. Mr. Thurston thinks it would be a very good idea to have it included, like they do in the cities and villages. Mr. Madigan suggested that when the town starts looking at implementation for Major Sub-Divisions that they allow clustering at a two to one ratio or three to one ratio. Most towns settle on two to one ratio. This means if you have 100 acres, and a developer comes in and will develop it at a reduced lot size, if water and sewer are available it would leave 50 acres as open space.

Mr. Cheney mentioned that we had talked about a formula of one foot of frontage vs not to exceed three feet of depth, what is the rational of this? Mr. Madigan said we had talked about rural areas where you get an insufficient lot size and in general you start to have so many road and a farmer comes along and wants to develop a 50 acre lot which may be 1,000 ft. deep but the town has a road frontage requirement of 100' so what you get are these long inefficient lots that basically are difficult to get into the back lot of the farmers property, so the road front starts to develop in a strip fashion. One way to prevent that is to require that lots meet a two to one ratio or three to one ratio. This makes the lots more efficient so as time goes by the land is sub-divided and you don't have all those odd lots. Mr. Thurston asked if this could be addressed as a right a way where you would go thru the planning board phase whenever road front is being sold off and could leave 50' or 100' right a way to get to the back would be mandatory and with the planning board, would make sure of this and would definitely leave a 50' right a way along edge which won't restrict it but would make it always accessible. Mr. Thurston stated that most farmers are not going to paint themselves into a corner. This could be figured into the plan.

Mr. Madigan said that we had also talked about the above, in our land use section. If a farmer has a 100 acre lot, the road frontage is more valuable. A recommendation made by Mr. Madigan is: If you have 100 acres, take 30% of this, the next person the farmer sells a lot to allows an easement. After 30% of road frontage is developed, the farmer now has an easement to the back of his property while farming it and the lots back there become more valuable, maybe even a route to another road. This all prevents land locking and flag lock.

Mr. Cheney asked the following: 80,000 square feet in acreage is what? Mr. Madigan answered by stating that 40,000 square feet is what they call a builder's lot, it's an acre. An acre is 33,560 square feet for development purposes when your doing your zoning. If you have an R40 District, it means you have a residential district and it is a 40,000 square feet lot which is basically an acre. Mr. Cheney stated that in the draft your saying 80,000 is recommended? Mr. Madigan said that what we are saying is if you were in an area where you do not have water or sewer, that that should be the minimum lot size that you have in order to facilitate a septic system and to protect the ground water because you may sub-divide a lot where people are on individual wells and you want to protect their ground water supply. Their recommendation is, if you are not going to be on water and sewer, then the two acre lot size should be the requirement.

Mr. Thurston announced that Mayor Sreca from the Village of Vernon was present tonight and thought it would be a good time to tap in on his thoughts. One of our major concerns toward the whole process is water and sewer. One area that we have that could be upgraded and expanded to serve as the Town and the Town outside is the water system in Vernon. Mr. Thurston asked Mayor Sreca what their plans are as far as the water system? Mr. Sreca stated that it needs upgrading between the water tower and the pump house. It's an old line that breaks down often. Mr. Thurston asked if they had applied for any grants? Mr. Sreca replied that they are looking at that with Barton & Loguidice and that we also need more storage. Also the thought that Mohawk Valley would be coming into the area and might be able to supply Sherrill, as well as, that line would be used for both benefits so we are hoping that we might be able to share that expense with Sherrill also. As far as Mr. Sreca knows, everything is on hold on that project. Mr. Thurston asked about the Village water capacity, are you maxed out right now? Mr. Sreca replied Yes, pretty close to what our limit is. Mr. Thurston asked if there was any possibility for realignment of allocations that you can come up with 200,000 more gallon? Mr. Sreca talked with Oneida and they seem to be low on water, not sure if they are able to give us any, even if we asked for it, but this is something to look into. Mr. Thurston said, could you ask for more water so that you would have the availability as there are supply contracts being drawn up at this time with customers and the City of Oneida. Mr. Thurston stated that we have a situation on Route 5, East of Vernon where there are many business' and homes that don't have any decent water. There is justification for water there and if you need that justification, just call. Mr. Sreca said they have to come up with a plan and right now, storage is a problem. Mr. Thurston also asked where they were regarding Sewage. Mr. Sreca said we are about 85 to 90% of what we can take in right now. We have allowed for HP Hood, Vernon Downs and right now their not up to those numbers but we have to allow for this. Is the Sewer Plant capable of being expanded, was asked by Mr. Thurston. Mr. Sreca thinks it could but money is the object, also I would have to refer to our Plant Supervisor, Henry.

Mr. Madigan said that at the last meeting we talked about community coordination, that the Town and Village work together. Maybe get a multi-community planning committee that would get together once or twice a year to talk about planning issues. It has been pretty well received by the public that the Town, Village and City work together. Brian asked a question regarding the recent article in the paper about the City of Sherrill wanting to succession from the Town. Mr. Thurston replied, "NO Comment". Mr. Thurston said it is just the Town of Vernon reaching out to both the Village, City and County. The Village of Vernon is the side of Town a growth can happen, very reasonably priced, road frontage and the water is close. Myron asked what year the Tower was built, but no one seemed to know. Mr. Sreca did say it is up for repairs. Mr. Thurston asked if it was worth repairing for the amount of storage it has or is it better to build. Mr. Sreca said we are waiting right now and we are trying to justify that and to make better use of our dollars. Mr. Thurston wondered if the Village Board would be interested in coordinating. Mr. Sreca stated that as long as we keep the Village in mind, don't harm any of our residents that he doesn't think they would mind doing this. If it means more trucks, more manpower, this would be in the revenue of the water itself, it would be self-sufficient. Mr. Thurston stated that you cannot put the cost on the residents of the Village. Mr. Sreca said that the actual line would have to be bigger, our pressure is down, the whole project has to be improved.

Mr. Cheney asked if there were any updates on the Hinckley situation? Mr. Madigan said he had talked with his Supervisor and everything is still between the Nation reeling with the recent Supreme Court ruling. The issue with the canal has not been settled. The Health Dept. really sees a web of water between Utica and Rome. They see the redundancy of the system and eventually something will happen. Hinckley makes more sense, as it is a protective water shed. As far as the comprehensive plan is concerned, the area has three options: Make water supply with new infrastructure, make old water supply with new infrastructure or old water supply with old infrastructure.

Mr. Sheeran asked it is were fact or fiction that in the town we have groundwater available with pressure, that moves towards Vernon Center. Maybe on the race track property? Mr. Cheney replied that about thirty years ago the track drilled some 10" casings, across from the Walker farm. They said it was an underground lake and had the quantity and capacity but no the quality. A study by the Village of Vernon said it wasn't worth improving it and abandoned the idea. Mr. Cheney said that if they had had the money, they would have had someone come back and check it again. Maybe what wasn't feasible then, might be now. It could be explored. Mr. Zabele said it had passed every test to the very last one which was taken by Oneida Water District and tested at Oneida City Hospital and that one failed. Mr. Cheney stated that the Downs had a folder that has all the information regarding tests, depth, etc. and he will try to locate it. Mr. Hill asked if the Village didn't dig some wells. Mr. Sreca responded that they had dug right near by (the Wettel School) but there was saline in the water, therefore, couldn't be used. The Village was thinking about something on Arquint Road, but it was a little pricey and water not the best. Mr. Madigan stated that he had gone to a meeting to discuss some of the new EPA testing requirements which are basically going to make it difficult for local municipalities to test (very expensive).

Ms. Campbell asked what happens if Hinckley did come through? Who would pay for the extension? Mr. Madigan said that originally the Nation was going to pay for the extension but they are out of the game now. That is one of the big questions: 1. How is the Nation going to factor into this because they are out of the program and 2. How the permitting issues going to be resolved with the canal?

Mr. Cheney asked what the Nation is using for water at the Golf Course on Cooper St.? Mr. Madigan believes they are using ground water. Mr. Grisenthwaite said they run a line from Oneida, using wastewater and it ran from Patrick Road area, across Rt.31 and Townline Road. This water is used for the Golf Course. Brian thinks they are also using ground water for their drinking purpose, etc.

Mr. Madigan asked if we should begin to finalize the draft and get it back to the committee. If things go well and the committee doesn't have a problem with the final version, next month we can get a draft to the Town Board before the July meeting and obviously you will want the Town Board's comments and eventually go to the public in full form. Mr. Gerken noticed a couple places of minor items in the format to be discussed. Mr. Madigan said that each section has a slightly different format. Now that we have everything in one document we can go ahead

and format. Mr. Sheeran believes we should put more emphasis on tourism. Mr. Madigan said we had talked about the potential of maybe a commercial district near the golf course to compliment the golf course and potential land use control along Route 5 and #31. We worry about a spin off. We also talked about the impact of traffic. Mr. Madigan said he would look at comments we have had so far. He also has all the inventory of maps and will have all this compiled for next month. Brian would like to give the Ad-Hoc committee another two weeks to study the draft. The last thing we will do before finalizing will be to put the new parcel dates on the maps. We could include the Fire District Map and if there are any changes, there is a 60 day review period and still time to make amendments. Mr. Thurston said it has been adopted as printed so there will be no change in amendments. It is the same exact fire district we had before except it has the language to go along with it.

Mr. Thurston said that getting down to the final draft that you send to the Town Board and with everything I have heard, the bottom line is - WITHOUT - water and sewer, the town is not going to grow. Without the Village signing on with us and working with us - that is the most critical thing that we work out a working relationship with benefit #l- Village Residents. They cannot be hurt in any way financially but they will need to pay for what is within their boundaries. We could look for help in grants, etc. We need water supply and sewer capacity. With progress it will all fall in place.

Mr. Madigan said there is a PDP (Potential Development Planning) which makes you look at the long term development around you. Mr. Sreca said he cannot see anything that would really harm the village, got a situation to work with. If it is something to better the system and you bear the burden with many users, it would be less for everybody. Something to look into. Do know that we are up against the capacity of sewer. Mr. Madigan mentioned he had looked at the Oneida River task force study and agreed that the primary recommendation would be an ideal situation that the town would like to work toward. We have talked about transportation and the potential for an overlay on State Route #5, Rt.#31 and #26. Brian stated that when we looked at this, we realized that those spacing standards shouldn't apply to the Village, needs to be more urban. Mr. Sreca said that the corner of Route #5 & #31 was State regulated and the Village had no say. Mr. Cheney said that the trucks go out of their way to avoid the stop light.

Mr. Cheney wished he had something definite to report regarding Vernon Downs but all of the people that have looked at Vernon Downs, we are definitely going to have a new buyer. I think it might be the Gural's that are on the forefront now. Everyone is optimistic that the casino will do real good and that will compliment the Hotel. It seems that the trend across the country is for shorter racing seasons, so even though the local horsemen don't like to hear this, eventually the new Vernon Downs that will emerge, will not be racing from April thru November. It will be a shorter meet with a lot more money. Most everyone has talked about a convention center. Groups that have looked at it and the space below the racetrack and the club house, is a place to build a convention center and that would impact on the water and sewer. This would bring a lot of people into the Village of Vernon. The hotel does need a little upgrading. You have the slot building and during the summer have racing and this will be a great tourism attraction. Mr. Cheney said they monitor the water we put in the sewer and during the rainy time of Spring and the Fall with the snow, the amount of water doesn't increase but the sewer exceeds the capacity,

so there must be a lot of ground water leaking in. Mr. Cheney said he would recommend anyone who comes in to take over Vernon Downs, that they go thru that whole sewer system and see where the ground water is infiltrating.

Mr. Madigan stated that we recognize an allocation at the village and there is ground water intrusion. Mr. Cheney said that in the year 2011 they plan to redo the bridge on Stuhlman Road and at that time, if we can justify it, they will widen the road at that time. It is a good time to get hold of the State. Mr. Madigan had a discussion with DOT and everything they have heard at out meeting, they liked but two things especially was an issue. The issue of the intersection of Rt.5 & Rt.31 and the issue of traffic on Stuhlman Road. The DOT's response to us was if ;you come to us we will address the issues. If the Town and Village comes to them, it obviously gives them more incentive to look at it.

Mr. Madigan had listed all goals in a final format and if anyone wants a copy, your welcome to it. Brian also brought an outline for the final document. The outstanding issues, Mr. Madigan had sent to the Ad-Hoc committee. There are three (3) volumes of the documents. 1.. Inventory; 2. Goals and Objectives; 3. Supporting Information (minutes). By the end of the summer, we should have a Comprehensive Plan. Mr. Madigan stated that at the next meeting, we will talk about zoning laws/maps. One thing Mr. Madigan said we haven't included, as yet, is the Wind Towers.

Mr. Thurston stated that the board has made provisions for water towers, which is a renewable source of power that isn't a nuisance. Town Board thought we should have guidelines in building them. Mr. Thurston sees a renewable resource that would make our country and community stronger. Mr. Thurston stated that he thought it would be a very good idea to include the wind towers in the Comprehensive Plan. Not large wind farms but more on the individual line.

Mr. Madigan thinks they should be put in a location that doesn't impact farming, He took a look at the wind towers in Madison Co. and they are big and they make noise. Ms. Campbell said that Herkimer Co. is getting 70 of them. Financially it is a windfall.

Mr. Madigan said that while we have the County here, he asked Ms. Campbell if she had any comments on the Town of Vernon Comprehensive Plan draft that he had sent her. Ms. Campbell said in general - no comments. The only thing , which she has said before, is that the Historic Preservation needs strengthening. Mr. Madigan said we had a good discussion on Historic Resources at our first session and the County Planning was going to look at the Historic Housing Stock. According to Schipo, Vernon Center is one of the States jewels. Very unique hamlet. He thinks it is a very important place. It was one of the first places to have a park manager back in the 1800's. Oneida Castle is also a very Historic area. Mr. Madigan asked if there is more we should be doing? Ms. Campbell said we could look at the regional concepts of the revolutionary trail of the Mohawk Heritage Corridor. Mr. Zabele said we have the Governor House in Oneida Castle, as well as, the National Geographic Center.

Mr. Thurston asked Mr. Cheney if there is a possibility of when Vernon Downs will open? Mr. Cheney responded that they are planning on opening the end of June or early July. Mr. Thurston asked how the licensing was going? Mr. Cheney responded that the application has been in for two weeks with no response. We called today and they reported that they are not suppose to answer any of our questions. It is turned over to our State Attorney and they said to have our council call them, so we feel there is something going on. Mr. Thurston was just wondering that if the track was up and running before the comprehensive plan is put together, it could be a promotion of tourism industry. Funds could be set aside for town advertising on the web site to encourage business. Mr. Cheney said there was a reason why they are not talking. Yonkers Raceway is suppose to be closing June 15th through November. All the races have to be run some place. We have had the Fire Extinquisher people there and the Escalator people and almost ready for the Town Code Officer's visit. Think it is just a matter of days before an announcement will be made.

Mr. Thurston stated that the Mansion House is one of the big draws for tourism attraction. If we had some kind of mechanism within this plan that we could place handouts for people to pick up at Vernon Downs, etc. It could say something like "What you can do five minutes from Vernon Downs". The Town Board would be the focus of it and maybe put it together. Mr. Madigan stated it could be a short term strategy, have the town coordinate a promotional brochure for Vernon Downs, Utica-Rome Speedway, etc. Mr. Thurston said that the Golf Course on Cooper Street is one of the top ten golf courses in the World. Brian stated that this golf course will get major PGA events. Mr. Thurston said that the town has a web site (town of vernon.com) and we have the basis to build on but do need a computer volunteer to feed the information into the computer. Kevin Stilell agreed to help Mr. Thurston. Mr. Kitchen asked if there is population enough to have a sports center here? Mr. Madigan didn't have an answer to that.

Mr. Madigan said that the final report will include the minutes, Mr. Madigan's meeting summaries, Bibliography and Miscellaneous material.

MEETING WAS ADJOURNED AT 8:30 P.M.

Beverley J. Mackey

SECRETARY

ATTACHED TO THE MINUTES:

"Please Sign In Sheet"
Proposed Revised Draft / Vernon Comp. Plan Outline
Ad-Hoc Committee Meeting Agenda

THE ATTACHED MINUTES WERE RECORDED AND ARE HELD AT THE TOWN OFFICE BUILDING FOR REVIEW.....

TOWN OF VERNON COMPREHENSIVE MASTER PLAN MEETING
HELD IN THE VERNON TOWN HALL
APRIL 21ST, 2005 @ 7:00 P.M.

AD-HOC COMMITTEE MEETING:

THOSE IN ATTENDANCE WERE AS FOLLOWS: Brian Madigan, representative of Barton & Loguidice; Justice Cheney & Richard Sheeran, Co-Chairmen of the Comprehensive Plan; Tom Gerken of Vernon Center; Kristin Campbell of the Oneida Co. Planning Board; Dan Guzcwich of the Rome Sentinel and Beverley J. Mackey, Secretary. A large group of concerned citizens attended. You will find the "sign in sheet" attached to the minutes. SECRETARY BELIEVES THAT ALL PERSONS PRESENT MAY NOT HAVE SIGNED IN.

RICHARD SHEERAN, CO-CHAIRMAN of the Ad-Hoc Comprehensive Plan Steering Committee welcomed all those in attendance stating that this session is devoted to public input which has to do with land use planning. Mr. Gerken of Vernon Center, attended a Seminar at Herkimer County Community College and brought back some publications for those in Agriculture. Mr. Sheeran stated that he and another Ad-Hoc member went out to learn about some agriculture issued, to make sure we sustain farms in our Town. Also checked around to see about the water supply.

At this time, Mr. Gerken gave his report on Farmland Protection stating that we are seeing a lot of the right things for planning. Basically, the all day seminar covered Farmland, Protection and Planning. Speakers were from the Community of Agriculture in NYS, Jerry Cosgrove of Farmland Trust and several agents from Cornell and different counties. Statements made were:

1. You have to work as a region to attract business, making it regional (larger) to be effective. There are advantages to hooking up with larger areas.
2. Don't ever forget your forest land. All sources of income come from this.
3. People always have to eat so there will be a need for farmers, the people who produce the food we eat.
4. Use of farmland changes. Size of herds change. There are more larger farms and more small hobby farms. The medium size farms are slightly less.
5. Towns, local governments, County and State need to support the farmers in order to make this whole thing work.
6. Find and identify land not in use and let people know about it so we can attempt to develop it.

There is a program in the National Government called PDR (Purchase of Development Rights). This program is not in Oneida County. The County would have to come up with the funds, along with the State and National Government. No money has been set aside to make this program work. The stated that the best way to make farming profitable is to keep our farm lands. We should encourage hobby farmers, these are people who have available income to put into these hobby farms. They will keep the land in production and keep the rural atmosphere.

They also said we could look at Ethanol Production, which would be any kind of plant material such as, trees, grass, wheat, corn, etc. All could be used to produce ethanol. It would bring industry in but would have to be located close to the source of it. In order to make this work, we have to get the farmers on board. It was suggested that perhaps the Town go to their meetings, such as the Farm Bureau meeting and get the message to the farmer.

One issue is that we must consider and think of the farmer as a business and try to bring in the people that support the farmer, such as equipment, feed stores, etc.. Make the community open to them. We must make it attractive for them to come here.

One of the things they said to consider is watch the mixed messages that are being sent.

FIVE items were brought up to consider in planning:

1. Identifying agriculture in Towns and the benefits of the farms.
2. Create a supportive environment.
3. Support an appropriate tax polity for farm land.
4. Limit the development of the best farm land. Identify the really good farm land and keep as such.
5. Reduce the footprint of new development on the good farm land. We need to have agricultural district (Section 305A) "Right to Farm Laws". Our zoning laws go beyond planning. Adopt a broad definition of farming. Support the compatible business' with the farm business, such as Bed & Breakfast, which would compliment the Ag business. We must also remember we have to accommodate the housing for far worker's. This is very important. It was suggested in order to control development of farm land we should use density averaging. this keeps it beneficial to everyone. There are many Federal and State grants, locally you have to put some money up but there is fair money out there which can help us. In order to control the size of the housing, is to restrict the size of the water line to 4" in the Ag district.

To set up buffers, we should make the developer set up the buffers to put the plan into effect. Another thing mentioned was scenic byways. You start them locally and once you get them established you can go the State, and again, funds are available. There is one scenic byway called Mohawk Valley Heritage Corner which runs from Albany to Lake Ontario.

You can get a Community Grants Booklet on line. Mr. Gerken has the address if anyone would like it. Can also go on line to receive an environmental issue and Flood plan management which are all considerations in this planning. They brought up CAFO (Commercial Ag Farms), described by the State as a 200 cow farm. They basically ran into problems which this, for instance, if you put a building over one acre, you need a permit from the DEC. If you're paving roads, you may need a storm water permit from the DEC. It takes a number of years to do a complete nutrition management program. When you do that, the Government will pay 90% of that plan. When one of these complete nutrition management programs comes forward, the Town Board or Town Government has to sign off on this that it has been done, then it goes to the State for approval. Something that surprised Mr. Gerken was in Jefferson County a lot of people are looking for farms. People from Long Island who can no longer afford to live there because of

the price, are looking to buy farms. The Amish are also looking for farms. One gentleman said he wanted to stay in farming but couldn't. He had a 500 to 600 acre farm, so he broke it up into 100 acre farms. The Amish have been there awhile and he feels this is going good. They are taking care of his land and he sees it as a plus. Another thing they are doing is looking into having farmers move direct from the time the food is produced to the time it reaches the dinner table. eliminating the middleman. Jefferson County and Region 6 are putting a logo on their products "PRIDE OF NEW YORK". This is another way of putting the dollar in the farmers pocket and keeping it away from the middleman.

The Extension agents that were in attendance at the Seminar said they would like to know when farm land becomes available, then when people come to them looking for land, they can put them in contact with the farmer who is selling land. It was suggested that we keep in mind the Government, Extension agents, etc. are there for us. They all stress, if you have a problem come to them. Mr. Gerken closed his presentation by asking if there were any questions...

Mr. Madigan stated that at our last session, we had representatives from the Cooperative Extension and Ag Market, who were very informative and helpful and are willing to come back at any time.

Mr. Sheeran gave his water supply report: This past month Mr. Sheeran went out to take a look at the water issue which is most on our minds, as we do not have an adequate water supply. He first went to Rome and met with the Mayor and City Engineer. Mr. Sheeran told them he remembered that two or three years ago they received a twelve million dollar grant to develop water to go from Tug Hill, down Route 26 and into Rte. 365 and help supply the Nation, Town of Verona and ourselves. Now you know the fix we are in, all that money is dried up and was tabled by the council. The Mayor and Engineer suggested we go to Oneida, as they supply us and they need to increase the volume of the resource. We did talk with Art Syminski, the water engineer for the City of Oneida. He was talking about the water table from Tug Hill via Town of Western. This was purchased from a private source, land in Franklin Springs. A private citizen didn't want to sell his land to Housing Development because it would take away from the water supply. We talked about Ted Hannifan, City Counselor. He had gone to see a couple of the residents and they agreed to sell the land to keep the water in possession of the City. We must have more State control as it is having a disastrous effect concerning housing development. Visited with him about the thought of having a water source representative in Vernon Village because he has these charts that tell us that he has done a vast study. Based on the water usage that is available and comes out of Oneida, in five years it will be exhausted. We have a critical situation trying to get water here.

In the past we have had members of the Oneida County Water Board at our meetings. The City has a pipe route that is established on paper, that goes out of Hinckley Reservoir through Mohawk Valley Water Authority then on through the Towns of New Hartford, Whitestown, Westmoreland, Town Line Road and Verona. This has been held up by the Canal Corp.. There is a study being performed by the Canal Corp. to see if the agreements they have with the plants on the West Canada Creek and if the creek can be used as an alternative if Hinckley Reservoir dries up. Senator Meier's office stated it was still being studied.

We hope to have our children come back here and work after school, working where they were brought up. Good chance those who come from farming may be able to come back to it.

Mr. Sheeran closed with a quick review. Once we do the Comprehensive Plan with your input, we can determine what committee's can work on that function - we will delegate it out, such as people in Highways, Planning or Health. They all play a roll. It will take some time but will need someone from the USDA or Marty Broccoli to help carry this out.

Mr. Madigan wished to clarify that when they first started this plan, it looked like our water was coming from Hinckley. Since then there have been so many changes and with the recent Supreme Court ruling, so many things are up in the air, that we really don't know what is going to happen. Right now we are going to focus on community goals because we really can't predict what is going to happen with all the allocations and permitting issues.

After the last meeting, there were two issues that came up that are really out of our scope. No. 1-Concept of septic systems; that the Town is being overly regulatory on them. Mr. Madigan's answer to this is that the Town is not doing anything above and beyond the State law. The Town has a Code Enforcement Officer that is just doing his job. Really not in the scope of the project. No. 2-Junkyards. The issue was brought up, that the Town is being overly regulatory. Mr. Madigan said he visited the Town ordinance. New York State has a junkyard regulation that basically says "If you have more than two motor vehicles in your yard this is unregistered or unlicensed, you need a permit to be a junkyard". The local government has the authority to be more restrictive than the state law. (same thing goes for the septic systems). With the junkyard regulations, the Town adopted an amendment to their existing junkyard regulations in 1993. One of the things that is occurring, the State has put more stock in the Code Enforcement Officers. Since the fire in Rhode Island, where a code officer did an inspection and said everything was okay, then the tragedy occurred. Since then, New York State has adopted a new building code and are starting to rely on the Code Enforcement Officer to do their job. State is cracking down on people violating building codes. Also in 2004 the County Health Department sent out a memo addressed to all professional engineers, registered architects, municipal code departments, municipal boards, common councils, zoning plan officials and septic system installers. This describes what state law requires and that the Code Officer has to do his job. Mr. Madigan had a copy of the memo, if anyone wished to read it. Mr. Madigan stated that in this comprehensive plan, we are not going to make any recommendations to make these laws any more constringent or less constringent. The Ad-Hoc committee will be looking at our recommendations, as well as, the public input and summarize these issues. What Comprehensive Plan does is establish a vision for the Town based on public input. We try to get constructive criticism from the public. Brain asked the attending public what is important to them, what are things they would like the plan to look at.

A comment made by Mr. Zabele regarding the codes officer's septic system regulations, the people in general were mad or concerned about the codes. They accept them the way they are but it was No. 1 - the code officers and No. 2 - the way they presented themselves and the way they are treating our people. Another comment from the public was that he didn't think there was a farm that doesn't have a junkyard out back of the barn. They have been there for several

years and no one has said anything to these people for fifty years, now they are coming around and wanting to know what the farmer is going to do about it. A lot of this has been there so long, that there is no reason for them to come on your property now after not involving themselves for fifty years. They have to be fair about this. Mr. Madigan stated that he did look at the law and actually they are more restricted than most towns. A lot of rural towns rely on the State junkyard regulations. Mr. Madigan asked the public if they see any need to strengthen the law. It was commented that the law "just needs to be enforced". Mrs. Cheney asked if the state didn't, in the past, introduce a bill to do away with farm dumps? Mr. Madigan said he understands that a farm is exempt from many things which fall under the "Right to Farm Law". If someone sells machinery, they are covered under farms. What Brian thinks Mrs. Cheney is talking about is literally having garbage. That is a health problem and the health departments gets involved.

Mr. Pekola asked if the Town has a dump anymore? Mr. Zabele and Mrs. Janowski replied by saying there is a collection once a year, usually in August, for one day, held at the Highway garage. No restrictions on what you can bring, other than no garbage. Mr. Madigan said they can make a recommendations to the Town to hold one more than once a year, something we can discuss.

Mr. Mahady asked if we shouldn't be looking at the governmental structure for the Town of Vernon. Mr. Madigan said BOCES is building a park out back of the Town building which is a volunteer effort. This park is going to provide a different type of entity. People will have more of a choice. We have had DOT at our meetings and they discussed the town widening the shoulders and sidewalks, so when DOT makes improvements to the highways, they will put these in their plans. We have the DOT/AG Markets aware of what the Town is doing in the plan and will be aware of the document when finished.

Mrs. Grisenthwaite asked "What is the Town's Goal"? Mr. Madigan replied that some of the committee members thought traffic on Rte. 31 was an issue. A highway can be classified as a collector road or an arterial. As an arterial, you don't want to encourage a lot of driveways which create accidents. Route 5 is a perfect example. Have to keep traffic slow in residential neighborhoods- we must preserve highway function and safety. Our Town goal is a big, long term plan. Mrs. Grisenthwaite said it was mentioned that we do not want a bed & breakfast community. What will attract the people to our Town and what direction will the Town take? Mr. Madigan said the zoning is pretty well set up. If the Town is going to develop, we want to develop close to the Village. People are building outside and we are struggling with this. We are finding the people moved to the urban, to suburb and now to the country. The stock market is not doing that great, therefore, the people are building for investment. Home developers seek out the same land that agriculture seeks out. Better soiled, better drained. Mr. Madigan stated that we will need to address this in the plan. Other issues to be addressed are recreation, water and sewer infrastructures, wind farms. The Comprehensive Plan is really defined by State law and we will be looking at these sections that they want us to look at. Land use is where you try to pull everything together. Mrs. Grisenthwaite asked, "What do we have to offer the children whey they do come back"? Mr. Gerken said the City of Syracuse population has declined. We will have our head in the sand if we don't believe this is going to happen in Vernon. As your transportation system becomes more efficient, people will commute. Mr. Madigan said that we

see only a bedroom community that is essentially what is happening. Comprehensive Plan sets the framework. Right now the Town does not have water/sewage. For example, Mr. Madigan said, if Hinckley Reservoir becomes available, don't you think that would encourage developers. Mr. Grisenthwaite mentioned that as more and more people commute to their jobs, you will be getting more and more people that don't want to line on a city lot so will still give a rural look to the community. Mr. Madigan said that more of the people in Vernon are on ground water and that could be a density issue. Mr. Grisenthwaite said we would have to bring the established septic systems up to modern code. Someone in the group stated that in 1978 the minimum requirement to have a distribution box was 100' from any water source. One and two acre lots should be sufficient. Mr. Grisenthwaite said we need to have something for the community aspect. Create something to add character to the Town. Mr. Madigan stated that when he drives through Sherrill, he gets a community feeling. It requires the Town and Village to work together. Someone mentioned that a problem facing us recently is land that has been acquired and turned in golf courses. There is a big void between Village and surrounding Town areas. Also nontaxable.

Mr. Madigan made mention that the Oneida Nation does not have to comply with zoning, so how do we control that? This is an issue that we have to let the dust settle. No one really expected the Supreme Court ruling to go our way. This is a major change and they will have to comply with zoning, building inspections, etc.. It will take time to settle and am not sure if it will bet settled before we finish with the plan. A question was raised as to why the Governor of NYS has not been sued or impeached for not collecting taxes. The Indians have to collect taxes from Non-Indians. Mr. Madigan said the whole sovereign issue is not a simple thing to understand. It's a Federal and State issue. Mr. Pekola asked that when the committee was beginning this Comprehensive Plan, did they consider any future purchases by the Oneida Nation and messing up the plan. The scope of the Comprehensive Plan is a two year plan and the Oneida Indian Nation will most likely outlive this plan. They are buying up a lot of land and the people that want to come here to live are now afraid.

Mr. Mahady remarked that if you look at the Village and Town of Vernon, the last development was the Black Tract some years ago. In the Town of Vernon you have Cherrywood Drive. Sherrill has developed along Hamilton Avenue and now there are very few residential building lots left. Mr. Mahady sees the City of Sherrill expanding towards the Village of Vernon bringing with it sewer, water, etc.. Then it takes us away from the agricultural aspects of the Town of Vernon. Am not sure if we are trying to figure out if development should come first and then commercial corridors or vice versa. Mr. Mahady thinks we should start with development then commercial corridors. Mr. Madigan said an example is Cherrywood where you have large lot development-called leap frogging. Maybe the Town should look at this area closer to the Village and this is where we should encourage the urge of density.

Mr. Sheeran used another example - Oneida Castle has trouble with soil and have no septic systems. Anytime in the summer the sewage comes out into road ditches. People complain, then the Health Department comes along and tells them they have to fix it. Oneida Castle doesn't have the population to support the creation of a septic system. As you enter Oneida Castle the

sewers empty out into the creek and on the right they don't want to pay for any of this as they have their own system. You have to regionalize the number of people that this is going to effect.

Mr. Mahady, as Chairman of the City of Sherrill Planning Committee, extended an invitation to the Ad-Hoc committee to present some of their information they have gathered and see if we can't work together more closely.

Mr. Cheney said in respect to Vernon and the governmental structure, it is unrealistic to expect the Village of Vernon, Town of Vernon and the City of Sherrill to get together unless it is imposed upon them by a governmental agency. How about the County Planning Commission, couldn't they play a more active roll?

Mr. Madigan said that in NYS everyone has their own little territory. With Mr. Mahady extending an invitation to the Town is a very good start and we should extend an invitation to the Village of Vernon. We have a new Mayor in the Village and should give him time of adjust before inviting him.

Ms. Campbell said that Yorkville, Village of New York Mills and Whitesboro meet on a quarterly basis to talk about affairs and it seems very effective.

Mr. Madigan said we could invite the County Planning Commission and although they cannot tell us what to do, they have a lot of knowledge. We have had members from the County Health Department and DOT to our meetings and they seem very impressed with our process.

Mrs. Grisenthwaite mentioned the "Wind Farms" and asked if the Town would be eligible for any kind of funding from NYS. Ms. Campbell said that in the Town of Fairfield they have 69 towers and the economics will change their landscaping. She said we would have to watch out for what you are asking for. It is generated to the grid then sold back to you.

Mr. Mahady remarked that to implement your plan, you can have many strategies. If the Indians are forced to pay taxes, things will change. He said we should make sure that we establish some reasonable objectives and goals.

Mrs. Grisenthwaite asked if there were any pieces of the plan available at this time. Mr. Madigan replied that right now the plan is in draft form and once it is complete it will be available. Mr. Grisenthwaite wanted to know when you were talking about the rural aspect of the Town if you meant just farms or if you meant green space also. Mr. Madigan said yes, we mean both. Such as the golf courses, they are the green space. We must maintain the rural character of the Town. Mr. Mahady said we need some kind of regulations. Mr. Madigan replied that it is the Town's job to protect the health and welfare of the public. The new rules and regulations of municipalities to treat ground water and to make it acceptable, the cost is phenomenal. Mr. Cheney stated that the City of Oneida will run out in five years based on present use. He asked what is our best source of getting water for the Town of Vernon. Mr. Madigan stated that Hinckley would be the best source but all indications is that Hinckley is a dean project. Alternative is to use your existing supply, look at allocations and also start looking

at replacing infrastructure, storage capacities, etc. Mr. Madigan doesn't see any growth in the Town of Vernon till we have a good water supply.

Mr. Madigan stated that the Ad-Hoc committee has a lot to look at, tonight's input was very informative and the committee will welcome any written comments. He thanked all those who were in attendance.

Meeting adjourned at 9:15 PM.

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Beverley J. Mackey, Secretary

The next meeting will be held on May 26, 2005 @ 7:00 PM.

ATTACHED TO THE MINUTES:

1. Sign in Sheet
2. Ad-Hoc Committee Meeting Agenda
3. Memo from Oneida County Health Department
   RE: Changes in On-site Waste Water
   Disposal Plan submittal Rules in NYS.
4. Vernon Code: RE: Junk or Junkyards (in detail)

The attached minutes were recorded and are kept at the Town Building for review.

"Please Sign In"
Town of Vernon Comprehensive Plan
April 21st, 2005
Ad-Hoc Committee Meeting

1. Norman E Lentz
2. Larry Perkie
3. Terry Hill
4. [illegible]
5. Kay Grisenthwaite
6. Bill Grisenthwaite
7. Kristin Campbell
8. Curt J Beechy
9. Cynthia Roberts
10. Dan Guzewich - Sentinel
11. Justice Cheney
12. Carla Cheney
13. Earl Dorn
14. GEORGE R KNIGHT
15. [illegible]
16. Sem Gerken
17. DAVE LEWIS
18. CARL KNIGHT
19. S. Gwitt
20. Marcia Janowski
21. JAMES PEKOLA
22. Fran Mahady
23. Richard Sheeran
24. Brian Madigan
25. Bev Mackey

TOWN OF VERNON COMPREHENSIVE MASTER PLAN
WORKSHOP #4 LAND USE PLANNING
MARCH 17th, 2005 @ 7:00 P.M.

THOSE IN ATTENDANCE WERE AS FOLLOWS: Brian Madigan, representative of Barton & Loguidice; Justice Cheney & Richard Sheeran, Co-Chairman of the Comprehensive Plan; Marty Broccoli of the Cornell Cooperative Extension; Bob Sommers of N.Y.S. Dept. of Agriculture & Markets; Guy Sassaman of the Herkimer Oneida Comprehensive Planning Program; Regina Venettozzi of the Herkimer Oneida Comprehensive Planning Program and Beverley J. Mackey, Secretary. A large group of concerned citizens attending , the sign in sheet is attached to the minutes. SECRETARY BELIEVES ALL PERSONS PRESENT MAY NOT HAVE SIGNED IN.

Richard Sheeran, Co-Chairman of the Ad-Hoc Comprehensive Plan Steering Committee welcomed all those in attendance, and hopes to get some input into what you would like to see for the town's future. He then introduced Brian Madigan from the Engineering Firm of Barton & Loguidice. Also introduced the panel guests Marty Broccoli of the Cornell Cooperative Extension; Bob Sommers of the N.Y.S. Dept. of Agriculture & Markets; and Guy Sassaman and Regina Venettozzi of the Herkimer Oneida Comprehensive Planning Program. We also have with us Kristin Campbell of the Oneida County Planning Board.

Brian Madigan introduced himself as Senior Land Use Planner and Landscape Architect and stated that the comprehensive plan is not a zoning document. He then did a brief presentation with illustrations and maps. On July 2004 we started the public meetings with Natural and Cultural resources of the town, second meeting was on water, third was transportation and infrastructure and tonight is the final public meeting to cover land use. Land use involves agriculture, housing and commercial industrial development. You should look at where agriculture is, how to protect agriculture and how agriculture exists as a viable environmental activity in the future. Commercial covers 4%, Industrial 4.2% and Utility & Infrastructure about 4.6%. There is a potential for spin off development, such as fast food. Mr. Madigan explained through illustrations the related facts and the impact of unplanned residential development on agriculture. Slides were presented to illustrate how unplanned growth can result in undesirable land use patterns that affect agriculture and open spaces.

Agriculture use covers the largest area of the Town. Residential is probably second and the third largest is unknown. It could be vacant land, could be Nation land or land not recorded, which is about 13% of the area. An example of how growth is taking place in the country is where housing is close together in the city, people are starting to move out of that housing and go to the country. One of the ways to handle this is concentrate on commercial/residential areas around the commercial core. Mortgage rates are low, therefore, people are buying homes and the trend is that they perceive homes are a better investment. People want five or ten acre lots, also people are buying vacation homes in the country near streams, rivers or lakes. People are leaving older suburbs and moving to the rural lifestyle. Residential and Agriculture compete for the same land. They are attracted to open spaces. Farming requires a lot of land to be profitable. The

Town should be encouraging clustering. Based on the community inventory, Vernon has affordable housing stock.

Mr. Madigan mentioned that we may want to consider PDR (Purchase of Development Rights) or TDR (Transfer of Development Rights). What this basically describes is a farm land protection where the farmers can sell their development rights if they want to keep their land in farming. This allows them to get reimbursed through a State Funding Program where they can get paid for the development rights of their land. They still own the land, land is still viable for farming. The presentation ended by stating that it is important to implement the comprehensive plan and to carry through in your local policies.

At this time, Mr. Madigan wished to generate some input from the public by asking what you think is important for the town and for your children, if you want them to stay here. The comprehensive plan is encouraged by the State of New York and shows State legislators and local officials that the community is working toward their vision. It also allows the town to open the door for funding, such as the park in back of the town building, this is being done by volunteer labor.

Following Mr. Madigan's presentation, several issues and concerns were brought up for discussion. Mr. Mahady from Sherrill, said he was confused because we are talking Town of Vernon and I am not getting that your including the City of Sherrill, which is in the Town of Vernon, Oneida Castle also. Mr. Madigan replied that the comprehensive plan itself, is authorized by the Town Government so it is a plan for the town, however, one of the things you need to do in a comprehensive plan is you need to look at the adjoining communities. We felt that if we left Sherrill, Village of Vernon or Oneida Castle out of the town vision we would be going down a road that would not be appropriate, so you need to look at the other municipalities, but the actual plan will address the Town of Vernon. Mr. Mahady stated he was the Chairman of the City of Sherrill Planning Commission and can see where Sherrill may want to extend the residential part of it, as there is very little land left to build in the City of Sherrill. I almost see you planning two different entities and not having anything encompassing, in fact, you have four different entities, you have the Village of Vernon, Oneida Castle (all different governments), City of Sherrill and the Town of Vernon. Don't see anything that is typing them together. Mr. Madigan said, to answer your question, you should read the plan when completed. We really are addressing the issues, such as where the water is coming from-Oneida; where potential of wastewater treatment - Village of Vernon; and we will be looking at the area surrounding Sherrill for residential growth because we know they have a wastewater treatment plant and the town doesn't. Yes, we are looking at all other communities but the Town of Vernon cannot adopt a plan for the City of Sherrill. Sometimes, the City of Sherrill may, by reference in the comprehensive plan, state that we support this or we encourage this or maybe we don't. If there is something that you don't want to encourage, now is the time to provide the input.

Ms. Reese stated she had worked on a comprehensive plan some twenty years ago for the Town. She asked how this plan will actually reach the goals that the town residence want to see. How are we going to help the farmers? Mr. Madigan replied that in 1996 the State defined the comprehensive plan for us. Town of Vernon sees these potentials occurring, we have to

Village of Vernon. People who live in the outskirts have the same needs and wants that live here. Our water supply comes from the land we own. Mr. Madigan stated, do you really want a large factory, where they could pollute the ground water. We are not looking at the Village. The town may look at the Village for a growth center.

Mr. Sheeran told the group that the people on the AD-HOC committee have been studying this plan and are from different communities. Mr. Madigan stated that what this process is doing is to encourage cooperation between the Village and Towns.

Mr. Bob Sommers of the N.Y.S. Dept. of Agriculture & Markets spoke: He had just come from Wayne County, the Towns of Rose & Huron where they are seeing a large influx of people moving out into the country. People in the rural areas had plenty of water until large development started coming in. Mr. Sommers was reviewing an agriculture impact which showed, because of the influx of people and higher concentration of people in that area, that it is starting to see the wells being contaminated-not from the farmers but from the septic tanks. The increase of septic tanks and people coming in and using this water, they are also experiencing dry wells. Maybe this will be good now but as developers come in, your going to see this resource that we take for granted, won't be there in the future. There will soon be a regulation that will have an impact on rural residents being located adjacent to farm land. The individual well driller will have to make sure that a well is 200' from any land that is tillable. This will put a limit on where you can locate big houses.

Mrs. Avery said - don't you think it is a little late for planning? Just seems like we are being smothered with the urban planning and zoning board. I would like to see a nice place for older people to go to.

Mrs. Judge wanted something clarified. They purchased land in the Town of Vernon which is in the Agriculture District. What I am understanding is that every eight years you have to reapply to be in the Ag District. Can I still be in the Ag District even though I do not produce $10,000 worth of profits off that. Mr. Sommers replied with a YES. Mrs. Judge stated, then I won't be Ag-assessed just in the Ag District, is that correct? Mr. Sommers answered by saying there are two different sections of the law that allows the people to receive Ag-assessment. (If they are in the Ag District or not in it). You can include any property in the Ag District and does not have to be farmed. This depends on the philosophy of the county when they form the district because some counties include only farm operations that are eligible to receive an Ag-assessment. Other counties include communities where they feel that it is better to have their neighbors with the farms in an Ag District. Really depends on the philosophy of the county. Mrs. Judge thinks it is very important, considering where their land is, that it is kept as a natural resource. Mrs. Kohlmeyer, who lives on Cooper St. stated they have a golf course across from them, as well as, a huge septic system. We can make all these plans and the Nation can come in and do as they wish. How will this effect the plan? Mr. Madigan said that one of the difficulties of the planning process is the moving targets. When the planning is done we will be up-to-date as can be and flexible.

Several of the concerned citizens in attendance made the following comments:

1. I do not see this as an agricultural district in twenty to twenty-five years. Taxes are too high. Farmers either have to build a bigger farm or have to sell, which would be to someone such as commercial or residential, which will require more services and unless you have population growth, your not going to have a larger tax base. This is exactly what is happening and we are not doing anything to counteract it. Protecting farmers is not going to be the answer. It is too late. Farmers can produce now, more than all the population can absorb, their just far too efficient and your going to have bigger farms and if you don't have an efficient farm, your going to need a subsidy which will come from taxes and taxes are going to curtail growth. If you want to grow, you cannot grow in an agricultural area.

2. Reason taxes are up, Indians got so much and no taxes are being paid.

3. This is Oneida County, where there are many different reasons that we are in a downward spiral and have no growth.

4. Mr. Madigan said we can approach growth in a way that it doesn't effect our resources. The time is tough and this is the time to plan.

5. If we had our choice, we could control residential growth around what we have while trying to maintain the town outside, in it's current condition. Without infrastructure, water and sewer, it cannot be done.

6. We need programs for the children. Where she came from the children worked the farms. She would like to see a town with suburban development and can still buy five to ten acres and live in the country.

7. Someone asked how this PDR/TDR works? Mr. Sommers said that this PDR (Purchase of Development Rights) and TDR (Transfer of Development Rights) is the intent to have land available that farmers can purchase. If the individual that sold their development rights decides they no longer want the farm, you see a lot of transfer of land between the farmer getting out of farming that has severed the development rights and other farmers buying that land because it is cheaper for them. We have other areas, particularly in Sullivan Co. and Delaware Co. where the water shed Advisory Council has development rights on farm land. You cannot sell it for residential development but that land has actually increased in value because people from the City are buying it as a novelty. They are paying a large premium for the land because of the location. Usually an existing house is on it. When you sell the property on the market, then it bears whatever the seller wants to pay. This is for one generation and who pays for these rights was asked by an individual. Mr. Broccoli said that the Federal, State and County pay a percentage and then the farmer. It is a formula, say it is going for $2,000 an acre for farm land, $10,000 an acre commercialized. Then you split at $6,000 so if there is 100 acres you got $600,000, then the farmer says he will let it go for $400,000, then the county may have to come up with the $100,000.but there are Grants out there and if Vernon wanted to look at that, it could be explored. In reality, the tax payers are paying for it.

8. Mr. Kitchen would like to see Agriculture stay but is concerned about development rights.

9. Mr. Ackerman of Sherrill also wishes to keep the land in agriculture. Does not want to see strip development such as we have on this road out front. Senior apartments, new town building, series of houses, etc. How will we control growth?

10. Mr. Shepard said he moved into this area in 2001 and he rents his pasture land out to horsemen of Vernon Downs during the racing season. What effect is this planning going to be on them? Mr. Madigan said we see Vernon Downs as a part of the future of the community.

11. Mrs. Judge said it was important that we plan for our youth and our senior citizens.

12. It was stated that we have an economic development plan and from that we can at least draw some logical assumptions. 40% of the Town of Vernon is Senior Citizens.

13. It is a question as to whether or not we ought to have as much government as we have. We have a Town, Village, County and State. Most policies come from the State. We have very little input, should we be consolidating?

14. As a business owner, Mr. Lenhart stated we cannot stop growth. Been hearing that we want our children to stay in the area. They will need homes so will need to build; they will need jobs, so need industry. Also hear talk of agriculture, reality agriculture is dying. We cannot have everything. I can see if we establish certain areas that business can build. Really don't know the answer.

15. Mrs. Jones asked who has the final say on what this plan is going to be and where it is going? Mr. Madigan said the AD-HOC committee goes over the plan, then we recommend the goals and objectives for the town and then present it to the Town Board. The process would be in the Town Law and there would be a public hearing, like adopting a Town policy that is similar to a guide book for the Town.

16. Mr. Sheeran remarked that he was excited to see the room full and asked that they show up for public input. The Town Board is dedicated to do what you want done. Mr. Madigan said this is a town trying to get your vision. What do you want the town to be in twenty years from now.

17. Mr. Zabele said that he and Carol Reese worked on a Master Plan in the 70's. They were trying to conserve things, get things in a pattern, preserve rural character and farm land, but it didn't work. They were asked why it didn't work. Mr. Zabele stated that the farmers started selling off five and six acre lots. Mr. Madigan said that things have changed in the Town Law that you couldn't do twenty or thirty years ago. Mr. Zabele said that Madison Co. is having same growth problem. He went to a workshop at Cornell Extension and on two acres you can still farm it and be a viable resource of income. Small farms, known as "hobby farms" are the fastest growing industry in N.Y.S.

18. We should look at other sources of energy, just so we can attract industry at lower rates and so forth. Mrs. Cheney feels that water is the prime issue. Mr. Cheney asked what mechanism does the town have in place to bring us down this path. Something or someone in the Town of Vernon that can control and move on the way this group has expressed their feelings tonight. Mr. Madigan said YES, we have the Sub-division regulations, Zoning Codes, Town Government and Code Enforcement Officers. This plan outlines the vision for the next twenty to thirty years. Once the plan is adopted, there are things the Town has to look at..

19. No one is happy with the current path the Town is on. We are going to have to do something proactively. Maybe taxes are going to have to go up to pay for water and sewer. You cannot tell farmers they cannot sell if that is what they want to do. Mr. Broccoli stated that anyone with three or four acres can petition to get into the Ag District.

The next meeting of the Comprehensive Plan will be held April 21st, 2005 @ 7:00 P.M. At this time the AD-HOC committee will review all the recommendations.

MEETING WAS ADJOURNED AT 9:05 P.M.

Beverley J. Mackey
SECRETARY

ATTACHED TO THE MINUTES:
"Please Sign In Sheets"
Land Use Planning Agenda
New York's Farmland Protection Program

THE ATTACHED MINUTES WERE RECORDED AND ARE HELD AT THE TOWN OFFICE BUILDING FOR REVIEW.

TOWN OF VERNON COMPREHENSIVE MASTER PLAN MEETING
HELD IN THE VERNON TOWN HALL
FEBRUARY 17TH, 2005 @ 7:00 P.M.
AD-HOC COMMITTEE MEETING

THOSE IN ATTENDANCE WERE AS FOLLOWS: Richard Sheeran and Justice Cheyenne; Co-Chairmen of the Comprehensive Plan; Brian Madigan of Barton & Loguidice, P.C.; Terry Hill; Tom Gerken; Mike Sheridan; Mrs. Carla Cheyenne; Larry Yerkie; George Zabele; and Beverley J. Mackey, Secretary.

Mr. Sheeran, Co-Chairman; brought the meeting to order stating that tonight we would talk about where we are going and the organizational structure to this point. He thanked the people for coming tonight with the expected snow advisory. Mr. Sheeran said there was a meeting on "Farm Land Protection" last night which Mr. Zabele attended. It was held at the Morrisville Agriculture Center sponsored by Cornell Cooperative Extension. Mr. Zabele brought back some copies, which were handed out to those who attended tonight.

Mr. Madigan stated that the purpose of this meeting is to determine the status of the plan to date, distribute draft goals, make recommendations to committee members and discuss the next steps in the planning process. Mr. Madigan put together recommendations from all sessions we have completed. We had planned four Vision Sessions and have completed three of them. From some of the scoping and public sessions we had, Mr. Madigan was able to put together an agenda, which included a chart showing where we are. He also distributed land use inventory with a notice stating the work on land development is done such as Natural Resources, Open Space Resources, Park Recreation, Transportation, Water & Sewer Infrastructures and Land Use. What is left to be done is the final public input session for land use, to include Residential Development, Community Facilities and Agriculture (how growth can effect this). This takes care of Agenda #l (The Progress Report).

Agenda #2 is to ask the committee regarding the goals and objectives. Does anyone see within these recommendations the direction we want to go or do not want to go or do you like the recommendations so far. There still will be recommendations for land use such as lot sizes, residential development.

Mr. Zabele mentioned there was a section in the recommendations that dealt with recreation and we could possibly use the abandon railroad track for snowmobiles, pedestrians and bicycle's. Mr. Zabele said this was no longer available as the railroad bed had been sold and is blocked off with buildings. There are only sections that are left and they are spotty.

Mr. Madigan said there may be other potential in other areas. Something the Town can explore. The state designated a bicycle route on RT#5. We should start to get a map together so when the DOT approved these roads, we can provide sidewalk, widening of the roads to expand and allow people to get back and forth without interfering with traffic. Mr. Madigan thinks it is 8' to allow on a shoulder. One of the things the DOT is doing is developing a policy for future projects that

will require energy savings. Part of that is to get people out of their cars and provide connections for people who are on bicycle, etc., so people can walk from neighborhood to school.

Mr. Sheeran pointed out that in the transportation section of the white paper on Pg.5 of the January publication that the town should request N.Y.S. DOT to review the intersection of RT.#5 and #31 to see if there is a potential for a by-pass. He said when the Nice & Easy applied through the Village of Vernon for curb cuts, the planning board of the Village didn't give any consideration to what we are trying to do. Horse trucks have trouble negotiating the corner. How are we going to have the trucks make that Peterboro curve and the swing into the Vernon Downs area. If we could only get the Village to work together with us.

Mr. Madigan said that the DOT Region 2, was here at the last meeting and was very supportive of our process and liked our presentation. The DOT said if the town wished us to look at this problem, they will. DOT will be getting a copy of the draft of recommendations and they will be making comments on it. This is why we try to get the County Health Dept. and DOT involved. It is part of this SEQR process which is the State Environmental Quality Review Act.

In regard to the transportation and infrastructure, Mr. Gerken asked if all these recommendations would not be retroactive and Mr. Madigan replied "Correct". Mr. Gerken asked if there is any way to implement those, if changes were made to the property? For example, Mr. Madigan said the requirement is a minimum of 200' and the Highway Overlay doesn't change the zoning district, it just sets different requirements in those areas, such as, driveway spacing and setting back from the road. If someone has a business and their driveway's are 50' apart and all of a sudden the business changes use, would they have to comply to this zoning overlay and the answer is YES. An existing building, as long as it doesn't move it's driveway, would be served as a nonconforming use. You cannot go back and fix a lot of problems over the past, but over time, they will start to clear out. One of the questions Mr. Madigan wanted to ask the committee is, is 200' enough? Route 31 is probably 45 to 50 miles an hour and is a major collector road, is 200' spacing between driveways enough or should we recommend more like 300' to 400'? Mr. Sheridan asked how that works. Depending on what we recommend, the significant and close proximity of the curb cuts right now are in the City of Sherrill and we really have no control over this. Mr. Sheridan said 200' is relatively adequate. Mr. Madigan said that this overlay would apply to some of the highway in the Town. The reason you want the overlay in the Town is, you expect traffic in the Village and City. Collector roads are higher speed roads, we recommend the overlay be placed over the road of the town, to keep strip development in Oneida from occurring throughout the Town. We may not see the potential now but in five to ten years with more growth in area, you would get that scenario.

Mr. Zabele said that the Indians own more of the properties down Route #31 and they do not go by the zoning. Mr. Madigan stated that the DOT would have to grant them access. He said the DOT has been working close with the Nation on Route #365 to make that corridor work so that it is not congested. If the Town puts an overlay on the highway, the DOT will see that those spacing requirements are met. The DOT can only control the right-a ways and we have minimum standards. Mr. Sheridan asked what does the DOT recommend? Do they have recommendations based on speed? Mr. Madigan replied that 200' is the bare minimum, 300' is

better and 400' is great. You really have to project what kind of growth on #31. The Town does not have control of a lot of land on #31. Maybe by creating wider spacing standards, we can address those issues. I don't think that the Nation is blatantly going to come out and say, if the Town has a comprehensive plan and amended their zoning and the DOT is willing to go along with it, that the Nation will go against it. Just one more tool we have.

Mr. Sheridan asked if we could add in increments? If you have driveway 400' to a meter road, Mr. Madigan stated that someone was to put a subdivision in, we do not want maybe 200' or have a regular flow of traffic as opposed to a driveway. He said we have different standards for residential and commercial. It is easier for the Town to administer something if standards are for everybody. The State Policy states they do not want to allow more road cuts on collector roads, such as Route 5, they want to minimize disruptions to the flow of traffic. If someone comes in with a subdivision, you want to have one or two roads and then subdivision builds off that local road system, so maybe there are only two access points on the state highway. You have a 15 to 30 mile an hour road and this would serve 100 or 150 units. We will talk about this when we get into the land use and how residential development can occur in a clustered manner where it doesn't eat up all your farm land and open spaces. Just another step in the planning process.

Mr. Sheridan mentioned that that was one of the issues he was concerned about. Something like the chicken and the egg in the terms of land use and in the restricting of subdivision. The development we have is essentially along that line. When the Castle was developed adjacent to municipality water & sewer it was clustered but there were no services. If we put restrictions on development that restricts what homeowners can do with their land. Right now, what do we see for building permits or subdivision, three or four lots cut out of a farm where someone is trying to generate income. Septic Systems are exceeding building permits. Question is, whether or not we want to modify the zoning code. Do we want to do that prior to having a long term plan for development.

Mr. Madigan replied that one of the things that makes this difficult is that the Town had zoning before 1996 when the state actually defined a comprehensive plan. In an ideal world, Comprehensive Plan would come first. I think the overall goal of your comprehensive plan is, "What is the vision for the community 20 or 30 years from now"? Because your comprehensive plan is your blueprint and the zoning is the way you implement that, you need to get the comprehensive plan done and then make the recommendation for the changes in the zoning. Zoning reflects the recommendations of the Comprehensive Plan. We are trying to break it down. Lot of the recommendations are tied in together. What is being reflected in building permits, is houses on large lots. If there are five acre lots, this will protect some of the open spaces but your not helping the farmer. Farmers need about 15 acres to be viable. If we have five acre zoning the farms will be getting smaller and smaller until the farmer sells out. Then you have someone coming in ten or fifteen years from now and saying "I have enough money now and I want to extend this water line, I am going to build a major subdivision". This is at an intersection that you didn't think was going to be any growth. You have to keep your long term vision. We won't save all of it - but hopefully 90% of it.

Mr. Gerken asked if we are perpetuating loss of land? Mr. Madigan said that Cornell completed study several years ago that related to septic systems. Two acres is minimum lot size you can have before the nitrates from the septic system starts to effect the ground water. Mr. Gerken then asked if Mr. Madigan knows what the average lot size is in the last five years or so. In the last year they have been two to five acres, based on your building permits. Those bigger lots are where your agriculture is, so you have to try to keep those bigger lots in big lots in the future. Mr. Sheridan asked, what happens with the lot size if the limitation is five acres? If you want to propose a subdivision and you have five acre lots or larger, then it is not a subdivision as defined by New York State Law, therefore, you don't have to have suitable soils. If it is smaller than five acres, then the Dept. of Health mandates all of the lots.

Mrs. Cheney asked if everyone has sewer and water in Oneida Castle? Mr. Madigan stated that Oneida Castle is a problem. One of the recommendations in the wastewater section is that their second priority was to build a treatment plant or "package plant" near Oneida Castle and create a ground packet plan for the Castle. Oneida Castle does recognize this problem.

Getting back to the question regarding lot sizes, Mr. Madigan stated that the Town can require that any subdivision of land is classified as a subdivision. The Town can almost supersede State law. You can say that any time a piece of property splits, it constitutes a subdivision. Mr. Madigan said that "Flag Lots" are a huge issue in agricultural areas. Many towns say you cannot have "Flag Lots"unless it is in a major subdivision. Major subdivision is where the road loops around and you want to get more lots in and it is on a sewer system, then you allow "Flag Lots" but if its in a minor subdivision and it is only one, two or three lots at a time, subdivision, it is not wise to allow "Flag Lots".

Mr. Sheridan asked if Mr. Madigan would please enlighten us on "Flag Lots". Mr. Madigan stated that "Flag Lots" are as follows: A farmer may have 100 acres and 300' is road frontage which is obviously more valuable. He sells off lots along the road but what happens when you start to run out of lots along the road? In order to maximize your profit, the farmer starts to run little strips back so there are rear lots. A recommendation that Mr. Madigan made was when you measure the front yard of a lot, measure it along the road line. Many times the "Flag Lots" are in a bad location.

Mr. Zabele said that five, six or seven acre lots are sold because you don't have to get a subdivision. Arquint road is all sold off that way. If the Town or State relaxed that and said you can sell off 200' lots, you do not need five acres. Cooperative Extension is working through Cornell (was 10 acres in Ag District) is now down to seven and they are working for two. If they bring it down to two then the product is to be $1,000 worth of product growth off that property, then you can get into the Ag District. The small farmers was the trend in all of N.Y.S. More small farmers and the big farmers are grouping. Bigger farms are dying off. They are recognizing you can make a living off two acres of land and it keeps it in the Ag District. Madison and Oneida Counties have ideal soils for growing and pasture. Rather than seeing it abandoned or turned into housing projects, their looking at recognizing smaller farmers.

Zabele stated that Madison Co. is looking for a Director for this planning. Oneida Co. has done this already. Mr. Zabele told Mr. Madigan he could contact a Marty Broccoli, who is in charge of this.

A discussion regarding the Fire Districts will be included in the Comprehensive Plan. Mr. Hall said the map has not been finalized as yet. It was determined that the Fire District map from the county is changing. They are trying to make the boundaries somewhat squarer. He stated that Myron Thurston has something in the works for the future about fire districts. Mr. Madigan said that what we are working with is April 2004 and if changes are being made to the official map, we should have a copy of that before we finalize the plan. Mr. Hall said, so far the map includes Vernon, Vernon Center, Sherrill and Oneida Castle and is all color coordinated. Mr. Madigan said if the boundaries change then so will the addresses. We will need to update the tax parcels also. We will have to place the updated parcels on these maps before we finalize them. It's a moving target. Mr. Hall said he would ask them when they finalize the map if he could get a copy.

Mr. Hall mentioned that we were looking at the sewer plant at Oneida Ltd. which could handle anything. There was no talk about the sewer plant in Sherrill. Mr. Madigan doesn't think the sewer plant in Sherrill has the capacity to take over a lot more of the Town of Vernon. If there was some reallocation of the wastewater into the Village system, then there is some potential to take on some sewer. The Village is not being cooperative at this point so this was one of the recommendations we were considering. Mr. Hall asked if there was any feasibility in the Town for a town wide sewer system? Would it be cheaper to consolidate into a town sewer district? It would be cheaper stated Mr. Madigan, but would it be town wide - NO - Enormous expense and would put farmers out of business. We agree with what they did with the Oneida Creek base water study. If your long term vision is growth, I think without some of the water & sewer recommendations, your not going to get a lot of growth. Mr. Zabele asked if there was any chance of our setting up our own water source shed? He stated that Sconondoa Creek, as far as Vernon Downs, is a Class A trout stream. Mr. Madigan said the surface water in this area has a high content of sulfur and mineral. New testing requirements for surface and ground water sources for municipalities in the next ten years will have strict rules and will be very expensive for the Town. Hinckley Reservoir is pure and the best source in the long term vision. Mr. Madigan said we have three different alternatives.

1. Hinckley Reservoir Source with Oneida as a back up.
2. Use Oneida Source and focus on infrastructure.
3. Keep the way things are (Band-Aid Style).

OCWA would not be feasible. Apparently the size of their main is restrictive to providing water this far east.

Mr. Sheeran said that the Oneida Nation has purchased North side of #31, Route #13 to Lakeport. Mr. Madigan said that about ten years ago there was a rumor they were trying to purchase the railroad bed that runs down by the north side of Oneida Lake.

Mr. Madigan said Hinckley is a protected water source, not a lot of development pressure on the water supply. Mr. Sheridan said the Village of Vernon water comes from Oneida down Route

#5, so the system is in place. Maybe in twenty years the City of Oneida can solve the water problem. How far does the water come from Utica Mr. Madigan thinks from the other side of Westmoreland. The County is trying to create web of water systems through Rome-Utica-Oneida. If water should get contaminated they have back up systems. Mr. Sheridan stated that seven years ago the water tower was ready to go but don't see the Village replacing it. Mr. Zabele said they fixed the inside of the tower that gave it new life. Mr. Cheney stated there was a piping problem from Sherrill to Vernon, along Route #5, which is probably forty to fifty years old and would need a new line. Mr. Sheridan said we could classify the capacity of the water system in Sherrill. Should be addressed in the comprehensive plan. Mr. Sheeran mentioned there was a story done by Glenn Coyne regarding the increase of population in the City of Sherrill and the wastewater plant in Sherrill by David Barker. The reason the growth of Sherrill grew this far and couldn't go any further, the fresh water plant is at it's capacity. Sherrill cannot issue any more building permits because it is already at maximum use. Mike Sheridan said maybe something in terms of the Regional Concept. Should it be eliminated as a potential option?

Mr. Madigan said we must decide what we are going to be doing for the next six months. The way we develop that background report was inventory, issues and recommendations. Mr. Madigan sees the final report as having one section with just the inventory. The pieces of recommendation will be pulled out and put in the final plan and the inventory will be like a supporting document by itself. Mr. Madigan had two schools of thought since the last visioning session. Concerned because of the lack of public input at the last meeting, maybe we need to move on to finish the plan. Mr. Madigan recommended against that, as we need to make every effort to get public input.

A. Do we continue to have our visioning session next month and continue with plan from there.
B. Forego next visioning session and let it rip. Start working on the draft report.

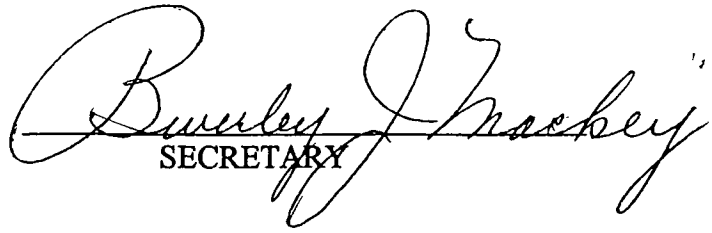
Mr. Sheeran stated that it is on record of the press release "Public Meeting for all to attend will be held in March." Mr. Gerken recommended that we go ahead. Anyone complains, we can say they had a chance. Mr. Madigan stated that we got to give the public every opportunity to have input. When we put this out to the public, we will have a public hearing. Last session will be Land Use (our fourth public workshop) to be held Thursday, March 17th, 2005.

Mr. Sheeran suggested that we publicize through Channel 10 (Time Warner), PAC 99 and WMCR Oneida.

Mr. Madigan asked if the AD-HOC committee was OK with the recommendations so far. We will have one more time to review the draft before we present it to the Town Board.

Mr. Sheeran said that maybe we could give BOCES some recognition for the work they have done at this point on the Town Park. They are using it as a class project with no cost to the town. Maybe we could bring it up at the next meeting. Mr. Madigan said he would like a summary of what BOCES has done with the park so far.

MEETING ADJOURNED @ 8:20 p.m.



SECRETARY

ATTACHED TO THE MINUTES:

"Please Sign In Sheet"
Town of Vernon Ad-Hoc Committee Agenda
Vision Planning Workshop #l (Summary)
Vision Planning Workshop #2 (Summary)
Vision Planning Workshop #3 (Summary)
Farmland Protection Goals (Madison County)

THE ATTACHED MINUTES WERE RECORDED AND ARE HELD AT THE TOWN OFFICE BUILDING FOR REVIEW.

TOWN OF VERNON COMPREHENSIVE MASTER PLAN MEETING
"TRANSPORTATION WORKSHOP"
HELD IN THE VERNON TOWN HALL
NOVEMBER 18TH, 2004 @ 7:00 p.m.

THOSE IN ATTENDANCE WERE AS FOLLOWS: Richard Sheeran, Co-Chairman of the Comprehensive Plan; Justice Cheney, Co-Chairman of the Comprehensive Plan; Brian Madigan of Barton & Loguidice; Rachael Protzman-Oneida Dispatch Staff Writer; Jim Papaleo and Terry Murawski of the New York State Dept. of Transportation; Myron Thurston, Supv. Of the Town of Vernon; Tom Gerken;
Larry Zabele and Beverley J. Mackey, Secretary.

Mr. Sheeran welcomed all those who came out tonight. Stated that the last meeting we had a cast from the water board, Mr. Becher, Nicholas DeRosa and Joseph Robertaccio. We discussed how to get water from Hinckley Reservoir. The canal Corp. had been holding up because they didn't think they had enough water and were afraid a firm on the West Canada River would sue them. We didn't pass a resolution here in the Town because of an article that Ray Maiur put in the paper regarding working with the Canal Corp. in which he thought he could effect a compromise. Mr. Sheeran talked with him about the article and was told to hold on, don't formalize a resolution, that this is going to be successful for both sides.

Mr. Gerken said that he read in the Utica paper that the Canal Corp. agreed to 30 some million gallons of water, which is about 10 million gallons over the previous agreement allowed. Mr. Gerken doesn't know if they signed it or not but it does appear that the Canal Corp. has come around. They haven't come to the 40 million gallons but seems a little over 30 million gallons which would allow for a great extension of water uses.

Mr. Madigan stated that tonight's session is on Transportation and how it effects planning And eventually effects land use in the Town. In addressing the Comprehensive Plan, some of the issues to look at are: Highway Function, Planning trends with respect to transportation, Potential impact of spin off development and planning approach you can take to avoid spin off impact from unplanned development.

Classification System for the Highway is to carry
Traffic in a safe and sufficient manner.

There are two ways to address transportation and how it is related to land use. Most landowners look at the highway system as a way to provide access to adjacent land. From an engineer's point of view, a transportation planner may say, well, the transportation system is designed to provide access from my land to a network of transportation and can take you anywhere in the country. Highway functional classification system is based on a number of things but one of them if VOLUME, the amount of volume a highway is designed to carry. Without linking the comprehensive plan to zoning regulation, the function of the highway system can be compromised as development occurs adjacent to the right of way. There are four main categories of streets based on functional classification.

Local Streets are the types of streets you see in your neighborhood, Which provide for inter-neighborhood trend.

Provide maximum access to abutting property. Inter-neighborhood Traffic.

Provide travel within the neighborhood. Mainly designed Bicycle And Pedestrian friendly.
(Some of our suburbs are not addressing this properly)

Next level is Collector Streets:

1. They collect traffic from local streets.
2. They conduct traffic to arterials where traffic is more of the main function Of the highway.
3. Provides inter-neighborhood traffic which is transportation between Neighborhoods. You should provide Bicycle & Pedestrian links so people Are not locked within their neighborhood.
4. Collector roads should have pedestrian crossing in designated locations and access to adjacent land is a secondary function.

Arterial Highways:

1. Moves high amount of traffic. Traffic between communities.

Limited Access/Freeway:

1. In this situation, carrying traffic is it's own function and access to adjacent Land is not permitted.

In developing the Comprehensive Plan, we must understand the hierarchy of the roads and how main Collector roads should be addressed in regard to the land use. Things like access and road cut. Understand the highway system is part of a larger highway system. Includes all rural transportation, for the elderly and pedestrian links.

Trends with Transportation:

1. Linking transportation with land use.
2. Highway Corridor management.
3. Highway Access Management.
4. Multi-Modal Transportation.
5. Bicycle & Pedestrian.

These are becoming more and more important and many of the people in the DOT offices believe decreasing amount of energy spending in transportation has become part of the planning process.

Traffic and Land Use:

1. Land use planning.
2. Linking work centers with residential area.
3. Linking Neighborhood and other land use.
4. Mixed uses & connectivity (how they connect with one another).

An issue is the Town Park, which is proposed, and the Town is pursuing. How we can link with open spaces and how people can get to park without getting in their car and driving and how they can be inter-connected with one another so their not individual parks.

Highway Corridor Management:

1. Preservation of highway function.
2. Coordinator of Strategies and land use.
3. Major routes safer.
4. New York State Dept. of Transportation accesses.

In planning process we should identify some of the potential impacts that may occur, such as, how does commercial retail and entertainment effect the highway system and the effect of growth. An example is the Oneida Nation, which is one major regional draw. People from all over the country will be a short distance from the Town, with their Casino Facility, Hotel facility, PGA Golf Course and others, special events, etc. Doesn't look like an impact now but will have in ten or fifteen years. Some of the spin-off development that can occur is your Fast Food Convenient Stores, Service Stations, Support services to help service the Oneida Nation Facility, Vernon Downs or other facilities.

Unplanned Growth:

Example of this is Route 31 – no development, residential area builds up and around it, Commercial operation for 100% road frontage, no defined driveways, and they have a suburb Urban setting that begins to grow where people are backing into roadways. Over time, this type of strip development erodes and impacts safety. Lot of turning movement and lane changes. More unsafe traffic.

Example of commercial impact, which comes from Connecticut River Valley study and what can happen if the Comprehensive Plan doesn't address this. A rural setting, very few distractions, no traffic control, no turns, few lane changes, no area to stop. Road basically meets the volume it was designed for. With unplanned commercial growth you get more strip type pattern. Many times you get commercial development that has no driveways, they pave the whole front of the road. Then you get visual distractions such as rear end collisions, people turning, more lane changes, etc. Road increases in volume and you have a more destructive flow of traffic and end up with a strip that has many stop lights, stop signs, etc. What's recommended is a more clustered approach to commercial development and when these guide lines are laid out in your comprehensive plan, they can be receptive in your zoning which is actually the teeth of

your Comprehensive Plan that allows development to occur that doesn't have an impact on highways.

COMPREHENSIVE PLAN ACTUALLY LITIGATES'S SOME OF THESE FUNCTIONS:

1. You are trying to maintain Aesthetics.
2. Trying to minimize distractions.
3. Trying to limit stopping for motorist.
4. Reduce turning points for motorist.
5. Minimize access to the roads.
6. Trying to maintain the flow and function of the highways.

This situation will be minimal and we won't end up with condition like Route # 31, where you have traffic light after traffic light, every five years the widening of the highway. This becomes expensive. This has a major impact on the visuality of the community. We have several examples such as Route 5 in Oneida, Erie Blvd., in Syracuse and how unplanned growth can effect the highway system.

People moving out of City and moving to areas like Vernon because:

1. Rural setting.
2. Not a lot of local traffic.
3. Better way of life.
4. Open farmland.

The impact is the reduction of life in your Town, which occurs over time.

RESIDENTIAL DEVELOPMENT IMPACT:

1. Suburban setting.
2. Loss of farmland. (Land cannot be farmed).
3. Increase traffic/increase in driveways.
4. Impact in highway traffic.
5. Limited access to collector streets.
6. Limit of turning movement.

One of the ways to litigate this through your comprehensive plan is start talking about issues of clustering and open spaces. It's not that development occurs, it's more how it occurs and the impact on existing natural resources, how it impacts your service water supply, Highway System and Agriculture. Comprehensive Planning if how you get a handle on some of these issues through zoning ordinance. Must establish guidelines, work with developers, and use some access management on the roads.

Other issues such as Driveway Spacing Safety Standards promote idea of commercial development that actually shares space. As we start to work into more of the land use

portion of planning, we are getting a little waive from some of the infrastructure issues. Start to encourage good design standards, want to discourage lots of confusion, locations, size and shapes of signs. Creates confusion and distraction for the driver.

Brian showed the municipal building in Sherrill, which is done very well. Buildings that should have 100% road cut are the FireHouse and the Police Station and should be allowed to do it. Mr. Madigan also showed a building that met all zoning ordinance but no landscaping. It is just one large piece of asphalt.

Mr. Zabele said that if you plant bushes now, five or ten years from now they would be all grown up and cause blind area.

Mr. Madigan said we must talk about how these issues effect zoning, land use regulations, zoning related to Comprehensive Plan. One way to address these issues is the highway overlay technique, which creates standards in road planning. Also adds special conditions for driveways.

Must make the best of the review process in your planning board and zoning commission to evaluate these projects. We need to cooperate with the permitting agencies and developers.

1. Encourage the use of PDD/PUD Clustering Techniques.
2. Improve commercial site planning reviews.
3. Improve commercial subdivision planning issues.
4. Think of long range planning.
5. Encourage quality design, landscaping and signs.

Very important to adopt a Comprehensive Plan and take measures to implement the plan.

At this time, Mr. Madigan entertained a question and answer period.

Mr. Sheeran questioned the intersection of Route #5 & 31 Verona St., where many 18-wheel trucks and others cannot make the turn north, which in turn, effects the school Children and feels this should be assessed by the County. What can we do about it in the near future?

Mr. Papaleo responded by stating they have a similar problem in Fonda, west on 30A. They're building a huge distribution center for Walmart. Tractor-Trailers negotiate intersection that used to be a local village intersection. We invision with Route 5 & 31 where we have for the first time ever, resorts in our backyard on #365, people coming from Utica and other points use Route #5 &31 to get to those destinations. We are challenged with that- could make an intersection really big, sometimes the easiest thing is not the best thing, certainly not what the Town or Village wants and for a very good reason. We look at how we get around those areas. What routes would you take. Routes 31 & 5 are a big challenge now. We are working to address what we think is going to be a serious situation on Rt.#365 at the Turning Stone Resort. We are working with the Oneida Indian Nation to come up with a joint project with them and DOT. Our next

focus is Route #31. The impact on #31 is the result of the resort all the way up to Rt.#5. How far we are going to focus on #31 is to be determined. Things like the Town is doing now, coming up with the Comprehensive Plan, is going to help us help you. Those are the things we will use in addressing the situation to make the corner of Route # 5 and #31 better. It will be an issue. It is a major intersection and it connects to two very desirable Routes. Mr. Papaleo said they do not have an answer to what they will do but will be looking at it. People in Verona are pressuring the DOT. They just put a new temporary traffic light over bridge on #31 that has caused problems. The Nation is planning to expand in that direction, therefore, we are staying active with Oneida-Indian Nation, looking at #31, the next corridor of improvement and will investigate up to Route # 5.

Mr. Sheeran brought up Fonda in regard to the two extra lanes on the road after you go over the bridge to go West to 30A.

Mr. Papaleo said yes, they fixed the route over bridge but done nothing with the intersection I was comparing our situation to. They still have to cut it short. Another municipality that is faced with some of the issues of this Town.

Mr. Zabele stated that he has kept track of Route #5 and it does allow the big trucks to make that corner, problem is the trucks coming from Utica are cutting it short, which is caused by the fact that Dairylea, Hood and the Box Factory are all being serviced with Tractor Trailers. Years ago we didn't have a problem because they used Cooper Street. How do we get the Village to realize in order to clear up the corner, we need to allow trucks to go down the County Highway. They have shut them off at 10 ton on Cooper Street.

Mr. Papaleo – We do like to work with municipalities and if there is a relief route that is more local, more county, look to alternative grounds. The DOT thinking is changing. If no alternative that may be looking at grounds that are more local for local trade type of traffic. Bad news is; the Trucking industry is growing, in terms of commercial transport, People are shopping on line, which more trucks are needed for delivering goods. Whole focus is on corridors that actually accommodate and help out trade. When talking about Comprehensive Plan, we have a policy on driveways and spacings between driveways. What we don't have is the answer to Oneida's problem. This is a typical example of what is happening to highways. Oneida is asking State to try and solve a traffic problem on Route 5, which the only answer would be to wipe out some of the business'. Could make road a five or six lane highway which would get people from Syracuse to Utica but I do not think the locals would like that. As you let go of things that are being presented tonight, the fixes become more and more expensive because we have to then purchase right of way. Set backs – we cannot control at DOT. Once you go beyond a certain limit, highway boundaries, that is all we have in our jurisdiction. Mr. Papaleo suggested that we, as a municipality, could put in the Comprehensive Plan a lot more than we can, for instance, have buildings set back further for a wider highway. We can give you some idea of where those corridors will be leading in the next twenty years and we could guide you into setting up your sight plan review. In Oneida, the development is right on the highway. To try and stay away from that, you could make things easier for the day when

the highway has to be increased or sidewalks, a good thing for pedestrians. We would look very much forward to what locals can do that the Dept. just couldn't. For instance, driveway spacing. Our criteria for spacing driveways from Property to Property have to be within 5' of the property line.

Mr. Madigan stated that local communities have control of the land use, DOT has no control of the land use. They have control of where driveways are, how far they can be in their right-away. It is up to the local municipalities to set up guidelines and use them in the zoning ordinance. To establish these standards on the Town level and review them with the DOT when the projects come in, during the sight plan review process.

Mr. Papaleo said they have limited ability when a highway is with access. In case of Vernon, all the highways are with access. (Without access means that highways were built using State and Federal funding with understanding that there would not be any access off that property.) The property owners were paid for that impact to them. We at DOT, when highway is with access, we cannot tell someone they cannot have access. If your on a corner of local and state highway and better access is on a road and the developer wants access on the highway, you have the ability under the Sight Plan approval to determine where would like access, what kind of access could have and this is something helpful as well.

Mr. Papaleo in Amsterdam, they had a big developer (K-Mart & Walmart) built local roads in rear of facility to help eleviate some of the problems on Rt#30 in that corridor. Actually beginning to develop a series of service roads all on the dime of the developer. The DOT thought that was really neat.

Mr. Gerken asked Mr. Papaleo if the DOT has any plans in upgrading any of the roads in Town. Mr. Papaleo replied that nothing on the program for Route #31, nor #26 and certainly no Route # 5. Route #31 they will be addressing within the next few years, as the resort begins to grow.

Mr. Madigan said that the important thing is to get an overall vision of the Town, get this collective vision and maintain and document it. Again, what do you want Vernon to look like twenty or thirty years from now?

Mr. Gerken said that things we will want to do will cost a lot more money and how do you get people to do this?

Mr. Madigan said this is not easy. A developer looks at a sight and probably 85% of developer cost is infrastructure. Have to convince a developer, who spends million and a half on building to spend 20 thousand on landscaping. People have buffer requirements in zoning ordinance. Buffer requirements are designed to keep a large commercial warehouse from being visible from a commercial neighborhood. Your signet review planning board has to stay strong. State you are willing to work with them but want them to work within the guidelines of the plan. Need to work amongst ourselves and with the developer.

Mr. Sheeran used Nice & Easy as an example, which is located on Route # 5. They tore down two houses and a hotel to put up this store which sets back in from Route # 5. Who reviews this?

Mr. Papaleo said that DOT reviews everything on State Highways. We appreciate where this town is heading, we give those reviews when local municipalities have signed off on the State plan. The Village, Town and County say you need to get a Curb Cut Permit from the DOT. One of the functions in giving a Curb Cut Permit is trying to get ahead of the game with the developer such as all the driveway spacing and cut backs. If we are put into the process early on, we can help the municipalities guide the developer into doing things differently being more pro-active with the needs of the Town.

Mr. Madigan said the first thing to do is get the review procedures down so when a project comes in, you can ask these agencies for their review.

Mr. Sheeran stated we have two Villages, a hamlet in Vernon Center and we have the City of Sherrill, which seems everyone is doing their own thing. How can we get them to do all things alike? Mr. Madigan said if he was on a planning board and he had someone come in with an Eckhard first thing he would do is send a copy to the DOT and ask "What's your input before we make a recommendation"?

Mr. Thurston said that the Town Planning Board goes to the County and DOT in a situation like that.

Mr. Murawski asked, with a comprehensive plan, doesn't it require that anybody in Town would have to submit to that Comprehensive Plan?

Mr. Thurston replied that this is the Town outside the Comprehensive Plan. This deals outside the corporation level such as the City of Sherrill. The intersection on Stuhlman Road and Route #5 the DOT owned way way back from intersection (a considerable amount). When measurements were made, some people wanted to put up a sign. That took care of the sign because it was state owned land.

Mr. Gerken asked: Doesn't transportation have to be looked at here, or considered?

Mr. Madigan said he hasn't spent a lot of time on talking about Bicycle, Pedestrian or Bus Transportation but it is going to be a component of your Comprehensive Plan that we will be working with AD-HOC committee. A BIG issue is rural transportation, particularly for senior groups. The DOT policy has become multi-Mobil transportation. Syracuse is spending a lot of money on train transit. They have a new station downtown.

Mr. Zabele asked that in our Comprehensive Plan, where would be the ideal road or section to be labeled as commercial?
Mr. Madigan replied that it would depend on valuation of your land use.

What we have done is look at the existing land use map, which was discussed at our first meeting. Need to target those areas to where the most appropriate access is. Keep within a reasonable distance of your existing infrastructure or planned infrastructure. If we get in a situation where we are making recommendations and the Town needs an unlimited amount of water-we ask, where are the lines going to run and where the best place to direct the commercial developer to that water supply. We will start working on the plan so will start talking about community facilities and how is water and sewer relate to land use over time. If we are going to have higher density residential development, where are we going to allow that? Allow area near infrastructure, near water & sewer or planned extensions to it. Major problem in Town is the aging water lines. That is a big component of what the plan is going to recommend. The existing infrastructure is not in the best of shape.

Mr. Zabele said Utica would love to bring water here, then we would be part of the Utica Authority and they need all new pipes, so we would help buy Utica all new pipes.

Mr. Madigan stated that when we get into land use planning, you do not want major subdivision, where it is three miles from any planned extension because now your extending infrastructure to an area for specific project and that is not good planning.

There being no further questions, Mr. Madigan thanked everyone for coming. The next meeting will be held January 20, 2005 @ 7:00 P.M.

MEETING ADJOURNED AT 8:30 P.M.

SECRETARY

ATTACHED TO MINUTES:

"Please Sign In" list.
Article written by Rachael Protzman of the Oneida Dispatch.
Town of Vernon Road Classification Map
Town of Vernon Shaded Relief Map

THE ATTACHED MINUTES WERE RECORDED AND ARE HELD AT THE TOWN OFFICE BUILDING FOR REVIEW.

TOWN OF VERNON COMPREHENSIVE MASTER PLAN MEETING
PUBLIC WORKSHOP # 2
HELD IN THE VERNON TOWN HALL
SEPTEMBER 16th, 2004 @ 7:00 P.M.

THOSE IN ATTENDANCE WERE AS FOLLOWS: Richard Sheeran, Co-Chairman of the Comprehensive Plan; Justice Cheney, Co-Chairman of the Comprehensive Plan; Brian Madigan of Barton & Loguidice; Kristin Campbell of the Oneida County Planning; Norman Reed, VVS School Superintendent; Those attending from the Oneida County Health Dept., were Nicholas DeRosa and Joseph Robertaccio; Steven Devan, P.E. Of the Oneida County Dept. of Water Quality & Pollution Control; Jeffrey Rowe of Barton & Loguidice; Patrick Becher of the Mohawk Valley Water Authority; Mike Sheridan & Tom Gerkon of the Planning Board; Tom Sholtz; Terry Hill; Larry Yerkie; George Zabele; and Beverley J. Mackey, Secretary.

Mr. Sheeran opened the meeting by welcoming the guests who came to talk on a very important issue. Also welcomed Norman Reed, Superintendent of the VVS School District. He then introduced Brian Madigan.

Mr. Madigan introduced himself and said he would like to give all those in attendance an update as to where we are in the process right now. Early in the year, the Town authorized Barton & Loguidice to undertake the Town's Comprehensive Plan, including Town of Vernon, Oneida Castle, City of Sherrill and hopefully the Village of Vernon. AD-HOC committee met three times prior to our first public meeting and discussed the issues that were likely to be raised. We scheduled a public meeting for July to get feedback on Archeological and Cultural resources, recreation, natural resources. Mr. Madigan distributed a summary of the first public meeting. AD-HOC committee will now take that input and consider it in the comprehensive planning process. Tonight is our Workshop #2 that involves water and wastewater issues. Purpose of this meeting is to get public input on the water and wastewater issues in the Town of Vernon. This could be anything from private wells to public municipal supplies to wastewater systems or insight sanitary systems such as septic systems. Mr. Madigan anticipated having quite a few more people here tonight based on the previous turnout. We organized this meeting a little bit differently; we visited a panel of people who are experts, larger view of the Town and the issues that are facing the Town. One of the concepts that came up at the AD-HOC committee was to address the fact that the Town doesn't stop at the boundary, they are part of the County, adjacent to municipalities and they should work together. Cities and Villages should be involved in the planning process. We have brought some experts in the field that could answer some questions and get ideas of some of the issues and concerns. AD-HOC committee has a copy of the inventory up to this point and are aware of the issues. We have invited a group of panelist tonight. They are Nick DeRosa from the County Health Dept., Joseph Robertaccio also from the County Health Dept., Patrick Becher of the Mohawk Valley Water Authority; and Steve Devan from Barton & Loguidice who is in our water division. At this time Mr. Madigan opened the meeting for discussion.

Mr. Zabele mentioned that he was reading the results of the first meeting at which time they discussed Creeks and Wetlands, stating at the time that the creek that crossed Peterboro Road never flooded. At the time, we said it was all wrong. Three years ago it flooded and has happened twice. This is mud creek. Mr. Madigan replied, based on their inventory, we did identify some of the flooded area along the creeks and streams. Sconondoa which opens up into Oneida Creek, that is the major water shed. One of the issues we discussed was flooding and how it effects development over time.

Mr. Sheeran asked Patrick Becher about the headlines that appeared in the Observer-Dispatch. Our ultimate goal in getting more points and grants is trying to retain the young people to stay in the community and develop economically. This won't happen if we don't have water and wastewater. Mr. Sheeran asked Mr. Becher for his thoughts on this issue.

Mr. Becher stated that if we have been watching the news the past couple of weeks, we are now aware of two permits that are under consideration by the DEC, who allocates water resource around the State, have been held up One is the permit by the Town of Verona to do the Town of Verona extension line which could provide a lot of opportunity here in Vernon. The other permit was requested directly by the Water

Authority to expand some of the existing service area and Towns that we currently are authorized to serve portions such as Kirkland, Westmoreland and on the western side in Herkimer Co., Schuyler and Frankfort. The issue, as you are well aware of, Hinckley Reservoir, which is our water source, is also a source for the canal system and is actually owned by the canal system. For about 90 years, since reservoir cam on line, it by itself, has provided all the water needs for all the uses. Predating the creation of Hinckley Reservoir, called the Gray Reservoir that our predecessors way back constructed in order to negotiate water rights to the West Canada Creek. That reservoir was really created because a couple private users down stream were concerned that there would not be enough water for them to operate plans on the West Canada. The water company built a sub-stream reservoir, which predated Hinckley. Once the Hinckley Reservoir was created, the Gray Reservoir, which was about 5% the size of Hinckley Reservoir, became irrelevant and never got used. For 90 years that was stored and never got released because in between where Gray Reservoir was and the down stream users, was this massive Hinckley Reservoir. Hinckley Dam controlled West Canada, anything above it became irrelevant so the water in Gray Reservoir never got used and the Dam became dilapidated and, therefore, it was emptied in 1984 and was empty for twenty years. We finely took it down in 2002 as it presented a safety hazard but sadly there is concern from a lot of folks that there is not enough water for everyone. We obviously disagree with that. Barton & Loguidice engineers are involved in this project and have done a lot of computer modeling. In fact, Hinckley Reservoir is capable of yielding the volumes of water that it was designed to yield, which when anticipated in 1912 was suppose to supply five times the amount of water to the canal system that it currently uses because they envisioned ten million tons of commercial freight a year. On the canal system they thought it would be the major thruway for interstate commerce. That never materialized and with the thruway, interstate trucking and everything else, now we have a nice canal that may have some future promise of tourism and recreation which it does to a certain extent today and that is worthwhile. Concern now that not enough water for ice. We do know that Hinckley Reservoir is designed to provide for both uses and drinking supply. Forty-eight million gallons was alloted for our use but the State, at that time, said we had to keep that Gray Reservoir that provided the State with legal protection against potential financial claims from companies that were downstream. Here we are nearly 100 years later, those companies are gone, and there are no private industries that have any surviving rights under the old agreements. The original purpose of the Gray Dam has long expired, none of these agreements were ever followed and our case is very simple "Forget 90 years ago, let's talk 2004". All the data suggests that the Reservoir is fully capable of providing all that water so lets just look at the facts and move on and not sell ourselves short. The concern that we have is this line of questioning is obviously damaging the region. We have been trying "talk water" to attract industries, particularly when Southwestern United States is running out of water. There are multi-state lawsuits right now, over rights to the Colorado River Basin and the Rio Grande. Companies down there depend heavily on water for survival. We think they are scared. Mr. Becher stated they did a marketing study with SUNY Institute of Technology. A business class did some research for them and identified nine key industries that are doing very well in Texas and I gave them rate information from around the country where there are higher level rates and by just scratching the surface, they gave me a list of about 1400 companies that could probably save about a million dollars a year in operating costs by relocating in Upstate New York, aside from all the benefits they may get. We did this just as an exercise to explore as a tool just to say, "You know as a region, if we band together we can really do some great things." No one is promoting water. Our concern is #this is jeopardizing 1 – all these projects that people are contemplating, including Vernon. More importantly, our economic future and ability to rebuild our whole economy, is greatly compromised if the canal system continues to exert the kind of influence they are exerting on the DEC., and enclosing restrictions on our computer model based on these ancient agreements and legal obligations, that they think we still have and we know we don't, based on waivers that were signed by one company, a 1964 court case dismissing the rights of another company. We have many pieces to this puzzle and when you put them all together, you get a very clear picture. This 1917 agreement is obsolete at this point. The Gray Reservoir was never needed and lets move on. Certain folks have been having a fun time pulling out individual pieces saying "you see this", this says one thing. It is a complicated story and hart to sit through. We have been working co-operatively as we can with everybody, trying to get this laid out. Unfortunately, we haven't seen the level of cooperation as we had hoped we would get, thruout this process, but we are going to keep at it. As you saw, in the last week, we decided that the public has to know. The last letter received from the DEC said, " The good folks at Barton & Loguidice have failed to demonstrate that more than 22.5 million gallons a day is available during the dry record of 1964." This is not entirely correct. The model says that our full 48.5 million gallons that we have been authorized to draw

for the next 90 years, really was available but it is not available to the State, who releases that at Hinckley Reservoir in conformance with obligations that don't exist anymore. Mr. Becher said they are thinking they are getting some attention and have received a flurry of phone calls and people inquiring and putting in support on our behalf. With some consorted efforts and a fresh look at things, we will get through this.

Regarding Verona, Mr. Becher reported that the Oneida Nation's said they no longer want to finance the project. If we got that permit tomorrow, would they reconsider? Mr. Becher didn't know. Mr. Becher has had no serious discussions with them in over a month. He said he has heard they are doing alternatives but doesn't know what they may be. He does know that the Town of Verona, on their own, does not have finance to build that kind of a line. It would be a 16 mile pipeline, 14" in diameter with the cost exceeding 15 million. These delays probably have driven the cost up by a million, just by cost of pipe. We just have to wait and see. We could get the permit next week or next month but this doesn't guarantee the Verona line happening at this point. We are actively holding our position.

Mr. Cheney asked Mr. Becher how much of the problem is Democratic & Political.

Mr. Becher believes that they have laid out the technical case. We believe that the legal issues have been examined. We have consulted with the counties and three different law firms and they all think we are on good solid standing on a legal basis regarding all these other obligations. Mr. Becher thinks that the fact they don't want to reach an agreement with the Canal Corp. is based on arguing legal technicalities. The threat of lawsuits and that sort of thing, we would rather sit down in a common sense discussion and let the dollars speak for themselves and let the DEC make a scientific decision based on fact. We do know, that the DEC feels that our computer models are valid and accurate. We do know, that we have been told by the DEC that as a matter of policy, they are not going to issue permits until the Canal Corp., which they view as an assertive state agency, indicates that they have been satisfied and the terms are met. The last letter from the DEC was a whole batch of new questions, which were in reality, the old questions recycled and reworded. Our concern is that this is coming from the Canal Corp.

Mr. Cheney asked if Mr. Becher could tell them a little about the Canal Corp.

Mr. Becher said they are the New York State Public Authority that is a division of the New York State Thruway. Mr. Becher said that they are also the New York State Public Authority and when the DEC says they view the Canal Corp. as an assertive agency, our position from a legal standpoint, we are the same entity as they are. Governor appoints one member the Canal Corp. has a three member board, and Mr. Becher supposes the other is appointed by the Legislature.

Mr. Cheney said that thinking bigger in this area, assuming Oneida Nation has an alternative plan, there aren't that many sources of that quantity of fresh water, so thinking bigger than this area, where would you draw water from if there was a Lake Ontario.

Mr. Becher said it would be Onondaga Co. Authority Water (Aqua). They get their water from Lake Ontario.

Mr. Cheney remarked that the best thing for this area, forget money, would be to draw from Lake Ontario wouldn't it?

Mr. DeRosa replied – in consideration of the Water Authority plan to move forward with the water mains and extensions, also comes new area that everyone is concerned with as Voluntarism and Terrorism and to respect to that and the original go ahead plan with the Water Authority in moving towards this part of the county, it provides the opportunity for redundancy and assistance with Aqua with Oneida water system so in actuality that better protects the residents of the county. In the event there is a terrorism act, we have a redundancy system and water will be served. That is one of the concerns we had originally, when this was all put on the table. The other issue becoming prevalent is across the county, what we call surface water studies, we find that smaller community systems, such as wells or onsight sources, they are not fully protected. They're being infiltrated by surface water. We are also seeing, on the communicable disease side, an increase of sporadic illnesses. We are finding that the people consuming this water are under the

influence of surface water. All this plays a significant part, not only in the economics of the County or this particular area, but also plays a significant roll in the health effects of the residents of the county. So if you want to talk about economics in terms of growth, the other thing to consider is the cost of health care with the increase of illnesses that are happening from unprotected or unregulated sources. So that is another issue when looking at this in a broader sense. Mr. DeRosa stated he had read the minutes before the meeting and wished to applaud the committee with some of the suggestions they have come up with and he thinks these are great ideas and he thinks the community needs to look at situations where your broadening the horizon's, planning open spaces and recreational areas. That is what really builds communities and brings people in.

Mr. Becher stated another fundamental aspect of this as well, is to come from the Onondaga Co. Water Authority, the line they currently have up to the Eastern side of Oneida Lake are limited in supply and not a lot of excess capacity to hook up to that system could meet the very short term needs of the Town of Verona and probably no one else. To create something larger that could bring a bigger supply of water in and potentially lower water costs for other folks, would require running another line all the way to Dewitt and would be a very expensive proposition but in that situation and any option coming from Rome, both of those proposals require coming off our system of elevation of 1200'. It would literally be gravity fed the entire way down, which from our standpoint is great with a source of water without spending a lot of energy. Going back to the economics that Nick talked about, is something even more profound that I would like to try to get people to strongly consider and when you look at every community across the country and that somewhere in their history there is one, two or three major turning points where you can go back 50 or 80 years and say "If only this could be different, what would we say today?" If you look at Route 81 when that was proposed there were other alternative routes. One would have taken us through the Utica/Rome area thru the heart of Oneida County, what if that had happened? What would the Oneida County tax base and that Metropolitan area's look like, compared to Syracuse and Onondaga County today? If the water line was extended from Onondaga Water Authority and the heart of the economic activity that seems to be picking up momentum in this area need to be near that line, it is the old theory of new buildings to come. Thirty years from now people will be watching a lot of development following that line from Syracuse and the economic effect for Oneida County development. The tax base, new business', job opportunities for local residents without having to commute distances, at least in my opinion, would be greatly demented. So we got involved in this early on because we wanted to show that the City of Rome was viewed on equal footing if they were to be compared to Onondaga County and our initial proposal was that they were looking at Rome seriously and thought there were deficiencies which was possible to enter-connect our system with the Rome system in the Floyd area, wouldn't be difficult to do. We could make up the Rome deficiency. We did end up in the studies of their alternatives and eventually this was the one negotiated and is now being stalled, but it has fine economic potential or curtailment, depending on which way it goes and where the water alternately comes from.

Mr. Cheney said he wasn't sure about the redundancy?

Mr. Rowe answered by saying "think of it as spinning a web." We would like to spin a web where Utica and Rome are connected. Where Aqua and Oneida are fully connected. In other words, if someone does something nasty, we can mutually support one another. Through Utica's system, through your system, we helped to push thru a flush or whatever. That has everything from Earthquake, Explosions and had a 48" main that was frozen open, that was leaking frozen open on Aqua which brought down over half the system. If our enter-connection have the ability to maintain system, we could tell the people to use less water and Rome could send in a million gallons of water, Utica send in 4 million gallons, etc. That is where we would like to get. Works similarly as an Electric Grid. Would give ability to negotiate agreements where maybe we are weak in one area, where extra water can be sent. This helps the taxpayer. We need to look at 50-year set of solutions.

Mr. Cheney mentioned that the downfall is Oneida Nation going to take their marbles and go home. Seems to short sided for this area to accept. Aren't there other sources of revenue in case the Oneida Nation decides to do something on their own? They shouldn't be allowed to hold the whole area hostage, whether they are going to contribute the 10 or 11. billion they said they were going to. Hasn't some engineering work already been done?

Mr. Devan reported that a lot has been done. Talking about transmission lines.

Mr. Cheney: asked that as small as we are, what can the community do to put pressure on the Oı Nations?

Mr. Becher said that we could put on record a Resolution urging the DEC and ask for quick respc you can move forward. Oneida County Legislature passed one recently, Town of Whitestown, M Chamber of Commerce on record, Health Dept. has supported the permit with the DEC. Mr. Becl aware of a number of business', particularly the Oneida Co. Airport Business Park. Their major e putting letters on own stationary urging Governor to bring relief to the situation and get Canal Cor at the facts, sit down with us and iron something out. Other than that, for the last resort, have to tal legal recourse, which we would rather not do. That ties things up for two or three years and could l the wayside in between.

Mr. Hill asked Mr. Becher if he had any idea how many more people you could serve?

Mr. Becher replied that we now serve approximately 130,000 people. (Population basis), providing t million gallon a day, some days peak at 24 million and sometimes 25 million a day. The existing au that we have, going back 90 years is at 48.5 million and we are less than half the allocation has been. Going back prior to 1917, we had exclusive rights to use all the water in West Canada Creek, as long were storing some upstream so when the flows got to slow. We operate under the assumption that it is been available that was designed at Hinckley Reservoir. We know that the documents all show that at time, they projected that the drinking supply in the Utica/Metropolitan area, based on population estim would be somewhere between 200,000 and 300,000. That is what Hinckley Reservoir was designed to and that is why 48.5 gallon limit was set because they had very high expectations. Had Route 8l gone t maybe we would still see numbers out there close to that. Hinckley Reservoir is also designed to provid five times the amount of water to the Canal System that we currently use. We found out recently directl from the Canal Corp. that they told us it leaks like a sieve throughout the entire canal system. Tons of millions of gallons a day. It seems clear that the canal leaks more water in a day than we use in our entire water system. This is the issue that DEC needs to address, that is why we are looking at natural resources in New York State and we are allocating them in the best use possible should this region and our system b denied water to accommodate all this leakage that the canal system has . They have also indicated that they have no plans to address this. Even during the drought, we offered to drop management plans and cut back use if we had to and they don't even want to do that. They way that in the drought, they want to operate normally. We think there are some areas for people to be more realistic about things. Even with leakage, and even if we operate in drought, there is still enough water. Our contention all along is that we are not asking for anything from the Canal Corp. other than recognition status quo and past practices that have been reinforced by successful operation over a 90-year history. We would simply like to preserve the status quo with the existing conditions. We are hopeful that someone will come to the realization that this is not a very difficult thing to achieve.

Mr. Norman Reed of the VVS District asked if there was any sense as to what the real commitment is that is blocking us?

Mr. Becher replied that there is a lot of speculation about alternative motives behind it, but my job is to stick to the facts and not engage in speculation. Whatever is going on down there and someone is trying to play frankmanship for one purpose or another, my thought is – it's a dangerous game. Even the questions of that headline "IS THERE ENOUGH WATER" people can be doing excise searches, companies around the county can be saying that and taking us off the drawing board for consideration. Opportunities that we don't even know about can be out there right now.

Mr. Robertaccio stated it would be hard to work for a company that does that. They look at how many books Barnes and Nobel sells all this up-to stuff. The reason is they are trying to find certain classes of communities where their people will fit in. Like you say, Mr. Becher, doing an excise search that brings up the question of water, they will dig a little deeper and might go off the list because an historian has recently

said that the wares of the twenty-first century will be over Water NOT OIL, look at what is happening and being able to predict reasonably. I think LasVagas will probably crash in the next five years run out of water and depopulate and then bring it to the national forefront. The people will be looking for water resource places because that will be a way to safeguard their industry.

Mr. Zabele wondered if there was any consideration given to that scenario, living here over 70 years, he can remember when Oneida Creek, Sconondoa Creek and little creeks, you could paddle a canoe down them and now unless there is a real good rain, you can't even do it on Sconondoa Creek. There is less water going down the creeks and if that's a fact here, why isn't it a fact there. Mother Nature isn't putting that water in there anymore. If it is happening here it has got to be happening elsewhere.

Mr. Robertaccio responded that actually if you look from 1954 on, we have had more rain since 1954 than we had before 1954. What's happening is how we develop our land? We develop our land certain ways, such as blacktop, large buildings, etc., water shoots across, it goes down creek right after a storm and then it is gone. It's in Oneida Lake. It's all interconnected. Like in the 50's it was fields with lots of crops, rainwater would slowly move across that. We are getting more rain, but it is gone.

Mr. Becher said "Good point, Joe". With every advantage of our system we have with Hinckley Reservoir, it is in the Adirondack Park which has 400 sq. mile of water shed, the natural geographic area and provides run off into the reservoir. It is almost 400 sq. miles which lies entirely inside the Adirondack Park where there is no development and extremely restricted. We get the snow packs, even with the drought that was in this area a few years ago. Demarcation area was around Utica and the further you got near the Hudson, the drier it got and the further South you got, the New York City Reservoir was down to 40% capacity and the newspaper was calling us asking "How are you managing with the drought?" What drought? Every year the snow peak in the Adirondack's comes down and fills the reservoir. It's a huge reservoir. If you go to: Hinckley various times of the year, you are going to see it's a multi-reservoir unlike a lake, it was designed to go up and down and the Dam is actually operated by the New York State Power Authority. They control the leases according to target elevation levels that they need to achieve to have the reservoir at various levels for drought and flood management.

Mr. Robertaccio said if you look at the 90 year history of it and the operating diagram that they devise, that says that each l0 day interval throughout the year from January on, these are target rates you want to hit and typically dead on. That reservoir goes up and down throughout the year for which it was designed to do. The level that they are at is dead on for which it was prescribed in 1919 when they drew the diagram. It looks almost the same in December when they drop the level so that the ice doesn't become a problem. Looks almost the same as it did that August 1999, which was incredibly dry. With the exception of two water systems, they are the third most likely to always have water. Reason is – you have a plateau that supplies the City of Oneida and the City of Rome. Any wind that comes across Lake Ontario is going to pick up moisture on the lake; it's so big. It hits an updraft at Tug Hill and it constantly rains on the Tug Hill Plateau. Anything that flows over goes into those guys because they're just on the other side of the hill. So what's happening, even in a drought, they get thunderstorms that no one else gets and that is why these water systems have a good history of water. No matter what the weather condition, Lake Ontario acts as a great evaporator and the updraft on the hills cause water to drop straight down.

Mr. Cheney asked that as far as Oneida County Health Dept. is concerned, the bigger problem is getting the water here, not treating it.

Mr. Robertaccio stated they have a world class treatment facility.

Mr. Cheney said he meant in the terms of wastewater. If we were getting the fresh water that's treated and we use septic systems then we can come up with municipal sewer plants.

Mr. Robertaccio replied, you got problems with a municipal sewer plant. Many people put sewage into the creek, it is taking off it's ability to simulate in a near by town, which I will name nameless. They had one Hamlet that was using astounding 26 lbs. Oxygen a day. That is a lot of oxygen in a natural creek because everybody's sewage is ending up going in untreated. That creates a dead spot which effects your sewage

treatment plant, where in the Village you now have this dead spot which means they have to have better treatment up topside, higher up on the system so that they are trying to eliminate that dead spot because these people are sucking all the oxygen out. To clean up the sewer mess, what's happening, the creek water quality goes up and it's ability to actually utilize goes up. It's a vicious circle, because people dump the sewage in, therefore, taking away the capacity of the creek. The DEC looks at the capacity of the creek and says "This is what you have to do to treat the sewage in the creek", so these people cheat the other people and force them to use higher level treatments because their dumping straight in. It was an astounding number so it was very interesting and Mr. Robertaccio said he did it right as the DEC rant it as a report, the DEC got charged through their bureau and confirmed my calculations. You have a very similar situation in the Oneida Castle area. The same sort of thing is happening. If we were to clear up the Oneida Castle area, that cleans up the creek, which means that there is less demand of peroxide in the water, which means that the water increases in quality which gives you a larger capacity. It is an evil downword spiral that the creek is in and the only way to stop it is you have to treat it. I believe the City of Oneida upsized and untreated their plant to handle that. Believe it or not, there are plans on file for a treatment plant and would be basically where you need to go and then put a pump station and hook into the City of Oneida (it's in the right place). Plans were done in 1945 by a man who appeared to be a very competent, eligible engineer. You would just have to change to modern materials.

Mr. Sheeran asked if this was on the border of Verona and Vernon on Route #365.

Mr. Robertaccio said they would put the pump station at the tip of the Village. They had it all laid out with the whole engineer report. I looked at it and said we do the same thing today. It was a good design, simple, straightforward. It was all approved from the State Health Dept. Only thing we would change today is the material.

Mr. Sheeran said we would have to spread the cost outside the Oneida Castle Village.

Mr. Robertaccio said "Think of it this way" there is a new way of looking at the sewage system as a whole and it makes sense what they are doing. There is a concept called "Clustering". Clustering is where a town forms a Town Sewer District except the sewage never leaves the boundaries of the district. There are lots of farm fields and let's say, here's a housing community so what your going to do is build a community with a sewage system using land base technologies augmented by our treatment qualities and then you are applying the sewage area and turn that into a football field. Works in your green spaces but you do a better level of treatment but then it's a town district. The equipment, the Town has an option of either hiring people or contracting out people that are knowledgeable. In a lot of cases like this that use a septic tank followed by a small Bangor sewer which is much, much cheaper than a metric sewer system. Basically everything is together. Who has to pay for this? The people that benefit from this. For instance, if you have 25 houses in that district, you split the cost by twenty-fifths and those people pay the electric for that, maintenance and septic tanks. All the Town does is bid it out, saying we are taking bids on pumping out twenty-five septic tanks at this housing sub-division. Usually they're designed for ease of access, what you end up with instead of small diameter pipes, short distances; you're treating it. Everything is happening a quarter mile of the sight.

Mr. Zabele remarked: Something like Oriskany Falls?

Mr. Robertaccio said similar. You would use a conventional trench system and you would have them clustered together and then maintained. If people maintain things and it is regulated like the Town, they will maintain it and they would put a tax ID on it and take care of it. They would put money aside for when they need it for a rainy day. This way, your not buying 2 miles of 8" pipe, not paying for installation. Saves a huge amount of money. It is also flexible, meets the needs of the community. It is also a very new concept but makes common sense. Usually makes things work if you design it carefully. The reason the Town doesn't cut corners is because there is no incentive for them to do this. They want to do it up right and they are going to maintain it and usually contract out. If you have enough people you can hire your own staff to take care of these issues. It gives you the flexibility of people wanting to develop, if possible.

Mr. Zabele remarked that back in the 70's when the Black Tract was being built, they brought in a stainless steel ball on a tractor-trailer and that was your sewage treatment and all you had to have is a stream.

Mr. Robertaccio stated that this would actually be for a land application. One of the things we are finding is that the streams and we are not passing on the streams, that nationwide, that's a problem. When you look at it, you're fertilizing. Breaking it down to ammonia, proteins, etc., that's just what the Microbe's in the soil want to eat. Then they turn into pure water. What you do is primary treatment, secondary treatment, the soil does it and when you get done, there is nothing left.

Mr. DeRosa: As Joe said, it's a great concept but you have to have space to do it. With the developing communities and the wide use in systems that Joe is exploring, you have to have land and space to put that kind of system in. It may work very well for some existing communities but the long range plan of the growth of the community that may not be the way to go.

Mr. Gerkon: In our situation, basically a rural town, would that not work here? Anyone that lives here doesn't want it to turn into a Syracuse or Utica area. I don't think that is our goal. Would the system work here?

Mr. DeRosa: If you had the land, had the adequate space, it could very well work. You need to look at how your community is designed and where your house areas are.

Mr. Robertaccio: If you look at a scale map, basically about a mile South of here, the scale is much improved for designing septic systems. Problem is their modest. Another problem is the south basis of those hills, you don't want to be digging up too much because you never know who your digging up because the Oneida's like to bury their people on the South side of the hills. You could have a lot of angry Indians at your house because, believe me they know. You have to look at the natural resources and work within those limits but there are some very good opportunities, problem is, we have no road there. There are very many factors we use geographic information systems to help us picture all this, so we can work with people like you folks.

Ms. Campbell asked what kind of lot sizes do you need for that type of system/

Mr. Robertaccio replied that the lot size doesn't become an important issue. It's all a matter of design. Depends on circulation rates, how many houses, also your trying to minimize cost. What it allows is flexibility. You can have 10 houses here and 18 up here and have two separate systems because of the perpography – it's flexible enough.

Mr. DeRosa stated that the short answer to your question is, the application rate of the soil. You need to know the amount of gallons your pumping into the ground and how quick the ground absorbs it. Either primary treatment or secondary treatment. What Joe says is true, but you need to get out there and do some engineering and actually do some calculations.

Ms. Campbell said she was a planner, not an engineer, but is concerned using a lot of land to do things. I would rather see ca public system and hook into a main line, leaving the houses clustered, if you had those 25 houses. There is a fine amount of land that you are going to develop. If you do 25 acres with one of these systems vs. 10 acres with a public system, you're going to eat up your space quickly.

Mr. Robertaccio replied that usually flexibility allows for places such as the Old Village Greens. Basically building a village green would be one design concept in the center of the community and that is where the wastewater is and also a Gazebo where people meet and your really like a Hamlet center where swings, jungle gyms, etc. (Wouldn't recommend sand boxes). Things like this would not be affected. Then your talking about doing Plan A but you did Plan B. It is one of those things that have tremendous flexibility, that is why the EPA really sketches on many area of the country, which gives you flexibility to develop community concepts. One of the things our communities worry about is the green space. There are a lot of sub-divisions in this County that have zip for green spaces and that are not good planning either. You want to have a place in your community where kids can play. There are a lot of different ways of looking at

these issues. If you think about it, your average septic system usually in 40 X 60' areas per house and what I would do is multiply that by 1.5 just giving the extra room and that gives you some feel for each house.

Mr. DeRosa said maybe we should go back to the original question. I think the original question was what about the municipal sewers, what is the plan or is there a plan for municipal sewers? As far as public health standpoint, I think the community and design's that Joe was talking about are great ideas depending on the size of development that you have in mind when your out doing planning for a community, but then again, what is the growth of the community? Are you planning any growth beyond that small sub-division? That is something the municipality needs to look at in terms of municipal sewer. I don't know what is available in terms of dollars to build the sewer, dollars to run the line. Maybe need to incorporate into all that, to get community sewers into the municipalities in the County. Could you address that Steve?

Mr. Steve Devan replied that there is a lot of money out there. Mr. Devan runs the Oneida County Sewer District which includes now 16 municipalities in the Eastern part of Oneida County and to have a sewer district that size, there is not a lot of money.If your going to do it, you have got to do it on your own nickel. I know of a smaller community, Holland Patent, just put in a sewer system and their actually pumping their waste thru another Township to us. There is probably about 180 households being served. They got grant money through the Government thru some of their programs. Some of it is tied income, some is tied to community size but have larger communities. Larger sewer districts really do not have a lot of money out there to do that kind of thing.

Mr. Cheney: I am thinking of your talking about any system. Down the road ten – fifteen years will we benefit from the expenditure now. It doesn't seem that our politicians we have now have that kind of vision. You're looking for a quick fix. I work at Vernon Downs and the money spent trying to get more slot machines, the politicians are talking about it, arguing about it, seems if they put that effort into attracting industries and other kinds of business' into the area, would be more beneficial. Go back to the Thruway and the State University System, when they were built, they borrowed money on bond issues (90 years). In the early 50's State University wanted to build one large campus, wanted to build around Schenectady. Rockefeller came along and said "NO", we are going to build them in Potsdam, Oneonta and Oswego. If you look back, that was the smart thing to do because now they are the largest employers and no way are you going to close them down because they turned out to be the hub of the community. It was very smart, political move but I am sure that Rockefeller didn't live to see much benefit of his vision. Same way as the Thruway. When it was built in the late 40's and early 50's after World War II, sections we could drive onto, then we would drive on an undeveloped part and we would bitch about it, now we have a Thruway and it looks to be profitable. Guess, I am saying, that we need a type of politician that would have this kind of vision that you people are talking about.

Mr. Robertaccio remarked that to be very honest, the hardest part would be dealing with the DEC, getting them to buy into the concept but since the EPA pushes it they will bite. First one done will be the hardest, after that they will say this is a good idea because it's a "Managed Septic Care". As far as bonding, the municipalities and pursuers can bond for 40 years. Right now the bonding rate of the state revolving fund is running about 4 to 5%.

Mr. Devan said the problem with the State Revolving Fund and the reason there is no money out there is now there is funding lines on everything. There was always funding lines on the water, which means, put your project in and they score your project and if it comes above that line, there is low interest loan money which basically subsidizes the bonding rate by 50%. If you go below that line and you're on the list, depends on the score, depends on the years and on the wastewater side, it would be high interest loan.

Mr. Becher mentioned that the difficulty with Revolving Loan Fund, unless it changes, the limit is twenty years on a term. If you do Gov.Bonds you can go out thirty years, so even though their shaving off interest costs for you because they're condensing the term, sometimes you have a higher annual amount. Now you pay off 10 years earlier, you may be saving off the life of it, but if you have a lot of political thinkers and the rushing and worry about next years cost rather than the total life of it, a lot of projects get to beat it just because of that purpose alone.

Mr. Devan: For example, we have incinerator sludge and that residue goes to a sanitary landfill. That original incinerator's, which are now 35 years old, were bonded for 40 years. The bonds that I am going to pull for replacement, the one they are currently building, are going to be twenty year bonds because that is the life of the equipment. We just happened to push ours right to the limit. The concepts, such as clustering sewers and that sort of thing, those are the things that work in isolated situations. You can't get from one point to another without tremendous cost. The trend I am seeing is still towards regional approach for both water and sewer services. My responsibility only incumbents the Oneida County Sewer districts which are those 16 municipalities, Oneida Co., Herkimer Co., Frankfort and Schuyler. Mr. Devan said he had been with the OCSD for 8 years. We have two good sized projects. One is the Hamlet of Stittville which had it's own sewage system and they had a sand bed filter to maintain. They didn't want to invest the time and effort; therefore, they opted to have the regional approach, to pay our fee, hook up their sewer system into our sewer system and not worry about the treatment. I also know that Holland Patent did an extensive study and Oriskany also did the same thing. I see a trend toward the regional approach. Joe mentioned the City of Oneida has an expansion plan, not only to accommodate their needs but also including parts of the City and outskirts that don't have sewer. They are also looking at regionally accommodating the needs of what potentially exists such as Oneida Castle and maybe Wampsville. They're looking to be a regional equity. Our particular sewer system was formed in 1965 and we were one of the first real regional approaches to that kind of system.

Mr. Robertaccio said there was a study in the late 60's or 70's, which is the Western Oneida Co. Comprehensive Sewage Plan. Basically telling us, if we are building a sewer plant, that it is smarter to hook into Oneida as you would be spreading the cost of any improvements, etc., otherwise, your loan if going to have to meet any regulatory issues that come along.

Mr. Madigan remarked that as a landscape architect, he knew of clustering. As far as commercial development, it seems that the system you are talking about is extremely appropriate in rural areas, the rules for concept and is very useful in residential development, where as, the regional collection system, if your looking at it from a community wide perspective, one of the issues we found in our inventory is that the failing septic systems are a very big problem like your Oneida Creek Shed. If you were to prioritize, not only correcting the problem, but also identifying the areas where you want commercial growth to take place, perhaps there is enough room to address both of those issues within the Comprehensive Plan. We will talk more about that when we get to the land use session, which will take place next year. My question was, the systems you are discussing "The Clustering System", can that be used for residential and commercial.

Mr. Robertaccio replied that it has been used successfully for commercial and industrial. Most commonly used for residential. Mr. Madigan said, used like a light commercial office park. Mr. Robertaccio said that they actually have photographs. There is a good CD, which is available thru Small Clearing House, which is $3.00. If you should be going to Albany, there are several different taxes you can take. Whatever fits your community from spectrum to the Town owning it, to different ways of dealing with these subjects. It is whatever fits your community and the type of people in your community. Very comprehensive and allows you to make a lot of traces.

Mr. Madigan said that it is basically what you need to look at, when you make a consolidated plan. What areas or what municipalities your looking at, and then what, in the future, you can expect in terms of growth.

Mr. Madigan has noticed that the Southern part of Town, people are building large footprint houses. We talked earlier about this. People feel the home is a better investment than the stock market. The market isn't that great and interest rates are low. As I drive through town I see some very large homes, particularly the Hawthorne area. That was one of the areas in the Oneida Creek study we looked at. Really identified potential sewer extension to that area. It's an interesting concept because the Town does have provisions and are only for clustering but a lot of times in the rural area everyone wants a 5 acre lot with a nice view. This is another issue we will have to address as we go along.

Mr. DeRosa said that just over five acre lots don't come under the subdivision. The other aspect of it goes back to the planning end of it and land use planning, such as "What is it you want?" Do you want an 8,000 acre lot or do you want something smaller and more manageable. You can build a community where you have open space and as Joe was saying, where you have community design where people can get together, is it a large enough community, are you going to want to put sidewalks in, what kind of street lighting, what kind of landscaping or even a general store where people won't have to drive all the way to the city to shop. Those are all issues to look at when you look at what municipality your building in or that you're going to expand in. This is all part of the community design and the phases you need to look at.

Mr. Cheney remarked that individuals don't look at it that way. They look at it just as "What's in it for me".

Mr. DeRosa stated he realized that- and again, that is where the municipality has the ability, thru zoning and planning. You, as a committee, have to look at what's best for the municipality.

Mr. Cheney said we have had comments like "I like Vernon the way it was, that is why I moved here twenty years ago". It is dead, nothing going on and they like that. To change that mindset is a problem.

Mr. DeRosa – like Utica, when I lived there when all the industry was going on, things were booming. Times change. We have to consider how times are changing and stay up with it.

Mr. Sheeran made mention of the new theory, especially in the Town of Fenner, the growth of windmills, made out of steel, up on the hill, that creates all this hydro-electric power. Does it make sense that you have high points to use that kind of power to pump water to the area? Not sure if that connects or not.

Mr. DeRosa stated that he doesn't have much experience to speak on that. Asked if anyone else does.

Mr. Robertaccio did say in regard to the windmills, so far the guy is still waiting for the track, which owns the land because Enron owns it, it is in bankruptcy. Their synchronized bond to the power grid, you sell the interest to NIMO then from NIMO, you buy the electricity from the windmills, which don't always work. For if you notice, they work maybe 85 to 88% of the time so 12% of the time you have to pay for electricity. The idea is, if your selling the electricity, your making money and that pays for your cost of electric when you're buying on the other end. I think it is one of the great ideas going back to the old ideas but there are issues with them. People don't like the way they look.

Mr. Sheridan said Joe mentioned something quick about the five-acre Realty Subdivision Law. One of the things I see on the Planning Commission, we haven't had a lot of sub-division activity but logistically that seems to be kind of a conflict between Oneida and Madison County in limitation if the soil don't perk. We have had subdivisions where we have had to have 150' by 1,000' lots which complies with our regulations. It doesn't fall within the Realty Subdivision Law because they wouldn't perk. I didn't know if there was any consideration. I know that the State Dept. of Health has allowed that waiver, for smaller lots then five acres. I didn't know if Oneida County has had any consideration.

Mr. Robertaccio remarked that there is a section of the Code, Part 74.4, which states:

> "A community sewage disposable system is required, when the population Is going to be greater than 200 and if ground water is within two feet of the Ground surface." It is a killing thing right along this Route 5 corridor, if the Percolation is greater than 16 minutes per inch."

Mr. Sheridan said he could be wrong, but was under the impression that other counties had legislative relief to allow some kind of a waiver in the State Health Dept.

Mr. Robertaccio replied that the only way you can get such a waiver is a case by case basis. They come to us and we have to recommend it. I do not think one has been issued in over twenty years.

Mr. DeRosa said he believes the waiver issue has to be on existing lots and new Reality Subdivisions have to meet the recommended standards and the code requirements. That is all of what happens in the planning stages so when you have the developer approach an architect or an engineer, all that information has to be provided and submitted for review. So the perk tests have to be done, the soil analysis have to be done and if it doesn't meet what the requirements are, the alternative is the community system or alternate systems.

Mr. Sheridan stated that it was his understanding that there were other counties in the State, who were in subdivision with a two-acre lot.

Mr. DeRosa said he was not aware of any that are doing that.

Mr. Robertaccio remarked "Remember, that is a law". The State Commissioner of Health cannot waiver a law. It is a set fact. Let's deal with it. You can have residential building lot of five acres or less in a three consecutive year period. The key is – what you can have happen is, people can be building three – one acre lots, next year one, next year one and you could go on forever doing that. That is why the idea of the clustered, if you have sewage you might be able to fit twenty, but if you go into a subdivision you might only fit five houses. If you're a developer, which one of these sounds better? You do not have to put all the money into huge sewer systems. You have something that is cost effective, it is flexible, cheap to build and in the end, turn over to the Municipality or the Transportation Corp.

Ms. Campbell stated that she deals a lot with rural Herkimer Co. and we get a lot of farmers that have a 200 acre lot and need a little money so they carve off three acres. Then we will get a phone call asking "when was the last time I subdivided?" It was four years ago, so they carve off a little more and a little more and in reality, it is not a planned community system, more like suburban.

Mr. Robertaccio said by changing the market and annex, it makes it so the people that are in the business of developing, they look at it differently. They go to the farmer and say, can I buy 25 acres from you, I will give you a lot of money and the farmer thinks about it and all of a sudden you have a twenty acre instead of a 3-3-3. Their selling partials off for the future so their at a point where they got to start building roads ($80.00 a linear foot). There is a stability to look at these situations and we can enable market force to either work with us or against us.

Mr. Sheeran said that we hope that we can solve or radicate a business that comes to Town says they would like to build a manufacturing plant, a location they have looked at in Town. We say, we will go talk to the Village because you need water and sewers so the Village has to annex the part of the Town because we cannot support that. So we radicate the Town to meet the requirements. There has to be an outcome of all this process Master Planning updates that is going to stop that.

Mr. Robertaccio said that under the Village Law, there is not requirement to be annexed. That is a local, political decision.

Mr. DeRosa said with your consolidated plan, I think you look at phases and resolutions down the road. Your consolidated plan would be for the next five years. When you're considering your consolidated plan, you need to consider what your municipality can afford, where it wants to go and what kind of infrastructure you're going to build within that five years.

Mr. Robertaccio made mention that one of the problems we have is the Water Tower. It is dying of old age. About eight years ago, it was on its last legs. One of these days, when it is 20 below, I am afraid I'll hear a crashing sound. It is in significant need of replacement and repair. The Engineer says this and it not only effects the Village, it effects the Town. If that goes down, your industry does down. Be out of business.

Mr. Becher said that this happened to one of their tanks about four years ago on Shacksbury Road just outside Utica. It was an old tank built in 1917. We knew it was ready to go and had planned a new one for the following Spring and that winter it split down the middle and 300 gallons went flying down the hill. Luckily, nothing was in its pass and no damage. We could operate without it as we had 26 other tanks.

Mr. Madigan reported that one of the things the AD-HOC committee recognized when we discussed the water, is the infrastructure in Town. The water line down Route 5 is leaking; there is not much storage in the tank. We do recognize that the existing infrastructure is not good, so that's when we get to the point of making recommendations that is the big issue we are discussing.

Mr. DeRosa said that this would be a good opportunity for the Town to consider a resolution in support of what the Mohawk Water Authority is attempting to do, because with the infrastructure, your going to need to put money into it sooner or later so considerations would be, do you want to chase bad money after good or good money after bad. You can repair the existing system and then discover a year or two down the road; it is still inadequate for your needs. This may be an opportune time.

Mr. Madigan said he would like to ask Jeff, as he is knowledgeable about the area, one of the reports I read talked about the water lose on the main down Route 5. Have; you any idea how much?

Mr. Rowe said there has been a frequency of breaks. It is a fairly old line, built in 1938.

Mr. Devan had one final comment on Regional Sewers. Even if you go to cluster systems and they have septic systems, you still need a minimal tie to a Regional Facility because eventually those tanks have to be pumped. The material has to have a place to go and because now it is concentrated waste, it has to go to a fairly good size facility that has the ability to handle and treat that kind of material. Just because you want to have systems and cluster systems, you still need the availability of that larger system that will be able to take out of the tanks when it is time to clean them.

Mr. Robertaccio stated if it is feasible, you rather go to the municipal sewer and it's flushing and you know where it has gone. If it has gone to Oneida, that's an ideal situation. There are a lot of situations that are going to be feasible. Then you ask, "What are my options?" That is where clustering comes in. It doesn't really replace symmetrical sewers. You see, for some reason or another, there is a lot of building in the Southern part of Town and there is no place there to put a sewer. Then you say, hey, we can develop it this way and give you flexibility and other ways of dealing with the situation.

Mr. Cheney said going back to the Mohawk Water Authority. Are you just going to keep the same customers assuming the Canal Corp. doesn't allow you to extend the line out here? Are there any other lines you can extend or do you forbid adding new customers?

Mr. Becher said that the difficulty is the specifics to the transmission lines in Verona. The difficulty, in our opinion, they incorrectly interpreted the data, saying that the worst drought of the century, the most we could have successfully drawn was 22.8 million gallons a day, by coincidence, what we were drawing was about that. In translation, basically they're saying everything by using 5% more, we would have drained the reservoir. If they succeed in doing that, for whatever their purpose is, and we get a permit that says that 22.8 million gallons a day is out allowable limit, the result is an immediate moratorium because, as I said, we have exceeded that amount on numerous occasions so that would result in no new caps or connections into that system anywhere with the multiple township that we serve.

Mr. Cheney said, if we have to, there would be a cost increase. With the present usage, you're going to have to pay.

Mr. Becher said there is no question about it. You have a good point. There are a lot of regulations. Regulations coming from the EPA this year, some are very significant that will trigger dates of 2009, which sound far away but for us, it is five years to build a whole series of tanks and get two open reservoirs off line and we are looking at 18 million dollars. Some of the folks in this room, along with this panel, went to a presentation where officials from Albany came and gave their interpretation of these new regulations. The effect of that is going to be increasingly difficult for smaller systems to stay up with the regulations and going to be very costly. We want to keep ourselves open as a viable option to any communities around us that may want to make a decision that it may no longer be cost effective to offer drinking water at the local level of services for the Village. In Herkimer County there are a number of Village systems that have

experienced 20 to 30% water rate increases in the last two or three years and their going to see more. If we get a limited permit now, it will lock us into rate increases, it denies the opportunity for anyone else to hook on and it guarantees everyone else is going to have rate increases.

Mr. Robertaccio said that, once again, it is one of those downword spirals. With increasing rate, your economic liability goes down and we are getting torpedoed.

Mr. Becher remarked that a very careful projection, 15 years, if we get limited to the amount of water we are using today, we cannot have customers. If our rates go like this over 15 years and the rail line gets built and everybody that wants to connect to it does, our rates do this. We do not see rate increases for existing users but people that come on board do not see rate increases either. If you do not come on board you might see increases.

Mr. Cheney asked, "Then you have all the present users supporting this?

Mr. Becher replied – Absolutely.

Mr. Sheridan asked, "What is happening with the Oneida Ltd. Wastewater?

Mr. Sholtz said they have their own pumping facility, their own treatment plant. They upgraded it a few years ago.

Mr. Becher They must not have much BOD in the material nor do they have much organic material which is really degrading the creek. They become the insignificant, in what's going on in the creek.

Mr. Sheridan said that his point is, if there's an existing facility with an existing speed and capacity that you're no longer going to see a flow. It may be out in left field but if this is a brainstorming session, perhaps there is the ability to do something there. There would have to be a lot of stipulation but if there is a facility that is building, what is the design for. Modifications shouldn't be that great.

Mr. DeRosa You say it is taking domestic, as well as, industrial? Something to look into. An excellent point.

Mr. Zabele: What is the efficiency of the Vernon Sewer Treatment Plant?

Mr. Madigan said that the Vernon Treatment Plant has a certain allocation and based on that allocation, there isn't a lot of room in the system.

Mr. Rowe said it is a trashable capacity.

Mr. Zabele said that Sherrill is running the same thing. To me, the municipal sewers are the worst way in the world to treat sewers. Septic tanks are level and above. My thinking is that the Village Sewer Treatment Plant spills out so much stuff, you go down a mile, down Sconondoa Creek, you can't walk across it with a pair of regular boots, because you will slip and fall. Reason for that, when they built the Village Sewer Treatment Plant it was all suppose to work but you get a good hard rain and your storm sewers go into the sewage water. It's the old part of Town that is doing it. Sherrill has the same problem. They can't get that brand new system to work until they put an overshot in there. Now whenever it rains, sewage goes in the Sconondoa Creek and that's what I think and know, that Sewer Treatment Plants are inefficient as they come. All they treat is what they like to treat. I know what I am talking about because I built the thing and the DEC stood right there and watched me do it. All their required to do is put a plumb in there and I lowered the plumb in too, that counts the number of gallons that go onto Sconondoa Creek. They put a throttle in the Sewer Treatment Plant. Use to be able to take an 18" or 24" wide and 24" deep coming in. They throttled it down to about 18" that's all that plant takes. We dug down and put 24" pipe 24" above that goes into the treatment plant, to go down the creek. DEC says that it is the greatest plant in the world. Mr. Zabele said he talked with some guys that run the Sherrill plant and asked them when they

get a big storm like we got two or three weeks ago, does it flood out their tanks? Oh, NO< NO, goes around into the creek and I'll betcha Utica does the same thing.

Mr. Becher said that Utica has two CSO's (Combined System Overflows) upstream from our facility. Obviously, when it rains, our plant takes everything it can and the difference goes out the CSO.

Mr. Zabele said he was familiar with this and has worked with these people. I congratulate you for being honest. Most won't admit it. You're good. We can work together and get something that works right. Everyone condemns septic tanks but if the tank is put in with the DEC requirements now, that thing will work and work forever.

Mr. DeRosa said that a lot of the sewer lines, storm, combined or storm sewers were put in and sanitary sewers were added at a later date or vice-versus. Was all done before sewage treatment plants like 1965, what Steve is talking about,the City of Utica long before that, had storm sewers and combined sanitary sewers that went right into the river. You couldn't design a treatment plant to take care of it.

Mr. Zabele said that you could put in a new sewer line that takes all these sewers.

Mr. DeRosa said that in new construction, you cannot have combined sewers.

Mr. Robertaccio remarked that the problem is like those Russian eggs, where you have an egg inside another egg, inside another egg. So what you do, is put the sewer in there and seems like a great idea at the time, so then where does the storm water go – goes straight to the roads and then who is going to pay to repair the roads. Not a good set of solutions. There needs to be money and no one wants to come up with it. We are spending that money where we need it most

Mr. Zabele said we are talking, where are we going to put it. They need the money in the city to straighten up their system, and then we can start adding to them. Why should we make a good think work?

Mr. Becher mentioned that Syracuse is talking about 400 million dollars to put in potentially one plan. Underground retention basis the size of an underground football field, to hold off the storm water, separate the soils and bypass the plant. Nice job, but takes a lot of money.

Mr. Madigan thanked everyone for coming tonight and appreciated that. He wished we had a better turnout like we had at the last meeting but there are two or three members here that have been absorbing all this and we will bring it to the table. We have a ways to go in the process.

Mr. Cheney also said we should thank the gentlemen for coming, they have done a great job.

Mr. Madigan said that early on when we talked about the issue of terrorism, one thing that occurred to him is the gravity fed systems. I remember back in the turn of the century, when we worried about the world ending and a neighbor came over and said the water won't work. For instance, if there is a blackout, the gravity fed system is far more reliable. I am just advocating. In other words, you would have a pump system where you have a generator to supply Oneida County.

Mr. Zabele said they have a generator and a pump system set up in Oneida.

Mr. Robertaccio In Oneida Co. we have a Company Sanitary Code you require if you have more than 150 people, you have people running that.

Mr. Sheeran announced that our next meeting would be held on Thursday, November 18th, 2004 at 7:00 P.M. at the Town Building.

Again – Mr. Madigan thanked everyone for coming, really appreciated it.

MEETING ADJOURNED AT 8:45 P.M.

Beverley J. Zachary
Secretary

ATTACHED TO THE MINUTES:

Meeting Agenda/ Workshop # 2
Sign In Sheet

TOWN OF VERNON COMPREHENSIVE MASTER PLAN MEETING
AD-HOC COMMITTEE SESSION
HELD IN THE VERNON TOWN HALL
AUGUST 19, 2004 @ 7:00 P. M.

THOSE IN ATTENDANCE WERE AS FOLLOWS: Richard Sheeran, Co-Chairman of the Comprehensive Plan; Justice Cheney, Co-Chairman of the Comprehensive Plan; Brian Madigan of Barton & Loguidice; Kristin Campbell of Oneida County Planning; Carla Cheney, Larry Yerkie; Allan Gorton; Thomas Scholtz; Kathleen C. Eichenlaub and Mark Sliker all members of the Board of Directors of the VVS Pop Warner who are the decision makers. (They have a 19 member bord); and Beverley J. Mackey, Secretary.

Meeting opened at 7:15 PM with Mr. Madigan stating that the meeting of July 22nd went very well with approximately 32 people attending. He thought they came up with some very good ideas which allowed Mr. Madigan to draft some goals and objectives for the Town of Vernon (copy is attached) Comprehensive Plan. At the end of the process, we will have approximately 8 major goals to discuss with the committee. Last months meeting was Natural Resources, Parks, Recreation and Open Spaces & Cultural Resources. Mr. Madigan said there were two statements made that impressed him. #1- Town of Vernon wants an unlimited supply of water and #2 - would like to attract young people with more active life facilities, I wanted the Ad-Hoc committee to understand how the high archy of goals, objectives and strategies work. Will give you an example:

GOAL: The Town of Vernon will provide a diverse recreational experience that is attractive and accessible to an active, health conscious population.

That is your overriding goal 50 years from now "What you want the Town of Vernon to be". The shorter term objective issue, the new Park. You don't want it to be the same facility as the Village Park, City of Sherrill or Oneida Castle. A short term objective:

Vernon will build upon the quality of existing recreational facilities by ensuring that future parks provide different recreational elements/programming than current facilities.

50 years from now population may increase 1500 people and we may say we need another park or maybe 2,000 people will be added to the area. These are some of the long term but the shorter term objective. Under some of the Strategies a second objective is:

Vernon will complete full build-out of the proposed Town park facility and promote connectivity to the surrounding community.

As Mr. Madigan looked at the area where the Town park is going to be, he remarked we should promote this as an area people can walk to or usee sidewalk or a bicycle lane. Really don't need to get into your car. Some of the above ideas came from some of the background information like the Bike Route #5 plan that was developed.

As a shorter term objective, Mr. Thurston said that BOCES is going to help build the park. It will be like a working classroom such as Carpenters will build the gazebo, Horticulture may do

some of the planting, Turf Management install walks, etc.. Some of the strategies that are more short term is BOCES comes in to build the park which you will coordinate that relay with people that volunteer, coordinate with the working classroom, as a utilization concept for future grant funding to support as a map for future phases of the park. For instance, BOCES spends two weeks building the gazebo, you can use that time as a match to go for more grant money through environmental protection fund or bond act, or you might get some of the sidewalk built through the multi-modal money. That force act is really useful when you go for grant money. You want to get the park done within the next year, you might want to get the first two or three phases of the park done within the next five years. These are some of the short term strategies.

In regard to the younger generation, Mr. Sheeran mentioned that at the July 22nd meeting, Mr. Gerken said we are not thinking about a future generation for the Town, we think about the next five years. We have to do some planning for 2025.

When we look at goals, Mr. Madigan said it is what we want the Town to be in 2025, 3000 and 4000. You want the Town to have diverse recreational experience and that is why these goals are long term overriding. Mr. Madigan said that his ideas come out of the public meeting and the committee will now have to decide if they are relevant. Must keep in mind that:

Goal is long term
Objective is shorter term
Strategy is more immediate which the next budget year

Mr. Madigan said we need to form a committee to get our State Legislature to support bringing in water and sewer in the area. With that said, he said the workshop went very well July 22nd. Water and sewer issue will find people more interested in meetings. Meeting in September will be on water and waste water infrastructure, status update on water project. We don't know what is going to happen, there may be a change and the project may go forward. We delayed public meeting to see if something happened. Decision to move ahead. One thing that was brought up was the VVS school system as an asses to community and we should be promoting it.

Mr. Cheney said it is hard to believe that the Town of Vernon in the next twenty years-doesn't see a lot happening. Mr. Madigan stated we will retire growth somehow, notices homes going up and that will continue so allow it to occur in most appropriate locations. Water and sewer issue will allow Town to grow commercially and residentially. Mr. Cheney figures they must be getting sufficient ground water. Mr. Madigan believes there is sufficient ground water in the area as it is not going to stop raining any time soon.

Mr. Gorton said we should consider the "Destiny" project in Syracuse. They are already committed to the first part which is scheduled to begin the first of the year. Mr. Sholtz said if they do build it will be 35 to 45,000 housing units if the proceed. Mr. Madigan mentioned farm land that they are trying to deal before losing it - already development pressure in Town, if it happens. People are building homes 3,000 square feet. Mr. Sheeran mentioned Youngs Road where they have built six figure homes which is a perfect example of those kind of homes being built. He asked if Destiny gets large, will the people move out here? Mr. Sliker said that people

work here, so it would be closer to work, less money to live. Mr. Sholtz said basically house building is doubling size of the population area and it is going to come this way. Mr. Madigan stated that people don't want to buy existing homes in the older suburbs which puts pressure on existing infrastructure, now you got these water and sewer lines extended here and there.

Mr. Sholtz mentioned there will be pressure of the 250 acres purchased by the Wisconsins. Mr. Cheney heard they were to close but that didn't happen as they were waiting to see what happened with the City of Sherrill lawsuit. Mr. Madigan said if we don't control growth, won't be that great - have aging lines that 20 to 30 years from now will need maintenance - will need upgrading. Mr. Madigan mentioned the Nation PGA level golf course having a spin off effect, more and more traffic. Route 31 will become line Rte. 365.

Mr. Cheney asked if the City of Oneida was talking about the traffic problem on Route 5. Mr. Madigan said he does believe they are under pressure to update their comprehensive plan. They are looking at a quarter management plan because of the traffic on Route 5. (Quater Management Plan is a study of your State and collectors arterial roads. Route 5 is a perfect example of what could happen in Vernon. One of the things that Mr. Madigan recommended and the Ad-Hoc committee will discuss is a Quarter Management Plan of Route 5 and 31 in the Town. Look at where the casino is before they developed that area, they did a Quarter Management Plan under the direction of Barton & Loguidice for Verona. We established guide lines for improving their sight review plan so people aren't paving. You can put up a gas station and pave the whole length of property if you don't have proper controls over that. What they did was install set backs from the road, can only put driveways so close together. This is working very well with the flow of traffic. Without guidelines for sight planning review, it would be like Erie Blvd. through there in a few years. Mr. Madigan noted that Route 5 has too many road cuts, too many people stopping, turning, pulling on and pulling off. They call it side friction which causes rear end collisions, broad side collisions which leads to the community putting up more street lights.

Mr. Cheney wondered if the trucks couldn't bypass Route 5 & 31 and take Route 26. He mentioned the Nation has purchased TSC and the truck place this side of it. Ms. Eichenlaub did say that P & C has no intention of closing. She said it is one of the most productive P & C's in the area. Mr. Cheney said that they were going to begin working on the new Nice & Easy in September. They do have a meeting with the Village for zoning

Mr. Sheeran was surprised that they tore down historic buildings such as Village Inn and Army & Navy. Mr. Madigan said if it is not at least nominated there is not much you can do about it.

Mr. Cheney asked Mr. Madigan to tell the group what he thinks about the water possibilities. What options do we have? Mr. Madigan stated that it appears that the City of Oneida has enough water supply for the Town and Village. There are a few issues to look at such as storage. The existing structures are aging, mainly need more storage for fire protection. Mr. Madigan said he was not an expert on water and sewer but hopes to have them here at the next meeting. Madigan has heard rumors such as Aqua bringing in water coming from Oneida or Hinckley Reservoir. Mr. Sholtz lives on Townline Road and stated that a water line was suppose to go through but

fell through as they were negotiating with the Indians. They came and did testing, etc. Don't think the people were going to be able to tap into it.

Mr. Madigan sees the issue with sewer is without some change in allocation at the Village plant. A study was made by Oneida Creek Task Force and one of the recommendations was a regional collection system. Mr. Madigan asked if anyone had heard of "Trading of Air Pollution Rights"? If you clean up your plant, somebody who's plant isn't as clean can buy pollution rights from you because your plant is clean. Some of the things that are happening in some of the communities have capacity to treat wastewater are selling it to other communities. Mr. Cheney wondered what the Indians do where the RVP park is on Route 365. Mr. Sliker said they have a pumping station right in back of the park.

Our meeting next month will be on water and sewer and have invited people from the County, Mr. DuRosa and Mr. Beecher (Becher) who will be able to answer a lot of our questions.

One alternative, according to Mr. Madigan, would be the Village connecting to a Town like the hamlet of Vernon Center. A report concluded in the long term is to get a regional collection system installed.

Ms. Eichenlaub asked if there would be additional meetings for recreational facilities. Mr. Madigan said actually that was the last meeting. We schedule these meetings to be focused on a certain subject matter. The last meeting was geared around environmental, cultural, natural resources, parks and recreation, open spaces. We were talking about water/sewer/housing issues. Try to keep people focused. Part of the plan for Town park behind Town Hall is to have soccer style fields which is appropriate for football also. One of the things that came out of the last meeting - the Town has purchased land for park. They decided they decided they couldn't go for a grant to build entire park all at once. They got a member item from a local legislator to get the ball started. They have spoken to a member of BOCES and BOCES want to create a working classroom, such as carpenters build the gazebo, horticulture class may plant trees, shrubs, etc., turf management do lawns, landscape do the trails, athletic fields.

Mr. Sholtz said the Village allowed them to use the land across the road for the games (Popwarner Football). They have 250 kids taken care of through this program. Wondered if the Town has adjoining land? They understand Chambers owns some of the land. One of the objectives they are looking at with this recreation section of the plan. Town Supervisor Thurston's approach is if we are going to build a park we build it with different amenities so more diverse opportunity for kids to play different sports.

Mr. Gorton said they were originally based in Verona but space was limited. Would like to work with the Town and Village and make this our permanent home. School doesn't have room. We play in Sherrill but are cramped. Would like to try lacrosse games if we can get enough room in area. Ms. Eichenlaub said they have three Flag Football teams, a minty might team and ABC team (lots of program). They have games on Saturday from 1:00 to 4:00. Mr. Sliker said if we can continue these programs we could eventually have concession stand, bathroom, volunteers to make the organization a success and something we can pass along in the future. One reason they

like this area is it is centrally located. Ms. Eichenlaub said they are very responsible- they walk the parking lot, etc. for smoking, pick up litter, etc..

Grants are available through the Law Protection Fund which comes up every June. Next spring if BOCES starts working on the fields out here and get BOCES to provide some labor, can get grant for material for next step. Ms. Eichenlaub mentioned that the local Oneida County Community Foundation supports programs that benefit youth.

Mr. Sliker said as we grow, we need more space. Mr. Sliker, Mr. Gorton, Mr. Sholtz and Ms. Eichenlaub are members of the Board of Directors of the VVS Popwarner Football. They are head coach and coordinators for the football games, and consist of a 19 member board and are a nonprofit organization.

Mr. Madigan told the members of the Popwarner Football games that the next meeting will be on water/sewer infrastructure, then transportation and then land use (which will deal with community facilities) and welcomed them to come. The more support we get for the park facility the more likely it will be built out.

Meeting adjourned at 8:15 P.M.

Beverley J. Mackey
Secretary

Attached to minutes:

Please Sign in sheet
Agenda for Town of Vernon Comprehensive Plan
Potential goals resulting from public workshop #1
Vision planning workshop #1
Documentation for the Town of Vernon, Village of Vernon, Sherrill and Oneida Castle

TOWN OF VERNON COMPREHENSIVE MASTER PLAN MEETING
HELD IN THE VERNON TOWN HALL
JULY 22, 2004 @ 6:30 PM

PUBLIC WORKSHOP #1

THOSE IN ATTENDANCE WERE AS FOLLOWS: Tom Gerken, Ellen Murphy, Town of Vernon Historian; Larry Yerkie, Ben Skinner, Mary E. Zabele, Steven Devan, P.E. Oneida Co. Dept. of Water Quality & Pollution; Sandra L. LaBarron, NYS Dept. of Environmental Conservation (Region 6-Watertown); Emilis Rende Biologist with DEC; Scott Swayze, Terry Hill, Justice Cheney, Co-Chairman Comprehensive Plan; Brian Madigan of Barton & Loguidice; Myron Thurston, Supervisor; Bill & Kim Boice, Gail Collins, Steve Miller of NYS Dept. Ag & Markets (guest speaker); Linda Cronin; Billie Jean Judge, Luette Hill, Oneida Castle Historian; Richard Sheeran, Co-Chairman Comprehensive Plan; Ted & Judy Zabele, Harold Roberts, Chief Oneida Castle Fire Dept.; John Havener and Beverley J. Mackey, Secretary.

From 6:30 to 7:00 PM Mr. Madigan from Barton & Loguidice, displayed local ortho-photography and natural resource maps and was available to answer questions regarding map development and plan progress. Local residents were invited to view base maps of the Town including Sherrill, Vernon and Oneida Castle.

Mr. Sheeran brought the meeting to order at 7:00 PM, welcoming everyone and glad to see such a large turnout. Mr. Sheeran stated "What can we do to make our Town a better place?" Tonight we will update our Comprehensive Plan and have about six topics to cover. With us tonight is Brian Madigan representative of Barton & Loguidice (Municipal Planners); Steven Miller of the Agricultural District from Cornell Coop. Extension Service; Sandra LaBarron the Regional Director for District 6 (Watertown) and Emilis Rende, Biologist with DEC.

Mr. Madigan stated there were four (4) major components of the Comprehensive Plan and nine (9) sub-components. Tonight we will focus on the following:

(a) Natural Resources of the Town
(b) Recreational Resources
(c) Local History
(d) Cultural Resources

The up coming meeting will focus on transportation and housing issues as well as use of land issues. Mr. Madigan introduced Steve Miller who gave a presentation on agriculture. First, Mr.Madigan, drew our attention to the GIS based map. They basically used agricultural district and laid over prime land soils. Oneida County does; not have soil survey like other counties. Natural resources and agricultural is form of land use but strongly tied to resources. Mr. Miller will discuss the agricultural districts and then we will ask for public comment and address them in the plan the next time we meet with the committee.

Mr. Miller wanted to answer a few questions and comments the public might have on agricultural districts and land use. If you were to come to this area 250 years ago, what would you have seen? Nothing but trees. This is how agriculture effects natural resources. People look at natural resource as the view we see out the window. Open spaces is the type of thing people are looking for when they move out of the city. In order to have open spaces, we need people to work the land. Mr. Miller continued by saying the people will only work the land if they make money doing it. This is basically how natural resources effect agriculture and how agriculture effects our open spaces which most people are looking for if living in a rural area. They like to see meadows, cows, horses and that sort of thing. Agricultural districts are not the same thing as agricultural zones. Towns do zoning, in other words, rural, residential, commercial, business districts, whatever they are called in towns. In some cases, they have agricultural zones but an agriculture district is actually formed by the land owner, not by the Town. This is then overseen by our Farm Life Protection Board, then the County Board of Legislature and then on to the Department of Ag and Markets in Albany and their legal land use plans and they are renewed every eight (8) years. Had some studies done by Cornell and the type of land use that uses the least amount of services for the amount of tax dollar that are put into the town is agriculture, then commercial business and third is residential which uses more services than they provide. People think that bringing in a lot more houses, it does provide income for people who sell the land and people who sell the houses, but as far as revenues for the town and school district, it actually uses more than it generates. I think this has been proven across New York State but in many other states as well. This is something to keep in mind when we are doing the Comprehensive Plan. Agriculture does effect what most people want.

Mr. Miller stated he would take a few minutes to answer any questions about Ag districts.

Mr. Sheeran asked that Mr. Miller come back when the plan zeros in on Agriculture. Mr. Miller stated he would be glad to do that or some other member of the Farm Protection Board.

Ms. LaBarron asked "How does this Town immigrate the Ag District Plan for each of these districts".

Mr. Miller stated that agriculture districts is something that changes all the time, just like the town zoning can change over a period of time. In Oneida County to be in the agriculture district you have to join it and you have to meet different criteria. Right now you have to have at least 7 acres of agricultural land in order to get other benefits like an Ag value assessment or farm building assessment. Mr. Cheney asked if you would have to grow crops or raise cows in order to benefit? Mr. Miller said "no". You have to meet an agricultural income to be in an Ag district, maybe I might have 10 acres and I might want to rent to a neighbor to put hay on it. I can be in the Ag district even though I am not a farmer. In fact, most of the land that we have in the county, we have in the Ag district now are not owned by farmers. A lot of farmers that may own 200 acres and crop 500 acres and the other 300 they are renting from the neighbor and the neighbors are renting so as to keep the land open rather than grow up into brush. The rent that people are getting form the Ag use is only $25.00 to $50.00 an acre per year. Ag districts change every eight years because people opt to join it or opt to get out of it. Looking at Ag districts-looking at land that is generally going to be used for agriculture with zoning, only means that

agriculture is allowed in that zone, it doesn't mean it is actively being used. That is one of the things that the Town can look at in an overlay of the soils and the agricultural zones. Compare that to the current agriculture district and see if the Ag. zoning and agriculture district are falling close together. Mr. Miller continued stating one would say that a lot of people have either neglected to join an agricultural district which has been around since the mid 70's and because they are renewed every eight years, we head to another generation. People think they have sent it in but find out later on that they are not in the Ag. district.

Mr. Thurston said there is a concern for many agricultural people, if water or sewage was to be put in across from Ag district on road frontage, and people have land in that Ag district, do they have to pay their portion for the utility.

Mr. Miller answered by saying that in the Town of Vienna, the town is putting in a water district. There are a number of people that just renewed that Ag district a year and a half ago and all of a sudden we got 1500 acres of people who want to join the district now. They could have joined a year ago and now they can't because the Town is going to put in a water district. If you are using land for Ag and you have road frontage, the Town can assess you for the water and sewer use for your house. If you have half mile of frontage and a farmer, you have all those potentials for building lots, the Town can assess you for all those building lots, unless you turn around and survey those lots and put them, on separate deeds. Then you have actually shown you made a conscious decision to make building lots but if you are just farming them, the Town cannot assess you for those potential lots. The reason for that is so that the Town doesn't force people to sell their land. If I had a lot of agricultural land that is frontage and the town come through and said OK, you have these lots that are worth $30,000 each and we want you to pay $500 to hook up to the sewer even though there is no house there, people are then forced to sell. They don't want it to go into a building lot, they want it to stay in agriculture and so that is one of the benefits of being in an Ag district. All this is starting to come into play in this county because of rural spread. People moving out of city and building more houses. Water lines do affect land use. It encourages building. This is something to consider in your Comprehensive Plan. Where do you want that growth to happen?

Mr. Cheney asked, if a farmer has a lot of road frontage, has one lot but potential for another 10 or 15 lots, does one lot constitute that fact that it is going to be residential and you would be charged for all the other lots.

Mr. Miller answered "no". If he has a house and another lot next to it, that lot could be assessed for water. Sometimes a farmer will build a home for a daughter or son or maybe a hired hand.

Mr. Cheney asked Mr. Miller if he works for Cornell? Yes, right here in Oneida County. Mr. Cheney asked what the relationship between Ag Markets and Mr. Miller's responsibility. Mr. Miller stated that Ag Markets is State and one of the Departments they have is Ag Protection and Farm Land Protection. Cooperative Extension money comes from County, State and Federal. We have association governed by local people who are on the Board of Directors, and

they decide what we do and one of the things we have been involved with for a long time is Ag Protection and Farm Land Protection.

Linda Cronin asked how you get exemption for Ag land? Mr. Miller said to qualify for this you produce receipts in $10,000 in sales or rent the land to a farmer who is producing over $10,000 in sales. Usually only have to produce receipts. This involves only land. Normally reduce your assessment, depending on soil quality.

Mr. Miller said he would be glad to come back another time. He left papers for the public about exemption and Ag Market.

Mr. Gerken asked if you are in Ag district, can Town rezone. Mr. Miller says the Town can rezone the land but if it is currently being used for agriculture the State Right to Farm Law will protect you from the Town making it difficult for you to carry out normal farm practices. If Town takes someone to court over this or an individual takes someone to court, the Ag District Law says that the Town, or the individual, if they lose, they have to pay the legal fees not only for themselves but for you.

Linda Cronin asked, if their building houses all around or on both sides and your in an Ag district, they can't do anything. Mr. Miller stated that the County has a "Right to Farm Law" which requires Realtors to notify the buyers that they are buying a piece of property in an agricultural district or next to one.

Linda Cronin asked if they could spray or spread manure and the people that are building the homes can't come back on us? Mr. Miller said that they still run into problems with neighbor's complaining but to remember that the Ag Law is only going to protect you if you are carrying out the best farm practices. (Normal use).

Mr. Miller thanked the group for their time and will be glad to come back when we get to the agriculture issue.

At this time Mr. Madigan opened the meeting to public comment and would like any information. He said there were individuals at the meeting from the DEC and would answer any questions we might have such as, water quality or protecting ground water from wells Touch on issue of suburban development into farm land. Mr. Madigan told the group that the Comprehensive Plan is basically the Towns vision for the next generation. "What do you want the Town to look like in the next generation"? Do you feel like more parks, more fishing access, water quality be improved, are our septic systems causing a problem. We need the public input in the planning process so we can address some of the issues the Town has.

Mr. Sheeran remarked that the reason we are doing this is to make sure our children who are off to college, etc., that they see there are economic development and can make a living where they grew up.

Mr. Madigan asked the question, "Do you see agriculture a viable industry in 25 years?"

Do you want to preserve or protect it?

Mrs. Cronin stated that so many are selling off their farm land for development. So 25 years down the road, what are you going to have?

Mr. Cheney said they moved to this area in the early 70's because they liked the openness. We recognize that if everyone liked the openness, we have the danger of destroying the nature, the lay of the land.

Mr. Ted Zabele thinks a lot of the problem is, "Are we talking about the Town or Village?" Mr. Madigan said that basically we are addressing natural resources, recreational parks, historian resources for the Town, Villages and City of Sherrill. Mr. Zabele said you got to have a place for the little people to live. We can't all be doctors, lawyers, run a feed mill or own a bank. Somewhere yo got to give us a place to live, just can't put us in a corner. Mr. Madigan said then what your saying is that the Town should provide opportunity for everyone? Mr. Zabele replied "yes". Got a neighbor (they built the Black Track that is for the elite) lives on North Street, what's he doing living there, he complains about everything. Zabele says he doesn't care where he lives. People call it junk around his place but he takes from one to get another running. can't afford to go to a part's store, pocketbook isn't that big. Mr. Madigan said that right now I want to keep us focused but we are going to deal with the housing issue under land use which is the last session of the plan but will take your comments to consider it with the planning committee.

Mr. Cheney stated that when he goes to communities it seem that the younger generation is more into health by bicycling, nature trails, walking, etc. Seems like this would be an ideal town to do things like that.

Mrs. Boice said there are so many people walking on our road with children and we have many blind spots. Also, with houses being built there ought to be a speed limit.

Mr. Cheney said we want to accommodate them and that requires open spaces.

Mr. Madigan stated that they would get into the above under transportation.

Mr. Cheney said that the proposed Town Park was a great idea and hop it materializes.

Mr. Madigan said just so the public knows, the Town had purchased a piece of land with the Town Hall and had a student from SUNY Morrisville, free of charge, develop this site plan. One of the future visions we have.

Mr. Thurston, Supervisor, stated there has been a major development in the last two or three weeks. BOCES territory for the next few years, the Town will supply the material. This will be done over a period of years. Assistant Superintendent with Dr. Triverski were at our last Town Board meeting. They are thrilled to have this project. BOCES has construction in all areas that they can use, such as engineering, design, construction. Amanda Willson gave us a

plan of a park that is totally different. That is a charge that the Town Board gave her to design anything that is different in the Town. I can tell yo that it is not like anything in the Town of Vernon or close to it. Mr. Thurston said he has been involved with government for the past ten years and his vision is the Town has got to make room for growth. With the Master Plan, we can target the area where growth would best fit the Town. A way you can dictate that is where do you want to run the water lines. Without water lines, development becomes much slower with a more bothersome pace. You have to have larger lots to have a well and septic system. When you run water, pieces of property can become a little smaller to accommodate leach fields. People want to move to the Town of Vernon. We have the lowest tax rate than any place around here. Can't find a more reasonable place to live. People know that and want to come here. To make best use of your land over the next 25 years you need to put the services in and it costs money. That's the big problem. Mr. Thurston continued- and supply- we have a supply ground for City of Oneida being the major supplier. If we can focus on people that move here, you will see growth and still protect the wide open spaces.

Mr. Madigan stated that one thing to look at is the build out based on our Intra-structure. For example, we don't want to lose to Ag districts, we want them to remain farm land. What best location to encourage growth? For example, adjacent to City of Sherrill or this part of Village of Vernon (southern part of Town).

Mrs. Cronin said maybe certain areas-but you have the growth. Farmers keep selling out and you won't have that open space. You can't blame farmers for selling, they need the money but you don't want to see the land go into building lots.

Mr. Thurston stated that currently people are building homes one right after another. And not cheap. Nothing that local level can be done about it. Its a New York State/Washington decision.

Mr. Madigan asked the question- What about fishing access, are water quality/wells adequate, or should we be concerned with failing septic systems? Do we want to encourage growth, do you want open spaces? These are some of the issues we will look at in natural resources Dairy farmers need to get bigger and bigger. Should we look at larger lots (say 150 acres) and try to keep them in open spaces.

Mr. Boice said we would be taking security away from the farmer.

Mr. Sheeran said that one of the reasons we get together is to get an education on who does what. When a golf course was extended on Cooper Street by the Indian Nation, sub contractors started digging up trees and started burning them. We were told we couldn't do anything about it, that it was on Indian land and only subject to Federal control. Then the questions arose, which fire department do you call. This is something we can learn from this study.

Ms. LaBarron stated that the Nation is sovereign and we do not regulate the Nation. They are regulated by the EPA (Environmental Protection Agency).

Mr. Boice asked if the DEC sent signal for them to burn.

Ms. LaBarron replied No, and they do not know what permits they had.

Mr. Sheeran stated that as soon as they were reported, they were stopped.

Mr. Madigan asked if the DEC had anything they would like to address in this plan?

Ms. LaBarron stated she was here to listen and if they could help with maybe some wetland for fishing, bird watching, something that we could patronize This is totally dependent on the community and how we can compliment the community.

Mr. Madigan said that one of the trends we identified in our inventory was green ways, roads, have river quarters with trails, hiking trails, bird watching, community wants to encourage this. Mr. Madigan has done some work with DEC (Reg.7) and there are opportunities for Sconondoa Creek, Oneida Creek for recreation.

Mr. Swayze mentioned Mr. Roberts idea which he thought was a good one. Some how using the old railroad bed as a nice nature trail system. A lot of it is still public land and we would have to figure out what is and what isn't. It could run through the Town and wouldn't affect the residents all that much. Mr. Madigan said that when he worked in Oswego, he was a trail coordinator for bicycling and pedestrian on the road. About 360 miles of trail. This was a real good economic development.

Mr. Sheeran mentioned a footnote that the location of the Town park is outback of the Town building, a piece of land purchased for future use. There is 16 acres altogether including the Town Building. Mr. Thurston said it runs on Peterboro Road and wider at the back, goes to Dale Chambers on Youngs Road, all the way to hedge. Rather flat land. It would be worth stopping and looking at the design which is a very professional job done by Amanda Willson.

Mr. Cheney said that it seems that wetlands seem to be getting drier like Sconondoa Creek.

Mr. Emilis Rende of the DEC said a lot is due to weather conditions and the area, also depends on how much development and how drainage will change.

Mr. Cheney asked if the creeks would be dried up in 25 years. Mr. Madigan had done a background search and found there was flooding in the area around 1979 which occurred in the fall. When we look at the physiographic layout of the Town, the northern portion of the Town is prone to flooding along those streams.

Mr. Sheeran made note that Historians from Village and Town of Vernon, Ellen Murphy, and Oneida Castle Historian Luette hill were present. Mr. Sheeran understood that there was a book written in the past of Oneida Castle and we could get an inventory of the books. Mrs. Hill

stated the books never leave her house. Mr. Madigan stated that Vernon Center is an historic district (a very rural hamlet) and is on the national register. Also, officially listed is the church on Rte. 5, Vernon. Only two officially listed. Are there any other historic buildings that should be listed.

Ms. Murphy said the Vernon Center circle, they worked very hard to get that under historic preservation. They had to get history of all the houses surrounding it before they would accept it. Parkside Methodist Church and Presbyterian Church currently own the park. Have to get permission to make any changes. There are a number of different county history's that have Vernon in them. One was written in 1976 and revised in 1985.

Mr. Madigan stated there were very few circular hamlets in New York.

Mr. Thurston said there is one building that could possibly be put in historian situation. the Oneida Castle Hall. Also, Village Hall, park area, Presbyterian Church. Village owns the park and the hall. There are other buildings in Oneida Castle and old homes on Route 5.

Mr. Sheeran spoke of the Westshore Railroad station that is in the middle of Pohl's area. Is there anyway we can tie it in with the walking trail or is this all been converted to feed storage. Someone stated that the area goes quite a ways.

Mr. Havener stated that Mr. Poll owns the railroad bed quite a ways.

Mr. Swayze said that in Sherrill, the Oneida Ltd. has started to sell off sections.

Mr. Madigan mentioned that he had worked for a Town that the County owned a railroad bed and another farmer and fellow who owned the gravel pit were worried about liability so the county issued a license which took the liability off the land owner in turn for the use of the trail.

Mr. Cheney directed a question to Ellen Murphy regarding the buildings that have a State education marker, thinking specifically of the Village Inn. Ms. Murphy said the people pay for the historic markers. One in front of bank (founded in 1839), Town Hall building (where fire house sits), and one in front of the Petitionee house on Young's Road. State comes along every so often and takes them to be painted and then brings them back. Mr. Cheney said, then they can be taken down without permits or a problem.

Mr. Madigan wondered what the group thought about twenty years from now. We have discussed parks and trail issues. Anything else such as recreation, locations, interrupted programs along creeks or streams. Historic programs. Do we see any further developments of these.

Mr. Swayze stated folks in our communities talk about our turning into a bedroom community and I somewhat agree with them. Families reside here, Dad works in Syracuse, Mom works in Utica, we just happen to be centrally located. No necessarily a bad thing, really got to accept this. We have to come up with reason for them to get involved once the work day is done,

especially weekends. The park is a step in the right direction. We are fortunate that we are located between two cities. One of the advantages of people moving to this area, as far as finding jobs. We have to find ways we can provide them with great recreational activities. We also want to be careful labeling us as a bedroom community. This is not all negative, there is some positive to it.

Mr. Sheeran mentioned that the Administrator of Oneida Healthcare lives in Rome and Mr. Sheeran sees a lot of neighbors go off to work on Rte. 365. Is there some way we can tie in tourism, as we are not too far from Fort Stanwix. One of the selling points of moving from Syracuse to Vernon is that we have a lot of history in the western part of the Mohawk Valley. Mr. Madigan asked if we shouldn't market tourism within the general area.

Mr. Cheney remarked that most of us assume tourism grows with demand and that we can keep the same quality of education. Do believe the school is an asset in this area. Mr. Swayze said when you talk with families that have moved into this area, they can't believe they fell into a great school district. Certainly can promote as a great education area.

Mrs. Boice followed up on the tourism idea by stating we have zoo's in Utica and Syracuse but where are there farm animals, domestic animals, horses, cows, etc.. Vernon would be a good place to have agricultural tourism. Mr. Madigan said that is a good idea. Working farms, horse farms (kids love horses), children come in and tour the farms, see horses as a big draw from tourism. There is a winery in the Fingerlakes.

Mr. Gerken said every September on Roberts Road in Sauquoit they actually run antique tractors and equipment/horse pulls.

Mr. Swayze mentioned that out near Madison they have a lot of camps for kids. This is centered around farming and all staffed. Kids come for a week to work on the farm. This is beneficial for the kids and the farmer. Not only a community service but brings them out during harvest time.

Mr. Thurston thinks that one of the things that could be developed, instead of new people moving in and looking at them as adversaries, look at them as an asset. Find ways the Ag community and the new people have contact and understand one another. If they move from downtown Syracuse, and the neighbor is spreading manure, if the new people had been to the farm and been involved, to know this is the way of life and environmentally safe. To introduce people to agriculture takes effort and money. In the agricultural aspect if we had one day events, such as antique tractor pulls, plowing demonstrations, just put up a tent, put a large hot dog on top and sell hot dogs/soda, you will draw a crowd. Agriculture events would bridge the gap between agriculture and homeowner.

Mr. Zabele told Mr. Madigan, all he sees on his sheets if fun, fun, fun. Don't see any work. We have no industrial park, an industry left here as there was not place to build. We can't do anything to protect what we have here. This comes under the heading of "work".

Mr. Madigan said that some of the things such as the act of tourism will offset some of the loss of industrial jobs, where farmer can supplement his income by having people come visit farms and work on farms. Just how do you keep work here, how do you provide places for work? The committee went to a forum on new water testing issues that are coming down from EPA. New criteria for testing water and determine that it is clean enough to drink. Such a shortage of testing facilities that there will be a backlog of testing the water. Brian said, "wouldn't it be a great idea to market the people that developed the water testing facilities?"

In answer to Mr. Zabele's question, Mr. Thurston said "all is centered around water and sewage". If you can have abundant water and a place for sewer then you can develop. We have run into this time and time again in this Town. Village of Vernon sewer plant is maxed out, they can't take anymore. Water system here in Vernon is maxed out. Water tower was build many years ago and needs upgrading. Until water and sewage is developed, it is impossible to get business' to come in. We tried here at the Town to spend a sewer system but couldn't get any federal help, our people work too hard, income too high. People on the east side of Vernon, restaurants, etc. want the water extended out there. Our needs are "unlimited supply of water" and piping to get out into residential or industrial. Sewage is another issue but WATER is the most critical thing.

Mr. Zabele said that before the Village put water into Dairylea, they were over there drilling and come up with an ungodly amount of water. Mr. Thurston recalls this. Mr. Thurston said the problem is the EPA people of the State of New York can tell us, in order to get a well approved for public consumption, is an 'Act of God". You have to put up filtration plants, treatment plants, etc.. Water has to be in a pipe. Oneida and Town of Sullivan both have industrial parks and they have water and sewage.

Mr. Madigan said that one of the things we are going to look at is to plan for water and sewage at the same time. Where Mr. Madigan worked, they brought water in, they did a back door through aqua and the next thing they knew, people were blowing their septic systems and it was going into a creek that was already polluted.

Mr. Gerken had an observation to make regarding planning for 25 years down the road. I don't think we are looking ahead far enough. I can guarantee you, that dairy farms will only get bigger and probably general farming will get bigger. The number of people required to dig ditches are going to be less because their equipment is going to get bigger and their going to do it faster. We are kind of forgetting that we are looking into the future and not thinking enough as to what that future could be. Can't predict it exactly. There is going to be less jobs digging ditches, less jobs doing nearly everything and new opportunities coming up. What are these? How can we find them? How can we guess right without mortgaging the future? I agree with everything Mr. Cheney said and I sure don't want a factory next to me, I want open spaces.

Mr. Madigan stated that what we are looking at is the long term region of the Town. It came up earlier that we are not growing as fast as Syracuse. Actually the population of Syracuse is declining. What's happening is people from the city moving to the suburbs, from older suburbs to newer suburbs to building $300,000 homes in the middle of wetland that ten years ago

was active farm land. Mr. Madigan said he worked in one Town that land was appraised at $2,000 an acre. Developers came in with a plan to develop 500 homes. Who's going to buy 500 homes for $300,000? I don't know but people are buying them. Basically another farmer wanted to buy the land but a developer outbid him three to one. He paid $5,000 to $6,000 an acre for this land.

Mrs. Cronin said that where we have a problem. Would like to see the open spaces stay there but you also have economic issues of reality facing people that they can't seem to make a living with the space they got. If someone comes along and offers this large amount of money to divide off into building lots and then your farms get smaller and smaller and your buildings get closer and closer together and you have lost all of that and the beautiful views that you began with.

Mrs. Madigan said there are ways to slow it down, ask people to put land in conservation for a period which would slow it down for a ten year period which will give them a tax break. Allowed to pull out at anytime. If they pull out before five years they have to pay a penalty. If they pull out after seven years they prorate the taxes. There are some ways to address and prolong these issues.

Mr. Sheeran saw in a headline where a developer came in and bought all the delinquent property in two or three towns. This is an indication that they are buying. Not sure what they are doing with it.

Mr. Madigan gave us his theory of what is going on with people building $400,000 houses in Syracuse. He really thinks that the younger people in the stock market, lost some money and they do not understand that the market goes up and down and they see housing as a safe place to put their money and they look at it as a savings bank. that combined with the low interest rates, people are buying more housing and using it as a savings account.

Mr. Thurston's closing statement was, we want to develop but keep the open spaces and really wants to encourage that. As a member of the Town Board, we know we can't stop growth. If we do it in an organized way, it is something this rural community can live with and the people moving here can and that is the whole idea of the Master Plan. We are looking at 25 years ahead and that is very, very difficult to do. Mr. Thurston excused himself from the meeting and told the group he appreciated all for coming.

Mr. Madigan stated that the one Town he mentioned, that space was all growth now. Ten years ago they established or built out, based on water and sewage facilities. Now the developments go beyond that because the developer's have to pay the impact fee for water and sewage lines. Now the developers are building $400,000 houses, so they don't care if they have to pay to extend the water lines. What the Town is faced with is the long term maintenance of that water line once its built. Their worried about these water lines are being extended in new areas of development that's going to increase their maintenance cost 20 years from now. That Town has some forth sight because they can see that 20 to 25 years from now, they will be faced

with maintenance costs, much more than they need to be, if they can plan for growth near where the existing sewer treatment plants are and water districts are.

Mr. Cheney said he hates to see the DEC people leave. How are we doing in terms of cleaning up the gas stations that have been abandoned? They look like a good commercial sights.

Ms. LaBarron stated that we have many of those places throughout the region. There is funding that is available that has gotten more communities more involved in taking over these sights. Quite often there places are the way they are because we cannot locate the owner, they are purchased by the Indians, no way for us to track down who to go after. Their not interested in cleaning the place up and so they don't pay their taxes in the Town. The county historically hasn't been allowed to get involved because of the liability. With the new legislation the Town and Counties are protected by law, so we are still working with many municipalities and with the County to try and clean up some of these places in the region and there are cost shares. The State will pay 90% clean up and the Town or County pays 10%. Mr. Cheney asked about the sight on Rte. 365 in Oneida Castle. Mr. Roberts said the tanks have been pulled out. No problem with that sight. Ms. LaBarron said her office would be willing to work with us. She works out of Watertown (#6). They have a sub-office out of Utica which is in the State Office Building. Mr. Madigan had worked with Division #7 (Syracuse with a Div. in Cortland) and found them to be very helpful.

Mr. Sheeran thanked Brian and all those for coming. Great turnout.

Meeting adjourned at 8:30 PM.

Next meeting will be held August 19, 2004 @ 7 PM.

Secretary

Attached to Minutes:

Agenda for the Town of Vernon Comprehensive Plan-Public Workshop #1
Sign in sheet
Shaded relief map of the Town of Vernon
Question and answer sheet for agricultural assessments
NYS Dept. of Ag and Markets services
Question and answer sheet for farm building exemptions

TOWN OF VERNON COMPREHENSIVE MASTER PLAN MEETING
HELD IN THE VERNON TOWN HALL
JUNE 17TH, 2004 @ 7:00 PM

THOSE IN ATTENDANCE WERE AS FOLLOWS: Larry Yerkie; Chief of the Oneida Castle Fire Dept, Harold Roberts; Justice Cheney and Richard Sheeran, Co-Chairmen of the Comprehensive Master Plan; Brian Madigan of Barton & Loguidice, P.C.; Mrs. Carla Cheney, Terry Hill; Scott Swayze, Tom Gerkon and Beverley J. Mackey, Secretary.

Mr. Sheeran, Co-Chairman; brought the meeting to order, stating it would be an up date of the Comprehensive Plan. Our meetings will take some doing and dedicated people. Scott Swayze agreed to come tonight, as he is interested in his community and hopes to bring a few points from his generation. Mr. Sheeran is of the understanding that Oneida Mayor Leo Matzke and council members are planning a visioning session. The agenda, prepared by Mr. Madigan, contains Phase I – ORGANIZATION; Phase II – DATA COLLECTION; Phase III – VISIONING SESSION #1.

Mr. Madigan stated he left the last meeting, May 20th, with a preliminary scope of the Comprehensive Plan, compiling a list for himself. On June 8th, Supervisor Myron Thurston, Dick Sheeran, Justice Cheney and myself met with Representative Mark Mish of the Oneida Nation. We explained we were undertaking a Comprehensive Plan and would welcome them to participate and invited them to come to our Visioning Sessions. We have the water issue with Mohawk Valley Water Authority to bring water from Hinckley Reservoir. At this time it appears the Comprehensive Plan is supportive at the state level. Another issue is the Town of Vernon Golf Course, with temporary facilities and clubhouse, it is scheduled to open July 15th. . This will add to the discussion when we get to transportation section. It would be beneficial to have this information so we can look at tourism and traffic issues.

Mr. Cheney had invited someone from the Oneida Nation to come tonight. Was in hopes they would come and provide some input. Mr. Cheney asked if anyone had been asked to come to our meetings from the Wisconsin Indians?

Mr. Yerkie stated that he does know the Wisconsin's have purchased some land.

Mr. Madigan stated that the maps do not tell us what the Oneida Nation owns and maybe purchase hasn't been recorded as yet. Most of us know where the Golf Course is, so we can consider that a recreational amenity and tourist attraction with potential benefit to the Town.

Mr. Sheeran feels it is a giant step to have a guest from the Oneida Nations and in our visioning session we will probably hear a few things regarding their future plans.

Mr. Madigan said that our approach should be to be open with them.

Mr. and Mrs. Cheney wished to bring up the minutes of the last meeting held May 20th wondering who will be reading them. Mr. Madigan said the intent of what we say is in the minutes but sometimes the wording may alter our intent so we must be careful not to offend anyone. The minutes are important during our Visioning Sessions. I suggest that each individual on the committee review them Mr. Sheeran mentioned that they have used the tape recorder when Mrs. Janowski was Town Clerk, and maybe we could do the same. Mr. Madigan reported that when they held their meetings in Marcellus, they used a tape recorder during Visioning Sessions, it helps the secretary with accuracy.

Mr. Madigan said we need to know address the Town's Vision for the next twenty years and what do you want to see. Myron Thurston, Supervisor, approached Village of Vernon Mayor William Osborne and had no luck with the conversation, therefore, Mr. Thurston made the decision that the Village Mayor wants no part of the Comprehensive Plan. All we can do is draft our Comprehensive Plan, keeping the Village in mind. Mr. Madigan has been working on the maps and there are more to come and will give a short presentation at our July 22nd meeting. He would like to have notice in the paper stating that the Visioning Sessions have begun. The elevation of the Town is an issue:

A - Water quality effecting Town
B – Oneida Lake is natural resource.

Mr. Cheney said he had heard the rumor that the Oneida Nation was considering taking water from Oneida Lake and building a treatment plant.

Mr. Madigan said it would make more sense to come from Lake Ontario. Could follow the Old Railbed on North Shore on Oneida Lake out to Route 265. Oneida Nation has enough ground water to service their current need.

Mr. Madigan presented the following maps in a smaller version so that those present could take them home for their inspection. He is still working on more maps.

Il Town of Vernon Road Classifications (Category)
II. Town of Vernon Potential Groundwater Resources (Primary Aquifer Classification).
III Town of Vernon Shaded Relief (Elevation Value).
IV Town of Vernon Streams & Watershed Boundaries.
V Town of Vernon Soils Classifications (done in color)
VI Town of Vernon NYSDEC Wetlands (Legend).

Mr. Madigan will be presenting the above maps at our first Visioning Session on July 22nd. Would like to hang them on the walls of the Town Building. We need public participation, asking representatives from Agencies such as Kristine Campbell of the Oneida County Planning Dept., someone from the State Parks, John Clyde from the Health Dept., Mohawk Water Authority and Mr. Evans from the DOT. Mr. Madigan asked Mrs. Cheney if she would contact Ellen Murphy, Historian of Vernon and Vernon Center. Mr. Madigan again asked that notice be placed in the newspaper stating that the

Visioning Sessions have begun. Some of the issues to bring to the table in the first session are:

A. The proposed Town park.
B. Environmental (Farming issue (best soils).

Mr. Madigan asked if there were any questions regarding Phase I, II, III.

Mr. Sheeran suggested that maybe we could get more people involved if we can get the Vernon Town Park started which Amanda Willson has drawn up the design concept.

Mr. Madigan said the Town may have a goal and sees the Park as an objective in the Comprehensive Plan, which we will be discussing at our meeting July 22nd. We will see if the public is for the Park or if they oppose it. It would be a good idea to invite Bill Sreca to our next meeting as he is going to be in charge of the activities in the Village Park.

Mr. Sheeran mentioned that it would be a good idea to put a drawing of the Town Park in the newspaper.

Mr. Madigan agreed that this would be a great idea and should focus on who drew up the design for the Town Park also stating that it was a class project, which saved the Town money.

Mr. Swayze said the College in Syracuse (ESF) has a great landscape Architect program where he attended and Amanda Willson will attend in the fall.. Another classman did a project of a Golf Course, which was an outstanding plan. Would like to bring it in to show. He would be another classmate that would give free service, might be a good connection.

By looking at Mrs. Willson's draft of the Town Park, Mr. Madigan stated that her work is very professional and will give the Town opportunity to seek additional funding.

Mrs. Cheney said that BOCES is also looking for projects.

Mr. Madigan asked if there were any questions concerning the maps he had provided.

Mr. Hill stated that the map titled "Soil Classification" to laymen would mean nothing.

Mr. Madigan said it is part of the base mapping that can provide a soil analysis for septic systems, suitability, or to show the best soils for farming, development, etc..

Mr. Sheeran asked if the Town House development in Sherrill behind the car wash was done in conjunction with the fire department.

Mr. Hill replied: NOPE!! The development is all occupied and rent is ranging between $800 and $900 a month. There are underground garages under the last two buildings that were built. Sherrill gets their water from the City of Oneida.

Mr. Madigan told of a Town Supervisor up north, a piece of land was purchased for a commercial park, so they moved the fire house to the end of a local road with 6 or 7 houses on the road. Everytime the fire alarm goes off, she (Town Supervisor) receives a call. Complaints all the time.

Mr. Swayze reported that since the new development was built in Sherrill, they were being trained for fires in high rise buildings. We will gradually learn how to handle this.

Mr. Gerken wondered about the name "Visioning Sessions". If I was asked what this means, I could not associate it with anything.

Mr. Madigan suggested we call it a "Workshop". Using visioning, we are trying to create a framework for what the Town is to become. There are different terms that may be used interchangeably.

Mr. Cheney suggested that we should take Mr. Gerken's suggestion and change the name.

Mr. Madigan said we will want to discuss agricultural issues during Natural Resources and Land Use sessions. In the Town of Lysander map shows productive soil. Horses are a lucrative business. Long Island people are buying land for horse farms. Skaneateles has small niche of Industrial Engineers.

Mr. Cheney stated the Bill Magee is Chairman of the Assembly's Committee of Agriculture. Morrisville and VVS have great equine programs, as well as the FFA program.

Mr. Madigan said that based upon the discussion above, the Committee is already beginning to develop a vision for the Town.

Mr. Sheeran asked that if anyone wishes to talk with him, he could be reached at 363-8727 (home phone) or 761-8727 (cell phone). Mr. Sheeran will be glad to hear from anyone.

Mr. Madigan mentioned that we have some homework to do to come up with ideas.

Mrs. Cheney suggested contacting Dr. Sievers who has a huge, well-kept, horse farm on Peterboro Road in Vernon.

Mr. Sheeran said that Dick Stanton wished to participate. The next meeting will be Thursday, July 22nd @ 7:00 PM.

MEETING ADJOURNED AT 8:25 PM.

Beverly J. Mackey
Secretary

ATTACHED TO MINUTES:

Agenda for the Town of Vernon Master Plan Meeting.
"Please Sign In" List
Town of Vernon maps presented by Mr. Madigan.

KICKOFF MEETING HELD MAY 20. 2004 @ 7:00 P.M.

THOSE IN ATTENDANCE WERE AS FOLLOWS: Justice Cheney and Richard Sheeran, Co-Chairman of the Comprehensive Master Plan. Carla Cheney, Lawrence L. Yerkie, Kristin Campbell of the Oneida County Planning Dept., Brian Madigan of Barton & Loguidice, P.C., Terry Hill.,Verne LaClair, Harold Roberts, Chief of the Oneida Castle Fire Dept., Wayne Cross, Robert Suttmeier, Amanda Willson, Jamie Foster, Code Officer for the Town of Vernon and Beverley J. Mackey, Secretary.

Mr. Sheeran, Co-Chairman, welcomed everyone to the meeting, stating that this meeting should go very smoothly with the Agenda prepared by Brian Madigan of Barton & Loguidice, P.C.

Meeting was now open for discussion.

Mr. Cheney: We need to get the community involved, maybe if they know we can do something for them they will show up to our meetings. Right now we have nothing to dig into. They may specifically come to do something, will come to work. We cannot be discouraged if they don't show up.

Mr. Madigan: We will achieve by getting the word out to the public. Should get them here and get their feedback. I have spoken with Myron Thurston, Supervisor, regarding what he is to do.

1. Mr. Thurston will officially appoint officials to sit on the committee. Town board will authorize them.
2. Hold quality review, which will include environmental assessment.
3. Letter drafted by Mr. Madigan will be typed on Town of Vernon letterhead and signed by Myron Thurston, Supervisor. Mr. Thurston will officially send the letter to all Village Agencies, such as Water Authority, to establish a Lead Agency. Letter will inform them of Comprehensive Plan and ask them to participate by providing input during the public process.

Mr. Cheney: Is there a list of Agencies?

Mr. Madigan: We will establish this tonight, as well as, a visioning session to basically include all agencies, such as the Fire Dept, Water & Sewer, etc.

Mr. Sheeran: Big issues are traffic control and public safety. Quite often notice the eighteen wheelers trying to make the corner at the light on Rt.5 & Rt.31. Also the vehicles that could cause an accident trying to get to a fire.

Mr. Suttmeier: Roads are a concern. We can usually get control of road once we get to our destination.

Mr. Sheeran: Some streets do not have room for large trucks to make the turns.

Mr. Madigan: Any intersection is a concern.

Mr. Cheney: Our main intersection is a difficult one.

Mr. Cheney: The Intersection has improved somewhat since the newly constructed Route # 5.

Mr. Cheney Much of the traffic takes Ward Street to avoid the intersection.

Mr. Madlgan: We will be inviting a representative from the DOT to ask about problem location. We must identify traffic on Route #3 l & # 5.beginning with the limit of Intersections.

Mrs. Cheney: On Youngs & Stuhlman Roads, the people speed through that area. They also take the back roads fro Vernon Center as a short cut to Sherrill.

Mr. LaClaIr: Also have a visibility issue, such as a hill, must look before you get to the Intersection.

Mr. Madigan: Presented several maps of the Town of Vernon and Village of Vernon. Mr. Madigan told those present to feel free to mark the maps. Maps presented were taken in 2002-2003.

Mrs. Cheney: Asked if the maps can be made into smaller views so we can take them home to study. This doesn't have anything to do with zoning does it?

Mr. Madigan: In the Comprehensive Plan, the Town will want zoning ordinance. Zoning is the teeth of our Comprehensive Plan. We must start discussing water & sewage more densely, big problem. Mr. Madigan asked if there are appropriate areas for commercial development.

Issues readily identified are life safety, communications and other Infrastructure.

A. - Environmental & Cultural resource Planning.

B. - Water & Wastewater Utility Planning.

C. - Transportation Planning.

D. - Land Use.

Mrs. Cheney: The key issue Is water & sewage. If we tackle this first, then the room will be filled. Understand the Utica-Rome Speedway is having a water problem. They want to hold special events, such as a musical. Someone had promised the owner that he would have town water, but this never happened.

Mr. LaClair: Do we have a Town water and sewage layout?

Mr. Madigan: We will have a study of Water & Sewage.

Mr. Sheeran: Was told by the Health Dept.Mr. Beecher, that they were glad we are getting into this Comprehensive Plan.

Mr. Madigan: Talked with Shawn Clyde at the meeting. Very interested In participating in the visioning session.

Mr. LaClair: Mr. Weiman is Chief Engineer.

Mr. Sheeran: Thought that the Onondaga water authority pipes cross Route 31 & 13 also from the East water comes through Verona from Hinckley Reservoir and across Town Line Road to Rt 31. Mr. Sheeran states that the Indians are willing to pay some 8.5 million to do this, but issue is tied up in State Senator committees.

Mr. Roberts: Wisconsin's coming here will be a huge issue. If they come they will be parallel with Oneida Nation of New York.

Mr. Madigan: Are the Wisconsin' Oneidas planning another casino?

Mr. Roberts: Yes they are, a huge one, but they are holding off awaiting the results of the case involving the Oneida Indians and the City of Sherrill. The decision will have an impact on all Indians.

Mr. Cheney: Seems rather silly to bring in water to accommodate the Nation. Onondaga gets water from Oswego. State may want to issue water to the Oneida Nation as a bargaining chip.

Mr. Madigan: Suggested they invite someone from the DEC to our meetings.

Mr. Cheney: Said he received a letter from the Village Mayor Osborne stating they were looking into a new water source.

Mr. Roberts: In hopes the Mohawk line would come through and tap into this area. At the present time the Village gets their water through the City of Oneida.

Mr. Hill: A water line was placed in Sholtz Road, which was poorly designed.

Mr. Roberts: This line is old pipe, contains leaks and has been a lot of trouble.

Mr. Hill: By rights, the whole new line should be replaced.

Mr. Cheney: Actually the residence in the Village of Vernon are supporting the leakage through their billing.

Mr. Cheney Thinks if we get anything done, we must tackle the water and sewage problem first. We need a committee to pull together a group of people to study this.

Mr. Madigan: If Sherrill and Oneida Castle are supportive, what is the cooperation from the Vernon Village. Is this an issue we have to face?

Mr. Cheney: Stated he had brought the subject up to the Village of Vernon Mayor, who immediately told him that the Town doesn't have anything, that the Village has it all, such as Fire Dept., Playground, Sewer Plant, etc.

Mr. Cheney: When we talked with Mayor Osborne, we got the general feeling that there is an intensity of negativity against the Town.

Mr. Madigan: The growth will occur South of the Village. Water and Wastewater utility planning will develop South of Route 5.

Mr. LaClair: Need an evaluation for study of structures in Town of Vernon.

Mr. Sheeran: Our Code Officer is willing to help with this.

Ms. Campbell; Utica Speedway is concerned about holding events such as Church Revivals Concerts, Craft Sh etc. It is a traffic issue, as well as, a content issue.

Mr. Cheney: Said he knew of a rodeo to be held at Vernon Downs in July. He also stated that Dennis Dowd, was appointed as a third party manager resigned his post as of June 15th. Mr. Cheney said he has to ve Vernon Downs will work itself out.

Mr. LaClair: We must keep in our plans the end result, with activities planned such as a motorcycle show.

BLUEPRINT UNDER III. Issues readily identified (life safety, communications, other infrastructure). (B) Historical

Mr. Cheney: The Historical building on the corner of Peterboro Road and Route 5 has been taken down. Anothe historical site is the Pettibone Farm on Youngs & Stuhlman Road.

Mr. Hill: A huge rock sits on Rt.5 at High Bridge which has the imprint "Shenandoah". Mr. Hill wasn't sure what this is all about.

Mrs. Cheney: Stated that Ellen Murphy of the Historical Society of Vernon is very well informed.

Mr. Roberts: Jay Rathbone of Oneida Castle (deceased) wrote an historical book. Mr. Roberts will try to obtain this book.

Mr. Madigan: Wondered if we could get a list of Historians. People who are involved in their local history. We should invite them to a meeting. Is there any indication that we should be contacting others but aren't historians.

Mrs. Cheney: How far do we go back to be Historical?

Mr. Madigan: State Parks used the 50 year mark. Understand that the Vernon Downs was historically the Fair Site.

Mrs. Cheney: The track use to be a car track. It was a dirt track at one time.

Mr. Cheney: History isn't backed up by buildings. They are gone.

Mr. Sheeran: The Westshore Division had a third rail for Interurban Trolley travel between Syracuse & Utica.

Mr. Cheney: Agway is where the Railroad Station was. We really do not have a lot of history going on in Vernon.

Mr. Sheeran: The main issue is water & wastewater.

Mrs. Cheney: The Indians are buying up a lot of land. We have to include them in what we are doing.

Mr. Sheeran: An innovative way is to have someone approach them and ask for their help and input. We have to be very careful whom we hold our hand out to and we must be very tactful.

Mr. Madigan: I see the Nation as a "Hotpoint" issue.

Mrs. Cheney: Reported that Home Land Security has so much business, they work around the clock. Property is zoned commercial. Just paid $300,000 for three new trucks. Last Tues. was the largest amount of gas sold. They get the gas from Marcy.

Mr. Sheeran: Stated that Mr. Madigan is right. You can skirt the issue as long as you want to. It is not our problem. It is the State & Federal Government problem. They got to be more cooperative with the Indian issue. We must get the Nation in on the Environmental and Cultural Resource plan. Also invite people from DEC, State Park (Genie Hoffman). Diane Sterling is head of the Government Agency at Oneida Nation. We should contact her.

Mr. Cheney: The Oneida Nation owns the Plaza Hotel and property where Robert Lampman ran his business "Skyline Plumbing & Heating".

Mr. Hill: The Nation has a 51 page book of property they own. The Town has no control over this.

Mr. Madigan: Stated he would contact Diane Sterling.

Mr. LaClair: Maybe Ms. Sterling could direct you to the right people to invite.

Mrs. Cheney: You might get the Nation interested if you talk water & wastewater. They are really interested in that. Might incorporate Cooper St.

Mr. Cheney: Vernon Downs drilled across from LaClair's about thirty years ago. They got a high volume of water but the quality wasn't good enough and no one explored it. It has been said that there is an underground lake across from Vernon Downs on Arquint Road where the water bubbles out of the ground. No one has ever taped into it.

Mrs. Cheney: The water is very bad down our way on Route Rt.5. Would like to see the water come from Utica.

Mr. Cheney: If you drill down too low around where we live, you get sulfur. The issue is to get familiar with the Nation.

Mr. Madigan: We need to have a Visioning Session with the Nation. In regard to Tourism-Substandard Housing, do not see this to be widespread. No major concern with Agriculture.

Mr. Foster: The Code Officer for the Town of Vernon stated it was illegal to land lock a piece of land but will check it out.

Mr. Madigan: The Town measures road line not lot line. In Hannival the Doublewide and Mobil Home are treated as a residential lot. All are regulated the same. There are things you can do in zoning to bring them up to standard. The HUD law went into effect in 1972. Do you see Modular Homes and Doublewides to be a concern here?

Mr. Sheeran: At the present time we have an issue with zoning. Town is taking it to court. This will set a precedence. The issue is more than one mobile home on a lot, not land for agriculture. He can be on Agriculture zoned land for hired help only or residential zoning for hardship cases.

Mr. Madigan: Regarding Modular homes, only issue is how they are tied to the ground.

Mr. Cheney: On Middle Road there are a lot of Modular Homes amd am very impressed how they have shrubs and they are well painted, lawns are mowed. Treat as like any other residence.

Mr. Madigan: I feel that 90% issue is wastewater. If Town has a law, it is stricter than state code.

Mr. Foster: It is up to the code officer to see that a plate is on front of the home distinguishing type of home.

Mr. Madigan: Main issue - get the Oneida Nation to our Visioning meeting. Must forge ahead and hope we can get started with the main issues.

Mr. Cheney: Bill Sreca, Trustee of the Village of Vernon, is in charge of the Vernon Park. He may be just the one from the village that would come and give us some input.

Mr. Madigan: Has the Village and Town ever discussed sharing maintenance on Water and Wastewater?

Mr. Sheeran: The Highway Commissioner uses a lot of sand and salt. The Mayor lives in the Village, therefore, he talked the Village into buying their own plow which cost the Village a lot of money. They have also had a conflict of interest with our previous code officer,Larry Sarandrea who resigned.

Mr. Cheney: Behind all issues are people.

Mr. Sheeran: Amanda Willson is with us tonight, who has helped us with the designing of the Vernon Town Park which is her field of profession.

Mr. Madigan: Am in hopes that the next time we meet, we will hopefully hear from someone from the Village and Nation. Better to have them on board.

Mr. Cheney: They certainly have a lot of resources such as, the park, water and sewage.

Mr. Madigan: Asked If July is a good month to start the Visioning Session? We should set a date and move ahead.

Mr. LaClair: If we can get the Village and Oneida Nation, go with it. Start with Bill Sreca for the Village of Vernon.

Mr. Chaney: Comprehensive Plan does not require the Village, but when we talk Water & Wastewater, we need them. Mr. Madigan asked who handles the Sewage for the Village.

Mr. Foster: Henry Badgely is in charge of the Sewer plant.

Mr. Chaney: Apparently the Village Sewage has large capacity. We have a condominium to be built on the corner of Ward and Cooper Street. We already have a water problem in Vernon.

Mr. Sheeran: Next .meeting will be held June 17th. 2004 @ 7:00 P.M.. Hopefully the Historical group will come to this meeting as concerned citizens.

Mrs. Willson: She will check for Historian's in the Vernon Center area.

Mr. Sheeran: Thanked everyone for coming.

MEETING ADJOURNED AT 8:30 P.M.

Beverly J. Mackey

SECRETARY

ATTACHED TO MINUTES:

Design Concept for the Vernon Town Park.

Agenda for the Town of Vernon Comprehensive Plan.

"Please sign in" list.

Draft of Letter: Notice of Intent to Establish Lead Agency.

TOWN OF VERNON COMPREHENSIVE MASTER PLAN

ORGANIZATIONAL MEETING
HELD IN THE VERNON TOWN HALL
APRIL 15, 2004 @ 7:00 P.M.

THOSE IN ATTENDANCE WERE AS FOLLOWS: George E. Zabele; Larry Yerkie; Chief of Oneida Castle Fire Dept. Harold Roberts; Mike Sheridan and Tom Gerkon of the Planning Board; Kristin Campbell of the Oneida County Planning Dept.; Brian Madigan a Representative from Barton and Loguidice, P.C., who was the main speaker of the evening; Amanda Willson; Mrs. Carla Cheney; Dawn Morton-Miller. Representatives of the Vernon Downs Management were Kathryn Mayer, Mark Scalzo and Steve Cohen; Judy Bachmann of the Zoning Board of Appeals; Sandra B. Williams, Town Clerk and Beverley J. Mackey, Secretary.

Mr. Richard Sheeran, Deputy Supervisor, who was appointed on February 23, 2004 to organize a Steering Committee to initiate the process of up-dating the Town Master Plan last completed in 1980, thanked all those in attendance for coming.

Mr. Sheeran then introduced Brian Madigan, Representative of Barton and Loguidice, P.C., Municipal Planner, who has been retained by the Town of Vernon to update the Comprehensive Master Plan. Mr. Madigan was asked to summarize the Comprehensive Plan for the group.

Mr. Madigan said he was really looking forward to undertaking this project. "We really need to get the people on the AD-HOC Steering Committee." He also stated that two important people working on this Comprehensive Plan are the Co-Chairperson's Justice Cheney and Richard Sheeran, who's job it is to keep the Town informed. Also the Secretary, who will work to keep the minutes up-to-date and recorded.

Mr. Madigan began his summarization by explaining the VII Phases to the Comprehensive Plan.

PHASE I - - TEAM ORGANIZATION AND GOAL ESTABLISHMENT:

(A) Once we have a committee organized, we can begin the Kickoff Workshop with the Town Board, which will cover Strategic Planning, Expertise and Transportation issues. In the workshop we will include people from DOT, the County Health Dept., and anyone from local business' that should be involved. After the Kickoff Workshop, we will have "white paper" of understanding. At this point we move into Phase II.

PHASE II - COMPREHENSIVE PLAN INVENTORY AND ANALYSIS:

(A) This will involve Data In-House, such as, population, housing and employment.

(B) Basic Mapping.

(C) Go thru inventory of data, which will be summarized in a "White Paper".

(D) Traveling Trend (where population works).

ORGANIZATIONAL MEETING HELD APRIL 15, 2004 @ 7:00 P.M.

PHASE III - - ENVIRONMENTAL AND CULTURAL RESOURCES PLANNING:

(A) Natural and Cultural Resources.

(B) Park Lands.

(C) Hold Workshop Session #3 with Steering committee to discuss the "White Paper" issues.

(D) Wrap up in two year period.

PHASE IV - - WATER, WASTEWATER AND UTILITY PLANNING:

(A) Meet with Town Officials and Steering Committee (Workshop #4) to discuss specific problems and concerns relating to water and wastewater.

(B) Prepare a needs assessment summary outlining the results of research.

(C) Identify Alternatives for providing water/sewer services.

(D) Prepare draft of water/wastewater plan report summarizing results of study. Submit 15 copies to Town.

PHASE V - - TRANSPORTATION PLANNING:

(A) Meet in Workshop #5 to discuss problems and needs in areas of public transportation.

(B) Impact on transportation.

(C) Property access issues.

(D) Long term mobility and accessibility issues.

(E) Pedestrian & Bicyclists issues and needs.

(F) Summarize issues in a transporation "white paper".

(G) Complete a draft transportation plan and again submit 15 copies to the Town.

PHASE VI - - LAND USE PLANNING:

(A) Town decide what type of land uses and what to be aware of. Need to draft Land Use Plan and Map.

(B) Start to make decisions where designated people want more commercial growth.

PHASE VII - - PREPARATION OF COMPREHENSIVE PLAN/GENERIC ENVIRONMENTAL IMPACT STATEMENT (GEIS) REPORT:

(A) Again in this Phase, we need to draft a Comprehensive Plan (GEIS).

(B) Purpose of this Phase is to bring the work of all other Phases into one document to be reviewed by Comprehensive Plan Committee and then the General Public.

ORGANIZATIONAL MEETING HELD APRIL 15, 2004 @ 7:00 P.M.

Mr. Madigan said they had just completed a Comprehensive Plan for the Town of Marcellus, Onondaga County.They wanted a bedroom community kept limited. Nine Mile Creek helped take a different approach to things. The Town of Verona has looked at Commercial development in their Town.

At this time, Mr. Madigan opened the meeting to questions and comments:

MR. HAROLD ROBERTS: asked a question regarding the Indians and their cultural development. Have they been made aware that we are embarking on this? Also what input does Barton & Loguidice expect from the Town?

MR. MADIGAN: replied that once we get into our Kickoff Workshops, we will notify the public. The impact from the Casino will be a factor. We will get a press release out to various media so nothing is a surprise to anyone.

MRS. CHENEY: Will we be extending residential areas?

MR. MADIGAN: We will first establish general area of land use. Look where commercial areas are. Also look to where the proper sewage and water districts are. If your setting up an area in Town for commercial development, the existing Town cannot handle traffic. We do not want or need 300 cars driving down our roadways. For example, in the Town of Clay, Onondaga County, The Great Northern Mall, Route 57, now has problems in area with unbelievable traffic. This was farm land previously. When planning, we have to slow down, stop developers. Town Board is faced with town development, while at the same time, you also want to keep Agriculture too. There are different ways to deal with grouth.

MR. SHERIDAN: There are areas in the Town having inadequate space for a Septic System.

MR. MADIGAN: We will be looking at the existing map.

MR. ZABELE: It's on record that the last time the partially amended Master Plan was done was 1989-1993.

MR. MADIGAN: We are seeing the biggest trend in land value and residential boom.

MR. TOM GERKON: I do not think the map reflects zoning changes.

SANDY WILLIAMS: Stated that they are working on drawing up a new map.

MR. MADIGAN: Presented the Town of Vernon existing zoning map. With the map, we can select land uses, compare existing land use. Vernon Downs has grown which has affected the map. When developer's come, maybe should include Agriculture, look at some of your commercial areas, as you want to create more phased movement. The Comprehensive Plan is not a change in zoning. Basically one of the Towns goal's are:

(A) Do you want more Hotel's & Motel's here?
(B) Do you want more retail?

ORGANIZATIONAL MEETING HELD APRIL 15, 2004 @ 7:00 P.M.

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MR. SHEERAN: He made the statement that we want the young people to return here and make a living and we want them to stayy in the place they grew up.

MR. MADIGAN: Stated that it appears that Syracuse is less populated, people are moving out. Town of Vernon is between Utica and Syracuse and it won't be long before people will be migrating into new places. The changes are that people now have two cars, and both parents work. If we do not plan before the change comes, you will be playing catch up.

MR. SHEERAN: In Westmoreland they have all the components of a Municipality such as, Fire Dept, Town Hall, Historical Museum, Soccer Field, and Highway Dept., all in one complex which is a perfect example of planning development.

KRISTIN CAMPBELL:
Who is from the Oneida County Planning Dept., said the Town of Vernon should ask themselves: What you like about living here. What you want to keep for your children and Grandchildren and how do you plan for growth.

MR. ZABELE: Asked, who are we working to satisfy?

MR. MADIGAN: B & L can give you advice such as, do you want commercial development, do you want it near arterial, existing water and sewage lines? B & L can give you the professional advice and recommendation to the project.

MR. ZABELE: Will there be questionnaires going out to the public?

MR. MADIGAN: We will be sending out a survey when we decide it is appropriate.

MR. SHEERAN: Stated people here in attendance are showing interest and if you wish to serve on a committee, please let us know by signing up after the meeting. We will be giving notice and publicity thru newspaper and radio.

MR. MADIGAN: Said he had a Town send out a survey and they received about 80% return. Also had a workshop and they were able to break out into separate groups.

MR. ZABELE: Will there be input from County level? Unless you go along with County, you don't put a factory where County doesn't want it. Got to work with everybody.

MR. MADIGAN: You do not want to prepare something that the Dept. of Transportation doesn't analyse. We will be contacting the County, Dept. of Transportation, County Health Dept. to focus session on the Park, as the Town wants to build a park at the back of the Town Building. (14 acres).

MR. SHEERAN: We are pleased ;to have Amanda Willson with us, who is working on the Park design and is very willing to work with the Town. Anyone wishing to help us with this, we will be more than grateful, as

ORGANIZATIONAL MEETING HELD APRIL 15, 2004 @ 7:00 P.M.

MR. SHEERAN / Continued:

we will have Playground, Flowers, Pavillions, etc.

We invited Oneida Castle Fire Chief Harold Roberts and Fire Chief Terry Hill of Sherrill. Am very pleased Mr. Roberts could make our meeting. Mr. Sheeran stated that when the meeting concludes, please come forward if you would like to work on any areas. We are also pleased to have representatives here from Vernon Downs; Steve Cohen, Mark Scalzo and Kathryn Mayer.

MRS. CHENEY: Don't you have to have the traffic area and survey in front of you, before you can plan transportation? We should have the map that the Town is working on.

MR. MADIGAN: The Zoning Ordinance will be amended to include the transportation plan. It is important to have the public involved so that you can ask these questions. Zoning map is only tied with Zoning Ordinance, not a replacement.

MR. SHEERAN: Asked Mr. Madigan if the next meeting should be in two weeks or a month from now?

MR. MADIGAN: Stated that he had been thinking about it, but with all the meetings scheduled, should probably be a month. Next meeting slated for May 20th, 2004 @ 7:00 P.M.

MR. MADIGAN: Said he had downloaded Vernon in GEIS (Generic Environmental Impact Statement) Clearing House. Last time an aerial view of the Town was done was in 1995 in Infra-red.

MRS. WILLIAMS:
Town Clerk brought out zoning map, which was the smaller version with outline of Town and Village.

MR. MADIGAN: Showed a 1995 image of a zoning map so you could see where your property is: Example of maps show where soil good for Septic System, area where you can have smaller lot size.

MR. MADIGAN: Said the Comprehensive plan will save the Community money. He reported that Syracuse has been trying to clean up their lake, but the storm system overflows and carries into lake.

MR. MADIGAN: Asked if there were any volunteers for committees.

MRS. WILLSON: Asked, what are you looking for, are you looking for people coming from different areas to work on committees?

MR. MADIGAN: We are looking for committees for the entire plan. If we have a large enough group, we can split up such as AD-HOC, Water & Sewage, Transportation, Commerical Development, etc., and then we can form sub-groups for overall committees. Mr. Madigan stated he was hopeful that Kristin Campbell, of the Oneida Co. Planning Dept. would volunteer to be on a committee, as she is very reliable. He stated that the plan structure will be a learning experience, as every

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MR. MADIGAN / continued:

workshop will have a "white paper" hand out on the previous workshop and we will also be inviting people to our workshops so we can educate ourselves. Theu will be teaching us, as they live here.

MRS. WILLSON: If we sign up on a committee, will there be a lot of homework?

MR. MADIGAN: Replied, that it would mainly involve attending meetings and the Workshops. Will notify Town to organize workshops and the Chairperson's and Secretary will organize the meetings. We will ask all types of inhouse expertise to come, such as, Landscape Architects, Map Readers, etc.

MR. COHEN: Mr. Cohen had two questions to ask:

#1 - At the workshops that you conduct, will there be a summary to benefit myself and the townspeople regarding the outcome of the workshops?

#2 - Will you be phasing in several activities? And will you have some documents for outcome of all the phases, for the many people who want to know that we are making progress and may want to find ways to participate?

MR. MADIGAN: Said B & L will be putting an agenda together which will outline the workshops. A project approach to workshops can be made available to you, which basically includes a comprehensive plan.

MR. ZABELE: Made the comment that Mr. Cohen had an excellent idea - to have a report as to what you do at next meeting. Suggested the Web-Site, as it would generate a lot of interest.

MR. MADIGAN: There are three steps to go forward as we inform the public.

Step # 1 - Workshops with Town Officials.
Step # 2 - Propose schedule.
Step # 3 - Need to discuss issues.

After each workshop, we will summarize everything.

MR. SHEERAN: Next scheduled meeting we will welcome any questions you would like answered. Get some input from the public before the meeting.

MRS. CHENEY: We need to have the zoning map at next meeting.

MR. MADIGAN: If you start with the zoning, you would be working backwards.

MR. ROBERTS: Don't understand, we want Agriculture to continue, but we do not have enough Agriculture now in the area. As long as we build, we will not have Agriculture. Zoning allows small business' in an Agricultural area, which means owner occupied.

MRS. BACHMANN:

In 1993 the Town listed the notices in records, in-home occupancy, Agricultural Districts and special permit use left to the discretion of the board.

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MR. SCALZO: Takes 24-36 months processing to make recommendations. If map is updated, the Zoning board would have time to analyze the request.

KRISTIN CAMPBELL:
If you look at zoning, you might find comprehensive and zoning could implement idea you come up with.

MR. MADIGAN: Planners do not like zone changes.

MR. SHEERAN: State Tourism now shows how close we are to Fort Stanwix and Erie Canal. We will be looking at this also.

MR. MADIGAN: We have to plan for Tourism. It can be handled as long as it is planned for.

MR. SHEERAN:
Concluded the meeting by thanking everyone for coming and asked if they would like to put their name down for future committees, please see him.

MEETING ADJOURNED AT 8:25 P.M.

Beverly J. Mabbey
SECRETARY

ATTACHED TO MINUTES:
"Please sign in" list.
SECTION 1 - Project Approach / Town of Vernon Comprehensive Plan.
SECTION 2 - Scope of Work/ Town of Vernon Comprehensive Plan.