

Town of Harpersfield Comprehensive Plan

Final Plan
Adopted May 2003

TABLE OF CONTENTS

Introduction.....	4
A Profile of the Town of Harpersfield.....	6
Population.....	6
Demographic Trends.....	9
Land Use.....	12
Housing.....	15
Physical Features of Harpersfield.....	18
Access.....	18
Historic Resources.....	19
Soils.....	20
Topography.....	20
Water Resources.....	22
Utilities.....	22
Government Finance and Economic Activities.....	23
Town Government and Local Laws.....	24
Highway Planning.....	24
Schools.....	25
Public Facilities.....	27
Recreation.....	27
Fire, Ambulance and Emergency Services.....	29
New York City Watershed and the Town of Harpersfield.....	29
Public Input.....	32
Written Survey.....	32
Planning Workshop.....	35
Vision Statement.....	41
Issues, Goals and Strategies.....	42
Rural Character.....	42
Demographic Changes.....	51
Housing.....	52
Environmental Protection.....	53
Enforcement.....	54
Sensitive Environmental Resources.....	56
Farmland Protection.....	60
New York City Watershed.....	62
Volunteer Services.....	64
Economic Development.....	64
Town Appearance	67

Traffic.....	69
Action Plan.....	73
Appendix 1: Desired Features Identified by Public.....	79
Appendix 2: References.....	82
Appendix 3: Resident Survey.....	84
Maps.....	90

Comprehensive Plan Committee Members:

Walter Keller, Chair
Harold Bedford
Russell Bedford
William Boyle, Jr.
Eric von Brockdorff
Dean Darling
Kathleen LaVigne
Lana More
Norman Richards
Edward Slicer
Roy Van Gorp
Wayne Williams

Town Board Members:

James Eisel, Sr. Supervisor
Harold Bedford, Councilman
Morris Riddell, Jr., Councilman
Norma Voegel, Councilwoman
David Ogborn, Councilman

Planning Consultant: Nan C. Stolzenburg, AICP, Community Planning & Environmental Associates, Berne, New York

Mapping and GIS Data Analysis: Delaware County Department of Planning; and Michael Buser, AICP, Community Planning & Environmental Associates, Berne, NY

This Comprehensive Plan was funded by a Planning Grant from the New York State Department of State.

THIS PLAN IS DEDICATED TO THE MEMORY OF

M. EVANGELINE "VANGIE" McLAURY

1917 - 2002

Vangie was Town Clerk for 30 Years.
She was Historian for the Town of Harpersfield and she wrote Those Rugged Hills and Green Valleys, a history of Harpersfield

INTRODUCTION

What is a Comprehensive Plan?

A Comprehensive Plan is a document, developed by a municipality that identifies the goals, objectives, principles, guidelines, policies, standards, and instruments for the immediate and long-range protection, enhancement, growth, and development of the locality. Such a plan creates a blueprint for the future development and preservation of a community.

Although development of a Comprehensive Plan is not mandatory in New York State, statutes require that all land use regulations must be in accordance with a comprehensive plan. That includes subdivision or other regulations that control use of property. A comprehensive plan is not a law. However, it can form the foundation upon which future laws may be enacted.

Comprehensive Planning in Harpersfield

In 1976, a Harpersfield Town Plan was completed under a federal program authorized by Section '710' of the Federal Housing Act of 1954. This plan detailed existing land uses, physical features, population, housing, and the town's economy. It also included a town plan with recommended courses of action for visual considerations, traffic, community facilities, and a land use plan. This plan was developed with little public input at the time. Although some of the recommendations made in this plan were implemented, much of it, including the regulatory structure for a land use plan was not. Given that this plan was done over 26 years ago, there was a need to take a fresh look at the town, determine how or if it has changed, and more important, what residents want Harpersfield to be like in the next 15 years. Provision of funds from a planning grant from the New York State Department of State and assistance from the Delaware County Planning Department made development of this new plan possible.

In order to accomplish development of this plan, the Town Board assigned the task to the Town Planning Board along with other members of the community. This group was charged with developing a new plan to guide the future growth and development of Harpersfield. The Planning Board/Comprehensive Plan Committee met at least monthly and with help from a planning consultant conducted an organized-planning process that included significant input from residents. The planning process included: developing and implementing a resident survey; preparing background studies, gaining additional public input from a planning workshop and public meetings; preparing a series of maps and surveying existing land uses and conditions in Harpersfield; outlining issues to be addressed by the plan; defining goals and recommendations based on identified problems,

opportunities and public comment; and presenting the draft plan to the public for comments.

The issues, goals and recommended strategies outlined in this plan are based upon studies of information and data gathered about the Town of Harpersfield, as well as the input of many Town residents. Specific sources of information used to prepare this plan include:

v Harpersfield Resident Survey (Summer of 2001).

v Planning Workshop (Fall 2001).

v Background studies of land use, population and economic profiles, housing, community facilities, transportation, recreation and educational resources, public safety programs, and environmental conditions of the Town and analysis of the regional growth patterns and trends that have affected, and will continue to affect the area's growth.

v Information and perspective from the Comprehensive Plan Committee/Planning Board.

v Information from the planning consultant.

v Public attendance at monthly Comprehensive Plan Committee Meetings.

Using a Comprehensive Plan

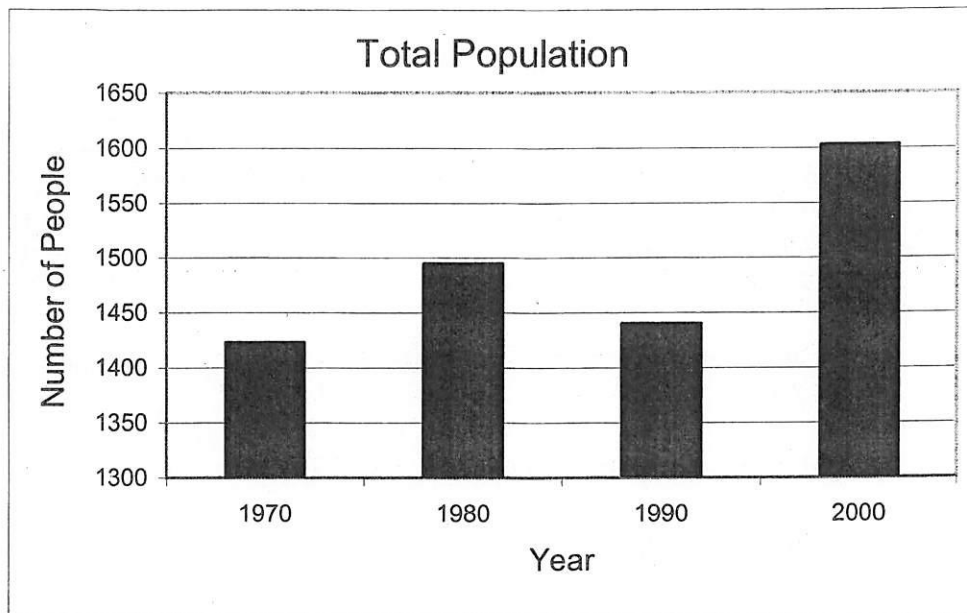
The Town Board adopts a comprehensive plan after at least one public hearing. Once adopted, the Town Board can begin to implement the plans recommendations. The Board can implement this directly, or assign specific tasks to other boards such as the Planning Board, or appoint Ad Hoc committees. One of the first steps after adoption should be for the town to make a careful review of its existing laws, and then draft amendments to make them consistent with this plan. Where the plan calls for new local laws, the Town Board would work to draft language consistent with the plan. Public input, in the form of a public hearing is required before the Town Board can adopt any new amendment or new law. This plan recommends that the Town Board go beyond the public hearing process and ensure that residents and landowners of Harpersfield are highly involved in the drafting process.

A Profile of the Town of Harpersfield

Population

Harpersfield had 1,603 people in 2000. This was an increase of about 11.3% from the 1990 count of 1,440 people (See Table 1 and Chart 1). In comparison, population dropped slightly between 1980 and 1990, and the decade between 1970

Chart 1: Comparison of Population Levels



and 1980 showed a 5% population increase. Since 1990, the growth rate has been higher than in the previous 40 years. The in-migration of second home and seasonal residents probably accounts for most of the increases in population. Several other demographic trends exist. As shown in Table 1 and Chart 2, Harpersfield is losing many of the youngest members of the community. Between 1970 and 1990 the number of people aged five or under was about six to seven percent. In 2000 this age class represented about 5% of the total population. The number of school aged children dropped from about 34% of the total population in 1970 to 18.7% in 2000. At the same time the number of older citizens in Harpersfield has increased. The following section discusses this trend further.

Table 1: Selected Demographic Characteristics (1970 – 2000)

Subject	1970	1980	1990	2000	Percent Change 1990-2000
Population and Age					
Total Population	1423	1500	1440	1603	11.3
Under 5 years	108 (7.7%)	91 (6.1%)*	112 (7.7%)	83 (5.2%)	-25.8
School Aged Population (5-19 years)	486 (34%)	383 (25.6%)	297 (20.6%)	299 (18.7%)	Slight
20-44	315 (22%)	472 (31.6%)	434 (30.1%)	395 (24.6%)	-9.0
45-54	178 (12.5%)	169 (11.3%)	180 (12.5%)	230 (14.3%)	27.7
55 to 64	155 (10.9%)	150 (10%)	133 (9%)	196 (12.2%)	47.4
65 years and older	181 (12.7%)	235 (15.7%)	284 (19.7%)	400 (24.9%)	40.8
Median Age		34.2		45.7	
Households and Families					
Number of Households		509	521	591	13.4
Number of Families	382	389	381	416	9.2
Married Couple Families	334	341 (89.6%)**	339 (88.9%)	343 (82.5%)	1.2
Female householder, no male	25	33 (8.5%)	28 (7.3%)	49 (11.8%)	75
Average Household size		2.4	2.6	2.48	
Housing Characteristics					
Number Housing Units	549	714	875	913	4.3
Occupied Housing		509 (71.2%)	521 (59.5%***)	591 (64.7%)	13
Owner-occupied	338	383	416	469	12.7
Renter-occupied	113	126	105	122	16.2
Vacant Housing	96	37	354	322	-.09
Seasonal Vacant	2	168		247	

Source: United States Census Bureau, Census from 1970, 1980, 1990, and 2000

* The percent reflected in this section of the table represents the percent of the total population.

**The percent reflected in this section of the table represents the percent of the total number of families.

***The percent reflected in this section of the table represents the percent of the total number of housing units.

Table 2: Selected Demographic Characteristics (1970-2000)

Subject	1970	1980	1990	2000	Percent Change 1990-2000
Residency Characteristics					
Lived in same house past 5 years	632 (44.4%)	862 (57.7%)	856 (59.4%)	942 (57.8%)	10
Lived in different house, same county	243	147	264	232	-12
Lived in different house, different state	113	131	66	40	-39
Worked in County		419 (28.0%)	374 (25.9%)	NA	NA
Worked out of County		80	171	NA	NA
Worked at home		62	27	NA	NA
Educational Attainment (Age 18 and over)					
< 9 th grade	125	174	78	101	29
Attended 9-12 grade	494, 1-4 years HS	145 no diploma, 343 with diploma	156, no diploma, 347 with diploma	170 (451 or 39.3% have diploma)	9
Some college	147 1-3 years college	143 1-3 years college	145 with no degree, 140 with degree	152	5
Graduate or higher degree	74 4+ years	152 4+ years	87 4+ years	101	16
Employment Characteristics (Age 16 and over)					
In labor force	563	589	560	706	26
Not in labor force	438	527 (66% female)	504 (65% female)	603	20
Unemployed	33 (5.9%)	40 (6.8%)	45 (8.0%)	88 (6.7%)	1
Occupation					
Agriculture and Forestry		80	52	49	Decreased
Construction		41	42	42	Same
Manufacturing		83	41	74	Increased
Transportation		13	12	30	Increased
Communications		30	23	21	Same
Wholesale Trade		30	15	13	Same
Retail Trade		74	103	84	Decreased

Subject	1970	1980	1990	2000	Percent Change 1990-2000
Finance, Insurance, Real Estate		11	28	16	Decreased
Business and Repair Service		12	13	15	Same
Entertainment/Recreation		35	4	46	Increased
Health Services and Educational Services		97	126	172	Increased
Other Services		23	36	21	Decreased
Public Administration		25	26	35	Increased
Household Income Levels					
Median Household Income		\$14,816	\$24,353	\$33,333	37
# With Farm self-employment income		35	23		NA
# With Social Security Income		170	198	230	16
# With Public Assistance Income		38	34	37	9
# With Retirement Income		133	110	143	30
Median Family Income	\$9172	\$17,366	\$28,393	\$37,446	32
Per Capita Income		6063.00	12,100	\$18,863	56
People with Income below poverty level	45 families (11.8% of families)	37 families (196 people)	36 families (187 people)	52 families (270 people)	44%
Housing Units					
Single Family Units	419	391	604	645	7
2 units in structure	91 (2 or more)	59	36	29	-19
3 or 4 units in structure		30	54	47	-13
5 to 9 units in structure		20	8	29	262
10 + units in structure		8	9	0	-100
Mobile Home or Trailer	37	42	72	157	118
Median Gross Rent		\$217.00	\$375.00	\$515.00	37
Median Value of owner-occupied housing unit		\$30,200	\$71,500	\$77,800	9

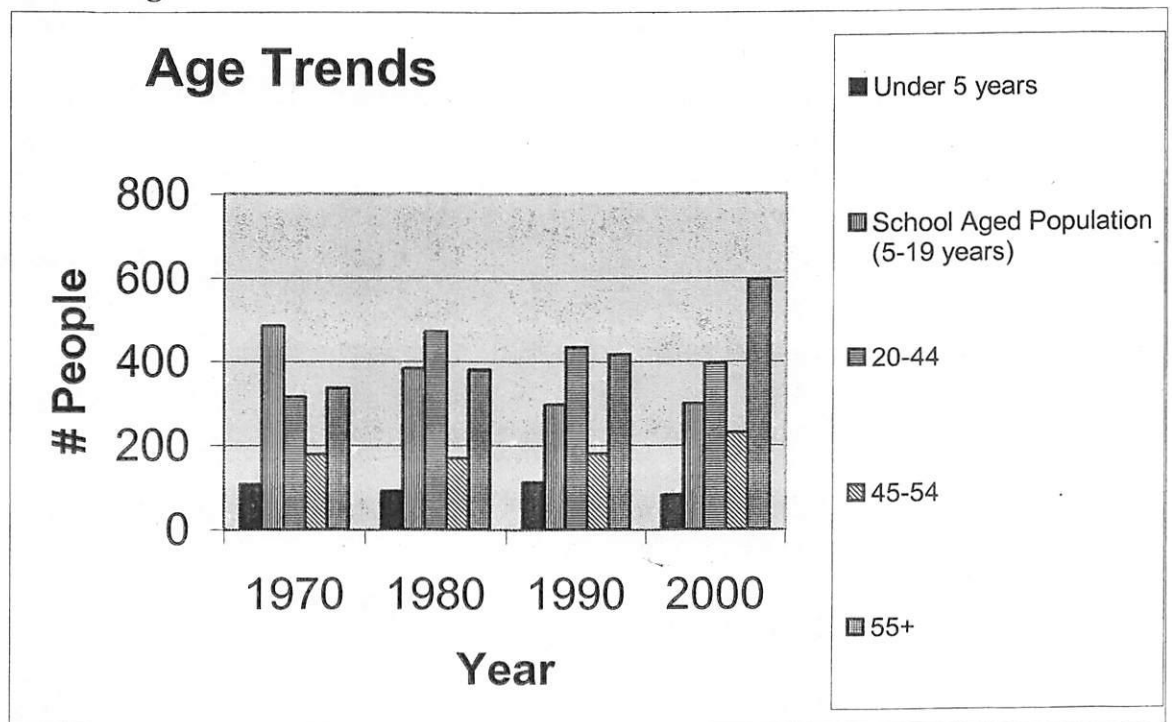
Source: United States Census Bureau, Census from 1970, 1980, 1990, 2000

Demographic Trends

In 2000 about 19% of Harpersfield's population was school aged, and 5% were under age five. There was a 25% decrease in the number of children under the age of 5 between 1990 and 2000. At the same time that the number of young people has decreased, the number of middle aged and elderly has increased. In the past decade there was a 28% increase in those aged 45 to 54, and a 42% increase in those aged over 55 years. In 2000 400 Harpersfield residents were over the age of 65, a 40% increase in that age group.

It should be noted however that the skilled nursing facility at Robinson Terrace accounts for some of the elderly residents in Town. In 1970, the facility had 40 skilled nursing beds. When the hospital closed in 1989, new capital construction increased the number of skilled nursing beds from 40 to 122. Most of the residents of that facility come from local areas including Delaware, Otsego and Schoharie counties, but some may come from New York City. Almost all residents at the facility are elderly citizens. Robinson Terrace represents about 49% of the total number of residents aged 65 and over in Harpersfield. Between 1980 and 2000, the median age of Harpersfield residents rose from 34.2 years to 45.7 years, respectively.

Chart 2: Age Trends



Minority Population

There is an extremely small minority population in Harpersfield. According to the 2000 Census 97.8% of the Town's residents were white, with 1.7% of another race including black, American Indian, and Filipino.

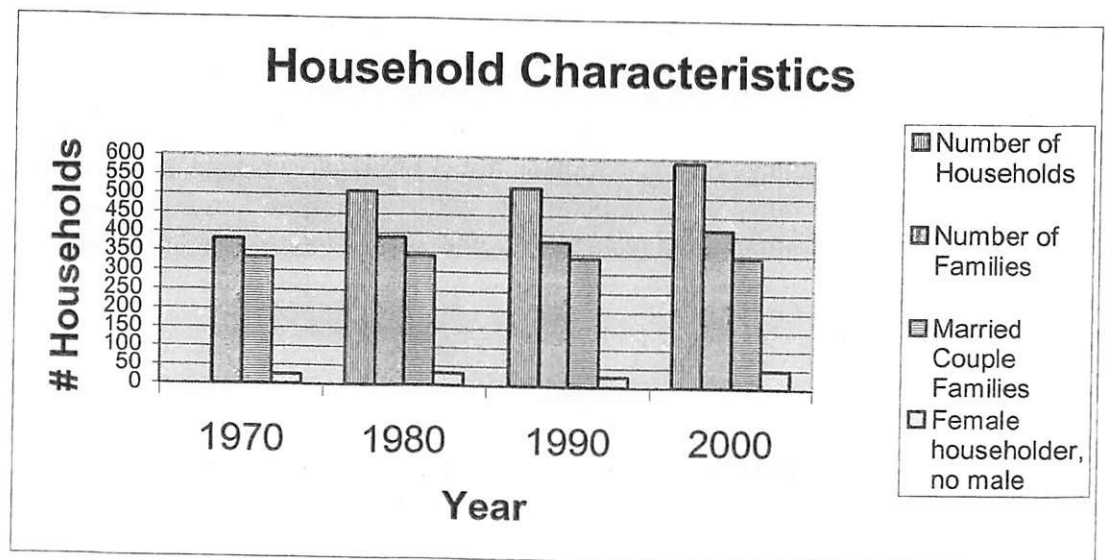
Future Population Estimates

The Southern Tier East Regional Planning Board developed population projections for Delaware County municipalities in 1990. At that time they projected the population in the year 2030 for Harpersfield to be 1,565. This projection added 74 people between 1990 and 2030, a 7% increase. However, 2000 population levels in Harpersfield have already exceeded that projection with a rate of growth of about 11% between 1990 and 2000.

If the current rate of population growth experienced between 1990 and 2000 were extrapolated to the year 2030, it would result in 2,210 people living in Harpersfield. If the approximately 247 seasonal units already located in Harpersfield were to be converted to full-time residences over the next decade, an additional 612 residents could potentially be added to Harpersfield's population. This would bring the Town's population from 1,603 to 2,215 by just converting seasonal homes to permanent residences. Concerns about population increases such as this revolve around the ability of Harpersfield to meet demands for housing and services, especially for the old, and infrastructure needs.

Other Population Characteristics

Chart 3: Trends in Household Characteristics



The number of households in Harpersfield increased 13.4% between 1990 and 2000 to 591 households. During this same time the number of families

increased 9.2% from 381 to 416 families. A closer look at the make-up of these families shows that the number of married-couple families rose slightly (1.2% increase), but the number of families headed by a female with no male present rose 75% from 28 families to 49 families. This is a common trend seen throughout the state and country.

Just over half of Harpersfield's population (59.4%) lived in the same house between 1995 and 2000. Two hundred and sixty-four people lived in a different house not in the Town of Harpersfield, but still within Delaware County. That represents an almost 80% increase in the number of people who had moved to Harpersfield within the past five years from other Delaware County locations. The number of people moving to Harpersfield from outside of New York fell to about 4.6% of the total population in 1990.

Education and Employment

The number of people who have not received a high school diploma dropped from 174 people in 1980 to 78 in 1990 (a 77% decrease). About the same number of students attended high school between 1980 and 1990. There was little change in the number of people attending some college during that time frame. There was a large decrease (43%) in the number of people receiving a graduate or higher degree.

In 1990 about 8% of those aged over 16 years were unemployed (see Table 2). Since 1970 the unemployment rate has increased from 5.9% to 8%. The number of women not in the labor force has remained steady over the years at about 65%. In 1990 about 560 people aged 16 and older were in the labor force. The number of people working within Delaware County in 1990 fell slightly from 419 people (28% of the population) to 374 people (26% of the population), an 11% decrease. At the same time, there was a 114% increase in the number of people living in Harpersfield but working outside of the county. There was also a large decrease in the number of people working at home (27 people in 1990 compared to 62 people in 1980). The most common occupation among Harpersfield residents in 1990 was in retail trade, followed by educational services. Fifty-two people worked in agriculture and forestry operations.

Overall 9.4% of families, (13% of people) in Harpersfield lived below the poverty level in 1990. This level is lower than either New York State's or the U.S. Delaware County as a whole had 9.6% of families and 12.8% of individuals living below the poverty level in 1990. In 1970, Harpersfield had 11.8% of families living below the poverty level, and in 1980, there were 9.5%.

Land Use

There are 27, 665 acres of land in the Town of Harpersfield. Since 1985, when Harpersfield adopted its first subdivision law, there have been 71 subdivisions of land. Of these 13 have been major subdivisions (with more than five lots divided). Most of the minor subdivisions have been parcels split into two lots. Major subdivisions ranged from splits of 6 lots to 18 lots. There have been a total of 243 lots created through subdivision activity since 1985, representing about 4,146 acres of land in the Town.

Current land use patterns

Map 1 shows current land uses as determined by mapping tax parcel categories. (Each tax parcel is assigned a code by the town assessor that represents the type of land use that is primarily being taxed. In this map, the entire tax parcel is coded as a single use. Note that any given tax parcel may have different land use activities occurring on it such as a residence, along with forestland. Thus, a land use map derived from tax parcel data should be considered a general approximation of land use activities in town.) New subdivision activity has been taking place scattered throughout the buildable areas of town. An analysis of the current land use map (Map 1) illustrates where the major subdivision activity has taken place. For the most part the ridgelines located in Town have not seen much subdivision activity. However, many of the less steep and former agricultural areas of Harpersfield have been subdivided for residential uses. Subdivision activity has been most pronounced in the center of Harpersfield between County Route 29 and NYS Route 23. Many of the subdivided areas are currently listed as vacant land, which indicates that not all the subdivided lots have been built on yet. Vacant and residential lands are generally mixed together. Very little commercial activity exists in Harpersfield outside of the Village of Stamford. There are several scattered commercial activities found along Routes 23 or 10 not far from the Village. Three large regions of wild, forested, and public parkland can be seen on Map 1. One large area is located near Odell Lake in the center of town, a two-parcel area is found in the central-eastern portion, and a three-parcel region is located in the northern section of town. Agricultural land uses still dominate many large parcels, especially in the southern portion of town. Some agriculture may still be occurring on vacant residential land as well.

The following table illustrates land uses in the Town of Harpersfield and changes in land use since 1976. This table compares current figures with those taken directly from the 1976 Harpersfield Town Plan. In terms of parcels, the most predominant land use in the Town is residential (734 parcels and 31% of the land base). This is followed by vacant land (452 parcels and 27% of the land base). Seventy-nine parcels or about 22% of the land base is used for agriculture. All other uses take place on the remaining 124 parcels. It is not possible to exactly correlate land uses in Table 3 from 1976 to 2000 because the

categories are somewhat different. This makes it more difficult to interpret changes in land use. However, some trends are clear: The amount of land devoted to agriculture in Harpersfield has decreased, and the land used for residential uses has increased. The percentage of land classified as vacant agricultural land in Town has also increased, as has that devoted to commercial uses. The table also illustrates that the remaining agricultural parcels are quite large. Map 1A illustrates the location of remaining, large parcels (over 10 acres in size). As this map illustrates a substantial portion of the Town is made up of large parcels. Thus there is the potential for many future subdivisions of land.

Table 3: Comparison of Land Use in Harpersfield

Land Use	Acres in 1976	Acres and Percent of Total Land in 2000	Number of Parcels in 2000**
Active Agriculture	7,181	5,888.5 (21.9%)	79 parcels
Residential	180	8,335.5 (31%)	735
Vacant Lands	825 (1976 Plan included only inactive agricultural lands here)	7,307.6 (27.2% and includes vacant lands. There are 2,675 vacant ag lands or 10%)	452
Commercial	24	553.9 (2.1%)	29
Recreation and Entertainment	118	197.8 (.7%)	5
Community Services	49*	40.6 (.2%)	26
Industrial	64	Included in commercial category	3
Public Services	Not Listed	25 (.1%)	49
Wild, Forested Lands and Public Parks	18,393 (classified as forest lands in 1976)	1,415 (5.3%)	11
Water (wetlands, streams, ponds, reservoirs) makes up the remaining acreage of the Town for a total of 26,841.2 acres.			

* Included: the Stamford Golf Club, Department of Environmental Conservation Region 4 Suboffice, Russell Archibald Memorial Field, Town garage and storage facilities, churches, cemeteries, and various club or organization facilities.

** From Town assessment data

Several businesses are located in Harpersfield, outside of the Village. However, there has been very little new commercial development within the Town.

The 1976 Town Plan stated "...the number of seasonal residences outnumber active farmstead headquarters Overall, the residential pattern is quite widely dispersed with the only noteworthy concentration near the population centers of Harpersfield and North Harpersfield. The settlement pattern in general follows the quite distinct valley corridors in which are located the principal highway connections through the Town." Current land-use patterns differ from those of 1976. Settlement is no longer concentrated in the valley corridors and in the Village of Stamford but is dispersed widely throughout the town, with several notable concentrations of residences in new subdivisions. In 2000 about 8% of the dwellings were mobile homes. 1970 Census data indicate that mobile homes made up about 6.7% of the housing stock in Harpersfield.

Agriculture

Map 1B shows the location of prime soils and agriculture districts in Harpersfield. Prime soils are those soils identified by the USDA, Natural Resources Conservation Service as being the most productive soils for agriculture. Areas of prime soil are scattered throughout the town, but generally are more abundant in the valley areas. A comparison of Map 1 and 1B shows that some areas having prime farmland soils have already been converted to residential uses or are vacant. A small portion of Ag District #17 occurs in the northern portion of Town and Ag District #1 covers a large portion of Harpersfield. Most of the remaining agricultural lands in the Town are included in Ag District #1. There are a total of 79 parcels classified as agriculture encompassing about 22% of the land base in Town (2000 Assessment data). However, in 1976, 27% of the town was classified as agriculture. This represents a loss of 1,293 acres in agriculture (a 18% decrease).

Land Use in the Harpersfield Portion of the Village of Stamford

A portion of the Village of Stamford is in the Town of Harpersfield. For the most part the Village is entirely built out. Nearly half of the Village's land area is in residential use, with commercial uses concentrated along Main Street, West Main Street, and Railroad Avenue. There are about 85 vacant parcels in the Village, but not all are developable due to limitations such as wetlands. When improvements to the Village's wastewater treatment facility are completed, there will be an approximately 400,000 gallon per day (on a 30-day average) limit to its treatment capacity. When that limit is reached growth and development may move to the undeveloped portions of Harpersfield.

Housing

In 2000 there were 913 housing units in Harpersfield, including all of the Village of Stamford, a 4.3% increase in the number of units since 1990 (see

Chart 4). This compares to a 23% increase in the number of housing units built in Harpersfield between 1980 and 1990. During the 1980's a large building trend occurred at the same time that there was a decrease in population. The 1990's showed a large population increase but a smaller increase in the number of housing units. Vacant housing units illustrated on Chart 4 include seasonal housing. It may be speculated that a large number of structures were built in the 1980's as seasonal or second homes and that people moved in to them as permanent residents in the 1990's.

The census data correlate with building permit information from Harpersfield. There have been 253 building permits issued in the Town since 1975. Of those 213 were for one-family year-round structures, 20 were for year-round mobile home units, and 20 were for one-family seasonal structures. Ninety-two new units were issued permits between 1990 and 2001. A greater level of building-permit activity occurred during the 1980's when 124 permits were issued. Thirty-seven permits were issued during the 1970's. Only 5 permits were issued in 2001 (See Chart 5).

Chart 4: Trends in Housing Units

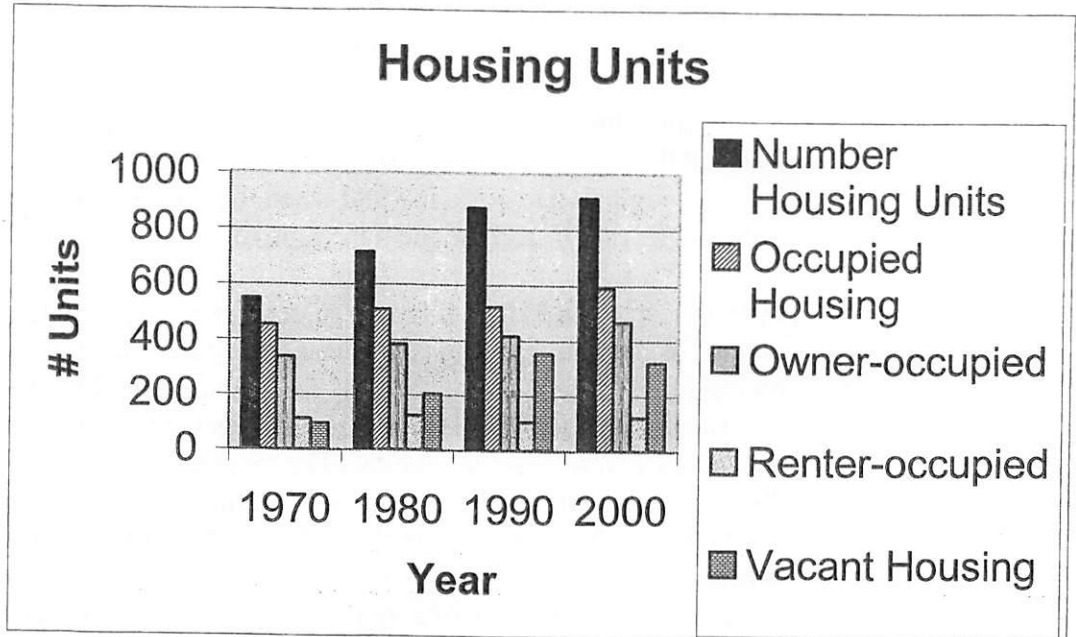
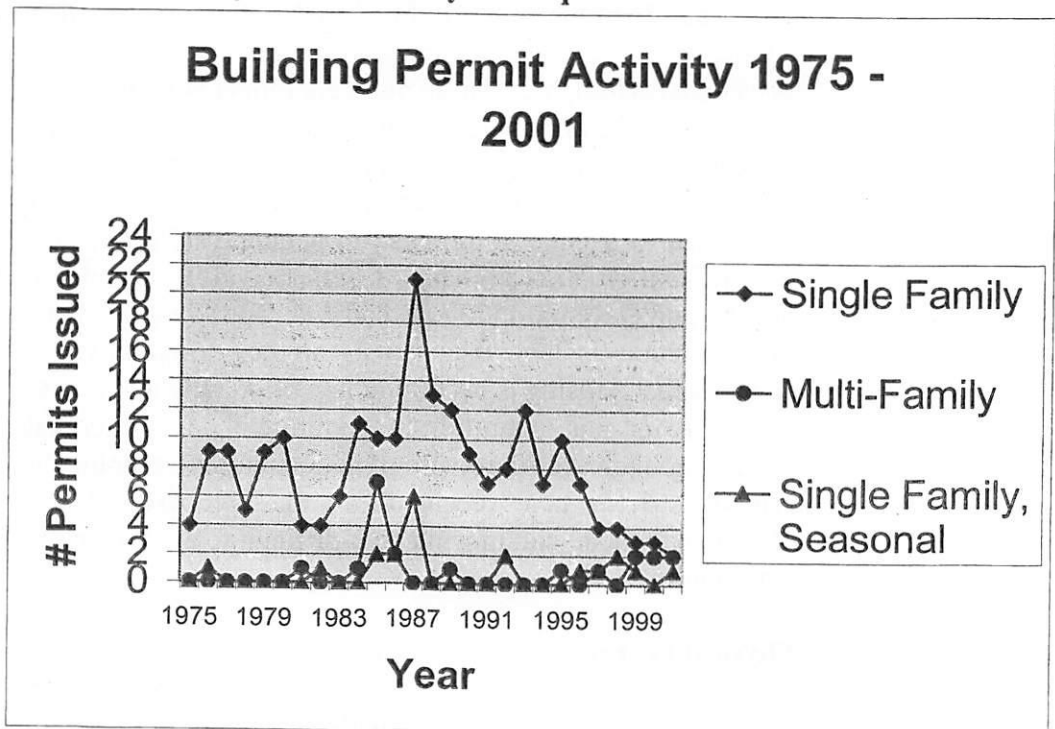


Chart 5: Building Permit Activity in Harpersfield



According to the US Census in 2000, 65% of all dwelling units in Harpersfield were occupied with about 79% of these owner-occupied and the remaining units renter-occupied (see Table 1). The ratio of owner-to-renter-occupied units is

about the same in 1990 and 2000. Figures from the 1990 census indicated that almost 69% of housing units were single, detached units, 107 dwellings (12%) were multi-family, and 72 units (about 8%) were classified as mobile homes.

The mean value of owner-occupied houses in Harpersfield in 1990 was \$71,500.00 and rental rates were about \$375.00 per month. This is a large increase compared to costs in 1980 when the median gross rent was about \$217.00 per month and the median value of a housing unit was \$30,200.00.

In 1970 Harpersfield had only two seasonal units representing less than one percent of the total housing (US Census). By 1990 the number of vacant housing units had risen dramatically from 37 units in 1980 to 354 units representing about 40% of the total housing supply. However, many of the vacant units were seasonal homes. The number of vacant units fell slightly in 2000 to 322 dwellings, with about 77% of these classified as seasonal. According to the 2000 Census about 27% of the Town's housing stock was considered seasonal vacant. Vacancy rates reflect future trends in housing. Generally, a vacancy rate of about 5% or more is considered adequate to meet future housing needs and the rate in Harpersfield (excluding the seasonal homes) is 8%.

Affordability of housing is defined as the ratio between the median value of single-family houses and household income. Nationally, a ratio of two or less is considered affordable. These numbers reflect how much of a household's income must be allocated for housing costs. In 1980 the affordability ratio for the entire Town was 2.0. According to figures from the 1990 census the affordability ratio for the Town of Harpersfield was 2.94. For 2000 the data are available by zip code as follows: Harpersfield (13786) had an affordability ratio of 2.4; Stamford (12167) had 3.0; Jefferson (12093) had 2.6; Hobart (13788) had 2.9 and Davenport (13750) had 2.8. The average town-wide affordability ratio in 2000 was 2.74. The increase in the affordability ratio since 1980 suggests that housing is becoming less affordable which may pose difficulties, especially for young families, in the future. Lack of moderate priced housing can lead to increases in the use of manufactured or mobile homes, may impact school districts if taxes received from these properties do not cover the expenses of servicing them, and may make it difficult to attract young people to the community.

Physical Features of Harpersfield

Access: The Town of Harpersfield is at the northeastern corner of Delaware County. Harpersfield is accessible by car from New York State Routes 10 and 23.

Historic Resources:

The history of the Town of Harpersfield began at a meeting of the Harper family and the Onoughquage Indians in 1776. At this time an agreement was made for the purchase of lands. The purchase was completed the 14th day of June 1768 for the purchase of 250,000 acres and a patent was soon granted. This parcel of land was described as "being within the Province of New York, lying and being in the county of Albany."

Col. Harper moved his family from Cherry Valley in 1771 and a permanent settlement was set up. There were many difficult times in settlement. For the first few months the group lived in rough wigwams made of sticks and mud. Schoharie was the nearest settlement and was over twenty miles away.

By the spring of 1772 Harper was selling land to prospective settlers and in the year preceding the Revolution many settlers arrived, each the proud possessor of a one hundred-acre lot.

During 1777-78 the inhabitants of Harpersfield became war refugees and they were obliged to flee to the main Schoharie fort for safety. As the forts there were running short of provisions, on April 2, 1780 Col. Harper and his brother Capt. Alexander Harper were directed to go to Harpersfield with a scouting party and make maple sugar from the trees available in that area. Maple was at that time the only sugar available. Not long after they arrived at the blockhouse and set out to make the sugar they were surrounded at each camp at the same time and taken prisoner or, perhaps resisting, killed. The prisoners were taken on the long march to Niagara and Canada.

By the spring of 1783, peace was made and some, after being held in prisons, were able to return to the ransacked Town of Harpersfield, while others were doomed to die in the prison dungeons. All that remained to greet the courageous settlers of the former homes and farms were charred timbers and overgrown fields.

The 1790's saw the township shrink and the population decrease as a consequence, as other towns were formed. The 1800 census showed a population of only 1007 in Harpersfield.

Harpersfield was incorporated as a town on April 21, 1787. The first official town meeting was held at the home of Alexander Harper on June 12, 1787. Harpersfield was the only original town in Delaware County. On March 10, 1797 Delaware County was formed.

During the early 1800's Harpersfield was mainly an agriculture community based on dairy farming. When the profitability of this activity declined in the

middle of the 1900s, efforts were made to expand into crops such as cauliflower and raspberries (to a limited amount of success). In addition to creameries, industrial activity blossomed in the middle to late 1800's with the construction of several tanning and grain mills along the streams in Harpersfield. Most of the mills closed during the 1930's and were eventually demolished. Dayton's mill, one of the few remaining structures from this period, was eventually converted into a residence and is one of the area's only ties to the industrial revolution.

Early transportation through the area was limited and difficult. The Catskill Turnpike (essentially a small dirt road) was built through the Town of Harpersfield in the late 1800's for horses and carriages, and connected travelers from Catskill to Wattle's Ferry (present-day Unadilla). In the 1940's the turnpike was paved and converted to state route 23. The rail station in Stamford (the rail line connected Kingston and Oneonta) helped expand economic activity and commerce in the area. The village consisted of several boarding houses and stores that supported train passengers and travelers. As the automobile became the preferred method of transportation, rail use declined and passenger travel was eventually discontinued through Stamford. After the 1940s commerce began a steady decline throughout the town as most of the area's feed stores, manufacturing complexes and retail stores closed.

Throughout nearly 200 years the town meetings took place at the town clerks' homes; in 1984 the town hall was built to provide offices for town workers and space for town meetings. Later a transfer station from which garbage would be taken to the county landfill was constructed as a joint facility for the Towns of Harpersfield, Stamford, Kortright, and Jefferson, and the Villages of Stamford and Hobart.

Soils: Soils in Harpersfield are categorized into six different groups. Glacial till soils are the most prevalent and are found in the valley sections of the Town. These include deep, well drained to somewhat poorly drained soils that are nearly level to soils of 0 to 8% slopes. The ridgelines are also made up of glacial tills that are moderate to well-drained soils on slopes in excess of 15%. A small portion of the town, located along County Route 29, is excessively drained soil that developed in glacial outwash deposits. This area has mostly level topography occurring above the floodplain in river and stream valleys.

Many of the soil types found in Harpersfield have moderate to severe limitations for development commonly due to seasonal high water tables and slow permeability (See Map 2). Many of the soils have characteristics that may make siting septic tanks and cellars difficult.

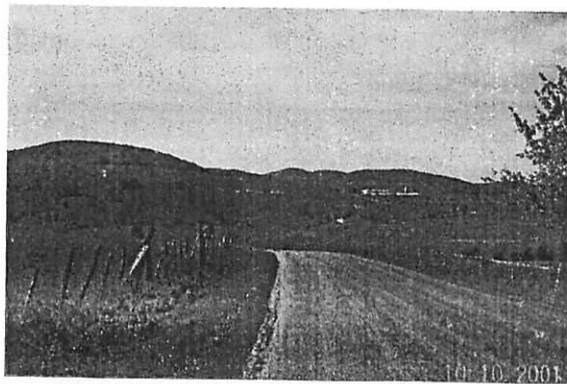
Topography: Elevations in Town range from 1,300 feet (northern edge of the Town near Charlotte Creek) to 2,520 feet in the south-central portion. Three

distinct ridges and related valley plains dominate the topography in Harpersfield (Map 3). These generally run in an east-west direction. Development has occurred for the most part between the ridgelines. Map 3 shows the percent slope throughout the Town as well as other environmentally sensitive areas. Here the darkest areas represent the steepest slopes. About 2% of the total land area of Harpersfield is in slopes that would pose moderate to severe building limitations. Table 3, below, details the amount of land in each slope category:

Table 3: Acres of Land by Slope

Slope	Acres	Comments*
0 to 10%	26,349	Generally few limitations for building on this slope
10 to 15%	88.5	Moderate limitations for building on this slope
15 to 20%	392.2	Moderate to severe limitations for building on slopes up to about 20% and severe limitations for building on slopes over 20%
25% and greater	11.5	Severe limitations for building on this slope

* Slope is directly related to the ability of land to support a specific land use. Types of activities and intensity of use may be limited in areas with severe slopes because of high construction costs and potential environmental impacts such as soil erosion and sedimentation, surface water run-off, difficulties with subsurface drainage, and loss or fragmentation of forested habitats. Building on ridgelines can also have negative aesthetic impacts by changing landscapes and viewsheds.



Rolling topography of Harpersfield

Water Resources: Map 4 shows streams, wetlands and watershed boundaries in Harpersfield. There are five sub-watersheds within the Town of Harpersfield. The Charlotte Creek, Middle Brook, and Center Brook drain into the Susquehanna River Basin, and the Odell Lake Brook, and West Branch of the Delaware River are part of the Delaware River drainage basin. The ridgeline running along Route 23 is the dividing line between these watersheds. The West Branch of the Delaware River flows through the Village of Stamford. Much of the area south of Route 23 is also included in the New York City Watershed.



Titus Lake

The New York State Department of Environmental Conservation has classified all streams and creeks in Harpersfield according to their best and highest use. Class C (ts), B, A, and AA streams are regulated by the

Department of Environmental Conservation under New York State Codes, Rules and Regulations, Title 6, Chapter X. The best usage of Class "AA" and "A" waters are for drinking water, primary and secondary contact recreation, and fishing. These waters must also be suitable for fish propagation and survival. Class "B" waters are recreation, fishing, and fish propagation and survival. Class "C" waters shall be suitable for fish propagation and survival and are best used for fishing. Most streams and tributaries in the Town are classified as "C", "C(t)" (trout survival) or "C(ts)" (trout survival and propagation). Class "D" streams are also suitable for fishing, but due to a variety of factors these waters are not conducive to fish propagation. Any proposed work that could affect the quality of these streams needs permits from DEC before work can start.

Wetlands: Map 4 also shows locations of wetlands that are 12.4 acres or larger. The Department of Environmental Conservation regulates these wetlands. In addition all wetlands, regardless of size, are protected under Section 404 of the Federal Clean Water Act and therefore may require a permit for activities affecting them. These wetlands have been located through the National Wetlands Inventory and are identified on Map 4 as "NWI" wetlands. Most of the wetlands in Harpersfield are adjacent to or associated with one of the perennial streams or creeks in Town.

Utilities: Water supplies for residents in the Town outside the Village of Stamford are solely from private wells or springs. Within the Village public water is provided from the Taylor Reservoir in Schoharie County. A secondary

source of public water for the Village is located in the Town behind the NYS DEC office building (Kelly Well). The Village operates a water treatment plant on Route 10 opposite the NYS DEC building. This plant uses sand filtration and has a capacity of 300,000 gallons per day. The Village is currently using about 150,000 gallons per day. Chemicals are added to the water to alter the PH.

There are no public sewers within the Town outside of the Village. Sewage is treated through private, on-site sanitary septic systems. The Village of Stamford has a wastewater treatment plant located on Axtell Road which discharges treated water into the West Branch of the Delaware River. The treatment facility is currently under a consent order by the NYSDEC because it is exceeding its permitted flow rates. As a result of the consent order the Village of Stamford is not allowed to add new connections, expansions or flow increases to the wastewater treatment plant. Their consent order also requires preparation of a sewer-use ordinance, which is currently being developed. The wastewater plant is also being upgraded to comply with the New York City Watershed Rules and Regulations (these upgrades will not change the capacity of the plant).

There are no telecommunication towers within the Town of Harpersfield. However, the Town does have a telecommunications towers law.

Government Finance and Economic Activities

The Town of Harpersfield receives revenues primarily from property taxes, along with state aid and local fines and fees. The two largest expenses in Harpersfield are for highway (town-wide and outside of Village), followed by general government expenditures. In 1998 the total government appropriations were \$714,497, with non-property tax revenues of \$134,150 and \$563,617 coming from property taxes and the remaining portion coming from fees, and other revenues. In 1999 appropriations rose slightly to \$728,438, with revenues of \$139,032 (non-property tax) and \$566,159 coming from property taxes. Appropriations rose again slightly in 2001 to about \$764,480, with about \$569,148 to be raised from taxes. Between 1998 and 2001 total appropriations rose about 7%, while the amount to be raised from taxes rose about 1%.

Total assessed value of all properties within Harpersfield for the year 2001 was \$68,158,089.00. Residential lands and vacant lands account for about half of the total assessed value in Town. Community services are all wholly exempt parcels and include cemeteries, community halls, BOCES, churches, the VFW building, DEC offices, Robinson Terrace, Catskill Rail Commission, Village of Stamford properties, and Town-owned properties. Parcels owned by disabled

veterans have partial exemptions. About 54% of the assessed value in Harpersfield is wholly exempt from property taxes. Agricultural parcels contribute about 3.5%, or \$2,282,782.69 of the total assessments in Harpersfield. Eighty-three parcels of land are tax-exempt.

Town Government and Local Laws

The Town of Harpersfield has a variety of local laws relating to land use. These include laws that regulate:

- Subdivisions
- Town Highway Specifications
- Mobile Homes
- Mobile Home Parks
- Cell Towers
- Junkyards
- Floodplains (FEMA)

In addition there is a right-to-farm law to protect agricultural activities in Harpersfield. In that portion of the Town included in the New York City Watershed land uses must comply with watershed rules and regulations. A complete listing of local laws in Harpersfield can be obtained from the Town Clerk.

The Village of Stamford has a zoning law to regulate local land uses. The zoning includes site plan review.

Highway Planning

52 roads totaling 57.28 miles make up the local highway system in Harpersfield. There are three county routes (29, 33, and 30) and two state roads (10 and 23) through town. The table below shows that all county roads had increased average daily traffic, especially on weekends. County Route 29 has the most traffic volume of the county roads. It had almost twice as much volume as CR



30. County routes had higher rates of traffic volume increases than the state roads.

Except for Route 10 all sections of state routes in Harpersfield showed increasing traffic volumes. Traffic volume increased in the range of 12 to 20% throughout the state roads through Town. The section of NY 23 from W. Harpersfield to

CR 30 had the highest increases in volume. In comparison, traffic volumes on NYS Route 10 decreased 13%. Of all road sections where counting took place, NYS 10 was the only one showing a decrease in traffic volume.

Route	Average Daily Traffic	Average Daily Traffic	Percent Change
County Route 29	458 vehicles in 1982	522 vehicles (699 on the weekend) in 1997	14%
County Route 33	328 vehicles in 1982	420 vehicles (621 on the weekend) in 1997	28%
County Route 30	185 vehicles in 1982	234 vehicles (322 on the weekend) in 1997	27%
New York Route 10	2,650 vehicles in 1997	2300 vehicles in 2000	-13%
New York Route 23:			
CR 33 to W. Harpersfield	3200 vehicles in 1989	3600 vehicles in 2000	13%
W. Harpersfield to CR 30	3050 vehicles in 1993	3650 vehicles in 2000	20%
CR 30 to RT 10 Stamford	3250 vehicles in 1991	3650 vehicles in 2000	12%

Schools

Four different school districts serve school-aged children in Harpersfield. These are the Stamford, Jefferson, Charlotte Valley, and South Kortright Central School Districts. Detailed information on these school districts is presented below.

Stamford Central School District

	1997-98	1998-99	1999-00
K-12 Enrollment	524	472	489
Student Dropouts	1.80%	0.60%	1.20%
Annual Attendance Rate	95.20%	95.20%	95.50%
Total Graduates	31	33	42

Staff

Teachers	42
Other professional staff	4

Total Paraprofessionals	15
Teaching out of certification	4

Distribution of 1999-2000 Graduates				
To 4-year College	To 2 year College	To other post - secondary	To military	To employment
69%	21%	2%	0%	7%

**South Kortright Central School
District**

	1997-98	1998-99	1999-00
K-12 Enrollment	392	360	377
Student Dropouts	1.70%	2.60%	1.90%
Annual Attendance Rate	92.00%	95.60%	95.50%
Total Graduates	22	18	29

Staff

Teachers			39
Other professional staff			5
Total Paraprofessionals			14
Teaching out of certification			0

Distribution of 1999-2000 Graduates				
To 4-year College	To 2 year College	To other post - secondary	To military	To employment
31%	38%	0%	17%	4%

**Charlotte Valley Central School
District**

	1997-98	1998-99	1999-00
K-12 Enrollment	484	476	476
Student Dropouts	3.70%	2.90%	5.00%
Annual Attendance Rate	95.80%	95.60%	95.50%
Total Graduates	34	26	26

Staff

Teachers			47
Other professional staff			4
Total Paraprofessionals			10
Teaching out of certification			3

Distribution of 1999-2000 Graduates				
To 4-year College	To 2 year College	To other post - secondary	To military	To employment
54%	27%	0%	8%	12%

Jefferson Central School District

	1997-98	1998-99	1999-00
K-12 Enrollment	315	322	291
Student Dropouts	1.00%	2.90%	1.00%
Annual Attendance Rate	95.00%	95.80%	95.60%
Total Graduates	22	20	21

Staff

Teachers			28
Other professional staff			3
Total Paraprofessionals			10
Teaching out of certification			3

Distribution of 1999-2000 Graduates				
To 4-year College	To 2 year College	To other post - secondary	To military	To employment
33%	38%	0%	14%	14%

Regionally, a number of higher educational opportunities exist. Colleges include SUNY Delhi, SUNY Cobleskill, SUNY Oneonta, and Hartwick College (in Oneonta). The Otsego Northern Catskills BOCES offers post-high school training in a variety of topics.

Public Facilities

Public facilities owned by the Town include the Town Hall (Clerk's office and Court), the sand/salt storage shed, and the Highway Garage. The Post Offices in Stamford and in the Hamlet of Harpersfield serve the Town. A solid-waste transfer station is located on Town property for disposal of solid wastes and recyclables.

Recreation

Current recreational programs and facilities in town or available to residents in Harpersfield include:

-
- ▶ Public swimming pool in the Village of Stamford and at the New York Power Authority at Mine Kill in Schoharie County
 - ▶ Tennis courts in Stamford
 - ▶ Basketball courts in Stamford
 - ▶ Playground in Stamford
 - ▶ Little League Baseball and soccer at Archibald Field in Stamford
 - ▶ Public golf course
 - ▶ Programs and facilities at the High School such as soccer and softball fields, and playground facilities for young children
 - ▶ Archibald Field in Stamford, has soccer, baseball and softball fields
 - ▶ Stamford Village Library serves the entire area and includes a reference room, historical room, children's room, two computers and 37,000 volumes. The Town contributes \$600 per year to the library.

▶ In addition, the following recreational opportunities exist in or near the Town:

Hunting

Fishing

Down hill skiing

- Scotch Valley Ski Center (5 min. from Harpersfield)
- Belleayre Mountain Ski Center (30 min.)
- Bobcat Ski Center (25 min)
- Hunter Mountain (30 min.)
- Cortina Valley (40 min.)
- Plattekill Mt. Ski Bowl (20 min.)
- Ski Windham (25 min.)

Cross country skiing

- Utsayantha trail system (5 min.)
- Catskill Scenic trail 19 miles (5 min.)
- Scotch Valley Ski Center (5 min.)
- Belleayre Mountain Ski Center (30 min.)
- Bobcat Ski Center (25 min)
- Hunter Mountain (30 min.)
- Cortina Valley (40 min.)
- Plattekill Mt. Ski Bowl (20 min.)
- Ski Windham (25 min.)

Snowmobiling

- New York State snowmobile corridor trail system runs through Harpersfield to Canada connecting to over 8,000 miles of trails.
- Utsayantha Trail system (5 min.) from Harpersfield

Biking, Hiking, and Horse Trails

- Catskill Scenic Trail 19 miles (5 min.)

-
- Utsayantha trail system (5 min.)
 - Catskill Scenic Trail (Rails to Trails) (Parking area is in Stamford at the depot on Railroad Ave.)

Hang Gliding

- Mt.Utsayantha (15 min.)

Harpersfield contributes funds towards youth summer swimming and recreation programs in the villages of Hobart and Stamford that town residents can take advantage of. Other recreational opportunities exist nearby and these include the Mt. Utsayantha Park, Rexmere Lakes, Mine Kill State Park (in Schoharie County), and the Stamford Arts Center.

Fire, Ambulance and Emergency Services

Five volunteer fire departments serve the Town of Harpersfield. These are Hobart, Bloomville, Davenport, Jefferson, and Stamford. The departments are well equipped, and the Stamford department has a new 4x4 truck. Hobart and Stamford departments also have two ambulances each. Jefferson and Bloomville have one ambulance each. Davenport is a first-responders unit and offers mutual aid with Oneonta. In addition to the volunteer fire departments a commercial paramedic service serves as backup with full time staff for the Hobart and Stamford areas. Many of the calls for these departments are related to motor vehicle accidents, and as a result the departments have downgraded equipment to smaller trucks and multi-function vehicles.

One of the biggest issues facing these fire departments is finding and keeping volunteers. While these departments are typically sufficiently staffed during evenings, it is often quite difficult to get responders during daytime emergencies. The departments are also in need of EMS trained volunteers. State laws and regulations are often impediments to finding volunteers because so much training is now required. Liability insurance and escalating fees for the Department are also critical issues.

The New York City Watershed and the Town of Harpersfield

A portion of the Town of Harpersfield is included in the Catskill/Delaware Watershed Area of the New York City Watershed. The entire New York City watershed encompasses about 1,900 square miles of land, including lands in both the Catskill Mountains and the Hudson River Valley Region. Map 4 shows that portion of Harpersfield that is included in the watershed. About 90% of the City's water comes from the Catskill/Delaware portion of the watershed. Water from the Delaware portion of the watershed travels under the Hudson River via the Delaware Aqueduct that empties into the West Branch Reservoir.

The Watershed Agreement is a legally binding document that outlines the obligations on the part of both New York City and the watershed towns relating to the protection of water resources in the region. This agreement includes components for land acquisition, watershed rules and regulations and watershed protection and partnership programs.

Some lands in Harpersfield have been identified as "Priority Area 3 or Priority Area 4" for acquisition due to identification of water quality problems. In Harpersfield the City may only acquire vacant parcels that are at least 10 acres in size and meet at least one of the following criteria: They are located within a 100-year floodplain, within 300 feet of a watercourse defined in the Watershed Regulations, or within 1,000 feet of a reservoir; or contain a wetland greater than 5 acres in size or a mapped DEC wetland, or contain slopes greater than 15%.

Towns may designate parcels of land to be excluded from the acquisition program. Maps of exempted areas were to be developed by May 1997. All hamlets and villages are listed as being "un-acquirable". In Harpersfield, the entire Village of Stamford is "un-acquirable". In addition, parcels of land located along Route 10 North and South ¼ mile out of the Village of Stamford, and parcels along Route 23 west through Harpersfield are "un-acquirable".

Watershed rules and regulations went into effect in May 1997 and are designed to control sources of pollution including wastewater treatment plants, sewer systems, septic systems and stormwater pollution. The regulations include restrictions that reduce contaminants and prevent degradation of water supplies. Certain activities in designated areas are exempted. These exemptions are designed to promote responsible growth in existing areas while protecting water quality through increased regulation of activities within these areas. However, there are no watershed areas in the Town of Harpersfield that are currently exempted. Some of the key elements of the watershed regulations that pertain to Harpersfield include:

- All septic systems installed, repaired or replaced in the Watershed require prior approval by the City. Existing systems that operate according to federal, state and local approvals are allowed to continue. However, replacements must be made to the new standards. Routine repairs and maintenance are not affected by the regulations. The City will monitor and approve design, treatment methods, construction, maintenance and operation of all new septic systems. In addition, no septic systems are allowed within 100 feet of a watercourse or wetland or on slopes in excess of 15%. (These are also statewide standards.)

- No impervious surfaces (paved or built areas) are allowed within 100 feet of a watercourse or wetland. There are some exemptions for villages, hamlets, and

single-family home construction.

- No construction of roads is allowed within 50 feet of intermittent streams or wetlands, or within 100 feet of perennial streams.
- Location of new petroleum storage tanks is restricted.
- No new registered hazardous substance storage tanks are permitted within 100 feet of a watercourse.
- Some new commercial and industrial projects in the Watershed require the preparation of a Stormwater Pollution Prevention Plan.

The Watershed Regulations impact the Village of Stamford as it relates to the Village's water treatment facility. The Village is currently under a consent order issued by the New York State Department of Environmental Conservation that prohibits any new sewer connections until the inflow and infiltration into the collection system is reduced. The Village has initiated a one million dollar program to address this problem. As the inflow and infiltration is reduced, the capacity of the treatment facility increases. However, the system has permitted capacity limits of 400,000 gallon per day (on a 30 day average). Although the facility can physically handle more than this capacity, both the NYS DEC and the NYC DEP must permit any increase. When this limit is reached, it may displace any residential growth pressure in the area into areas outside the Village.

The Watershed Protection and Partnership Programs include funds for water pollution infrastructure, and education and economic development programs designed to protect water quality and improve the quality of life in the Watershed. Some examples of activities for which funding are available in this program include sand/salt storage facilities, stream corridor protection, alternatively-designed septic systems, public education, a forestry management program, and economic development studies.

Delaware County has developed a comprehensive strategy to protect watershed areas from contamination, degradation and pollution. This strategy is called DCAP, or the Delaware County Action Plan. This strategy is designed to help county residents, farmers, businesses, and communities in meeting water quality parameters and objectives without loss of opportunities for economic vitality. Specifically, DCAP is designed to reduce contaminants and reduce phosphorous levels in the watershed. Components of DCAP include projects related to stormwater and flood management, work with dairy farmers via implementing precision feed management, stream corridor management, watershed modeling of the Cannonsville Basin, and reduction of pollutant loads originating from

roads. The full report on DCAP is available from the Delaware County Planning Department.



Public Input



The comprehensive planning process included many opportunities for the public to participate and voice opinions. The following activities involved residents and landowners:

Written survey: Summer 2001
Planning workshop: October 2001
Public meeting to present Town

profile and vision: January 2001

Monthly meetings of the Comprehensive Planning Committee

Presentation of Plan and First Public Hearing: November 2002

Second Public Hearing: April 2003

Adoption: May 2003

Written Survey

With the assistance of the Delaware County Planning Department, 1800 surveys were printed and mailed out. Twenty-one percent or about 360 were returned. The surveys were sent out using the mailing list from the real property tax office combined with the voter registration list. The survey was designed to receive public input in the comprehensive planning process on a variety of issues. The responses add insight into the issues and concerns that local residents, landowners, and businesses face while working, residing, or vacationing in the Town of Harpersfield.

Snapshot of Respondents

The majority of respondents have either lived in Harpersfield for over 25 years (33%) or are second-homeowners (22%). They originally chose to live in Harpersfield for its rural atmosphere or farmland (27%) and low-crime rate (12%) and continue to live in Harpersfield for its rural atmosphere (26%), low crime rate (14%), and to be close to friends and relatives (13%). Property is used as a personal residence (42%), for recreation (17%), as a seasonal home (13%), or for farming (12%).

Most agreed that the town has not changed noticeably in its desirability as a place to live (54%). However, the cost of community services and taxes (39%) were the least desirable factor of living in the town, followed by a lack of recreational and cultural options (24%). Several respondents commented that taxes are noticeably higher in Harpersfield than comparable locations in nearby Pennsylvania and assessments are either unjustly high or too frequent.

When asked about the potential impact of development on the environment, respondents selected development's impact on streams and farmland as the most important actions to be reviewed by the Town. This was followed by the proximity of commercial development to residences, the scenic impact of development, and the density of development. Furthermore, most respondents reported that it is important for the town to preserve scenic roads (and keep them free from development): 69% responded yes, preserve scenic roads, 20% said no, and 12% had no opinion.

People were asked if it was important or not for the Town to review various aspects of development. Forty-four percent indicated that protection of farmland was an extremely important aspect of development that the Town should review. The same percentages of respondents feel it is extremely important to review impacts on streams and scenic areas, and to preserve large trees at new commercial sites. About 35% felt that the density of development should be reviewed (extremely important) and about 40% said the same about the proximity of commercial development to residences.

When responses to the categories of "important", "very important" and "extremely important" are added together, the following resulted:

•Impact on streams	85%
•Protection of farmland	85%
•Scenic impact	78%
•Density of development	75%
•Historic character	75%
•Proximity of commercial development to residences	74%
•Site design and layout	73%
•Preserving large trees	72%
•Hillside development	67%
•Landscaping	66%
•Business signs	64%

Fewer than 11% of respondents indicated that these areas are not important to review.

Important Issues Related to the Environment

Survey respondents indicated that drinking water and air quality are the most important aspects of the Town's environment. Other notable concerns included stream water quality, scenic views, wildlife habitat, farmland, mature forests, open space/recreation and stream corridors. River access, wetlands and historic buildings scored the lowest in terms of the town's environmental aspects. Several respondents commented that Titus Lake and Rexmere Lake should be preserved (as well as farmland, wetlands and streams).

What Type of Development is Compatible with Harpersfield's Existing Environment?

When asked about residential and commercial development in the Town, single-family homes on large lots were determined to be the most compatible development style, followed by single-family second homes. Mobile-home parks and landfill operations were determined to be compatible in some places or totally incompatible, while commercial junkyards were incompatible everywhere. Several other forms of development were deemed to be compatible only in some places (although not wholly excluded like junkyards).

Respondents felt that there is a strong need for a supermarket and medical/dental office but not much else. There is not a strong need for retail stores, fast food restaurants, and junkyards. There was a moderate need reported for other restaurants, a convenience store, a home improvement center, an appliance store, and an auto repair shop.

Public Services and Regulations

Existing highway maintenance received the highest marks in public services followed by utilities and overall code enforcement.

The majority of respondents felt that site plan review should be implemented (65%) as a land use regulation in Harpersfield (20% said no). An even larger number feel that zoning should be implemented in the town (73% said yes, 18% said no). Respondents felt that, most importantly, zoning should regulate junkyards and mobile homes. The rest of the issues in order of importance were: specified areas for residential and commercial businesses, minimum lot sizes, signs, setbacks, scenic views, parking, neighbors' use of land, and minimum dwelling size.

Comments

Respondents were asked to submit additional comments on relevant topics in text form.

Major Issues:

The presence of junk cars or trash in neighbors' yards (13) seems to be one of the most significant issues in Harpersfield. This relates to several other items that were discussed in the survey and its comments, such as individual property rights (seven respondents supported the protection of property rights and requested that the Town not enact additional land use regulations), zoning, and municipal code enforcement. Nine respondents in the survey supported the development of a zoning ordinance. However, sufficient code enforcement was mentioned as necessary for successful implementation. Without specifically mentioning zoning, eight respondents commented on the need for Harpersfield to maintain the scenic and rural atmosphere of the town. Six respondents felt

that site plan review was a good option for land regulation in Harpersfield.

Another issue that motivated significant comment was local taxes. Generally, respondents felt strongly that taxes are too high (8) and assessments are performed poorly or unjustly (3).

Other comments on major issues mentioned desire to see:

- No junkyards or landfills in Harpersfield (5)
- Small or moderate sized commercial entities (4)
- Parkland and recreational facilities (3)
- Only small or no commercial development (3)
- Too much traffic or need for restrictions on trucks on roads (3)
- Better town services (3) (Town should clean up after itself, need for snow removal during evenings and on weekends, need for larger, clearer street signs)
- Farming preserved (2)
- Individual junkyards (2)
- Noise pollution from commercial development abated (2)
- Roads in good condition (2)
- Sufficient mass transport (2)
- No mobile home parks (2)

Minor issues:

- Lack of senior housing
- No cell towers
- Better code enforcement
- Lack of conservation easements
- Lack of growth plan
- Lack of control of growth
- Lack of Town newsletter
- Maintaining balance between individual freedoms and rights of community
- Barking dogs
- Lack of sign regulation
- Lack of police patrols

Planning Workshop

On October 25, 2001, a planning workshop was held in the Town of Harpersfield. Twenty-three people participated. The goal of this workshop was to identify negative and positive characteristics of the Town, as well as opportunities and threats in the future. Participants at the workshop also worked together to form vision statements and commented on significant locations within the Town.

A. Locations of special interest were identified on a map at the workshop. All persons were asked to identify at least one location that they felt was significant in the Town. These are:

1. Site of Indian kidnapping of local family on Odell Lake (Odell Lake)
2. Worry about the sale of farmland and small parcel subdivision or commercial development (Along Route 23 in the southern portion of Town, near the intersection of Odell Lake Road)
3. Spoiled view coming down Peters Road to Route 10
4. There is a unique natural area with a heron rookery at the top of Harper Road, back in the woods. (Would like to see Town get a grant to preserve this property.)
5. Junk cars (along Tedle Brook Road)
6. Beautiful view from hill (along Tedle Brook Road)
7. Fishing access (Titus Lake Road)
8. Commercial area good for small business (along Route 23, in central part of town near the intersection of Route 23 and Wilcox Road.)
9. The three grave cemetery between 6 Lake Street and Stamford Central School.
10. Junk cars, burned out house, dumping on property, people living in barn (southern part of town just north of the village)
11. The Village of Stamford Historic District (Village of Stamford)



Planning Workshop Participants

B. The workshop was designed to involve participants in identifying the strengths, weaknesses, opportunities and threats facing Harpersfield. People were asked to list important attributes (positive and negative) about the Town and then to “vote” to indicate those features that should be considered a priority. The results of this exercise are:

Positive Attributes Identified

Attributes that received priority stickers:

Good roads and road maintenance	(5 people)
Quiet and lots of wildlife	(5 people)
Beautiful scenery	(3 people)
Rural Atmosphere	(2 people)

Agriculture (2 people)

These characteristics were mentioned positively by one person each and received a priority vote:

No zoning Businesses with local resources
Not overpopulated Little crime Great place to raise children
Clean air Not a lot of traffic
Lots of wild, undeveloped area

Other positive attributes that were identified

Good school system (3 people)
Transfer station (2 people)
Good melting pot of people (2 people)
Friendly town (2 people)

Volunteer fire department Snow removal Good seasonal homes
Access to urban areas Lots of excellent water No street lights
Few trailer parks Good trout fishing Taxes reasonable
Good infrastructure Good planning board Internet
Bed and Breakfast Not many regulations Archibald Park
Town government Natural gas pipeline Activities/grange
Local foundation benefits town
Village of Stamford is accessible

People were asked how the above positive characteristics about Harpersfield could be enhanced or maintained. The ideas generated include:

1. Respect agriculture
2. Enforce regulations so that the actions of a few don't infringe on the many.
3. Stop ad hoc dumping.
4. Develop a site plan that doesn't hamper economic development, but protects rural atmosphere
5. Regarding zoning, make sure there is adequate input to the committee; people need to get involved in the process, and elect reasonable Town Board members.
6. Regarding roads, more taxes are needed, pay highway superintendent and crew reasonable wages and supply them with materials and equipment they need.
7. Regarding wild and undeveloped lands, don't push for a lot of commercial development that would affect the town.
8. Regarding the low level of population, give out free birth control to high school populations, or anyone.
9. To keep the town quiet, limit the location of development.
10. Keep the town a great place to raise children, improve the school system and

consolidate work opportunities for youth, maintain the trail system by getting grants and maintaining sporting opportunities.

11. Limit smokestacks to keep the air clean.
12. Preserve scenic roads, keep them free from development, preserve state roads, and limit industry.
13. Educate hunters so they respect people's property.
14. Promote agriculture in schools.
15. Use Watershed money to enhance the positives.
16. Attract businesses with local resources.

Negative Attributes Identified

The following characteristics of the Town were identified as being negative. People were also asked to "vote" to indicate which characteristic they felt should be considered most important or a priority.

Received five priority stickers:

Lack of enforcement of current town regulations (3 people)

Received three priority stickers:

Loss of family farms

Lack of zoning and that all efforts to pass zoning have been shelved (2 people)

Received two priority stickers:

Cars speeding.

Dilapidated and burnt out buildings and junk cars with no regulations to remove them.

Received one priority sticker:

Overabundant deer (2 people)

These negative characteristics were identified by one person and received priority votes:

Junk cars	Abandoned homes
Slow emergency squads	Shortage of businesses
Poor Internet service	No signs for town boundary
Lack of protection of farmers and their land	
Excessive watershed restrictions	
Lack of promotion of recreational opportunities	
Lack of recreational infrastructure	

Negatives that were identified, but did not receive priority stickers:

Run-down houses (3 people mentioned)

Negatives, Continued.

Lack of restaurants
Mobile-home parks
Trash along road
Private restriction of land, not enough public recreational areas
Too many loose animals
Unmarked historical sites
Road shoulders are too small, not wide enough
Difficulties in negotiating with state agencies
Back roads not getting plowed first
Overabundance of posted land
Excessive power outages
Excessive traffic
20 miles from anywhere
Lakes not big enough
Everyone knowing everyone's business
Addresses too long
Not enough to do
Too many people
Bad cell phone reception
Computers shut down when highly used
Playground liability
Lack of voter issue notification
Lazy county workers
Plot size not determined
Limited Economic opportunity
Lack of newsletters, identity
Lack of environmental enforcement
Speeding cars, where "children at play" signs are clear
Lack of information about the budget in Harpersfield

People were asked how the above negative attributes could be improved. The following ideas were generated (in the words of participants):

1. Use less government imports, and provide tax incentives to prevent loss of family farms.
2. Have free pickup of junk cars, and have a per-car fee.
3. Improve or prevent abandoned homes, have a fee per home, raise taxes, offer to burn them down for fire department training, have a vigilante group.
4. Pass a town ordinance with more restrictions for mobile home parks.
5. Pay landowners for keeping water on land to get rid of too many watershed restrictions.
6. Encourage volunteerism to help with emergency squads.

-
7. Offer some form of incentive to help with the shortage of businesses.
 8. To improve speeding of cars, have speed bumps in the Village, place more speed limit signs, and improve enforcement.
 9. Develop and promote new recreational infrastructure.
 10. Work with the state and phone/communications company to improve Internet service.
 11. Work with DEC to issue more permits to decrease the deer herd.
 12. Have zoning or land use controls. We need site plan development and a comprehensive plan with real enforcement teeth. (If you don't have zoning you get every other town's problems.)

C. The final exercise at the workshop was to generate a vision for the future of Harpersfield. This activity asked people to specify what would be desirable for the Town's future. The following ideas were listed as important elements of Harpersfield's future:

Participants identified specific characteristics they would like to see in Harpersfield's future. These desired features included business and economic development; quality schools; friendly and respectful community attitudes; a clean and rural environment; safe and well maintained roads; recreational opportunities; quality public services and benefits to residents; and enhanced planning efforts and enforcement of local laws. Appendix 1 lists each of the features that were identified at the workshop. From the list of desired features, participants developed a future vision for the Town. These are:

- 1) "We have maintained our rural atmosphere, including open spaces, clean rivers and streams and abundant wildlife. The Town enforces rules and regulations. The quality of the roads, transfer station, and fire departments are kept up and a low profile police presence has been added. There are increased economic opportunities, including more jobs and vibrant businesses. It is a Town with an identity, a place people want to go to, and a center with athletic facilities and cultural activities. It is a Town with a sense of its very real Revolutionary War history."
- 2) "We better understand how to maintain and promote current agriculture. We have identified and maintained special natural habitats and maintained a common rural atmosphere. The roads are well maintained. We support the residential benefits that we now have, support hunting, enforce regulations, and work to educate outsiders."
- 3) "Harpersfield has individuality of people, is diverse, friendly, has low crime and is a community made up of our Town's personality. It has a wholesome environment including continued good school system, open space, lots of natural land and clean waterways, abundant wildlife, and places for recreation

that are peaceful and scenic. It has good roads and road conditions, a rural transportation system (public - elderly) and little traffic. There are no litter, no junk cars, a few trailer parks that are neat and landscaped, clean with cows grazing next door. We have Mom and Pop stores, small business, all necessary services available locally, jobs and light industry.”

4) “Harpersfield has lively, functional business services throughout the Town. The Town has technologically advanced schools with a variety of students and classes. Everyone understands the needs of one another. Development is appropriately located throughout the Town. State and local agencies work together to provide funding for maintenance of roads, as well as enforcement of traffic laws. Community members will create recreational activities for people of all ages.”

A Vision for the Future of Harpersfield

Based on public input (the written survey and workshop), the Comprehensive Plan Committee developed the following vision statement. It is intended to be a guide or blueprint for growth in the Town of Harpersfield. The vision statement also is the basis for goals, strategies, and final recommendations included in this comprehensive plan.

In the year 2027 the Town of Harpersfield has a pleasant rural atmosphere where residences and vibrant businesses co-exist with open space, forests, farms and wildlife and are compatible with the environment. In order to ensure this atmosphere, the Town has reasonable and well-enforced regulations. The quality of life for our Town’s diverse population is enhanced by a well-maintained infrastructure of roads and public transportation systems and services, as well as a variety of appropriate recreational facilities. The Town encourages the best educational opportunities for its children by working cooperatively with all its area schools.

Issues, Goals, Strategies

Rural Character

There is a strong desire in Harpersfield to retain the rural atmosphere of the Town. However, there are many trends occurring in Harpersfield that could diminish its rural character. There has been a high rate of population increase since 1970 along with a large increase in the number of residences and subdivided lots. The number of farms and farmed acres has decreased. Although there is a lot of vacant land in the Town, there are many previously subdivided but currently undeveloped lots. This means that there is a great potential for further building and population growth in the future. Most parcels in Harpersfield are currently over 10 acres in size. This also extends the potential for future subdivision and growth. Settlement patterns



have changed from being concentrated in the valley areas to being widely dispersed. There are currently no programs in place to ensure that rural character will be maintained in the future. This character is not likely to be

maintained given current settlement and development patterns.

Goal 1: The Town of Harpersfield will maintain its rural atmosphere of woodlands, farms, fields, and residential areas. Active agricultural lands, woodlands, and other open spaces will remain important land uses in the Town.

A. Implement a land-use program with the following principles: set appropriate development densities that match both citizen's goals and environmental conditions; direct growth to hamlet areas as much as possible; and establish design and siting standards to ensure that all new development performs to the high expectations of the community. In addition, the following land-planning principles should be incorporated:

a. Density, as measured by number of dwelling units per acre shall be regarded as more important than lot size.

b. Land-use-district boundaries, if any are established,

shall preferably follow ecological lines rather than lot lines.

- c. **Future development shall strengthen the hamlet areas and encourage higher residential and commercial growth there. Distinct boundaries between built and un-built areas should be maintained, as this is a significant feature of “rural character”.**
 - d. **Regulation shall incorporate incentives to reach community goals as much as possible.**
 - e. **Land use regulations should concentrate on ensuring that new uses are compatible and have minimal negative impacts on the town and the environment rather than focusing on allowing or prohibiting certain uses. In other words, land use regulations should allow a wide variety of land use activities throughout the town, and instead control the impact of those uses on the town and environment.**
- B. A variety of options to meet these and other related goals are presented below. It is important to note that adoption of this comprehensive plan does not implement these options as local law automatically. The Town Board should consider these options, and create and implement new local laws based upon the options considered to be the most beneficial. Creation of any new law will require public hearing(s), review by the County Planning Board, and an environmental assessment. However, local land use laws must be consistent with this plan.

Conventional zoning is not an option considered at this time due to the concerns expressed by many citizens. However, several viable options for meeting rural character goals are outlined below. Many of these could be mixed and matched. Options to consider are:

Option 1: Modification of existing laws, and adoption of other specific laws to meet environmental goals. This option does not establish other land use controls or set minimum lot sizes or allowable density of houses.

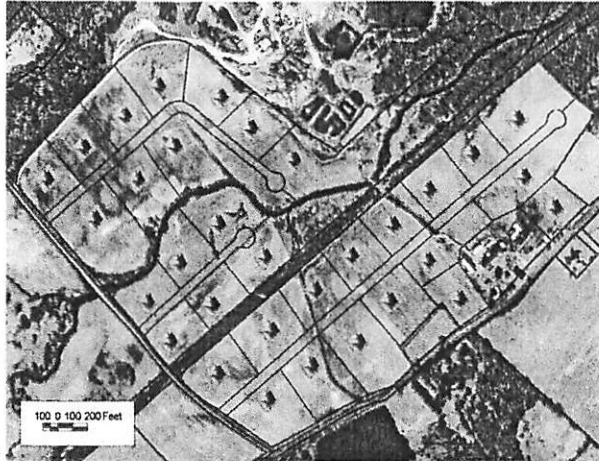
- 1. Enact a new local law to control erosion and sedimentation due to activities that take place on steep slopes such as forestry, home building, and other construction. This local law should:
 - a. Include a provision for use of best management practices for

forestry.

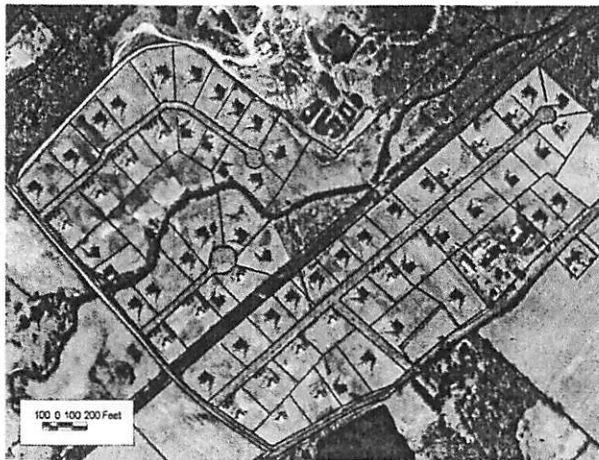
- b. Require erosion control for building on steep slopes and road building, etc.
 - c. Be coordinated with subdivision and site plan review processes so that they work together and are consistent with each other.
 - d. Establish a stream buffer that maintains a non-built, preferably naturally vegetated riparian buffer along stream banks.
 - e. Prohibit building on slopes greater than 15%.
 - f. Be consistent with the Environmental Protection Agency's Phase II stormwater regulations that are currently in place.
2. Apply standards for septic systems and building setbacks that have been established for the NYC Watershed to all portions of the Town. These standards would serve to protect water quality throughout the Town.
3. Enact a site plan review law.
- a. Include provisions as described in the plan, and
 - b. Require site plan review for new single-family residential homes in New York Certified Agricultural Districts to prevent conflicts with farming and to maintain rural character and open space. (A separate section in the site plan law should deal with residences and it should not require the same degree of review and information as commercial structures. If a subdivision is taking place, then site plan review is not necessary for residences. This option would not control how many houses are built, nor would it control where in general houses are built, but it would control where on a site a house is placed. This can help protect the rural character by ensuring proper placement of the structure.)
4. Update the current subdivision law.
- a. Make amendments to make its provisions consistent with the comprehensive plan.
 - b. Change road frontage and front setback requirements (or get rid of them entirely), as these will be determined on a parcel-by-parcel basis during residential site plan review. Road frontage and front setbacks are two requirements that are often not needed in rural situations, and usually result in conventional suburban style development that doesn't necessarily match the conditions of the site or the character of the town. (For example, avoiding placement of houses in the middle of former agricultural fields.)
 - c. Allow for voluntary use of clustering or conservation subdivisions to maintain open space and preserve important environmental features on the parcel. See illustrations below.

-
5. Include a provision for ridgeline protection through use of design and siting standards.

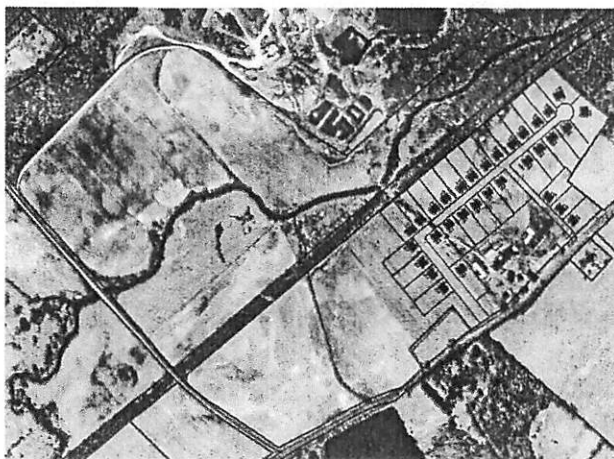
An Illustration of Clustering



This photo simulation illustrates a conventional subdivision at a density of one dwelling per four acres where the minimum lot size equals four acres. Note how all land in this parcel is “used” by being split up and part of individual home lots.



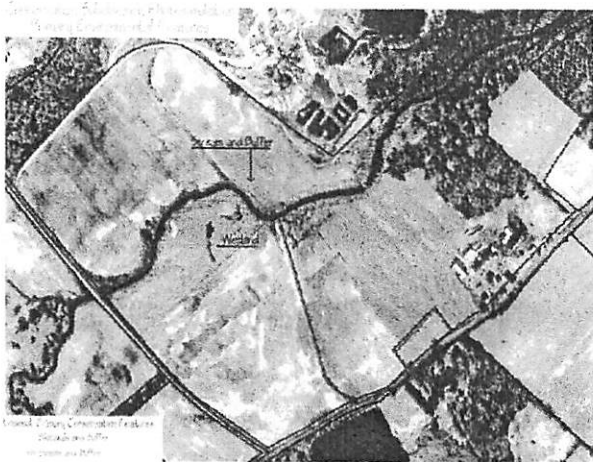
This photo simulation illustrates a conventional subdivision at a density of one dwelling per two acres where the minimum lot size equals two acres. As above, note that all land in this parcel is “used” by being part of individual home lots.



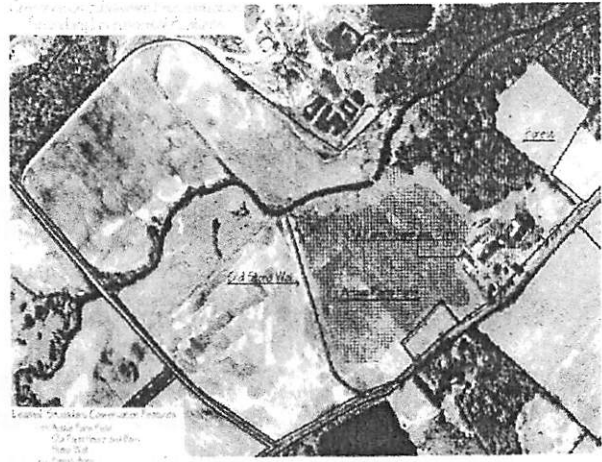
This photo simulation illustrates a clustered subdivision at a density of one dwelling per two acres, but houses are clustered around the existing farmstead with minimum lot sizes of one acre. Note that the majority of the parcel remains as open space. This subdivision would allow continued farming, as well as protection of the stream corridor that passes through the property. Ownership of the preserved parcel could remain with the original landowner, be

owned by a homeowners association, or by one of the new landowners as a type of “estate lot”.

An Illustration of Conservation Subdivision



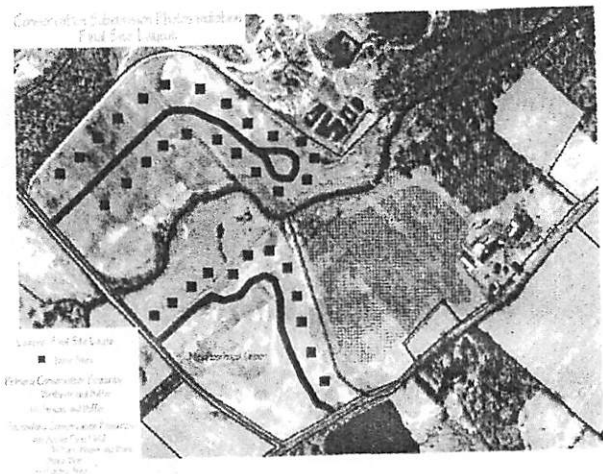
Step 1: Identify primary environmental features on the site. In this case, it is a stream corridor that runs through the parcel



Step 2: Identify secondary environmental features on the site. In this case, it is an old stonewall and a valuable pastureland.



Step 3: Exclude the primary and secondary environmental areas and the remaining land is the buildable or developable portion of the parcel. The remainder of the parcel is preserved by deed restriction or conservation easement from being further subdivided.



Step 4: Within the developable area, place home sites so that they are adjacent to (and can benefit from) the preserved area of the parcel. Roads are placed in a way to reduce the amount of road building as much as possible. Lot sizes are variable but the density is one dwelling per 4 acres. Lot lines are drawn in as the final step.

Option 2: Establish a Land Use Law that sets densities, but doesn't control the types of land uses.

This option would establish land use districts in the Town with different densities. Density is a measure of how many structures are allowed on a per acre basis. (See Illustration of a clustered subdivision, above). Some communities set density by establishing a minimum lot size. This is not recommended because a) use of minimum lot sizes may make some lots not affordable by forcing people to buy a larger lot than they may want (if a large minimum lot size was required); b) use of minimum lot sizes typically result in all land being subdivided into uniformly sized lots (which results in a suburban style development); c) use of minimum lot sizes does not allow a landowner to be creative and flexible in the development of a site; and d) use of minimum lot sizes do not adequately protect sensitive environmental features. A better way to ensure that development is consistent with community and environmental goals is to establish a true density. This would be measured as the number of units per acre. Minimum lot sizes would only be dictated by requirements for siting a septic system. Use of density also allows creative lot subdivision, and leaves land available for preservation. Density controls only the number of dwellings. It would allow all uses that Harpersfield has now and would not dictate what use is permissible, but instead would control the amount of development. Some of the ideas outlined above could be incorporated into this type of land use law (erosion control, clustering, site plan review, etc.) Other methods to consider are:

1. Establish several land use districts, each with a density set to meet specific goals of that district. Density would NOT be measured as minimum lot size, but would be measured as the number of dwellings per acre. Options here could include:
 - a. Agricultural District: Set boundaries to coincide with existing NYS Agricultural Districts. Some experts feel that a density of no more than 1 dwelling per 20 or 30 acres is required in order to preserve active agriculture. The density should reflect the minimum viable farm size. Non-farm lots are allowed, but must be on small 1 or 2 acre lots.
 - b. Hamlet District: Set boundaries to general boundaries of current hamlets, as well as locations where there have been subdivisions in the past and that have the potential to be new hamlets. Boundaries for a hamlet district should be large enough so that

there is ample room for them to grow. This district would help encourage growth to be directed to these areas. This district would set the highest densities in the town. This could be down to 2 dwellings per acre (similar to a ½ acre minimum lot size) if septic systems could be placed on these lots.

- c. Watershed District: Set boundaries to coincide with the existing NYC Watershed. This area should have a lower density of perhaps 1 dwelling per 5 to 10 acres.
- d. Steep Slope District: Set boundaries to coincide with locations that have steep slopes. This could go hand in hand with the ridgeline provisions and erosion control regulations described above. This could also be a low-density district with no building allowed on slopes in excess of 15%.
- e. Non-Constrained District: Includes every place not in the above districts. There could be moderate density areas with a density of 1 dwelling per 2 or 3 acres.

2. In districts where the density is set to be low (fewer homes per acre) the Town could offer incentives whereby landowners could “earn” back a higher density in return for providing an amenity desired by the town such as open space or farmland protection. A density bonus is given in return for something that the community finds desirable. These incentives, called density bonuses, would give developers significant increases in the allowable density of homes they could build if they offer something in return such as dedicated open space, use clustering or conservation subdivisions, preserve important views from the road, provide dedicated affordable lots, or use other methods to meet the goals in this plan. Density bonuses should be very generous to make it worthwhile for somebody to take advantage of the incentives. According to New York State law very specific criteria must be established to govern issuance of density bonuses.

Option 3: This option outlines other ideas that control density but does not control regulation of specific land uses.

In addition to the techniques outlined above, there are several others that can be used. One that has had success in other locations in the United States is called sliding scale density. This is a technique where densities are set on a sliding scale based on the existing parcel size. Sliding scale density directs growth to areas that already have smaller parcels. It does not involve permitting specific land uses.

When sliding scales are used to set density, the number of new residential houses per acre would decrease as the size of the parcel

increases. The idea is that smaller parcels would have more limited farming ability, and is most likely to be found in areas of higher density anyway; they are already somewhat developed areas such as hamlets. Sliding scales allow for growth, and have seen much success at preserving open space. They are harder to administer and keep records on however.

For example:

Size of Parcel in acres	Dwellings Permitted
1 but less than 5	1
5 but less than 15	2
15 but less than 35	3
35 but less than 65	4
65 but less than 105	5
105 but less than 145	6
145 but less than 185	7
185 but less than 225	8

Option 4: Establish a land use law based on environmental performance standards.

The Town of Harpersfield Planning Board drafted a law in 1994 to control land uses. It was not adopted but is a good example of how land use can be regulated based on environmental performance. Land use regulations based on how an activity will “perform”, i.e. impact the environment, pay more attention to effects, than to what type of use it is. Under this type of land use law districts are set to match environmental limitations. Densities are set for that particular district, but are modified on a parcel-by-parcel basis. Density is ultimately set based on the specific environmental conditions and limitations found on the proposed site. Districts established under this option preferably follow topographic and ecological lines rather than lot lines. Baseline development intensity should be set by the community but should also factor in environmental constraints.

There are two ways that environmental performance standards could be used. The first method sets density for areas designated as having extremely severe, severe, and moderate limitations for development. These areas would be identified on a map. Recommended densities for those areas having “extremely severe limitations” would be 0 to .1 dwelling units per acre to be transferred to the developable portion of the

site, or off-site to another parcel if there are no buildable spots. Those areas with "severe limitations" could have a .1 to .2 dwelling unit density per acre, "moderate limitations" a density of .2 to .4 dwelling units per acre, and unconstrained lands a density greater than 2 dwelling units per acre. All development is transferred to the most developable portions of the site.

The second method to set density based on environmental limitations is to use a multiplication factor. Here, the density that has been set for the entire district is reduced based on specific environmental features present at the site. The multiplication factor reduces the number of units allowed if that feature is present. An example of how a multiplication factor could be used is as follows:

Environmental Feature	Multiplication Factor
Open Water on Site	0.0 units
Wetlands	0.05 units
Flood Plain	0.2 units
Slopes over 10%	0.2 units
Preserved Historic or Archaeological Site	2.0 units
Aquifer Recharge	0.2 units
Non-constrained Land	1.0 units

The following example shows how this system could work:

Site Area is 97 acres and is in a district that has a base density of 3 dwelling units per acre				
Site	Area (acres)	Density	Multiplication Factor	# units
Open Water	3	3	.0	0
Wetlands	10	3	.05	1.5
Floodplain	5	3	.2	3
Slopes >10%	10	3	.2	6
Aquifer	1	3	.2	.6
Historic	1	3	2	6
Non-constrained	67	3	1	201
TOTAL SITE CAPACITY THAT TAKES INTO CONSIDERATION THE ENVIRONMENTAL LIMITATIONS PRESENT WOULD BE 216 units.				

This compares to a conventional system that would yield 291 units at the

base density of 3 dwellings per acre. This parcel would be allowed to have 216 units with all units transferred to the non-constrained portion of the site.

Demographic Changes

Harpersfield is losing the youngest members of its community while the number of those aged over 65 years of age has increased dramatically. This demographic trend poses difficulties for the future especially as it relates to provision of affordable housing and services for seniors, as well as retaining and attracting young families to support the cultural, educational and economic environment of Harpersfield. Some people are also concerned that the tax rates in Harpersfield and the cost of providing community services are high. Further, future development may increase tax rates more. At the current time there are many seasonal residences in Harpersfield. These residences can positively contribute to the tax base in Town because there are no children attending schools, and because year-round expenses for providing services can be lower. However, seasonal residences are often converted to year-round residences. Such conversions often negatively impact a municipality's tax base due to the need for additional school services, senior citizen services, road maintenance, and other social services. (Most studies that examine a community's cost for providing services have clearly shown that open lands and farmland are most effective in keeping tax rates down, followed by commercial uses. Residential uses are associated with the highest costs.) In the long term, development in the town needs to consider impacts on local government, schools, and property owners.

- Goal 2:** Adequate residential opportunities and social, recreational and transportation services will be provided for old people in Town.
- A. Work with adjacent communities to improve bus systems for the elderly to provide transportation to local destinations, shopping areas, and government areas.
 - B. Evaluate and consider development of a community center. Recreational and educational programs for adults can be provided on a regular basis at this facility. Promote existing groups such as the Stamford Senior Citizen Group, and existing facilities that may be able to be used for this purpose including the Town Hall.

-
- C. Future residential and commercial development should be pedestrian and bus friendly, especially in the hamlet areas.
 - D. Encourage and allow a variety of forms of senior citizen housing including assisted living centers; nursing homes; continuing care retirement communities or adult retirement communities; and accessory apartments. Placement of these facilities in or near the Village and hamlets will help ensure maintenance of social and cultural networks for senior citizens so that they are not isolated in the countryside. Encourage placement of senior housing near commercial uses that cater to daily needs.

Housing

There are indications that housing is becoming less affordable in Harpersfield. Difficulties in finding affordable housing make it difficult to attract and maintain young people and young families, and can lead to increased use of mobile and other types of manufactured homes. Large-scale use of this type of housing can negatively impact municipal and school-tax bases because the amount of taxes received do not cover expenses for such properties. Lack of well paying jobs also contributes to this issue. Residents have expressed their desire to welcome single-family homes and businesses but also want to ensure that such growth is carefully reviewed and compatible with the environment.

Goal 3: A variety of housing options are available to residents of all ages and income levels in the Town. Residential growth will be balanced with other needs of the community, including the need to keep property taxes from increasing. Harpersfield will attract more young people and families as permanent residents, but in a manner that is in balance with the other needs and goals of the community.

- A. Land use regulations can be used to:
 - 1. Encourage housing options by creating incentives for provision of low and moderate income housing as part of a proposed development. Offering developers a density bonus can be an effective incentive.
 - 2. Require developers of large-scale nonresidential uses (office parks or industrial facilities, for example) to build housing, or to pay a fee in lieu of construction into a housing trust fund.

-
3. Allow a variety of housing opportunities including single, double and multi-family units, and use of accessory apartments, rental options, manufactured housing (modular, panelized and pre-cut construction) and factory-built HUD-Code housing (commonly referred to as a mobile home).
 4. Establish a wide variety of allowable lot sizes so that those who cannot afford large lots can still purchase land to build houses in Harpersfield.
- B. Allow for cluster developments in the Town's subdivision law. Such developments can meet a variety of housing needs and preserve rural character simultaneously. Should clustering be used, the Town should **not** impose a minimum lot size where this can occur because this tends to increase costs.
- C. The Town should ensure that its development standards do not prevent affordable residential opportunities. The Town should recognize that some standards result in higher development costs and should pay careful attention to:
- a. Minimize street-width requirements and right-of-way widths;
 - b. Minimum lot size requirements (there should be a variety of sizes from small to large to provide options for all. Smaller lot sizes may be more appropriate in or near the Village and Hamlets.);
 - c. Lot widths and lot frontage requirements (smaller lot sizes may be more affordable); and
 - d. Front, side and rear setback requirements (to allow for smaller lot sizes).
- D. Implement land use planning tools that serve to protect open space and farmlands and that moderate density of residential development. See recommendations above, for Goal 1.

Environmental Protection

Most people wanted to see the environment carefully considered during development, especially potential impacts on streams and farmland. Proximity of commercial development to residences, impacts on scenic areas, and density of development were other aspects people were concerned about. Currently, there are few guidelines, programs, or regulations in place to ensure that the present resources are protected.

Goal 4: Residential and commercial growth in Harpersfield is compatible with the environment. Negative impacts of new development on existing residences, scenic areas, streams, farmland, and other important natural features of the environment are eliminated or mitigated.

Many other goals and strategies detailed in this comprehensive plan also address this goal. Fully implement all State Environmental Quality Review (SEQR) provisions and to ensure that potential environmental impacts are identified and mitigated. During SEQR future developments should be reviewed against goals and standards as outlined in this Comprehensive Plan. Facilitate training all Planning Board members on SEQR so that this law is effectively administered. The New York State Department of State can be contacted to provide free SEQR training. Ensure that all SEQR materials including the law, guidelines, and manuals are on hand for use by the Town and Planning Board.

- A. Inventory and map scenic views within the Town and include citizens in identification of important viewsheds. When a project is being reviewed the Planning Board should require use of the Visual Assessment Form in SEQR in order to evaluate impacts on views. Harpersfield can use guidelines published by the New York State Department of Environmental Conservation on visual inventory and assessment to help with this task.
- B. Work to educate the general public and potential developers on the environmental resources of the Town in meetings, workshops, brochures or school-based programs.

Enforcement

People expressed their desire to see balanced regulation and effective enforcement. Local enforcement of laws is often considered ineffective. A majority of those survey participants indicated they wished to see both site plan review and zoning initiated in Town. However, there are also concerns about over-regulation and infringement of property rights. The overall vision for the Town seeks a balance of growth, protection, and individual property rights.

Goal 5a: Local town laws relating to land use are easy to read and understand, enforceable, and clearly state how they will be enforced.

- A. Review the wording, and legal enforceability of the existing Town laws and make amendments to clarify and strengthen

them.

1. Ensure that adequate procedures are detailed in local laws and that procedures are consistent with New York State laws.
2. Consider adding illustrations and pictures to the subdivision regulations and any other pertinent local laws so that the Planning Board, Building Inspector, landowners and applicants have a clearer understanding of the Town's expectations.
3. Local regulations should be written in plain English, with improved definitions.

Goal 5b: The Town will have clearly stated expectations and procedures for local law enforcement.

A. Clearly detail the procedure that the building inspector or code enforcement officer needs to follow to enforce and make the local laws work.

B. Specify the Town's expectations for enforcement activities: the Town should require that the inspector/enforcement officer report on a monthly basis to the Town Board at its regular monthly meeting.

C. Provide for additional training to enforcement personnel.

D. Consider hiring additional part-time staff to assist the Inspector/Enforcement Officer. Increase the hours of the existing enforcement staff so that there is more time for enforcement duties.

E. Develop and widely distribute a local law enforcement booklet for citizens. This booklet should detail enforcement procedures in the Town, including how citizens can report violations; what procedures are to be followed; and names and contact information for enforcement personnel and Town Justices. Involve enforcement personnel and Town Justices in developing the content of this brochure. The brochure can also be given out with each application for a building permit or other approval issued in the Town.

Goal 5c: Local laws reflect the need to balance growth with stated community goals and security of individual property rights.

A. In order to provide for this balance, the Town of Harpersfield should ensure:

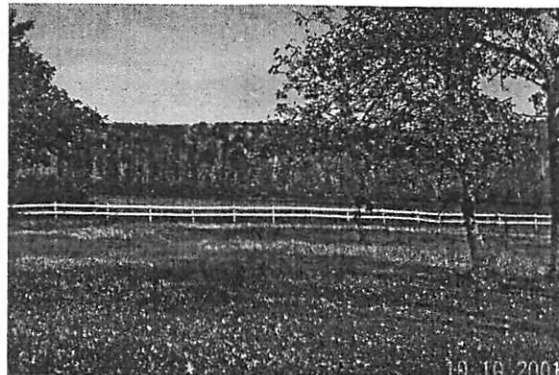
1. That its local laws governing land use have clearly stated reasons for the regulations and information and/or data to back them up. The Town Board should specify the public purpose and explain how the laws advance that objective;

-
2. That this Comprehensive Plan be reviewed every five years and kept up to date and relevant to the community;
 3. That once adopted, the Comprehensive Plan and any of its updates are followed;
 4. That a deliberate and understandable process of enacting and amending land use regulations is adopted and that citizens be involved in discussion and aid in development of any proposed laws. This process always includes required public notice and hearing, and town board and county planning board approval, fulfilling state environmental review requirements, and filing with the New York Department of State;
 5. That the Town treats all similarly situated properties equally and that local boards act consistently when imposing standards on landowners. Standards and requirements should be applied uniformly; and
 6. That the community and affected landowners be involved in meaningful discussions.

Sensitive Environmental Resources

There are areas in Harpersfield that are sensitive to development.

These include the steep slope areas, wetlands, areas with poor soils, and scenic locations.



Soil characteristics are such that a large portion of the town is poorly suited for conventional septic-disposal systems. This means that development may be limited, prohibited, or made more costly because alternative

disposal systems need to be constructed. Inadequate systems increase the risk of non-point source pollution. Disturbance of ridgelines and steep slope areas (about 2% of the Town) can contribute to loss of rural character, loss of wildlife habitats and travel corridors, and a decrease in water quality due to erosion and sedimentation. The Town has insufficient erosion and sediment-control provisions for

new development, as they do not establish specific standards or practices for new development.

Goal 6a: New programs, policies, and/or local laws protect sensitive environmental locations.

- A. The Town Board, Planning Board, residents and landowners should use this Comprehensive Plan and its maps to understand what locations are considered to be environmentally sensitive. These areas should be carefully reviewed and mitigated for potential negative impacts when new development occurs.
- B. Establish a Conservation Advisory Council (CAC) in Harpersfield. This volunteer council is established by the Town Board (under authority of New York State Environmental Conservation law) to assist the Town inventory and evaluate environmental resources. Many communities use their CAC's as an advisory group to the Planning Board in matters relating to the environment. In this case, the CAC can be asked to review the environmental conditions of a site that is being reviewed by the Planning Board and offer observations, comments, and suggestions on ways to protect the environment. When the CAC is established the Town Board should clearly outline its expectations for the CAC and assign it specific roles and duties to perform.
- C. Protecting steep slopes can minimize erosion and excessive runoff, and protect unique terrain and scenic resources. Woodland uses are generally the preferred use for steep slopes. However, control of development on steep slopes can be established through provisions in subdivision, site plan review, and land use regulations, or through a separate ordinance. Erosion and sedimentation controls and prevention of ridgeline development can be used to protect moderately sloped areas. Erosion and sedimentation controls for roads or trails and other management activities on steep slopes are needed to minimize erosion associated with woodland uses. The New York State Forestry Best Management Practices manual should be used as a guideline to protect steep slopes during forestry operations. Development on very steep slopes (in excess of 15%) is not recommended.
- D. Ensure full compliance with SEQRA and with all applicable state and federal regulations relating to wetlands and floodplains.
- E. The Town should work with Delaware County and develop composting and recycling opportunities for residents in Harpersfield.
- F. Encourage alternative energy sources that benefit the Town of

Harpersfield, but subject them to rigorous site plan and SEQRA reviews.

Goal 6b: Nonpoint source pollution of streams, wetlands, and other water resources is minimized.

A. Work with DEC, NYCDEP, and the County Soil and Water Conservation District to educate landowners about the natural functioning of streams and wetlands, and offer literature, training, and support on how to minimize damage and protect water resources.

1. Establish a local review process that routinely invites staff from these agencies to provide advice and expertise to the Planning Board on ways to reduce nonpoint source pollution.

2. The CAC can collect information, hold training sessions, and offer advisory opinions to the Planning Board on ways to minimize nonpoint sources of pollution as part of the review of applications (See also Goal 7a (B).)

3. The following publications or their updates can be referenced for appropriate standards and techniques: a) Guidelines for Urban Erosion and Sediment Control: New York, 1991; b) Reducing the Impacts of Stormwater Runoff from New Development. NYS DEC, Bureau of Water Quality Management, 1992; c) Controlling Agricultural Nonpoint Source Water Pollution in New York State: A Guide to Selection of Best Management Practices to Improve and Protect Water Quality. NYS DEC, Division of Water, Bureau of Technical Services and Research. 1991; d) State Pollution Discharge Elimination System General Permit for Stormwater Discharges from Construction Activities. NYS DEC, Division of Water. 1993; e) Individual Residential Wastewater Treatment Systems Design Handbook. NYS Department of Health. 1996; and f) New York State Forestry Best Management Practices.

4. Work with those agencies and organizations involved in implementing the County DCAP program so that town level programs related to nonpoint sources of pollution are consistent with DCAP. (DCAP is the county strategy to reduce contaminants and pollutants in the watershed.) These include the Delaware County Planning Department (stormwater and flood management, Cornell Cooperative Extension (precision feed management for dairy farms), Delaware County Soil and Water Conservation District (stream corridor management) and the Delaware County Department of Public Works (pollutant reductions from roads).

B. Consider establishing stream-buffer areas to protect water resources from disturbances. Buffers can control or limit development within a designated area along the stream. Buffers reduce stormwater velocity and volume and pollutants. Vegetated buffers also shade streams for fish and stabilize stream banks. Buffers can be created through establishment of a stream corridor protection regulation, through use of an overlay district that sites development away from streams, or as a requirement as part of land subdivision. (See also strategies on including this method in site plan review for commercial buildings.)

- 1. Some laws already exist to protect stream water quality. Harpersfield should be and make landowners aware of these requirements. These include: New York City Watershed requirements controlling some uses and activities within 100 feet of streams within the watershed boundary; state regulations prohibiting placement of septic systems with 100 feet of a stream; and 6NYCRR Part 608 of the Environmental Conservation Law permitting activities that affect streams and stream banks.**
- 2. However, other uses and activities that can pollute streams are not currently controlled. Establishment of appropriate buffers should take into account slopes, soil types and vegetative covers. In order to prevent restricting activities unnecessarily, buffer widths should be established with flexibility, and based on performance standards such as soil characteristics or slopes. Such performance standards recognize that more steeply sloping land needs wider buffers to ensure that there is more time for surface water to travel through the soil.**

C. The Town and Planning Boards and potential developers of sites in Harpersfield should be aware that wetland permits may be required by either New York State (Freshwater Wetland Permit) or by the U.S. Army Corps of Engineers when activities are in, or adjacent to, wetlands.

D. The Town and Planning Boards and potential developers of sites in Harpersfield should be aware that stormwater-management plans may be required by either New York State (State Pollutant Discharge Elimination System permit program) or by the NYC DEP (in the watershed area). Stormwater-management plans are designed to maintain pre-development quality and quantity of runoff and to eliminate surface runoff containing agricultural wastes, effluent from failed septic systems, and other nonpoint source pollutants.

-
- E. The Town's Subdivision Ordinance and other land use controls that may be adopted in the future, such as site plan review, should evaluate proposed developments' level of stormwater runoff and if needed, require use of stormwater-management practices such as open-drainage swales, settling (retention and detention) basins, and use of sumps and oil traps for commercial and major residential developments. Site plan review for commercial developments should contain provisions for limiting impervious surfaces (paved areas) to reduce water runoff.
 - F. As part of the County DCAP effort, the Town participated in the County DPW's efforts to inventory and assess the town highways for highway contribution to phosphorus levels in water. Harpersfield should continue working with the DPW to develop and implement a town Highway Management Plan to address phosphorus management along roads and implement necessary stormwater-management practices in the Town Highway Department.

Farmland Protection

Quality farmland is essential for the Town's agricultural activities. Residents support the conservation of farmland and value the open space, scenic landscapes, and rural character these lands provide. Although there are fewer farms in Harpersfield, significant land areas are still used for agriculture and two agricultural districts exist. However, there are not adequate programs or policies enacted to protect or enhance agriculture and farmland. Many of the areas best suited for agriculture have already been subdivided or developed. Studies done throughout the region have shown that maintaining active agricultural lands and open spaces is far more beneficial to maintaining low tax levels and municipal budgets than is residential development (American Farmland Trust). These studies, called Cost of Community Studies, have shown that residential development is actually the most expensive form of development and that for every tax dollar received from a residential property, more than a dollar is spent by the municipality to service it. For every tax dollar received from farms and open spaces, it costs the municipality less than a dollar to provide services. Therefore, maintenance of farmland can be an important component to maintain low taxes in Harpersfield.

Goal 7a: Agricultural operations are enhanced and supported in the Town of Harpersfield.

(See also recommendations made for Rural Character and Environmental Protection)

- A. Officials, landowners, and real estate agents should be familiar with and work with the New York Farm Link Program that is designed to match incoming farmers with farmers who are selling.
- B. The Town should support, allow, and encourage use of conservation easements to protect working farmland. Conservation easements can be either sold or donated to a qualified non-profit organization or to the Town. Easements are voluntary agreements with landowners that permanently restrict the type and amount of development that may take place on a parcel of land. The land remains private and on the tax rolls. The owner is free to sell, lease, or rent it as before, but the easement limits use to agricultural production and related uses. Harpersfield should work with the Catskill Centers Conservation Easement Program to implement this strategy. The Town should also support the Watershed Agricultural Council's Whole Farm Easement Program and work to educate local farmers about these options.
- C. Ensure that all provisions and procedures of the New York State Agriculture and Markets Law 25AA, Section 305 and 305-a are followed. These include requirements for completion, by public agencies of a Notice of Intent. These notices recognize the important role of agriculture and seek to avoid adverse farm impacts before public dollars are spent or land acquired for public projects. Section 305-a requires local planning and land use decision making to recognize the policy and goals of the Agricultural District Law and to avoid unreasonable restrictions or regulations on farm operations within Ag districts. It requires agricultural data statements, notices to affected landowners, and evaluations of the potential impacts of a proposed land use. Planning Boards are required to fulfill these obligations to ensure that local land use decisions are not at odds with the policies of the Agricultural Districts Law.
- D. Revise the existing Town of Harpersfield Support of Farming Practices (11/99) law to include specific language that protects farms from nuisance suits, and offers dispute-resolution and disclosure requirements, as recommended in the Delaware County Agricultural and Farmland Protection Plan. In December 2000 Delaware County adopted an Agriculture and Farmland Protection Plan. This was prepared under the state program as authorized by state law. The plan identifies issues involved with agriculture on a countywide basis and presents actions that can be used to protect and preserve farmland and

to enhance the economic viability of farm businesses. The purpose of the local Right to Farm law is to protect farmers from nuisance lawsuits; prevent local regulations that put unreasonable restrictions on farming; and to state as policy that farming is an important activity in Harpersfield.

- E. Encourage farmers and landowners to join and participate in the Agriculture District program.
- F. Make sure local farmers know about and take advantage of the farm-building-exemption portion of the Real Property Tax Law; Section 483; NYS Farmers School Tax Credit; NYS 480A Program for Forestland; NYS Historic Barn Credit Program; the NYS Barn Rehabilitation Cost Share Program, and the 480-A program for woodlands.
- G. Offer agricultural exemptions to qualifying farmers according to New York State Ag and Markets 25A. When land is taken out of production enforce the required tax-abatement roll-backs (penalties for farmland conversion to non-farm use).

Goal 7b: Forestry and woodland operations are enhanced and supported in the Town of Harpersfield.

- A. The Town should support, allow, and encourage use of conservation easements to protect working woodlands. Conservation easements can be either sold or donated to a qualified non-profit organization or to the Town and are equally useful for protecting farmland and woodlands as described above in Goal 8a (B).
- B. The Town should consider adopting a Right to Practice Forest Management law, similar to the Town's law in support of agriculture.
- C. Inform landowners and residents about New York State 480-A law, that reduces taxes on woodland parcels over 50 acres that are committed to continuing forest management. This would further encourage the maintenance of woodlands for timbering along with other forest uses such as maple syrup production.
- D. Consider local incentives for encouraging woodland uses such as maple syrup production, woodlot management, and commercial timber sales.

New York City Watershed

The southern portion of Harpersfield is included in the New York City Watershed. This poses additional requirements and some limitations for development in this portion of Town.

Goal 8: Support and ensure that all New York City, State and Federal regulations are included in the local review process.

A. Ensure that the existing watershed requirements established by the Town of Harpersfield through the Memorandum of Agreement with New York City are included in local review processes and that any future land use regulation adopted by the Town be consistent with. Consider using the guidance document available from the Delaware County Planning Department called “the septic system bulletin” as guidance on regulations and standards related to septic systems. The existing watershed requirements for lands within the watershed boundary to be aware of include:

1. Prior approval of all septic systems installed, repaired or replaced in the Watershed is required by the City to meet its requirements.
2. Prohibition of septic systems within 100 feet of a watercourse or wetland.
3. Prohibition of impervious surfaces (paved or built areas) within 100 feet of watercourses or wetlands. (Improvements or additions to individual residences, agricultural activities, paving of existing dirt or gravel roads, and construction of driveways to provide access to an existing residence are exempted.)
4. Prohibition of construction of roads within 50 feet of intermittent streams or wetlands, or within 100 feet of perennial streams.
5. Restrict location of new petroleum storage tanks (gas stations or home heating oil tanks) within 100 feet of a watercourse.
6. Prohibition of new registered hazardous substance storage tanks within 100 feet of a watercourse.
7. Preparation of a Stormwater Pollution Prevention Plan that must be approved by the City before project approval for some commercial and industrial projects in the Watershed. (Some examples of activities requiring this include development of land greater than 5 acres in size; construction of a 5-or-more lot subdivision; and construction that will create more than 40,000 square feet of impervious surfaces.)

B. Within the New York City Watershed forest management is identified as a preferred land use. Harpersfield should support promotion of forestry best management practices throughout the Town to protect local water quality values.

-
- C. Ensure that the Planning Board and building inspector receive necessary training and support to administer these policies and requirements.
 - 1. Work with the Delaware County Planning Department and the New York City Department of Environmental Protection to obtain materials and guidelines to be used to help implement the Watershed requirements. These should include written materials suitable for landowners and homeowners so that they understand the regulations.

 - D. Consider adopting an intermunicipal agreement with the Village of Stamford to coordinate local actions and programs to achieve watershed goals. New York State law authorizes towns and villages to make such agreements to develop plans and work cooperatively. Some of the goals of this agreement could be to develop joint goals focused on water quality or to establish a set of guidelines by which both communities can guide growth and development for the benefit of all.

Volunteer Services

Finding and keeping volunteers in local fire departments is difficult. More EMS-trained volunteers are needed as well.

- Goal 9:** The local fire departments have sufficient numbers of volunteers so that they can continue to provide high-quality emergency services.
 - A. The Town should work with the local fire departments as a team member in recruitment of new volunteers by assisting in development and implementation of an aggressive member recruitment plan.
 - B. Offer incentives to those who commit to being a volunteer with the local departments that serve Harpersfield. These could include property-tax exemptions or tuition help for people entering local colleges.
 - C. Continue work with the local fire departments to overcome such problems as high liability-insurance and training costs.

Economic Development

There are few businesses in Harpersfield, outside of the Village limits. A supermarket and medical/dental facilities were those businesses highly desired but currently not available locally. However, many local businesses and services are available in the Village of Stamford. People expressed a moderate need for such local businesses as: a

restaurant, convenience store, home improvement store, appliance store and auto repair shop.

Goal 10a: Additional commercial businesses exist to cater to the local population's needs and provide additional high paying employment opportunities in Harpersfield.

- A. Ensure that any local regulations pertaining to commercial uses in Harpersfield clearly outline the review process and requirements. These should not place undue impediments on business development.
- B. Develop a review process specifically for small-scale projects and those that clearly satisfy the Town's accepted development principles so that the review process is less complicated than large-scale projects.
- C. Clearly identify desired businesses and work with county and state-level economic planners and developers to attract them to the Town.

Goal 10b: New commercial growth is done in a manner that complements and enhances the existing small town and rural character of the Town, and in a way that does not negatively impact the environment.

- A. Implement a site plan review law in Harpersfield. Site plan review is concerned with how a particular parcel is developed. A site plan shows the arrangement, layout, and design of the proposed use. Site plan review responsibilities should be assigned to the planning board.
 - 1. Site plan issues should be addressed through specific requirements detailed in the local site plan review regulation. The site plan review process should allow the Planning Board to review drainage, vegetative clearing, wastewater treatment, septic system design and location, location and characteristics of roads, signs, and structures, the protection of significant natural features, traffic safety, landscaping, architecture or other features needed to meet the goals of this plan. The site plan law should also include provisions to review and protect wetlands, steep slopes, and control erosion and sedimentation.
 - 2. Consider including provisions in the site plan law to provide for: integration of open space and woodlands that remain on the site into adjacent natural areas or landscapes; protection of special site features such as important views by careful placement of structures; reduction of excess stormwater runoff by reduction of use of asphalt; reduced traffic impacts by requiring narrower lane width and use of shared access drives and parking; landscaping; lighting of the site done to reduce glare and light pollution, and

other features needed to meet the goals of this plan.

3. Rural siting guidelines should be developed to complement the site plan review law and could aim to:

Minimize clearing of woodlands and preserve natural features.

Retain stonewalls, hedgerows and other rural elements.

Place buildings and roads in treelines, on mildly sloping ground, or along the edges of fields to avoid construction in open fields or on ridgelines.

Locate structures at least 100 feet from ponds and streams to protect water quality.

Re-use farm roads or lanes whenever possible.

Maintain or enhance scenic views on the site by careful placement of structures and accessories.

Buffer or conceal parking areas primarily through use of remaining woodlands on the site, or by use of landscaping when such woodlands are not present.

Buffer new commercial uses from existing residential uses. (Buffering is commonly done through use of earthen berms and vegetation.)

Protect other features as needed to meet the goals of this plan.

- B. Consider implementing a local sign law to ensure that new signs for commercial businesses in scale and design compliment the rural character of Harpersfield. Attention can be focused on number, size, type, and location of signs.
- C. Consider implementing building design standards (to be a part of the site plan review process) to ensure that new or renovated commercial buildings in scale and design compliment the rural character of Harpersfield. Attention can be focused on roof style, facades, and other major design features that will ensure that the architecture fits into the community. The intent of these standards should not be to inhibit innovation and creativity in design but rather to ensure consistency with the character of the town.
- D. This goal could be met by considering the following options:
1. Encourage businesses to cluster together in nodes, rather than in strips along the highway. This will serve to minimize breaking up of roadside woodlands and farmland. These are features that contribute significantly to the rural character of the town.

Commercial growth in and near the hamlets (Harpersfield Center

and North Harpersfield) or Village of Stamford is preferable. Nodal development would reinforce historic patterns. Business zones established in and around the Village of Stamford and the hamlets through zoning would promote this strategy.

2. While establishment of site plan review will accomplish many of the goals established in this plan as it relates to commercial development, the Town may need to consider additional options. Use of flexible techniques to allow for, but control larger scale commercial uses and subdivisions in the future include floating districts, planned unit developments, and performance standards.

a. **Floating Districts:** standards are set forth in the text of a local law, but the actual district is not mapped; rather the district “floats” until a development proposal is made for a specific parcel of land and the project is determined to be in accordance with all the floating district standards. This technique is less concerned with the where or the what, but instead concentrates on the standards to control negative impacts.

b. **Planned Unit Development:** This technique allows a larger tract of land to be developed in a comprehensive or unified manner so that the development is planned as a unit. It usually allows a mix of residential, commercial and industrial uses on a single parcel. It is good for business parks and other desired large developments and gives the municipality a great deal of flexibility in setting standards for it.

c. **Performance Standards:** Performance standards for new development take the place of strict limits on building size, location, or type of development (as is common in conventional zoning). They basically regulate land uses based on impacts on the community rather than use, area or density. In essence, this technique is not concerned with what is being built, but rather how it is being built. Under this system proposed uses whose impacts exceed the set standards are prohibited unless they are mitigated. Some performance standards often specify a percentage of the land to remain as open space, and the percent of land allowed to be covered with impervious surfaces. (NOTE: Some of the issues addressed by use of performance standards can also be taken care of in site plan review for commercial uses.)

E. Consideration of a town-sponsored industrial/commercial business park to encourage larger scale business growth.

F. Encouragement of home-based businesses. Ensure that any future regulations allow home-based businesses.

Town Appearance

Junk cars and trash, along with rundown houses, are considered to be a major negative attribute of Harpersfield.

Goal 11a: Junk cars and trash are controlled.

A. The existing local laws and ordinances related to junkyards should be reviewed and updated to ensure that junk, debris and junk cars are adequately controlled and that these laws or ordinances are consistent with current State law. The Town currently has a 1963 ordinance requiring licensing of junk dealers and a 1987 law that prohibits the operation of privately owned dumps and dumping. In addition, the Town proposed a local law in 1989 covering littering and outdoor storage on private property. Although the Town cannot outright prohibit junkyards, it can control them.

1. These local laws and ordinances should be updated to include new or expanded statements relating to the purpose and intent. The Village of Stamford has a junk law and the Town should adopt similar language. New statements should clearly state the reasons for such laws and refer to issues raised in this Comprehensive Plan. Provisions for controlling or limiting junk cars should be added. All provisions must be consistent with New York State Law Chapter 136 of the General Municipal Law (Regulation of Automobile Junk Yards) and must prohibit storage of two or more junk cars unless a license to operate a junkyard has been obtained and a certificate of approval has been received from the Town. The Town can expand the provisions of this law to include other forms of junk that can be controlled.

2. The Town Board should clearly define "junk car" and "trash" and involve the community in determining this definition. Definitions should be reviewed, updated, and written to ensure clarity. This process should recognize that there are a variety of uses for old vehicles. The definition for "junkyard" should be consistent with state regulations.

3. Laws should give proper enforcement authority to enforcement personnel (building inspector), and clearly state enforcement procedures.

4. The Town should increase fines for littering and failure to remove junk cars.

5. The 1989 proposed law on littering and outdoor storage should be

reviewed, updated, and adopted.

- B. The Town should establish a job description for the enforcement officer (building inspector) that includes patrols. Increase patrols in certain areas with known junk, trash, and junk car issues.
- C. The Town should set a town-sponsored annual junk and trash-pickup day for residents. Involve both town staff and volunteer groups to assist in this community event. In addition, the Town should sponsor a junk-car-removal program.

Goal 11b: The appearance of the Town is improved.

- A. Initiate an annual program that encourages youth groups such as 4-H and Scouts to become involved with improving the aesthetics of the Town. Some project ideas include tree and flower planting, landscaping, trash pickup days, and volunteer yard-cleanup crews.
- B. Work with the Town Highway Superintendent to enlist the highway crew in removal of junk along Town Right-of-ways.
- C. Develop one or more local laws that controls unsafe buildings, building maintenance, and/or littering.

Traffic

Traffic speed is a problem identified in Harpersfield. Traffic volume has increased on all the County routes and some portions of the state highways through town.

Goal 12a: Traffic speeds in Harpersfield are decreased on local roads and new roads are consistent with Harpersfield's rural character.

- A. Local roads are classified based on traffic volumes, types of vehicles using the road, and the adjacent land use. For this task, use the *Manual: Guidelines for Rural Town and County Roads* (Local Roads Research and Coordination Council. December 1992. New York State Department of Transportation. Albany, NY 50 pp.) for low-volume roads with fewer than 400 cars per day as recommended by the New York State Department of Transportation, Local Roads Research and Coordination Council and the publication *Classifying and Managing Low-Volume Local Roads* (Geoffroy, Donald, P.E. 1996. Cornell Local Roads Program, CLRP Report # 96-6). These manuals outline a classification system for low-volume roads, offer guidelines for the rehabilitation of a low-volume road, and contain local road maintenance guidelines and recommendations for traffic

control.

- B. The Town continues its participation in programs offered by the Cornell Local Roads Program to inventory, classify and manage local roads in Harpersfield.
- C. The Town works with the local sheriff and the NYS Police to increase patrols for speeding violations along roads known to have speeding problems.
- D. The Town works with NYS DOT to evaluate traffic speeds along roads known to have speeding problems and adjust posted speeds or place speed limit signs. Completion of the inventory and classification of local roads would be helpful in this process.
- E. The Town considers placement of centerline and sideline strips for marking.

Goal 12b: New development does not negatively impact the capacity or level of service of state, county, or local roads. (Level of service is a grading system for roads and intersections and is based on traffic flow. It is useful in making an assessment of existing traffic conditions.)

- A. Review and revise local highway specifications to ensure that new roads are built to rural road standards. Harpersfield should consider adopting rural road standards consistent with the Delaware County Low Volume Road Design Manual or those standards included in the New York State Local Road Classification system. Such standards will help slow traffic and ensure that new roads are consistent with the rural character of Harpersfield.

1. Local roads could also be classified as recommended by the Local Road Classification Task Force of New York State: low-volume collector (collects traffic and channels it to higher level roads such as arterials and interstates); residential access (residences); farm access (to a farm's center of operations, including the residence); agricultural-land access; resources/industrial access (provides access to industrial or mining operations); and recreational land access (provides access to recreational land including seasonal dwellings and parks).

2. When reviewing and revising local highway specifications, consider implementing the following standards so that new, potentially public roads have road widths and posted speed limits that are consistent with rural road standards such as:

Road width: 18 feet and 2 lanes

Shoulder width: 1'-2' on 2 sides of gravel and grass

Speed limit: 35 mph (average daily traffic load of 50 to 400 vehicle trips per day)

In areas where residential lots may be greater than 5 acres in size, and traffic is very low:

Road width: 16' and 2 lanes

Shoulder width: 1'-2' on 2 sides of gravel and grass

Speed limit: 35 mph (average daily traffic load of less than 50 vehicle trips per day)

Use of cul-de-sacs should be limited, but where they are feasible, road standards should be:

Road width: 16' and 2 lanes

Shoulder width: 1'-2' on 2 sides of gravel and grass

Speed limit: 25 mph (average daily traffic load of less than 100 vehicle trips per day)

The length of a cul-de-sac should be limited to prevent isolation and difficulty in reaching end properties in an emergency. There should be a maximum of 20 houses along a cul-de-sac and it should not allow excessively wide turnarounds. Cul-de-sacs should be designed for cars, vans, and small trucks that use them regularly and not for fire, sanitation or other oversized trucks. The turnaround should have a radius of 30' with a 10-foot right-of-way. For very low-volume cul-de-sacs (10 or fewer homes), a T or Y-shaped turnaround could be allowed as it results in a smaller road surface.

- B. The Town's subdivision regulations should take into consideration methods to control future traffic congestion by reducing the number of driveways from a subdivision to an arterial road. These techniques include: restrictions on the number of driveways that are allowed from a subdivision to the arterial; use of shared driveways and/or access roads to the public roadway; setting minimum separation requirements for driveways; and requiring that the subdivided properties will have driveways entering to the lowest classification of road serving the property.
- C. Consider creation of a highway management plan. This plan could incorporate strategies developed with the Department of Public Works, DCAP program, as well as outline funding and

equipment needs, and maintenance plans over a five to ten year period.

Keeping Current with Conditions in Harpersfield

In order to keep current with conditions in our community, this Comprehensive Plan should be reviewed every five years. The review should include evaluating changes in demographics, land use patterns, the economy, housing, the environment, and public opinion. All ordinances and local laws related to these topics should also be reviewed on a regular basis (no more than every five years) and whenever the Comprehensive Plan is amended to assure that the requirements for town development are consistent with current town conditions and needs. This review should also be an opportunity to evaluate the successes or limitations of related town policies.

Action Plan

This chapter presents, in chart form, the actions that have been recommended as part of the Plan. The actions are listed in a table that can be used as a checklist. It shows time frames, the type of action, and the group suggested to be responsible for implementing that action item. Short-term actions should be accomplished within three years of adopting the plan. Intermediate actions should take place four to eight years after adoption. Ongoing actions should take place both throughout the year and throughout the life of this plan. Policy actions refer to those that require the Town to state a specific policy and then work towards implementing that policy. Administrative actions refer to those that require administrative procedures to be developed and carried out. Program actions are those specific programs or activities that need to be accomplished, but that do not require a policy statement or law to implement it. Legal amendment actions are those that require making amendments to existing laws, or adopting new ones. The actions are shown in the order they appear in the plan. References to page numbers and goals are also offered to easily locate the details on each action item.

Action	Type	Time Frame	Task to be Done By	Plan Reference
RURAL CHARACTER				
Implement a land use program to maintain rural atmosphere, active agriculture, woodlands, and open space.	Local Law Adoption and/or amendment	O	Town Board with help from Planning Board, Ad Hoc Planning Committee, and CAC. Assistance from County Planning Department and from other professional help.	Goal 1 (A) Page 42-51
DEMOGRAPHIC CHANGES				
Work to improve bus system for elderly.	Program	I	Town Board	Goal 2(A) Page 51
Evaluate and consider development of a community center.	Program	I	Town Board with help from Ad Hoc community Center Committee	Goal 2 (B) Page 51
Ensure new development includes pedestrian and bus opportunities.	Local Law Adoption and/or amendment	O	Town Board and Planning Board	Goal 2 (C) Page 51

Allow for a variety of senior citizen housing types.	Policy, Local Law Adoption and/or amendment	S	Town Board, Planning Board with help from Senior Citizen Groups	Goal 2 (D) Page 52
Encourage placement of senior housing near commercial uses that cater to daily needs.	Policy, Local Law Adoption and/or amendment	O	Town Board and Planning Board	Goal 2 (D) Page 52
HOUSING				
New land use regulations should pay careful attention to their affect on housing costs and should be crafted to encourage a variety of housing options and affordable lots.	Local Law Adoption and/or amendment	I	Town Board with help from Planning Board, Ad Hoc Planning Committee	Goal 3 (A) Page 52
Allow for use of cluster development in the Town's subdivision law.	Local Law Adoption and/or amendment	S	Town Board with help from Planning Board, Ad Hoc Planning Committee	Goal 3 (B) Page 53
Consider adjusting development standards to minimize street-width requirements, lot widths and road frontage, and setbacks to encourage smaller lot sizes.	Local Law Adoption and/or amendment	S	Town Board, Planning Board, with input from Highway Department	Goal 3 (C) Page 53
ENVIRONMENTAL PROTECTION				
Inventory and map scenic resources in Town	Program	S	CAC	Goal 4 (A) Page 54
Require use of Visual Assessment Form when SEQR is being done.	Administrative	O	Planning Board	Goal 4 (A) Page 54
Develop educational materials and programs for landowners and potential developers on visual resources in Town.	Program	S/O	CAC	Goal 4 (B) Page 54
ENFORCEMENT				
Make amendments to local laws to clarify and strengthen enforcement capability.	Local Law Adoption and/or amendment	S	Town Board	Goal 5a (A) Page 54
Develop detailed procedures for building inspector and specify Town's expectations for enforcement.	Policy, Administrative	S/O	Town Board with input from Building Inspector and assistance from NYS Department of State	Goal 5b (A, B) 55
Provide for additional training for enforcement personnel.	Policy, Administrative	O	Town Board	Goal 5b (C) Page 55
Increase hours of existing enforcement staff and/or hire additional part-time staff to assist.	Administrative	S	Town Board	Goal 5b (D) Page 55
Develop booklet on enforcement for citizens.	Program	I	Building Inspector	Goal 5b (E) Page 55

Ensure that citizens are involved in meaningful ways in development of any new local regulations and that all new laws have clearly stated reasons for regulations.	Policy, Program, Administrative	O	Town Board and Planning Board	Goal 5c (A) Page 55
Update the Comprehensive Plan every five years.	Policy, Program	O	Town Board with assistance from Planning Board and Ad Hoc Planning Committee	Goal 5c (A) Page 55
SENSITIVE ENVIRONMENTAL RESOURCES				
Use resource maps included in this plan during project review by the Planning Board.	Administrative	O	Planning Board	Goal 6a (A) Page 57
Establish a Conservation Advisory Council in Harpersfield.	Program	S	Town Board	Goal 6a (B) Page 57
Develop erosion and sedimentation controls and prevent ridgeline development through amendments to the subdivision law and/or adopting a site plan review law.	Local Law Adoption and/or amendment	S	Town Board and Planning Board	Goal 6a (C) Page 57
Develop composting and recycling opportunities for residents.	Program	I	Town Board and Ad Hoc Recycling Committee	Goal 6a (E) Page 57
Ensure that proposed alternative energy projects are subject to rigorous environmental and site plan reviews.	Policy, Administrative, Local Law Adoption and/or amendment	S	Town Board, Planning Board	Goal 6a (F) Page 57
Invite staff from DEC, NYS DEP, and County Soil and Water Conservation District to assist Town in reducing nonpoint sources of pollution.	Program, Administrative	O	Planning Board, CAC	Goal 6b(A) Page 58
Consider establishing stream buffers to protect water resources.	Local Law Adoption and/or amendment	S	Town Board, Planning Board	Goal 6b(B) Page 58
Amend the subdivision law and other laws that may be adopted in the future to include evaluation and use of stormwater management practices.	Local Law Adoption and/or amendment	S	Town Board, Planning Board	Goal 6b(E) Page 59
Consider participating in the County DPW efforts to assess and manage phosphorous levels along county highways.	Program	S	Town Board	Goal 6b(F) Page 60
FARMLAND PROTECTION				

Advertise FarmLink program to local farmers.	Program	O	Town Board, Town Clerk, Town Assessors	Goal 7a(A) Page 61
Support, allow, and encourage use of conservation easements to protect farmland and woodlands.	Program	O	Town Board	Goal 7a(A) Page 61; Goal 7b (A) page 56
Ensure that all provisions and procedures of NYS Agriculture and Markets Law 25AA, Section 305 and 305-a are followed.	Administrative	O	Planning Board	Goal 7a(B) Page 61
Amend the existing "Support of Farming Practices" law to strengthen protection of farms.	Local Law Adoption and/or amendment	S	Town Board with help from local farmers	Goal 7a(D) Page 61
Encourage more landowners to participate in the Ag District program and to take advantage of the various tax exemption programs they may be eligible for related to agriculture and forestry.	Policy, Administrative	O	Town Assessors	Goal 7a(E, F, G) Page 62; Goal 7b (C) Page 62
Consider adopting a "Right to Practice Forest Management Law".	Local Law Adoption and/or amendment	S	Town Board with help from area foresters and woodland managers	Goal 7b (B) Page 62
Consider implementing local incentives to encourage woodland use.	Policy, Local Law Adoption and/or amendment	S	Town Board with help from area foresters and woodland managers	Goal 7b (D) Page 62
NEW YORK CITY WATERSHED				
Incorporate existing NYC watershed requirements into local building code, subdivision regulations, and any laws that may be adopted in the future.	Local Law Adoption and/or amendment	S/I	Town Board, Planning Board with help from County Planning Department, County Watershed Affairs Office, and NYS DOS	Goal 8 (A) Page 63
Support promotion of forestry best management practices to protect local water quality.	Policy, Program	O	Town Board	Goal 8 (B) Page 63
Provide training and support to building inspector and Planning Board to help them administer the watershed policies and regulations.	Program	O	Town Board	Goal 8 (C) Page 63
Consider working with the Village of Stamford to achieve watershed goals.	Program, Policy, Local Law Adoption and/or amendment	I	Town Board	Goal 8 (D) Page 64
VOLUNTEER SERVICES				

Work with the local volunteer fire departments to recruit new members, offer incentives for participation, and assist to overcome issues in training and liability insurance.	Program, Policy	O	Town Board with help from local fire departments	Goal 9 (A, B, C) Page 64
ECONOMIC DEVELOPMENT				
Ensure that local regulations do not place undue impediments to business development.	Local Law Adoption and/or amendment	O	Town Board, Planning Board	Goal 10a (A) Page 65
Develop a review process for commercial development that distinguishes between small-scale and large-scale projects.	Local Law Adoption and/or amendment	S	Town Board, Planning Board, Ad Hoc Planning Committee with help from Delaware County Planning Department	Goal 10a (B) Page 65
Work to recruit specific desired businesses to town.	Program	O	Town Board with Ad Hoc Business Development Committee	Goal 10a (C) Page 65
Implement a site plan review law in town.	Local Law Adoption and/or amendment	S	Town Board, Planning Board, Ad Hoc Planning Committee	Goal 10b (A) Page 65
Consider implementing a local sign law.	Local Law Adoption and/or amendment	S/I	Town Board, Planning Board, Ad Hoc Planning Committee	Goal 10b (B) Page 66
Consider implanting building design standards for new commercial development so that they compliment the town's rural character.	Local Law Adoption and/or amendment	S	Town Board, Planning Board, Ad Hoc Planning Committee with help from Delaware County Planning Department	Goal 10b (C) Page 66
Consider using commercial nodes, floating districts, planned development units, and/or performance standards to ensure that new commercial development meets the plans' goals.	Local Law Adoption and/or amendment	I	Town Board, Planning Board, Ad Hoc Planning Committee with help from Delaware County Planning Department and other planning professionals	Goal 10b (D) Page 66
TOWN APPEARANCE				
Amend existing laws related to junkyards so that they are adequately controlled and consistent with State law.	Local Law Adoption and/or amendment	S	Town Board with help from building inspector	Goal 11a (A) Page 68

Start a town-sponsored annual junk and trash pick-up day for residents.	Program	S	Town Board	Goal 11a (C) Page 68
Initiate annual program for youth groups to improve aesthetics of the town.	Program	I	Town Board	Goal 11b (A) Page 69
Enlist highway crew to remove junk along town right-of-ways.	Program	O	Highway Superintendent	Goal 11b (B) Page 69
Develop new local laws to control unsafe buildings, building maintenances and littering.	Local Law Adoption and/or amendment	S/I	Town Board	Goal 11b (C) Page 69
TRAFFIC				
Classify and manage local roads based on traffic volumes, vehicles, and adjacent land uses and continue participation in Cornell Local Roads programs.	Program, Policy, Administrative	I	Town Board and Highway Superintendent	Goal 12a (A, B) Page 69
Work with State Police to increase patrols, and with NYS DOT to evaluate posted and actual traffic speeds.	Program	O	Town Board and Highway Superintendent	Goal 12a (C, D) Page 69-70
Consider marking road centerlines and sidelines.	Program	S	Highway Superintendent	Goal 12a (E) Page 70
Review and revise local highway specifications to ensure new roads are built to rural road standards.	Local Law Adoption and/or amendment	S	Town Board, Planning Board, Highway Superintendent	Goal 12b (A) Page 70-71

S= Actions to be implemented in the Short Term of 0-3 years after adoption; I= Actions to be implemented in the Intermediate Term of 4-8 years after adoption; O= Actions that are ongoing throughout the life of the Comprehensive Plan; CAC= Conservation Advisory Council; Ad Hoc= Specially appointed boards to accomplish a specific task.

APPENDIX 1: Desired Features Identified by the Public for Harpersfield's Future.

This appendix lists (in the participants words) the specific features that were identified by participants in the planning workshop as desirable for Harpersfield's future.

ELEMENT IDENTIFIED: Business/Economic Development

Variety of small businesses, businesses are local, mom/pop (5 people mentioned)

A good number of viable family farms/better understanding of agriculture/maintenance of agriculture along major travel corridors (3 people mentioned)

Young families moving into area because jobs are available (2 people mentioned)

Junkyard

Auto Salvage

Recycling Center

No unemployment

Lively, functional business district

Maintained commercial establishments: shoe stores, grocery stores, banks

Sign regulation

Curfew for teens

Light industry

Economic development zone

Multiple uses/types of properties

ELEMENT IDENTIFIED: Schools

Better, with faster Internet service

Consolidated schools

Specialty schools: arts and crafts schools

Continued good schools

ELEMENT IDENTIFIED: Community Attitudes/Town Personality

Friendly, courteous neighbors (5 people mentioned)

Respect throughout the community (2 people mentioned)

No crime (2 people mentioned)

Everyone can agree on the rules

Neighborhood watch groups

Good neighbor policies

Diversity in neighbors

A lot of individuality in styles of housing and living

Community Spirit

Maintaining a sense of history

Forward thinking town board

ELEMENT IDENTIFIED: Environmental/Wholesome Environment/Rural Environment

Rural environment preserved/wonderful rural atmosphere, good views (5 people mentioned) Open space and agriculture prevalent (4 people mentioned)
Clean air with businesses using pollution control
No disturbing noise from oversize buildings
Minimum pollution
Clean water
Many homes with big backyards
Self-sustaining town not reliant on any outside influences
Attractive landscapes with parks and monuments
Separation of industry from residential places
Good planning
Maintenance of special habitats (wetlands, heron rookeries, vernal ponds)
Open space/lots of natural land and clean water
Environmental Law enforcement keeps rivers and streams and land clean
Peaceful
Abundant wildlife
The same rural character without the dead cars
More defined rural town
Less development
Limited housing density outside the village/hamlet
Cluster development in village and hamlet
Scenic vistas from major highways (Rt 23)

ELEMENT IDENTIFIED: Transportation

Good quality roads (10 people mentioned)
Speed limits enforced (3 people mentioned)
Limited traffic (2 people mentioned)
Some rural transportation system in place
Vistas identified by signage

ELEMENT IDENTIFIED: Recreation

More hunting and fishing (2 people mentioned)
Abundance of recreational opportunities: train rides, hiking trails, fishing
Bird watching
Ice-skating
Years round events: evenings and festivals
Nature Center with working animals and maple products
Local activity building
Fewer deer
A town center or square where people will want to visit

A few special public recreational/historical spots that fit the environment

ELEMENT IDENTIFIED: Community Aesthetics

No litter, junk, well kept properties, no junk (3 people mentioned)

Clean (2 people mentioned)

Neat landscaped mobile home parks

Cows grazing next door

ELEMENT IDENTIFIED: Resident Benefits/Public Services

Good senior housing (3 people mentioned)

Free dumping permits (2 people mentioned)

Fire department (2 people mentioned)

Good medical care (2 people mentioned)

Meals on wheels

More churches

Town activities

Penny candy in general store

Improved housing stock

Good police service

Good sanitation

Well-run transfer station

ELEMENT IDENTIFIED: Site Planning and Enforcement

A good zoning ordinance

Enforced town regulations

Appendix 2. References

Demographic and Other Data From:

United States Department of Commerce – Bureau of Census. 1970, 1980, 1990, and 2000 Census of Population and Housing.

Southern Tier East Regional Planning Board. 1990 Population Estimates. Binghamton, NY.

Soil Survey of Delaware County.

1976 Town of Harpersfield Plan.

All maps were derived from digital data by the Delaware County Planning Department.

General References

American Farmland Trust. 1992. Does Farmland Protection Pay? The Cost of Community Services in Three Massachusetts Towns. American Farmland Trust, Northeastern Office. Northampton, MA. 39 pp.

Arendt, R. 1988. Open Space Zoning: An Effective Way to Retain Rural Character. Monograph Series. Center for Rural Massachusetts. University of Massachusetts. Amherst, MA. 7 pp.

Arendt, R. 1996. Conservation Design for Subdivisions: A Practical Guide to Creating Open Space Networks. Island Press, Washington, D.C. 185 pp.

Cornell Local Roads Program. 1996. Classifying and Managing Low-Volume Local Roads. CLRP Report # 96-6.

DeGrove, J.M. 1991. Balanced Growth. A Planning Guide for Local Government. Practical Management Series. ICMA. Washington, D.C. 163 pp.

Delaware County Action Plan DCAP II for Watershed Protection and Economic Vitality. May 2002. Delaware County Department of Watershed Affairs. Delhi, NY. 52 pp.

Delaware County Agriculture and Farmland Protection Plan. Delaware County Agriculture and Farmland Protection Board. Delhi, NY.

Guidelines for Urban Erosion and Sediment Control: New York, 1991

Herr, P. Density Zoning. Monograph Series. Center for Rural Massachusetts. University of Massachusetts. Amherst, MA.

Kendig, L. 1987. New Standards for Nonresidential Uses. American Planning Association. PAS. Chicago, Ill. 26 pp.

Local Roads Research and Coordination Council. December 1992. *Manual: Guidelines for Rural Town and County Roads*. New York State Department of Transportation. Albany, NY 50 pp.

Nelessen, A. 1993. Visions for a New American Dream. Process, Principles, and an Ordinance to Plan and Design Small Communities. American Planning Association. Chicago, Ill. 374 pp.

NYS DEC, Division of Water, Bureau of Technical Services and Research. 1991 Controlling agricultural nonpoint source water pollution in New York State: A Guide to selection of best management practices to improve and protect water quality.

New York State Forestry Best Management Practices.

NYS DEC, Bureau of Water Quality Management, 1992. Reducing the impacts of stormwater runoff from new development.

NYS DEC, Division of Water. 1993. SPDES General permit for stormwater discharges from construction activities

NYS Department of Health. 1996. Individual residential wastewater treatment systems design handbook.

New York FarmLink. Contact 1-800-547-3276.

New York Forestry Assessment program. See <http://www.orps.state.ny.us/assessor/valuation/agriculture/index.htm>

New York Planning Federation. 1994. Rural Development Guidelines. Albany, NY. 25 pp.

The Catskill Center for Conservation and Development, Inc. Summary Guide to the terms of the Watershed Agreement. Arkville, NY. 35 pp.

White, S. M. 1992. Affordable Housing Proactive and Reactive Planning Strategies. American Planning Association. Planning Advisory Service Report # 441. Chicago, Ill. 76 pp.

New York State Laws Referenced

New York State Town Law Section 274-a: Site Plan Review

New York State Town Law Section Section 283-a: Coordination with the Agricultural Districts Program

New York State Town Law Section 261-b: Incentive zoning.

New York State Town Law Section 278: Subdivision Review; approval of cluster development

New York State Town Law Section 272-a: Town Comprehensive Plan

New York State Agriculture and Markets Law 25 a and 25 aa: Agricultural Districts

New York State Environmental Conservation Law Part 617: State Environmental Quality Review Act

New York State Environmental Conservation Law, 6NYCRR, Part 608. Streams and Streambank Protection.

New York State Section 136 of the General Municipal Law: Regulation of Automobile Junk Cars.

New York State Section 247: Acquisition of open spaces and areas.

Appendix 3: Resident Survey

TOWN OF HARPERSFIELD PLANNING SURVEY

Please help us provide for Harpersfield's future by checking the appropriate box or by writing in the answer. Some questions will ask for only one response while others will ask for multiple answers.

1. How many years in total have you lived in the Town of Harpersfield?
[40] Less than 5 years [25] 10 to 14 years [36] 20 to 24 years
[36] 5 to 9 years [22] 15 to 19 years [117] More than 25 years
[77] None, I am a second-home owner

2. How many years have you lived in Delaware County?
[33] Less than 5 years [26] 10 to 14 years [27] 20 to 24 years
[26] 5 to 9 years [18] 15 to 19 years [145] More than 25 years
[79] None, I am a second-home owner

3. What most influenced your ORIGINAL decision to live here? **(Please check no more than 5)**
a.[71] Born or raised here
b.[79] Close to work
c.[79] Close to friends or relatives
d.[215] Rural atmosphere/farmland
e.[34] Quality of schools
f. [95] Low crime rate
g.[31] Quality of Town services
h.[72] Affordable housing costs
i.[51] Low taxes
j.[73] Other (please specify)
k.[] Other (please specify)
l.[] Other (please specify)

4. Why do you continue to live in the Town of Harpersfield? **(Please check no more than 5)**
a.[54] Born or raised here
b.[79] Close to work
c.[101] Close to friends or relatives
d.[197] Rural atmosphere/farmland
e.[35] Quality of schools
f.[108] Low crime rate
g.[40] Quality of Town services
h.[60] Affordable housing costs
i.[46] Low taxes
j.[61] Other (specify)
k.[] Other (specify)
l.[] Other (specify)

5. Which **BEST** describes how Harpersfield has changed since you moved here? **(Please check ONE.)**
a.[45] The Town of Harpersfield has become a more desirable place to live.
b.[40] The Town of Harpersfield has become a less desirable place to live.
c.[210] The Town of Harpersfield has not changed noticeably in its desirability as a place to
d.[43] I have not lived here long enough to form an opinion.
e.[53] Other (Please specify) _____

6. What do you like **LEAST** about The Town of Harpersfield? **(Please check TWO.)**
a.[180] Cost of services/taxes

- b.[14] Quality of services
- c.[59]Transportation difficulties
- d.[18] Housing costs
- e.[109] Lack of cultural/recreation options
- f. [84]Other (Please specify)_____
- g.[]Other (Please specify)_____

7. Please indicate below how you use your property (check all uses that apply, and consider all parcels of land that you own in the Town):

- a. [237]Personal Residence
- b. [65]Farming/Agriculture
- c. [33]Investment
- d. [20]Home business
- e. [73] Seasonal home
- f.[9]Rental property
- g.[5]Commercial
- h.[93] Recreation
- i. [27]Other_____

8. Please indicate the importance of each of the following aspects of the Town's environment:

	Extremely Important	Very Important	Somewhat Important	Not That Important	Undecided
a. Drinking water quality	[245]	[77]	[15]	[]	[2]
b. Air quality	[229]	[91]	[18]	[2]	[1]
c. Wetlands	[89]	[61]	[82]	[39]	[44]
d. Farmland	[126]	[86]	[92]	[20]	[8]
e. Mature forests	[120]	[78]	[88]	[30]	[12]
f. Wildlife habitat	[139]	[95]	[63]	[19]	[18]
g. Streamwater quality	[154]	[100]	[4]	[17]	[8]
h. Stream corridors	[108]	[80]	[80]	[30]	[10]
i. River access	[70]	[49]	[89]	[44]	[49]
j. Scenic views	[141]	[89]	[61]	[36]	[11]
k. Historic buildings	[89]	[71]	[68]	[66]	[32]
l. Open Space/Recreation	[119]	[79]	[79]	[34]	[19]
m. Other _____	[22]	[4]	[1]	[1]	[3]

9. Are there any geographic areas of the Town where you believe the Planning Board should recommend the protection or preservation of existing natural, open space, farmland or cultural resources? If so, please list them below and be as specific as possible:

- a. _____
- b. _____
- c. _____

10. How important is it for the Town to review each of the following aspects of developments?

	Extremely Important	Very Important	Important	Somewhat Important	Not That Important
a. Historic character	[99]	[88]	[84]	[38]	[18]
b. Business signs	[]	[]	[]	[]	[]
c. Site design and layout	[]	[]	[]	[]	[]
d. Landscaping	[]	[]	[]	[]	[]
e. Preserving large trees at new commercial sites	[]	[]	[]	[]	[]
f. Scenic impact	[]	[]	[]	[]	[]
g. Impact on streams	[]	[]	[]	[]	[]
h. Protection of farmland	[]	[]	[]	[]	[]
i. Density of development	[]	[]	[]	[]	[]
j. Hillside/ravine development	[]	[]	[]	[]	[]
k. Proximity of commercial development to residences	[]	[]	[]	[]	[]

11. Do you think it is important for the Town of Harpersfield to preserve scenic roads, so as to keep them free of commercial development.

[] Yes [] No [] No opinion

12. How compatible do you feel each of the following forms of NEW residential/commercial development would be for the Town of Harpersfield?

	Compatible Everywhere	Compatible Some Places	Incompatible Everywhere	Not Sure
a. Single family residences on large lots	[]	[]	[]	[]
b. Single family second homes	[]	[]	[]	[]
c. Mobile home parks	[]	[]	[]	[]
d. Townhouses/Apartments	[]	[]	[]	[]
e. Conservation subdivisions*	[]	[]	[]	[]
f. Shopping plaza	[]	[]	[]	[]
g. Office buildings	[]	[]	[]	[]
h. Motel/hotel	[]	[]	[]	[]
i. Wood manufacturing (crafts, furniture)	[]	[]	[]	[]
j. Wood processing (e.g. sawmill)	[]	[]	[]	[]
k. Metal fabrication (e.g. tool & die shops)	[]	[]	[]	[]
l. Other light manufacturing	[]	[]	[]	[]
m. Mini-storage warehousing	[]	[]	[]	[]
n. Trucking terminals	[]	[]	[]	[]
o. Commercial junkyards	[]	[]	[]	[]
p. Landfill operations	[]	[]	[]	[]
q. Other _____	[]	[]	[]	[]

* (Conservation or cluster subdivisions use smaller lots so most of the subdivision can be dedicated to permanent open space, increasing density on part of the property to do so but not for the overall tract.)

If you feel any of the above are compatible only in some areas within the Town, please indicate where below or use additional paper:

Form of development Appropriate Area to Locate

13. How much additional **NEED** is there in the Town of Harpersfield for the following types of consumer establishments?

	Strong Need	Moderate Need	Slight Need	No Need	No Opinion
a. Convenience store	[]	[]	[]	[]	[]
b. Supermarket	[]	[]	[]	[]	[]
c. Department store	[]	[]	[]	[]	[]
d. Home improvement center	[]	[]	[]	[]	[]
e. Adult clothing store	[]	[]	[]	[]	[]
f. Childrens clothing store	[]	[]	[]	[]	[]
g. Appliance store	[]	[]	[]	[]	[]
h. Fast food restaurant	[]	[]	[]	[]	[]
i. Other restaurant	[]	[]	[]	[]	[]
j. Auto repair shop	[]	[]	[]	[]	[]
k. Medical/dental office	[]	[]	[]	[]	[]
l. Junkyard	[]	[]	[]	[]	[]
m. Other _____	[]	[]	[]	[]	[]
n. Other _____	[]	[]	[]	[]	[]
o. Other _____	[]	[]	[]	[]	[]

14. How would you rate the quality of the following public and semi-public services?

	High Quality	Good Quality	Neutral/ Undecided	Fair Quality	Poor Quality
a. Health care services	[]	[]	[]	[]	[]
b. Utilities (e.g. electric)	[]	[]	[]	[]	[]
c. Highway maintenance	[]	[]	[]	[]	[]
d. Overall code enforcement by local officials	[]	[]	[]	[]	[]
e. Other (Please Specify) _____	[]	[]	[]	[]	[]

15. Site-plan review is a simple land use regulation that regulates best management practices for commercial establishments. It aims to suggest desirable features, so as to place appropriate signs in an unobtrusive manner, develop safe entrances into an establishment, and require desirable setbacks and screening from adjacent lot lines. In addition it may suggest an appropriate number of off-street parking spaces in a commercial establishment. Furthermore, unlike zoning, it does not restrict use or separate uses such as residential, commercial, or industry. Do you think the Town of Harpersfield should implement this type of regulation?

Yes No No opinion

16. Zoning has long been used by both rural and urban communities to help restrict and regulate development to their own districts. Do you think the Town of Harpersfield needs to implement such a land use regulation?

Yes No No opinion

17. If yes, indicate which issues should be guided and/or regulated by zoning.

- Minimum lot size Scenic views Other _____
- Junkyards Road frontage
- Mobile Homes Building setbacks
- Minimum dwelling size Parking
- Neighbors' use of land Signs
- Specified areas for residential and commercial business

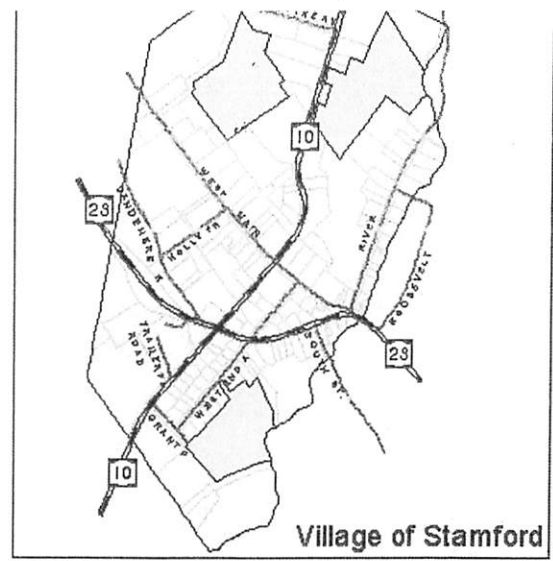
18. Please feel free to add any additional comments you may wish in the space provided below.

19. If you would be interested in helping to update the Town Comprehensive Plan, and be a part of the Comprehensive Planning Committee, please write your name and phone number so a member of the Planning Board may contact you.

A copy of the results of this survey will be made available to the public after they are compiled.





THANK YOU AGAIN FOR YOUR TIME AND COOPERATION





_____ (Signature Optional)



Legend

Parcels Greater Than Ten Acres

-  10 - 100
-  100.001 - 200
-  200.001 - 300
-  300.001 - 400

-  Village Boundary
-  Parcel Boundary
-  Roads (E911)
-  State

Note:

There are 424 parcels over 10 acres.
 Total acreage of the 424 parcels is 22,860.5
 Total acreage of Town of Harpersfield is 27,048.05

Creation Date: January 9, 2002
 Modified: October 1, 2002



LEGEND

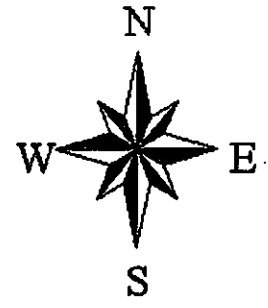
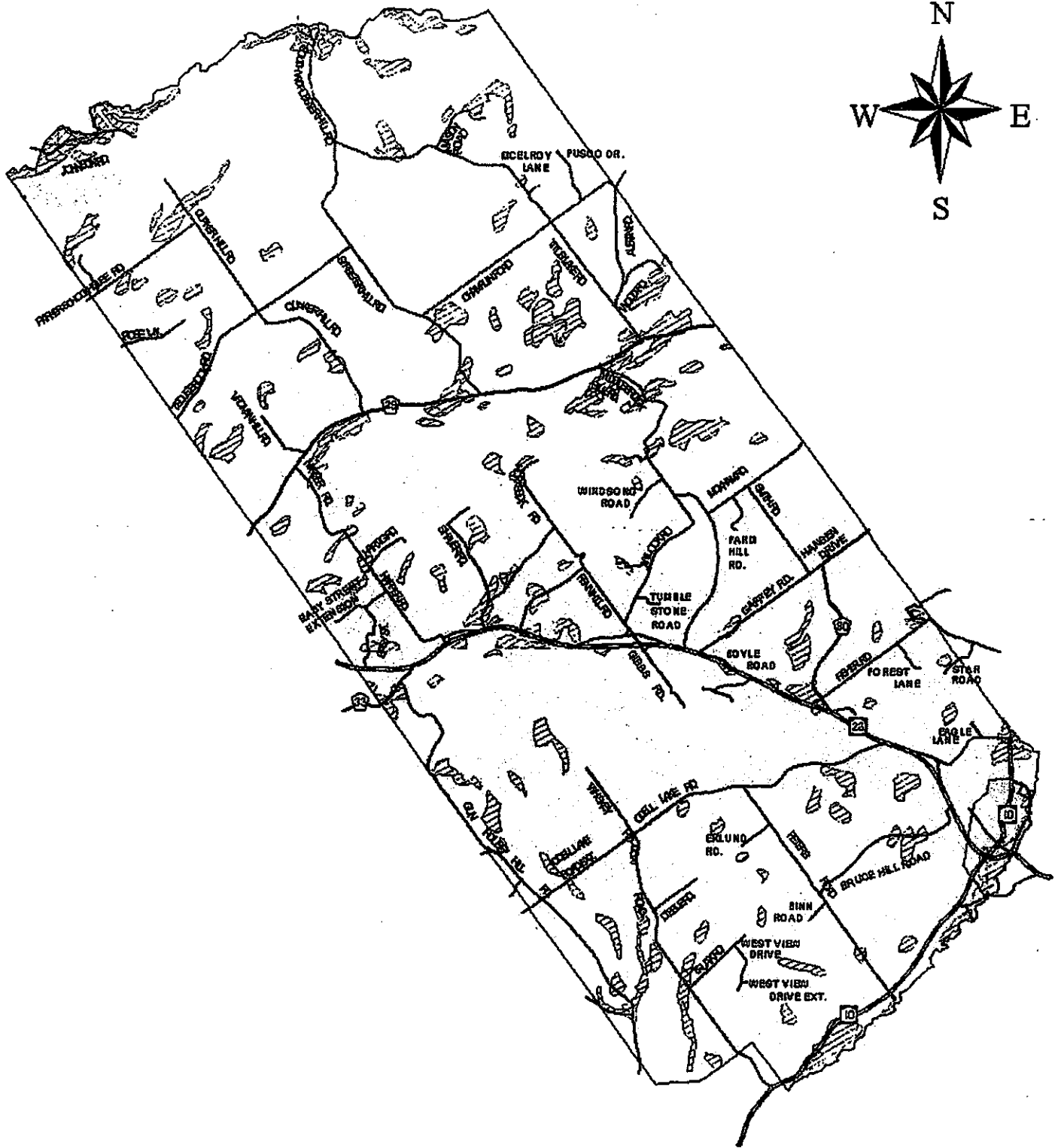
- | | |
|-------------------------------|------------------------|
| Town Boundary | DEC Regulatory Wetland |
| Slope Greater than 15% | NWI Wetland |
| 0 - 15% | Roads (NYS DOT) |
| Over 15% | NYS Route |
| Stream (USGS) | County Route |
| | Local Road |

Creation Date: January 9 2002
 Modified: August 16, 2002
 I:\project\delaware\harp\hrcmp.apr
 Layout: Env. Limitations

Produced by the Delaware County Planning Department GIS

Soil suitability was determined by the Delaware County

Town of Harpersfield



Legend

Roads (Eg11)

- State
- County
- Local

- Town Boundary
- Parcel Boundary

- Prime Soil
- Agricultural District



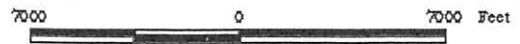
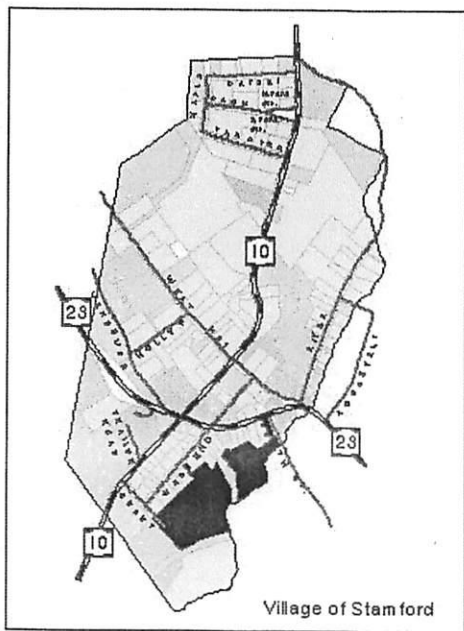
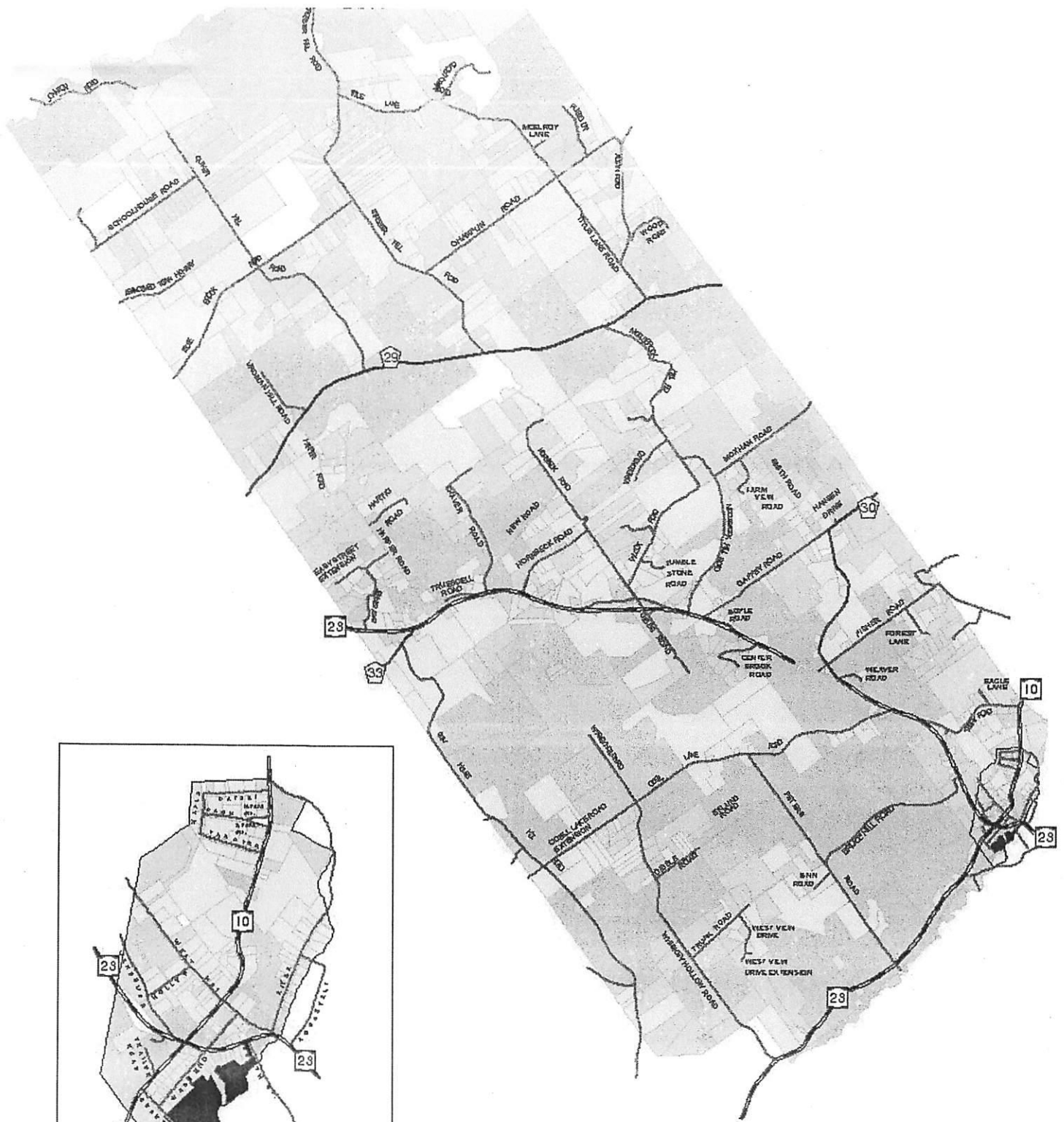
Creation Date: January 9, 2002

Modified: October 1, 2002

Layout: Prime Soils & Ag Dist Layout

I:\project\delaware\harpers\hpcomp.apr

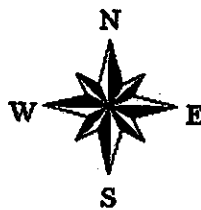
Produced by the Delaware County Planning Department GIS



Legend

Property Type Classification Codes	Roads (E911)
	State
	County
	Local
	Village Boundary








Legend

Soil Limitations

-  Moderate
-  Severe

Roads (E911)

-  State
-  County
-  Local






Creation Date: January 9 2002
 Modified: October 1, 2002
 I:\project\delaware\harp\hrcomp.spr
 Layout: Soil Suitability Map
 Produced by the Delaware County Planning Department GIS

Soil suitability was determined by the D.C. Soil Survey










Slope Percentages Town of Harpersfield

LEGEND:

Roads (E911)

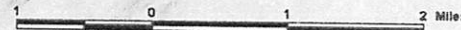
-  State Route
-  County Route
-  Local Roads
-  Town Boundary
-  Stream

Slope Percentage

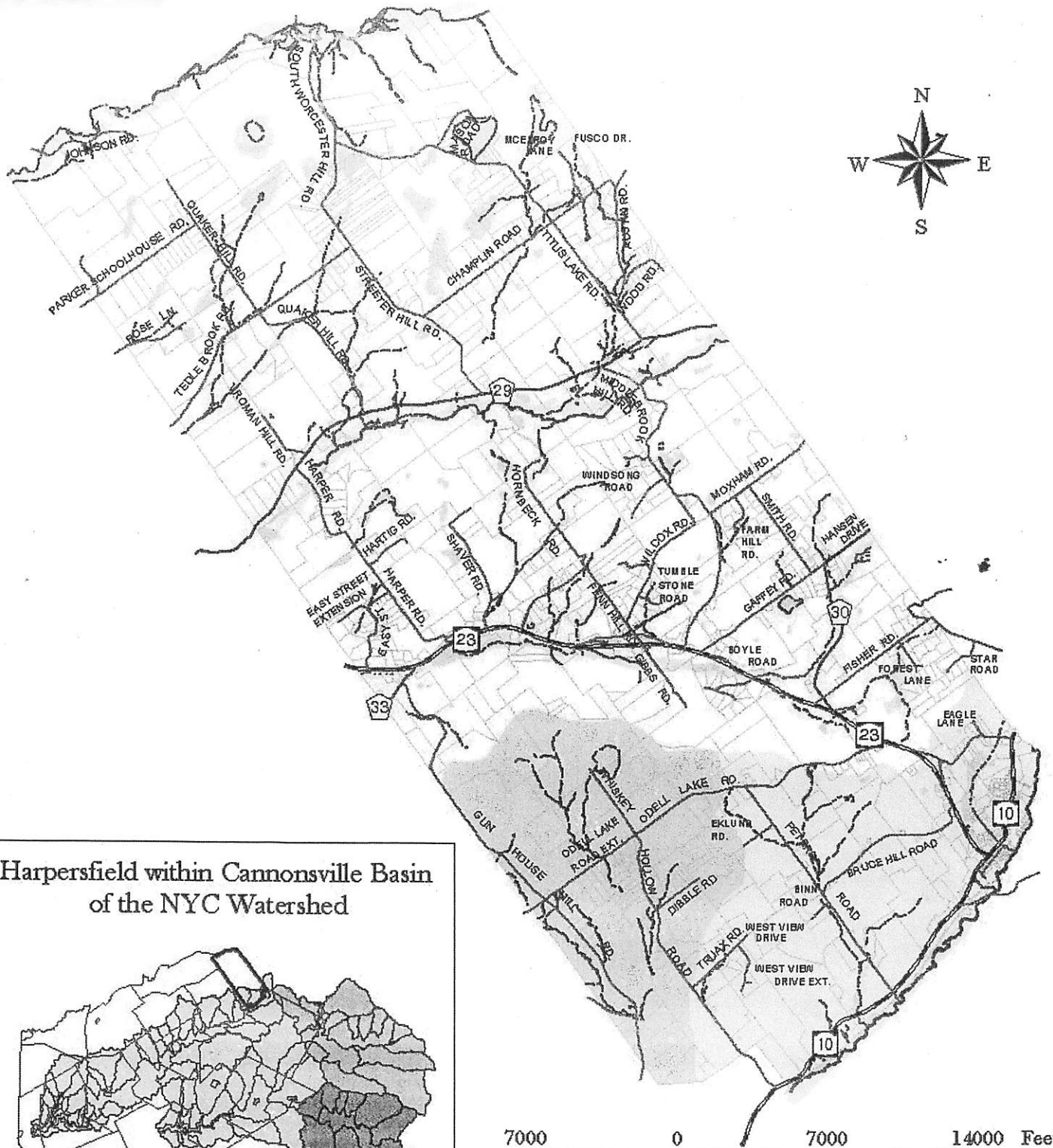
-  0 - 10.5%
-  10.5% - 21%
-  21% - 33%
-  33% - 44.5%
-  44.5% - 58%
-  58% - 73%
-  73% - 90%
-  90% - 111%
-  111% - 138%



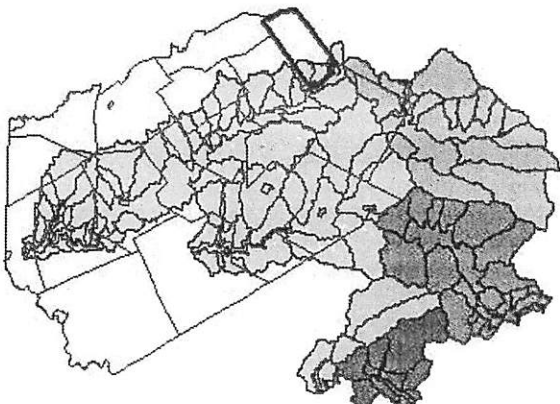
Produced by the Delaware County
Planning Department GIS. October 4, 2002.
I:\project\delaware\harp\hrcomp.apr
Slope Layout



Town of Harpersfield



Harpersfield within Cannonsville Basin of the NYC Watershed



Creation Date: January 3, 2002
 Modified: October 1, 2002
 Layout: Wetlands, Floodplain & Watershed Map
 I:\project\delaware\harpers\hrcomp.apr
 Produced by the Delaware County Planning Department GIS

Legend

-  Streams
-  NWI Wetlands
-  Roads (E911)
-  State
-  Watershed Boundary
-  Priority Area 3